



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 15, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Council of Park City, Utah, will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on December 15, 2022. Council members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

CLOSED SESSION - 3:00 p.m.

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

WORK SESSION

3:15 p.m. - Discuss Park City's Water Supply and Potential Continuation of Leasing Surplus Water to Weber Basin through Provisions in the Western Summit County Project Master Agreement

[Western Summit County Project Staff Report](#)
[Exhibit B: MOA 2022](#)

3:45 p.m. - Discuss the Temporary Winter Balcony Enclosure Pilot Program

[Winter Balcony Enclosure Staff Report](#)
[Exhibit A: November 13, 2014 City Council Meeting Minutes](#)
[Exhibit B: January 7, 2015 HPB Staff Report](#)
[Exhibit C: January 7, 2015 HPB Meeting Minutes](#)
[Exhibit D: March 4, 2015 HPB Staff Report](#)
[Exhibit E: March 4, 2015 HPB Meeting Minutes](#)
[Exhibit F: December 9, 2015 Planning Commission Staff Report](#)
[Exhibit G: December 9, 2015 Planning Commission Meeting Minutes](#)
[Exhibit H: September 7, 2022 HPB Staff Report](#)
[Exhibit I: September 7, 2022 HPB Meeting Minutes](#)
[Exhibit J: October 12, 2022 Planning Commission Staff Report](#)
[Exhibit K: October 12, 2022 Planning Commission Meeting Minutes](#)
[Exhibit L: Public Input](#)

4:15 p.m. - Empire Pass Master Owner Association (EPMOA) Mining Structure Historic Preservation Update

[Flagstaff EPMOA Mining Structures Staff Report](#)
[Exhibit A: Historical Preservation MOA Executed](#)
[Exhibit B: EPMOA Historic Preservation Summary of Costs to Date](#)

[Exhibit C: 2001 Flagstaff Preservation Plan](#)
[Exhibit D: SWCA Historic Preservation Plan 2019 Update](#)
[Exhibit E: EPMOA 2021 Historic Preservation Update Staff Report](#)
[Exhibit F: EPMOA 2019 Historic Preservation Update Staff Report](#)

4:30 p.m. - Military Installation Development Authority (MIDA) Presentation by Paul Morris, MIDA Executive Director
[MIDA Presentation](#)

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. SWEARING IN CEREMONY

1. Peace Officer Swearing in Ceremony
[Swearing-In Staff Report](#)

III. APPOINTMENTS

1. Appoint Jess Griffiths to the Park City Public Art Advisory Board Effective Immediately through June 30, 2025
[PCPAAB Appointment Staff Report](#)

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Wreaths Across America Ceremony
[Wreaths Across America Staff Report](#)
2. LMC Case-by-Case Determination
[LMC Case-by-Case Determination Staff Report](#)
[Exhibit A: LMC Case-by-Case Determinations Chart](#)

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

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 3, 2022
[November 3, 2022 Minutes](#)

VII. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival
[Special Event Temporary Alcoholic Beverage Licenses Staff Report](#)
[Exhibit A : Special Event Temporary Alcoholic Beverage License List](#)
2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival
[Type 2 Convention Sales Licenses Staff Report](#)
[Exhibit A: CSL List](#)

3. Request to Approve and Accept the Fiscal Year 2022 Draft Annual Comprehensive Financial Report (ACFR)
[Fiscal Year 2022 ACFR Acceptance Staff Report](#)
[Exhibit A: Annual Comprehensive Financial Report Draft](#)

VIII. OLD BUSINESS

1. 516 Marsac Avenue (Old Peace House) Project Update
(A) Public Input
[516 Marsac Avenue Project Staff Report](#)
[Exhibit A: Triplex Feasibility Study](#)
[Exhibit B: Triplex Construction Cost Estimates](#)
[Exhibit C: Duplex Feasibility Study](#)
[Exhibit D: Duplex Construction Cost Estimates](#)

IX. NEW BUSINESS

1. Consideration to Approve Ordinance 2022-47, an Ordinance Amending the Annexation and Zoning Ordinance No. 2012-12, for Approximately 20.46 Acres of Property Located at 3981 Kearns Boulevard, in the Quinn's Junction Area, Known as The Park City Film Studios First Amended Subdivision Lot 1B, Park City, Utah. The Site was Previously Zoned Community Transition (CT) with a Regional Commercial Overlay (RCO) Designation
(A) Public Hearing (B) Action
[Studio Crossing Staff Report](#)
[Exhibit A: Draft Ordinance 2022-47](#)
[Exhibit B: Film Studio MPD Approved Site Plan](#)
[Exhibit C: Applicant's Project Narrative](#)
[Exhibit D: Conceptual Site Plans Dated October 26, 2022](#)
[Exhibit E: Applicant's Parking Analysis](#)
[Exhibit G: Applicant's Housing Mitigation Plan](#)
[Exhibit F: Applicant's Trip Gen Memorandum](#)
[Exhibit H: Letter of Support from the City's Housing Team](#)
[Exhibit I: Public Input](#)
2. Consideration to Approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a Form Approved by the City Attorney
(A) Public Hearing (B) Action
[2023 Sundance Supplemental Plan Staff Report](#)
[Exhibit A: 2023 SFF Level Five Special Event Permit \(Draft\)](#)
[Exhibit B: 2023 SFF Operations Analysis](#)
[Exhibit C: SFF Special Event Application and Supplemental Documents](#)
3. Consideration to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2023 Calendar Year: Property Insurance: \$316,267 and Auto Physical Damage: \$98,568 to Liberty Mutual; Public Entity Liability Insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: \$243,820 for the Workers Compensation Fund; Crime Insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and Drone Insurance: \$1,688 to Global Aerospace
(A) Public Input (B) Action
[2023 Annual Insurance Placements Staff Report](#)

X. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

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

III. NEW BUSINESS

1. Consideration to Approve the Studio Crossing Housing Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Proposed Studio Crossing Project
(A) Public Hearing (B) Action
[Studio Crossing Housing Mitigation Plan Staff Report](#)
[Exhibit A: Studio Crossing Housing Mitigation Plan Proposal](#)
[Exhibit B: Draft Action Letter](#)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Public Utilities

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

3:15 p.m. - Discuss Park City's Water Supply and Potential Continuation of Leasing Surplus Water to Weber Basin through Provisions in the Western Summit County Project Master Agreement

Suggested Action:

Attachments:

[Western Summit County Project Staff Report](#)

[Exhibit B: MOA 2022](#)



City Council Staff Report

Subject: Western Summit County Project
Author: Clint McAfee
Department: Public Utilities
Date: December 15, 2022
Type of Item: Administrative

Recommendation

Receive an update on Park City's water supply and contemplate continuing to lease surplus water to Weber Basin concurrent with the Western Summit County Project Master Agreement.

Executive Summary

Park City is a party to the Master Agreement (MA), executed in 2013 to ensure a safe and reliable water supply to the residents of Snyderville Basin and Park City by regionalizing water supply and infrastructure. Links to the MA are provided below in [Exhibit A](#)

Council initially approved a Memorandum of Agreement (MOA) in 2019 to lease surplus water to Weber Basin through provisions in the MA. Each subsequent year, the MOA has been approved by Council and updated to update the price of surplus water and extend the term by one year. For reference, the executed 2022 MOA is attached as [Exhibit B](#).

Two main benefits of leasing surplus water are: 1) it delays a large regional water importation and/or storage project and 2) it provides a new source of revenue to reduce future water rate increases for Park City Water's customers.

The price set for surplus water reflects the delivery cost and ensures the cost is similar to what Park City's water customers are paying. For 2022, the surplus water charge was \$9.39 per 1,000 gallons, similar to Park City's commercial rate. For comparison to Park City water rates, see Park City's current rate structure at the following link:

<https://www.parkcity.org/departments/public-utilities/customer-service/water-services/rates>

Analysis

Water Supply and Treatment

Park City has a diverse and robust water source portfolio that includes local sources and two imported sources, each from separate watersheds. The table below is a summary of Park City's dry year water source capacity, which is the amount of water that can be expected from each source in a drought year.

Dry Year Water Supply
(Gallons per Minute)

Source	Dry Year Source Capacity	Percent of total water capacity
Divide Well	950	8%
Park Meadows Well	1,000	8%
Middle School Well	1,000	8%
Ontario Drain Tunnel	1,000	8%
Judge Tunnel	662	6%
Spiro Tunnel	3,670	31%
Rockport	3,596	30%
Thiriot Spring	0	0%
Total	11,878	100%

After completion and start up of the new 3Kings Water Treatment Plant in 2023, the City will have enough treatment capacity to treat all the water available to Park City to drinking water standards. Additionally, 3Kings WTP significantly increases the capacity, efficiency, reliability, resiliency, and redundancy of the City's water treatment infrastructure portfolio.

Water Demand

Park City has a robust water conservation program that has resulted in year over year reductions in peak day water demand for the past 5 years. Additionally, there is a decreasing trend in peak day water demand over the past 20 years. The table below summarizes historical and projected peak day water demand and available surplus water capacity. Park City is in a strong position to continue to lease surplus water to Weber Basin through 2027 and likely several years beyond.

Historical & Projected Peak Day Water Demand
(Gallons per Minute)

Year	Treated Drinking Water	Untreated Water (golf course, streamflow, irrigation)	Surplus Lease Maximum Delivery Rate	Total Water Demand	Surplus Water Capacity
2018	5,734	3,100	0	8,834	3,044
2019	5,435	3,100	0	8,535	3,343
2020	5,129	3,100	62	8,291	3,587
2021	4,816	3,100	62	7,978	3,900
2022	4,780	3,100	558	8,438	3,440
2023	4,876	3,100	558	8,534	3,344
2024	4,973	3,100	682	8,755	3,123
2025	5,073	3,100	1,054	9,227	2,651
2026	5,174	3,100	1,922	10,196	1,682
2027	5,278	3,100	TBD	8,378	3,500

Western Summit County Project Master Agreement

As a party to the MA, Park City can continue leasing surplus water to Weber Basin, which Weber Basin leases to other parties to meet growing water demands. As existing platted land is developed, water demand is projected to increase beyond local and existing water source capacity. Once the existing water surplus in the Snyderville Basin is exhausted, Weber Basin is obligated to provide supplemental water up to 5,000 acre-feet.

Providing supplemental water supply will require Weber Basin to construct a large water importation and/or storage project, which in 2017 was estimated to cost between \$70M and \$100M. The project would provide water capacity to continue to support growth in the Basin. If Park City stops leasing surplus water, a large regional project would likely happen sooner than if Park City continues to lease its surplus water, and Park City water rates would need to be increased more than currently planned to make up for the lost revenue from the surplus water lease.

On an annual basis, each party to the MA is required to provide its 10-year rolling water surplus or water deficiency, whichever is applicable, to Weber Basin, in the form of Exhibit D to the MA ([link below](#)). If an entity declares a water deficiency in years 1 – 5, that entity must enter into a perpetual water purchase agreement with Weber Basin. If an entity declares a water surplus in years 1 – 5, that entity must enter a 5-year water sales contract with Weber Basin. For surplus water, years 6 – 10 are non-binding and intended to indicate longer-term water supply and demand to determine when a new water source is needed. The MOA is the water sales agreement between Park City and Weber Basin.

Currently, Summit Water is the only party that is under a perpetual purchase contract with Weber Basin, which is being fulfilled by Weber Basin with surplus water purchased from Mountain Regional and Park City. Park City is projected to have adequate surplus to continue leasing water to Weber Basin to fulfill the deficiency. If Park City does not continue leasing its surplus water, Weber Basin will begin planning to construct a large water importation project to meet the water supply deficit.

New Revenue Source

In addition to delaying a large and expensive water project, leasing surplus water provides a significant new revenue source for the City which helps fund operation, maintenance, and replacement of the City's water system. The table below provides a summary of Park City's water enterprise fund revenue including water service fees, water impact fees, and surplus water lease fees.

Water Enterprise Fund Revenue Summary

Year	Water Fees	Surplus Water Fees	Total Revenue
2019	\$21,063,331	\$0	\$21,063,331
2020	\$20,758,914	\$1,215,142	\$21,974,056
2021	\$22,954,906	\$348,466	\$23,303,372
2022	\$21,589,649	\$1,576,280	\$23,165,929
2023	\$22,379,910	\$1,417,568	\$23,797,479
2024	\$23,099,048	\$1,784,561	\$24,883,610
2025	\$23,843,356	\$2,840,697	\$26,684,053
2026	\$24,613,715	\$5,335,497	\$29,949,212
2027	\$25,411,036	TBD	\$25,411,036

Funding

Revenue generated by the sale of surplus water will be used to fund water system improvements and offset future water rate increases.

Exhibits

- A Links to Western Summit County Project Master Agreement
 - [1 master agreement executed](#)
 - [2 master agreement exhibits a-d](#)
 - [3 master agreement exhibits e-j & exhibits \(3\) exhibit list](#)
- B Executed 2022 Memorandum of Agreement

2022 MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“**MOA**”) is made and entered into this _____ day of _____, 2022, by and between Park City Water Service District, a special service district organized and existing pursuant to the provisions of Utah Code Annotated §17A-2-1301 *et seq.*, 1953, as amended, (the “**District**”), and Weber Basin Water Conservancy District, a water conservancy district organized and existing pursuant to the provisions of §17B-2a-1001 *et seq.*, Utah Code Annotated, 1953, as amended (“**Weber Basin**”). The District and Weber Basin each is a “**Party**” and collectively they are referred to as the “**Parties**.”

RECITALS

WHEREAS, The District and Weber Basin, along with other parties, entered into the Western Summit County Project Master Agreement dated June 26, 2013 (“**Master Agreement**”). This Master Agreement provides Weber Basin with the right to use, wheel and comeingle all Surplus Water of the District, Mountain Regional, and Summit Water. [*See Master Agreement* ¶2.4].

WHEREAS, The Master Agreement provides Weber Basin with the right to determine, in its sole discretion, which Parties to which it will deliver and sell that Surplus Water. The Master Agreement allows each entity, at its sole discretion, to set the price per acre-foot for which its Surplus Water may be sold. Weber Basin then is authorized to sell that Surplus Water to any Party of the Master Agreement, as determined by Weber Basin in its discretion, for the price established by the Party supplying the Surplus Water. [*See Master Agreement* ¶2.4].

WHEREAS, Weber Basin is then directed to credit the Party whose Surplus Water is delivered at the rate applicable to that water so delivered.

WHEREAS, As outlined in Paragraph 2.4 of the Master Agreement, this process was established in order to allow Weber Basin “to operate the Western Summit County Project in such manner as Weber Basin deems necessary and proper.” [*See Master Agreement* ¶2.4].

WHEREAS, under the Master Agreement, Weber Basin is required to construct an interconnect vault and associated facilities in the Quinns Junction area, which will be funded one-third each by Mountain Regional, Summit Water Distribution Company, and the District (“**Interconnect Facilities**”); and,

WHEREAS, pursuant to the Master Agreement, the District agrees to provide surplus water to Weber Basin through the Interconnect Facilities (“**Surplus Water**”).

WHEREAS, on or about April 13, 2021, the Parties entered into a Memorandum of Agreement pertaining to the Surplus Water (the “2021 Agreement”).

WHEREAS, by executing this 2022 Agreement, the Parties desire to amend and restate the terms of their agreement relating to the Surplus Water, and to supersede the 2021 Agreement, and to replace that 2021 Agreement with this 2022 Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Water Lease.**

- A. **Surplus Water.** The District agrees to deliver to Weber Basin the Surplus Water identified in Figure 1. through the Interconnect Facilities in accordance with the Master Agreement. Pursuant to the terms of the Master Agreement, Weber Basin agrees to make the Surplus Water available for sale and delivery to another party to the Master Agreement (either Mountain Regional or Summit Water) (a “Purchasing Party”), as selected in Weber Basin’s sole discretion; such water to be marketed and sold at a price equal to the total annual take or pay amount in Figure 1 below. The cost per acre foot shall be adjusted annually based, in part, upon Operation and Maintenance costs, per the Master Agreement [See Master Agreement ¶2.4].

Figure 1 Annual Surplus Water Take or Pay Volumes and Pricing Schedule					
	2022	2023	2024	2025	2026
Annual Volume (acre feet)	450	450	550	850	1550
Peaking Factor (see note below)	2	2	2	2	2
Max Flow Rate (gallons/minute) (see note below)	558	558	682	1054	1922
Delivery Location	Park City Interconnect - Quinns Area				
Surplus Water Cost per Acre Foot	\$3,058.40	\$3,150.15	\$3,244.66	\$3,342.00	\$3,442.26
Treatment Redundancy Upgrades - Take or Pay	\$200,000.00				
Total Annual Take or Pay Amount	\$1,576,280.07	\$1,417,568.47	\$1,784,561.20	\$2,840,696.96	\$5,335,497.29
Note: Peaking Factor and Maximum Flow Rate are subject to, and limited by, the capacity of existing and/or future interconnects and/or the capacity of the Purchasing Party's water system. Park City is not required to increase capacity of the existing or future interconnections or the Purchasing Party's water system to achieve the Peaking Factor or Maximum Flow Rate shown above. As a result, the actual Peaking Factor and Maximum Flow Rate of water delivered by Park City may be less than shown above.					

- B. **Terms of Delivery.** The total annualized cost for which the Surplus water shall be marketed, sold, and delivered, by Weber Basin to a Purchasing Party, and the total annualized cost to be paid by the Purchasing Party (and credited by Weber Basin to the District) shall be take-or-pay for the full annual water volume in Figure 1.

- C. **District Water Supply Shortage.** In the event of shortage of water supply, of either short or long term duration, caused by problems such as drought or other natural or man-caused disasters, including unplanned failure of physical infrastructure, Surplus Water deliveries may be temporarily reduced by the District in proportion to reductions in overall District water demands anticipated from either a declared Water Emergency under Park City Municipal Code 13-1-22 or implementation of Drought Restrictions under Park City Municipal Code 13-1-26.
2. Term. The term of this MOA shall commence on January 1, 2022 and continue for a term of five (5) years, ending December 31, 2026 (“**Term**”). This MOA supersedes the previously signed MOA that was dated April 13, 2021.
 3. Binding Effect. The provisions of this MOA shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

Assignment Limited. No assignment or other transfer of this MOA or any part thereof or interest therein shall be valid unless and until approved by all Parties hereto.

4. Attorney’s Fees. In the event that this MOA or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the Party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.
5. Severability. If any term or provision of this MOA shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this MOA.
6. Captions. The section and paragraph headings contained in this MOA are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.
7. Construction. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.
8. Further Action. The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this MOA.
9. Inducement. The making and execution of this MOA has not been induced by any representation, statement, warranty or agreement other than those herein expressed.
10. Force Majeure. Performance by any Party hereunder shall not be deemed to be in

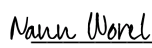
default where delays or defaults are due to war, insurrections, strikes, lock-outs, floods, earthquakes, fires, casualties, acts of God, epidemics, quarantine, restrictions, inability (when the responsible Party is faultless) to secure necessary labor, materials, tools, acts or failure to act of any public or governmental agency or entity, or by any other reason not the fault of the Party delayed in performing work or doing acts required under the terms of this MOA, and in such event, the performance of such work or the doing of such act shall be excused for the period of the delay and the period of performance for any such work or the doing of any such act shall be extended for a period equivalent to the period of such delay.

11. No Third Party Beneficiaries. This MOA shall not be deemed to create any right in any person who is not a Party (other than the permitted successors and assigns of a Party) and shall not be construed in any respect to be a contract, in whole or in part, for the benefit of any third party (other than permitted successors and assigns of a Party hereto).

12. Warranty of Authority. The individuals executing this MOA on behalf of the Parties hereby warrant that they have the requisite authority to execute this MOA on behalf of the respective Parties and that the respective Parties have agreed to be and are bound hereby.

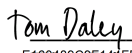
IN WITNESS WHEREOF, the Parties have executed this MOA as of the day and year first above written.

PARK CITY WATER SERVICE DISTRICT

By:  _____
DocuSigned by:
57775BCB46414F6...

Its: President

APPROVED AS TO FORM:

 _____
DocuSigned by:
E10088C9F14EF...
The District Water Attorney

WEBER BASIN WATER CONSERVANCY DISTRICT

By:  _____
Marlin K. Jensen, Chairman, Board of Trustees

ATTEST:

Scott Paxman

Scott W. Paxman, General Manager *DEH*



City Council Staff Report

Subject: Winter Balcony Enclosure Pilot Program
Author: Caitlyn Tubbs, Senior Historic Preservation Planner
Department: Planning
Date: December 15, 2022
Type of Item: Work Session

Recommendation

Evaluate and provide input on the Winter Balcony Enclosure pilot program that allows the temporary enclosure of non-historic balconies facing Main Street in the Historic Commercial Business District. The pilot program is scheduled to end in 2023.

Summary

The City Council initiated a three-year pilot program to allow balcony enclosures on non-historic buildings on Main Street from November 15 – April 30 from 2014 through 2016. In 2018, the City Council extended the pilot program for an additional five years through 2023.

On March 7, 1979, Park City's Main Street was listed on the [National Register of Historic Places](#), a designation that was expanded in 2018. The Historic Character of Park City is one of the core values of the Park City General Plan ("General Plan"). Goal 15 of the General Plan is to "[p]reserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations." Goal 16 of the General Plan is to "[m]aintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."

The General Plan acknowledges that historic preservation requires consideration of local business needs to retain vibrancy. The General Plan Community Planning Strategy 16.4 is to "[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners."

The pilot program was suggested by a local business to increase seating capacity during the winter months and to allow temporary balcony enclosures to replace tents. Only one property requested the Winter Balcony Enclosure, with details provided in the Analysis Section below.

Since the Winter Balcony Enclosure pilot program was first introduced, staff has repeatedly outlined concerns (Analysis Section below). Staff continues to find that the enclosure of Main Street balconies, even temporarily, has a detrimental impact on the historic character of Main Street.

If the City Council decides to extend the pilot program, the Planning team recommends the City Council consider traffic demand mitigation strategies for the increased business capacity associated with the Winter Balcony Enclosure.

Background

The table below outlines the Winter Balcony Enclosure pilot program background:

Sep. 18, 2013	A community member proposed the City consider a Winter Balcony Enclosure program on Main Street to promote expanded winter use. The City Council supported scheduling the proposal for future discussion. (Minutes)
Nov. 13, 2014	The City Council conducted a work session on Winter Balcony Enclosures. Staff expressed concerns: • Impact to the historic integrity of Main Street • International Building Code requirements for fire safety and snow loads • Snow shed issues • Increased use of sewer and water • Increased parking demands • Increased strain on City resources and staff time for reviewing and monitoring the enclosures • Enclosures were prohibited in the Land Management Code and Design Guidelines for Historic Districts and Historic Sites and required amendments Some Councilmembers agreed there would be impacts, but most Councilmembers were in support of exploring a pilot program. (Minutes, Exhibit A)
Jan. 7, 2015	The Historic Preservation Board conducted a work session on Winter Balcony Enclosures. The staff report outlined concerns: • Even temporary enclosures of balconies change the historic character of Main Street • Enclosure substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape • Enclosure of balconies substantially alters the visual character of the original building in shape, roof design, projections, recesses, and solid-to-void ratio • The balcony enclosures obscure and detract from historic details • Balconies not designed to meet the requirements of interior spaces and enclosures may require substantial structural changes and reconstruction The Board continued the discussion to March. (Staff Report, Exhibit B; Minutes, Exhibit C)

Mar. 4, 2015	The Historic Preservation Board provided input on potential amendments to the Land Management Code and Design Guidelines for Historic Districts to allow temporary enclosures on non-historic balconies in the Historic Commercial Business Zoning District for buildings facing Main Street. (Staff Report, Exhibit D; Minutes, Exhibit E)
Jun. 25, 2015	The City Council conducted a work session on Winter Balcony Enclosures and provided direction to staff to move forward with a three-year pilot program for non-historic buildings on Main Street. Community members raised concerns about the energy required to heat temporary enclosures. (Staff Report; Minutes)
Dec. 9, 2015	The Planning Commission voted 5 – 2 to forward a negative recommendation to City Council regarding amendments to the Land Management Code to accommodate Winter Balcony Enclosures. The Planning Commission expressed concerns: • If the temporary enclosure was constructed as a semi-permanent structure, why not consider a year-round enclosure • Balcony enclosures severely detract from the historic character and integrity of the Main Street Historic District, blocks views of neighboring historic structures, and changes the mass and scale of the historic commercial district in opposition to the General Plan and historic preservation goals • Balcony enclosures do not add to street vibrancy like summer dining decks • Balcony enclosures do not comply with Utah’s adopted State Energy Code and will increase carbon footprint in opposition to the General Plan and City goals (Staff Report, Exhibit F; Minutes, Exhibit G)
Jan. 7, 2016	City Council launched a three-year pilot program for the Winter Balcony Enclosure Program for non-historic buildings facing Main Street to enclose their balconies from November 15 – April 30. (Staff Report; Minutes)
Jan. 7, 2016	City Council enacted Ordinance No. 16-01, amending the Land Management Code to accommodate Winter Balcony Enclosures on non-historic buildings in the Historic Commercial Business Zoning District facing Main Street from November 15 through April 30. (Staff Report; Minutes)

Nov. 3, 2016	The City Council affirmed support of the three-year pilot program and approved a one-year agreement to allow the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report; Minutes)
Oct. 11, 2018	City Council extended the pilot program for another five years and approved a one-year agreement to allow for the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report; Minutes)
Nov. 7, 2019	As part of the consent agenda, the City Council approved an updated agreement for the Riverhorse Balcony Enclosure. The agreement terminated on April 30, 2020. The balcony enclosure was allowed to be installed from November 14, 2019 through May 4, 2020. Due to the ongoing pandemic enforcement measures were temporarily put on hold. (Staff Report; Minutes)

Analysis

Preserving the Historic Character of Park City is one of the core values in the 2014 Park City General Plan (“General Plan”). Goal 15 of the General Plan is:

Preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Objective 15A – maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

Objective 15B – Maintain character, context, and scale of local historic districts with compatible infill development and additions.

¹ LMC [§ 15-11-5](#)

Community Planning Strategy 15.8 is to periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. “Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.”

Goal 16 of the General Plan is:

Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objective 16E is to “[e]ncourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant Buildings.”

Community Planning Strategy 16.4 is to “[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.”

The LMC implements the goals and policies of the General Plan, including allowing development in a manner that encourages the preservation and integrity of the Historic Districts in the unique urban scale of original Park City.² The Winter Balcony Enclosure pilot program was initiated in the Historic Commercial Business District. The purposes of the Historic Commercial Business District include:

- Preserving the cultural heritage of the City’s original Business, governmental, and residential center,
- Facilitating the continuation of the visual character, scale, and streetscape of the original Park City Historical District,
- Encouraging pedestrian-oriented, pedestrian-scale development,
- Minimizing the impacts of new development on parking constraints of Old Town,
- Minimizing the impacts of commercial uses and business activities, including parking, access, deliveries, service, mechanical equipment, and traffic on residential neighborhoods,
- Maintaining and enhancing the long-term viability of the downtown core as a destination for residents and tourists by ensuring a business mix that encourages a high level of vitality, public access, vibrancy, activity, and public/resort-related attractions.³

² LMC [§ 15-1-2](#)

³ LMC [§ 15-2.6-1](#)

Land Management Code (LMC) [§ 15-2.6-3\(E\)](#) regulates balconies that project over the Main Street public pedestrian right-of-way in the Historic Commercial Business Zoning District. City Council must review any proposed balcony construction, enlargement, or modification that extends over the Main Street public pedestrian right-of-way. Prior to 2016, balcony enclosures were prohibited.

However, on January 7, 2016, the City Council amended LMC [§ 15-2.6-3\(E\)](#) to initiate a pilot program to allow for Winter Balcony Enclosures on non-historic structures facing Main Street from November 15 – April 30. There are three properties in total which could qualify for a balcony enclosure as part of this program. To date, only one property owner has installed a Winter Balcony Enclosure – Riverhorse on Main at 540 Main Street. The pilot program is set to expire in 2023, and the Historic Preservation Board and Planning Commission conducted work sessions to evaluate the program and provide input to the City Council.

The pilot program outlines the following:

1. There may be times when it is not appropriate to construct a Temporary Winter Balcony Enclosure on a non-historic building due to unique conditions, including but not limited to health and safety concerns, as found by the Planning Director or Chief Building Official.
2. The Temporary Winter Balcony Enclosures and the balcony should respect the architectural style of the building.
3. The Temporary Winter Balcony Enclosures should retain existing balcony railings to achieve a design consistent with open balconies and maintain the character of the original building.
4. The existing exterior wall of the building may not be removed seasonally to accommodate the balcony enclosure.
5. The Temporary Winter Balcony Enclosures must not block existing door and window openings on neighboring buildings.
6. Temporary Winter Balcony Enclosures should consist of clear glazing set in window frames that generally match the mass, scale, and materials of those used for the glazing frames of the building.
7. Screens are permitted and should only be used in times of extreme sun but should not be obtrusive.
8. The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk.
9. The Temporary Winter Balcony Enclosures must have direct access to the restaurant's dining area.
10. Temporary Winter Balcony Enclosures designs must address snow shedding.
11. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require approval of the City Council.

12. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.
13. No signage is allowed on any Temporary Winter Balcony Enclosures.
14. Any new Temporary Winter Balcony Enclosures will require a building permit.
15. Temporary Winter Balcony Enclosures will only be permitted November 15th through April 15th.

When the pilot program was proposed, staff voiced concerns, outlined in the attached staff reports and summarized below:

- *Staff's professional opinion is that the enclosure of this space—even temporarily during the winter months—changes the historic character of the Main Street district as a whole.*
- *The enclosure of balcony spaces substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape.*
- *The visual character of the original building (historic or non-historic) will be substantially altered due to changes in its overall shape, roof design, projections, recesses, and solid-to-void ratio.*
- *The enclosure of the balconies detracts from the historic “western” appearance of our Mining Era Main Street.*
- *The appearance of balconies over the sidewalks adds appeal and interest to the rhythm and patterning of the Main Street historic district; these enclosures change the massing of the structure and create the perception of the second floor extending beyond the plane of the façade and over the City right-of-way.*
- *By extending beyond the front plane of the façade, these seasonal balcony enclosures block the views of neighboring historic buildings when looking up or down Main Street.*
- *Park City's Main Street is characterized by in-line facades with limited breaks in their massing.*
- *Building over the balconies breaks the well-articulated street wall along the sidewalk and disrupts the continuity of the street wall.*
- *The existing enclosure at Riverhorse on Main is attached to the Landmark historic structures (540 Main Street and 528 Main Street) and potentially compromises historic materials.*

On July 8, 2022, the Planning, Building, Engineering, Public Works, and Sustainability Departments met to evaluate and discuss the pilot program. Staff continues to voice the same concerns raised previously. The enclosure impacts the historic character of Park City's Historic Main Street, presents snow shedding concerns, and increases water and sewage use. Additionally, while the pilot program allows for temporary enclosure of balconies on non-historic buildings, the enclosure impacts adjacent Historic Structures, requiring attachment to and removal from historic material.

Since the LMC was amended to allow for the Winter Balcony Enclosure pilot program,

in 2019, the Design Guidelines for Historic Commercial Infill Construction were also adopted. The current guidelines outlined in LMC [§ 15-13-9](#) include the following for non-historic commercial structures in the Historic Districts and do not support Winter Balcony Enclosures:

- New infill commercial buildings shall differentiate from historic structures but shall be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Main Street Historic District as a whole. The massing of new infill commercial buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the site.
- Size and mass of a structure shall be compatible with the size of the site so that site coverage, and building bulk and mass are compatible with Historic Sites within the Streetscape or character area.
- New construction activity shall not physically damage nearby Historic Sites.
- New infill commercial buildings shall reinforce visual unity within the context of the Historic District but also within the context of the Streetscape or character area. The specific context of the Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites to reinforce existing rhythms and patterns.
- Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street.
- All Streetscape or character area elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of a site shall be maintained using complementary materials.
- Historic height, width, and depth proportions are important in creating compatible infill and new design shall reflect the historic mass and scale of commercial buildings in the Historic District.
- The size and mass of a new infill commercial building, in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Historic District.
- Building features such as storefronts, upper story windows, cornices, and balconies shall be aligned with similar historic building features in the Historic District.
- New balconies shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.
- A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.

- An addition shall be visually subordinate to the existing building and shall be compatible with the scale of the historic buildings in the Streetscape or character area.

Amendments to the Design Guidelines for Historic Commercial Infill Construction may be required to continue the pilot program and address design of temporary structures.

Since the pilot program was initiated in 2016, only the Riverhorse on Main has utilized the program. The entrance to the Riverhorse is through 540 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). Riverhorse on Main then extends along the upper level of 530 Main Street to the south, which is not a Historic Structure. The Winter Balcony Enclosure extends from this portion of the restaurant.

The adjacent property to the south is the Park City Museum at 528 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). As a result, although the balcony for Riverhorse on Main is not on a building designated a Historic Structure, the Winter Balcony Enclosure requires connection to two Landmark Historic Structures. The owner of Riverhorse on Main supports the program and its expansion to allow for year-round balcony enclosures. He indicated the setup and teardown takes a large amount of time and money and that the patrons utilizing the dining space in the enclosure enjoy it very much.

Below are photos illustrating the historic streetscape and the Balcony Enclosure.

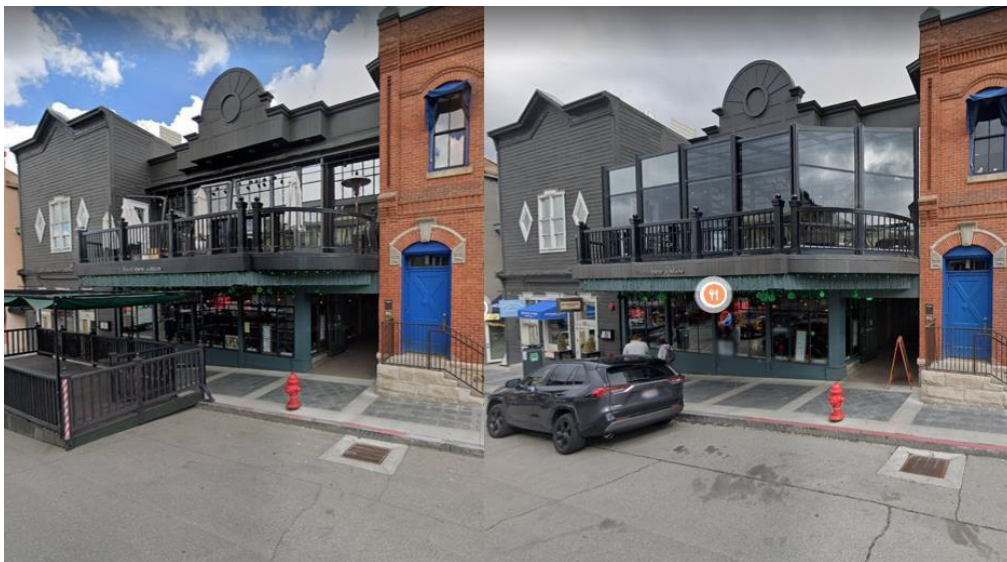


Image taken in 1995 showing the open balcony:



On September 7, 2022 the Historic Preservation Board (HPB) held a work session to review the pilot program and provide input. The Board expressed support for the continuation of the Winter Balcony Program on non-historic structures.

During a work session held on October 12, 2022, the majority of the Planning Commission was not in support of continuing the pilot program or expanding it to allow for year-round enclosures. Commissioners in support of the program desired stronger design guidelines and enforcement. Additionally, the Planning Commission expressed an interest in examining the historic materials abutting the Riverhorse balcony enclosure to determine how the attachment of the enclosure has impacted the historic materials.

Next Steps

Review the Historic Preservation Board, Planning Commission, and staff analysis and background regarding the Winter Balcony Enclosure Pilot Program and provide direction to:

- 1) Extend the Winter Balcony Enclosure Pilot Program with possible additional LMC amendments to modify the requirements, design standards, and/or enforcement methods for the Winter Balcony Enclosure; or
- 2) Amend the LMC to prohibit Winter Balcony Enclosures and discontinue the Winter Balcony Enclosure program.

Following this work session staff will return with proposed LMC amendments per the Council's feedback prior to the expiration of the pilot program in April 2023.

Department Review

The Planning Department, Public Works Department, Building Department, Sustainability Department, Streets Department, and City Attorney's Office reviewed the pilot program.

Public Input

Please see Exhibit J.

Exhibits

Exhibit A: November 13, 2014 City Council Meeting Minutes

Exhibit B: January 7, 2015 HPB Staff Report

Exhibit C: January 7, 2015 HPB Meeting Minutes

Exhibit D: March 4, 2015 HPB Staff Report

Exhibit E: March 4, 2015 HPB Meeting Minutes

Exhibit F: December 8, 2015 Planning Commission Staff Report

Exhibit G: December 9, 2015 Planning Commission Meeting Minutes

Exhibit H: September 7, 2022 HPB Staff Report

Exhibit I: October 12, 2022 Planning Commission Staff Report

Exhibit J: Public Input

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Council member Beerman has attended many Mountain Accord meetings. Stated that the December 3rd Community Outreach meeting has been postponed until early January. Live PC Give PC killed it and he is very proud of the community for raising over a million dollars.

2015 Legislative Update

Matt Dias spoke to the Council gearing up to the upcoming Legislative session. Spoke to the platform he created in the staff report discussing transportation, land use. Mayor and Council feel that the framework is a great idea and feel comfortable with the outline presented to Council. Dias stated that he did not want to look into the crystal ball but feels that there will be a push for transportation as well as the usual hot topics of clean air, health care. Discussed a proposed resolution that he will be bringing back to Council next week. Council member Beerman stated that he got a preview of the proposed transportation tax stating that it will be a very broad definition of transportation with this bill. He inquired about what the tax would mean to Park City. Dias stated that he will have a better number next week following the kickoff meeting. Council member Simpson inquired if this money will stay within our City. Dias stated that a city-wide option is available and he will have more information next week as well. Simpson inquired if there is any LGBT movement this time as the door was closed on those bills last year awaiting the Supreme Court ruling. Dias stated that anything is possible. Dias will be bringing back updates at each Council meeting until the close of the session.

Temporary Winter Balcony enclosure discussion

Planner Grahn stated that in September 2013 the Riverhorse approached the City regarding winter balcony enclosures. Staff is not in favor of the temporary winter enclosures as they would interrupt the view along Main Street as well as cause possible damage to the historic structures. Grahn outlined the LMC and International Building Code that would be against permitting these temporary enclosures. John Allen, Building Department, stated that he can agree that there is not a desire for the tent structures, as well as being unsightly they have energy efficiency deficits. Mayor Thomas feels that this winter program would be redesigning Main Street for the winter season and he agrees with Staff.

Council member Matsumoto stated that she does not have a problem with the dining decks and stated that there are only 5 restaurants with decks and they may not all want to participate and would be inclined to a shorter period of time. She also thanked staff for the wonderful report but does not see this as a negative aspect. Council member Peek stated that he feels that it will change the architectural pattern of Main and feels with the snow load impacts would be too great. Council member Henney stated he agrees with Matsumoto and would like to think that staff could make certain adjustments to make this work. Council member Simpson agrees with the Mayor. Council member Beerman agrees with Matsumoto and Henney and feels that there is not an impact and feels that during the summer there are large umbrellas up that interrupt the vibe and flow and also remembers the hurdles we had with the summer decks. Allison Butz spoke for the HPCA stating that they do not have a problem with adding square footage to the restaurants during the winter season.

Mayor Thomas spoke to the structural design and snow load issues of the property. Allen stated that each deck would have to go through a design review. Mayor Thomas stated that even with

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a pilot program it would still impact the character of Main Street. Council member Simpson stated that she feels that this will be a lot of pain for not a lot of gain. Council member Matsumoto stated that she does not feel it should be allowed up year-round and looks at health and safety as a paramount issue and would suggest the HPCA take a look at this item but is still in favor. Sintz suggested a compromise that would allow the restaurants to keep the tents up for longer than the currently allowed 14 days to allow for more seating during the winter season. Council agreed that the proposed enclosures looked nicer than the tents. Mayor and Peek spoke again to the architectural load.

Seth Adams, Riverhorse, stated that he has worked with architects and have looked at the snow load and fire codes. They are looking at just adding time through the ski season and would like to give a different perspective to our visitors. Spoke to the impact to the adjacent buildings as well as the process of taking the structure up and down.

Kasey Crawford, business owner, spoke to the tent structure stating that it detracts from the appeal of Main Street.

Mike Sweeny took this from a perspective as a business owner and stated that he supports creative and innovative ideas to bring people into Main Street.

Mayor Thomas expressed his continued concern regarding this item. Foster spoke to the items staff will bring back a proposed lease agreement and a policy program as well as a read from the HPCA and the Historic Preservation Board as well as building guidelines.

Main Street Employee Parking Initiative

Blake Fannesbeck, Public Works Director; Brian Anderson, Transportation and Allison Butz, HPCA spoke to the parking initiative stating that this has been an evolving plan to better serve our parking issues. Fannesbeck stated that the Task Force that included HPCA members as well as staff looking at peak hour/peak day data to develop a final recommendation for Council. Fannesbeck recognized the parking problem apparent in Park City. Outlined the recommendations stating that they looked at China Bridge proposing 6 hours per vehicle instead of the current 6 hours per space where they have identified spot jumping in the garage.

Council member Henney thanked staff for looking at resolving actual parking issues. Fannesbeck outlined the changes for the China Bridge Pass with increased fee and restrictions on Friday and Saturday reserving the current restrictions during Sundance and Arts Fest. Council member Simpson stated her concerns with the transferrable pass and will exacerbate the problem. Council member Peek stated that in his mind the goal is to free up parking for visitors and feels that if there are problems then the task force should be able to change those restrictions. Council member Henney stated that he feels this is an appropriate step to help mitigate the issue. Fannesbeck outlined the transportation system that will help encourage people to use the bus routes and the shuttle service. Mayor Thomas thanked staff and looks forward to the item coming back in a future meeting.

Introduction of new Park City Mountain Resort Chief Operating Officer Bill Rock

Mike Gore introduced Bill Rock as the Chief Operating Officer of Park City Mountain Resort sharing that the Council and Community will find his involvement outstanding. Gore asked the record to reflect that Bill brought the snow storm this evening. Rock thanked Gore for the great introduction and is very excited to be in the Community. Stated that his family is so excited to



Historic Preservation Board Staff Report

Subject: Temporary Winter Balcony Enclosures
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: January 7, 2014
Type of Item: Work Session

Summary Recommendations:

Staff recommends the Historic Preservation Board (HPB) review staff's analysis of the proposed balcony enclosures over the Main Street right-of-way during the winter months (November through April) as well as proposed Design Guidelines, and the HPB make recommendations to City Council.

Topic/Description:

The Riverhorse on Main wishes to construct a temporary, seasonal enclosure on their balcony that would provide additional restaurant space during the winter months (November 1st through April 30th). They believe other restaurants on Main Street would also benefit by having the ability to enclose their balconies, and the Riverhorse has proposed that City Council develop a seasonal program similar to Street Dining on Main—the dining deck program.

Background:

On September 18, 2014, Seth Adams of the Riverhorse presented to City Council his concept for a winter balcony enclosure program. The applicant requested that property owners be permitted to enter into a lease agreement with the City for the enclosure of balcony space above the City right-of-way (ROW). This program would be similar to Street Dining on Main's summer dining decks. Staff met with City Council on November 13, 2014, to discuss this program and expressed their concern for these balcony enclosures; City Council directed staff to meet with the HPB for feedback on this program.

There are approximately twenty-one (21) balconies on Main Street that extend over the City ROW. Of these, seven (7) are constructed on historic buildings, but only one (1) balcony is historic (361 Main Street). Land Management Code (LMC) 15-2.6-3 requires that no balcony projecting over City ROW may be erected, re-erected, located or relocated, enlarged, or structurally modified without first receiving approval from City Council. LMC 15-2.6-3(D) specifically states that "Balconies . . . may not be enclosed." Should City Council decide to pursue a seasonal balcony enclosure program, the LMC will need to be amended to allow for temporary balcony enclosures. Property owners are required to provide insurance for their balconies.

Outdoor dining is a conditional use in the Historic Commercial Business (HCB) District for restaurants. Any outdoor dining must be approved through an Administrative Conditional Use Permit (Admin-CUP). Riverhorse and Wahso both have Admin-CUPs

for their outdoor dining for summertime balcony dining. No other restaurants currently have approvals.

The following chart outlines the location, historic designation, and existence of Admin-CUPs for the existing balconies:

Business Name:	Address:	Use:	Historic Designation:	Admin CUP for Outdoor Dining
TMI	255 Main St	Multiple	Not Historic	No
Red Banjo Pizza	322 Main St	Restaurant	Landmark	No
Berkshire Hathaway Home Services	354 Main St	Real Estate	Significant	No
Burns Cowboy Shop	361 Main St	Retail	Landmark	No
Woodbury Jewelers	421 Main St	Retail	Not Historic	No
Flannagans	438 Main St	Restaurant	Landmark	No
Robert Kelly Home	449 Main St	Retail	Significant	No
501 on Main	501 Main St	Restaurant	Not Historic	<i>Under review</i>
The Expanding Heart	505 Main St	Retail	Not Historic	No
The Cunningham Building	537 Main St	Office	Not Historic	No
River Horse	530-540 Main St	Restaurant	Landmark (Balcony is on the addition)	Yes
Quicksilver	570 Main St	Retail	Not Historic	Yes
Wahso	577 Main St	Restaurant	Not Historic	Yes
Gaucha/Above Condo	591 Main St	Retail/Residential	Significant	No
Destiny	608 Main St	Retail	Not Historic	No
Montgomery Life Fine Art	608 Main St	Retail	Not Historic	No
Condos	613 Main St	Residential (2 nd level)	Not Historic	No
Condos	614 Main St	Residential (2 nd level)	Not Historic	No
Summit Sotherby's International Realty	625 Main St	Residential/Realty	Not Historic	No
Bahnhof Sport	639 Main St.	Retain	Not Historic	No
Town Lift Condominiums	693 Main St	Commercial/Residential	Not Historic	No
Caledonian Hotel	751 Main St	Commercial	Not Historic	No

Analysis:

A balcony is a platform that projects from the wall of a Building and is enclosed by a railing, parapet, or balustrade. It typically does not have a roof. Usually, balconies are incorporated into the design of a building for functional and aesthetic reasons. In some cases, the balcony offsets the massing of the commercial building while embellishing the façade of the structure with additional architectural detailing. The balcony is one of the most visible elements of the building and significantly contributes to the style, appearance, and relationship of the structure to the streetscape.

Balconies traditionally serve as open-air spaces. They are an extension of the interior yet provide a clear transitional space between the private interior spaces and public

exterior spaces of the building. Balconies are an outside room during warm weather and provide a covered entrance to the lower level during adverse weather conditions.

Staff's professional opinion is that the enclosure of this space—even temporarily during the winter months—changes the historic character of the Main Street district as a whole. The enclosure of balcony spaces substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape. The visual character of the original building (historic or non-historic) will be substantially altered due to changes in its overall shape, roof design, projections, recesses, and solid-to-void ratio. On historic structures, the balcony enclosure would obscure and detract from historic details of the balcony and the corresponding historic building. In other cases, balconies that were not originally designed to meet the requirements of interior spaces and enclosures may require substantial structural changes and reconstruction.

Design Guidelines for Historic Districts and Historic Sites

Staff does not believe that the seasonal enclosures of balconies over Main Street complies with the current *Design Guidelines for Historic Sites and Structures*.

Planning Staff's professional opinion is that the enclosure of the balconies detracts from the historic "western" appearance of our Mining Era Main Street. The appearance of balconies over the sidewalks adds appeal and interest to the rhythm and patterning of the Main Street historic district. These enclosures would change the massing of the structure and create the perception of the second floor extending beyond the plane of the façade and over the City right-of-way. By extending beyond the front plane of the façade, these seasonal balcony enclosures would also be blocking the views of neighboring historic buildings when looking up or down Main Street. Park City's Main Street is characterized by in-line facades with limited breaks in their massing. Staff finds that building over the balconies would break the well-articulated street wall along the sidewalk and will greatly disrupt the continuity of the street wall.



Scenario 1. The balcony projects over Main Street adding interest to the street wall overall, but the balcony is also transparent and does not impede the view of the neighboring historic buildings.



Scenario 2. The seasonal enclosure extends over the city right-of-way. On the second level, the enclosure disrupts the continuity of the street wall and blocks the view of the Park City Museum.

The Design Guidelines specify that new additions on historic buildings be visually subordinate to the historic building from the primary public right-of-way, including incorporating rooftop additions that are not visible from the street. The guidelines also recommend that the new addition does not obscure or significantly contribute to the loss of historic materials. Staff finds that these balcony enclosures are a very visible addition to the existing structure, conceal historic building facades, and threaten historic materials.

Staff is concerned that the annual construction and removal of the balcony enclosures will be detrimental to historic building materials. Nails, screws, sealants, and other materials used at connections will leave behind holes, scratches, stains, and other signs of damage on the historic materials that will need to be patched and repaired annually when the enclosure is removed. Staff finds that this will intensify normal wear and tear on historic materials and cause the materials to deteriorate faster.

Staff also finds that the proposed balcony enclosures will visually modify or alter the original building design. The majority of historic buildings with existing balconies already have second-level doors accessing the balcony; however, these doors are not original to the building. Most buildings would not be permitted to add a new door to access their non-historic balcony. As new doors and balconies would not be permitted to be constructed without a Historic District Design Review (HDDR) approval and permission from City Council to construct over the public right-of-way, staff finds that only a limited number of balcony enclosures would be permitted for those decks already existing.

Staff has met with the Legal, Building, Finance, and Engineering Department to identify other issues that will need to be addressed in order to establish this program. These include:

- The applicant must submit a full architectural and engineering plan to the Building Department that addresses energy efficiency, structural loads on the cantilevered deck, emergency egress plans, seating plan, weather proofing, electrical plans, etc. Additional electrical upgrades must be permanent and electrical outlets will need to be concealed from the view of the public right-of-way.
- The applicant will also need to provide a snow shed plan. Snow will need to be retained on the roof and the applicant shall show how the melted snow will be diverted to the public way without draining across the sidewalk.
- Building permits will be required for the assembly and disassembly of the seasonal balcony enclosures.
- Increased water and sewer impact fees will require Snyderville Basin Water Reclamation District sign-off.
- There will be increased fees for business licensing due to the additional square footage.
- Additional fire safety requirements will require approval by Park City Fire District.

- The applicant will assume all liability for the seasonal enclosures and need to provide insurance for the balcony and enclosure.

Is the HPB supportive of the seasonal enclosure of restaurant balconies during the winter months?

Developing a program similar to summer dining decks

In order to accommodate such a program, the Design Guidelines and the Land Management Code (LMC) will need to be amended in order to allow for the temporary, seasonal enclosure of the balconies. LMC 15-2.6-3(D) Balconies should be amended to state:

(D) BALCONIES. No Balcony may be erected, enlarged, or altered over a public pedestrian Right-of-Way without the advance approval of the City Council. Balcony supports may not exceed eighteen inches (18") square and are allowed no closer than thirty-six inches (36") from the front face of the curb. Balconies must provide vertical clearance of not less than ten feet (10') from the sidewalk and may not be enclosed permanently. Temporary seasonal balcony enclosures may be appropriate on some structures. With reasonable notice, the City may require a Balcony be removed from City property without compensating the Building Owner.

If City Council supports temporary balcony enclosures, than Staff recommends altering the following guidelines to specify that these guidelines are not impacted by temporary structures:

Design Guidelines for Historic Sites in Park City:

MSHS1. The proposed project must not cause the building or district to be removed from the National Register of Historic Places. Temporary structures are not subject to review of the National Register of Historic Places.

MSHS8. Temporary winter balcony enclosures are reviewed by the program's criteria and are not addressed by these Specific Design Guidelines.

Design Guidelines for New Construction in Park City's Historic Districts

MSNC1. New construction in the Main Street National Register Historic should be approved only after it has been determined by the Planning Department that the proposed project will not jeopardize the integrity of the surrounding Historic Sites. Temporary structures are not subject to review of the National Register of Historic Places.

MSNC9. Temporary winter balcony enclosures are reviewed by the program's criteria and are not addressed by these Specific Design Guidelines.

Should the HPB believe such enclosures are appropriate along Historic Main Street, staff finds that there need to be some basic guidelines in order to protect the historic

integrity of the Main Street Historic District. Staff is recommending that the HPB review and provide feedback on the following proposed guidelines for balcony enclosures:

General Requirements for Balcony Enclosures

1. The enclosure must be constructed on a balcony on Main Street.
2. There may be times when it is not appropriate to enclose a balcony due to the unique historic character and architectural detailing of the historic building.
3. The applicant must demonstrate that the temporary enclosure will not damage the existing façade and/or side walls with repeated attachment and detachment.
4. The enclosure and balcony should respect the architectural style of the building.
5. The enclosure should retain existing railings in order to achieve a design consistent with open balconies and maintain the character of the original building.
6. The existing exterior wall may not be removed seasonally in order to accommodate the balcony enclosure.
7. The enclosure must not block existing door and window openings on neighboring buildings.
8. Enclosures should consist of clear glazing set in window frames that generally match the mass, scale, and material as those used for the glazing frames of the building.
9. Draperies, blinds, and/or screens must be located in a traditional manner above doors and windows. Draperies, blinds, and/or screens should not be used within the balcony enclosure if they increase the bulk appearance of the enclosure. The use of these must blend with the architecture of the building and should not detract from it. Materials should be high-quality, colorfast, and sunfade resistant.
10. The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk.
11. The enclosure must have direct access to the restaurant's dining area.
12. The design must address snow shedding.
13. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require the approval of City Council.
14. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.
15. Any new signage will require a Sign Permit application.

Does the Historic Preservation Board approve of these proposed Design Guidelines for Balcony Enclosures? Are there any other Design Guidelines that should be incorporate?

Recommendation:

Staff recommends the Historic Preservation Board (HPB) review staff's analysis of the proposed balcony enclosures over the Main Street right-of-way during the winter months (November through April) as well as proposed Design Guidelines, and the HPB make recommendations to City Council.

Exhibits:

Exhibit A – City Council Staff Report and Minutes

Exhibit B – HPCA input for balcony enclosures

Exhibit C – Additional renderings of proposed enclosure at Riverhorse

Temporary Winter Balcony Enclosures

Board Member Crosby recused herself from this discussion and left the room.

The Staff recommended that the Historic Preservation Board review the Staff's analysis of the proposed balcony enclosures over the Main Street right-of-way during the winter months, November through April, as well as proposed Design Guidelines. The HPB was being asked to make recommendations to City Council.

Planner Anya Grahm reported that the Staff's professional opinion is that the balcony enclosures are a threat to the look and feel of the historic character. Per the definition, a balcony provides coverage when entering from the ground level; and it is also a transitional space between exterior and interior and outdoors and indoors.

Planner Grahm understood that balcony enclosures were only temporary and the plan is to only keep them up for six months during the winter months. However, she was concerned that enclosing the balconies would alter the look and feel of Main Street and take away from the western appearance that exists. It alters the architectural design, the light and shade created by the design of the building, and the rhythm and pattern on the streetscape. Planner Grahm stated that a balcony overall contributes to the visual qualities of the building design. Enclosing the balcony changes the overall form and shape of the building. She was very concerned about enclosing balconies on historic structures because the seasonal removal and construction of the balcony enclosure could damage historic building materials.

Planner Grahm pointed out that the Riverhorse was proposing to enclose the balcony on the new portion of the building; however, their request would result in a program that would encompass all the restaurants on Main Street.

Another issue is that any new balconies would have to go before the City Council for approval. In some instances, if a building were to put on a new balcony, Planner Grahm was unsure whether the Staff would support changing the door and window configurations on the second level so the balcony could be enclosed during the winter season.

Planner Grahm reported that for historic structures the Guidelines are very specific about keeping new additions being subordinate and not being visible in the public right-of-way. Enclosing the balcony changes the form of the building and adds an addition to the front, which is something that would normally not be approved. Planner Grahm remarked that even a roof top addition on a historic building needs to be shielded and not visible. She noted that the Staff report contained a chart showing which balconies were historic and which were not.

Most of the balconies on Main Street are not historic and were added to the historic structure at a later time.

Planner Grahn asked if the HPB was interested in pursuing this program.

Seth Adams from Riverhorse on Main stated that the balcony enclosure they were suggesting would not be on a historic building and it would not connect to any historic buildings. He noted that they have looked at drainage, snow removal and other aspects associated with adding the balcony enclosure. Mr. Adams remarked that it was simply a matter of trying to make the most out of the winter season. The surrounding restaurants have that capability in the summer and he was looking to do that in the winter time. Mr. Adams thought 180 days was a generous time frame because winter is not that long and he specifically wants the balcony for the winter season. He would like the balcony to add to the historical integrity of people being out there in the summer, but adding the balcony for winter use allows people to perceive the historic nature in a way they have never experienced before. Mr. Adams remarked that they waited a long time for this to come before the HPB, and they were looking forward to a favorable opinion in order to compete in a seasonal town. Mr. Adams believed the process would address wind load, fire and other safety aspects and any issues could be worked through with the Fire Marshall and the Building Department.

Mr. Adams presented drawings and photos. He referred to comments about the balcony blocking the view of the Museum. Mr. Adams stated that he works closely with the Museum and he had asked Sandra Morrison to attend this meeting because she was in favor of their proposal. Mr. Adams expressed a willingness to work with any recommendations from the HPB that would allow them to move forward.

Chair Kenworthy pointed out that the Riverhorse has done this in the past. Mr. Adams replied that they are allowed to put up a tent for a two week period up to five times per year, but the tent does not hold up to the weather elements. A semi-permanent structure would give them the ability to ensure that their guests are warm and comfortable on the patio year-round.

Chair Kenworthy understood that the Staff was not looking for a final answer. The question was whether or not the Board thought it was something that should be pursued as policy. Planner Grahn answered yes. If the HPB is interested in pursuing it, it would be looked at as a possible change to the LMC and the Design Guidelines so if this program moves forward the Staff would have a mechanism to evaluate the structures.

Chair Kenworthy asked if the businesses who construct the temporary tents need to obtain approval each time. Director Eddington replied that approval for any tents must be obtained from the Planning and Building Departments.

Chair Kenworthy called for public input.

John Lundell stated that he has been an owner in Park City since 1997 and he has lived in Park City full-time for 12 years. Mr. Lundell was in favor of this proposal for several reasons. According to the Mountain Accord data, Summit County is the second fastest growing county in the Country and like it or not they can expect a lot of growth. Main Street is a particular problem because the businesses on Main Street cannot go up beyond 27' and they cannot go wide because there is no space. Mr. Lundell thought this proposal was a minimally invasive way to allow existing businesses some growth opportunities. A second reason is that outdoor dining has already been approved during the summer months, which is more disruptive to the historic look and feel. An enclosed balcony would be less intrusive. Mr. Lundell stated that by not allowing people to use their decks in the winter penalizes those without a ground floor. From the drawings he saw, it would not be intrusive to the historic atmosphere they were trying to maintain.

Ruth Meintsma, a resident at 305 Woodside, referred to the comments that a balcony tent would be something similar to the summer dining decks. She disagreed with that comment because the summer dining decks engage people with the historic character of the street. An enclosed tent would do the opposite and actually shut off humanity from the street. Ms. Meintsma remarked that summer dining also engages the people on the street with the humanity dining. During the discussions about summer dining, she recalled comments from the City Council about intrusive umbrellas on the street that could compare with the tent. Ms. Meintsma also disagreed with that comment because umbrellas are over people's head while the people are sitting in the open air; whereas the tents would be enclosed. Ms. Meintsma thought the images shown did not give any indication of the feel of what the enclosed balcony would do. She agreed with an earlier comment by Board Member Holmgren that computer images do not show what you need to see. Ms. Meintsma stated that the reasons for enclosing the deck when it is cold outside could be the same argument for summer. Park City has cold nights and there are times when it rains or even snows in July. She was also concerned about setting a precedent for a proliferation of balconies. Ms. Meintsma found it interesting that the historic on each side of the Riverhorse building are slightly proud. She wondered if when that structure was approved some of the Planners had the forethought of setting the building slightly back to show off those historic. She noted that a tent would eliminate that effect where the historic are proud and show themselves off.

Planner Grahn clarified that even though the Riverhorse was the first to bring this forward, the program would be for balcony enclosures up and down Main Street.

Casey Adams stated that Ms. Meintsma was right in saying that the balconies would not be the same as in the summer because it is a winter program. It is also a short timeframe. Ms. Adams thought it would benefit more people than just the Riverhorse because although they all agree that historic Main Street needs to be preserved, people who come to Park City to spend money would be benefitted as well. The Riverhorse was looking out for the people who come to support this town. Ms. Adams remarked that the architects have worked very hard on snow removal and other issues and concerns that have been presented.

Chair Kenworthy closed public input.

Planner Grahn reiterated that the question for the Board was whether or not they supported pursuing this program.

Board Member Melville understood that the City Council was asking the HPB for their recommendation. She wanted to know what criteria the Board should use to base their recommendation.

Assistant City Attorney McLean stated that it was actually a policy issue that would require amendments to the LMC and the Guidelines. These discussions were a kick-off from a policy standpoint of whether or not the program was something to consider. Ms. McLean recommended that they look for consistency with the General Plan and their thoughts of the Historic District. Currently, the proposal would not meet the Guidelines or the Code, so they could not use those to aid in their decision.

Mr. Adams stated that he is allowed to have temporary structures on the patio for 70 days a year. However, he could not remove it for one day and put it back up the next day to make it comfortable for his guests. He clarified that he was requesting an amendment to the Land Management Code, and he would follow whatever number of days the City would allow it to stay up if he could create a better atmosphere for his guests than a vinyl tent.

Board Member Melville asked Planner Grahn to show the renderings on Exhibit C. Ms. Melville referred to the picture of the open deck which has a western look. She pointed out that the picture of the enclosed deck eliminates the western look of the street. Ms. Melville remarked that the deck shown is not what the deck currently looks like. She asked Mr. Adams why he would not just build out to the property line to gain more square footage. Mr. Adams explained that it would affect the entrance to the Riverhorse and impact what they do at the top of the stairs. Obtaining this requested approval would change the master plan and the flow of the interior of the restaurant. They would still make the improvements shown, but it would make the cost worthwhile for making those improvements. Ms. Melville asked if the photo with the enclosure was showing exactly what the enclosure would look like. She was concerned about snow loading on the top.

Mr. Adams replied that they have talked about heat trays and guttering the water underneath the sidewalk. Ms. Melville clarified that Mr. Adams would have to do a lot more to create the permanent structure that was shown. She asked if there would need to be pillars on the sidewalk to support the extra weight. Mr. Adams answered no. Board Member Melville understood that in order to make this a permanent structure, they would have to build out more than what was being shown. Mr. Adams reiterated that they would have to have heating and air and gutters, but no additional support would be required.

Board Member Hewett clarified that the enclosure would only be temporary. Mr. Adams answered yes. He explained that it would be a tongue and groove type with aluminum poles and plexiglass windows.

Board Member Melville remarked that it could come off, but the visitors on Main Street during the winter would see it as a permanent structure rather than a temporary structure. If someone came in requesting a new building, she questioned whether the City would allow them to build a permanent structure out over the sidewalk because it would change the view of Main Street significantly. Planner Grahn stated that if the structure was proposed to be permanent it would not be approved because it is built over the City right-of-way and because of the form of the building.

Board Member Melville Ms. Melville stated that her concern is that an open deck has a western mining town look. Enclose the deck and that look is lost. Having that up and down Main Street would create a different look. She asked if the Board was willing to go with a different look for Main Street. Ms. Melville was concerned about setting a precedent. She named the buildings that already have decks and the ones that could build decks. Ms. Melville believed these were different from dining decks. Dining decks are clearly temporary because you can see through them and around them. Ms. Melville stated that because the Building Department would require a dining deck that is enclosed for six months to be built to permanent standards, it will look like the permanent way the building was designed.

Board Member Holmgren stated that she is a strong proponent of the dining decks during the summer, but there was controversy to allow those. She still hears people complain as she walks up and down the street. Ms. Holmgren believed this was another step in the right direction. She thought it was fabulous, particularly the fact that it is all tongue and groove and they have addressed snow removal and other issues. It would only be up for 180 days. She would not care if a visitor thought it was permanent because she knows that by Spring she would be sitting on an outdoor deck.

Board Member Hewett concurred with Board Member Holmgren. She thought it was a good idea and she believed people would look at it as a way to make

something historic current. Ms. Hewett thought people would be able to interpret the difference.

Board Member Holmgren stated that if someone wants to do something that is safe and good looking they should be allowed to do it. She pointed out that all decks go through a design review and they have to be approved. She was not opposed to having more decks. Ms. Holmgren remarked that this was one of the best innovations she has seen in a long time that was good for Main Street.

Chair Kenworthy expressed his appreciation for the independence and the diversity of this Board. It opens his eyes and he hoped it benefits the Staff.

Board Member Beatlebrox did not have a definite opinion either way, but she could see no harm in looking into it further.

Chair Kenworthy disclosed that he is a restaurant owner with a dining deck and for that reason he would decline to make comment.

Board Member White asked if the roof of the temporary structure was glass or plexiglass. Mr. Adams stated that it was designed to be see-through plexiglass or some type of polyurethane. Mr. White stated that if it is see-through glass or plexiglass it would have very little or no snowload. It would have moisture but gutters and downspouts would take care of it. Mr. White stated that if it is metal and glass and they would no longer have to look at the vinyl tents, he favored pursuing it.

Assistant City Attorney McLean stated that because this matter is legislative, Chair Kenworthy could participate. Chair Kenworthy preferred to abstain. Ms. McLean encouraged his comments.

Chair Kenworthy thought it would open up a can of worms that could be looked into down the road. He did not want to be a hypocrite because this type of policy could work to his benefit. Chair Kenworthy understood that during the winter months the establishments are full to capacity and many people are turned away. As long as it is temporary and it looks better than what they are currently allowed to do, he thought it was worth pursuing. Chair Kenworthy thought it would be a slippery slope through the process, but he admires people who come in with different ideas.

Planner Grahn stated that since the majority of the Board were in favor of pursuing it further, they needed to review the changes that should be made and create guidelines for balcony enclosure throughout Main Street.

Board Member Melville understood that the majority rules, but she wanted it clear that she was adamantly against moving forward because it would change the

look of the architecture. She asked if they had consulted with the Historical Consultant to see if it would affect their designation as a Historic District. Planner Grahm stated that she spoke with Corey Jensen and the State Historic Preservation Office and he told her that if it is temporary it would not impact the National Register. Ms. Melville stated that temporary was one thing in terms of the Building Code definition of less than six months. However, temporary in terms of built upon standards and the majority of the visitors who come in the winter seeing a permanent structure attached to the outside of buildings changing the look of the architecture is a different issue. She pointed out that if the structures were permanent it would jeopardize the National Register; therefore it is an architectural change.

Chair Kenworthy personally preferred something closer to 120 days rather than 180 days.

Board Member Holmgren stated that when the City discussed outdoor dining decks guidelines were written on how they should be built. Ms. Holmgren was excited about the decks and she was excited about this next step. She remarked that Park City is historic but they also needed to be realistic.

Board Member Hewett liked the fact that the ceilings would be clear. She thought the timing was good and she had no concerns.

Given the late hour, Planner Grahm suggested that the discussion regarding changes to the LMC and the Design Guidelines for temporary winter balconies enclosures be continued to another meeting. The Board concurred.

Historic District Grant Program – Policy Review

Board Member Crosby returned to the meeting.

Planner Grahm stated that the goal for establishing guidelines is to give the HPB some criteria as a basis for deciding whether a project qualifies for going from Significant to a Landmark status. She reminded the Board that Landmark means the site is National Register eligible and it must be pristine.

Planner Grahm reviewed each guideline.

1. The building shall not have been reconstructed, panelized, relocated, or re-oriented.

In speaking with Ms. Meintsma this evening, Planner Grahm believed there were unique circumstances such as High West where this works and it can remain National Register eligible. However, in the majority of cases it is very rare for a structure to remain on the National Register if it is reconstructed or relocated.



Historic Preservation Board Staff Report

Subject: Temporary Winter Balcony Enclosures
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: March 4, 2015
Type of Item: Work Session

Summary Recommendations:

Staff recommends the Historic Preservation Board (HPB) review staff's analysis of the proposed balcony enclosures over the Main Street right-of-way during the winter months (November through April) as well as proposed Design Guidelines, and the HPB make recommendations to City Council.

Topic/Description:

The Riverhorse on Main wishes to construct a temporary, seasonal enclosure on their balcony that would provide additional restaurant space during the winter months (November 1st through April 30th). They believe other restaurants on Main Street would also benefit by having the ability to enclose their balconies, and the Riverhorse has proposed that City Council develop a seasonal program similar to Street Dining on Main—the dining deck program.

Background:

On September 18, 2014, Seth Adams of the Riverhorse presented to City Council his concept for a winter balcony enclosure program. The applicant requested that property owners be permitted to enter into a lease agreement with the City for the enclosure of balcony space above the City right-of-way (ROW). This program would be similar to Street Dining on Main's summer dining decks. Staff met with City Council on November 13, 2014, to discuss this program and expressed their concern for these balcony enclosures; City Council directed staff to meet with the HPB for feedback on this program.

The HPB briefly discussed their interest in seasonal balcony enclosures during the January 7, 2015 meeting, and expressed interest in discussing the topic further during their next meeting.

There are approximately twenty-one (21) balconies on Main Street that extend over the City ROW. Of these, seven (7) are constructed on historic buildings, but only one (1) balcony is historic (361 Main Street). Land Management Code (LMC) 15-2.6-3 requires that no balcony projecting over City ROW may be erected, re-erected, located or relocated, enlarged, or structurally modified without first receiving approval from City Council. LMC 15-2.6-3(D) specifically states that "Balconies . . . may not be enclosed." Should City Council decide to pursue a seasonal balcony enclosure program, the LMC will need to be amended to allow for temporary balcony enclosures. Property owners are required to provide insurance for their balconies.

Outdoor dining is a conditional use in the Historic Commercial Business (HCB) District for restaurants. Any outdoor dining must be approved through an Administrative Conditional Use Permit (Admin-CUP). Riverhorse and Wahso both have Admin-CUPs for their outdoor dining for summertime balcony dining. No other restaurants currently have approvals.

The following chart outlines the location, historic designation, and existence of Admin-CUPs for the existing balconies:

Business Name:	Address:	Use:	Historic Designation:	Admin CUP for Outdoor Dining
TMI	255 Main St	Multiple	Not Historic	No
Red Banjo Pizza	322 Main St	Restaurant	Landmark	No
Berkshire Hathaway Home Services	354 Main St	Real Estate	Significant	No
Burns Cowboy Shop	361 Main St	Retail	Landmark	No
Woodbury Jewelers	421 Main St	Retail	Not Historic	No
Flannagans	438 Main St	Restaurant	Landmark	No
Robert Kelly Home	449 Main St	Retail	Significant	No
501 on Main	501 Main St	Restaurant	Not Historic	<i>Under review</i>
The Expanding Heart	505 Main St	Retail	Not Historic	No
The Cunningham Building	537 Main St	Office	Not Historic	No
River Horse	530-540 Main St	Restaurant	Landmark (Balcony is on the addition)	Yes
Quicksilver	570 Main St	Retail	Not Historic	Yes
Wahso	577 Main St	Restaurant	Not Historic	Yes
Gaucha/Above Condo	591 Main St	Retail/Residential	Significant	No
Destiny	608 Main St	Retail	Not Historic	No
Montgomery Life Fine Art	608 Main St	Retail	Not Historic	No
Condos	613 Main St	Residential (2 nd level)	Not Historic	No
Condos	614 Main St	Residential (2 nd level)	Not Historic	No
Summit Sotherby's International Realty	625 Main St	Residential/Realty	Not Historic	No
Bahnof Sport	639 Main St.	Retain	Not Historic	No
Town Lift Condominiums	693 Main St	Commercial/Residential	Not Historic	No
Caledonian Hotel	751 Main St	Commercial	Not Historic	No

Analysis:

A balcony is a platform that projects from the wall of a Building and is enclosed by a railing, parapet, or balustrade. It typically does not have a roof. Usually, balconies are incorporated into the design of a building for functional and aesthetic reasons. In some cases, the balcony offsets the massing of the commercial building while embellishing the façade of the structure with additional architectural detailing. The balcony is one of the most visible elements of the building and significantly contributes to the style, appearance, and relationship of the structure to the streetscape.

Balconies traditionally serve as open-air spaces. They are an extension of the interior yet provide a clear transitional space between the private interior spaces and public exterior spaces of the building. Balconies are an outside room during warm weather and provide a covered entrance to the lower level during adverse weather conditions.

Staff's professional opinion is that the enclosure of this space—even temporarily during the winter months—changes the historic character of the Main Street district as a whole. The enclosure of balcony spaces substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape. The visual character of the original building (historic or non-historic) will be substantially altered due to changes in its overall shape, roof design, projections, recesses, and solid-to-void ratio. On historic structures, the balcony enclosure would obscure and detract from historic details of the balcony and the corresponding historic building. In other cases, balconies that were not originally designed to meet the requirements of interior spaces and enclosures may require substantial structural changes and reconstruction.

Design Guidelines for Historic Districts and Historic Sites

Staff does not believe that the seasonal enclosures of balconies over Main Street complies with the current *Design Guidelines for Historic Sites and Structures*.

The Design Guidelines specify that new additions on historic buildings be visually subordinate to the historic building from the primary public right-of-way, including incorporating rooftop additions that are not visible from the street. The guidelines also recommend that the new addition does not obscure or significantly contribute to the loss of historic materials. Staff finds that these balcony enclosures are a very visible addition to the existing structure, conceal historic building facades, and threaten historic materials.

Staff is concerned that the annual construction and removal of the balcony enclosures will be detrimental to historic building materials. Nails, screws, sealants, and other materials used at connections will leave behind holes, scratches, stains, and other signs of damage on the historic materials that will need to be patched and repaired annually when the enclosure is removed. Staff finds that this will intensify normal wear and tear on historic materials and cause the materials to deteriorate faster.

Staff also finds that the proposed balcony enclosures will visually modify or alter the original building design. The majority of historic buildings with existing balconies already have second-level doors accessing the balcony; however, these doors are not original to the building. Most buildings would not be permitted to add a new door to access their non-historic balcony. As new doors and balconies would not be permitted to be constructed without a Historic District Design Review (HDDR) approval and permission from City Council to construct over the public right-of-way, staff finds that only a limited number of balcony enclosures would be permitted for those decks already existing.

Staff has met with the Legal, Building, Finance, and Engineering Department to identify other issues that will need to be addressed in order to establish this program. These include:

- The applicant must submit a full architectural and engineering plan to the Building Department that addresses energy efficiency, structural loads on the cantilevered deck, emergency egress plans, seating plan, weather proofing, electrical plans, etc. Additional electrical upgrades must be permanent and electrical outlets will need to be concealed from the view of the public right-of-way.
- The applicant will also need to provide a snow shed plan. Snow will need to be retained on the roof and the applicant shall show how the melted snow will be diverted to the public way without draining across the sidewalk.
- Building permits will be required for the assembly and disassembly of the seasonal balcony enclosures.
- Increased water and sewer impact fees will require Snyderville Basin Water Reclamation District sign-off.
- There will be increased fees for business licensing due to the additional square footage.
- Additional fire safety requirements will require approval by Park City Fire District.
- The applicant will assume all liability for the seasonal enclosures and need to provide insurance for the balcony and enclosure.

Does the HPB wish to see balcony enclosures on both historic and non-historic buildings? Or, would the HPB prefer that the new enclosures be limited to non-historic structures only so as not to increase annual wear and tear on historic materials?

Developing a program similar to summer dining decks

In order to accommodate such a program, the Design Guidelines and the Land Management Code (LMC) will need to be amended in order to allow for the temporary, seasonal enclosure of the balconies. LMC 15-2.6-3(D) Balconies should be amended to state:

(D) BALCONIES. No Balcony may be erected, enlarged, or altered over a public pedestrian Right-of-Way without the advance approval of the City Council. Balcony supports may not exceed eighteen inches (18") square and are allowed no closer than thirty-six inches (36") from the front face of the curb. Balconies must provide vertical clearance of not less than ten feet (10') from the sidewalk and may not be enclosed permanently. Temporary seasonal balcony enclosures may be appropriate on some structures. With reasonable notice, the City may require a Balcony be removed from City property without compensating the Building Owner.

If City Council supports temporary balcony enclosures, than Staff recommends altering the following guidelines to specify that these guidelines are not impacted by temporary structures:

Design Guidelines for Historic Sites in Park City:

MSHS1. The proposed project must not cause the building or district to be removed from the National Register of Historic Places. Temporary structures are not subject to review of the National Register of Historic Places.

MSHS8. Temporary winter balcony enclosures are reviewed by the program's criteria and are not addressed by these Specific Design Guidelines.

Design Guidelines for New Construction in Park City's Historic Districts

MSNC1. New construction in the Main Street National Register Historic should be approved only after it has been determined by the Planning Department that the proposed project will not jeopardize the integrity of the surrounding Historic Sites. Temporary structures are not subject to review of the National Register of Historic Places.

MSNC9. Temporary winter balcony enclosures are reviewed by the program's criteria and are not addressed by these Specific Design Guidelines.

Should the HPB believe such enclosures are appropriate along Historic Main Street, staff finds that there need to be some basic guidelines in order to protect the historic integrity of the Main Street Historic District. Staff is recommending that the HPB review and provide feedback on the following proposed guidelines for balcony enclosures:

General Requirements for Balcony Enclosures

1. The enclosure must be constructed on a balcony on Main Street.
2. There may be times when it is not appropriate to enclose a balcony due to the unique historic character and architectural detailing of the historic building.
3. The applicant must demonstrate that the temporary enclosure will not damage the existing façade and/or side walls with repeated attachment and detachment.
4. The enclosure and balcony should respect the architectural style of the building.
5. The enclosure should retain existing railings in order to achieve a design consistent with open balconies and maintain the character of the original building.
6. The existing exterior wall may not be removed seasonally in order to accommodate the balcony enclosure.
7. The enclosure must not block existing door and window openings on neighboring buildings.
8. Enclosures should consist of clear glazing set in window frames that generally match the mass, scale, and material as those used for the glazing frames of the building.
9. Draperies, blinds, and/or screens must be located in a traditional manner above doors and windows. Draperies, blinds, and/or screens should not be used within the

balcony enclosure if they increase the bulk appearance of the enclosure. The use of these must blend with the architecture of the building and should not detract from it. Materials should be high-quality, colorfast, and sunfade resistant.

10. The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk.
11. The enclosure must have direct access to the restaurant's dining area.
12. The design must address snow shedding.
13. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require the approval of City Council.
14. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.
15. Any new signage will require a Sign Permit application.

Does the Historic Preservation Board approve of these proposed Design Guidelines for Balcony Enclosures? Are there any other Design Guidelines that should be incorporated?

Recommendation:

Staff recommends the Historic Preservation Board (HPB) review staff's analysis of the proposed balcony enclosures over the Main Street right-of-way during the winter months (November through April) as well as proposed Design Guidelines, and the HPB make recommendations to City Council.

Exhibits:

Exhibit A – City Council Staff Report and Minutes

Exhibit B – HPCA input for balcony enclosures

Exhibit C – Additional renderings of proposed enclosure at Riverhorse

2. The existing house structure located at 316 Woodside Avenue does not comply with all of the criteria for a Landmark Site as set forth in Land Management Code (LMC) Section 15-11-10(A)(1). The structure does not meet the criteria for landmark designation as it is not eligible for the National Register of Historic Places due to post 1941 alterations that have damaged and obliterated significant character-defining features of the historic structure.

WORK SESSION

Temporary Winter Balcony Enclosures

Board Member Crosby recused herself and left the room.

Planner Grahm reported that the Riverhorse had approached the City Council about the possibility of creating a seasonal balcony enclosure program. In November the City Council requested feedback from the Historic Preservation Board. The HPB had a brief discussion but tabled further discussion due to the late hour.

Planner Grahm stated that currently there were a few conflicts with balcony enclosures in the Design Guidelines. The Guidelines are strict about new additions being visually subordinate to historic buildings when viewed from the public right-of-way. The Staff is concerned that annual construction and removal could be detrimental to historic building materials and intensify wear and tear. They also believe that the proposed balcony enclosures visualize and alter the original building design. Additional concerns include energy-efficiency, snow shedding of shed roofs on to Main Street, the seasonal assembly and disassembly, increased water and sewer impact fees to name a few.

Planner Grahm asked whether the Board was comfortable with having seasonal balcony enclosures on both historic and non-historic buildings, or whether it should be limited to non-historic buildings given the amount of wear and tear of attaching and removing temporary structures.

Chair Kenworth asked Planner Grahm to define the current tent situation that the City allows for these balconies. Planner Grahm stated that currently if someone wants to put up a tent on their balcony during the winter months it goes through Administrative Conditional Use Permit process. The applicant is allowed to up a tent for a two-week period. She recalled that one applicant can have five Administrative CUPs for a total of 70 days combined. The tent should be taken down between each CUP or the owner will be fined.

Board Member Holmgren recalled that the temporary structures have to be built as though they were permanent. Planner Grahm answered yes. Ms. Melville asked about the balcony itself. Planner Grahm remarked that in some cases the

balcony itself may need to be upgraded for structural supports. She believed it would have to be reviewed on a case by case basis because each building is unique and different.

Board Member Melville stated that in her personal opinion it putting up and taking down a permanent enclosure on a historic façade would be very detrimental. She was opposed to allowing enclosures on historic structures. Ms. Melville stated that she was also generally opposed to balcony enclosures on newer buildings because the enclosures visually modify and alter the original building design. She also thought the enclosures would have an impact on the historic district. Planner Grahn stated that it would not impact the historic district because the enclosures would be seasonal. If they were to permanently enclose balconies there would be an issue with the National Register. She noted that the State Historic Preservation Office was adamant that temporary structures do not get considered for the National Register. Ms. Melville stated that at least visually it would alter the Historic District. Planner Grahn agreed.

Chair Kenworthy pointed out that the tents that are currently allowed also alter the visual. He asked the representatives from Riverhorse to offer their opinion.

Seth Adams with Riverhorse thought the tents were much more of a detriment to the visual appearance. He did not put up a tent this year and he was lucky the weather was nice. However, they would like to have the ability to use the balcony all the time, which was why they were making this request. Mr. Adams did not believe the enclosure impacted the visual integrity of what people on the street see walking on Main Street. Mr. Adams remarked that one of the objectives for the enclosure is to get people out on the deck to look up and down Main Street.

Chair Kenworthy asked Mr. Adams if the building was historic. Mr. Adams stated that where the balcony is was not historic. The entrance of the Riverhorse on the Main Street level is historic. Chair Kenworthy asked what percentage the business would increase with the enclosure. Mr. Adams estimated 10%. He clarified that it allows them to take the waiting space in the restaurant and convert it into seats. The balcony would be used to corral people in order to create more dining space inside the restaurant, but there would not be tables on the balcony. Chair Kenworthy asked if the enclosure was needed for six months. Mr. Adams answered no. He thought December 15th through April 15th would be sufficient.

Board Member Melville referred to page 295 of the Staff report and noted that the balcony was currently curved and the building façade is further back. She understood that Mr. Adams was proposing to rebuild the balcony to square it up. He replied that this was correct. Squaring up the corners would add a few square feet to the size. The reason was to make the temporary structure fit

better. Ms. Melville understood that they were also proposing to bring the façade out further than where it currently sits. Mr. Adams replied that it would only be the corners beneath the archway.

Board Member Melville clarified that the building shown on page 296 with the enclosure would not be allowed to be constructed as a permanent structure. Planner Grahn answered yes. If the Riverhorse was to propose this permanently it would not be supported by the Guidelines. Planner Grahn pointed out that Mr. Adams is the only one who has proposed the enclosure, but they need to look at it holistically in terms of how it could be managed up and down Main Street.

Board Member White noted from the table on page 277 of the Staff report that only three properties wanted this type of structure. Planner Grahn explained that the Staff looked at who on Main Street has an Administrative CUP, which is required for outdoor dining in the summer. Of all the businesses on Main Street only three do, and one was under review last year. Mr. White asked if the businesses that said no could change their mind. Director Eddington answered yes. He pointed out that the three identified were the ones who have applied for an Administrative Conditional Use Permit. The rest would have that ability. Director Eddington stated that there were 15 non-historic structures out of 21 shown on the table.

Board Member Melville assumed other buildings could build a balcony as well. Director Eddington stated that they could but they would need permission from the City Engineer to encroach over the public right-of-way. Planner Grahn noted that balconies need City Council approval because they do extend over the City right-of-way. Director Eddington agreed that with City approval more balconies could be built on Main Street if they apply for an Administrative CUP for outdoor dining.

Board Member White how many properties would have to do structural work in order to enclose their balconies. Director Eddington stated that the Staff had not done that analysis, but he assumed that most would require some type of structural work for both historic and non-historic structures. Mr. White asked if the same applied for tents. Director Eddington believed the tents still needed to meet load capacity for the number of people. However, that situation was different than connecting a new structure to a building. The temporary structure would have more connections and structural challenges to the existing façade, but the requirements for load capacity would be about the same.

Chair Kenworthy asked how this would affect Grappa. They were not on the list but they put up tents all the time on their patio. Director Eddington replied that this was only for balconies. Chair Kenworthy noted that TMI was not listed but they have outdoor dining. He names others that were not listed.

Board Member White clarified that the only visual example they have is for Riverhorse. Director Eddington stated that Riverhorse was the only application they had received. Board Member Holmgren thought it needed to be determined on a case by case basis. Mr. White thought the temporary structure looked better than a white tent. However, he was apprehensive about putting glass and steel temporary structures on historic buildings. Planner Grahm stated that the Staff had drafted guidelines to address the issues and to be consistent when applicants come in with an application for a balcony enclosure. The guidelines would also ensure that they protect the look and feel of Main Street.

Board Member White thought it was obvious that whether it was a tent or an enclosure these structures would not go away. Planner Grahm explained that if someone has a balcony on Main Street and they wanted something more permanent than a tent for the winter months, they could apply for that type of enclosure. She stated that the Staff would treat the process similar to the dining deck program except that it would be a winter balcony enclosure program. Mr. White clarified that each structure would be reviewed on a case by case basis. Planner Grahm answered yes, but guidelines need to be in place for consistency.

Board Member Beatlebrox asked if the guidelines on page 280 of the Staff report were enforceable. Planner Grahm replied that it was an issue they needed to discuss.

Planner Grahm reiterated her earlier question about limiting enclosures to new buildings versus historic buildings, or whether it should be allowed on all structures.

Board Member Holmgren did not believe they should delineate between old and new. Board Member Melville disagreed. She thought it would be even worse if they were allowed on historic buildings. Board Member Beatlebrox agreed. Board Member White concurred with Ms. Melville and Ms. Beatlebrox. He was not comfortable putting that type of temporary structure on a historic building.

Planner Grahm summarized that the answer was No on historic structures but Yes on non-historic buildings. Board Member Melville stated that she was generally opposed to the structures on any building on Main Street at this point.

Planner Grahm read proposed language to the LMC to say that, "Balconies may not be enclosed permanently. Temporary seasonal balcony enclosures may be appropriate on some structures." She thought that gave some leeway for structures where the Staff did not believe it would be appropriate. Chair Kenworthy understood that this would only pertain to the ones on public pedestrian right-of-ways. Planner Grahm answered yes. Board Member Holmgren asked how the language ensures that the enclosures would not be

allowed on historic buildings. Planner Grahn stated that additional language could be added to exclude historic structures. Ms. Melville suggested specifying non-historic buildings.

Chair Kenworthy stated that the Flanagan's Building is a Landmark historic building and he would never want to see a temporary structure on it for any reason. He noted that the balcony is probably 99% over a public right-of-way which would eliminate the opportunity. Since it was his building he was very comfortable not having the enclosure.

Planner Grahn reviewed the proposed revisions to the Design Guidelines for the Main Street District as outlined on page 180 of the Staff report. She noted that new construction is everything that was not designated as historic on the HSI.

The first guideline addressed historic sites in Park City. She added, "Temporary structures are not subject to review of the National Register of Historic Places" which is true by the national Park Service.

She added a new Guidelines, "Temporary winter balcony enclosures are reviewed by the programs criteria and are not addressed by these specific Design Guidelines."

Board Member Melville questioned why they would say it was not addressed by the Design Guideline. Planner Grahn stated that the Staff thought it was better to have a separate set of guidelines for review because it is less confusing than having them incorporated into the Design Guidelines. Director Eddington clarified that there were so many conflicting guidelines relative to a new temporary structure that it would not work well and could cause confusion. Planner Grahn noted that summer dining decks have a separate set of guidelines. This would fall under that category.

Chair Kenworthy stated that Flanagan's has a dining deck and they have to go through the requirements and permitting process. From his point of view and a business standpoint, they are providing a customer service. He understands that there is opposition to dining decks and he respects those opinions. However, in a situation like the Riverhorse it allows the owner to provide customer service in a resort town and people enjoy the dining decks on the street. Contrary to popular belief they do not make a lot of money from dining decks, but the reward is happy customers. Chair Kenworthy remarked that in granting his request, Mr. Adams would be able to provide an operational solution in a historic building to improve customer service. Chair Kenworthy thought six months was too long and would prefer a four-month time frame. He thought it was important to balance historic preservation with the ability to provide better customer service.

Board Member Holmgren understood from previous conversations that Mr. Adams was addressing the issues of snow shedding and removal and other safety factors. She thought this was positive for Main Street. It is a piece of magic and people who experience it will never forget it. Ms. Holmgren felt strongly that they should allow this to happen. However, she agreed that the time limit should be less than six months. She felt positive that this was brilliant, new and innovative for Historic Main Street and she would like to see it approved.

Mr. Adams favored a shorter time period as well. He would be comfortable if the winter was 180 days.

Planner Grahn reviewed the proposed guidelines for balcony enclosures and requested feedback from the Board on each one.

1) The enclosure must be constructed on a balcony on Main Street. There would be no balconies on Swede Alley or any side streets.

The Board pointed out balconies that already exist on Swede Alley. They noted that the Caledonia is on a side street and they have a balcony. Chair Kenworthy thought it would be difficult to limit it to Main Street. Planner Grahn suggested that they eliminate the guideline.

2) There may be times when it is not appropriate to enclose a balcony due to the unique historic character and architectural detailing of the historic building. Planner Grahn noted that the guideline no longer applied based on their discussion and the decision not to allow it on historic buildings.

The Board discussed whether or not the guideline could apply to non-historic structures. Planner Grahn suggested changing the language to say, "...due to unique conditions or circumstances" to address unforeseen situations where enclosing a balcony may cause life/safety issues. The Board concurred.

Planner Grahn read the language as revised, "There may be times when it is not appropriate to enclose a balcony on a non-historic building due to the unique conditions or circumstances".

Board Member Beatlebrox asked if they needed to define unique circumstances. Planner Grahn stated that currently the Planning Director and Chief Building Official are the ones who determine a unique circumstance and she thought they should make that determination for the enclosures as well. The Board agreed.

3) The applicant must demonstrate that the temporary enclosure will not damage the existing façade and/or side walls with repeated attachment and detachment.

Planner Grahn stated that this guideline was no longer necessary based on their earlier decision.

4) The enclosure and balcony shall respect the architectural style of the building. Planner Grahn clarified that even on new buildings they would not want something that did not match what exists or keep with the theme. The Board agreed.

Chair Kenworthy suggested that they prohibit signage. Planner Grahn asked if they wanted to prohibits signs completely or whether they should include language stating that any new signage will required a sign permit application. The Board unanimously wanted signage prohibited for the temporary enclosures.

5) The enclosure shall retain existing railings in order to achieve a design consistent with open balconies and maintain the character of the original building. She asked if the Board agreed that the railings should not be removed.

Director Eddington suggested that they keep the railings on the balconies to keep it looking like a balcony. The Board agreed.

6) The existing exterior wall may not be removed seasonally in order to accommodate the balcony enclosure. The Board agreed.

7) The enclosure must not block existing door and window openings on neighboring buildings. The Board agreed.

8) Enclosures should consist of clear glazing set in window frames that generally match the mass, scale and material as those used for the glazing frames of the building itself. The Board agreed.

9) Draperies, blinds and/or screens must be located in a traditional manner above doors and windows. Draperies, blinds and/or screens should not be used within the balcony enclosure if they increase the bulk appearance of the enclosure. The use of these must blend with the architecture of the building and should not detract from it. Materials should be high quality, color-fast and sun fade resistant.

Planner Grahn stated that she had borrowed the guideline from Vancouver, where they have balcony enclosures on condo buildings. The concern is that when people drape the interior of the glass, it appears to be bulky and heavier, and less open. She was unsure whether that would occur on Main Street, but the language could protect it from occurring.

Board Member Beatlebrox suggested saying that draperies, blinds or screens are not required. Board Member Holmgren preferred not to allow them at all. They would still want people to be able to look in or look out.

Mr. Adams stated that the only reason he would consider a blind would be the hour or two as protection from the blinding sun. Other than that he could see no reason to have them.

Board Member Holmgren did not favor the concept at all. The Board discussed potential language to address the issue of blocking the sun like Mr. Adams had suggested, but not using them as a barrier.

Board Member Beatlebrox suggested language to say, "Sun screens permitted and should be used only during times of extreme sun and should not be obstructive." The Board was comfortable with that language.

10) The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk. The Board agreed.

11) The closure must have direct access to the restaurant's dining area. The Board agreed.

12) The design must address snow shedding.

Board Member Melville asked where in the language it says that a building permit is required and it must comply with Building Department requirements.

Planner Grahn stated that if they add language indicating that a building permit is required, the Building Department would make sure it complies with the International Building Code. The Board favored adding language regarding the building permit.

13. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by Staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require approval of the City Council. The Board agreed.

14. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.

Planner Grahn clarified that tents would still be treated as tents and balcony enclosures would be a separate program.

15. Any new signage will require a Sign Permit application.

Planner Grahn noted that this guideline was no longer necessary because signage was addressed in a previous guideline where the Board agreed to prohibit signage.

In terms of the time frame for having the enclosure, The Board agreed on four months. Director Eddington preferred to have specific dates and suggested December 15th to April 15th.

Mr. Adams noted that the time frame for summer dining decks was 180 days. Board Member Beatlebrox thought 120 days was sufficient. Director Eddington pointed out that dining decks have specific dates so everyone knows when they are allowed to go up and when they have to come down.

Chair Kenworthy suggested a maximum four month window between December 1st through April 30th. Director Eddington asked if they wanted to limit it to four months. Mr. Adams stated that personally he would like to put it up right after Thanksgiving and take it down when PCMR closes.

Board Member White suggested November 15th to April 15th. Director Eddington recommended specifying dates and not talk about a four month limit. It would be consistent for everyone and it would make it easier for Building and Code Enforcement to monitor.

The Board was comfortable with a November 15th to April 15th time frame.

Chair Kenworthy thanked Mr. Adams for his input.

The meeting adjourned at 8:47 p.m.

Approved by _____
John Kenworthy, Chair
Historic Preservation Board

Planning Commission Staff Report

Subject: Main Street Balcony Enclosure Amendments
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-15-03021
Date: December 9, 2015
Type of Item: Legislative – LMC Changes

Summary Recommendations

Staff is requesting that the Planning Commission open a public hearing, review the possible Land Management Code amendments regarding balcony enclosures on Main Street, and consider forwarding a positive recommendation to City Council.

Description

Project Name: LMC Amendment to permit temporary enclosure of balconies, not to exceed 180 days (November 15th- April 30th)
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

Proposal

City Council wishes to develop a pilot program to allow Main Street restaurateurs to construct temporary, seasonal enclosures on their balconies that would provide additional restaurant seating space during the winter months (November 15th through April 30th). The pilot program would be available only to those balconies directly attached to restaurant space on non-historic structures. Staff has collaborated with the Building, Planning, Engineering, Finance, Sustainability, and Legal Departments to develop a pilot program proposal for the 2015-2016 winter season. Balcony enclosures may be constructed starting on November 15th and must be removed no later than April 30th; the duration of the balcony enclosures shall not exceed 180 days.

In order to move forward with the pilot program, the Land Management Code (LMC) needs to be amended to permit the temporary enclosure of balconies. Staff requests that the Planning Commission review staff's proposed modifications to the LMC and forward a positive recommendation to City Council. Any design guideline amendments for the balcony enclosures will be adopted through a City Council resolution amending the Design Guidelines for Historic Districts and Historic Sites (June 19, 2009).

Purpose

The purpose of the Historic Commercial Business (HCB) District:

- (A) preserve the cultural heritage of the City's original Business, governmental and residential center,
- (B) allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,

- (C) facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
- (D) encourage the preservation of Historic Structures within the district,
- (E) encourage pedestrian-oriented, pedestrian-scale Development,
- (F) minimize the impacts of new Development on parking constraints of Old Town,
- (G) minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
- (H) minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
- (I) support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.
- (J) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Background

On September 18, 2014, Seth Adams of the Riverhorse presented to City Council his concept for a winter balcony enclosure program. Riverhorse hopes to imitate the success of their tent's use during special events by constructing a temporary (not to exceed 180-days) enclosure on the balcony from November 15th through April 30th that would promote winter-time use. The temporary enclosure would add approximately 350 square feet of restaurant space on their balcony and seat approximately twenty (20) patrons, or about five (5) tables of four (4).

Staff met with City Council on November 13, 2014, to discuss creating a Winter Balcony Enclosure program, similar to that of the Street Dining on Main's summer dining decks. City Council directed staff to meet with the Historic Preservation Board (HPB) for feedback on this program. Staff met with the HPB on January 7 and March 4, 2015, to discuss necessary changes to the Land Management Code (LMC) and Design Guidelines in order to accommodate the winter balcony enclosure program. The input provided by the HPB is reflected in the attached staff reports and exhibits.

Staff strongly recommended that the balcony enclosures not be permitted as staff found the enclosures would detract from the look and feel of Historic Main Street; however, the majority of City Council and the HPB found the enclosures to be an aesthetic improvement to the white tents currently used during the winter months. Further, City Council and the HPB found that the balcony enclosures would maintain the high quality of customer service and support for increased seasonal occupant loads of Main Street restaurants.

Staff has moved forward with developing a pilot program for the 2015-2016 Winter Season which would permit balcony enclosures only on those balconies facing Main Street that are on non-historic structures and directly attached to restaurant space. Thus far, staff has found that only Riverhorse on Main is interested in constructing a balcony enclosure. This year's pilot program will occur from January through April

following changes to the LMC. Following the removal of the balcony enclosures on April 30th, staff will assess the merits and challenges of the program and review these with City Council in May.

Analysis

Balconies are defined by the Land Management Code (LMC) as a platform that projects from the wall of a building and is enclosed by a railing, parapet, or balustrade. There are approximately twenty-one (21) balconies on Main Street that extend over the City ROW. This program would only allow enclosures to be constructed on those balconies directly attached to restaurant space on non-historic structures that are not designated on the Historic Sites Inventory (HSI). Currently, only three (3) restaurant balconies would be eligible for the pilot program.

Outdoor dining is a conditional use in the Historic Commercial Business (HCB) District for restaurants. Any outdoor dining must be approved through an Administrative Conditional Use Permit (Admin-CUP). Riverhorse and Wahso both have Admin-CUPs for their outdoor dining for summertime balcony dining. No other restaurants currently have approvals. For more information, please review the Analysis section of Exhibit 3--6.25.15 City Council Report.

Current Balcony Requirements

The Land Management Code (LMC) 15-2.6-3 requires that no balcony projecting over City ROW may be erected, re-erected, located or relocated, enlarged, or structurally modified without first receiving approval from City Council. LMC 15-2.6-3(D) specifically states that "Balconies . . . may not be enclosed." Because City Council has directed staff to move forward with the pilot Winter Balcony Enclosure program, the LMC will need to be amended to allow for these temporary, seasonal balcony enclosures. Property owners are required to provide insurance for their balconies.

Current Temporary Structure Requirements

The LMC defines a temporary improvement as a structure built or installed, and maintained during the construction of a development, or during a special event or activity and then removed prior to release of the performance guarantee. Staff finds that the proposed balcony enclosures meet the definition of a temporary improvement, BUT extend beyond the duration of construction activity or a special event or activity as currently allowed by code. The winter season is not a special event.

LMC 15-4-16(A)(4) limits temporary structures, such as tents, to a duration no longer than 14 days and for more than five (5) times per year on the same property or site, unless a longer duration or greater frequency is approved by the Planning Commission consistent with the Conditional Use Criteria or as approved by City Council as part of a Master Festival. The intent of this provision in the code was to allow events to run together if necessary, but each 14 day period would count toward the total allowed amount of five (5) times per year, or 70 days total. This limits temporary structures, such as tents, from standing indefinitely by allowing them to stand for only 70 days per

year. The Planning Commission, however, may currently approve a longer duration or greater frequency through a Conditional Use Permit (CUP).

The Land Management Code (LMC) was revised to address the duration of temporary structures in 2009. At that time, there were several temporary structures located on hotel properties in town that had been approved as temporary structures, but were left standing in virtual perpetuity. To ensure this trend would not continue, new duration parameters were adopted in 2009.

There have been instances where a temporary structure has been approved to stay up for greater than 14 days, such as the 2013 Planning Commission approval of a CUP at the Montage allowing construction of temporary structures for up to 15 times per year of which 4 structures were allowed for a maximum of 60 days due to the high frequency of weddings and outdoor parties.

Required Changes to the Land Management Code (LMC)

During the November 2014 and June 2015 City Council work session and the January and March 2015 HPB work sessions, staff expressed concern that the proposal was in direct opposition to the current LMC, and the LMC does not make exception for temporary, seasonal structures. The LMC needs to be amended in order to accommodate an exception for temporary, seasonal structures. Staff proposes that LMC 15-2.6-3(D) Balconies be amended to state:

(D) BALCONIES AND TEMPORARY WINTER BALCONY ENCLOSURES.

(1) No Balcony may be erected, enlarged, or altered over a public pedestrian Right-of-Way without the advance approval of the City Council. Balcony supports may not exceed eighteen inches (18") square and are allowed no closer than thirty-six inches (36") from the front face of the curb. Balconies must provide vertical clearance of not less than ten feet (10') from the sidewalk and may not be enclosed permanently. With reasonable notice, the City may require a Balcony be removed from City property without compensating the Building Owner.

(2) Temporary Winter Balcony Enclosures may only be permitted on existing balconies on structures which are not on the Historic Sites Inventory. Temporary Winter Balcony Enclosures are only permitted from November 15th through April 30th on balconies facing Main Street.

Note: Language was added to the existing LMC section. No language was eliminated.

Application Process for Pilot Program

Those restaurants intending to construct a temporary, seasonal balcony enclosure will be required to complete an Administrative Conditional Use Permit (Admin-CUP). This is a one-time application that runs with the land. Much like the summer Dining Deck program, applicants will only be required to re-apply for the Admin-CUP if substantial changes are made to their balcony enclosure. Temporary structures, per the

International Building Code (IBC), are limited to a 180-day duration, and, so, staff has limited the balcony enclosures to November 15th through April 30th to ensure that the enclosures are not considered permanent under the IBC.

The applicant will also be required to obtain a building permit for the balcony enclosure. This will allow the Building Department to ensure that the enclosure meets the International Building Code (IBC) and addresses such issues as:

- Lighting and ventilation
- Engineering for live loads, wind, roof capacity
- Fire safety
- Drainage and snow shedding on public right-of-way (Main Street)
- Energy efficiency
- Recalculations for increased occupancy loads will impact sanitation facility requirements, upgrading the design of existing occupancy loads,
- Adequate heating and ventilation

Staff has also discussed additional concerns with our internal Development Review Committee. Staff finds that the balcony enclosures should not further aggravate parking demands as the balconies are already in use during the summer for outdoor dining. The Building Department will also address increased water usage and requirements for the increased occupancy loads at the building permit stage. Further, no new signage may be installed on the balcony enclosure.

The balcony enclosure would have to be constructed as a semi-permanent structure in order to meet the International Building Code. Further, the Building Department will require annual building permits for installation and removal of the enclosures. Each property has its unique challenges and the enclosures will need to be reviewed on a case-by-case basis.

Any modifications to existing buildings or balconies to accommodate the balcony enclosure will be reviewed through a Historic District Design Review application subject to the Design Guidelines and Land Management Code.

Unlike the summer dining decks, City Council will not require a lease agreement with the property owner for the construction of the Temporary Winter Balcony Enclosure. The only fees associated with the Winter Balcony Enclosure will be the one-time Admin-CUP and annual Building Permits for installation and removal of the enclosures. Staff will work with the applicants at the time of the application to ensure that any existing balconies have a recorded encroachment agreement with the City Engineer's Office, if one does not already exist.

Good Cause

Planning Staff finds there is good cause for these LMC amendments as City Council has expressed interest in pursuing a pilot Winter Balcony Enclosure program. The pilot program will run from January through April 2016. Following removal of any balcony enclosures on April 30th, staff will evaluate the success of the program and return to City Council in May with a summary of the program, evaluating its merit and challenges at

that time. City Council may then decide whether or not to continue the program as a pilot program or make it full-time.

Department Review

This report has been reviewed by the Planning, Building, Engineering, and Legal Departments.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites on November 25, 2015, and published in the Park Record on November 21, 2015 per requirements of the Land Management Code.

Public Input

Public input is outlined in the attached staff reports and minutes of previous Historic Preservation Board and City Council meetings. No new public input was submitted for the Planning Commission at the time of writing this report.

Process

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

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Recommendation

Staff is requesting that the Planning Commission open a public hearing, review the possible Land Management Code amendments, and consider forwarding a positive recommendation to City Council.

Exhibits

Exhibit 1—Ordinance (will include Exhibits redlining each LMC Section that is being amended)

Exhibit 2 – Winter Balcony Enclosure Informational Sheet

Exhibit 3 – 6.25.15 City Council Report

Exhibit 4 – 6.25.15 City Council Minutes

Exhibit 5- Riverhorse Proposed Balcony Enclosure Plans

Chair Strachan asked if the Commissioners had concerns with the language in the proposed changes to the LMC. There were no concerns or changes. Chair Strachan noted that the language needed to be changed to reflect the new boundary lines.

Chair Strachan opened the public hearing.

Mike Sweeney had read through the document and he complimented Planner Whetstone on a fabulous job. He thought the wordsmithing was clear and concise and he did not have any issues with it. Mr. Sweeney stated that he always thought his property on the west side of Main Street was commercial, and it was built that way for a reason. They did not put commercial on the top of the plaza. They essentially donated property to the City in the sense of protecting the view corridor by never building on the deck. Mr. Sweeney wants it to remain as it exists today and he was comfortable with the Code changes.

Chair Strachan asked if Mr. Sweeney had an issue with the boundary line change. Mr. Sweeney answered no.

Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to forward a positive recommendation to the City Council regarding LMC Amendments to Zoning Chapters 2.5, 2.6 and Chapter 15, according to the Findings of Fact and Conclusions of Law in the draft ordinance, and as amended to include 820, 875 and the Main Street side of 804 in the vertical zoning per the discussion this evening. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

3. Land Management Code Amendments in Chapter 15-2.6-3(D) – Main Street Balcony Enclosures to allow Main Street restaurant owners to construct winter enclosures on balconies of non-historic buildings from November 15th – April 15th which will allow winter dining on those enclosed decks.
(Application PL-15-02031)

Planner Grahn reported that over the past year the Staff has been working with the City Council and the Historic Preservation Board to determine whether or not it was appropriate to enclose Main Street balconies over the winter months. All parties found that it was appropriate. Planner Grahn noted that the history of their discussions was outlined and documented with Exhibit in the Staff report. The intent is to create a pilot program to enclose the balconies with temporary but semi-permanent structures to replace white tents from November 15th through April 30th, and not to exceed 30 days. However, to do so requires an amendment to the Land Management Code.

Planner Grahm noted that the proposed changes were outlined on page 372 of the Staff report. The Staff requested that the Planning Commission review the changes and forward a positive recommendation to the City Council.

Commissioner Campbell asked if others besides Riverhorse were requesting this. Planner Grahm replied that it was only Riverhorse at this time. The balcony enclosure would have to be directly accessible to the restaurant space and; therefore, other than Riverhorse only Waso and 501 Main Street could currently meet that requirement.

Chair Strachan asked Planner Grahm to summarize the input from the HPB and the City Council. Planner Grahm stated that the first concern was whether or not it was appropriate on historic buildings, because removing and constructing the temporary structures creates a lot of wear and tear. Therefore, it was decided to limit it only to balconies that were on non-historic buildings. Planner Grahm reported that the HPB had mixed reactions, but the majority of the Board felt it was an improvement from the white tents that remain up all winter. The HPB was not concerned that the balcony enclosures would appear permanent and misleading to people viewing Main Street in the winter months. They also thought it would help enhance the level of customer service and the restaurant experience.

Commissioner Joyce understood that this was being proposed as a trial program. He noted that currently a CUP can be applied for to leave up a temporary structure for 180 days. He asked why the Staff was proposing a zoning change instead of the current CUP process. Planner Grahm replied that under the CUP process a structure could not be left up for 180 consecutive days. The applicant would come to the Planning Commission to have a tent approved for up to 14 days five times a year, or 70 days. She noted that exceptions have been made for some of the resorts to leave tents up for a longer period during the summer time for weddings, etc. Planner Grahm pointed out that the a balcony enclosures is different because it is attached to the building and not a freestanding tent.

Commissioner Joyce thought it was unusual to be making a zoning change for a trial. He thought a better approach would be to allow the same exception under the CUP that is made for wedding tents during the summer.

Assistant City Attorney McLean replied that the Code does not allow for balcony enclosures; therefore, it would not be allowed under the current CUP process. The only way for this temporary program to move forward is through a Code change.

Chair Strachan wanted to know if they would have to amend the Code again if they determine that the trial period is not successful. Ms. McLean explained that the City

Council could decide not to allow balcony enclosures in the right-of-way; or they could implement another Code change to reverse it.

Commissioner Worel questioned how the City Council could make that decision if it was allowed by Code. Ms. McLean understood that if someone applied for a balcony enclosure they would need an encroachment agreement. Planner Grahm explained that most of the balconies already encroach over the right-of-way and require an encroachment agreement. Some have an agreement and others do not. However, when people come in to make changes to their balcony, they are required to get an encroachment agreement if they do not already have one. Planner Grahm remarked that the City Council also has to review any changes to balconies regardless of whether it is a new balcony or a modification to an existing balcony. It also requires an HDDR by the Planning Department.

Planner Grahm explained that for the purpose of the pilot program, the process will be to do an Administrative CUP, which is consistent with the summer dining deck program. The CUP would run with the land but they would be required to apply for a building permit to construct it and to demolish it every year. It would involve two building permits. She pointed out that if someone came in with a request to enclose their balcony, they would get an encroachment agreement with the City at the same time.

Commissioner Thimm understood that an applicant would have to obtain CUP approval for the enclosure, put up the enclosure and take it down. He asked if the applicant would be covered under the same CUP to put it up again the next year. Planner Grahm replied that they would not have to reapply for the CUP but they would have to apply for new building permits. Chair Strachan asked about the encroachment agreement. Planner Grahm believed that the encroachment agreement also runs with the land. Ms. McLean explained that encroachment agreements are generally licenses which can be revoked at any time.

Commissioner Phillips asked if the CUP would expire with the trial period. Ms. McLean stated that the Staff could phrase it to have a sunset for the conditional use. Planner Grahm favored a sunset because they would want the opportunity to revoke balcony enclosures if it does not work out.

Commissioner Joyce asked if the Planning Department and the Historic Preservation Board were comfortable with enclosed balconies. Planner Grahm stated that the Planning Department was not in support. However, the HPB liked the idea because it was an improvement over white tents. The HPB supports it from the standpoint of aesthetics. Commissioner Joyce remarked that if white tents are the problem, he did not believe it made sense to fix the problem by allowing balcony enclosures. The City Council has put historic preservation as one of the top six priorities. There is a view walking down Main Street and they have tried to preserve that view. One balcony enclosure breaks the view

and changes everything. Commissioner Joyce remarked that everything he read about enclosing balconies states that they are not part of the historic look, they block off other buildings, and they should not be done. He referred to documents on page 413 of the Staff report showing that the Planning Department was opposed when this idea was previously presented. He pointed out that what was being presented this evening was the same exact plan. The only difference is that the City Council has now decided to try it.

Commissioner Joyce stated that if these things are not good because it hurts their historic image, making them temporary does not change anything. He believed that a permanent enclosure could be made to look more historic and fit in better than a plastic temporary enclosure. He pointed out that as proposed the balcony enclosures are only temporary, but they are allowed to be up during the four most important months in Park City. Those are the peak months with all the tourists. Commissioner Joyce noted that this proposal was being driven by one restaurant who fundamentally wants to accommodate 20 additional people for dinner. He thought it was counter to not only his view, but how the Planning Department viewed it and initially thought it should not be allowed. Commissioner Joyce was unsure at what point the City decided to give in to one constituent, because it was counter to everything the City has done to try to preserve the Main Street corridor.

Commissioner Phillips agreed with Commissioner Joyce, and added that it would also be an “energy hog”.

Commissioner Joyce was surprised when he read the minutes that the HPB was concerned about patrons being turned away from the restaurant during the peak season, and that was their logic for approving balcony enclosures. As a Board that is supposed to be preserving the historic character and mining heritage of Park City, he could not understand why the HPB would find this acceptable.

Planner Grahn stated that the Staff raised many of the same issues when they met with the Building Department. They also had concerns that it would look like the plexiglass tent on the Blue Plate Diner in Salt Lake. Planner Grahn remarked that the Planning Department has been working with Riverhorse and the enclosure will be glass and steel to blend in with the design of the buildings. Commissioner Joyce asked where there were other glass and steel buildings along Main Street. He questioned whether a glass and steel building would be approved under the current design guidelines. Planner Grahn clarified that if a balcony enclosure is requested it would have to compliment and be consistent with the design of the building. Since Riverhorse is already a steel and glass building, an enclosure would fit in better than if it was attached to a wood frame building.

Director Erickson clarified that the opinion of the HPB was that a balcony enclosure was aesthetically better than a white tent. He noted that it was an ongoing discussion with the

HPB and the City Council. Mr. Erickson suggested that the Planning Commission forward their opinion to the City Council to be considered when the Council makes the final decision. He noted that this was a difficult issue for the Planning Department because their mission is to preserve the street. Mr. Erickson pointed out the Staff's previous recommendation and he stood by the former Planning Director's recommendation. He emphasized that the Staff was following direction from the City Council to come up with a compromise for allowing enclosures.

Chair Strachan stated that he agreed with Commissioner Joyce substantively. However, he has never viewed his role on the Planning Commission to be looking at what is historic and what is not. He does not have the skill set or the knowledge to say one way or another whether a temporary structure fits with the form and feel of historic Main Street. Chair Strachan stated that from a planning perspective he did not believe balcony enclosures should be allowed. He was concerned that allowing one would open the door for many more.

Commissioner Joyce wanted to know why permanent balcony enclosures would not be allowed if temporary enclosures are allowed. If balcony enclosures are acceptable, why would they have to be removed in April. In his opinion it would be better to allow the owners to build a nice enclosure that fits in better, is insulated, and has good snow shed.

Director Erickson explained that the planning argument for taking down the enclosures is that during the summer the balconies would obscure the view of the other buildings and disrupt the rhythm and pace of the second floor. Mr. Erickson acknowledged that it could also be a reason for not allowing enclosures during the winter.

Chair Strachan thought it was a policy decision that the City Council would make. He did not believe it was an issue for the Planning Commission or a Code issue. He was not opposed to sending a recommendation to the City Council, recognizing that the Council decides what could occur on Main Street.

Commissioner Campbell asked if the Planning Commission could forward a neutral recommendation. Chair Strachan replied that it the vote had to be aye or nay or a continuation.

Chair Strachan opened the public hearing.

Seth Adams, representing the Riverhorse, clarified that the Riverhorse originally approached the idea for a permanent balcony enclosure; however, that was rejected because it is over City property and the City did not want something permanent in the right-of-way. That created the situation for a temporary enclosure for 180 days. Mr. Adams

noted that they do not have the capability for deck dining during the summer because they do not have a Main Street spot on the street. For that reason, they approached it as a winter time enclosure because they need it more in the winter. Mr. Adams noted that the enclosure would be built by a very reputable company. It was designed to be built as a permanent enclosure, but it was be redesigned to allow it to be put up and taken down. Mr. Adams remarked that it would be well-built and would not look cheap. His preference would be to leave it up 365 days, but since that was not an option he was willing to accept a temporary time period so they could prosper as a restaurant and accommodate larger crowds during the peak season.

Ruth Meintsma, a resident at 305 Woodside, focused on the energy issue related to the enclosures. She commented on an interview with Matt Abbott earlier that day where he spoke about the City's current effort towards zero carbon footprint. The City was also moving forward with sensitive issues such as outdoor fire pits and wood fireplaces. Ms. Meintsma did not believe the proposed balcony enclosures accomplish what the City is trying to accomplish. She had researched solariums and greenhouses, which was the closest she could find similar to what was being proposed, and they are very energy inefficient. Ms. Meintsma referred to language on page 5 of the Staff report which states, "A building permit will insure that the enclosure addresses energy efficiency". She thought that was vague and asked if standards or specific criteria would be adhered to. Page 6 of the Staff report under significant impacts states that there are no significant environmental impacts; however Ms. Meintsma did not believe they know at this point whether there would be environmental impacts. Ms. Meintsma referred to Exhibit 1 of the ordinance, and noted that the fourth Whereas states, "The City's goals include sustainability". This structure does not necessarily accomplish sustainability. The ninth Whereas states, "This amendment is consistent with the General Plan." Ms. Meintsma questioned whether it was consistent with the General Plan. She believed there were still a lot of unanswered questions that they could not know at this point. Ms. Meintsma referred to Item 10 which states that the design must address snow shedding. She pointed out that if the enclosure on the Riverhorse sheds at all it would shed on to the sidewalk. She thought aggressive snow melt should be included in the energy efficiency evaluation of the structure. Ms. Meintsma referred to number 19, materials, and thought it needed to go further than just materials that complement the existing structure. She suggested that the criteria should be a material that actually accomplishes a certain level of energy efficiency.

Mike Sweeney, stated that as a person sitting in the audience who has done a lot of permitting in front of the Planning Commission, he was offended by the outrage that Mr. Adams with the Riverhorse would build a "crappy" building. Mr. Sweeney did not believe that was fair.

Commissioner Joyce agreed and he apologized to Mr. Adams and Mr. Sweeney. Commissioner Joyce clarified that his frustration was more with the City not allowing a nice permanent structure that would meet normal development guidelines; and instead allowing one that must meet difficult requirements of being temporary and having the ability to be pulled apart and packed up. Commissioner Joyce stated that if Mr. Adams was allowed to build a permanent structure he was confident that he would build something that was nicer, solve more engineering problems, be better insulated to address energy concerns, and look better on the historic street. He acknowledged that he had used a poor choice of words.

Mr. Sweeney stated that with all the concerns about energy and everything else is involved for this type of structure, the Riverhorse was doing their best and using the best technology available. He understood that the Riverhorse is not the most energy efficient, and there are other buildings in the community that are less energy efficient than what the Riverhorse was trying to accomplish. Mr. Sweeney referred to Commissioner Joyce's comment about the historic district and whether or not it was acceptable to have balconies on Main Street. He stated that Main Street has had balconies since for as long as he could remember.

Commissioner Joyce stated that he was aware that balconies are allowed on Main Street and clarified that his comment related to enclosed balconies.

Mr. Sweeney remarked that if the real issue is enclosed balconies, he believed that in the 1800s people put up something to enclose their balconies to protect themselves.

Brian Markenan stated that he was an architect in town who was helping Mr. Adams move this request through the process. Mr. Markenan understood that energy was an issue for everyone. Since Mr. Adams would be paying for that energy, he was motivated to build and complement that building. Mr. Markenan pointed out that this was a pilot program to determine what will and will not work for the City and the Riverhorse. He remarked that snow shedding would be remedied. The enclosure will have a low pitch to avoid fast slides into the street. It would be held a foot and a half to two feet from the edge of the balcony so a lot of the snow will dump on the side. A lot of snow will melt off and they will be dealing with the runoff of the roof in a much different way than snow just sliding off. Mr. Markenan stated that they anticipate using cleats and snow bars to hold back much of the snow. He pointed out that it was not a cheap structure. It is an engineered metal and glass building with a polycarbonate top that will withstand snow loads. It is also built to IBC standards. Mr. Markenan stated that they have been working with the Building and Planning Departments and he felt they had come to a good place for this trial.

Commissioner Thimm asked if this type of structure would comply with the State Energy Code. Mr. Markenan was hesitant to say that it complies with the State Energy Code. He

pointed out that it is a stand-alone structure. Commissioner Thimm noted that the Code was a measuring stick in terms of sustainability that is required by the State. Mr. Markenán replied that it was lacking in terms of having an R-49 roof. He suggested the possibility of sliding in different panels in the future.

Chair Strachan closed the public hearing.

Commissioner Campbell did not believe the balcony enclosures would sweep all the way up Main Street, and he did not see it as a gigantic stain on the visual character of Main Street. Chair Strachan noted that some of the Commissioners differed in that opinion. He did not think there would be an abundance of enclosures but he felt certain that the number would increase if the pilot program is passed. Commissioner Campbell suggested crafting the language to limit the number. Commissioner Joyce asked how they could justify allowing it for one non-historic building to serve food and deny it for another person with a non-historic building who wants to enclose their balcony for storage or other uses. Commissioner Campbell thought it would be easy to make that distinction because the vibrancy a restaurant brings to the area benefits everyone. Chair Strachan thought it would put the Staff in a difficult position of saying yes to some and no to others based on vibrancy.

Planner Grahn noted that the City Council was only proposing the pilot program for restaurants. The program would have to be adjusted to expand it to retail, office space, private residences, etc.; and that would require going back to the HPB and the Planning Commission.

Commissioner Joyce remarked that at some level the City was making a judgment of whether or not to allow enclosed decks. Under the current constraints there was a possibility for three and only one was currently interested in doing it. However, once it is approved and the next person wants to enclose their balcony for a different entertainment use, it keeps growing and growing. He thought the decision the City Council should be making is whether or not enclosed balconies are okay. If the answer is yes, they should be allowed to be permanent and done well.

Commissioner Campbell suggested that if the pilot program runs for three years, after that time they could determine whether or not to allow permanent enclosures. He asked if Commissioner Joyce would be more comfortable with that approach. Commissioner Joyce clarified that he personally did not think enclosed balconies belong because they are not part of the Historic Design Guidelines. He thought the decision needed to be consistent. He could not justify saying it was fine for the five prime months but not for the rest of the year. If the City Council thinks enclosed balconies are fine, then they should be allowed all year long or not allowed at all.

Commissioner Phillips wanted to make sure that the CUP would have a sunset date. Assistant City Attorney McLean stated that they could make that recommendation as part of the motion.

MOTION: Commissioner Joyce moved to forward a Negative Recommendation to the City Council on the Main Street balcony enclosure amendments. Commissioner Worel seconded the motion.

VOTE: The motion passed 3-2. Commissioners Joyce, Thimm and Worel voted in favor of the motion. Commissioners Phillips and Campbell voted against the motion.

WORK SESSION

The Planning Commission returned to work session for Annual Legal Training on the Public Meeting Act.

Assistant City Attorney McLean stated that the Open Meetings Act is primarily about the importance of transparency and openness in government so the constituents in the community understand that decisions are being made in the public and not behind closed doors.

Ms. McLean reminded the Commissioners to keep their disclosure forms updated with the City Recorder.

Ms. McLean clarified that "Open" means "in public". State Code requires the Planning Commission to follow the rules and requirements of the Open Public Meetings Act. She noted that the lesser Boards and Commissions follow the Act as well, including the Art Board.

Ms. McLean commented on what constitutes a meeting. For the Planning Commission, it is four members including the Chair. However, it was preferable to have more members than just a quorum making decisions. She thanked the Commissioners for their diligence in attending most meetings. Ms. McLean requested that they contact the Staff if they know they will not be attending to make sure they have a quorum. A meeting cannot be held without a quorum.

Chair Strachan asked the Commissioners to also let him know if they will not be attending; however, he preferred that they use his personal email because he does not check his

Historic Preservation Board Staff Report



Subject: Winter Balcony Enclosure Pilot Program
Application: GI-22-00487
Author: Rebecca Ward, Assistant Planning Director
Date: September 7, 2022
Type of Item: Work Session

Recommendation

Evaluate and provide input on the Winter Balcony Enclosure pilot program that allows temporary enclosure of non-historic balconies facing Main Street in the Historic Commercial Business District. The pilot program is scheduled to end in 2023.

Summary

The City Council initiated a pilot program to allow balcony enclosures on non-historic buildings on Main Street from November 15 – April 30 through 2023.

On March 7, 1979, Park City's Main Street was listed on the [National Register of Historic Places](#), and was expanded in 2018. The Historic Character of Park City is one of the core values of the Park City General Plan ("General Plan"). Goal 15 of the General Plan is to "[p]reserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations." Goal 16 of the General Plan is to "[m]aintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."

The General Plan acknowledges that historic preservation requires consideration of local business needs to retain vibrancy. The General Plan Community Planning Strategy 16.4 is to "[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners."

The pilot program was suggested by a local business to increase seating capacity during the winter months and to allow temporary balcony enclosure to replace tents. Only one property has requested the Winter Balcony Enclosure, with details provided in the Analysis Section below.

Since the Winter Balcony Enclosure pilot program was first introduced, staff has consistently voiced concerns, outlined in the Analysis Section below. Staff continues to find that the enclosure of Main Street balconies, even temporarily, has a detrimental impact on the historic character of Main Street.

Background

The table below outlines the Winter Balcony Enclosure pilot program background:

Sept. 18, 2014	A community member proposed the City consider a Winter Balcony Enclosure program on Main Street to promote expanded winter use. The City Council supported scheduling the proposal for future discussion. (Minutes, p. 4)
Nov. 13, 2014	The City Council conducted a work session on Winter Balcony Enclosures. Staff expressed concerns: • Impact to the historic integrity of Main Street • International Building Code requirements for fire safety and snow loads • Snow shed issues • Increased use of sewer and water • Increased parking demands • Increased strain on City resources and staff time for reviewing and monitoring the enclosures • Enclosures were prohibited in the Land Management Code and Design Guidelines for Historic Districts and Historic Sites and required amendments Some Councilmembers agreed there would be impacts, but most Councilmembers were in support of exploring a pilot program. (Minutes, Exhibit A)
Jan. 7, 2015	The Historic Preservation Board conducted a work session on Winter Balcony Enclosures. The staff report outlined concerns: • Even temporary enclosures of balconies change the historic character of Main Street • Enclosure substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape • Enclosure of balconies substantially alters the visual character of the original building in shape, roof design, projections, recesses, and solid-to-void ratio • The balcony enclosures obscure and detract from historic details • Balconies not designed to meet the requirements of interior spaces and enclosures may require substantial structural changes and reconstruction The Board continued the discussion to March. (Jan. 7, 2015 Staff Report, Exhibit B; Jan. 7, 2015 Minutes, Exhibit C)

Mar. 4, 2015	The Historic Preservation Board provided input on potential amendments to the Land Management Code and Design Guidelines for Historic Districts to allow temporary enclosures on non-historic balconies in the Historic Commercial Business Zoning District for buildings facing Main Street. (Mar. 4, 2015 Staff Report, Exhibit D; Mar. 4, 2015 Minutes, Exhibit E)
Jun. 25, 2015	The City Council conducted a work session on Winter Balcony Enclosures and provided direction to staff to move forward with a three-year pilot program for non-historic buildings on Main Street. Community members raised concerns about the energy required to heat temporary enclosures. (Staff Report, p. 22; Minutes, p. 3)
Dec. 9, 2015	The Planning Commission voted 5 – 2 to forward a negative recommendation to City Council regarding amendments to the Land Management Code to accommodate Winter Balcony Enclosures. The Planning Commission expressed concerns: • If the temporary enclosure was constructed as a semi-permanent structure, why not consider a year-round enclosure • Balcony enclosures severely detract from the historic character and integrity of the Main Street Historic District, blocks views of neighboring historic structures, and changes the mass and scale of the historic commercial district in opposition to the General Plan and historic preservation goals • Balcony enclosures do not add to street vibrancy like summer dining decks • Balcony enclosures do not comply with Utah's adopted State Energy Code and will increase carbon footprint in opposition to the General Plan and City goals (Dec. 9, 2015 Staff Report, Exhibit F; Dec. 9, 2015 Minutes, Exhibit G)
Jan. 7, 2016	City Council launched a three-year pilot program for the Winter Balcony Enclosure Program for non-historic buildings facing Main Street to enclose their balconies from November 15 – April 30. (Staff Report, p. 93; Minutes, p. 8)
Jan. 7, 2016	City Council enacted Ordinance No. 16-01, amending the Land Management Code to accommodate Winter Balcony Enclosures on non-historic buildings in the Historic Commercial Business Zoning District facing Main Street from November 15 through April 30. (Staff Report, p. 83; Minutes, p. 5)

Nov. 3, 2016	The City Council affirmed support of the three-year pilot program and approved a one-year agreement to allow the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report , p. 98; Minutes , p. 13)
Oct. 11, 2018	City Council extended the pilot program for another five years and approved a one-year agreement to allow for the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report ; Minutes , p. 10)
Nov. 7, 2019	As part of the consent agenda, the City Council approved an updated agreement for the Riverhorse Balcony Enclosure. The agreement terminated on April 30, 2020. The balcony enclosure was allowed to be installed from November 14, 2019 through May 4, 2020. (Staff Report , p. 459; Minutes , p. 12)

Analysis

The purposes of the Historic Preservation Board include:

- Preserving the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Historic Districts and Historic Sites
- To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses
- To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation ¹

Preserving the Historic Character of Park City is one of the core values in the 2014 Park City General Plan ("General Plan"). Goal 15 of the General Plan is:

Preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Objective 15A – maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

Objective 15B – Maintain character, context, and scale of local historic districts with compatible infill development and additions.

¹ LMC [§ 15-11-5](#)

Community Planning Strategy 15.8 is to periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. “Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.”

Goal 16 of the General Plan is:

Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objective 16E is to “[e]ncourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant Buildings.”

Community Planning Strategy 16.4 is to “[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.”

The LMC implements the goals and policies of the General Plan, including allowing development in a manner that encourages the preservation and integrity of the Historic Districts in the unique urban scale of original Park City.² The Winter Balcony Enclosure pilot program was initiated in the Historic Commercial Business District. The purposes of the Historic Commercial Business District include:

- Preserving the cultural heritage of the City’s original Business, governmental, and residential center,
- Facilitating the continuation of the visual character, scale, and streetscape of the original Park City Historical District,
- Encouraging pedestrian-oriented, pedestrian-scale development,
- Minimizing the impacts of new development on parking constraints of Old Town,
- Minimizing the impacts of commercial uses and business activities, including parking, access, deliveries, service, mechanical equipment, and traffic on residential neighborhoods,
- Maintaining and enhancing the long-term viability of the downtown core as a destination for residents and tourists by ensuring a business mix that encourages a high level of vitality, public access, vibrancy, activity, and public/resort-related attractions.³

² LMC [§ 15-1-2](#)

³ LMC [§ 15-2.6-1](#)

Land Management Code (LMC) [§ 15-2.6-3\(E\)](#) regulates balconies that project over the Main Street public pedestrian right-of-way in the Historic Commercial Business Zoning District. City Council must review any proposed balcony construction, enlargement, or modification that extends over the Main Street public pedestrian right-of-way. Prior to 2016, balcony enclosures were prohibited. However, on January 7, 2016, the City Council amended LMC [§ 15-2.6-3\(E\)](#) to initiate a pilot program to allow for Winter Balcony Enclosures on non-historic structures facing Main Street from November 15 – April 30. To date, only one property owner has installed a Winter Balcony Enclosure – Riverhorse on Main at 540 Main Street. The pilot program is set to expire in 2023 and staff requests Historic Preservation Board input regarding termination or continuation of the program.

The pilot program outlines the following:

1. There may be times when it is not appropriate to construct a Temporary Winter Balcony Enclosure on a non-historic building due to unique conditions, including but not limited to health and safety concerns, as found by the Planning Director or Chief Building Official.
2. The Temporary Winter Balcony Enclosures and the balcony should respect the architectural style of the building.
3. The Temporary Winter Balcony Enclosures should retain existing balcony railings to achieve a design consistent with open balconies and maintain the character of the original building.
4. The existing exterior wall of the building may not be removed seasonally to accommodate the balcony enclosure.
5. The Temporary Winter Balcony Enclosures must not block existing door and window openings on neighboring buildings.
6. Temporary Winter Balcony Enclosures should consist of clear glazing set in window frames that generally match the mass, scale, and materials of those used for the glazing frames of the building.
7. Sunscreens are permitted and should only be used in times of extreme sun but should not be obtrusive.
8. The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk.
9. The Temporary Winter Balcony Enclosures must have direct access to the restaurant's dining area.
10. Temporary Winter Balcony Enclosures designs must address snow shedding.
11. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require approval of the City Council.

12. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.
13. No signage is allowed on any Temporary Winter Balcony Enclosures.
14. Any new Temporary Winter Balcony Enclosures will require a building permit.
15. Temporary Winter Balcony Enclosures will only be permitted November 15th through April 15th.

When the pilot program was proposed, staff voiced concerns, outlined in the attached staff reports and summarized below:

- *Staff's professional opinion is that the enclosure of this space—even temporarily during the winter months—changes the historic character of the Main Street district as a whole.*
- *The enclosure of balcony spaces substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape.*
- *The visual character of the original building (historic or non-historic) will be substantially altered due to changes in its overall shape, roof design, projections, recesses, and solid-to-void ratio.*
- *The enclosure of the balconies detracts from the historic “western” appearance of our Mining Era Main Street.*
- *The appearance of balconies over the sidewalks adds appeal and interest to the rhythm and patterning of the Main Street historic district; these enclosures change the massing of the structure and create the perception of the second floor extending beyond the plane of the façade and over the City right-of-way.*
- *By extending beyond the front plane of the façade, these seasonal balcony enclosures block the views of neighboring historic buildings when looking up or down Main Street.*
- *Park City's Main Street is characterized by in-line facades with limited breaks in their massing.*
- *Building over the balconies breaks the well-articulated street wall along the sidewalk and disrupts the continuity of the street wall.*

On July 8, 2022, the Planning, Building, Engineering, Public Works, and Sustainability Departments met to evaluate and discuss the pilot program. Staff continues to voice the same concerns raised previously. The enclosure impacts the historic character of Park City's Historic Main Street, presents snow shedding issues, and increases water, sewage, and parking demands. Additionally, while the pilot program allows for temporary enclosure of balconies on non-historic buildings, the enclosure impacts adjacent Historic Structures, requiring attachment to and removal from historic material. Staff requests the Historic Preservation Board please review the staff reports attached as exhibits to this report for the full background and analysis.

Since the LMC was amended to allow for the Winter Balcony Enclosure pilot program,

in 2019, the Design Guidelines for Historic Commercial Infill Construction were adopted. The current guidelines outlined in LMC [§ 15-13-9](#) include the following for non-historic commercial structures in the Historic Districts and do not support Winter Balcony Enclosures:

- New infill commercial buildings shall differentiate from historic structures but shall be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Main Street Historic District as a whole. The massing of new infill commercial buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the site.
- Scale and height of new infill commercial structures shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.
- Size and mass of a structure shall be compatible with the size of the site so that site coverage, and building bulk and mass are compatible with Historic Sites within the Streetscape or character area.
- New construction activity shall not physically damage nearby Historic Sites.
- New infill commercial buildings shall reinforce visual unity within the context of the Historic District but also within the context of the Streetscape or character area. The specific context of the Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites to reinforce existing rhythms and patterns.
- Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street.
- All Streetscape or character area elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of a site shall be maintained using complementary materials.
- Historic height, width, and depth proportions are important in creating compatible infill and new design shall reflect the historic mass and scale of commercial buildings in the Historic District.
- The size and mass of a new infill commercial building, in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Historic District.
- Building features such as storefronts, upper story windows, cornices, and balconies shall be aligned with similar historic building features in the Historic District.
- New balconies shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.
- A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.

- An addition shall be visually subordinate to the existing building and shall be compatible with the scale of the historic buildings in the Streetscape or character area.

Amendments to the Design Guidelines for Historic Commercial Infill Construction would be required to continue the pilot program.

Since the pilot program was initiated in 2016, only one property has installed a Winter Balcony Enclosure, the Riverhorse on Main. The entrance to the Riverhorse on Main is through 540 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). Riverhorse on Main then extends along the upper level of 530 Main Street to the south, which is not a Historic Structure. The Winter Balcony Enclosure extends from this portion of the restaurant. The adjacent property to the south is the Park City Museum at 528 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). As a result, although the balcony for Riverhorse on Main is not on a building designated a Historic Structure, the Winter Balcony Enclosure requires connection to two Landmark Historic Structures.

Below are photos illustrating the historic streetscape and the Balcony Enclosure.

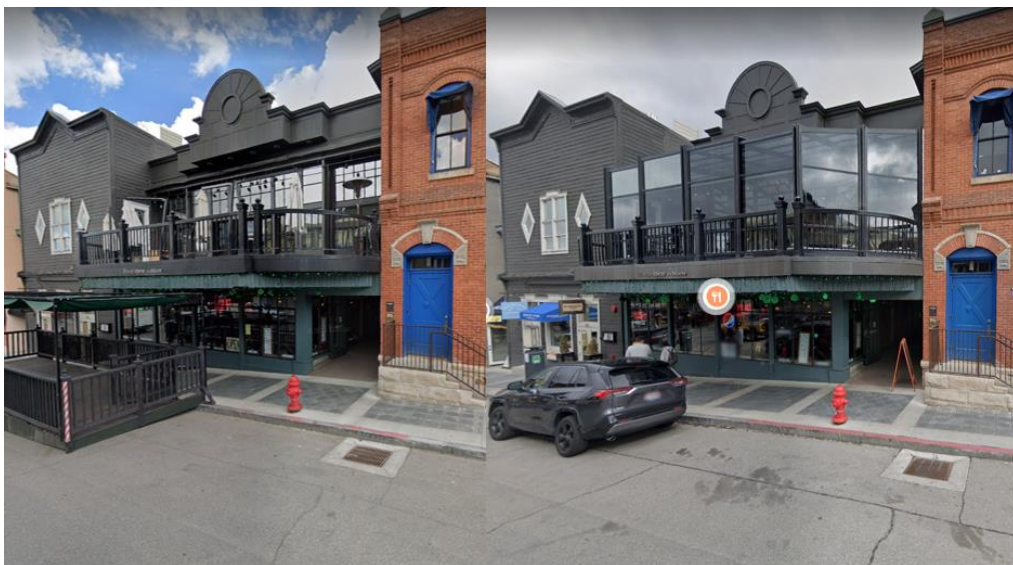
Image taken from Google Maps showing the open Balcony:



Image taken in 1995 showing the open balcony:



Images taken from Google Earth showing side-by-side comparisons:





Questions for HPB consideration:

- Does the HPB support continuation of the Winter Balcony Enclosure pilot program?
- If so, is the HPB supportive of amending the Design Guidelines for Historic Commercial Infill Construction to establish parameters for Winter Balcony Enclosures?

Department Review

The Planning Department, Public Works Department, Building Department, Sustainability Department, Streets Department, and City Attorney's Office reviewed the pilot program.

Public Input

Please see Exhibit H.

Exhibits

Exhibit A: November 13, 2014 City Council Meeting Minutes

Exhibit B: January 7, 2015 HPB Staff Report

Exhibit C: January 7, 2015 HPB Meeting Minutes

Exhibit D: March 4, 2015 HPB Staff Report

Exhibit E: March 4, 2015 HPB Meeting Minutes

Exhibit F: December 8, 2015 Planning Commission Staff Report

Exhibit G: December 9, 2015 Planning Commission Meeting Minutes

Exhibit H: Public Input



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF SEPTEMBER 7, 2022**

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Allen Long, Douglas Stephens

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Mark Harrington, Senior City Attorney; Chief Building Official, Dave Thacker; Michelle Kellogg, City Recorder

1. ROLL CALL

Board Member Stephens called the meeting to order at 5:00 p.m. A roll call was held and he noted that a quorum was present. Board Member Stephens reported that a site visit to 1002.5 Norfolk Avenue had taken place prior to the meeting.

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

A. Swearing In New Historic Preservation Board Member.

City Recorder, Michelle Kellogg noted that all of the Board Members present had either been appointed or were re-appointed. This included Allen Long, who was participating remotely. She asked that everyone stand, raise their right hand, and repeat the Oath of Office aloud. The oath was repeated. Mr. Long would need to come to her office to sign the Oath of Office when he was back in town.

B. Historic Preservation Board Chair Election.

Board Member Stephens explained that Randy Scott has served as Chair of the Historic Preservation Board in the past but was not present at tonight's meeting. As a result, it was recommended that the Board Chair Election be tabled until the next meeting. Senior City Attorney, Mark Harrington explained that this was appropriate but suggested that the Board elect a Chair Pro Tempore. Board Member Stephens stated that he could handle the Chair Pro Tem responsibilities during the current meeting.

MOTION: Board Member Holmgren moved that Board Member Stephens ACT AS CHAIR PRO TEMPORE for tonight's meeting. Board Member Beatlebrox seconded the motion. The motion passed unanimously.

MOTION: Board Member Hodgkins moved to TABLE the Historic Preservation Board Chair Election until the next Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion. The motion passed unanimously.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from July 6, 2022.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of the July 6, 2022, Historic Preservation Board Meeting, as written. Board Member Hutchings seconded the motion. The motion passed unanimously.

4. PUBLIC COMMUNICATIONS

No eComments were submitted and no hands were raised on Zoom.

Planning Director, Gretchen Milliken shared Staff Communications with the Board. She introduced Caitlyn Tubbs, who recently joined the Planning Department. Ms. Tubbs would take on a lot of the Historic Preservation Board's responsibilities and initiatives and likely be present at future meetings.

5. WORK SESSION

A. Temporary Winter Balcony Enclosure Pilot Program – The Historic Preservation Board will Review the Temporary Winter Balcony Enclosure Pilot Program that Allows for Non-Historic Balconies in the Historic Commercial Business District Facing Main Street to be Enclosed from November 15 through April 30. The Pilot Program Will Expire in 2023. GI-22-00487.

Assistant Planning Director, Rebecca Ward presented the Staff Report and shared information related to the Temporary Winter Balcony Enclosure Pilot Program. She explained that it was initiated by the City Council and allowed non-historic balconies on Main Street to be enclosed from November 15 to April 30. The pilot program would end next year. The Historic Preservation Board reviewed the pilot program in January and March of 2015 and provided recommendations on regulations for the enclosures.

In 1979, Park City's Main Street was listed on the National Register of Historic Places and expanded in 2018. There are over 60 historic structures on Main Street, both significant and landmark, that were designated on the Historic Sites Inventory. Assistant Director Ward reported that Goal 15 of the General Plan was to "preserve the integrity, mass, scale, compatibility, and historic fabric," of the historic districts. Goal 16 of the General Plan was to "maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors." The General Plan Community Planning Strategy 16.4 was to "work with the Historic Park City Alliance

("HPCA") and the Park City Historical Society to address the needs and concerns of local business owners." Assistant Director Ward explained that only one applicant had applied to participate in the program, which was Riverhorse on Main.

The following requirements were established:

- The design must respect the architectural style of the building;
- The existing balcony railing must be preserved;
- The existing exterior wall must remain;
- The enclosure must be made of clear glazing set in window frames that match the mass, scale, and materials of the building's windows;
- Cannot interfere with pedestrian movement on the sidewalk below;
- Must have direct access to the restaurant's dining area;
- Must address snow shedding; and
- Must obtain a Building Permit.

Assistant Director Ward reported that Staff had consistently voiced concerns about the impact on the historic character of Main Street. Several concerns were presented in the early Staff Reports related to the pilot program. On July 28, the Planning, Building, Engineering, Public Works, and Sustainability Departments met to review the pilot program and the same list of concerns was shared:

- Even temporarily during the winter months, allowing the enclosure changes the historic character of the Main Street District as a whole;
- The enclosure of balcony spaces substantially alters the architectural design of the building, light, and shade of the building design, and the rhythm and pattern of the streetscape;
- The visual character of the original building (historic or non-historic) will be substantially altered due to changes in the overall shape, roof design, projections, recesses, and solid-to-void ratio;
- The enclosure of the balconies detracts from the historic "western" appearance of the Mining Era Main Street;
- The appearance of balconies over the sidewalks adds appeal and interest to the rhythm and patterning of the Main Street Historic District. The enclosures change the massing of the structure and create the perception of the second floor extending beyond the plane of the façade and over the City right-of-way;
- By extending beyond the front plane of the façade, the seasonal balcony enclosures block the views of the neighboring historic building when looking up or down Main Street;
- Main Street is characterized by in-line facades with limited breaks in massing; and
- Building over the balconies breaks the well-articulated street wall along the sidewalk and disrupts the continuity of the street wall.

Assistant Director Ward noted that there were additional concerns related to snow shedding as well as increases in water, sewage, and parking demand. Even though the enclosures were limited to non-historic buildings, they required attachment to Landmark Historic Structures, which impacted historic material. She shared several images of the Riverhorse balcony prior to the enclosure and side-by-side images of the open balcony and glass enclosure. She posed several questions to the Historic Preservation Board:

- Does the Historic Preservation Board support continuation of the Temporary Winter Balcony Enclosure Pilot Program?
- If so, is there support to amend the Design Guidelines for Historic Commercial Infill Construction to establish parameters for Winter Balcony Enclosures?

The Design Guidelines were amended and updated in 2019. They did not address the enclosure of balconies. In order to continue the program, those guidelines would need to be amended. Assistant Director Ward reported that Seth Adams from Riverhorse on Main was available to share input. Mr. Adams apologized that he was not at the meeting in person. As far as capacity, the enclosure did not increase its capacity any more than during the summer months. In fact, the capacity was actually less during the winter months due to the footprint. In his opinion, the enclosure fits in with the aesthetic of the area. It was designed based on City and Historic Preservation Board guidance. He was willing to make adjustments if desired by the City but noted that the winter enclosure was an important part of his business. It brought people to Main Street.

Board Member Stephens wondered if the HPCA had discussed the matter further. Assistant Director Ward reported that Staff reached out to the HPCA and they were aware of the Work Session discussion. However, no formal input had been provided. Board Member Hodgkins asked how long the winter enclosure could remain in place. Based on the pilot program, the installation was permitted on November 15, and the enclosure needed to be removed by April 30. Board Member Stephens believed the intention of a pilot program was to determine how successful a program would be. He wondered if Riverhorse on Main was the only property that had actually participated in the project. Assistant Director Ward explained that there had been inquiries from other restaurants on Main Street who wanted to enclose their balconies. One applicant wanted a permanent enclosure rather than a limited winter enclosure. As a result, that request had been withdrawn.

Board Member Beatlebrox mentioned the concerns expressed by Staff. She wanted to know if any of those initial concerns remained. Assistant Director Ward explained that the concerns from Staff had to do with impacts on the historic character of Main Street. Throughout the discussions, Staff remained consistent in their point of view. Prior to the pilot program, there were more temporary structures, like tents, being implemented. During the COVID-19 pandemic, there were other types of temporary structures permitted to allow for social distancing. Some of those creative temporary installations allowed for the use of outdoor space during the winter months. Prior to the pilot program, there had been concerns about the tents and the impact on the historic

character. However, those were temporary in nature. The pilot program allowed for enclosures that were more impactful and longer-term.

The City Council amended the Land Management Code. Currently, the enclosures were allowed on non-historic buildings from November 15 through April 30. There was no sunset clause added with that Code Amendment, but each year, the City Council needed to approve an Encroachment Agreement due to the balcony extension over the public sidewalk. As part of that review, it was made clear that this was a temporary pilot program that would be reevaluated in 2023. The Code Amendments allowed for the winter enclosures, but Design Guideline amendments would be needed in order to codify some of the requirements that were established with the pilot program.

Board Member Stephens wondered how Staff felt about temporary structures if the pilot program did not move forward. He noted that tents would need to be approved through a Conditional Use Permit process. Assistant Director Ward reported that the temporary structures were allowed under the code. There would still be an opportunity to have a tent or something temporary in place. Board Member Beatlebrox pointed out that there were only three balconies that were eligible and only one was being used in this way, with a glass structure during the ski season. She was not terribly interested in the Riverhorse on Main structure becoming permanent. It changed the façade and the overall look of the historic buildings on the street. Mr. Adams clarified that he was supportive of the enclosure remaining seasonal. This was a better solution than a temporary white tent, which would not look aesthetically pleasing.

Board Member Long asked about the approval process for the current design of the enclosure. Mr. Adams explained that there had been multiple rounds of discussions to make sure it was see-through enough and matched the façade. There were also regulations to ensure that structural integrity was maintained. The enclosure was designed by a company out of Connecticut. It was a reputable company and there had been a lot of discussions with the City Council and Planning Commission. Board Member Long thought the design was very contemporary. He did not believe that it suited the style of Main Street. Mr. Adams stated that it was in the style of the building it was attached to, which was an infill building that was constructed many years ago.

Board Member Holmgren agreed with Board Member Beatlebrox and did not believe the enclosure should become permanent. She wondered if there were any complaints related to the enclosure or traffic in the area. Assistant Director Ward did not believe there were any formal complaints. The Meeting Minutes related to the Encroachment Agreement stated that some mitigations had been put in place to address some of the outstanding issues. For instance, there had been ice buildup. Mr. Adams explained that the ice buildup was a drainage issue, which had been fixed.

Board Member Stephens asked what would happen if the Historic Preservation Board shared a positive recommendation. He believed the Land Management Code and Design Guidelines would need to be amended to address the issue of enclosed balconies. Senior Attorney Harrington explained that amendments may or may not be

needed. Board Member Hodgkins noted that if there was a sunset clause, the Land Management Code would not need to be amended. He believed the enclosures should remain temporary and should not become permanent.

Assistant Director Ward believed the Board was comfortable recommending that the program continue on a temporary basis. This would allow installations from November 15 through April 30 on non-historic buildings. Due to the temporary nature, addressing the design could be done through the Encroachment Agreement. If another proposal came forward, she wondered if the Historic Preservation Board would be interested in reviewing the design or if it should be a Staff level review. Board Member Stephens noted that another application could raise separate issues about the Riverhorse on Main property. It would be appropriate to discuss certain design questions at a Board level. Board Member Hodgkins stated that Main Street was listed on the National Register of Historic Places. It was important to review applications for compatibility.

6. REGULAR AGENDA

A. 1002.5 Norfolk Avenue – Historic District Design Review Modification – On October 6, 2021, the Historic Preservation Board Approved Temporary Relocation of the Landmark Historic Structure and Panelization of the West Elevation. The Applicant Proposes Deconstruction and Reconstruction or Disassembly and Reassembly (Panelization) of the Structure. PL-22-05352

Assistant Director Ward presented the Staff Report and stated that the applicant's representatives from Big-D Construction, Billy Smith, Steve Bennett, and Scott McKinnon, were present. The Board Members visited the site prior to the meeting. The lot is located between Woodside and Norfolk Avenues along 1000 Street. The Historic Preservation Board first reviewed the panelization of 1002.5 Norfolk Avenue on August 4, 2021. The Board discussed the challenges associated with the site but did not support panelization. Instead, the Board approved Material Deconstruction of a portion of the rear façade to accommodate an addition. On October 6, 2021, the Board approved Temporary Relocation and partial panelization to accommodate construction on the lot.

The applicant was proposing to modify the approval and asked that the Board consider two possibilities, deconstructing and reconstructing the structure or full panelization. To approve an application for reconstruction of a Historic Building on a Landmark Site, the Board needed to find that the project complies with the following:

- The Historic Building is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code;
- The Historic Building cannot be made safe and/or serviceable through repair; and
- The form, features, detailing, placement, orientation, and location of the Historic Building will be accurately depicted, by means of new construction, based on as-

built measured drawings, historical records, and/or current or historic photographs (LMC Section 15-11-15).

A Structural Engineering Report was prepared in February 2021 and included with the current application. There were no changes in the findings from the Structural Engineer. The Planning Director and Chief Building Official visited the site multiple times and issued two official determinations. The first was on July 28, 2021, which stated that the Landmark Historic Structure was not in a state of disrepair that merited demolition. It was not hazardous or dangerous, pursuant to International Building Code Section 116.1, and the structural conditions did not preclude lifting or moving the structure. Additionally, the physical conditions of the existing materials would not prevent temporarily lifting or moving the structure. The applicant had alternatives to lift, preserve, and rehabilitate the building while constructing the addition. Due to the unusual lot configuration, evaluating panelization may be warranted. On September 28, 2021, the Planning Director and Chief Building Official issued a second Notice of Official Determination, which was as follows:

- The physical conditions of existing materials will not prevent temporarily moving the structure and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition.

Assistant Director Ward explained that the Planning Director and Chief Building Official visited the site again on August 29, 2022. The findings remained the same. For panelization, the Board needed to find that the project complied with the following:

- A licensed Structural Engineer has certified that the Historic Building cannot reasonably be moved intact; and at least one of the following:
- The proposed disassembly and reassembly will abate the demolition of the Historic Building;
- The Historic Building is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant panelization.

Unique conditions included, but were not limited to, the following:

- If a problematic site or structural conditions preclude panelization of the structure;
- If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
- All other alternatives had been shown to result in additional damage or loss of historic materials (LMC Section 15-11-14).

Staff recommended that the Board conduct a public hearing and consider denying the request to deconstruct and reconstruct or fully panelize a Landmark Historic Structure, as outlined in the Draft Final Action Letter. Assistant Director Ward reported that the applicant's representatives were present. Messrs. Smith and McKinnon introduced themselves to the Board. Mr. Smith reported that D-Smith Construction has been in Park City for more than 15 years. Preserving the community was very important to them. He shared an example of another project that had been done outside of Park City. It was called the Creamery and it was a dilapidated and largely abandoned creamery from the 1890s located in Montana. D-Smith Construction came in, documented, and categorized every piece of the structure. It was then relocated. D-Smith Construction was familiar with these types of projects.

Mr. Smith discussed the constraints on the site and shared images of the home. Mr. McKinnon explained that one of the issues related to access. D-Smith Construction wanted to make sure the home looked just like it did but it needed to be done in a way that makes sense. It was important to keep employees and subcontractors safe. Mr. Smith pointed out that within seven feet of the neighboring structure, there was an 11.5-foot excavation for the majority of the historical portion. Then there was a 14-foot excavation for the new addition that had been approved behind that. There was a desire to protect the neighboring properties and workers.

As far as deconstruction and reconstruction, construction technology had come a long way. D-Smith Construction had the capacity to do a 3D laser scan, which involved a 3D scan of the exterior of the home. This created a model. The home could then be deconstructed and the model used to ensure that the building was reconstructed in the exact same way. In addition, with the deconstruction option, D-Smith Construction was able to encapsulate and protect the siding, which contained lead-based paint. This was not uncommon in historic homes. If the Historic Preservation Board determined that the site was too problematic, deconstruction and reconstruction could be possible.

Board Member Stephens opened the public hearing. There were no comments. Board Member Stephens closed the public hearing.

Board Member Beatebrox noted that the subject property is unique and there are access issues to consider. She asked to review the three unique conditions mentioned previously. The conditions were read aloud. It was important to determine whether the subject property was a problematic site. She believed it would be considered problematic but wondered if it would preclude the temporary lifting. Mr. Smith pointed out that the Structural Engineer's Report stated that the structure could not reasonably be moved intact. He noted that a lot of projects use panelization or lifting. In the majority of those cases, there is access from at least two sides of the site or there is no adjacent structure within 15 feet. Since this property has a 7.5-foot gap between the houses, a 12-foot section to access the site, and a 10+% grade road, getting what was needed onto the site to move the home was impossible.

Board Member Stephens believed there was a basement underneath the home. He wondered if it went into the front area of the house. Chief Building Official, Dave Thacker reported that there is a six-foot tall basement underneath one portion of the existing home. The rest was a crawl space. Board Member Stephens asked if it was possible to lift the home in two stages. Chief Building Official explained that there had been other structures that were supported by cribbing while excavation took place. There were still logistical problems whether the basement excavation took place or not. Mr. Smith explained that new foundations needed to be provided, so there would still need to be some sort of excavation, which required the equipment on site.

During the site visit, there were discussions about how to bring enough equipment onto the site in order to do a 12-foot-high excavation underneath the house. Mr. Thacker stated that there had been a previous discussion about over-excavating to a degree that it would be possible to get some of the smaller equipment in to remove the soil for the addition. At the time, the discussion was about whether to excavate a little bit more than would be necessary, get the equipment in, and bring the equipment out. This would result in a taller basement ceiling height or engineered fill to raise the level.

Board Member Stephens wondered if it would be over-excavated underneath the historic house so it would be possible to drive some smaller equipment underneath rather than around the side of the home. Mr. Thacker explained that this was an option that was discussed during a previous meeting. Mr. Smith confirmed this but noted that another constraint pertained to the neighboring property. There were limitations as it relates to the amount of space that the excavation could be set back. Even in an over-excavation scenario, there were limitations in the ability to shore. This had been discussed on site. Discussions were had about the limit of disturbance. Board Member Stephens wanted to understand whether it was from the property line. Mr. Smith explained that it was three feet from the property line to the structure.

Board Member Hodgkins did not see how either of the proposals could be approved based on the provisions in the Land Management Code. He understood that it was a problematic site but wondered if there was input from the Planning Director and Chief Building Official to support the application. Mr. Thacker explained that both he and Director Milliken saw challenges on the site but many sites in Park City have challenges. He did not necessarily believe it had greater challenges than other historical lots in the City. There was a larger rear yard on the property and some possibilities could be explored there in terms of the construction and building practices.

Board Member Beatlebrox pointed out that this was the first time since she had been on the Historic Preservation Board that the Board was concerned about potential damage to a nearby historic home. She expressed concerns about the neighboring property. Board Member Stephens pointed out that the safety concerns often go through the Building Department. Mr. Thacker stated that safety concerns were considered through the planning process as well as the building process. There are several sites throughout Park City where the setbacks are three to five feet from the property line. Several of those sites have structures on them that need to be protected. In those

cases, temporary shoring walls were required or some sort of access agreement. For this application, there were some constraints but there were always considerations that could be taken to protect nearby properties.

Board Member Hutchings asked if the City would decide whether shoring was required for the neighboring property. Mr. Thacker explained that there would be requirements regardless of the Historic Preservation Board decision since the home is so close to the property line. There would need to be a Geotechnical Report that would provide the necessary information, such as the soils specific to the site, the proposed cut, the depth of the cut, and how deep the neighboring foundation was. All of that information would be included in the report. It would create the criteria needed to ensure that the work is either stabilized at the property line or an Access Agreement with the neighboring property is created. That would happen in the future, regardless of the Historic Preservation Board's decision.

Mr. McKinnon reported that there were fatalities every year due to cave-ins. He saw a lot of challenges with the site but believed there was an opportunity to produce a fantastic product. If it was possible to panelize and remove, then everything could be categorized and put back in place. He felt this would be safer and create a more successful project. It was not necessary to create additional risk. The site logistics were challenging as were the grade and access. Board Member Stephens noted that the Building and Planning Departments would consider all safety aspects of the project. It is always easiest to panelize but it was the responsibility of the Historic Preservation Board to determine whether there was another option. The disassembly and reassembly process could impact the siding material.

The Board discussed previous projects that involved deconstruction. Board Member Stephens reported that there are two homes on Deer Valley Drive that were deconstructed, partially due to a mold issue and partially because that decision was made 20 years ago. He was not certain that those projects would be approved today. When the siding was removed, a lot of the material was damaged. Panelization is not often approved by the Board. Mr. Smith explained that there was a portion of the back that was an addition after the original structure. When that was removed a lot of the siding was preserved. That had come off well and almost all of the material on the back portion was saved. This had been done as a precaution in the event that the application was approved so that there were extra pieces of material.

Board Member Hutchings did not doubt that the D-Smith Construction team could panelize the home, put it back together, and do a wonderful job. He also did not doubt that the site has a lot of problems. However, he did not see enough evidence to approve the application. It is a unique site but additional evidence was needed. For instance, some sort of evidence that the site could not be shored without panelization. As a result, he felt it was appropriate to deny the application. Board Member Stephens noted that something more supportive from the Building and Planning Departments could provide the evidentiary materials needed. He was not certain that the Board had enough information on some of the alternatives.

Board Member Beatlebrox noted that the porch was allowed to be removed so that when the home is lifted, it could be moved toward Norfolk Avenue and there would be more room for heavy equipment on the righthand side of the house. Lifting and preserving the historic material was important. It was preferable to keep the house intact and lift it rather than take it apart and reconstruct the home.

MOTION: Board Member Hutchings moved to DENY the Deconstruction and Reconstruction and Full Panelization of the Landmark Historic Structure at 1002.5 Norfolk Avenue, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

Background

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. The Historic Preservation Board first reviewed panelization of 1002.5 Norfolk Avenue on August 4, 2021. The Historic Preservation Board discussed the challenges of the site but did not support panelization. The Historic Preservation Board approved Material Deconstruction of a portion of the rear façade to accommodate an addition but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction.
4. On October 6, 2021, the Historic Preservation Board reviewed and approved the proposal for Temporary Relocation and partial panelization.

Deconstruction and Reconstruction

5. On August 17, 2022, the Applicant submitted a modification application to request the Historic Preservation Board review possible Deconstruction and Reconstruction of the Landmark Historic Structure at 1002.5 Norfolk Avenue.
6. The Historic Preservation Board visited the site on September 7, 2022.
7. The Historic Preservation Board reviews proposals to Deconstruct and Reconstruct Historic Structures pursuant to LMC § 15-11-15: *In approving an Application for Reconstruction of the [Historic Building] on a [Landmark Site] the [HPB] shall find the project complies with the following criteria:*

- a. The [Historic Building is] found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code;
 - b. The [Historic Building] cannot be made safe and/or serviceable through repair; and
 - c. The form, features, detailing, placement, orientation, and location of the [Historic Building] will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.
8. On February 19, 2021, the Applicant completed a Structural Engineer Report. This same 2021 report is submitted by the Applicant for the modification request to Deconstruct and Reconstruct the Landmark Historic Structure.
 9. On July 28, 2021, the Planning Director and Chief Building Official issued a Notice of Official Determination, finding: *"the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting or moving the Structure; and the Applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition. During the visit, the constraints of the lot were discussed, and although the structure could be raised and preserved the structure would need to be lifted substantially higher for a longer period to allow for the addition on the rear and basement underneath the historic building. As such a larger discussion about panelization of the structure may be warranted."*
 10. On September 28, 2021, the Planning Director and Chief Building Official issued a second Notice of Official Determination, finding that "the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition."
 11. The Determination supports Temporary Relocation and partial panelization as recommended by the Historic Preservation Board on August 4, 2021.
 12. On August 29, 2022, the Planning Director and Chief Building Official visited the site and found no change in circumstances that would modify their Notices of Official Determination.

Disassembly and Reassembly (Full Panelization)

1. On August 17, 2022, the Applicant submitted a modification application to request the Historic Preservation Board review the full panelization of the Landmark Historic Structure at 1002.5 Norfolk Avenue.
2. The Historic Preservation Board reviews proposals to panelize (disassembly and reassembly) Historic Structures pursuant to LMC § 15-11-14: *In approving a [Historic Site] design review Application involving Disassembly and Reassembly of the [Historic Building] on a [Landmark Site], the [HPB] shall find the project complies with the following criteria:*
 - i. *A licensed structural engineer has certified that the [Historic Building] cannot reasonably be moved intact;*
 - ii. *At least one of the following:*
 1. *The proposed Disassembly and Reassembly will abate demolition of the [Historic Building]; or*
 2. *The [Historic Building is] found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or*
 - iii. *The [Historic Preservation Board] determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed Disassembly and Reassembly; unique conditions include but are not limited to:*
 1. *If a problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or*
 2. *If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or*
 3. *All other alternatives have been shown to result in additional damage or loss of historic materials.*
3. On February 19, 2021, the Applicant completed a Structural Engineer Report. This same 2021 report is submitted by the Applicant for the modification request to fully panelize the Landmark Historic Structure.

4. On July 28, 2021, the Planning Director and Chief Building Official issued a Notice of Official Determination, finding: *“the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting or moving the Structure; and the Applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition. During the visit, the constraints of the lot were discussed, and although the structure could be raised and preserved the structure would need to be lifted substantially higher for a longer period to allow for the addition on the rear and basement underneath the historic building. As such a larger discussion about panelization of the structure may be warranted.”*
5. On September 28, 2021, the Planning Director and Chief Building Official issued a second Notice of Official Determination, finding that *“the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition.”*
6. On August 29, 2022, the Planning Director and Chief Building Official visited the site and found no change in circumstances that would modify their Notices of Official Determination.

Conclusions of Law

1. The proposal to Deconstruct and Reconstruct 1002.5 Norfolk Avenue, a Landmark Historic Structure, does not meet the Land Management Code criteria outlined in Section 15-11-15.
2. The proposal to fully panelize 1002.5 Norfolk Avenue, a Landmark Historic Structure, does not meet the Land Management Code criteria outlined in Section 15-11-14.

Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

A. 901 Woodside Avenue - Modification to Material Deconstruction Approval Dated February 3, 2021 - The Applicant Proposes Modifications to the Bay Windows on the Front Façade of the Landmark Historic Structure to Meet Egress Requirements. PL-22-05338.

Assistant Director Ward presented the Staff Report and explained that the application was for a minor modification to the Material Deconstruction approval. On August 7, 2019, the Board approved the Material Deconstruction and Panelization for a Landmark Historic Structure located at 901 Woodside Avenue. As part of that evaluation, the windows were looked into. There were 23 windows on the site. All of the windows had been replaced at a time outside of the historic period. The windows were determined to not be historic and would be replaced as part of the rehabilitation.

The applicant was seeking approval to modify the Material Deconstruction to enlarge the bay windows on the front façade and the attic window on the south side façade to meet International Residential Code Section 310 – Emergency Egress and Rescue Openings. While modifications to the primary façade were generally discouraged, the property is unique because the Landmark Historic Structure was exempt from the setback requirements. It was close to the property line. To the south of the property, there was a platted, but unbuilt, right-of-way. To the north was another historic structure that also did not meet setbacks. The distance between the two structures was approximately two feet or less. The Chief Building Official visited the site with the applicant to look into possible solutions that would meet the egress standards.

The architect created elevations for Board review. It showed the existing windows and dimensions. The proposal was a minor enlargement that would change the bay windows to 24" x 81". That would be applied equally to the lower and upper levels. The second request was related to the attic window, which was approved as part of the 2019 Material Deconstruction approval. The request was to slightly increase the dimensions to 30x42 inches. Staff recommended that the Board conduct a public hearing and consider approving the modifications to Material Deconstruction.

Board Member Stephens opened the public hearing. There were no comments. Board Member Stephens closed the public hearing.

Board Member Hodgkins believed the windows needed to allow for access because the interior spaces were bedrooms. This was confirmed. Board Member Hodgkins wondered if the rooms in the front needed to be bedrooms. It seemed that the owner wanted to change existing use. The applicant, Jerry Fiat explained that those rooms were historically used as bedrooms on both levels. No change in use was proposed. There were certain size requirements for emergency escape and rescue openings. Mr. Fiat reported that there was a minimum width of 20 inches and a minimum height of 24 inches required. However, there was an additional component, where a 5.7-square-foot opening was required as well. The challenge was not necessarily with the

minimum required width or height, but with the overall area. The only way to meet all requirements was with a slight modification.

Board Member Beatlebrox wondered if historic siding would be disturbed by the change. It was clarified that the entire bay window, the structure, and the façade were non-historic. There was a bay window there historically, but the structure was non-historic because it was rebuilt. Assistant Director Ward shared additional images of the home. Board Member Hutchings asked what would happen if the request was denied. Mr. Fiat noted that it was a bedroom and would remain a bedroom. The question was whether it was the right decision to build something that compromised safety.

Board Member Stephens pointed out that the rooms were historically used as bedrooms. He did not feel the minor modifications would detract too much and it was important to consider the health and safety of the occupants. Discussions were had about a previous site visit that took place at 901 Woodside Avenue.

MOTION: Board Member Holmgren moved to APPROVE the Modification to Material Deconstruction, as Approved on February 3, 2021, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

1. 901 Woodside Avenue, also known as the Frank Harding House, is a two-story cross-wing type house constructed circa 1905 and is a Landmark Historic Structure on the Park City Historic Sites Inventory.
2. The Historic District Design Review (HDDR) application for 901 Woodside Avenue has been under review since 2018 and was approved in 2021.
3. On November 11, 2018, the Applicant submitted a Historic District Design Review ("HDDR") Pre-Application to renovate the Landmark Historic Structure at 901 Woodside Avenue. The proposal included a garage under the Structure with access on the southern façade across a private driveway proposed to be constructed within the 9th Street platted but unbuilt right-of-way. On December 5, 2018, the Design Review Team provided input on the HDDR Pre-Application.
4. On February 15, 2019, the Applicant submitted a full HDDR application. On April 19, 2019, Staff deemed the application complete.
5. On August 7, 2019, the Historic Preservation Board approved (I) Material Deconstruction of the roof, chimney, exterior walls, foundation, porch, doors, and windows to accommodate rehabilitation of the Landmark Historic Structure; and (II) disassembly and reassembly (panelization) of the Structure.

6. On March 11, 2019, the Applicant submitted a Conditional Use Permit for (I) a private driveway in the platted, unbuilt right-of-way; and (II) a side setback exception for a basement addition to the Landmark Historic Structure.
7. On August 14, 2019, the Planning Commission approved the Conditional Use Permit to construct the basement within the footprint of the Landmark Historic Structure. The Planning Commission continued the Conditional Use Permit to construct a private driveway in the platted but unbuilt 9th Street right-of-way and continued the discussion to September 11, 2019.
8. On September 11, 2019, and September 25, 2019, the Planning Commission again continued the Conditional Use Permit discussion.
9. On November 13, 2019, the Planning Commission voted three for and three against the Conditional Use Permit to construct a private driveway in the platted but unbuilt 9th Street right-of-way and the motion failed.
10. On December 19, 2019, the City Council called up the Conditional Use Permit and unanimously voted to deny the proposal.
11. The Applicant revised the proposal and on February 3, 2021, the Historic Preservation Board reviewed and approved Material Deconstruction, in part, for the modified plans to construct a basement-level garage.
12. The Applicant continued to meet with staff and revise the proposed plans to mitigate use of the 9th Street right-of-way and eventually eliminated use of the 9th Street right-of-way for garage access, shifting the garage under the bay window along the front façade with access from Woodside Avenue. On July 15, 2021, the City Council approved the revised Conditional Use Permit.
13. On July 30, 2021, the Planning Director issued final approval for the HDDR.
14. During the construction phase, the Applicant learned the south-side facade attic and front facade bay windows do not meet the requirements outlined in IRC Section 310, Emergency Egress and Rescue Openings. The minimum opening area must be 5.7 square feet and the minimum opening dimensions must be 24 inches in height and 20 inches in width.
15. The Applicant seeks Historic Preservation Board approval to enlarge the attic and historic bay window dimensions to meet the IRC requirements, impacting historic siding.

16. Pursuant to LMC § 15-11-12.5(B)(a), the Historic Preservation Board reviews Material Deconstruction of Landmark Historic Structures.
17. LMC § 15-13-2(B)(2)(d)(1) Design Guidelines For Historic Residential Sites – Windows requires preservation of window opening dimensions. LMC § 15-13.2(B)(2)(d)(11) states “[i]t is generally inappropriate to modify windows on the primary façade to accommodate interior changes...”
18. 901 Woodside Avenue does not comply with the required three-foot side setback for this Zoning District on the north façade.
19. Additionally, the adjacent property to the north, 905 Woodside Avenue, is a Significant Historic Structure on the Park City Historic Sites Inventory and does not meet the side setback requirements.
20. The Chief Building Official visited the site on July 6, 2022, and determined that there is approximately two feet between the Historic Structures, which does not meet the requirements for occupants to escape in the case of emergency, or for rescue personnel to enter. In this case, due to the proximity of the Historic Structures, egress for the bay windows cannot be satisfied on the north side facade of 901 Woodside Avenue.
21. To preserve the historic window dimensions on the front facade, in some circumstances, staff may recommend an additional egress window on a side façade. However, in this case, due to the proximity of the Historic Structures, egress cannot be satisfied on the northern façade of 901 Woodside Avenue.
22. As a result, the Applicant proposes to enlarge the bay windows to accommodate egress, as indicated in the existing and proposed window dimensions illustrated on Attachment 1.
23. The Applicant also proposes enlarging the south facade attic window on a non-primary facade to meet egress requirements.
24. To provide notice of the Applicant’s request and the Historic Preservation Board public hearing, Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 17, 2022. Staff mailed courtesy notice to property owners within 300 feet on August 17, 2022. The Park Record published notice on August 17, 2022.

Conclusions of Law

1. The Historic Preservation Board approved the Material Deconstruction and expansion of the attic window on the south facade and the bay windows on the front facade pursuant to LMC § 15-11-12.5(B)(a).
2. The minor expansion to the dimensions of the south facade and front facade bay windows will not impact the Historic Integrity because the form, style, and pattern of fenestration will be preserved, and the modifications will be applied consistently to the main-level and upper-level bay window.

Conditions of Approval

1. All Project Conditions of Approval for the Historic District Design Review, Conditional Use Permit, and Financial Guarantee continue to apply.
2. The modifications to the bay windows shall not exceed the dimensions required pursuant to the IRC for egress and shall be applied to all bay windows to ensure uniformity.

Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

- B. 569 Park Avenue – Historic District Design Review – The Applicant Proposes Removing the Non-Historic Porch and Lifting the Significant Historic Structure to Accommodate a New Basement and Foundation, Shifting the Significant Historic Structure Four Feet to the North to Allow Construction of a New Garage and Driveway, Material Deconstruction to Accommodate an Addition, and Replacing the Truss Roof with Stick Framing. PL-22-05317**

Assistant Director Ward presented the Staff Report and explained that there was a request for Relocation and Material Deconstruction. The architect and applicant's representative, Jonathan DeGray, was present as well as the owner of the property, Bill Kershaw. Assistant Director Ward reported that 569 Park Avenue was a property that had been before the Board several times. It was designated a Significant Historic Site on the Park City Historic Sites Inventory but was pending appeal. Several images of the site were shared.

In 1941, the tax photo showed the original bungalow and hip roof. Sometime between 1957 and 1968, the single-family dwelling was modified to a gable roof with a partial-width recessed porch. On February 4, 2009, the Historic Preservation Board designated the property a Significant Historic Site on the Historic Sites Inventory, which was a result of a reconnaissance level survey. However, on April 7, 2010, the Historic Preservation Board reviewed the designation and removed 569 Park Avenue from the Historic Sites Inventory, determining that due to the changes that were made to the

structure between 1923 and 1995, it no longer met the criteria of a Significant Historic Structure. On August 6, 2015, the Planning Director submitted a Determination of Significance Application and nominated the structure for re-listing as a Significant Historic Site on the Historic Sites Inventory. Later that year, the property owner applied to demolish the home. That Building Permit was denied.

On March 2, 2016, Staff brought the Determination of Significance application before the Historic Preservation Board and recommended that 569 Park Avenue be listed on the Historic Sites Inventory. The Board unanimously voted to designate the property as a Significant Site but that decision was appealed. The appeal was scheduled to move to the Board of Adjustment, but prior to that public hearing, the applicant submitted a request for an Advisory Opinion to the Utah Property Rights Ombudsman. That was issued in 2017 and the Ombudsman found that the demolition permit for 569 Park Avenue was entitled to approval. Since that time, the City and property owner had been working through different options for the property.

The applicant proposed the following for consideration:

- Remove a non-historic porch;
- Lift the single-family dwelling to accommodate a basement addition and foundation upgrade;
- Relocate the single-family dwelling 4-feet to the north to accommodate a driveway and garage addition;
- Deconstruct material from the rear and south façade of the single-family dwelling to accommodate an addition; and
- Rebuilt the non-historic porch.

The criteria that the Board needed to consider for relocation was included in the Staff Report. One of the criteria was that a Licensed Structural Engineer must certify that the building could be relocated. A professional building mover was required to move and protect the building through that process. Additionally, the relocation could not have a detrimental effect on the structural soundness of the building. Since this was a preliminary review, Staff recommended that those be listed as Conditions of Approval.

The removal of material to accommodate the addition would be approximately 17feet from the south side façade and approximately three feet from the west rear façade. This would be done to accommodate the garage addition. Assistant Director Ward explained that the Analysis in the Staff Report overviewed the zoning regulations, setbacks, significant vegetation, and the maximum building footprint. Staff found that the proposal met all of the zoning regulation requirements. She noted that after the Meeting Materials Packet was published for the Board, three emails had been received. Those emails were supportive of the proposal and had been forwarded to the Board. Staff recommended that the Board conduct a public hearing and consider approval.

Board Member Hodgkins noted that the rendering for the garage did not address colors or materials. He wondered if the idea was to make it clear that it was not part of the

historic structure. Mr. DeGray explained that some separation had been created between the historic building and garage. The design was intentional and it would clearly be a separate and non-historic building. Board Member Hutchings wanted to know if the Staff recommendation for approval had to do with the Utah Property Rights Ombudsman determination. Senior Attorney Harrington denied this. Background information had been shared with the Board for context. Director Milliken added that the full Analysis in the Staff Report supported the Staff recommendation.

Board Member Stephens opened the public hearing.

Angela Moschetta, a Park Avenue resident, believed it was important to use the tools available to protect small businesses in Park City as well as the quality of life and the character of the City. Ms. Moschetta read information from the City website related to the Historic Preservation Board. The Board was created to preserve and encourage design preferences that reflected the mining heritage in Park City. The Board also encouraged compatible design and construction through periodic updates and communicated the benefits of historic preservation. Ms. Moschetta noted that in Old Town, a lot of non-historic structures have been knocked down and turned into more contemporary structures that maximize the footprint. Some historic structures had also been permitted to add on significant square footage. She struggled with this because historic preservation is not just about aesthetics, but also lifestyle.

Ms. Moschetta felt there was a sense of entitlement for someone to feel it was appropriate to purchase a property in a historic district, appeal the historic designation, and pursue changes to the property that supported a different lifestyle. She asked the Historic Preservation Board and Planning Commission to defend the character and quality of life in the community. She believed the Board should deny the application.

There were no further comments. Board Member Stephens closed the public hearing.

There was discussion regarding the comments made by Ms. Moschetta and the Land Management Code. Board Member Hodgkins stated that based on the Code and the jurisdiction of the Board, it was difficult to deny the application. Board Member Hutchings did not believe the application met the code. He felt that shifting the structure four feet to the north would change the character of the property. As a result, he would deny the application. Board Member Stephens understood the concerns but in his mind, shifting the structure would not significantly change the streetscape. He pointed out that the garage addition would not look like it was part of the historic house. Board Member Hodgkins was supportive of moving the historic structure in order to have the garage on the side rather than lifting the home and having the garage underneath. Board Member Beatlebrox asked to see the new design. She liked that the height was not being raised and that the look of the historic home would be preserved.

MOTION: Board Member Beatlebrox moved to APPROVE the Relocation and Material Deconstruction of 569 Park Avenue, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

Background

1. 569 Park Avenue is a bungalow-type Single-Family Dwelling constructed circa 1917 in the Victorian Eclectic style.
2. 569 Park Avenue is a Significant Historic Site pending appeal on the Park City Historic Sites Inventory.
3. The Sanborn Maps show a cross-wing house built on the site prior to 1889. The current bungalow form was constructed circa 1917.
4. A circa 1941 tax photo shows the original bungalow and hip roof.
5. Sometime between 1957 and 1968, the Single-Family Dwelling was modified to a gable roof with a partial-width recessed porch.
6. In 1986, the City issued Building Permit No. 2924-86 to re-roof and remodel the Single-Family Dwelling.
7. In 1987, the City issued Building Permit No. 3334-87 for a porch addition.
8. The City provided a \$5,000 Historic District grant in 1988 for the re-roof, replacement of trim, and installation of a stone walkway.
9. On February 4, 2009, the Historic Preservation Board designated 569 Park Avenue a Significant Historic Site on the Park City Historic Sites Inventory based on the results of a reconnaissance level survey.
10. On April 7, 2010, the Historic Preservation Board reviewed the designation and removed 569 Park Avenue from the Historic Sites Inventory determining that due to changes to the Single-Family Dwelling from circa 1923 to 1995, 569 Park Avenue did not meet the criteria of a Significant Historic Structure.
11. On August 6, 2015, the Historic Preservation Planner prepared a Manager's Report regarding 569 Park Avenue for the City Council.
12. The City Council directed staff to begin Land Management Code amendments to address demolition of structures that are of historic significance.
13. On August 7, 2015, the Planning Director submitted a Determination of Significance Application for 569 Park Avenue to nominate 569 Park

Avenue for re-listing as a Significant Historic Site on the Park City Historic Sites Inventory.

14. On September 2, 2015, the property owner applied for Building Permit BD-15-21810 to demolish the Single-Family Dwelling.
15. The City denied Building Permit BD-15-21810.
16. On March 2, 2016, Planning staff brought the Determination of Significance application before the Historic Preservation Board, recommending that 569 Park Avenue be listed as a Significant Site on the Park City Historic Site Inventory.
17. The Historic Preservation Board unanimously voted to designate 569 Park Avenue as a Significant Site.
18. On March 15, 2016, the property owner appealed the Determination of Significance.
19. The appeal was scheduled for Board of Adjustment review on May 24, 2016.
20. On May 23, 2016, the property owner submitted a request for an Advisory Opinion to the Utah Property Rights Ombudsman. The City and property owner agreed to postpone the Board of Adjustment public hearing and review of the appeal until the Ombudsman completed the Advisory Opinion.
21. On March 7, 2017, the Property Rights Ombudsman issued the Advisory Opinion, finding the demolition permit for 569 Park Avenue was entitled to approval.
22. Since that time, the City and property owner have been working through options for the property. Alternatively, the property owner may still proceed with their stayed appeal and ultimately judicial review. However, the property owner and City have tentatively agreed to terms of City acquisition of a preservation easement/dismissal of their appeal, provided the owner can obtain the Historic Preservation Board review and approval of a Historic District Design Review for the property.
23. The Applicant now requests the Historic Preservation Board review the following proposal:
 - a. Lift the Single-Family Dwelling to accommodate a basement addition and foundation upgrade;

- b. Relocate the Single-Family Dwelling four feet to the north to accommodate a driveway and garage addition; and
- c. Deconstruct material from the rear and south facade of the Single-Family Dwelling to accommodate an addition.

Relocation

- 24. The Applicant proposes shifting the existing structure four feet to the north to accommodate a side and rear addition.
- 25. Pursuant to LMC § 15-11-13(A)(3), the Historic Preservation Board reviews the following criteria when considering relocation of a Historic Structure: *In approving a Historic District or Historic Site design review the Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.*
 - a. For either a Landmark or Significant Site all the following shall be met:
 - 1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - 2. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
 - b. Landmark structures shall only be permitted to be relocated on its existing site if:
 - 1. The relocation will abate demolition; or
 - 2. The Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
 - c. For Significant sites, at least one of the following shall be met:
 - 1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - a. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;
 - b. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district;
 - c. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;
 - d. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
26. Staff recommends Conditions of Approval to ensure a licensed structural engineer certifies the building can be relocated, that a professional building mover will move the building and protect it, and that the relocation will not have a detrimental effect on the structural soundness of the building.
27. Relocating the structure four feet to the north allows the Applicant to construct a side and rear addition and garage on the property and will abate demolition of the Significant Historic Structure that is pending appeal.
28. 569 Park Avenue is 49.98 feet in width. For properties in the HR – 1 Zoning District, LMC § 15-2.2-3(l) requires a five-foot Side Setback for lots up to 50 feet in width. Shifting the structure four feet to the north will retain the five-foot Side Setback.

29. LMC § 15-2.2-3(J) allows for window wells not exceeding the International Residential Code requirements for egress to extend not more than four feet into the five-foot Side Setback. One three-foot long and eight-foot wide window well is proposed in the Side Setback pursuant to this exception to provide egress for two proposed basement bedrooms.
30. LMC § 15-2.2-3(J)(6) allows for pathways and steps in the Side Setback if they are no more than 30 inches above Final Grade, not including any required handrails. There is an existing walkway and stairs in the Side Setback between 569 Park Avenue and the property to the north, 575 Park Avenue. No changes are proposed to the walkway.
31. According to available Planning Department records, the non-historic front porch addition to 569 Park Avenue was constructed in 1987. 569 Park Avenue was in the HR – 1 Zoning District at that time. The 1987 LMC § 7.1.3(d) established the following requirements for HR – 1 Front Setbacks: The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be 10 feet.
32. The 1987 LMC § 7.1.4(b) required Single-Family Dwellings to provide a volume of open space within the building envelope in the front and rear of the structure, which could be satisfied with porches “which are open on at least two sides, one of which must be the front or back façade of the structure.” Additionally, the porches under a roof could count as open space volume and could project into the open space volume. The City issued a 1987 building permit to construct the front porch with a Front Setback just shy of three feet (approximately two feet ten inches).
33. Structures built in compliance with the LMC at the time of construction are Non-Complying Structures. LMC § 15-9-6(A) states that a Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure.
34. The relocation of the structure will impact Significant Vegetation. Significant Vegetation includes large trees 6” in diameter or greater measured four and one-half feet above ground. The evergreen tree shown in the image above and in the northwest corner of the Existing Conditions and Topographic Map below will be removed. Additionally, the Existing Conditions and Topographic Map includes two more evergreens and one deciduous tree.

Material Deconstruction

35. The Applicant proposes lifting the Single-Family Dwelling to accommodate a basement addition and new foundation.
36. According to the Applicant's Existing Conditions Report, the existing foundation is unreinforced concrete.
37. The Applicant also proposes removing materials to accommodate an addition to the south side and rear facades.
38. The proposed addition includes a 1,515-square-foot basement and 188-square-foot main-level garage, powder room, and bathroom.
39. Approximately 17 feet of material will be removed from the south side facade and three feet of material will be removed from the western rear facade.

Conclusions of Law

1. Pursuant to LMC § 15-11-13(A)(3) relocating the structure four feet to the north allows the Applicant to construct a modest side and rear addition to accommodate a garage on the property and will abate demolition of the Significant Historic Structure that is pending appeal, as conditioned.
2. The Material Deconstruction, as conditioned, complies with LMC § 15-11-12.5(B).

Conditions of Approval

1. The Applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building official.
4. The Applicant shall maintain the natural topography and original grading of the site when and where feasible.
5. The new foundation shall not raise the structure more than two feet from its original floor elevation.

6. The form, material, and detailing of the new foundation shall be similar to the historic foundation.
7. The historic site shall be returned to its original grade following the construction of a foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above the final grade on primary and secondary facades.
8. The porch reconstruction shall be in the same dimensions and of the same materials indicated on the Applicant's As-Built Elevations.
9. The Applicant's Landscape Plan shall be revised to replace the six evergreen trees and one deciduous tree identified on the Existing Conditions and Topographic Map with equivalent landscaping in type and size prior to submitting for a Building Permit. The revised Landscape Plan shall be reviewed and approved by the Planning Director.
10. Prior to Building Permit issuance, a professional structural analysis shall be conducted and submitted to the Planning Department that minimizes the damage that may occur during the relocation.
11. The Property Owner shall hire a licensed professional building mover to shift the structure four feet to the north.
12. The structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the reorientation process.
13. A written plan detailing the steps and procedures for reorientation of the structure shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
14. The structure shall be moved in one piece.
15. The structure shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
16. Distinctive materials, components, finishes, and examples of craftsmanship shall be retained and preserved.
17. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of

structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy-efficient features that are similar in design, dimension, texture, material, and finish.

18. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

Board Member Holmgren seconded the motion.

VOTE: The motion passed, with all Board Members voting in favor of the application, with the exception of Board Member Hutchings, who voted against the application.

7. **ADJOURN**

MOTION: Board Member Hutchings moved to ADJOURN. Board Member Hodgkins seconded the motion. The motion passed unanimously.

The Historic Preservation Board Meeting adjourned at 6:54 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Planning Commission Staff Report



Subject: Winter Balcony Enclosure Pilot Program
Application: GI-22-00487
Author: Caitlyn Tubbs, Senior Historic Preservation Planner
Date: October 12, 2022
Type of Item: Work Session

Recommendation

Evaluate and provide input on the Winter Balcony Enclosure pilot program that allows temporary enclosure of non-historic balconies facing Main Street in the Historic Commercial Business District. The pilot program is scheduled to end in 2023.

Summary

The City Council initiated a pilot program to allow balcony enclosures on non-historic buildings on Main Street from November 15 – April 30 through 2023.

On March 7, 1979, Park City's Main Street was listed on the [National Register of Historic Places](#), and was expanded in 2018. The Historic Character of Park City is one of the core values of the Park City General Plan ("General Plan"). Goal 15 of the General Plan is to "[p]reserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations." Goal 16 of the General Plan is to "[m]aintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."

The General Plan acknowledges that historic preservation requires consideration of local business needs to retain vibrancy. The General Plan Community Planning Strategy 16.4 is to "[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners."

The pilot program was suggested by a local business to increase seating capacity during the winter months and to allow temporary balcony enclosures to replace tents. Only one property has requested the Winter Balcony Enclosure, with details provided in the Analysis Section below.

Since the Winter Balcony Enclosure pilot program was first introduced, staff has repeatedly voiced concerns, outlined in the Analysis Section below. Staff continues to find that the enclosure of Main Street balconies, even temporarily, has a detrimental impact on the historic character of Main Street.

Background

The table below outlines the Winter Balcony Enclosure pilot program background:

Sept. 18, 2014	A community member proposed the City consider a Winter Balcony Enclosure program on Main Street to promote expanded winter use. The City Council supported scheduling the proposal for future discussion. (Minutes, p. 4)
Nov. 13, 2014	The City Council conducted a work session on Winter Balcony Enclosures. Staff expressed concerns: • Impact to the historic integrity of Main Street • International Building Code requirements for fire safety and snow loads • Snow shed issues • Increased use of sewer and water • Increased parking demands • Increased strain on City resources and staff time for reviewing and monitoring the enclosures • Enclosures were prohibited in the Land Management Code and Design Guidelines for Historic Districts and Historic Sites and required amendments Some Councilmembers agreed there would be impacts, but most Councilmembers were in support of exploring a pilot program. (Minutes, Exhibit A)
Jan. 7, 2015	The Historic Preservation Board conducted a work session on Winter Balcony Enclosures. The staff report outlined concerns: • Even temporary enclosures of balconies change the historic character of Main Street • Enclosure substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape • Enclosure of balconies substantially alters the visual character of the original building in shape, roof design, projections, recesses, and solid-to-void ratio • The balcony enclosures obscure and detract from historic details • Balconies not designed to meet the requirements of interior spaces and enclosures may require substantial structural changes and reconstruction The Board continued the discussion to March. (Jan. 7, 2015 Staff Report, Exhibit B; Jan. 7, 2015 Minutes, Exhibit C)

Mar. 4, 2015	The Historic Preservation Board provided input on potential amendments to the Land Management Code and Design Guidelines for Historic Districts to allow temporary enclosures on non-historic balconies in the Historic Commercial Business Zoning District for buildings facing Main Street. (Mar. 4, 2015 Staff Report, Exhibit D; Mar. 4, 2015 Minutes, Exhibit E)
Jun. 25, 2015	The City Council conducted a work session on Winter Balcony Enclosures and provided direction to staff to move forward with a three-year pilot program for non-historic buildings on Main Street. Community members raised concerns about the energy required to heat temporary enclosures. (Staff Report, p. 22; Minutes, p. 3)
Dec. 9, 2015	The Planning Commission voted 5 – 2 to forward a negative recommendation to City Council regarding amendments to the Land Management Code to accommodate Winter Balcony Enclosures. The Planning Commission expressed concerns: • If the temporary enclosure was constructed as a semi-permanent structure, why not consider a year-round enclosure • Balcony enclosures severely detract from the historic character and integrity of the Main Street Historic District, blocks views of neighboring historic structures, and changes the mass and scale of the historic commercial district in opposition to the General Plan and historic preservation goals • Balcony enclosures do not add to street vibrancy like summer dining decks • Balcony enclosures do not comply with Utah’s adopted State Energy Code and will increase carbon footprint in opposition to the General Plan and City goals (Dec. 9, 2015 Staff Report, Exhibit F; Dec. 9, 2015 Minutes, Exhibit G)
Jan. 7, 2016	City Council launched a three-year pilot program for the Winter Balcony Enclosure Program for non-historic buildings facing Main Street to enclose their balconies from November 15 – April 30. (Staff Report, p. 93; Minutes, p. 8)
Jan. 7, 2016	City Council enacted Ordinance No. 16-01, amending the Land Management Code to accommodate Winter Balcony Enclosures on non-historic buildings in the Historic Commercial Business Zoning District facing Main Street from November 15 through April 30. (Staff Report, p. 83; Minutes, p. 5)

Nov. 3, 2016	The City Council affirmed support of the three-year pilot program and approved a one-year agreement to allow the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report , p. 98; Minutes , p. 13)
Oct. 11, 2018	City Council extended the pilot program for another five years and approved a one-year agreement to allow for the Riverhorse Balcony Enclosure over the public pedestrian right-of-way. (Staff Report ; Minutes , p. 10)
Nov. 7, 2019	As part of the consent agenda, the City Council approved an updated agreement for the Riverhorse Balcony Enclosure. The agreement terminated on April 30, 2020. The balcony enclosure was allowed to be installed from November 14, 2019 through May 4, 2020. (Staff Report , p. 459; Minutes , p. 12)
Sep. 7, 2022	The Historic Preservation Board held a work session to review the pilot program and give input. Staff reiterated concerns raised at prior meetings. The Historic Preservation Board expressed support for the continuation of the temporary enclosure of balconies on non-historic structures. (Staff Report , p.21; (Minutes not yet adopted))

The pilot program is scheduled to expire in April 2023. Section 15-2.6-3 of the Land Management Code (LMC) was amended to include the allowance for temporary winter balcony enclosures. Prior to the program's expiration the Land Management Code will need to be amended to reflect the City's desired outcome. Staff is seeking a recommendation from the Planning Commission to the City Council regarding the future of the temporary winter balcony enclosure provisions as follows:

- Amend the LMC to allow for the continued **temporary** winter enclosure of balconies on non-historic structures,
- Amend the LMC to remove the provision for temporary winter enclosure of balconies on non-historic structures, OR
- Amend the LMC to allow for permanent (year-round) enclosure of balconies on non-historic structures.

Analysis

Preserving the Historic Character of Park City is one of the core values in Park City's General Plan ("General Plan"). Goal 15 of the General Plan is:

Preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Objective 15A – maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two

National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

Objective 15B – Maintain character, context, and scale of local historic districts with compatible infill development and additions.

Community Planning Strategy 15.8 is to periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. “Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at street frontage. In addition, the influence of site design and architecture should be analyzed in the review.”

Goal 16 of the General Plan is:

Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objective 16E is to “[e]ncourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant Buildings.”

Community Planning Strategy 16.4 is to “[w]ork with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.”

The LMC implements the goals and policies of the General Plan, including allowing development in a manner that encourages the preservation and integrity of the Historic Districts in the unique urban scale of original Park City.² The Winter Balcony Enclosure pilot program was initiated in the Historic Commercial Business District. The purposes of the Historic Commercial Business District include:

- Preserving the cultural heritage of the City’s original Business, governmental, and residential center,
- Facilitating the continuation of the visual character, scale, and streetscape of the original Park City Historical District,
- Encouraging pedestrian-oriented, pedestrian-scale development,
- Minimizing the impacts of new development on parking constraints of Old Town,
- Minimizing the impacts of commercial uses and business activities, including parking, access, deliveries, service, mechanical equipment, and traffic on residential neighborhoods,
- Maintaining and enhancing the long-term viability of the downtown core as a destination for residents and tourists by ensuring a business mix that encourages a high level of vitality, public access, vibrancy, activity, and public/resort-related attractions.³

¹ LMC [§ 15-11-5](#)² LMC [§ 15-1-2](#)

³ LMC [§ 15-2.6-1](#)

Land Management Code (LMC) [§ 15-2.6-3\(E\)](#) regulates balconies that project over the Main Street public pedestrian right-of-way in the Historic Commercial Business Zoning District. City Council must review any proposed balcony construction, enlargement, or modification that extends over the Main Street public pedestrian right-of-way. Prior to 2016, balcony enclosures were prohibited. However, on January 7, 2016, the City Council amended LMC [§ 15-2.6-3\(E\)](#) to initiate a pilot program to allow for Winter Balcony Enclosures on non-historic structures facing Main Street from November 15 – April 30. To date, only one property owner has installed a Winter Balcony Enclosure – Riverhorse on Main at 540 Main Street. The pilot program is set to expire in 2023 and staff requests the Planning Commission’s input regarding termination or continuation of the program.

The pilot program outlines the following:

1. There may be times when it is not appropriate to construct a Temporary Winter Balcony Enclosure on a non-historic building due to unique conditions, including but not limited to health and safety concerns, as found by the Planning Director or Chief Building Official.
2. The Temporary Winter Balcony Enclosures and the balcony should respect the architectural style of the building.
3. The Temporary Winter Balcony Enclosures should retain existing balcony railings to achieve a design consistent with open balconies and maintain the character of the original building.
4. The existing exterior wall of the building may not be removed seasonally to accommodate the balcony enclosure.
5. The Temporary Winter Balcony Enclosures must not block existing door and window openings on neighboring buildings.
6. Temporary Winter Balcony Enclosures should consist of clear glazing set in window frames that generally match the mass, scale, and materials of those used for the glazing frames of the building.
7. Sunscreens are permitted and should only be used in times of extreme sun but should not be obtrusive.
8. The balcony must be situated so as not to interfere with pedestrian movement on the sidewalk.
9. The Temporary Winter Balcony Enclosures must have direct access to the restaurant’s dining area.
10. Temporary Winter Balcony Enclosures designs must address snow shedding.
11. Any changes to the exterior façade of the building, proposed changes to the existing balcony, or construction of a new balcony shall be reviewed by staff as part of the Historic District Design Review. New balconies extending over the City right-of-way will require approval of the City Council.

12. The construction of any temporary tents should be approved through an Administrative Conditional Use Permit for up to fourteen (14) days. Free-standing tents will not be considered the same as balcony enclosures.
13. No signage is allowed on any Temporary Winter Balcony Enclosures.
14. Any new Temporary Winter Balcony Enclosures will require a building permit.
15. Temporary Winter Balcony Enclosures will only be permitted from November 15th through April 15th.

When the pilot program was proposed, staff voiced concerns, outlined in the attached staff reports and summarized below:

- *Staff's professional opinion is that the enclosure of this space—even temporarily during the winter months—changes the historic character of the Main Street district as a whole.*
- *The enclosure of balcony spaces substantially alters the architectural design of the building, light and shade of the building design, and the rhythm and pattern of the streetscape.*
- *The visual character of the original building (historic or non-historic) will be substantially altered due to changes in its overall shape, roof design, projections, recesses, and solid-to-void ratio.*
- *The enclosure of the balconies detracts from the historic “western” appearance of our Mining Era Main Street.*
- *The appearance of balconies over the sidewalks adds appeal and interest to the rhythm and patterning of the Main Street historic district; these enclosures change the massing of the structure and create the perception of the second floor extending beyond the plane of the façade and over the City right-of-way.*
- *By extending beyond the front plane of the façade, these seasonal balcony enclosures block the views of neighboring historic buildings when looking up or down Main Street.*
- *Park City's Main Street is characterized by in-line facades with limited breaks in their massing.*
- *Building over the balconies breaks the well-articulated street wall along the sidewalk and disrupts the continuity of the street wall.*

On July 8, 2022, the Planning, Building, Engineering, Public Works, and Sustainability Departments met to evaluate and discuss the pilot program. Staff continues to voice the same concerns raised previously. The enclosure impacts the historic character of Park City's Historic Main Street, presents snow shedding issues, and increases water, sewage, and parking demands. Additionally, while the pilot program allows for temporary enclosure of balconies on non-historic buildings, the enclosure impacts adjacent Historic Structures, requiring attachment to and removal from historic material. Staff requests the Planning Commission please review the staff reports attached as exhibits to this report for the full background and analysis.

Since the LMC was amended to allow for the Winter Balcony Enclosure pilot program,

in 2019, the Design Guidelines for Historic Commercial Infill Construction were adopted. The current guidelines outlined in LMC [§ 15-13-9](#) include the following for non-historic commercial structures in the Historic Districts and do not support Winter Balcony Enclosures:

- New infill commercial buildings shall differentiate from historic structures but shall be compatible with historic structures in materials, features, size, scale, and proportion, and massing to protect the integrity of the Main Street Historic District as a whole. The massing of new infill commercial buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the site.
- Scale and height of new infill commercial structures shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.
- Size and mass of a structure shall be compatible with the size of the site so that site coverage, and building bulk and mass are compatible with Historic Sites within the Streetscape or character area.
- New construction activity shall not physically damage nearby Historic Sites.
- New infill commercial buildings shall reinforce visual unity within the context of the Historic District but also within the context of the Streetscape or character area. The specific context of the Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites to reinforce existing rhythms and patterns.
- Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street.
- All Streetscape or character area elements should work together to create a coherent visual identity and public space. The visual cohesiveness and historic character of a site shall be maintained using complementary materials.
- Historic height, width, and depth proportions are important in creating compatible infill and new design shall reflect the historic mass and scale of commercial buildings in the Historic District.
- The size and mass of a new infill commercial building, in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Historic District.
- Building features such as storefronts, upper story windows, cornices, and balconies shall be aligned with similar historic building features in the Historic District.
- New balconies shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.
- A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.

- An addition shall be visually subordinate to the existing building and shall be compatible with the scale of the historic buildings in the Streetscape or character area.

Amendments to the Design Guidelines for Historic Commercial Infill Construction would be required to accommodate and continue the pilot program.

Since the pilot program was initiated in 2016, only one property has installed a Winter Balcony Enclosure, the Riverhorse on Main. The entrance to the Riverhorse on Main is through 540 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). Riverhorse on Main then extends along the upper level of 530 Main Street to the south, which is not a Historic Structure. The Winter Balcony Enclosure extends from this portion of the restaurant and adds approx. 575 SF to the restaurant's usable space. The adjacent property to the south is the Park City Museum at 528 Main Street, a Landmark Historic Structure ([Historic Site Form](#)). As a result, although the balcony for Riverhorse on Main is not on a building designated a Historic Structure, the Winter Balcony Enclosure requires connection to two Landmark Historic Structures.

Below are photos illustrating the historic streetscape and the Balcony Enclosure.

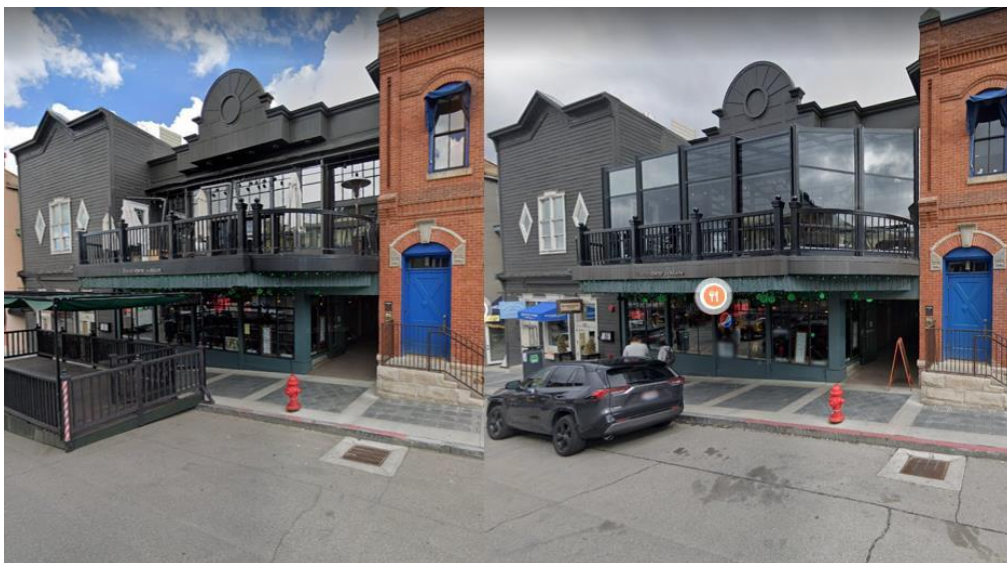
Image taken from Google Maps showing the open Balcony:



Image taken in 1995 showing the open balcony:



Images taken from Google Earth showing side-by-side comparisons:





Questions for Commission consideration:

- Does the Planning Commission support continuation of the Temporary Winter Balcony Enclosure program?
- Does the Planning Commission support the expansion of the Balcony Enclosure program to allow for permanent (year-round)
- If yes, should Park City include standards in the Historic District Design Guidelines specific to balcony enclosures?
- Are there additional factors that should be considered if the program continues or expands, like payment of fees for increased parking demands, structural engineering requirements, or penalty fees for noncompliance with agreements or program requirements?
- Are there preferred methods the City should use to ensure applicants remain in compliance with the program requirements and signed agreements?

Department Review

The Planning Department, Public Works Department, Building Department, Sustainability Department, Streets Department, and City Attorney's Office reviewed the pilot program.

Public Input

Please see Exhibit I.

Exhibits

Exhibit A: November 13, 2014 City Council Meeting Minutes

Exhibit B: January 7, 2015 HPB Staff Report

Exhibit C: January 7, 2015 HPB Meeting Minutes

Exhibit D: March 4, 2015 HPB Staff Report

Exhibit E: March 4, 2015 HPB Meeting Minutes

Exhibit F: December 8, 2015 Planning Commission Staff Report

Exhibit G: December 9, 2015 Planning Commission Meeting Minutes

Exhibit H: September 7, 2022 HPB Staff Report

Exhibit I: Public Input



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
October 12, 2022**

COMMISSIONERS IN ATTENDANCE: Chair Laura Suesser, John Kenworthy, Sarah Hall, Bill Johnson, Christin Van Dine (attended virtually), John Frontero; Henry Sigg

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Lillian Lederer, City Planner; Spencer Cawley, City Planner; Jaron Ehlers, City Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Laura Suesser called the meeting to order at approximately 5:30 p.m. She reported that all Commissioners were present with the exception of Commissioner Christin Van Dine, who joined the meeting later.

2. MINUTES APPROVAL

There were no minutes for approval.

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reported that Assistant Planning Director, Rebecca Ward, planned to update the Commission on the Land Management Code ("LMC") Amendments. She noted that the Commission was provided with the Staff Communication that included the schedule for next year. Assistant Director Ward was on a flight and unable to log in, but was expected to join the meeting later in the evening.

Director Milliken offered to present the Staff Communication and welcomed newly appointed Planning Commissioner, Henry Sigg.

A. 2022 - 2023 Land Management Code Amendment Schedule and Commission Liaisons,

Director Milliken stated that she would identify the Commission Liaisons for the different priorities for 2023 to see if one was a good fit for Commissioner Sigg. Staff would return with more detail regarding the 2023 schedule in January.

In terms of specific topics for LMC Code Amendments, the Commission would be looking at the Winter Balcony Enclosure Pilot Program as well as the Landscaping Updates at this meeting. A public hearing on the Landscaping Updates would be held on October 26, 2022. A Work Session scheduled for November 9, 2022, would address the Sensitive Land Overlay. The Commission Liaison for the meeting would be Commissioner Bill Johnson. She explained that the Commission Liaison would meet with Staff before the meetings.

Also on November 9, 2022, they would address Accessory Uses in Master Planned Developments ("MPD"), for which Chair Suesser would act as the Commission Liaison. She reported that the November 23 meeting was canceled as it is the day before Thanksgiving. On December 14, 2022, there will be a Work Session on Secure Bicycle Parking Requirements with Commissioner Van Dine serving as Commission Liaison. The public hearing on the Sensitive Land Overlay was scheduled for December 14, 2022.

Staff outlined a number of priorities for 2023 and the Commission Members who elected to act as Commission Liaison for those priorities. She recapped the priorities as follows:

- Incentivizing affordable housing development and amending Transfer of Development Rights, with Commissioner John Kenworthy and Commissioner Johnson serving as Liaisons;
- Encouraging sustainability, on which Commissioner Sarah Hall and Commissioner John Frontero would serve as Liaisons;
- Improving transit, trail, and active transit connectivity would have Commissioner Van Dine as the Commission Liaison;
- Evaluating lot combinations in the Historic Districts, with Chair Suesser and Commissioner Frontero serving as Liaisons; and
- Transportation Demand Management and Traffic Impact Studies, with Commissioners Hall and Kenworthy serving as Liaisons.

Director Milliken invited Commissioner Sigg to consider which priorities he might be interested in serving as a Liaison.

She listed the following issues that the Planning Commission requested Staff to schedule for review:

- Excavation limits;
- Evaluation of steep slope standards citywide;
- Review of the Conventional Chain Businesses and vibrancy ordinances; and
- Final action review and efficiency, and whether some items normally presented to City Council could end at Planning Commission review so that it does not go through a double review.

Director Milliken presented the 2023 Meeting dates where they would schedule at least one hour dedicated to LMC work. She observed that this work would occur in one meeting per month.

Commissioner Kenworthy asked Senior City Attorney, Mark Harrington, if it was important to prioritize Conventional Chain Business and vibrancy ordinances. He noted that the rumor on

the Historic Park City Alliance (“HPCA”) was that they have filled the last spot so he wanted to ensure that they were up to date on that as a priority now that the number of chains has hit the maximum limit.

Mr. Harrington responded that prioritization would be within the prerogative of the Planning Commission. He was unclear whether the intent was to further restrict, clarify restrictions, or expand to allow more Chain Businesses. He observed that if they were looking to expand, then prioritization might be more acute since they have reached the limit. On the other hand, if the request was for an update on how it was working and to look at any adjustments, it might not be as acute in terms of priorities. Mr. Harrington did not feel it was any more acute from a Staff perspective but stated that he was unsure of the Commission’s initial interest in terms of the original prioritization. He reiterated that it was up to the Commission as to whether it wanted to prioritize this issue ahead of something like lot combinations or the issues faced in existing MPDs such as support commercial.

He explained that if the Commission was seeing votes of 3-to-2, lack of clarity, or difference of perspective between applicants, the public, and the Commission and Council, those would be the areas that would seem most ripe for prioritization. He felt that general cleanup or adjustments would be more secondary in terms of priority.

Commissioner Kenworthy noted that this could become a contentious issue, and wanted to ensure that there was an understanding of what the ordinances are now and that they have hit the threshold. He understood that once they hit that limit, which they have done on the upper portion of Main, national chains will no longer be allowed on the street level at Sundance. Commissioner Kenworthy observed that this was a very current issue that would likely come before the Commission.

Chair Suesser asked if Commissioner Kenworthy’s conclusion was accurate. Mr. Harrington stated that national chains would not be allowed on the street level at Sundance if they were not within the Sundance venue. He mentioned that third-party “ambush” vendors would be subject to the same rules as anyone else on the street; therefore, if they are “at capacity,” they could not take up extra spots. Mr. Harrington added that the ordinance is in place, and while someone could challenge that, he did not foresee this to be something that would be part of the Commission’s day-to-day workload. In terms of providing the Commission an update on how the ordinance was working, the Commission could decide its prioritization.

Commissioner Hall preferred that the Commission look at a holistic approach to Main Street and not just focus on the Chain Store limit. She felt they should look at it as a package with vibrancy ordinances. She would not be in favor of expanding the limit.

Chair Suesser was interested in hearing from Main Street business owners, landlords, and the community about the response to the introduction of Chain Businesses on Main Street. She felt that input from these groups would be helpful and she looked forward to the Work Session on that topic.

Commissioner Hall agreed and added that it should encompass the several components of Main Street, including the definitions for the First Floor, Second Floor, and the back. Chair Suesser noted that this priority included vibrancy ordinances, but noted that Chain Businesses were the big issue people talk about. Commissioner Hall added that it went further and referenced the Agenda Item for tonight’s meeting about permanent tents and summer parking.

She reiterated her belief that it should be a holistic overview of everything related to the Historic District and Main Street. Chair Suesser agreed.

Chair Suesser asked Commissioner Kenworthy if he felt this topic should be low on the priority list, or wait to weigh in when discussing the specific schedule for discussion. Commissioner Kenworthy felt it was important that the Commission understand the guidelines and commented that it would involve issues that the City would deal with, given that Sundance would probably come back with a bang and the City was looking forward to supporting it. He agreed that it would be good to put this issue on the calendar for January so that they could get an understanding. Chair Suesser asked Director Milliken to put this on the calendar as soon as possible.

Commissioner Hall asked to be included as a Liaison for active transportation. She also volunteered to add herself to some of the topics scheduled for the remainder of 2022 and noted specifically the Accessory Uses and MPDs and/or Secure Bicycle Parking Requirements.

Chair Suesser offered to take Commissioner Hall's spot on the Traffic Demand Management and Traffic Impact Studies. She added that Commissioner Sigg might be interested in joining her on the Accessory Uses and MPDs. Commissioner Sigg stated he would be happy to join that topic. It was clarified that Support Commercial was included in the Accessory Uses discussion.

Commissioner John Frontero offered to join Commissioner Johnson on the Sensitive Land Overlay work in 2022.

Commissioner Hall offered to join Commissioner Van Dine on Secure Bicycle Parking Requirements in 2022, as well as on active transportation in 2023. She confirmed that Chair Suesser would take her spot for Transportation Demand Management.

Chair Suesser noted that they are not limited to two Liaisons per topic and invited Commissioner Sigg to join any topic that interested him.

Chair Suesser disclosed that she is currently working for Summit Land Conservancy and Rory Murphy, who is an applicant tonight, is on the Board of the Conservancy. She expressed her belief that this did not create a conflict of interest.

5. CONTINUATIONS

A. 1251 Kearns Boulevard -- Conditional Use Permit -- The Applicant Proposes Constructing an Addition to The Blind Dog Restaurant in the Frontage Protection Zone, Modifying the Parking Area to Increase Parking, and Creating Shared Parking with 1351 Kearns Boulevard. PL-22-05240.

Director Milliken explained that the applicant requested a continuance to gather more information and allow for further study. For similar reasons, a continuance was requested for the next Agenda Item, 1351 Kearns Boulevard.

Chair Suesser questioned the impact of the Conditional Use Permit on the Homestake Project, if any, and asked if there was any overlap. Director Milliken stated that it would be best to look at it when it comes back in front of the Planning Commission. She noted there is always the

potential for overlap with neighboring properties; however, she felt that it was one of the reasons for the requested continuation.

Chair Suesser opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Johnson moved to CONTINUE 1251 Kearns Boulevard—Conditional Use Permit Application to a date uncertain. Commissioner Hall seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission. Commissioner Van Dine was not present for the vote.

Commissioner Van Dine joined the meeting.

B. 1351 Kearns Boulevard -- Conditional Use Permit -- The Applicant Proposes Enlarging the Parking Area in the Frontage Protection Zone and Shared Parking with 1251 Kearns Boulevard. PL-22-05296.

Director Milliken reiterated that the applicant requested a continuance to gather further information.

Chair Suesser opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Commissioner Johnson moved to CONTINUE 1351 Kearns Boulevard—Conditional Use Permit Application to a date uncertain. Commissioner Hall seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

6. WORK SESSION

A. Temporary Winter Balcony Enclosure Pilot Program – The Planning Commission Will Review the Temporary Winter Balcony Enclosure Pilot Program that Allows for Non-Historic Balconies in the Historic Commercial Business District Facing Main Street to be Enclosed from November 15 through April 30. The Pilot Program Will End in 2023 and May Require Amendments to the Land Management Code.

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that the Temporary Winter Balcony Enclosure Pilot Program began a few years ago to allow for the temporary seasonal enclosure of outdoor balconies on non-historic buildings along Main Street. She confirmed that the program was in response to COVID-19 and the desire for people to be separated and outside as much as possible. Planner Tubbs stated that the pilot program was initially developed for building owners who do not have a historic balcony or patio or the ability to utilize the sidewalk during the summer months. It allowed these owners to compete with other businesses that have those features. Beginning in 2014, a member of the community approached the City Council and recommended the creation of a pilot program to allow for balcony enclosures. The City Council held a Work Session and directed Staff to prepare standards and processes for the program.

Following input from the Historic Preservation Board ("HPB"), the Planning Commission forwarded a negative recommendation to the City Council on the creation of this pilot program; however, in 2016, pursuant to Ordinance No. 16-01, the LMC was amended to allow for the temporary enclosure of these balconies.

Planner Tubbs reported that it was revisited in 2019 when the pilot program was extended for an additional five years. The pilot program is currently scheduled to expire next year. She reported that so far, only one business along Main Street, Riverhorse on Main, has utilized the provisions in the Code for a Temporary Winter Balcony Enclosure. She noted that Main Street is listed on the National Register of Historic Places and the boundary of that designation was expanded because the City has a rich history and strong character.

Planner Tubbs commented that Riverhorse on Main is a non-historic building on Main Street. It is an in-fill building that did not have to meet the same Design Guidelines that apply to historic buildings that undergo repairs or alterations. The building was designed to fit in with Main Street, per the Historic Design Guidelines, but she stressed that the Design Guidelines for Historic Structures and the Design Guidelines for new construction or in-fill structures are different. Planner Tubbs presented photographs showing how Riverhorse on Main looked prior to the enclosure of the balcony as compared with how it looked after enclosure.

Chair Suesser asked if there was an extension out into Main Street before they enclosed the balcony. Planner Tubbs responded that the extension was in front of Riverhorse on Main. She added that Riverhorse on Main eliminated the seating on the street when they enclosed the balcony. In response to an inquiry, Planner Tubbs stated that the owner could have seating areas on both the street and the balcony, but there was a seasonality component in that the balcony enclosure was permitted from Fall through Spring, and expansion into the public right-of-way would be allowed by permit during the summer.

Commissioner Kenworthy stated that Pizza Noodle occupies the street-level deck. He reported that when he was Chair of the HPB, the owner of Riverhorse on Main wanted to enclose the balcony because he did not have the opportunity to use the street since the first-floor tenant was using it. Additionally, the owner had previous approval for the tent, which he would have to remove every six weeks.

Mr. Harrington explained that the enclosure replaces the tent and was not directly related to COVID-19 or the downstairs tenant. Commissioner Kenworthy added that in 2014, the HPB sent a positive recommendation on the pilot program to City Council. Riverhorse on Main was a rare case and no one else has used the pilot program.

Chair Suesser asked if the ordinance applied only to balconies on Main Street. Planner Tubbs confirmed that was the case and added that it only applies to balconies on non-historic structures along Main Street.

Planner Tubbs addressed Staff's concerns and reported that from the program's inception, Staff reviewed other communities where enclosures were permitted and the effects on the historic fabric of the community. Based on that review, as well as a review of the LMC, Staff had concerns that the Winter Balcony Enclosures would have the potential to detract from the overall western architectural appearance of Main Street and affect the historic character of the National Historic District. Staff also expressed concerns regarding the changes in overall shape, roof design, projections, recesses, solid-to-void ratios, and other architectural features.

These changes have the potential to change the visual character of the original building and the street network as a whole.

Additionally, the balconies provide a strong rhythm to the pedestrian experience along Main Street and lend themselves to the creation of a strong street wall. Therefore, Staff was concerned that enclosing the balconies would break up the pedestrian experience and the street wall. Planner Tubbs explained that the attachments of the enclosure panels or other structures for the enclosure might damage historic buildings, features, or materials. She referenced the photographs of Riverhorse on Main and pointed out that the edges of the panels were connected to the neighboring buildings, which are Landmark Structures. As a result, Staff had concerns about the methods that might be utilized in the installation and removal of these panels and the effects on the neighboring historic materials.

Planner Tubbs explained that Staff was looking for feedback from the Boards and Commissions before the pilot program expires. Staff held a Work Session with the HPB on September 7 and received feedback generally in support of continuing the program and allowing the ongoing Temporary Winter Balcony Enclosures on Main Street. The HPB did not support allowing for the expansion of this program to allow for a more permanent or year-round enclosure. The HPB expressed an interest in reviewing some Design Guidelines that Staff could utilize for prospective applicants under this ordinance to help the enclosures fit in with the Historic District.

Chair Suesser asked how many balconies on Main Street could be enclosed under the pilot program. Planner Tubbs estimated that less than six buildings could potentially qualify for a Winter Balcony Enclosure. Chair Suesser stated that it would be helpful to know the impact of extending the program, which would include understanding how many possible enclosures could be installed along Main Street.

Commissioner Sigg asked if Balcony Enclosures included the dining pods they see around town. Planner Tubbs reported that the Balcony Enclosure is a full structural element, whereas the individual dining pods would fall more under the purview of a tent. Additionally, in response to Commissioner Sigg's inquiry, she stated that Balcony Enclosures include rooftops, and are more than just overhanging balconies on Main Street. She noted that Balcony Enclosures were not to expand beyond the footprint of the balcony, but they included walls and roofing material.

Chair Suesser mentioned the roofs at the Sky Lodge and the Old Kimball Arts Center. Commissioner Hall noted that those were not on Main Street, but mentioned Wasatch and Spur, which are on Main Street. She joined in Chair Suesser's question about the number of properties that would be eligible under the pilot program.

Planner Tubbs confirmed that the Old Kimball Arts Center would not be eligible under this program because it is not located on Main Street.

Commissioner Kenworthy sought confirmation that the dates these Balcony Enclosures could be up were from November 15 through April 15. Planner Tubbs confirmed the dates and that the Balcony Enclosure must be removed in the spring. Commissioner Kenworthy understood that the Temporary Winter Balconies could be allowed for winter use, whereas businesses previously used tents that would be removed. He asked if the Tent Ordinance was still in effect and noted that the Riverhorse on Main was utilizing the Tent Ordinance. He added that they did a lot of design work on the Riverhorse Balcony Enclosure to try and make it work. In addition,

he did not believe that any of the balconies that extend over the sidewalk, such as at the Flanagan's Building, would be eligible for this program.

Mr. Harrington reported that there are three buildings on Main Street, inclusive of Riverhorse, that are eligible for a Winter Balcony Enclosure under this pilot program. He explained that only two other properties qualify because the restaurant space needs to be directly adjacent to the upper-story deck. As of the time of the last Staff Report, the only other properties that met the criteria, in addition to Riverhorse, were Wahso and 501 Main. Staff would confirm whether there had been any changes since the last Staff Report.

Chair Suesser was surprised that the Spur was not on that list. Commissioner Kenworthy noted that it had probably been added. Mr. Harrington reiterated that Staff would confirm any new developments since the last report. Chair Suesser commented that Riverhorse had taken advantage of this program and was looking for the City to extend it despite the fact that they violated the terms of the program by leaving their structure up all summer. Planner Tubbs confirmed that under this program, the structure is supposed to be removed each year, and there was an agreement entered into with City Council that reiterates that requirement. Her understanding was that Riverhorse did not obtain an agreement to keep the Balcony Enclosure up during the summer months but would verify this fact.

Mr. Harrington commented that there may have been a COVID-19 extension at some point and Riverhorse requested that the Balcony Enclosure remain pending their request to extend the program beyond the seasonal requirement. He noted there might be a stay in enforcement pending a seasonal extension. He did not believe that the fact that the balcony was still up should be part of the Commission's consideration of the extension of the pilot program as a whole.

Commissioner Johnson asked if the alternative for these businesses would be a tent application should the Winter Balcony Enclosure program expire. Planner Tubbs stated that would be an option along with the option of petitioning the City Council to enact another ordinance amendment that would allow for some other type of enclosure.

Chair Suesser recalled the tipi discussion they had last year and stated that they were allowed to be up for a continuous six months. Mr. Harrington explained that different regulations depend on structures, where they are located, and their purpose. He confirmed that there are different requirements for yurts and tipis that can fall under a 180-day rule, adding that the Code had been modified to become more permissive in some situations, and more restrictive in others.

Commissioner Hall asked why the pilot program only applies to Main Street. She stated that her initial reaction was that she would prefer to see the enclosures on Swede Alley rather than Main Street. She felt this would allow for increased capacity, while not taking away from the historic nature of Main Street. Planner Tubbs responded that the pilot program applied to Main Street because a business owner on Main Street suggested it to City Council. Chair Suesser understood that Shabu was the only business on Swede Alley with a rear balcony. Commissioner Hall also mentioned Purple Sage.

Commissioner Hall was in favor of continuing the pilot program off of Main Street and mentioned the vibrancy ordinance and the efforts to preserve the historic feel on Main Street. In response to an inquiry from Chair Suesser, Planner Tubbs stated that this program applies only to second-story balconies, and did not apply to rooftop balconies or ground-floor decks.

Commissioner Frontero liked the idea of a tent better than an enclosure and wondered about the basis for the provision allowing tents to be up for six weeks and taken down for one week. He asked if that could be amended. Mr. Harrington stated that it probably could be amended, but noted that these are balancing decisions, which explained the split decisions on these programs. He added that some of the debate was picking the lesser of two evils and selecting the option that is the least obtrusive.

Mr. Harrington added that tents have different pragmatic challenges in terms of snow shedding, dripping, maintenance, safety, and heat. With regard to street-level decks, part of the discussion involved weighing the interests and deciding what was worth accommodating temporarily to allow increased flexibility. The Commission was being asked if these temporary design impacts were worth a temporary exception, or whether the impacts of the pilot program are observable and adverse on the street façade.

Commissioner Frontero mentioned that this program only affects three to four restaurants and only one had taken advantage of it. He also noted that Riverhorse did not remove the temporary structure during the summer months and it has been up continuously for approximately three years. He felt it was clear that the program was not working as it was intended, so he would be hard-pressed to vote to continue it as it currently exists. He felt that if there could be some changes, it might make sense to continue it.

Planner Tubbs next addressed the specific questions for the Commission, the first being whether the Commission supported the continuation of allowing Balcony Enclosures along Main Street. Commissioner Johnson did not support the continuation of the program and agreed with the Staff Report. He felt that the structures will impact the adjacent Historic Structures and the façade of the street, and have an adverse impact on Historic Main Street.

Commissioner Kenworthy supported Balcony Enclosures in 2014-2015 and continued to support them. He agreed that the Balcony Enclosure at Riverhorse should come down and there should be better oversight over taking it down and looking into how it affects the adjacent buildings. He supported the continuation of the pilot program and felt that the restaurant was in a unique situation.

Commissioner Frontero did not support continuing the program. Commissioner Hall stated she would be open to continuing to discuss Main Street but would support this program for off-Main Street businesses. While she wanted to support Main Street businesses, she would also like to preserve the historic nature of Main Street.

Commissioner Sigg felt that the current enclosure adds a Star Wars effect and it would be important for Balcony Enclosures to be better defined. He stated that the structure adds an architectural element but perhaps they should remove the Plexiglas. He would not support the Balcony Enclosure in its current state but indicated that awning enclosures may warrant consideration. He was concerned with the fact that this program was only in existence for one person, and, in general, he did not support Balcony Enclosures.

Chair Suesser stated she would be in support of continuing the pilot program during the winter months but would like to see enforcement of the requirement to remove the Balcony Enclosures during the spring, summer, and fall months.

Commissioner Van Dine agreed with discontinuing the pilot program, noting that not enough people are taking advantage of it. She added that if the enclosures become anything more than temporary, there should be better compliance with the Design Guidelines for Main Street. She felt that the glass enclosure was obtrusive looking and does not preserve Historic Main Street. She added her support to Commissioner Hall's suggestion of looking at other locations for this program other than Main Street.

Planner Tubbs asked the Commission if they would be in support of expanding the Balcony Enclosure Program to allow for a permanent or year-round balcony enclosure. The Commission unanimously answered in the negative.

Planner Tubbs next asked which standards, if any, Staff should include in future Balcony Enclosures for the updates to the Historic District Guidelines. Chair Suesser stated that there should be a prohibition against attaching these Balcony Enclosures to historic buildings. Mr. Harrington clarified that the program does not apply to historic structures. Commissioner Johnson referenced the prior statements that the existing Balcony Enclosure is connected to two historic buildings. He added that his review of the minutes from the Planning Commission meeting at the time showed that the then-Chair could not speak on the Design Guidelines based on a lack of specific expertise in that area.

Commissioner Kenworthy agreed and stated that he knows what the tents look like. He suggested the Commission look at the Tent Guidelines on Main Street if they wish to toe-the-line for historic preservation. He understood the economic impact and that the driver is historic preservation.

In response to Chair Suesser's question to Commissioner Kenworthy as to whether he was joining the majority of the Commission in voting against extending the pilot program, Commissioner Kenworthy stated that he was not. He felt they had done a lot of work on it and the compromise they reached was because of the Tent Ordinance and the energy and sustainability factors on these limited number of buildings that could use the Enclosure Pilot Program. He understood the other side as well.

Chair Suesser added that while an enclosure may detract from the historic presence on Main Street, the diners who use the enclosure could take in the historic elements and enjoy the historic significance of Main Street. She felt that part of the reason the restaurant wants the enclosure is because Main Street is such a special view and place to sit and dine, and their patrons are appreciating that. The balcony might not be as appealing to those walking on the street, but she felt there was some value in having people enjoy Main Street from that vantage point during the winter months.

Commissioner Johnson understood Chair Suesser's point but disagreed and felt that the Riverhorse already has a wonderful dining experience in the winter, even without the balcony enclosure.

Commissioner Frontero deferred to the other Commissioners on the issue of potential Design Guidelines. Commissioner Hall wanted to make sure that it looks consistent. With regard to the Riverhorse temporary structure, she felt it did not look like a part of the overall structure. She also agreed with Commissioner Kenworthy's suggestion of revisiting the Tent Ordinance.

Commissioner Sigg felt it would be important to see Design and Material Standards imposed so that they could see in advance what the enclosure would look like and tie it into the current structure to the extent possible. He reiterated his prior comment about awnings versus a structure with glass and stated that an awning that could be enclosed would be a temporary appurtenance to the building without taking on a structural element.

Planner Tubbs asked if there would be additional factors to be considered if the Program continued, such as fees for increased parking and utility demands. Chair Suesser noted that the majority of the Commission weighed in against continuing the Program, but invited feedback from the Commissioners in the event the City Council did not agree with the Planning Commission's position. Commissioner Johnson would not be in favor of fees for increased parking because the capacity would be the same year-round if they have the structure already erected. In terms of utility demands, he would support additional fees and noted there was also a penalty fee for non-compliance, which should be imposed especially in light of the current situation.

Commissioner Kenworthy observed that utility demands are much higher with a tent, so he would not support fees for either increased parking or increased utility demands. Commissioner Frontero also would not support fees and stated that they could not convince any other restaurants to even take advantage of this program, so adding fees did not make sense to him.

Commissioner Frontero felt that they ought to encourage the restaurants to use this program if it were to be reinstated, and not disincentivize them with fees.

Commissioner Hall supported a penalty for non-compliance. Commissioner Sigg agreed with the penalty and suggested that fees be looked at as part of the Building Permit fee or Business License Fee based on increased square footage capacity. He felt that heating and utilities were related more to the tents or awnings, and the onus would be on the individual owners and their usage of space heaters. He would not support a fee for increased parking. Commissioner Johnson stated that he changed his position on a fee for increased utility demand. Chair Suesser agreed with imposing penalties for violations.

Planner Tubbs thanked the Commissioners for their feedback and stated that Staff would return with more information as the project develops. Commissioner Hall asked when Staff anticipated returning to the Commission, and Planner Tubbs stated it would likely not be for a few months.

Commissioner Hall requested that Staff follow up on the request to identify which businesses this would apply to, and follow up on the request to re-visit the Tent Ordinance in conjunction with this program. She advised that she would be in favor of this program if it applied to areas other than Main Street.

Commissioner Frontero asked if the City Council amended the LMC to allow the Balcony Enclosures. Planner Tubbs explained that the pilot program was created to run for a certain period of time, and the LMC was amended to allow for it. She recalled that the intent was that when the program ended, the LMC would be amended to either make it a permanent fixture or remove it. Commissioner Frontero understood that if this program were not continued, then the LMC would be amended to reflect that.

Chair Suesser supported Commissioner Hall's requests and added that she would also like to know whether there was any damage to the Stark Buildings that abut Riverhorse. She recalled

that a number of years ago, the Planning Commission approved tents for North Base in the alley between their historic building and their adjoining building during Sundance. She also wondered where the pods fall in the Code. Mr. Harrington stated that there have been some things that were temporarily allowed during COVID-19; he did not know the status of those and ensured that these issues would be addressed when Staff returns on this topic. He acknowledged that while this issue would be separate from the Balcony Enclosures, it was related.

B. Land Management Code Amendments - The Planning Commission Will Conduct a Work Session on Proposed Land Management Code Amendments to Clarify Landscaping and Water Wise Regulations, Define Key Terms, Update Gravel Regulations, Establish Landscaping Regulations Based on Land Use Type, Provide Flexibility to Replace Significant Vegetation with Water Wise and Firewise Landscaping, Update the Recommended Plant List to Identify Water Wise Plants, and Clarify Landscaping and Limits of Disturbance. PL-21-05064.

City Planner, Lillian Lederer, and City Planner, Spencer Cawley presented the item. Planner Lederer reported that it came before the City Council in April and they would be presenting their updates to the Commission. She reported that since April, they posted a survey to Engage Park City that opened on October 1 and will run until October 20. They also mailed out postcards to over 8,000 property owners regarding the future Planning Commission and City Council meetings on this topic. They also passed out fliers at the City Open House.

Planner Lederer highlighted the language at the beginning of LMC Section 15-5-1, Architectural Guidelines. While this language prefaces everything, they specifically looked at LMC Section 15-5-5. She read the following:

“It is also the intent of this section to encourage and implement water conservation practices for landscaping as it is in the public’s interest to conserve water resources and promote Water Wise Landscaping. Water Wise Landscaping is a concept of landscaping with plants that use little or no supplemental irrigation and are typically native to the region. The concept also requires water-conserving irrigation practices such as drip irrigation, Hydrozoning, and effective mulching with plant-based mulches.”

She commented that the idea was that these updates would work to better fulfill that stated goal.

Planner Lederer stated that there were three goals to be achieved with these updates:

- The recommended amendments would align the LMC with House Bill (“HB”) 282, Water Wise Landscaping Amendments definitions and define key terms;
- Reorganize, update, and simplify landscaping regulations so they are easily understandable for the community, applicants and staff; and
- Provide additional information to applicants.

Planner Cawley explained that HB-282 was passed in the most recent Utah Legislative Session. The bill prohibits municipalities, counties, and homeowner associations (“HOAs”) from prohibiting a property owner from incorporating Water Wise Landscaping by requiring a certain percentage of lawn or turf coverage. He stated that Staff was recommending that they

implement the State's definitions, as well as updates from this bill to help strengthen the Landscape Code in the LMC.

Planner Cawley also pointed out that a municipality or HOA cannot require a property owner to install or keep in place lawn turf in an area with a width of less than eight feet. He explained that the LMC does not restrict the installation of Water Wise Landscaping; however, as they implement the amendments to reflect the language defined by the State, they are looking to unify and strengthen the current regulations. He presented a graphic showing the proposed updates and noted that these were to help clarify the existing Code, which is somewhat confusing even to Staff. He pointed out the update that would differentiate between the terms "gravel" and "rock," in terms of size and where it could be located.

He also noted updates regarding prohibiting Zeroscaping and restricting lawns, gravel or rocks on slopes with a ratio greater than 3:1. He mentioned allowing the replacement of Significant Vegetation that might not be native or Water Wise, and replacing it with Water Wise species. He noted the updates that would limit impervious surfaces and update the City's recommended plant list to identify Water Wise species.

Planner Lederer identified the following specific definitions planned to be included in the amendments as follows:

- Gravel: a round rock less than two inches;
- Rocks: greater than two inches;
- Irrigation Plan: a plan showing the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate, and operating pressure for each irrigation circuit and identification of all irrigation equipment. She noted that this had been defined within Section 15-5-5; however, they do not have it defined under the LMC Definitions at the end of the LMC;
- Impervious Surfaces: any hard-surfaced man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks, patios, and paved recreation areas;
- Graywater: wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, or laundry tubs used for landscaping as approved by the Summit County Health Department;
- Mulch: material such as rock, bark, wood chips, or other materials left loose and applied to the soil. They also differentiate between organic mulches and inorganic mulches;
- Water Wise Landscaping: a landscaping method developed especially for arid and semiarid climates utilizing water-conserving techniques, such as the use of native drought-tolerant plants, mulch, and efficient irrigation that reduces the need for supplemental irrigation. Water Wise Landscaping is a mix of plantings, rocks, and other landscaping materials with at least 50% of the landscaped area containing plants, trees, and shrubs. The use of mulch coverings, organic or stone-based, without 50% plantings does not constitute Water Wise Landscaping. She noted within this definition they also included the following:
 - Hydrozoning: plant grouping according to water needs, allowing for more efficient irrigation. Plants, trees, and shrubs that are appropriate to the local climate are used, and care is taken to avoid losing water to evaporation and runoff;

- Xeriscaping: a sustainable landscape that conserves water and is based on sound horticultural practices designs that incorporate low water use plants planted in Hydrozones.
- Zeroscaping would be prohibited.
- Zeroscaping: a landscaped area, not including approved Impervious Surfaces that is primarily gravel, rocks, and/or mulch.

Planner Lederer explained while Zeroscaping with rock is low maintenance, it is not necessarily the best for this climate. Planner Cawley stated that Staff identified additional resources that they would like to make available for the public. While these resources would not necessarily be in the LMC, they would like to find ways for the public to take advantage of those resources.

He identified the first resource as rebates for Water Impact Fees. Section 11-13-7 of the Municipal Code allows a property owner to receive a rebate of up to 50% of the paid exterior Water Impact Fee if they install Water Wise Landscaping. Planner Cawley explained that the Planning Department helps process these rebates; however, they are seeing people who would like to receive a rebate for removing water-intensive landscaping and replacing it with Water Wise Landscaping. The Code does not allow conversions to obtain a rebate, so they could consider this moving forward.

Planner Cawley referenced a pilot program to be launched next year that involves a landscaping rebate or Cash for Grass. The Planning and Water teams are coordinating and preparing for this pilot program with updates to the Landscaping Code and a Landscaping and Water Conservation survey. He stated they would update the webpage to provide information regarding this pilot program when it is launched. He reported that there are also State incentives following State lawmakers' approval of \$5 million for a statewide grass removal rebate program. This program was still under review with a possible launch later this fall.

In addition, HB-121 is a Water Conservation Modification, which offers preliminary eligibility criteria that would allow for rebates. These rebates would be available for such things as:

- The property must have living, maintained turf grass that the owner intends to replace with drought-tolerant landscaping;
- The owner must be in good standing with their water provider—no unpaid bills; and
- Participation is voluntary and not required by governmental code or policy.

Planner Cawley reported that when Staff was before the Commission in April, there was discussion of the need to look into graywater options. Summit County Health Department received approval from the Utah Department of Environmental Quality to implement the Graywater Systems Program. He explained that there were two available tiers for residents and businesses. The Tier 1 System (residential) would include a permitting fee of \$140.00. The Tier 2 System (commercial and multi-family) would have a permit fee of \$730.00.

Planner Cawley explained that Staff was also looking at ensuring that the Plant List in the City Code was updated to reflect Water Wise as well as Fire Wise, noting that there are requirements for Fire Wise Landscaping as well. He also mentioned maintaining and updating a

website so that the public can access information. He specifically referenced Utah State University's Center for Water Efficient Landscaping, and Staff was still looking at additional resources.

Planner Cawley highlighted the preliminary redline of the Landscaping Code. He added that they were looking at updating the numbers for Lawn and Turf Limitations so that they more accurately reflect what is being asked of by the State. He stated that they would bring these amendments back before the Planning Commission on October 26 for action. In preparation for Commission action, Staff would finalize the definitions, research the turf lawn sizing options and create a draft website page. Staff requested any other Planning Commission direction beyond the information presented today. Following Planning Commission action, Staff will present those recommendations to the City Council on November 17.

Chair Suesser referenced the comment regarding replacing Significant Vegetation with Water Wise plants and incentivizing people to do that, and felt that replacing lawn would make sense; however, she was concerned that these updates might result in owners removing Significant Vegetation. Commissioner Hall understood that Water Wise plants are fairly limited, and referenced a large Master Planned Development where the applicant would be prohibited from replacing ten large pine trees with like kind.

Commissioner Sigg referenced the Gambel Oak, which many refer to as a "junk tree." He noted that it is an indigenous tree that is relatively water tolerant. He would like to see something along the lines that indigenous species in areas that are truly native could not be removed in favor of Xeriscape. He added that with respect to the diameter of rock, many homebuilders like to put rock in the right-of-way, and rock is generally purchased in a 3-inch minus or 4-inch minus; therefore, he felt that terms should relate to how the rocks are purchased from the quarry.

Planner Cawley reported that the Engineering Department requested the addition of language that would restrict rock from going into spaces near the right-of-way based on their requirement of four inches. Staff was trying to make this Code match what is required by the Engineering Department.

Commissioner Johnson agreed with the prior comments. He referenced the proposed change to Section 3.d.(2)(C) and suggested the following: "The Forestry Manager *and* Planning Director may approve Significant Vegetation replacement with native drought-tolerant Water Wise species of equivalent type and size." He felt it was important for the Planning Director to have that discretion from a Planning perspective, with advisement from a Forestry Manager.

Chair Suesser felt that the crux was defining Significant Vegetation in a different way, and noted that they were talking about lawn. Commissioner Frontero observed that they want to incentivize people to remove grass, not vegetation. They do not want to create a loophole for people who want to remove a lot of vegetation.

Chair Suesser noted that it is challenging to find a landscape architect or gardener in Park City, and suggested finding a way to connect homeowners with those who are knowledgeable about Water Wise plants.

Commissioner Hall thanked Staff for looking at this and agreed that the current Code is a challenge. She felt these updates were so restrictive that she envisioned problems landscaping

small spaces. She disagreed with the exception for recreation, school, public and quasi-public institutions and that granting a blanket exception for the City was not the best practice given that the City was trying to implement these policies. She stressed that the City should be the example, not the exception. Chair Suesser agreed.

Commissioner Hall referenced Zeroscaping and felt that there were certain situations where it should be allowed, although she did not know how that could be defined. They can have patches of gravel and rock and understood they do not want a one-acre parcel of rock.

Planner Lederer stated that pursuant to the current Code, Zeroscaping was not prohibited. Commissioner Hall asked where the line was drawn and stated that as she read the proposed language, it would prohibit a large area of rocks to reduce lawn. She felt it was contradictory in that the City wants owners to be Water Wise, but they cannot do Zeroscaping.

Commissioner Hall suggested a narrow definition of Zeroscaping. She also observed that the use of artificial turf was extremely limited, and would like to revisit it as she felt there is a place for artificial turf. She noted that she previously advocated expanding the use of artificial turf, and continues to support this expansion. She asked where the Water Wise Landscaping language came from. Planner Cawley explained that it was pulled from Code, and they looked at each plant to see which ones were considered Water Wise. Commissioner Hall noted that as part of Park City Plant, many of the trees the City gave out were on the list as not Water Wise trees, but they grow well in the wetlands regions. She gave the example of a Seedless Cottonwood that is not on the list of Water Wise, but does really well near creeks and in wetlands.

Commissioner Hall wanted to discuss impervious surfaces. She did not understand what was meant by artificial turf made from sustainable materials and requested further clarification. As written and as proposed, she read the Code as not allowing someone to landscape a yard with rock and artificial turf. Commissioner Hall would like people to have realistic options so that they can be Water Wise with functionality and aesthetics. She referenced the language requiring mulch to be applied three to four inches deep, and felt that seemed like a lot and might require a landowner to excavate to place mulch. If it is just added on top, she envisioned it would run off depending on the slope.

Planner Cawley explained that the Best Practices was to have enough depth that there would not be runoff from one property to another. They were looking to retain water runoff on-site, and the mulch depth helps with retaining water.

Commissioner Hall felt the practical implications were very strict and did not know how someone would comply with this requirement. She agreed that the Code needed to be amended to support Water Wise concepts, but it needed to be understandable to a layperson. By prohibiting overhead spray irrigation, the Code effectively eliminates lawns, yet at the same time, it would also eliminate artificial turf and limit the use of rocks. Planner Lederer explained that the intent was not to eliminate artificial turf. Staff was researching the source of the table in the Staff Report.

Commissioner Hall noted that artificial turf was different than the turf limitations and observed that there is currently a stricter rule on artificial turf. She recalled that they discussed this with Bruce Erickson who was a huge proponent of this. Chair Suesser agreed and thought that residential homeowners were not allowed to use artificial turf.

Planner Lederer explained that their idea was to promote more sustainable artificial turf that would allow water to seep through. She noted that some artificial turfs are not Water Wise because the water does not seep through. She added that the idea was not to eliminate lawn area but to reduce it or look at other options such as clover lawns or more natural mountain scape. She reiterated that the intent was not to limit homeowners to only Water Wise; rather, the updates were written to help promote the other incentives toward becoming more Water Wise than less. Currently, the Code is at 50% and they would like to work towards increasing that percentage, and these updates were intended to inform residents about the different steps or practices they could take to make their lawns more Water Wise.

Commissioner Hall agreed that they want the City to be more Water Wise; however, she felt that the provisions appear to eliminate lawns and Zeroscaping while limiting the use of rock. Planner Cawley stated they would clarify regarding overhead spray, and stated that HB 282 required that to be part of the Code. The bill contained a definition of “overhead spray” and how it could be used with Water Wise Landscaping. He reiterated that the City was required to implement the provision regarding overhead spray, but stated that they would work on making the language clearer.

Commissioner Hall requested Staff return on the issue of artificial turf and noted that the Commission previously spent a lot of time on that issue. Planner Cawley stated that artificial turf is included in the Landscaping section, and read it as follows: “Artificial turf is allowed to be used in limited quantities on decks, pathways, recreation and play areas, or as a limited landscaping material on areas in which vegetation may be unsuccessful. Artificial turf’s installation shall not pool water and be installed to allow for drainage.”

Commissioner Hall stated this was how she remembered it and recalled that Mr. Erickson wanted no exceptions. In response to a question from Planner Cawley, she expressed support for expanding the use and observed that it seemed counter-intuitive to promote Water Wise, but not allow artificial turf. She also felt differently with regards to someone’s enclosed back yard and understood that maintaining the streets and not having a Zeroscaped from the standpoint of aesthetics.

Chair Suesser noted that the draft was to incentivize and educate people on what steps they could take to be more Water Wise, rather than prohibiting.

Commissioner Hall asked who the provisions applied to, and wondered if a Landscaping and Irrigation Plan would be required for every homeowner who was going to landscape his or her yard. Planner Lederer stated that unless they receive a Building Permit or Landscaping Plan, they do not have a way to check to see if the landscaping is Water Wise. She added that they receive Landscaping Plans from some residents that are completely renovating their landscapes in the Residential or Historic zones. If someone is just planting a new tree, they do not receive Landscaping Plans.

Commissioner Sigg noted that with soil coverage or weed mats, there could be runoff even with mulch. He felt there needed to be more definition of what an allowed substrate would be because almost every type of mulch has some type of weed barrier underneath. He also suggested looking at aspects of slope and sun and mentioned that grass grows with less water on the north side of a home. He felt that these types of applications could be informative or a

mandate. He mentioned that often mulch is on too steep of a slope and slides down. He suggested that mulch areas should be held to a 2% grade so it does not just slide down the hill.

Planner Lederer asked the Commission if it preferred specifics with regards to items such as depth of mulch, and simply define it and leave the residents to find Best Practices on how deep to have mulch. This would keep the definitions specific, but the regulations more vague.

Commissioner Hall felt that it would be good to add some flexibility and mentioned the limitation with respect to ground cover. Planner Cawley noted that the list attached to the Staff Report was not meant to limit the types of plants. Commissioner Hall observed that as written, the Landscaping Plan would be required to be 50% Water Wise, yet the list is very specific. She noted that if someone had a steep slope that could not hold rock, gravel, mulch, or grass and they could not install artificial turf, then the option would be groundcover; however, she noted that the types of ground cover are very limited.

Planner Cawley clarified that the list in the Code is not exhaustive. There are opportunities through education for a homeowner to go beyond that list to identify plants that would work on a site-specific basis. Planner Lederer added that the entire landscaped area is what is required to be 50% Water Wise and used the example of landscaping that is split between lawn and Water Wise plants, or the irrigation is Water Wise.

Chair Suesser observed that Commissioner Hall was also emphasizing that people want to be respectful of the climate and plant Water Wise species, and the City is trying to incentivize that; however, it is presented in a way that seems too limiting. She felt that the resources that would go along with these updates would be helpful so they could implement these elements.

Planner Cawley confirmed the Commission's feedback focused on incentivizing and offering flexibility. Commissioner Hall noted that the current Code was confusing to the average person, yet this was an important topic that should be easily understood by a layperson.

Commissioner Kenworthy agreed that everyone wanted to achieve these goals. He would like to see something in the updates that protect older trees, even if it might not be ideal for water consumption. He would like simplified language so that neighbors know that nothing would be gained by the vague term "Significant Vegetation." He suggested protecting trees by age and size so they could not be removed. In terms of grass, he noted that UDOT uses a seed blend along the highways, and they could recommend these types of things on steep slopes. He added that different grasses are drought tolerant.

Planner Cawley explained that there is currently a definition for Significant Vegetation in the LMC, and sought clarification from Commissioner Kenworthy if he was asking Staff to amend that definition. Commissioner Kenworthy requested that some simple language be included that would protect older trees.

Chair Suesser added that she would like to see Staff revisit the way that the term Significant Vegetation was being used in these updates. She suggested possibly not using the term in the sections where they reference replacing Significant Vegetation with Water Wise plants.

In response to an inquiry from Commissioner Johnson, Planner Cawley advised that the prior Forestry Manager was Bruce Erickson. Mr. Harrington confirmed that the City had not yet appointed a replacement for that position.

Commissioner Johnson assumed that the new Forestry Manager would be licensed, and felt that this position would be important in terms of these updates, and providing input regarding native trees in the area. He reiterated that he would like to blend the expertise of both the Forestry Manager and Planning Director for approvals, especially when addressing Significant Vegetation.

Chair Suesser commented on the discussion regarding the age of trees and observed that an Aspen field would be considered Significant Vegetation despite not having older or larger trees. She struggled with blanket definitions and felt that they needed to be thoughtful about them.

Commissioner Van Dine echoed Chair Suesser's comments regarding Significant Vegetation, particularly regarding replacement. She understood the confusion as to what someone could install and recalled the artificial turf discussions. However, she would not like to see those changed and felt that the Code allowed for it, although not extensive, because much of the heat islands were created with these materials. She lauded Staff for their work on these updates and noted that based on her experience with re-landscaping, the current Code language was difficult to read and understand. Commissioner Van Dine observed that while the new language was limiting, it also specified options within the limitations.

Chair Suesser asked if Staff could include recommendations for plantings on Steep Slopes. Planner Lederer stated that Staff suggested the prohibition of Zeroscaping and asked if the Commission wanted that reworked into allowing a limited amount or percentage of Zeroscaping. She explained that Staff proposed that Zeroscaping would be defined as a landscaped area, not including approved impervious surfaces, and they could re-work that as a percentage.

Commissioner Hall stated that she would like to have someone provide education on what to do in terms of landscaping. Commissioner Johnson noted that a forestry expert could provide that input and the Planning Director could take that input and apply it to the use on the property. Commissioner Van Dine mentioned the prior discussion about creating a specific place for both paid and free resources and felt that these needed to be included somewhere.

Director Milliken appreciated the Commission's feedback and praised Staff for trying to make sense of a confusing part of the Code. She pointed out that the City has a Forestry Advisory Board and when they have applications that have issues with Significant Vegetation it is brought before the Board to review. This Board has been acting as the Forestry Manager pending an appointment for that position. Chair Suesser stressed the importance of having good resources available to the public.

The Commission took a short recess. Commissioner Kenworthy reported that he recently spoke to former Commissioner Doug Thimm who sent his regards.

7. REGULAR AGENDA

A. 3099 Mountain Ridge Court - Plat Amendment - The Applicant Proposes to Amend the Mountain Ridge Subdivision Plat to Modify the Limitations on Maximum Building Square Feet for Lot 13. PL-22-05368.

Planner Cawley reported that the subject property is located just off Meadows Drive and identified it on a map displayed. The property is located within the Single-Family Zone and

abuts the Recreation Open Space Zone. Site photographs were displayed. Planner Cawley indicated that the applicant petitioned the City for a Plat Amendment at the end of 2021, which was reviewed by the Planning Commission and the City Council. At that time, the applicant proposed to amend the plat to allow an increase in the Building Envelope and the Maximum Building Area. The applicant requested to increase the square footage from 3,247 square feet to 3,410 square feet, and amend the Building Envelope to add 220 square feet to accommodate this addition.

In February, the Planning Commission forwarded a negative recommendation to the City Council on the applicant's request stating that the proposal did not meet Good Cause and was inconsistent with the original intent and methodology of the plat. The Commission suggested the applicant find a compromise and return with an amended application.

On March 3, 2022, the City Council denied the Ordinance based on the Planning Commission's recommendation.

Planner Cawley reported that the amended request before the Commission seeks to amend the plat to increase the Building Footprint by 120 square feet to accommodate an addition of 526 square feet. He stated that there is a portion at the front of the structure where there is a platted Building Envelope of approximately 85 square feet that remains unused. The amended plat would remove the unused portion of the footprint at the front and transfer the excess to the rear, resulting in a net increase of 35 square feet to the total Building Footprint.

Planner Cawley presented a graphic showing the proposed changes to the Building Envelope. He stated that there are definitions in the LMC regarding how the area of a structure is to be measured and presented those to the Commission. He reported that the breakdown of the measurements made by the applicant's architect of the area of the basement, the garage, the main floor, and the upper floor. Within the Code, the lowest Story of a Building, provided the floor level is not more than four feet below Final Grade for more than 50% of the perimeter can include habitable or uninhabitable Floor Areas. He explained that if 50% of the perimeter is four feet below the Final Grade, it does not count toward the Floor Area.

Planner Cawley explained that this is why both the Basement and the Garage areas both have zero square foot Floor Area. This results in a Total Livable Area measured through the LMC of 2,721 square feet.

Planner Cawley stated that the proposed Plat Amendment would meet the less restrictive Single-Family Zoning District requirements and highlighted the table showing the Front, Rear, and Side Setbacks as required by the zone and the Subdivision Plat.

In terms of House Size, the Subdivision Plat limits Lot 13 to 3,247 square feet. In addition, the Subdivision Plat is more restrictive on Building Height; however, the applicant did not request to exceed the 25-foot height from existing grade.

Planner Cawley reported that the total square footage of habitable space allowed in the Mountain Ridge Subdivision is approximately 24% of the Lot Area, or 4,600 square feet, whichever is less. The applicant's addition would increase the habitable space as defined in the LMC to meet that 3,247 square-foot maximum area limit. He observed that the Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration. The LMC defines Good Cause as:

- Providing public amenities and benefits;
- Resolving existing issues and non-conformities;
- Addressing issues related to density;
- Promoting excellent and sustainable design;
- Utilizing best planning and design practices;
- Preserving the character of the neighborhood and Park City; and
- Furthering the health, safety, and welfare of the Park City community.

Planner Cawley reported that the intent of the Subdivision Plat, as established in 1989, was that the buildings should be sited to preserve significant views so as not to break prominent ridgelines. Based on 1990 Staff Reports, stringent development controls were placed on each Lot, which include Limits of Disturbance, Revegetation, Minimum and Maximum Square Footage, and Building Height.

He read the applicant's statement of Good Cause as follows:

There is Good Cause for this Plat Amendment as the proposal will allow homeowners to construct an addition that is in compliance with the zoning requirements, the new proposed maximum floor area is consistent with many of the other lots of the subdivision. Additionally, no non-conformities will be created and no changes in density will result from the proposed Plat Amendment. Further, the applicant will replace any disturbed vegetation, and the amendment will not result in increase density.

Planner Cawley reported that Staff received public input that was distributed to the Planning Commission prior to this meeting. Staff also received an email after this meeting started, which was also provided to the Commissioners. The input would be entered into the public record. He stated that Staff recommended the Planning Commission review the Mountain Ridge Subdivision Lot 13 Plat Amendment, hold a public hearing and consider whether there was Good Cause to forward a positive recommendation for the Council's consideration on November 11, 2022, based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the draft Ordinance.

Planner Cawley reported that the applicant, David Maya, was attending virtually should the Commission have questions. Mr. Maya stated that how the percentage of coverage of the land was determined is not specified anywhere, and there is no definition of how much coverage is allowed. He stressed that he has asked for a .25% increase to get him to approximately 23.35% coverage.

Mr. Maya commented that 10 of the 21 lots already have greater than 24% coverage. He offered that the definition of Good Cause was nebulous, but felt that it would also make the amount of land coverage equitable. He did not know how the decisions were made that one house would get 28%, another would get 30%, yet this lot gets only 22%. He was only asking for a net growth of 35 square feet and noted that he already had 526 square feet of buildable area and was only required to come before the Commission because he wants to extend the home six feet back onto his patio. He noted that he was adding one bedroom and one bathroom, and the extension was cantilevered and would not come down to the ground. Mr. Maya thanked Planner Cawley for his work and commented that he was instrumental and straightforward in this process.

Commissioner Sigg asked if there was an HOA and if it weighed in on this application. He also asked if this was a Subdivision that required an HOA letter. Mr. Maya advised that there is a dispute as to whether there is an HOA, and noted that the corporation was inactive as of 2007 and there was no HOA registered with the State of Utah for this development. He added that someone wrote a letter claiming there is an HOA, although there has never been a meeting, minutes, and no legally incorporated entity that can call itself an HOA.

Mr. Maya stated that there are recorded Covenants, Codes, and Restrictions ("CC&Rs").

Commissioner Kenworthy referenced the letter dated October 10, 2022, from Arthur and Pamela Bingham.

Chair Suesser opened the public hearing.

Arthur Bingham referenced the applicant's statement as to why he wants this and it has nothing to do with fairness; rather, it has to do with the fact that he bought a house that he would like to enlarge. Mr. Bingham stated that the applicant is making a significant addition to the back of the house and giving up space that he is not using. He felt that there was plenty of space within the footprint for the applicant to add more space. Mr. Bingham commented that the house is completely out of character with the neighborhood and is a modern set of blocks in odd configurations that look nothing like anything in the rest of the development.

He added that it is directly in the sight line of Mr. Maya's next-door neighbors. Mr. Bingham was aware that letters had been written by nearly all of the applicant's neighbors, as well as others, who want the Plat enforced as written. He argued that the applicant's desire to add to his home was not Good Cause; in fact, Good Cause has to do with making the neighborhood better or correcting something. Mr. Bingham stressed that Good Cause is a factual statement, not an equitable statement. He stated that there are rules for this Subdivision that everyone else abides by, and they expect the applicant to abide by them as well.

Mr. Maya interjected that he was not aware that his home had to comply with Mr. Bingham's idea of a nice house.

Angela Moschetta agreed that Good Use is clearly defined and not subjective and that it did not include one's comfort or personal preference of how they would like to see their house expand. She stated she does not know the applicant and made no assumptions about the home or his tastes, but she felt that they should equitably enforce everything in every neighborhood in Park City. She referenced prior comments she made about issues in Old Town, but felt that this applies everywhere.

Mr. Maya asked if Ms. Moschetta was a resident of the neighborhood and was informed that she is a resident of Old Town.

There was no other public comment. Chair Suesser closed the public hearing.

Commissioner Sigg asked Mr. Harrington if the application needs to satisfy all of the elements in the definition of Good Cause. Mr. Harrington explained that the definition was not all-inclusive, and referenced the language that says "...such things as:" He stated that this definition followed State law, and was expansive to address all types of Plat Amendments across Park City. He

observed that the broad definition worked to the advantage of most applicants, and in cases where the application is for a narrow, one-lot change in a subdivision, they typically start with whether the change was consistent with the original approval.

In addition, he explained that the Planning Commission was to look at the specifics of this proposal and take into account the neighborhood and public input in terms of the direct impacts of the proposal. At the other end of the spectrum is whether the proposal meets the minimum standards of the zone. Mr. Harrington noted that there was no doubt that this proposal met the minimum regulations for the zone. Therefore, the Commission's inquiry would focus more on compatibility and consistency with the original approval and whether the proposal has any adverse negative impacts.

Commissioner Sigg asked if there was a State law mandating that all HOAs be brought up to a certain standard. Mr. Harrington stated that there were regulations regarding incorporation and the recognition of the HOA. He cautioned against placing any bearing on the evaluation of this application because the HOA would not have veto authority in any event. Mr. Harrington added that the Commission could assess specific input from the neighbors, and stressed that the letter from the HOA would only address notice, not approval.

Chair Suesser asked if they had a visual of how the build-out might impact the neighbors' view. Planner Cawley advised that the preliminary drawings were not included in the Packet because they were not the final version. Chair Suesser noted that the public input stated that this build-out might impact a view shed that the neighbor currently enjoys, and wondered how the neighbor made that determination.

Mr. Maya stated the addition is on the back of the home and there are no homes behind his. He was unable to speak to his neighbor on one side, who was not present this summer. He was able to speak to the other neighbor and told them that if he could not get the neighbor comfortable that this addition, then he would not proceed with it.

Commissioner Kenworthy did not find Good Cause as this would not preserve the character of the neighborhood and would set a precedent. Whether or not the immediate neighbors are satisfied, numerous other neighbors have expressed concerns about the slippery slope that this would cause.

Commissioner Johnson stated that the Planning Commission Meeting Minutes from 1989 and 1990 included in the Packet shows that when the Subdivision was contemplated and approved, the City did a lot of hard work to plot this the way it is. He referenced a note that Lots 6 and 7 were originally going to have houses, but they switched it to a parkland dedication. He stressed that there was a reason for the buildable sizes on each Lot. Commissioner Johnson agreed that this would set a precedent and did not find Good Cause for this application.

Commissioner Hall disagreed with the prior Commissioners and expressed support for the application as she felt it complied with the Code and that the applicant met the Good Cause requirement. She was not concerned with the precedent, as other applications could be addressed on a case-by-case basis.

Commissioner Frontero asked Planner Cawley if he was comfortable with the architect's calculations. Planner Cawley stated that he did not confirm these measurements; however, based on the Code definitions he felt they could be accurate. Commissioner Frontero noted

that they seemed to be debating 35 feet, assuming the architect is correct. He was not necessarily giving the architect full consideration that they were only talking about 35 feet. He also did not find Good Cause and stated that as he read the examples of Good Cause in the Code, he did not see this application meeting any of those.

Commissioner Sigg concurred with Commissioner Frontero and expressed difficulty checking the boxes with regard to Good Cause. In addition, he felt it difficult to not have a visual of what this addition would look like. He noted the negative comments from surrounding neighbors and felt that Building Envelopes were created for a reason. Whether or not it is a slippery slope, he felt everyone could submit an application; however, his focus was on Good Cause and the fact that this application did not check the boxes as set forth in the definition. Mr. Harrington clarified that the application was not required to meet all of the criteria in the definition of Good Cause. Commissioner Frontero clarified that he did not view this application as checking any of the boxes for Good Cause.

Chair Suesser understood that there might be some support for continuing this application for more information, to confirm the calculations, and to get comfortable with the proposal. Alternately, she felt that the Commission was leaning to deny this Plat Amendment.

Commissioner Van Dine agreed with Commissioner Hall that the proposal meets the requirements for the parcel; however, she understood the comments that it did not meet the Good Cause requirement. She would support a continuation to receive more information, but would also support a denial at this point.

Mr. Maya addressed the issue of setting a precedent and stated that even if the Commission allowed him to expand the Building Envelope by 1,000 square feet, he would still be restricted by the square footage allowance. Therefore, the only way that anyone in the Subdivision can add to their home as if they were below the Living Square Footage available to them. He argued that there would be no precedent being set that would allow anyone to expand beyond that restriction. He added that there might be some confusion about the 35 square feet and explained that the requested addition was to the Building Envelope, not to the house. He reiterated that his proposal was not to build out square footage beyond what he is allowed, which is 3,247 square feet. He acknowledged that if the calculations showed that he would not be allowed to do it, then he could not expand.

Mr. Maya stressed that he was not asking to go beyond 3,247 square feet. He would be willing to abide by the City's measurement of the square footage.

Planner Cawley clarified that 35 square feet would be added to the Building Envelope to accommodate the addition of approximately 500 square feet total. He confirmed that 3,247 square feet was the allowable square footage based on the Plat.

Chair Suesser observed that the proposal would still go beyond the Building Envelope established with the Subdivision.

Mr. Maya offered to provide the Commission with renderings or images of what the addition would look like. He stated that it would not change much from the preliminary drawings. He changed it from an overhang of 12 feet to an overhang of 6 feet, cutting out 120 square feet in order to stay within 3,247 square feet. He assumed that if he did not expand the Building Envelope and he had 526 square feet available to build, he would not have to come before the

Commission to construct the addition. He added that he could do this addition without a Plat Amendment, but he would have an eight-foot ceiling because he was up against a restriction on the height.

Mr. Harrington explained that the motion would either have to identify the basis for the negative recommendation or direct Staff to return with a modified Ordinance reflecting the comments of the Commission.

MOTION: Commissioner Kenworthy moved to forward a negative recommendation for the City Council's consideration on November 11, 2022, for 3099 Mountain Ridge Court—Plat Amendment, based on the lack of Good Cause in the adjustment of the Plat Findings, as voiced by the Commission during this meeting, and based on the following Findings of Fact and Conclusions of Law:

Findings of Fact

Background:

1. The property is located at 3099 Mountain Ridge Court.
2. The property is listed with Summit County as Parcel Number MR-13.
3. The property is in the Single Family (SF) Zoning District.
4. On September 1, 2022, the Applicant submitted a Plat Amendment application to the Planning Department. The application was deemed complete on September 22, 2022.
5. The proposed Plat Amendment increases the maximum square feet for the existing Single-Family Dwelling.
6. The proposed Plat amendment amends the Building Envelope.
7. No easement is vacated or amended because of the Plat Amendment.
8. The LMC regulates Lot and Site Requirements per LMC § 15-2.11-3.
9. A Single-Family Dwelling is an allowed Use in the SF Zoning District.
10. The SF Zoning District minimum Front Setback is twenty feet (20').
11. The SF Zoning District minimum Rear Setback is fifteen feet (15').
12. The SF Zoning District minimum Side Setback is twelve feet (12').
13. The Mountain Ridge Subdivision requires a minimum Front Setback of twenty feet (20') for Lot 13.

14. The Mountain Ridge Subdivision restricts building height to twenty-five feet (25') as measured from natural, existing grade at the building site. Gable, hip, gambrel, or other pitched roofs may extend up to thirty feet (30').
15. The Mountain Ridge Subdivision restricts the maximum total square footage of Lot 13 to 3,247 square feet.

Conclusions of Law

1. There is no Good Cause for this Plat Amendment.

Commissioner Johnson seconded the motion.

Commissioner Hall found Good Cause in that the application complied with the underlying zone, it is substantially similar to the original Subdivision Plat and CC&Rs, it sought to convert extra square footage from the front to the back, and there are no neighbors to the rear of the property. In addition, she stated that the proposal was consistent with the Subdivision for Maximum Floor Area, there were no other non-conformities, and the applicant stated that he would replace any disturbed vegetation. She also requested that they add Good Cause to the list of things discussed earlier because she felt it was too constrictive and they have approved many prior applications in compliance with a much broader definition of Good Cause. She felt it was unfair to apply the definition inconsistently.

Commissioner Kenworthy added that the applicant stated that he could achieve his addition without a Plat Amendment, which further supports the denial.

VOTE: Commissioner Kenworthy-Aye; Commissioner Johnson-Aye; Commissioner Frontero-Aye; Commissioner Sigg-Aye; Commissioner Hall-Nay; Commissioner Van Dine-Nay. The motion passed with a vote of 4-to-2.

B. 7620 Royal Street - Condominium Plat Amendment - The Applicant Proposes a condominium plat amendment to combine two existing units into one recorded unit. PL-22-05343.

City Planner, Jaron Ehlers presented an image of the location and reported that the Plat was approved in 1991. It provided access for both units to the hallway and a deck listed as semi-common space. When the building was constructed, the deck was enclosed making it a *de facto* private space. In 2010, the Plat was amended and Unit 301 was extended, which effectively cut off access for Unit 309 to the hallway, elevator, and stairs. When that was discovered, the Planning and Building Departments required a signed Access Agreement.

Planner Ehlers reported that this Plat Amendment complied with the Residential Development District Zoning requirements, as all proposed changes to the Plat would be restricted to the interior area and there would be no change to the existing condominium structure. He added that the Plat Amendment also complied with the Parking Ratio requirements within the LMC. The Amendment also meets the LMC in terms of the combination of condominiums. He advised that the unit owner must demonstrate that the removal or alteration to the partition would not impair the structural integrity of the unit, reduce support for any portion of the common areas, or violate the Utah Code and International Building Code. To ensure that, he advised that Staff

recommended Condition of Approval 3 that would require any plans to remove or substantially alter that interior wall would require a signature and stamp from a certified engineer. Planner Ehlers stated that there was Good Cause for this Plat Amendment in that it would correct the existing non-conformities regarding the private space and semi-common space, as well as access issues.

Chair Suesser asked if there would be any change to the structural integrity of any unit outside of these two units. The applicant, Rory Murphy, explained that this would change the common walls to interior walls in these units. Any change to these interior walls would have to go through the HOA and would have to be signed off by a structural engineer. He added that they could also not get a building permit until they demonstrated that it would not impact other units.

Planner Ehlers reported that Staff did not receive any public input at the time the Staff Report was published, or thereafter. On September 28, 2022, public notice was posted to the property, on the City website, and on the Utah Public Notice website. Notice was also published in *The Park Record*.

The Development Review Committee reviewed the proposal on September 6, 2022, and did not identify any issues. The application was also reviewed by the Planning Department, Engineering Department, and City Attorney's office. He reported that Staff recommended the Planning Commission review the proposed Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for the City Council's consideration on November 17, 2022, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Mr. Murphy added that with regard to the additional space that should have been a deck but became part of a bedroom, the unit above did the same thing, so making it a deck again would not be possible. This application would bring a non-conforming building and plat into conformance.

Commissioner Sigg asked if any of the point loads that run through the building were identified. Mr. Murphy answered in the negative but added that with the addition of a door between the two units, a condition of the building permit would include a requirement for structural identification of the point loads.

Chair Suesser opened the public hearing. There was no public comment. The public hearing was closed.

Commissioner Frontero asked if any other units in this building had been combined. Planner Ehlers did not recall seeing any other combinations in the prior Plat Amendments for this building. Mr. Murphy advised that he was aware of the two combined retail units below.

MOTION: Commissioner Hall moved to forward a positive recommendation for City Council's Consideration on November 17, 2022, for 7620 Royal Street—Condominium Plat Amendment, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact:

1. The property is located at 7620 Royal Street E, Units 301 & 309.

2. Royal Plaza Condominiums was approved in 1991.
3. The property is listed with Summit County as Parcel numbers ROYL-301-2 AM & ROYL-309-2 AM.
4. The Property is located in the Residential Development (RD) Zoning District.
5. When the Property was created in 1991, Limited Common Space was designated by the Plat but was constructed as Private Space.
6. This Plat Amendment correctly records the existing Private Space.
7. In 2010 a Plat Amendment was approved that made a change of ownership to the entrance alcove for Unit #301, enlarging it and leaving no room for legal access for Unit #309.
8. This Plat Amendment corrects the entrance access non-compliance.
9. The total area of the proposed Unit 309 is 2,304 square feet.
10. The proposal complies with Land Management Code Chapter 15-2.13, Residential Development (RD) District.
11. The current LMC requires two (2) parking spaces per Dwelling Unit with a Floor Area greater than 2,000 square feet in a Multi-Unit Dwelling.

Conclusions of Law:

1. There is good cause for this amendment to the plat because it memorializes existing conditions and corrects existing non-compliance.
2. The Plat Amendment is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapters 15-2.13 and 15-7.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions of approval, will not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one year,

this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The Applicant shall record a plat note that any plans to remove or alter a partition wall shall be stamped and signed by a certified structural engineer.
4. There will be no external changes or expansion of the existing building footprint.
5. The condo uses/retires the existing density and does not create any new unit density for future use.

Commissioner Kenworthy seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commission.

- C. Founders Place (Parcel 00-0021-01977 in Wasatch County; 3267 West Deer Hollow Road) – Development Agreement Modification – On January 12, 2022, the Planning Commission Approved a Modification to a Master Planned Development and Conditional Use Permit for Founders Place, a 354,264-Square-Foot Ski-In Ski-Out Village in the Deer Crest Area. On July 27, 2022, the Planning Commission Ratified the Development Agreement Outlining the Requirements of the Development. The Applicant Requests a Modification to the Development Agreement Phasing Plan. PL-21-05056, PL-21- 04917.**

Planner Ehlers reported that the above application was completely withdrawn and would not be heard at this meeting.

8. ADJOURN

MOTION: Commissioner Sigg moved to adjourn.

The meeting adjourned at approximately 8:30 p.m.



RIVERHORSE ON MAIN



RIVERHORSE ON MAIN STREET

Riverhorse on Main brings an elegant experience of the flagship Main Street for locals and visitors alike – guest who come from around the world get a view of Park City like never seen before. The current winter dining program has been a great success – we would like to collaborate with the city to find a way to keep the program year-round. We thrive on promoting historic main street, and since the pandemic we can do that every season with our deck enclosure.

GUESTS & VISITORS

GUESTS

The Riverhorse on Main family hosts visitors from around the world who often want to return – providing a tourism view of the city year round. We entertain locals, tourists, and corporate events – over 100,000 guests per year. This provides additional business for surrounding establishments bringing large events to Main Street year-round.

VISITORS

At Riverhorse on Main, after guests leave dinner with us we make a suggestion where they should go next! Whether it is a visit to the Fine Art Gallery of Park City or a drink after at No Name, our goal is promote businesses that promote us on Main Street.



A hand holding a glass of champagne with a city view in the background. The hand is wearing a watch and rings. The background shows a city street with buildings and a car.

Agreement

We understand that there would need to be changes to code in order for this to occur. I believe other business owners can and will succeed. Changing code or the program will create consistency for everyone on the street.

Our structure will certainly need to be upgraded in order to comply with permanent structure status as opposed to a temporary structure. Riverhorse will commit to providing an enhanced the aesthetic view of main street. This will make our restaurant closer to the our goal of being a green business with upgraded windows and insulation.

The deck is over 5 feet of city property, We propose in some fashion a long term lease over that property, that if at any time it was a problem for city hall Riverhorse would comply with city direction.

Thank you



Thank you for taking the time to review and discuss this proposal – our goal at Riverhorse on Main is to continue to provide an excellent experience to guests that represents Park City Main Street well with an outstanding view.

Thank you!

City Council Staff Report

Subject: Flagstaff Mountain Resort Historic Preservation
and Memorandum of Agreement
2022 Historic Preservation Update
Author: Caitlyn Tubbs, Senior Historic Preservation Planner
Date: December 15, 2022
Type of Item: Work Session

Executive Summary

This report provides the City Council with the 2022 update for the mining structures historic preservation progress in accordance with the executed Memorandum of Agreement between Park City Municipal Corporation and Empire Pass Master Owners Association (amended March 6, 2020). This MOA requires a bi-annual update to the City Council regarding the status of historic preservation efforts for 19 of the 21 historic resources identified in the 2001 Development Agreement and confirmed in the 2019 SWCA update of the Historic Preservation Plan. City Staff and representatives of the EPMOA coordinate each year to identify the historic resources scheduled for rehabilitation, reconstruction, or preservation, the installation of interpretive signage, and the revegetation of the non-structure historic resources. The EPMOA and the City share costs of the rehabilitation work as outlined in the approved Memorandum of Agreement (see [Exhibit A](#)).

Abbreviations:

EPMOA	Empire Pass Master Owners Association
HDGP	Historic District Grant Program
HPB	Historic Preservation Board
HPP	Historic Preservation Plan
JSSD	Jordanelle Special Service District
MOA	Memorandum of Agreement
PCMC	Park City Municipal Corporation
FSMMH	Friends of Ski Mountain Mining History



Figure 1: Fire Hydrant Shacks at Daly West Shaft

Background

In August of 2019, the Empire Pass Master Owners Association (EPMOA) retained SWCA Environmental Consultants to conduct a Historic Preservation Plan (HPP) Update for Flagstaff Mountain Resort. The objective of the 2019 HPP Update was to assess the condition and compliance for 19 of the 21 resources originally identified in the 2001 HPP, which was adopted as a part of the Development Agreement Technical Reports by Planning Commission in December 2001. Not all resources identified contain buildings or structures that required structural treatments under the 2001 HPP. In fact, a majority of the resources are Waste Dumps that called for revegetation and interpretive signs. The update of the Historic Preservation Plan was one of the requirements of the original Memorandum of Agreement (MOA) between EPMOA, Storied Development and REDUS Properties, developed in January and February 2019 following public input and concerns from the Historic Society regarding prior compliance with Flagstaff Technical Report #6.

SWCA accomplished the following tasks for each of the 19 resources:

- Comprehensive survey of each resource, including the identification of current deficiencies and suggested mitigation or maintenance work (if not already implemented after the 2000 HPP or if new conditions warrant further action)
- An assessment of progress in preserving the resources, in accordance with the recommendations in the Flagstaff Development Agreement and the 2001 HPP Summary
- Photographic documentation of each resource
- Collection of spatial data on the location of each resource

Following several public meetings and further amendments as directed by the City Council, the City and EPMOA executed the MOA on March 16, 2020. (Attached as [Exhibit A](#))



Figure 3: King Con Ore Bin

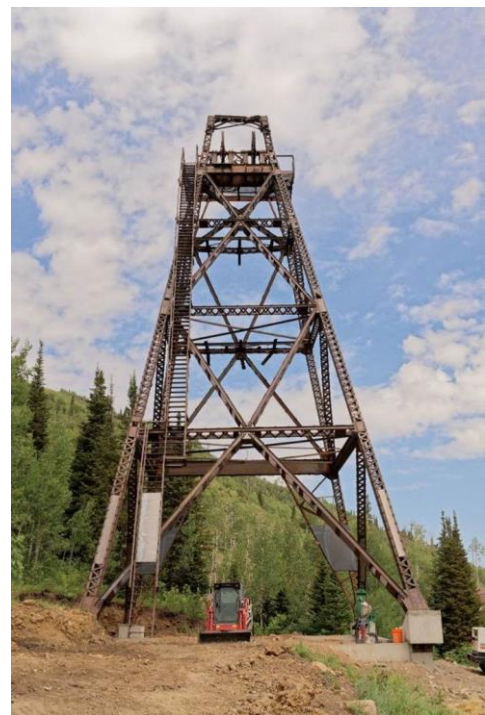


Figure 2: Daly West Headframe

The MOA established a funding mechanism, updated historic preservation plan, and an annual process for work/maintenance of the historic mining sites as approved by PCMC. Per the 2020 MOA, EPMOA and PCMC are obligated to provide \$40,000 annually for ten (10) years each to mining resource preservation efforts. The EPMOA is required by the MOA to manage the preservation projects and to pay for the materials and labor needed for completion as well as to secure any and all required permits for the proposed work. The EPMOA will submit invoices to the City after the work is completed for the City to reimburse the EPMOA as part of the City's financial obligation. Representatives of the EPMOA and members of City Staff are required by the MOA to meet annually to determine upcoming historic preservation projects for the next fiscal year. As required by the MOA, Staff and representatives of the EPMOA will meet on or prior to March 1, 2023 to determine the projects to be completed in 2023 and will return to Council with an update.

2022 Progress and Budget Report for the Work Completed to Date

In this past year the EPMOA, FSMMH and PCMC have collaborated on the restoration and rehabilitation of the Daly West Headframe, Fire Extinguisher Shacks, and the King Con Ore Bin. The Park City Museum and the FSMMH collaborated on a video documenting the raising of the Daly West Headframe which can be viewed [here](#). The EPMOA paid approximately \$643,000 to raise the Daly Headframe and \$37,000 for the repair and stabilization of the fire hydrant shacks. [Exhibit B](#) outlines the funding sources and expenditures from 2019 through 2022, including the Little Bell Ore Bin, Judge Mining and Smelting Building, Daly West Headframe, and Daly West Hydrant Shacks efforts. The EPMOA realized a funding shortfall of \$181,247 after the 2019-2022 expenditures totaled \$886,281.

TABLE 2: Compliance Summary of Treatments Recommendations for all 17 Resources

= NOT COMPLETE N/A = NOT APPLICABLE ✓ = COMPLETE 2001 TREATMENT RECOMMENDATIONS				
NAME (listed in order of 2001 HPP Chart)	RESOURCE TYPE	SIGN	REVEGETATION (% COMPLETE)	BUILDING/ STRUCTURAL
Ontario Mine Shaft No.3	Shaft		 (70%)	N/A
Anchor (Daly-Judge) Drain Tunnel	Structure		N/A	
Judge Mining and Smelting Company Office	Building	✓	N/A	
American Flag Mine Waste Dump	Waste Dump	✓	 (50%)	N/A
Daly Mine No.1 Waste Dump	Waste Dump		✓	N/A
Daly Mine No.2 Shaft	Shaft		N/A	N/A
Daly-West Mine Headframe, Shaft, and Hoist	Structures (2) and Shaft	*	N/A	N/A
Daly-West Mine Fire Hydrant Shacks	Structures (3)	*	N/A	N/A
Daly-West Mine Waste Dump	Waste Dump		 (50%)	N/A
Quincy Mine Hoist Plant	Structure	✓	N/A	N/A
Quincy Mine Shaft and Waste Dump	Shaft and Waste Dump	✓	✓	N/A
Little Bell Mine Ore Bin	Structure	✓	N/A	
Little Bell Mine Waste Dump	Waste Dump	✓	✓	N/A
Diamond-Nemrod Mine Waste Dumps	Waste Dump (2)		 (30-50%)	N/A

Anchor Mine Waste Dump	<i>Waste Dump</i>	✓	✓	N/A
White Pine Mine Log Structure	<i>Structure</i>	✓	N/A	N/A
White Pine Mine Waste Dumps	<i>Waste Dump (2)</i>	✗	✗ (0-40%)	N/A
Flagstaff Mine Waste Dump	<i>Waste Dump</i>	✗	✗ (% not determined)	N/A
Naildriver Mine Waste Dump	<i>Waste Dump</i>	✗	✗ (% not determined)	N/A

* Daly West Headframe and Fire Hydrant Shacks have been rehabilitated and preserved, interpretive signage has been ordered and will be installed shortly.

The majority of the structural resources listed in the 2019 Historic Preservation Plan have been rehabilitated, repaired, or preserved at this point. Multiple sites still require the installation of interpretive signage and revegetation.

Next Steps and Council Feedback

Staff will continue to collaborate with representatives of the EPMOA and the FSMMH to review the upcoming preservation projects. Staff will set a meeting in February 2023 with the EPMOA to determine which structures will be improved, preserved, and/or rehabilitated in the coming year (2024). Staff will also return with additional information regarding the explosives bunker, Alliance Watchman's Cabin complex, and Ontario Mine Water Tanks for the Council's consideration and feedback. Staff is interested in hearing from the Council regarding whether they are in support of

Exhibits:

- Exhibit A: Amended Memorandum of Agreement
(March 16, 2020 between EPMOA and PCMC)
- Exhibit B: EPMOA Historic Preservation Fiscal Report
- Exhibit C: 2001 Flagstaff Preservation Plan
- Exhibit D: SWCA Historic Preservation Plan 2019 Update
- Exhibit E: EPMOA Historic Preservation Plan 2021 Update Staff Report
- Exhibit F: EPMOA Historic Preservation Plan 2019 Update Staff Report

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Agreement") is made and entered into effective as of the 16 day of March, 2020, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation and body politic ("City"), and EMPIRE PASS MASTER OWNERS ASSOCIATION, INC., a Utah nonprofit corporation ("Association"), each a "Party" and collectively the "Parties" herein.

Recitals

A. The area known as Empire Pass ("Empire Pass") is a residential mountain development located in Park City, Summit County, Utah, a portion of which is located within the boundaries and jurisdiction of the City.

B. Empire Pass is governed by the covenants, conditions, and easements set forth in that certain *Certificate of Amendment and Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Empire Pass* recorded on December 14, 2004 as Entry No. 719855 in Book 1666 at Page 1054 in the records of the Summit County Recorder, as amended and supplemented from time to time (collectively, "Declaration"). The Association is a Utah nonprofit corporation organized to administer and enforce the terms of the Declaration and to exercise the rights, powers, and duties set forth in the Declaration.

C. Development within Empire Pass is governed by that certain *Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel, and Iron Mountain* entered into by and between United Park City Mines Company, Deer Valley Resort Company, and Park City Municipal Corporation, a third class city of the State of Utah, and recorded on March 2, 2007, as Entry No. 806100 in Book 1850 at Page 1897 in the records of the Summit County Recorder, as amended or supplemented from time to time ("Development Agreement").

D. The Development Agreement required the Developer, as such term is defined in the Development Agreement, to develop a Historic Preservation Plan, which said 127 page Historic Preservation Plan was prepared by SWCA, Inc., on August 2000 and is entitled, *Historic Preservation Plan for Flagstaff Mountain Association, Park City, Summit County, Utah*, as amended or supplemented from time to time including by that certain *Historic Preservation Plan, Exhibit 6* dated May 2001 (and subsequently Revised and Approved December 2001)(collectively, the "Historic Preservation Plan"). The *Historic Preservation Plan, Exhibit 6* dated May 2001 (and subsequently Revised and Approved December 2001)("Exhibit 6") identified historic preservation work needed at 21 historic mining sites within the Flagstaff Mountain Annexation Boundary and specified that the master homeowner association was responsible for maintaining any site that was not part of an ongoing operation.

E. The Parties desire to enter into this Agreement to set forth a plan for the Association to address the Maintenance, as defined herein, needs of certain historic mining sites thereby satisfying the requirements of the Historic Preservation Plan for the time periods set forth herein.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants set forth herein, the Parties agree as follows:

1. Recitals. The Recitals A through E are incorporated herein and made a part hereof.

2. Definition. As used herein, the term "Maintenance" or "Maintain" shall mean the maintenance work required to stabilize a structure to arrest decay but not to stop a structure's decay completely. The term "Maintenance" or "Maintain" does not require that any work be performed to make a structure habitable or compliant with any code, regulation, statute, or law. The term "Maintenance" or "Maintain" refers to recommended repairs, stabilization and public protection options in Exhibit 6, and does not require that a structure be restored to habitability.

3. Judge Mining & Smelting Building.

(a) Association agrees to cause the following payments to be made, within 30 days of execution of this Agreement as follows: To EPMOA's segregated Historic Preservation Fund, ("Fund") from Storied Deer Valley LLC, a Delaware limited liability company ("Storied"), and Redus Park City, LLC, a Delaware limited liability company ("Redus"), the amount of Forty Thousand Dollars (\$40,000.00) each, plus the amount of Twenty Thousand Dollars (\$20,000.00) each from Lot 2 Empire Pass North LLC and Sommet Blanc Residences 1 LLC for a total of One Hundred Twenty Thousand Dollars (\$120,000.00), (collectively the "Developer Contribution") .

(b) City Approval of Open Space/Transit Management Fee Disbursement to Historic Preservation Fund. In consideration of the Association entering into this Agreement, City agrees to forego on a one time basis, One Hundred Twenty Thousand Dollars (\$120,000.00) of "Open Space/Transit Management Fee" ("OSTM Fee") proceeds which would otherwise be subject release to the City from transactions according to Section 7.15 of the Declaration. OSTM Fee proceeds forgone by City shall be added to EPMOA's segregated Historic Preservation Fund with Developer Contribution collected by EPMOA per Subsection 3(a) above. The Fund shall be first be used for costs incurred by the Association in completing the roof stabilization and related structure protection work at the Judge M + S building.

(c) The funds in Subsection 3(a) and 3(b) shall be utilized to fund repairs to the Judge M&S building in accordance with the provisions of Section 5 below. Any remaining funds shall be retained for other priorities identified consistent with this agreement and authorized by the Director and agreed to by the Association.

4. Process for Determining Maintenance Work to Be Done on Sites. Each year, the Association agrees to meet with the City's staff ("Staff"), at a minimum, on or before each March 1st (the "Annual Meeting") to discuss prior construction season's Maintenance work and project prioritization and scope of any Maintenance work ("Scope of Work") to be done during the upcoming construction season on any historic mining sites identified on Exhibit 6, with a priority being those projects identified on Exhibit "A" hereto ("Sites"). The Parties acknowledge that the Sites upon which it was mutually agreed that Maintenance work would take place are not located on land owned by or under long term lease to the Association. Notwithstanding any other provision of this Agreement to the contrary, the Parties agree that this Agreement shall be applicable to those Sites to the extent that legal access is provided to the Association, and as may be required to permit the Association to satisfy its obligations hereunder.

(a) At each Annual Meeting, the Parties shall discuss, at a minimum, the following:

(i) Review of the process, timeline and costs associated with the most recent construction season's project(s);

- (ii) Determination of Scope of Work, process, responsibility and timeline for documenting and recording the project's work;
- (iii) Determination if additional work is needed for the following year for the recently maintained, stabilized or completed Site(s);
- (iv) Review of potential need to secure any Sites to which no Maintenance work has been done in order to deter vandalism, damage or destruction, or to stabilize such Sites;
- (v) Assessment of remaining funds and identification of funding strategies for the next year's budget;
- (vi) Review and update of projects and Sites;
- (vii) Preparation by the Staff, after consultation with the Association, of an annual report to the Planning Director;
- (viii) The results of City inspection of the Sites to evaluate their condition and potential work to be performed;
- (ix) Selection of projects for upcoming construction season;
- (x) Communication and coordination, as necessary, with the Park City Historical Society and/or Friends of Ski Mountain Mining History ("FSMMH"); and
- (xi) Determination of the necessary permitting process, including timelines and responsible parties.

(b) After the completion of the meeting, the Parties shall agree on the Scope of Work to be done during the upcoming construction season. If the Parties cannot agree, the matter shall be referred to the City Manager and the Association president. If the Parties still disagree on the upcoming year's Scope of Work, the Parties shall submit the matter to the City Council and Association Board who shall appoint authorized members to conduct mediation. The most recently approved prioritization list shall continue to govern the Fund expenditures until such time as a new scope of work is approved.

5. Performance of Work on Sites.

(a) Upon the agreement by the Parties of the Scope of Work to be undertaken during each construction season, Association shall be responsible for project management, oversight and payment of contractors. Association shall provide City with project accounting at end of each construction season.

(b) Unless otherwise agreed in writing, the Association shall be the contracting party on the mutually agreed Maintenance work on the Sites. The Association may apply its customary policies, procedures and requirements, including without limitation, insurance and workmen's compensation requirements, to all contractors, subcontractors and materialmen working at a Site or accessing a Site through Empire Pass.

(c) In connection with, or prior to, any work being performed, the Association shall submit work plans and cost estimates to a City-employed individual designated by the Staff. Association shall be responsible for processing and payment of invoices for approved Scope of Work. In the event that any work is performed directly by Association, Staff shall review and approve any payments to Association from Maintenance Funds. At its option, the Association may also require lien/payment bond waivers from contractors paid from previous draw requests or disbursements (e.g., lien waivers provided "in arrears"), in accordance with ordinary and customary construction practices.

6. Inspection, Maintenance, and Securing of Sites. The obligation to inspect the Sites for the purposes of this Agreement shall be upon the City, and the Association shall have no obligation to inspect or to monitor the Sites. Each construction season, Association shall diligently pursue the completion of Scope of Work agreed to in the Annual Meeting with Staff. To the extent funds on hand are not sufficient to pay for contemplated annual Scope of Work, the Association and City will agree on a revised "Scope of Work" and estimated cost budget for such Maintenance work for the upcoming year based on funds available, subject to the following terms and conditions:

(a) On an annual basis for ten (10) years, on or before May 1st each year, the Association shall contribute half of the annual amount required to establish a maintenance fund in the amount of Eighty Thousand Dollars (\$80,000.00) ("Maintenance Fund"). In consideration of the Association entering into this Agreement, the City agrees to forego, annually, Forty Thousand Dollars (\$40,000.00) of "Open Space/Transit Management Fee" ("OSTM Fee") income owed to the City each year from transactions according to Section 7.15 of the Declaration. (This forgone OSTM Fee income is in addition to OSTM Fee income forgone per Section 3(b) above.). OSTM Fee income foregone by City shall be added to the Maintenance Fund and City shall allow the Association to utilize such OSTM Fee money for purposes of discharging the obligations described in this Agreement. The Association shall have the option, in its sole discretion, to pay all or a portion of its annual maintenance contribution in advance, and to credit the amount of prepaid maintenance contributions against the next year's or years' maintenance contributions that would otherwise be payable by the Association.

(b) On an annual basis for the ten (10) years commencing 2030, the annual contribution to the Maintenance Fund shall be adjusted as set forth below. On or before the ninth (9th) anniversary of the first maintenance contribution by the Association, the Parties agree to meet to discuss future ongoing funding levels appropriate to continue to satisfy Association's obligations under Exhibit 6 to the Development Agreement. Unless otherwise agreed, the Association and City annual contribution shall be reduced to \$30,000.00 (\$15,000 each) unless otherwise agreed by the Parties.

(c) The Association shall have the right, but not the duty, to spend monies out of the Maintenance Fund on other historical mining projects other than the Sites so long as such historical mining projects are located within the Flagstaff Annexation Boundary or Empire Canyon watershed and such expenditure is approved in advance by both the Association and the City. After the first ten (10) years, the Association shall have the right, but not the duty, to spend monies out of the Maintenance Fund for open space responsibilities, including funding for the Conservation Easement grantees [City and Summit Land Conservancy] consistent with express purposes of the OSTM pursuant to the Development Agreement, and Open Space Technical Report. The agreement of the Association to spend Maintenance Fund monies on projects beyond those required under the Development Agreement and Historical Preservation Plan shall in no way create any ongoing responsibility for ongoing involvement with such projects.

(d) Maintenance contributions made by the Association for these purposes during this twenty (20) year period which are not spent for such purposes within the calendar year in which they are contributed will be carried over and combined with the maintenance contribution for the following

year, to be applied toward the mutually agreed Scope of Work for the following year, so that yearly maintenance contributions can accumulate to fund larger Maintenance projects, if necessary. Maintenance contributions will be held by the Association in the Maintenance Fund, and disbursed to pay for work upon mutual agreement of the Association and Staff.

(e) Unless otherwise agreed in writing between the Parties, the Association shall be the contracting party for all required Maintenance work to be performed for the agreed twenty (20) year period on Sites, and the Association may require such licenses, bonding, insurance and other conditions and requirements for third parties performing such work on behalf of the Parties as the Association customarily imposes on third party contractors working at Empire Pass. The City shall waive any permit, inspection and other fees applicable to work contracted for by the Association or the City pursuant to this Agreement. Nothing in the Association's status as the "contracting party" shall impose any payment obligations or other financial liability on the Association, except as otherwise expressly set forth herein with respect to the maintenance contribution described above. The Association will use reasonable efforts to solicit three (3) quotes for any third party work and will inform the City Implementation Department of the status of any solicitation for work.

(f) Nothing herein shall be deemed to impose any obligation or legal liability on the Association for Maintenance of Sites, except as expressly provided in the Development Agreement/Historic Preservation Plan and as mutually agreed between the Association and the City, and no ongoing obligations beyond those exist.

7. Obligations of the Parties. The Parties agree that no later than six (6) months after execution of this Agreement by the Parties, the Parties shall have worked in good faith to prepare and shall have executed an updated historic preservation plan identifying outstanding work requirements on the Sites (the "New Exhibit"). The update will take the form of an amendment to Exhibit 6, and require Planning Commission public hearing and approval, and a written acknowledgment of acceptance from both Parties.

8. Long Term Maintenance License(s) and Access Rights. Association and City shall make best efforts to secure long term maintenance and access rights required for Association to perform maintenance work on third party Sites as prescribed in Section 4 of this Agreement. Association will be the initial point of contact with applicable property owners.

9. Open Space Obligations. To clarify management responsibilities assigned under Section 4.4 of *Flagstaff Mountain Resort Open Space Management Plan, Exhibit 5* dated May 2001 (and subsequently Revised and Approved December 2001) ("Exhibit 5"), the Parties hereby agree and acknowledge that the Association is only responsible for managing any open space areas owned by the Association.

10. No Assumption of Environmental Liability. Nothing in this Agreement or in the Association's acting as contracting party for any of the work contemplated by this Agreement, shall be deemed an assumption of, or impose any liability on the Association, financial or otherwise, for any environmental remediation or clean-up related to the Sites, or the pre-existing conditions thereon.

11. Due Authorization and Execution. Each Party hereto represents and warrants to the other Party that execution and delivery of this Agreement has been duly authorized by all necessary action.

12. Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding on and inure to the benefit of the successors and assigns of the Parties.

13. Notices. All notices under this Agreement must be in writing and delivered to the notice address below (i) by registered, express, or certified mail, (ii) by courier or messenger service, or (iii) by electronic mail with acknowledgement of receipt. Notice is deemed given on the date delivered or attempted but delivery is refused.

If to the Association:

Empire Pass Master Owners Association, Inc.
Attn: President
4188 SR 248
P.O. Box 99 Kamas, Utah 84036

With a copy to:

Douglas C. Shumway, Esq.
Miller Harrison Lawyers
50 W. Broadway, Ste 450
Salt Lake City, UT 84101

If to the City:

Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
Attention: Planning Department

With a copy to:

Park City Attorney's Office
PO Box 1480
Park City, Utah 84060

Either Party may change its addresses for notices pursuant to a written notice which is given in accordance with the terms hereof. The foregoing notice requirements are subject to the provisions below. As used herein, the term "business day" shall mean any day other than a Saturday, a Sunday, or a legal holiday for which U.S. mail service is not provided. Whenever any date or the expiration of any period specified under this Agreement falls on a day other than a business day, then such date or period shall be deemed extended to the next succeeding business day thereafter.

14. No Third Party Beneficiaries. Nothing in this Agreement is intended to create an enforceable right, claim or cause of action upon any third party that is not a Party to this Agreement, with the exception of the intended third party beneficiaries Redus Park City LLC and Storied.

15. Miscellaneous.

(a) Counterparts: Facsimile Transmission. This Agreement may be executed by facsimile and/or in any number of counterparts, any or all of which may contain the signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All facsimile counterparts shall be promptly followed with delivery of original executed counterparts.

(b) Due Authorization and Execution. Each Party represents and warrants to the other Party that execution and delivery of this Agreement have been duly authorized by such Party, and that this Agreement is valid and binding upon such Party. This Agreement is subject to approval by the City Council within forty-five (45) days of execution.

(c) No Partnership. The parties do not by this Agreement, in any way or for any purpose, become partners or joint venturers of each other in conduct of their respective businesses or otherwise.

(d) Severability. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

(e) Waivers and Amendments. No provision of this Agreement may be waived to any extent unless and except to the extent the waiver is specifically set forth in a written instrument executed by the Party to be bound thereby. This Agreement may be amended or modified only by an instrument to that effect executed by the parties hereto, and only to the extent expressly set forth therein.

(f) Captions. The captions of each section are added as a matter of convenience only and shall be considered of no effect in the construction of any provision of this Agreement.

(g) Attorneys' Fees. If any Party hereto shall bring any suit or action against another for relief, declaratory or otherwise, arising out of this Agreement, the prevailing Party shall have and recover against the other Party, in addition to all court costs and disbursements, such sum as the applicable court may adjudge to be reasonable attorneys' fees.

(h) Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah.

(i) Time of the Essence. Time shall be of the essence with respect to the performance and observance of the covenants, agreements, terms, conditions and provisions set forth herein.

(j) No Default. Upon their execution of this Agreement, the Parties each acknowledge and agree that neither the Association, nor Redus, nor Storied are in Default under the Historic Preservation Plan. So long as the Parties perform the obligations set forth in this Agreement, including diligently pursuing any additional maintenance or preservation work identified in the New Exhibit with available funding from the Maintenance Fund, there shall be no default under the Historic Preservation Plan.

(k) Interpretation of this Agreement. The Parties agree that the purpose of this Agreement, with its New Exhibit, shall be to modify, clarify and implement the Historical Preservation Plan and to confirm the responsibilities for implementation of the preservation purposes described in the Development Agreement.

[Remainder of page intentionally left blank]

[Signatures on following pages]

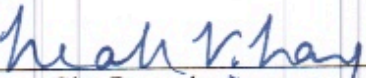
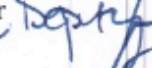
EXECUTED AS OF THE DATE FIRST WRITTEN ABOVE.

"CITY"

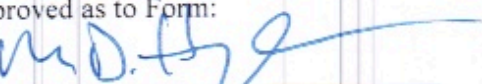
Park City Municipal Corporation, a Utah
municipal corporation and body politic

By: 
Mayor

Attest:

By: 
City Recorder 

Approved as to Form:

By: 
City Attorney's Office

"ASSOCIATION"

EMPIRE PASS MASTER OWNERS ASSOCIATION,
INC., a Utah non- profit corporation

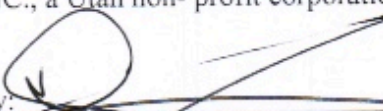
By: 
Douglas Ogilvy, Pres.



EXHIBIT "A"

SITES-

a) *Judge Mining & Smelting Company Office*. This structure is owned by a third party that has granted EPMOA a license to permit Maintenance and stabilization efforts. Any Maintenance and stabilization efforts must be within the parameters permitted by the third party owner. The Parties will work together to determine the scope of the required roof repair and other required Maintenance efforts. The Parties agree that the Association's Maintenance efforts will be limited to the building structure, and that the Association shall not be required to restore the interior in any way or to pursue any adaptive reuse of this structure.

b) *Daly West Headframe*. Deer Valley Resort is under contract to acquire the site in accordance with Exhibit B. Subject to further agreements, access and a license to re-stabilize or otherwise restore the head-frame are anticipated, and the Parties hereby agree the Fund may be considered for such work..

c) *Daly West Mine Fire Hydrant Shacks*. The Parties hereby agree that this structure is still in good condition. There is no apparent need for immediate work other than ongoing Maintenance. Because this structure is owned by a third party, any Maintenance required on this structure is contingent on the Association having secured easements from the third party owner of the structure to perform such repair work.

d) *Little Bell Mine Ore Bin*. The Parties hereby agree that this structure is still in good condition. There is no apparent need for immediate work other than ongoing Maintenance. Because this structure is owned by a third-party, any maintenance required on this structure is contingent on the Association having secured easements from the third-party owner of the structure to perform such repair work.

e) *Interpretive Signs*. The Parties hereby agree that the Association shall install, maintain, and replace those interpretive signs agreed to by the Parties in fulfillment of interpretive signage obligation in the Historic Preservation Plan.

Exhibit B

Exhibit B to Memorandum of Agreement

Participation by Deer Valley Resort Company ("DVRC")

DVRC has entered into a Purchase and Sale Agreement with Jordanelle Special Service District ("JSSD"), wherein JSSD agreed to sell and DVRC agreed to purchase the parcel of property commonly referred to as the "Daly West Site". The Daly West Site contains approximately 0.18 acres of real property. The Daly West headframe structure ("Headframe"), previously used for mining activities, is situated on the Daly West Site. The Headframe was severely damaged when the mine below it collapsed in 2015, and has not been restored or repaired following that collapse.

In an effort to save the Headframe from being sold or removed from the area by any potential third parties, DVRC has agreed to purchase the Daly West Site and the Headframe with the understanding and agreement of Park City Municipal Corporation ("PCMC") that DVRC will convey and/or grant historic preservation easement to the Headframe to PCMC, PCHS or other entity of their choice. DVRC will have no affirmative responsibility (financial, operational or otherwise) for restoration of the Headframe, or unless otherwise agreed, have any responsibility for maintenance of the Headframe following any repair and restoration. The easement or other agreement is anticipated to address the possible donation, access, location and timing of any restoration and/or relocation of the Headframe, and any temporary storage shall not interfere with DVRC use of the property.

DVRC is fully supportive of efforts to restore the Headframe, and will grant reasonable access to the Daly West Site to third parties engaged in the restoration, repair and maintenance of the Headframe, provided that such parties have and provide proof of adequate insurance to protect DVRC from all liability arising in connection with such work, and provide assurances acceptable to DVRC that no mechanics liens or other encumbrances may attached to the Daly West Site in connection with such work.

	Type	Date	Num	Name	Memo															
400 - REVENUES																				
4056 - Historic Preservation																				
	General Journal	12/31/2019	572	Storied	To reclass Storied Historic preservation contribution to revenue	40,000.00														
	General Journal	12/31/2019	579	Park City Municipal Corp	To reclass Q4 Reinvestment fees payable to PCMC. They agreed to contribute to Historic Preservation Fund	102,925.00														
	General Journal	03/31/2020	591	Redus, B2 East Lot 2	To reclass Historic preservation funds to offset expenses	80,000.00														
	General Journal	03/31/2020	579	Park City Municipal Corp	To reclass portion Q1 Reinvestment fees payable to PCMC. To meet \$120K initial contribution per Agreement	17,075.00														
	General Journal	05/15/2020	579	Park City Municipal Corp	To reclass portion Q1 Reinvestment fees payable to PCMC. To meet 2020 \$40K Annual contribution	40,000.00														
Total 4056 - Historic Preservation						280,000.00														
			12/31/2019	Empire Pass MOA	MOA 2019 contribution = Funding Little Bell	65,034.00														
				Empire Pass MOA	2020 Contribution	40,000.00														
				Empire Pass MOA	2021 Contribution	40,000.00														
		4/15/2021		PCMC	2021 Contribution	40,000.00														
				Empire Pass MOA	2022 Contribution	40,000.00														
				PCMC	2022 Contribution	40,000.00														
Total REVENUES						545,034.00														
7050 - Historic Preservation																				
2019	Bill	11/25/2019	112519	Park City Museum	To reimburse Historical Society for Little Bell Stabilization & Preservation	65,034.00														
						65,034.00	Sub-Total Little Bell													
	Bill	10/02/2019	628	Ingenium Design LLC	50% Structural engineering & retrofit drawings for stabilization of Judge Mine Roof Structure	3,650.00														
	Bill	11/04/2019	641	Ingenium Design LLC	51-100% Structural engineering & retrofit drawings for stabilization of Judge Mine Roof Structure	3,650.00														
	Bill	12/24/2019	5736	Black Dog Builders Inc	Deposit - Judge Mine & Smelting office roof stabilization	32,068.00														
2020	Bill	01/31/2020	5785	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization	18,350.64														
	Bill	02/14/2020	5795	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization	20,994.42														
	Bill	02/28/2020	5813	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization	28,268.20														
	Bill	03/12/2020	5824	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization	20,013.19														
	Bill	03/27/2020	5844	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization	7,700.24														
	Bill	07/02/2020	070220	High Mountain Tree Care LLC	Remove fir over building- Judge Mine Building	1,000.00														
	Bill	09/10/2020	6082	Black Dog Builders Inc	Judge Mine & Smelting office roof stabilization: Deposit less final invoices and retention	5,302.36														
						140,997.05	Sub-Total Judge Mine													
	Bill	06/26/2020	1200160-01	Applied Geotechnical Engineering	Daly West Headframe, near Montage Hotel- Geotechnical Consultation	1,956.25														
	Bill	06/30/2020	12612	Alliance Engineering, Inc.	Topography survey- Daly Headframe at DV Empire Chairlift	2,000.00														
	Bill	07/23/2020	1200160-02	Applied Geotechnical Engineering	Daly West Headframe, near Montage Hotel- Geotechnical Consultation	212.50														
	Bill	08/03/2020	20.02-1	McMullin Engineering PLLC	Daly Headframe project- 40% completion of project-field work, structural evaluation	12,800.00														
	Bill	08/10/2020	12684	Alliance Engineering, Inc.	Headframe survey- Daly Headframe at DV Empire Chairlift	725.00														
	Bill	08/14/2020	081420-2457	Wells Fargo Business Card Visa	Park City finance- Daly Headframe- license	210.00														
	Bill	08/14/2020	081420-2457	Wells Fargo Business Card Visa	Park City finance- Daly Headframe- Address postcards	243.00														
	Bill	08/31/2020	20.02-2	McMullin Engineering PLLC	Daly Headframe project- 40%- 80% completion of project-field work, structural evaluation	12,800.00														
	Bill	11/13/2020	12853	Alliance Engineering, Inc.	Headframe survey- Daly Headframe Consultants through 09.03.20. Site plan update & Mitigation Plan	540.00														
2021	Check	03/31/2021	6139	Park City Municipal Corp	Daly Headframe Building Permit. TEMP20-1249. 9101.5 Marsac Avenue	5,810.00														
	Bill	07/17/2021	1	Rise Steel Contruction	Labor to setup and start retrofitting tower	62,797.50														
	Bill	08/02/2021	13220	Alliance Engineering, Inc.	Headframe survey- Daly Headframe Consultants through 07.17.21	715.00														
	Bill	08/20/2021	2	Rise Steel Contruction	To set up project and start retro fitting tower	56,582.43														
	Bill	08/23/2021	1119	Clachan Development	Daly Headframe project management through July	6,000.00														
	Bill	09/14/2021	3	Rise Steel Contruction	To set up project and start retro fitting tower	74,313.00														
	Bill	09/23/2021	12000160-03	AGEC Applied GeoTech	Daly Headframe - Engineering	2,258.75														
	Bill	09/29/2021	20.02-3	McMullin Engineering PLLC	Daly Headframe project- 40%- 80% completion of project-field work, structural evaluation	4,800.00														
	Bill	10/06/2021	1125	Clachan Development	Daly Headframe project management through September	4,000.00														
	Bill	10/18/2021	1200160-04	AGEC Applied GeoTech	Daly Headframe - Compact and concrete testing, cilinder pick up	797.50														
	Bill	11/19/2021	4	Rise Steel Contruction	Progress Billing	112,906.69														
	Bill	01/01/2022	13332	Alliance Engineering, Inc.	Headframe survey- Daly Headframe Consultants through 08.11.21	700.00														
	Bill	07/08/2022	183032.1	Wagstaff Crane & Rigging LLC	07/05/22 Crane work	14,155.00														
	Bill	07/11/2022	183032.2	Wagstaff Crane & Rigging LLC	6/28 - 6/30 Crane work	46,822.50														
	Bill	07/11/2022	183448.1	Wagstaff Crane & Rigging LLC	7/7 - 7/8 Crane work	10,757.50														
	Bill	07/19/2022	20.02-4	McMullin Engineering PLLC	Daly Headframe project- 95-100% completion of project-field work, structural evaluation	1,600.00														
	Bill	08/11/2022	1205	Treasure Mountain Deisgn	Daly West Signage	318.75														
	Bill	08/15/2022	183032.3	Wagstaff Crane & Rigging LLC	7/1 - 7/5 Crane work	14,497.50														
	Bill	08/20/2022	5	Rise Steel Contruction	Labor to erect tower, adding pick points, intall items after erecting and back fill foundation	180,703.61														
	Bill	09/26/2022	1173	JMC Excavation Inc.	Daly Headframe excavation assistance	3,343.00														
	Credit	10/07/2022	183032C	Wagstaff Crane & Rigging LLC	210 ton credit	(15,000.00)														
	Bill	11/03/2022	INV-205.1	Interpretive Graphics	Signage	12,703.54														
	Bill	11/17/2022	1020	Clachan Development	Daly Headframe and Hydrant shacks Restoration Project Management	10,000.00														
						643,069.02	Sub-Total Daly Headframe													
	Bill	10/11/2021	6841	Black Dog Builders Inc	Fire Sheds	7,320.84														
	Bill	10/21/2021	6873	Black Dog Builders Inc	Fire Sheds	4,995.29														
	Bill	11/03/2021	6989	Black Dog Builders Inc	Hydrant shack repairs	1,099.17														
	Bill	08/15/2022	7432	Black Dog Builders Inc	Deposit	8,787.00														
	Bill	08/31/2022	7453	Black Dog Builders Inc	21 Fire sheds progress billing	2,827.16														
	Bill	09/30/2022	7531	Black Dog Builders Inc	21 Fire sheds progress billing	10,522.51														
	Bill	10/31/2022	7548	Black Dog Builders Inc	21 Fire sheds Final billing	1,625.02														
						37,180.99	Sub-Total Fire Sheds													
						886,281.06	Total Expenses													
					Total 2019 - 2022 Revenue less Expenses	(341,247.06)														
					Add 2023 and 2024 MOA Contribution	\$ 80,000.00														
					Add 2023 and 2024 PCMC Contribution	\$ 80,000.00														
					Net Available Funds	\$ (181,247.06)														

Empire Pass
2022 Historical Preservation Update

12.02.22

Available Funds - 2019-2022

• EPMOA Payment for Little Bell	\$ 65,034	
• Developer Contributions for Judge	120,000	
• PCMC Contribution for Judge	120,000	
• EPMOA Annual Funding 2020-24	200,000	
• PCMC Annual Funding 2020-24	<u>200,000</u>	
Funds Available through 2022		\$705,034

Expenditures - 2019-2022

• Little Bell (Reimburse FSMMH)		\$ 65,034
• Judge Mining & Smelting Office		
• Structural Engineering (McMullin)	\$ 7,300	
• Repairs (Black Dog)	132,697	
• Tree Removal (High Mtn)	<u>1,000</u>	
		\$140,997
• Daly Hydrant Shacks		\$ 37,181
• Daly West Headframe		
• Engineering	\$ 41,905	
• Permits & Project Mgmt	26,263	
• Signage	13,023	
• Steel & Concrete Construction	470,297	
• Crane & Sitework	<u>91,582</u>	
		\$643,069
 Total Expenditures 2019-20		 <u>\$886,281</u>

Funding shortfall floated by EPMOA **\$181,247**

Note: Rise Construction Invoices #1 & #3 included crane costs.

Judge Mining & Smelting Building

- Framing repairs completed 3/6/20
- Structural engineer sign-off 3/9/20
- Hazardous trees removed June 2020
- Metal doors installed and window opening secured
- Roofing repairs completed and final payment to contractor September 2020



Judge Mining & Smelting - roof prior to repairs



Judge Mining & Smelting - completed roof repairs

Daly Headframe & Hoist Equipment



Figure 35. Overview of Daly-West Mine Headframe, Shaft, and Hoist, facing north. Note collapsed headframe.



Figure 36. Overview of Daly-West Mine Hoist, facing northeast, with collapsed headframe in background.



Figure 37. Detail of Daly-West Mine Shaft, facing southeast.



Figure 38. Overview of collapsed Daly-West Mine Headframe, facing southeast.

- Headframe collapsed in 2015 due to insufficient repairs and maintenance to the shaft.
- Site subsequently stabilized with air vent maintained for mine operations.
- Deer Valley acquired site and headframe from JSSD.
- Headframe reconstructed in 2021 with most heavily damaged steel replaced.
- Headframe erected in 2022 with steel plates added for climb resistance.
- Hoist building fenced.
- Interpretive signage fabricated, but not yet installed.
- Fence around shaft to be completed in 2023.



2015 Aerial photo showing extent of mine shaft collapse



Daly West Fire Hydrant Shacks



Figure 39. Overview of Daly-West Mine Fire Hydrant Shack No. 1, facing north.



Figure 40. Overview of Daly-West Mine Fire Hydrant Shacks No. 2 (foreground) and No. 3 (background), facing west.

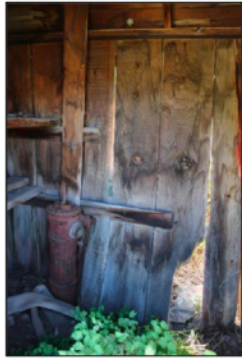


Figure 41. Interior of Daly-West Mine Fire Hydrant Shack No. 2, facing west. Note damaged wood on wall.



Figure 42. Detached roofing on Daly-West Mine Fire Hydrant Shack No. 2, facing east.

Shacks structurally braced, re-roofed and repositioned adjacent Headframe. Minor additional work done subsequent to this photo.



Ontario Mine Water Tank

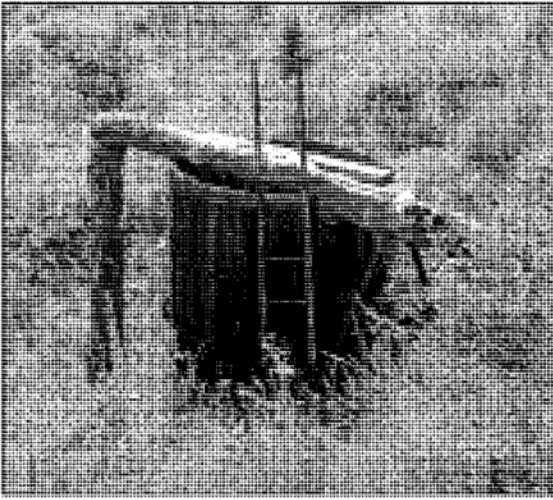


Figure 24 – Water Tank D.



Figure 25 – Water Tank E.

The Ontario Water Tanks were not included in the recommended repairs in Exhibit 6 to the 2001 Historical Preservation Plan, and thus not included in the SWCA 2019 Historic Preservation Plan update. PCMC and FSMMH have identified the two remaining water tanks as structures of interest. EPMOA recommends working with FSMMH in 2023 to develop a plan for remediation in 2024.



FLAGSTAFF MOUNTAIN RESORT
A PLANNED RESORT COMMUNITY
DEER VALLEY, UTAH

HISTORIC PRESERVATION PLAN
EXHIBIT 6

MAY 2001
REVISED AND APPROVED DECEMBER 2001

PREPARED FOR:
FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450
PARK CITY, UTAH

HISTORIC PRESERVATION PLAN

Prepared for

FLAGSTAFF MOUNTAIN RESORT

Plan Summary

Exhibit 6

May 2001

Revised and Approved December 2001

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Figure A – Historical Preservation Map	

EXECUTIVE SUMMARY

The Historic Preservation Plan dated August 2000 is a 127-page detailed document produced for Flagstaff Mountain by SWCA, Inc., Environmental Consultants. The document describes in great depth the history of the area and the historic sites found within the Flagstaff Mountain Annexation Boundary.

Accompanying this plan summary is a chart that reviews the same information in an abbreviated format. It includes a brief description of every important site within the Boundary, together with a short history, an overview of the existing conditions, and recommendations for preservation work associated with each. Additionally, the chart includes information regarding a proposed phasing timeline for restoration or remediation of the sites together with a proposed signage format.

Figure A is a map depicting the Historic Sites and is intended as an aid to the reader in locating each site within the Flagstaff Mountain Annexation Boundary.

Concurrent with the first CUP authorizing construction of residential units, FMP will submit to Staff a plan detailing the repairs and stabilization of the historic structures and public protection plan for these structures and mining features. The maintenance and ongoing protection efforts for those buildings, which are not part of an ongoing operation, will become the responsibility of the master homeowners association.

FLAGSTAFF MOUNTAIN

Historic Sites and Preservation Plan

CHART – 5 PAGES

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Ontario Mine Shaft No.3	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The No.3 shaft is located in the middle Ontario Canyon, west of and adjacent to State Road 224. The associated complex is situated atop a large historic mine waste dump. All of the surface works were replaced in 1970s and consist of a complex of metal buildings that houses offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the Silver Mine Adventure museum in the shaft works building. This site is located on 6.19 acres.	The No.3 shaft and the modern surface works appear to be in good overall condition. Despite the end of the mining activities in the area, the shaft is still operational, and still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City Culinary water system and to the Jordanelle Water Conservancy district.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor (Daly-Judge) Drain Tunnel	The tunnel and its portal are associated with ventilation, water drainage, ore haulage, and access for equipment, utilities, and employees.	The drain tunnel is located approximately one mile up Empire Canyon. The portals covered extension is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This opening is covered with steel grating. The portal itself is of concrete construction, and its covered extension is a wood frame structure with galvanized corrugated steel panels.	The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City' culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooded patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof of the Judge Mining & Smelting Company Office building, this problem would be addressed by deficiency mitigation work on that structure.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Judge Mining & Smelting Company Office	The building housed administrative offices for the Judge Mining & Smelting Company operations, which include mining, milling, and smelting operations, and their continued maintenance. It also provided shower and lavatory facilities for mine workers.	The office is located adjacent to the extension of the Anchor (Daly-Judge) Drain tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure that is divided into two functional areas. The front section was used as an office and is subdivided into six rooms. The rear section consists of a large Changing Room for miners that connects with the Anchor (Daly-Judge) Drain tunnel via a doorway in its east wall. A small shedroofed extension on the west side of the building serves as an entry to the rear section.	All of the building's walls, plus at least one internal wall, are constructed of poured concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J.M. & S. Co. -1920" incised into the front gable above the original entrance. All of the windows, with the exception of three windows on the east wall of the Changing Room, are wood-framed, double-hung windows, without counterweights or springs. The building appears to be in fair condition, but is in need of some repairs.	The building site will be cleaned of debris in summer 2001. With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Explosives Bunker	The bunker was used to store explosives, which is clear from the large incised sign on the façade.	This feature is located against a hillside, a few hundred feet north of the Judge Mining & Smelting Company office building. It consists of a concrete explosives bunker that appears to have been used by the Judge Mining & Smelting Company.	This bunker appears to be in excellent condition and unaltered, with the possible exception of some hasps or locking hardware that might be original, but could have been welded to the steel door at a later date. However, the interior of the structure was not available for inspection, so its condition is unknown.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
American Flag Mine Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is located one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. This site is located on .60 acres.	The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump.	Revegetation efforts have already begun on this mine site. A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.1 Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in upper Empire Canyon. About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. This site is located on .51 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a small amount of bare material exposed to view.	Revegetation efforts have already begun on this mine site. A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.2 Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located in upper Empire Canyon. About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone.	The rock walls are in poor condition and the area has been heavily disturbed.	Much of this mine feature has been covered. A thick soil cover will be placed on this mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Headframe, Shaft and Hoist	The headframe, shaft, and hoist was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The headframe, shaft, and hoist are located in upper Empire Canyon, about a quarter of a mile above the Daly No.2 Shaft.	These features are still in operable condition and are maintained as an emergency exit and ventilation source for the drain tunnels.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Daly - West Mine Fire Hydrant Shacks	These features provided sources of pressurized water for fire fighting or other purposes.	These three fire hydrant or water connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.	Other than some missing galvanizing roofing panels and typical weathering, these sheds are in reasonably good condition and do not appear to have been significantly altered over time.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Waste Dump	The dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is a large wasted dump in the middle part of the Empire Canyon that is associated with the Daly-West mine. This site is located on 14.55 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining land landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Hoist Plant	The boiler and hoisting engine were used to operate the Quincy Mine shaft equipment, which was used to carry miners, equipment, and supplies in and out of the mine workings, and to haul ore out of the mine.	This feature consists of the remains of the hoist plant for the Quincy Mine Shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.	The hoist building is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Shaft and Waste Dump	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft. The dump was used to discard waste rock that was removed from a mine in order to access high-grade ore deposits.	These two features are located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. This site is located on 1.92 acres.	The shaft has been filled in and concavity exists over the filled shaft to suggest its location adjacent to the hoist plant. The basic form of the waste dump remains intact.	Revegetation efforts of the top of this mine dump has already started. The upper slopes have also been mulched. There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees. A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Little Bell Mine Ore Bin	The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "slagging."	The bunker is located in middle Empire Canyon, on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft. The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The footprint of the structure measures 12' x 24'.	The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation.	With the first phase of Flagstaff development the Little Bell Ore Bin will be provided permanent shelter in the form of all weather roofing, and interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Additional building stabilization will occur in summer 2001.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Little Bell Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The waste dump is located in middle Empire Canyon adjacent to Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible. This site is located on 2.82 acres.	The dump is essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	This feature has been partially revegetated. Efforts will continue by adding mulch and available soil to the surface. A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Diamond-Nemrod Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located high on the steel hillside above the Daily-West Mine, and are clearly visible from a distance.	The basic form of the dump remains relatively intact. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view.	These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon.	The basic form of the dump remains relatively intact. It is a large waste dump and a highly visible part of a Mining land landscape, although there has been major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	Some revegetation has already taken place on this mine feature. This is one of the largest mine features in the Flagstaff Project. The steep long slopes of the mine dump will make any revegetation efforts difficult. The surface of the dump will be covered with soil as it is available. The top of the steep slopes will be mulched seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Log Structure	The original purpose of this structure has not been determined. It may have been a residence, or it could have functioned as an administrative building.	The remains of the log structure are located below the White Pine Mine and above the Anchor Mine. The structure consists of a one-room, one-story log building, with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.	The roof is missing and may have fallen in. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The Ridge-Line Waste Dump is located on a saddle at the ridge line at the top of Empire Canyon. The Downslope Waste Dump is located a short distance downslope and to the north of the ridge-line waste dump. This site is located on .43 acres.	The ridge-line waste Dump has been altered significantly by recontouring operations and other work in the area. The downslope waste dump appears to be intact and in stable condition.	This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Flagstaff Mine Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located near the top of the Flagstaff Mountain, which lies between Empire Canyon and Ontario Canyon. The shaft has been capped with a concrete slab and very little remains of the mining operation other than its waste dump and some scattered materials.	The structural integrity of the slab is unknown. Some dilapidated fencing surrounds the concrete slab, but is no longer protecting it.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Flagstaff Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located near the top of the Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is a tall feature, but is spread over a fairly wide area around the shaft location. This site is located on 1.07 acres.	The basic form of this waste dump appears to be intact and more or less in its original form. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Naildriver Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only remaining historic feature of the Nail Driver Mine. This site is located on .43 acres.	The dump has not been significantly altered. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

HISTORIC PRESERVATION PLAN FOR FLAGSTAFF MOUNTAIN RESORT SUMMIT COUNTY, UTAH

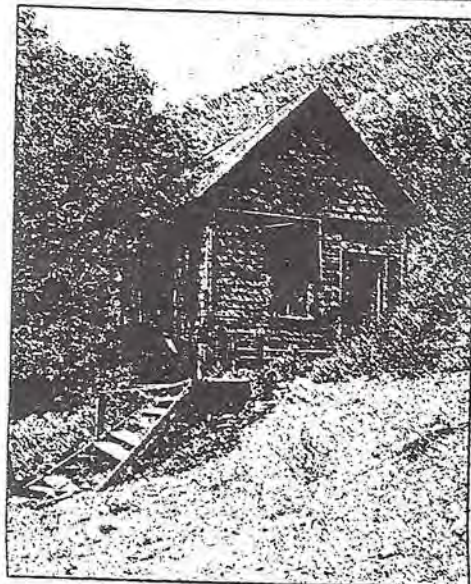
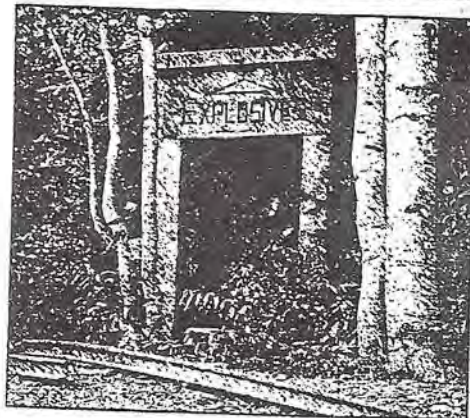
Prepared for

UPK/DMB Associates, LLC

Prepared by

**SWCA, Inc.
Environmental Consultants**

August, 2000



**HISTORIC PRESERVATION PLAN
FOR FLAGSTAFF MOUNTAIN RESORT
PARK CITY, SUMMIT COUNTY, UTAH**

Prepared for

UPK/DMB Associates, LLC

Prepared by

**SWCA, Inc.
Environmental Consultants
230 South 500 East, Suite 230
Salt Lake City, Utah 84102-2015
801-322-4307**

Dr. Alan R. Bowes

With contributions from

Richard Wessel, Lisa M. Meyer, Sherri Murray Ellis

SWCA Cultural Resources Report No. 00-28

August, 2000

**AMERICAN CULTURAL
RESOURCES ASSOCIATION**



MEMBER

ABSTRACT

Between August, 1999 and July, 2000, SWCA, Inc. Environmental Consultants (SWCA) conducted research on historic mining-related properties in the Flagstaff Mountain Resort project area in Park City, Summit County, Utah. This work was conducted at the request of UPK/DMB, LLC, the developer of the Flagstaff Mountain Resort. At the time of this writing, there were no state or Federal reporting requirements for this HPP, which was written for submission to Park City and to satisfy conditions outlined in a Development Agreement between Park City and UPK/DMB, LLC.

The intent of this research was to create a historic preservation plan (HPP) that would provide information to assist UPK/DMB, LLC and Park City make informed decisions regarding possible treatment plans for these properties. More specifically, this HPP provides:

- General historic context information for mining activities in the Park City area.
- Geological context information for the Park City area.
- Site-specific historic context information for certain mining-related sites in the project area.
- A description of each feature in a site, including physical characteristics, stylistic information, and construction details, as appropriate.
- A brief explanation of each feature's function within a mining system, if known.
- A description of significant problems or deficiencies that threaten a feature's structural integrity or life expectancy. Other problems or deficiencies may exist that were not noted during a preliminary inspection of the features described herein.
- An assessment of the causes or conditions that led to those deficiencies, or that maintain or exacerbate those deficiencies.
- A description of recommended work that might mitigate a feature's deficiencies. This information may be useful if stabilization is selected as a treatment plan for a particular feature.
- Suggestions for interpretive signage. This information may be useful if interpretation is selected as part of a treatment plan for a particular historic feature.
- Some basic information about types of treatment plans and a list of viable and suggested treatment plans for the historic properties in the Flagstaff Mountain Resort area.
- An appendix containing information about the artifacts and exhibit material associated with the Silver Mine Adventure operation.
- An appendix containing general background information on applying National Register of Historic Places (NRHP) criteria for determining historic significance and NRHP eligibility.

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INTRODUCTION

This Historic Preservation Plan (HPP) was prepared by SWCA, Inc. Environmental Consultants (SWCA) for UPK/DMB, LLC (UPK/DMB).

The Flagstaff Mountain Resort project area consists of approximately 1,750 acres of private land in Park City, Summit County, Utah. Flagstaff Mountain Resort developers include UPK/DMB, LLC (a joint venture between United Park City Mines Company and DMB Associates, Inc.) and certain other private property owners. A Development Agreement was negotiated between the developers and Park City Municipal Corporation as a prerequisite to Park City's annexation of the Flagstaff Mountain Resort property, which took place on June 24, 1999.

This HPP was commissioned by UPK/DMB to satisfy Park City's requirements for the creation of a Historic Preservation Plan, as described in the Development Agreement. There were no Federal or state requirements for the HPP at the time of this writing. The content and structure of this HPP was designed to satisfy certain content requirements agreed upon by UPK/DMB and the Park City Preservation Planner, and certain administrative requirements, including review by Park City and representatives of the Summit County Historical Society.

This HPP identifies certain historic mining-related properties in the Flagstaff Mountain Resort project area and provides information that should help UPK/DMB and Park City make informed decisions regarding possible treatment plans for these properties. More specifically, this HPP provides:

- General historic context information for mining activities in the Park City area.
- Geological context information for the Park City area.
- Site-specific historic context information for certain mining-related sites in the project area.
- A description of each feature in a site, including physical characteristics, stylistic information, and construction details, as appropriate.
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- An appendix containing information about the artifacts and exhibit material associated with the Silver Mine Adventure operation.
- An appendix containing general background information on applying National Register of Historic Places (NRHP) criteria for determining historic significance and NRHP eligibility.

Note: Certain obvious safety hazards pertaining to the features described in this report may be noted. However, SWCA is not a safety engineering firm and recommends that a qualified individual or organization perform on-site inspections to identify potential safety hazards and make specific hazard mitigation recommendations. There may be other hazards associated with these properties in addition to any that are mentioned in this report.

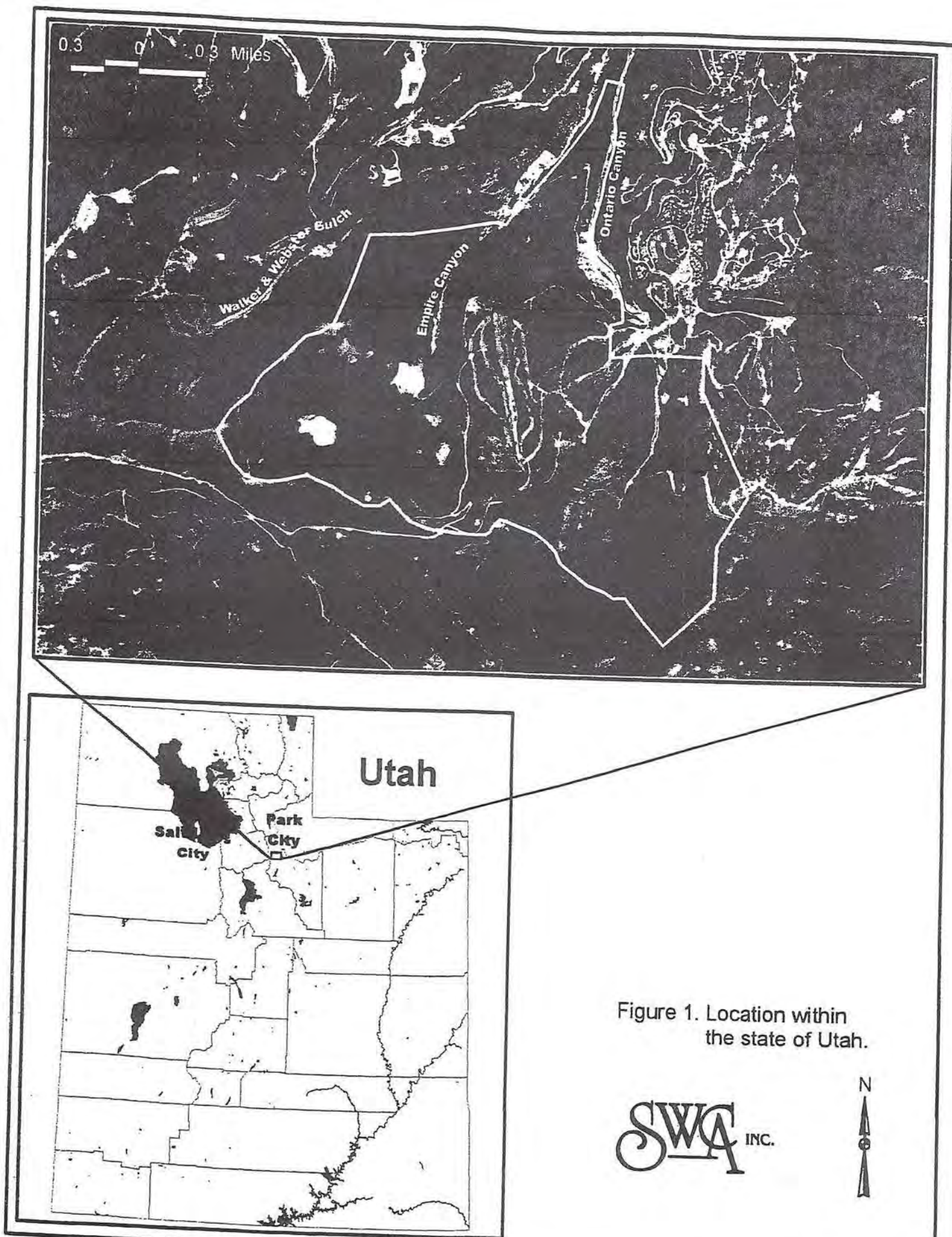


Figure 1. Location within the state of Utah.

SWCA INC.



Key to item numbers in Figure 2:

1. Ontario Mine No. 3 Shaft site (page 37).
2. Ontario Mine Water Tank A (page 43).
3. Ontario Mine Water Tank E (page 43).
4. Ontario Mine Water Tank B, Tank C, and Tank D (page 43).
5. Ontario Mine No. 2 Shaft site (page 37).
6. Ontario Mine No. 1 Shaft site (page 37).
7. Judge Mining & Smelting Company site (page 48).
8. American Flag Mine site (page 62).
9. Daly Mine Shaft No. 1 site (page 65).
10. Daly Mine Shaft No. 2 site (page 65).
11. Daly-West Mine site (page 69).
12. Quincy Mine site (page 78).
13. Little Bell Mine site (page 87).
14. Diamond-Nemrod Mine site (page 96).
15. Meeers Company shaft site (refer to Daly-West Headframe, page 70).
16. Anchor (Daly-Judge) Mine site (page 99).
17. White Pine Mine shaft (page 102).
18. Log structure (page 105).
19. Mine waste dump, associated with a White Pine Mine adit (page 103).
20. Flagstaff Mine site (page 110).
21. Lucky Bill Mine site (not documented).
22. New York Mine site (not documented).
23. Naildriver Mine site (page 114).

Blue Line – Anchor (Daly-Judge) Drain Tunnel.

Green Line – Ontario Drain Tunnel No. 1.

Dark Blue Line – Ontario Drain Tunnel No. 2 (to Keetley).

Dotted Orange Line – Judge Aerial Tramway.

APPROACH AND LIMITATIONS

More than a century of intensive mining activities within and adjacent to the project area has left an enormous number of mining-related features, ranging from bits of debris and subtle landscape alterations to massive mine waste dumps and intact standing structures. This Historic Preservation Plan concentrates on a subset of better-known mining-related sites within the project area that still have obvious features whose functions could be identified.

Research activities began with an examination of previous research, which included the following reports:

- Hal Compton (N.D.) prepared a preliminary assessment of historic mining-related properties in the project area for United Park City Mines Company.
- In September, 1999, SWCA conducted a Class I Literature Search and a Class III Cultural Resource Inventory of approximately 213 acres (86 ha) within the Flagstaff Mountain Resort property. The surveyed areas represented portions of the property that would be directly impacted by proposed development activities. Cultural resource work was managed by Lisa M. Meyer. Ms. Krislyn Taite acted as Crew Chief and assisted in the report preparation. Crew members included Scott Edmisten, Sandra Galvez, Rachel Orth, and Robert Sinnott. Rick Wessel provided historic context information.
- In August and September, 1999, SWCA conducted a preliminary field reconnaissance of known historic mining properties and related features in the Ontario Canyon and Empire Canyon areas. At UPK/DMB's request, these properties received a preliminary examination by SWCA and were informally documented. This report was intended to provide UPK/DMB with a better understanding of the potential historic significance of these features. This report was prepared by Lisa M. Meyer, Sherri Murray Ellis, and Rick Wessel.

Information from the preliminary research mentioned above was incorporated, as appropriate, into this HPP. Dr. Alan R. Bowes of SWCA served as Project Manager for this effort.

Additional background research was done, including examining a variety of historical records about mining activities in the Park City area and identifying known properties associated with those activities. The research included an examination of mining claim records, historical photos and maps, previous studies in the project area and within one mile of its perimeter, interviews with knowledgeable individuals, and an examination of materials in the Utah State Historical Society and Park City Historical Society archives. The information was compiled to provide a historic context for analyzing mining-related properties in the Park City area, with the object of identifying and describing these historic properties in terms of their function within a mining system and providing background information that would be helpful in evaluating their historical significance.

Further field inventory work was conducted to examine and document these historic properties and their related features in more detail, including standing structures and other architectural remains (such as headframes, mine buildings, storage sheds, etc.), landscape features (such as waste dumps, railroad grades, roads, etc.), and archaeological remains (such as prospects, pits, trash dumps, privy pits, collapsed structures, foundations, etc.). Any historic property in this area has the potential to yield archaeological remains. However, no excavation work was carried out for this report, and SWCA does not recommend excavation work for any of the properties at this time.

HISTORIC CONTEXT

General Historic Mining Context

The mineral resources of the American West have drawn hordes of individuals seeking fortune, adventure, and independence. But as these immigrants transformed the landscape, they too were transformed by the experience. With each major discovery, a new wave of people from every corner of the nation and world would descend upon the place, bringing with them their own traditions and values. Mining districts were true melting pots of race, ethnicity, religion, nationality, and politics, with all of the attendant conflicts and compromises. With such a diverse population thrown suddenly together, tensions ran high and sometimes boiled over, but the rich cultural amalgam of the western mining towns and camps left rich legacies that helped shape American culture as we know it today.

From a monetary standpoint, the effect of these migrations was immense. Billions of dollars in capital investments, profits—and sometimes losses—shaped local, regional, and national economies. The United States may not have ever achieved its standing as a world power were it not for its enormous mineral wealth and the risks and sacrifices that individuals were willing to take to wrest it from the ground.

The mining camp that would become Park City was not a small player in this drama. At various times, it was the world's leading producer of silver and also ranked high in the production of lead, zinc, and gold. The context in which this study examines mining-related properties is concerned primarily with the history of mining in the Park City area, beginning with the initial discovery of ore.

The history of mining camps, towns, and districts tends to fall into periods of discovery, development (boom), production (mature phase), and decline (bust), although each situation is unique to varying degrees. Developmental sequences were shaped by a variety of social, economic, political, and environmental factors, although virtually always with the same basic underlying purpose: to locate, extract, process, and sell the mineral riches of the area for a profit.

For many mines and mining districts, their history cannot be represented by a simple boom-to-bust cycle. Over the years, fluctuations in demand, prices, and production, coupled with changes in ownership, technological innovations, and other environmental, political, and economic factors, would influence the chain of events. Some mines went bust, for a variety of reasons, but new ones often sprang up if the metals market was healthy enough. Other mines extended their useful life—and often their profits as well—by expanding their operations to include adjacent claims. Neighboring claims could often be had for a price or in exchange for interest in the mining operation. Adjacent claims held the prospect of new veins and might provide access to other claims with their own potential lodes. This process is known as "consolidation" or "amalgamation" (not to be confused with the ore refining process of the same name). Another form of consolidation was the combination of claims and other resources to form entirely new mining companies.

As mining operations grew larger and more numerous in a region, scattered mining camps would often give way to the establishment of a sizeable town. Some towns were short-lived, while others would endure multiple cycles of pain and prosperity. In either case, their character was shaped by those who toiled thousands of feet beneath the earth, by their often long-suffering families, and by those who sat behind polished desks.

Park City Mining District Historic Context

As mentioned, it is important to examine mining properties from the perspective of a historic mining context, which is basically a particular theme that is further defined by a chronological period and a geographical area. The theme is mining development in the Park City area, the geographical area is the present-day Park City Mining District, and the chronological period begins at the date of the initial discovery of ore bodies in the Park City area and ends in 1982, when the last mining operations shut down and the economy and culture of Park City were already well established on a new foundation of recreation and land development.

The area that would become the Park City Mining District can be counted among the major mineral development areas of the American West. During the district's heyday, its silver and other metals made an important contribution to the national and regional economy. At one time, the district laid claim to being the world's leading silver producer. Eventually, however, the combination of low metal prices and high operating costs (when compared to competing foreign markets) rendered it unprofitable to continue mining operations. However, there is still metal in the mountains surrounding Park City, and perhaps someday ore cars may again rumble down their tracks, bearing the ore that made Park City an icon in the mineral industry and in the history of the American West.

The information in this section may help determine the function of mining-related properties within a mining system, and could also assist in evaluating the historic significance of those properties. As such, it is primarily a history of mining-related events in the district, including some comments regarding their effects upon certain social, political, cultural, or economic conditions, their relationship to certain historically significant individuals, or their significance from an engineering standpoint. It is not intended as a general history of the Park City area (although certain non-mining-related events are included when germane). Because of the large number of properties in this report, the wide range of dates associated with those properties, and the often complex interrelationships among those properties, it was decided to provide a higher-than-normal level of detail and to present this information in table form for easier reference.

Information in the table was compiled from several sources, including Thompson and Buck (1981), Boutwell (1920), Butler, et al. (1920), Stott (1916), interviews with Hal Compton (N.P., 2000) and Kerry Gee (N.P., 2000), Sanborn fire insurance maps (1889, 1900, 1907), an examination of many historic photographs and maps, and several informal sources.

Table 1 – Park City area mining history.

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1847	Mormon pioneers arrived in the Utah Territory.		Mormons were admonished by their church leaders to avoid involvement in mining activities for about 15 years after their arrival in the Utah Territory
1858	General Johnston's army sets up Camp Floyd, 50 miles south of Salt Lake City.		Mormons were at odds with the Federal government over polygamy and political issues. Federal troops were brought in to "restrain" the Mormons.
1862	Colonel Patrick E. Connor and 300 soldiers organized Fort Douglas in the Salt Lake Valley. Col. Connors' soldiers soon began prospecting in the mountains around Salt Lake City.		
1863	The first mining claim in Utah was the West Jordan claim in Bingham Canyon. Other finds near Stockton in the Tooele District would soon follow.		
1864	The first discovery of silver in the Wasatch Range was made at the head of Little Cottonwood Canyon, which would become the Emma Mine at Alta in just a few years. This discovery is attributed to Colonel P.E. Connor.		
1868	Prospectors began using the community of Snyderville (which had grown up around Snyder's Sawmill) as a base of operations for exploring the Park City area.		
1868	The first mining claim filed in what would later become the Park City Mining District was the Young America lode, soon followed by the Yellow Jacket and Green Monster claims. The Walker and Webster were other early discoveries.	Young America, Yellow Jacket, Green Monster, Walker, Webster.	
1868-1872	Claims staked in McHenry and Glencoe Canyons.	McHenry, Hawkeye, Glen Allen.	Water problems in the mine workings were developing. The flow in the McHenry Mine, for example, was so strong that miners had difficulty maneuvering against the current. This would prove to be an issue for most of the mines in the district.
1868	Col. Connors' soldiers make discovery on ridge overlooking Bonanza Flat, which would become the Flagstaff Mine.	Flagstaff.	
1869	The "Golden Spike" was driven at Promontory Point, Utah, marking the completion of the transcontinental railroad and effectively ending Utah's period of isolation. The railroad carried many prospectors, miners, and equipment into the area, increasing the rate of mineral development in Utah and diluting the Mormon population with "gentiles" (non-Mormons).		Western mines had great difficulties transporting ore to smelters until the transcontinental railroad was built, sometimes even carting the ore to San Francisco for shipment by boat to eastern smelters.
1870	A census showed a population of 164 persons living at Parley's Park, near Snyderville, including nearby prospectors. Park City had not yet been founded.		
1871	The first ore shipment from a mine in the area was made from the Flagstaff Mine.	Flagstaff.	40 tons of galena ore were shipped by wagons to a new railroad line at Echo City.

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1871	The Pinion claim owners found a large ore body and contracted to send the ore to a mill to be built in Ogden. Other claims had also been located in the district. Ore from the Walker and Webster claim was hauled to Godbe's Smelter in Rush Valley, near Tooele.	Pinion, Walker and Webster, Wild Bill, Rocky Bar, Buckeye, etc.	
1872	The Ontario lode claim was filed by Herman Buden, James Kane, Rector Steen, and Augustus Dawell. They sold the claim to George Hearst later that year for \$27,000. Hearst had borrowed the capital from James Ben Ali Haggin, a wealthy California lawyer of Turkish ancestry. The Ontario would become the greatest of the Park City mines.	Ontario.	Buden and Steen each claimed to be the discoverer of the Ontario lode. The Ontario mine would eventually produce over \$50,000,000 and pay dividends of \$15,000,000. Hearst became wealthy from the Ontario and would go on to invest in other mines and found his powerful Hearst newspaper chain, to be continued by his son, William Randolph Hearst.
1872	On July 4th, the name "Park City" was informally given to a mining camp along Silver Creek where it forked at Deer Valley.		George Snyder built the first house in Park City, soon to be followed by W.J. Montgomery's General Store and the Post Office.
1873	R.C. Chambers was installed by Hearst as Superintendent of the Ontario Mine. The Ontario No. 1 shaft had problems with cave-ins, and the No. 2 shaft was started, eventually reaching a depth of 1,500 feet.	Ontario.	Chambers was a key figure in leading the Ontario Mine's development efforts.
1873	Several wealthy investors arrived in Park City, including E.P. Ferry (and later, his brother Col. William Ferry), D.C. McLaughlin, J.W. Mason, and F.A. Nims. E.P. Ferry purchased the Flagstaff Mine for \$50,000 from James Kennedy.	Flagstaff.	Kennedy had purchased the Flagstaff Mine from the soldier prospectors who had originally discovered it, for \$5,000, then sold it to Ferry in 1873 for \$50,000. Soon after these investors arrived, F.A. Nims formed a "townsite company" and applied to the government for a townsite. With help from R.C. Chambers, the townsite company prevailed over the existing residents in the camp, who then had to purchase their property from Nims, who had received title to the townsite.
1873	Ferry began construction of the Marsac Mill, a 20-stamp mill at the foot of Rossie Hill on Silver Creek. The McHenry Company also began a 20-stamp mill in Deer Valley. Park City continued to grow. Col. Ferry started a waterworks company, new cabins and businesses began to spring up, and new streets appeared.	Marsac.	The mills were not running efficiently, primarily because of transportation problems, especially in the winter. The early population of Park City included people of Irish, Cornish, English, Scottish, Chinese, and Scandinavian descent. This was typical of many mining camps in the Great Basin area. The Scots tended to live apart, such as at their settlement in the Lake Flat area. A Chinatown grew up behind Main Street.
1875	The Ontario Mine opened the camp's first school, for the children of Ontario miners.	Ontario.	
1876	The Ontario Silver Mining Company was incorporated with a stock issue of \$10,000,000, and preparations for sinking the mine's No. 3 shaft were being made across the canyon.	Ontario.	
1877	The Ontario Mine began an enormous 40-stamp mill below the mine at the mouth of Ontario Canyon. The company also paid its first dividend of \$50,000 and began construction of a drain tunnel and its No. 4 shaft.	Ontario.	During the mill's construction, the existing McHenry and Marsac Mills could not handle the huge volume of ore from the Ontario Mine, even when the McHenry Mine was not producing due to its water problems. Water problems were also to plague the Ontario mine, and work began on the Ontario Drain Tunnel No. 1, near the mouth of Ontario Canyon that was to intersect with the No. 3 shaft at the 600-foot level. Work on the drain tunnel also proceeded from the direction of the new No. 4 shaft, at the approximate mid-point of the planned drain tunnel.

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1877	After disputes surrounding ownership of adjacent ore bodies owned by a United States Marshall named Shaughnessy, George Hearst arranged for the Ontario Mine to purchase the claims, adding them to the Ontario's already extensive holdings.	Ontario	Something close to "underground warfare" was waged by miners in the two adjoining operations, helping, perhaps, to coerce Shaughnessy to sell his interests to Hearst.
1879-1885	Five schools were established in the Park City area during this period, including a free school, the St. Mary's Catholic School, the New West School, the Park City Academy, and the Washington School.		By 1887, there were about 500 students enrolled in these schools. There was also a three-room school, called the Jefferson School, that functioned until 1902.
1880s	The decade of the 1880s was a period of rapid growth for Park City, during which it was transformed from a camp of rough shacks and 3,000 miners to a city of 5,000 people, with stone and brick buildings and many genteel homes. It became the third city in Utah to receive telephone service in 1881. In 1884, Park City finally obtained a charter of incorporation from the state, and F.W. Hayt was elected mayor. New businesses sprang up, along with lodges and the Society Hall, sponsored by various lodges, which drew many of the stage stars of that period. Park City gradually became a safer place to live, although it still had its share of notorious crimes.		
1880	The Ontario Mine contracted with J.P. Morris & Company of Philadelphia to install a huge "Cornish pump" in the mine's No. 3 shaft.	Ontario	The "Cornish pump" was intended to pump large quantities of water out of the mine from below the 600-foot level that was served by the drain tunnel. The pump and its components weighed some 500 tons. The pump's engine had a 70-ton flywheel, two 20-inch-diameter pistons, and the pump could remove some 4,000,000 gallons of water per day from the depths of the mine. The fuel needs for the steam boilers for this pump, as well as for the boilers used to power other mine-related equipment in the Park City area, would soon result in serious denuding of the area's forested hillsides and canyons. Sawmills from up to 40 miles away supplied cordwood for the furnaces and boilers.
1880	The <i>Park Mining Record</i> was founded, under James Schupback as publisher.		Schupback soon moved to Butte, Montana, and Harry White became publisher in 1881.
1880	Col. Ferry locates seven iron ore claims near Cold Springs.		Ferry developed these claims and began shipping iron ore from them instead of from the Dyer Mine in the Uintah Mountains north of Vernal. This would cut haulage distances by more than half. Iron ore was used for flux in the sampler and smelter plants.
1881	Installation of the Cornish pump in the Ontario workings began, under the supervision of David Keith.	Ontario	David Keith would become one of Park City's most influential citizens.
1881	The Ontario drain tunnel was completed.	Ontario	Water from the drain tunnel was used at the Marsac mill, and the drain tunnel allowed miners to enter the Ontario mine at the mouth of Ontario Canyon, which made it convenient to live in Park City instead of farther up the canyon.
1881	The narrow-gauge Utah Eastern Railroad line was completed from Echo City to Park City and began carrying coal to power the mines, replacing the use of cordwood. The Ontario Mine purchased control of a coal mine at Grass Creek, near Coalville.	Ontario and others.	The Ontario's Cornish pump alone used 100 tons of coal per day. The Ontario Company soon purchased control of the Utah Eastern Railroad, then sold it to the Union Pacific Railroad a few years later.

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1881	The Salt Lake & Eastern Railroad and the Salt Lake & Fort Douglas Railroad began construction of competing railroad lines up Parley's Canyon from Salt Lake City.		Rough terrain and steep grades made this a difficult project, which took about nine years to complete. The Salt Lake & Eastern Railroad was the product of John W. Young, son of Mormon leader Brigham Young. When the railroad fell upon hard times, J.W. Young hatched a plot involving a non-existent city (Gorgoza) in hopes of luring capital from a wealthy Spaniard named Gorgozada, who pumped \$1,000,000 into the railroad project and facilitated its completion.
1881	The old Catholic church was built.		The Catholic church had the largest membership of the town's various congregations.
ca. 1881	John Daly began to acquire 24 claims, located to the west of the Ontario Mine, based on his belief that the Ontario's ore bodies extended to the west. He began work on the Central Tunnel in lower Empire Canyon. He soon struck the ore that he predicted was there.	Daly.	Daly deeded a half interest in the mine to R.C. Chambers. Daly tried to convince Chambers to form a corporation with him on 40 additional claims, but Chambers refused, so Daly took his own half interest in the additional claims and incorporated it as his second company, the Daly-West Mining Company, which was enormously successful. Daly continually deposited half of his profits in a special account in the event of a settlement between Daly and the Chambers & Hearst interests regarding the additional claims, in which the property's ownership was to be determined. After ten years of litigation, a settlement gave half of the property to the Chambers & Hearst interests.
ca. 1882	Several mines (Walker, Buckeye, Climax, Rebellion) were involved in litigation over apex rights to determine which mines could claim disputed ore bodies. Ferry managed to consolidate the Pinion Ridge claims as the Crescent Mining Company.	Walker, Buckeye, Climax, Rebellion.	The Crescent almost immediately struck a major ore body, which was believed to lie between the Snowflake tunnel and the Rebellion tunnel on Pinion Ridge.
1882	The Mackintosh Sampler was built to process ore from the Crescent Mine.	Crescent, Mackintosh.	The Crescent Tram (a narrow-gauge rail line) was built to haul ore from the Crescent to the Mackintosh Sampler. The tram depot was located at the bottom of Main Street. The line climbed the mountain front to the west and wound its way around to the west side of Pinion Ridge, which it followed up to the Crescent Mine. It hauled approximately 60 tons of ore per day.
1883	The Crescent Mine purchased the nearby Walker & Webster mine for \$50,000.	Crescent, Walker & Webster.	
1883	A drop in silver prices caused a minor depression in Park City.		
1884	Sam Raddon, formerly of the Salt Lake Tribune, joined the Park Record staff.		Raddon was influential in shaping the highly critical nature of many of the newspaper's stories and editorials. The paper's critiques were often racially or ethnically jaundiced and decidedly anti-Mormon, but they also provide a unique window into the day-to-day life and times of Park City. The Park Record was to persevere through it all to become Utah's oldest weekly newspaper, and is still published today.
1884	The Creole Mine was started on Treasure Hill by D.F. Condon, who leased the mine to E.N. Jenkins, Dan Dorey, and Pay Blaney.	Creole.	

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1885	The Utah and White Pine claims were consolidated with a new claim (Anchor?) at the head of Empire Canyon, to form the Anchor Mining Company, with E.P. Ferry as manager.	Utah, White Pine, Anchor.	Serious water problems were encountered at the 600-foot level, where a water source was struck that flooded the mine up to the 100-foot level. Pumps kept the mine operable to the 400-foot level. John Dally was contracted to build a 6,000-foot drain tunnel from near the mouth of Walker & Webster Gulch to the planned 1,200-foot level of the Anchor shaft, which was only 600 feet deep at the time.
1885	In 1885 and 1886 ore was found at what would become the Black Diamond and Nemrod claims.	Farish.	Sometime prior to 1893, the Farish Shaft was sunk at the southeast corner of the Farish and McLaughlin West Ontario Consolidated Mining Group claims, adjacent to the west edge of the Black Diamond claim. A tunnel was also excavated, with its portal in the Nemrod claim (Gorlinski 1893).
1886	Work began on the new Anchor drain tunnel.		
1887	Work began on the new Ontario drain tunnel at a site three miles east of the Ontario, called Camp Florence.	Ontario.	The work was supervised by John Keetley.
1887	The first branch of the Mormon church was organized.		The LDS chapel was not built until 1897, and until then, meetings were held in other facilities.
1888	The unprofitable Sampson Mine was sold at a sheriff's sale. The new owners (controlled by A. Hanauer and N. Trewick) drove the Hanauer drain tunnel to the shaft's 400-foot level. The Hanauer drain tunnel was extended to the Crescent Company's ground to drain that operation as well.	Sampson.	The Sampson Mine had been unprofitable due to high water removal costs.
1888	A smallpox epidemic took many lives in Park City.		
1888	An outcrop of high-grade ore was discovered by James Drake and James Wellman near their diggings in Woodside Gulch, where they had been leasing and working some rather uninteresting claims.		
1889	The Woodside Mining Company was incorporated for \$1,000,000 with E.P. Ferry as president, D.C. McLaughlin as vice president, and John J. Daly as one of the directors.	Woodside, Northpole, Mayflower, old Silver King.	This was a rich ore body in "Treasure Hill." Other claims in the area included the Northland (Andy Lundin), Jennie Lind, Northpole, Mayflower (Dodge and McGrath), and the Silver King group owned by them in partnership with John Farrish and Con McLaughlin. Its discovery prompted a rush of prospectors and miners, including Thomas Kearns, a Nevada acquaintance of David Keith, who was then the foreman of the Ontario Mine.
1888	The Comstock Company was organized. Its shaft was located at the head of Thaynes Canyon, near the Crescent Mine.	Comstock.	This was just a small operation. By 1900 its shaft was only down about 100 feet.
1889	Peter Boyce, Con Hunt, William Bennett, Thomas Kearns, and David Keith joined in leasing one of the Mayflower claims (the No. 7) from W.H. Dodge. A rich ore body was soon struck.	Mayflower, Northland.	The mine was soon entangled in litigation. Boyce, Bennett, and Hunt sold their interests to W.V. Rice, John Judge, and Albion Emery. The lawsuit was settled years later in the owner's (Dodge's) favor, but until then, the mine produced many large shipments of high-grade ore. Kearns became a millionaire. Al Emery's wife became a "silver queen." A lawsuit was filed by the owners of the adjoining Northland claim, involving encroachments into adjoining claims. Eventually, that lawsuit was settled in favor of the Mayflower lessees. Yet another lawsuit was brought by the Northland Company, which was settled in favor of Northland. Tempers ran high, prompting a shooting the following year.

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1889	The Anchor Drain Tunnel was completed, making the Anchor Mine a viable operation. By 1892, the Anchor would be ranked along with the Ontario and the Daly as the area's largest producers. Before long, the Anchor would build its own mill and stop using the Union Mill in Empire Canyon.	Anchor (later known as the Daly-Judge), Union Mill.	The Anchor Drain Tunnel reached a point directly below the flooded shaft above it, and a bore hole was drilled, first partway down through the shaft and then up through the end of the tunnel. The remaining link was blasted to complete the hole to drain the shaft.
1889	Hanauer, Trewick, and John Daly began a deeper tunnel, called the Alliance.	Sampson, Alliance.	
1889	The Park City Light, Heat, and Power Company was organized. Service began later that year.		
1889	The Constellation Mine was started in a wooded gulch just above the Ontario Mill.	Constellation.	
1889	A rich ore vein was struck at the Creole Mine on Treasure Hill.	Creole.	The Creole Mine became an important producer in the district and continued so for many years.
1890	The Mayflower's lessees, at Thomas Kearns' direction, leased the adjacent Silver King claims (which didn't seem valuable to their owners) and Kearns followed the ore body into that property, where he had known it would go.	Mayflower, old Silver King.	
1890	The Alliance Drain Tunnel reached its goal and drained the Sampson ground and other nearby claims. The Sampson Mine could now be mined to greater depths and with high profitability. This tunnel is depicted by Gorlinski (1893) as the "Alliance Co. Tunnel," serving the Alliance Mining Company claims.	Sampson, Alliance, and others.	The Alliance Drain Tunnel, by draining the Crescent seam, produced water for Park City's domestic water supply, but in later years the Anchor Mine would take over as the city's water supplier.
1890	The Utah Central Railroad (formerly the Salt Lake & Eastern and the Salt Lake & Fort Douglas Railroads) completed their railroad line from Salt Lake City to Park City.		
1890	The Anchor Mine hoists and shops burned.	Anchor.	There were several other serious fires that year.
1891	The First National Bank was organized in Park City.		
1891	John Daly began to sink a new shaft, using the hoist and other equipment from the Ontario's No. 4 shaft, which was the old ventilation shaft at the mid point of the Ontario's 600-foot-level drain tunnel.	Daly.	The new shaft had works that connected to the Daly No. 1 shaft at the 800-foot level.
1892	Thomas Kearns and his fellow Mayflower lessees purchased the Silver King claims in accordance with the lease terms. Later that year, they purchased the adjoining Park City Mining Company, and the Silver King Mining Company was incorporated for \$3,000,000.	Mayflower, Park City Mining Company, Silver King Mining Company.	The Silver King Mining Company had been organized during a period of falling silver prices that forced several mines to close down. The Silver King would follow later that year. When miners accepted a pay cut, the Silver King was able to reopen and earn enough profits to pay dividends.
1893	A national monetary panic struck. Most of the mines temporarily suspended operations. Notably, the Anchor mine kept operating and shipping ore.	Anchor (later known as the Daly-Judge).	
1894	A rich new ore body was struck at the Silver King at the 900-foot level.	Silver King.	Al Emery, one of the Silver King owners, died shortly afterwards, leaving his widow very wealthy. She would come to be known as Utah's "Silver Queen." However, Al Emery was just a poor book-keeper when he began his involvement in the mine venture, and it was a matter of some speculation as to how he obtained the \$8,000 with which he bought his way into the venture. There may have been some mysterious arrangement with R.C. Chambers, which almost came out in court, but Chambers denied any involvement at the last minute.

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1894	The new Ontario Drain Tunnel No. 2 was completed, three miles in length and connecting to the Ontario No. 2 Shaft. This drained the Ontario No. 2 Shaft workings to the 1,500-foot level and allowed the Ontario works to go still deeper in search of silver. The same tunnel would be used to drain the Ontario Shaft No. 3 workings, as well as the Daly, Daly-West, and the American Flag mines.	Ontario, Daly, Daly-West, American Flag.	The Ontario Drain Tunnel No. 2 was also known as the East Drain Tunnel (Gorlinski 1893).
1896	Utah entered the Union on January 4, 1896		At this time, Park City's population was estimated at over 7,000. Thomas Kearns had been selected as a delegate to the Utah State Constitutional Convention and later became a U.S. senator.
1896	The Lincoln School was built in Park City as an elementary school.		
1896	The Daly-West Mining Company completed a new mill and hoisting plant.	Daly-West.	
1896	The Valeo Mine was organized. It was located in a gulch about a mile from the Glencoe and was shipping ore within a year.	Valeo.	
1896	A tremendous flow of water was struck in the Ontario at a 1,500-foot-level working, but the drain tunnel was able to handle the load.	Ontario.	Another flow was struck the following year that filled the flume in the drain tunnel and brought the water level a foot over the tracks.
1897	Silver King dividends exceeded the \$1,000,000 mark, and a new mill was begun, including an aerial tramway to haul ore directly to the mill.	Silver King.	
1897	The Utah Central Railroad was purchased by the Rio Grande Western Railroad, which soon began converting the narrow-gauge line up Parley's Canyon to a standard-gauge line.		The first standard-gauge train entered Park City's station in 1900.
1897	The Daly-West mine cut into a major underground water flow, which prevented access to promising ore bodies until better pumps could be obtained. Organizational problems and conflicts of interest associated with R.C. Chambers' involvement in the mine led to the closing of the mine for two years.	Daly-West.	
1898	The Ontario Mine obtained a franchise for a power plant to compete with the city's power plant. It also contracted to build two wash houses in Chinatown.	Ontario Power Company.	
1898	The Spanish-American War began on April 23, 1898.		
1898	The Park City Fire of June 19, 1898 burned down most of Park City.		The fire started in Harry Freeman's American Hotel, then was quickly spread by strong south winds. Most of the city's core and several adjoining neighborhoods were completely destroyed. No lives were lost, however, and the town and its residents embarked upon a rapid and massive rebuilding effort. By the end of the year, much of the town had been reconstructed. Most of the new construction was wood at first, but a number of brick or stone buildings would soon follow.
1899	Jacob and Simon Bamberger, of Salt Lake City, agreed to purchase the Hearst interests in the Daly-West Mining Company, and the mine was re-opened.	Daly-West.	
1899	A face of ore at the Naildriver claim was found by Jack Creen, who had taken over the previously barren mine from John Morey.	Naildriver.	

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1899	Eight claims that were being leased by the Putnam Mining Company were incorporated as the Quincy Mining Company, with D.C. McLaughlin as president.	Putnam, Quincy.	The Quincy ground was located just up Empire Canyon from the Daly-West. Hoisting works were erected and a shaft was sunk to 110 feet, striking lead-silver carbonate high grade ore. Shipments by the end of the first year came to \$725,000. In its first year, the Quincy took second place in production. The following year, it took the lead in production.
1899	The Ontario Mining Company started the new Aschiem store, with R.C. Chambers as the principal stockholder. That same year, the Ontario Power Company absorbed the Park City Heat, Light, & Power Company.	Ontario Power Company, Park City Heat, Light, & Power Company, Aschiem store.	
1900	John Daly combined his Jones-Bonanza mine in Bonanza Flat with adjoining claims owned by John Judge, forming the Daly-Judge.	Daly-Judge.	
1900	The Little Bell Mining Company was organized in 1900 from 25 claims located south of the Quincy Mine.	Little Bell.	
1900	The California Company was organized, with nine claims adjacent to the Comstock ground.	California.	
1900	A Union Pacific Railroad spur was completed to the Ontario Mill at the mouth of Ontario Canyon. This new loading facility was used by the Ontario Mill for shipping concentrate to smelters and may also have been used by John Daly's mining operations and other mines in the area.	Ontario Mill.	John Daly of the Daly-Judge Mine and R.C. Chambers of the Ontario Silver Mining Company were involved in planning the new spur line. The Union Pacific was soon moving 16 cars of ore per day. That same year, the Ontario's dividends passed the \$14,000,000 figure, having shipped some 36,136 bars of silver bullion.
1901	The Thunderer group of claims in Empire Canyon was purchased by William Curtis and John Rhodin and consolidated at the American Flag Company.	Thunderer, American Flag.	High-grade gold and silver ore.
1901	The Silver King's new aerial tramway began hauling ore from the mine.	Silver King.	Under M.J. Daley as assistant manager, the Silver King made important new ore discoveries and the company exceeded \$10,000,000 in dividends.
1901	The McHenry and Hawkeye mines in McHenry Canyon were combined as the Hawkeye-McHenry Company. The mines had not been worked for 17 years. Water was at the 323-foot level, near where it had been 17 years earlier.	Hawkeye-McHenry.	
1902	The Daly-West Mining Company purchased the Little Bell Mine, but allowed it to continue to operate as a separate company.	Daly-West, Little Bell.	The Little Bell shaft, which was started in 1901, was excavated to a depth of 753 feet. By this time, the company had been purchased by the Daly-West Mining Company. The shaft produced very little until lateral exploration in 1906 resulted in the striking of a rich body of lead ore. The Little Bell made some significant high-grade ore shipments in 1909-10.
1902	The Daly-Judge Mining Company acquired the Anchor Company, which had been experiencing financial difficulties for some time.	Daly-Judge, Anchor.	The hoist and steam plant at the Jones-Bonanza mine was moved to the Anchor. At this time, Daly's mines, the Daily-Judge (including the newly acquired Anchor), the Daly, and the Daly-West, were the district's richest, with the exception of the Ontario, which was still the leading mine.

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1902	An underground explosion at the Daly-West mine left 25 people dead at the Daly-West. Poisonous gases from the blast killed nine people at the Ontario mine.	Daly-West, Ontario.	The blast was probably caused by improper explosives handling at the Daly-West Mine. The incident led to improved safety regulations.
1902	The Naildriver Mining Company was incorporated by Jack Green.	Naildriver	
1902	The Star Mining Company, or "Star Group," was organized. It was located just south of the Naildriver and headed by Jimmie Burns.		
1902	The Daly-West Mining Company and the Quincy Mining Company were consolidated. The Daly-West, Quincy, and Little Bell were now all under John J. Daly, although they functioned as separate companies.	Daly-West, Quincy, Little Bell.	The Daly-West Mining Company had brought suit against the Quincy Mining Company for taking ore from the Daly-West, with the Quincy filing a counter suit. Meanwhile, the Daly-West acquired the neighboring Little Bell Mining Company, whose mine connected to the Quincy between its 200 ft and 300 ft levels. A settlement was reached with 30,000 shares of Daly-West exchanged for the Quincy property. The consolidation of the Daly-West and Quincy companies resolved lawsuits between these entities. After the consolidation, the Quincy continued operations as before, until 1904, when it was operated through the Daly-West.
1902	The Ontario shaft was sunk to the 2,000-foot level, a new record for the district.	Ontario.	This depth was thought to be impossible at that time.
1903	The Diamond-Nemrod Company was formed in 1903 as a consolidation of the West Ontario Consolidated Mining Group and the Black Diamond and Nemrod claims.	Diamond-Nemrod.	The mine never produced significant amounts of ore, and very little of the Diamond-Nemrod operation remains today.
1903	The Daly-Judge Mill was constructed in lower Empire Canyon to process ore from the Daly-Judge Mine.	Daly-Judge Mill, Daly-Judge Mine.	The mill operated until 1931. Its machine shop was reopened for a while in 1952 by its owner, United Park City Mines Company.
1903	The Naildriver Mining Company began a new shaft higher on the mountain to connect to its tunnel.	Naildriver.	A new headframe, bunk houses, shops, and other buildings were constructed, and within a year, the mine was sending wagon loads of high-grade silver ore down Ontario Canyon.
1903	The California-Comstock Company was formed as a merger between the California and Comstock companies. It soon began regular shipments of high-grade ore and built a high-quality mill, as well as other substantial buildings and equipment.	California, Comstock.	
1904	The Daly-Judge Mine ordered an electric locomotive to replace horse-drawn ore trains, and the Daly-West began installing compressed-air-driven rock drills.	Daly-Judge, Daly West.	An attempt to introduce oil lamps was rejected by the miners, who staged a short walkout. The miners preferred to stay with their candles, despite certain safety advantages of the new lamps. The walkout was settled by allowing the miners to keep their candles.
1904	The hoist and engine house at the Ontario were destroyed by fire. The hoist and gallows from the Daly Company No. 2 shaft were moved to the Ontario for temporary use.	Ontario, Daly No. 2 shaft.	

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1905	A series of cave-ins blocked the Ontario Drain Tunnel No. 2, and water rose to the 1,200-foot level, 300 feet above the drain tunnel. The last large cave-in was cleared later that year, with one miner drowning in the flood of water. The tunnel was repaired up to the Ontario No. 2 Shaft, but it was still blocked past that point. The Ontario Shaft No. 3, the Daly, Daly-West, and the American Flag mines were still unable to be drained by the tunnel. It would not be opened for three years.	Ontario, Daly, Daly-West, American Flag.	Miners were laid off, and an assessment was made against the Ontario stock.
1905	The American Flag mine's best ore-producing sections that were located below the 600-foot level were flooded as the result of the cave-ins of the Ontario drain tunnel.	American Flag, Ontario drain tunnel.	At this time, the American Flag mine had what was described as the finest hoisting plant in the district. Most of their large amount of underground water was drained by the Ontario drain tunnel. Work continued on the lower-grade upper-level ore while the drain tunnel was being cleared.
1905	John Daly sold a stockpile of zinc to pay off a \$300,000 debt owed by the company. This made Park City one of the first producers of zinc.	Daly-Judge Mill.	Zinc was previously thought to be more or less worthless, but John Daly thought that it might be worth something someday and stockpiled it as it was separated by the milling process.
1906	The Silver King Mining Company purchased E.P. Ferry's Woodside Company to make its ownership of Treasure Hill almost complete.	Silver King, Woodside.	
1906	The Creole Mine was consolidated with the Uintah Treasure Hill Mine.	Creole, Uintah Treasure Hill.	
1907	The Silver King Mining Company purchased James McGregor's St. Louis-Magnolia Mining Company, which included 56 claims over 486 acres, including the Pinion and Baltimore claims and associated workings. As a result, a new company was formed: the Silver King Coalition Mines Company (not to be confused with the Silver King Consolidated, known as the "King Con").	Silver King, St. Louis-Magnolia, Pinion, Baltimore, Silver King Company.	Kearns and Keith may have pushed the purchase to settle a lawsuit filed by the St. Louis-Magnolia Mining Company, as well as to increase their holdings. The Silver King Coalition Mines Company was soon producing more ore than the American Smelting and Refining Company could process. The Silver King Company would soon become the best-known mining company in the West.
1907	The Silver King Consolidated was incorporated, with Solon Spiro as president and Samuel Newhouse as vice president. The Silver King Consolidated owned land jointly with the Silver King Company.	Silver King Consolidated (known as the King Con), Silver King Company.	The Silver King Consolidated filed a lawsuit against the Silver King Company for mining ore in jointly owned ground without accounting for it. The suit was finally settled in 1913, when the King Con was awarded \$900,000 in damages. Spiro used the money to help finance a drain tunnel he was building to drain his water-plagued King Con workings, but ran out of funds after tunneling 14,000 feet. He was forced to sell to Keith and Kearns of the Silver King Company, who struck a rich ore lode after tunneling only 40 more feet.
1907	Jesse Knight gained control of the Creole Mine and the Uintah Treasure Hill Mine, which had been merged the previous year, and filed a lawsuit against the Silver King Company owners. The Silver King Company settled out of court.	Creole, Uintah Treasure Hill, Silver King Company.	
1907	The Panic of 1907 hit the nation, tolling the death knell for many mining camps, but Park City weathered the crisis, despite other difficulties related to the cave-ins of the Ontario drain tunnel.		One reason that Park City weathered this crisis better than many other mining camps was the refusal of most of the local banks and merchants to accept company scrip. The general policy in the area was to use "hard money" instead of scrip.

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1908	The rest of the Ontario Drain Tunnel No. 2 was cleared, and the Ontario Shaft No. 3, the Daly, Daly-West, and the American Flag mines could finally be drained by the tunnel.	Daly, Daly-West, American Flag, Ontario.	This event was a kind of economic turning point for Park City. The combination of the Park City fire, the financial Panic of 1907, and the cave-ins of the Ontario drain tunnel caused a significant depression in Park City during this period. When the Ontario Drain Tunnel was finally cleared, it was cause for a great celebration in Park City, since it brought production levels back up in several mines and put many miners back to work.
1908	The Keystone Mine sued the Silver King Company for removing ore under their claim.	Keystone, Silver King Company.	The Keystone ground was on the west slope of Pinyon Ridge, near the California and Comstock shafts that were being sunk.
1909	The American Flag Company acquired the Constellation Company. This acquisition brought the American Flag's surface holdings to 360 acres.	American Flag, Constellation.	
1909	The Silver King Company, which now controlled the Alliance Drain Tunnel, donated a site for a water reservoir and promised a steady supply of water from the Alliance Tunnel.	Silver King Company, Alliance.	
1910	The Daly-Judge owners began the Snake Creek drain tunnel to drain the Daly-Judge and the Daly-West mines. This tunnel would be three miles long and would drain the underground "lake" that plagued the Daly-Judge and Daly-West mines, although it would not connect directly to their shafts.	Daly-Judge, Daly-West, Snake Creek.	After some difficulties in construction, the work was contracted to the Taylor Free Company, which soon went bankrupt. The job was taken over by J.A. McIlwee & Company, who gave up after a huge water flow was struck. The next contractor was the Williams Leasing Company, followed again by McIlwee & Company. Finally, in 1916, the tunnel reached its planned length and drained the water body at the rate of 8,600 gallons per minute.
1900-1910	Newspaper accounts suggest that a large number of miners still lived at or near the mines during this period.		An account of mine-provided Thanksgiving dinners one year indicated that the Daly-West served 205 dinners, the Silver King served 150, the Ontario served 100, the Quincy served 100, the California and Comstock served 70, and the Little Bell served 40. This is not necessarily a direct indication of the number of miners and their families living at or near the mines, since a number of employees who lived in town may have also attended the dinner, but it provides insight into food-handling capabilities at the mines and suggests that a fair number of workers still lived on-site at that time.
1912	Silver King Company dividends of \$14,000,000 equaled those paid out by the Ontario.	Silver King Company, Ontario.	
1913	The Silver King Company began work on a huge underground station, to be called Silver Hill Station. The station included a gallows frame, hoists, motor-generator plants, skip pockets, and other equipment normally found in a surface plant. It was built at the 500-foot level, and connected to the Alliance Drain Tunnel.	Silver King Company.	
1913	The Daly-West mill and hoisting works were destroyed by fire. The damaged facilities would be replaced and operating within a year.	Daly-West.	
1914	Metal prices began to rise slowly, probably due to the war in Europe.		More mining-related jobs were generated and business generally improved.

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1916	The Daly-Judge Mining Company became the Judge Mining and Smelting Company, sending its ore to a new electrolytic smelter that the company had built in Deer Valley. The new company was under the direction of Otto Hanke as president, M.C. Fox as vice president, and George Lambourne as manager.	Daly-Judge, Judge Mining and Smelting Company.	
1916	The Silver King Company mine was electrified.	Silver King Company.	
1916	The Snake Creek drain tunnel was completed to drain the water body that affected the Daly-Judge and Daly-West mines. This project was started in 1910.	Daly-Judge, Daly-West, Snake Creek.	The drain tunnel was successful. It allowed the deeper areas of the Daly-Judge and Daly-West mines to be worked profitably.
1917	The Three Kings Company, located on Treasure Hill, hit a rich strike.	Three Kings.	
1917	Registration for the draft for WWI began.		
1917	Prohibition began in Utah.		
1917	The Park Utah Mining Company, located at the end of McHenry Canyon, was formed.	Park Utah.	
1917	By this time, the Revelator Mine, known as John the Revelator, located just beyond Bonanza Flat and Boulder Basin, was shipping high-grade silver-lead ore.	Revelator.	
1918	George Lambourne took control of the Daly-West Mining Company and became president of the Judge Mining and Smelting Company.	Daly-West, Judge Mining and Smelting Company.	
1918	An influenza epidemic struck Park City.		The epidemic was less severe in Park City than in most other locations, although nine people died.
1918	The war in Europe ended in November, 1918.		After the war ended, metal prices began to decline and the mining companies made cuts as necessary to keep the miners working.
1919	A strike was called by the miner's union to raise wages to \$5.50 per day and cut the work day to six hours. By April, 1919, all the mines were closed due to the strike.		The Judge Mining and Smelting Company provided food to their employees at low cost to help them through the strike.
1919	The Walsh-Putnam Act was passed, which raised silver prices.		Prior to the passage of the Wash-Putnam act, the price of silver had slumped, due in part to the establishment of the gold standard for U.S. currency. Many small mines had been forced to close, and even larger operations had been forced to make cut-backs. This act raised the price of silver to \$1.00 per ounce, rejuvenating the area to the point where there was a shortage of miners to fill the number of open positions. Closed mines opened, and open mines expanded their production. Even low-grade waste dumps were shipped for processing.
1919	George Lambourne became president of the Park Utah Mining Company, which was doing well as the result of several good strikes and a modern surface plant.	Park Utah.	
1920	The Judge Mining and Smelting Company and the Silver King Company opened their own stores, where miners could purchase items on credit.	Judge Mining and Smelting Company, Silver King Company.	

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1920	A longstanding suit between the Keystone Mine and the Silver King Company was settled in favor of the Keystone Mine.	Keystone, Silver King Company.	
1920	George Lambourne took control of the old Daly Mining Company.	Daly Mining Company	
1921	A longstanding suit between Col. Nickolas Trewick of the Conklin claim and the Silver King Company was settled in favor of the Silver King Company. The suit was filed in 1908.	Conklin, Silver King Company.	The suit was decided in the U.S. Supreme Court and set a precedent that left the Silver King Company free of lawsuits and the undisputed "King" of Treasure Hill.
1921	The Park Utah Mining Company paid its first dividend and was shipping 200 tons of ore per day. A new mining camp, called Keetley, had grown up where Camp Florence had been, at the end of the Ontario drain tunnel.	Park Utah, Keetley, Ontario drain tunnel.	Keetley had homes, offices, a recreation hall, and a Union Pacific Railroad spur.
1922	The Utah Ski Club began ski jumping on Treasure Hill.		This was a period during which ski activities started becoming more organized. It was a sign of things to come. By the late 1930s, the area had begun to attract professional skiers to events such as the ski jump at Ecker Hill north of Snyderville.
1922	The Daly Mining Company, Daly-West Mining Company, and Judge Mining and Smelting Company (the old Daly-Judge) were combined into one company, the Park City Mining and Smelting Company, with George Lambourne as president, treasurer, and managing director. M.C. Fox was vice president, O.N. Friendly was mine manager, and George Kreuger was superintendent.	Daly, Daly-West, Judge Mining and Smelting Company (Daly-Judge), Park City Mining and Smelting Company.	
1925	The Park Utah Company merged with the Park City Mining and Smelting Company and the pioneer Ontario Silver Mining Company, to become the Park Utah Consolidated Mining Company. George Lambourne was president and general manager. E.C. Fox, Charles Lange, and Adolph Hanke were directors. Oscar Friendly, J.W. Stoner, E.A. Hewitt, and Leonard Wilson were mining engineers. H.R. Wallace and George Kreuger were superintendents and foremen.	Park Utah, Park City Mining and Smelting Company, Ontario Silver Mining Company, Park Utah Consolidated Mining Company.	A huge ore deposit was discovered at the 800-foot level and the stock soared.
1926	The Park Galena Company was started on ground adjoining the Glen Allen, which had been put up for sale the same year to satisfy debts.	Park Galena, Glen Allen.	The Park Galena reported good finds the following year and erected a small concentrating mill.
1926	Charles Moore and John D. Fisher located claims in the canyon above the Park Galena and formed the Star of Utah Mining Company.	Star of Utah.	
1927	The New Quincy Company began shipping ore.	New Quincy.	
1928	A new Park City high school was completed.		
1928	Charles Moore purchased the Park Bingham property	Park Bingham.	
1928	The Park Utah Consolidated Mining Company became the nation's largest silver producer for the year of 1928.	Park Utah Consolidated Mining Company.	The late 1920s were prosperous years for Park City mining operations.
1929	The Keystone Mine reopened after a long shut-down.	Keystone.	

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1929	The Star of Utah Company and the Park Bingham properties were merged as the Mayflower Mines Corporation.	Star of Utah, Park Bingham, Mayflower Mines.	
1929	The Wall Street stock market crashed on Black Friday.		Although metal prices and stock values dropped, most Park City mines kept working for the time being. Mines cut workers' pay by 50 cents per day.
1930	Silver prices had dropped to 38 cents per ounce, compared with a high of \$1.12 per ounce in 1919.		The mines cut workers' pay by another 25 cents per day. Some smaller companies began to close down.
1932	The larger mines were still operating, but the number of needy and unemployed gradually rose in Park City.		
1932	Roosevelt was elected President of the U.S. Prohibition was repealed.		
1932	The Mayflower Mines Corporation merged with the Park Galena Mining Company to form the New Park Mining Company. The president was Charles Moore. T.L. Walden, Fraser Buck, R.C. Wilson, Clark Wilson, Robert Cranmer, and W.H.H. Cranmer were directors. J.F. Featherstone was secretary and treasurer.	Mayflower Mines, Park Galena, New Park Mining Company.	The New Park was one of just a handful of mines in the district that produced significant quantities of gold ore.
1933	Metal prices began to rise and some of the closed mines were reopened, including the old Flagstaff Mine.	Flagstaff.	
1933	Local 99 of the Mine, Mill, & Smelter Workers union was organized. It proposed a more militant stand on wage and hours issues.		
1934	WPA projects provided relief to over 200 unemployed Park City miners.		
1935	Silver prices rose to 65 cents per ounce and gold climbed to \$35 per ounce. More mines reopened, including the old Naildriver. The Park Con Mine opened, and a new shaft, known as the Thayne's shaft, was begun by the Silver King Company near the head of Thayne's Canyon just below the old California-Comstock Mine.	Naildriver, Park Con, Thayne's shaft (Silver King Company).	
1935	The Park Con Company told its workers they would be put on a seven-day work week, which triggered an immediate objection from the MM&SW union.	Park Consolidated Mining Company.	
1936	The Silver King Company would not agree to a "closed shop" or to time-and-a-half pay for overtime work. Negotiations failed, and some 1,000 miners walked off their jobs at the Silver King Company, Park Utah, Park Con, New Park, and several other smaller mines. By October, Park City business was down by 50%, and many miners wanted to return to work, but the union still demanded a 50-cent daily pay increase and an eight-hour work day. "Valley men" (men who worked in the Park City mines but lived in other communities) were going to accept the mines' offer of a 25-cent increase. Fights broke out between striking miners and the valley men, with the valley men backing off and leaving town. In December, a settlement was reached.	Silver King Company, Park Utah Company, Park Consolidated Mining Company, and other companies.	This strike spread to most other Utah mining camps, taking over 2,500 workers off their jobs.

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1936	The D&RGW Railroad ran a special train from Salt Lake City to carry skiers to the slopes just above the Park Con Mine in Deer Valley. The project was repeated the following year, with an additional train from Ogden.		
1938	President Roosevelt ordered a silver price cut from 77 cents down to 64 cents per ounce. This forced the Silver King Company to cut its work force by 150 men. The Park Utah Company announced a similar cut. In April, the Silver King Company shut down its operations indefinitely, and other mines followed suit.	Silver King Company, Park Utah Company, and other mining companies.	This prompted the miner's union to renew its demand for a six-hour work day, claiming that the reduced hours would help put men to work and improve conditions. A tentative contract was rejected by the workers.
1938	The government agreed to return the silver price to 77 cents per ounce. This, coupled with a temporary agreement with the miner's union, prompted the mines to resume operations on a limited scale.		
1938	Camp Cloud Rim, a WPA-built Girl Scout camp on Bonanza Flat was dedicated. It was built on 15 acres donated by the Park Utah Mining Company.		
1938	The Park City Mining Company, originally located as the Liberty Mine in lower McHenry Canyon, announced that it would reopen the old Wasatch Tunnel on Bald Mountain and sink a new incline to connect to the Star of Utah workings. A cave-in trapped eight miners, but they were rescued.	Park City Mining Company, Liberty Mine, Wasatch Tunnel, Star of Utah.	Ore from the Wasatch Tunnel was hauled by truck to the Judge Loading Station.
1938	The Park Utah Mining Company began using a submersible pump to raise water to the 900-foot level for draining the lower workings.	Park Utah Company.	
1939	Ski jumping at Ecker Hill drew crowds of over 5,000.		
1939	The miner's union accepted a 25-cent raise, with the provision that wages could be cut if the metal prices fell again, which is what happened in May, prompting the announcement of a strike. However, metal prices rose again before the strike began and a two-year contract was signed.		This marked the end of four years of frequent strikes, shut-downs, and high unemployment. The mines were getting their production levels back up and the local economy was getting back to normal.
1940	In October, registration began for the draft, in anticipation of war in Europe.		
1941	On December 7, Congress declared war. Much of the abandoned metal mining equipment in the area was shipped as scrap metal for the war effort. Demand for metal was high, but Park City mining stock plummeted in value. A shortage of miners was a factor, with many of the younger miners being called away to war. Before long, some draftees were returned to the mining camps, where their labor was needed. However, their skills were not often well matched to the needs of metal mining.		Production levels in the Park City mines during WWII never reached pre-war levels, due largely to the labor shortage and the lower skill levels of the wartime labor force.
1943	The Ontario Mine drained its long-flooded lower levels to get to their substantial zinc deposits. The mine would soon become a major producer of zinc.	Ontario.	
1944	A major water flow was struck in the Silver King Company's west-end shaft below the 1,900-foot level. The pumps could not handle the flow, and all mining in that area was closed.	Silver King Company.	
1945	On August 14, WWII officially ended.		

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1946	Park City's first ski lift was built in Deer Valley by Otto Carpenter and Bob Burns. This was to be called the Snow Park ski area.		
1946	The D&RGW Railroad and its predecessor, the Utah Central, had served Park City for over 50 years, but in 1946 the D&RGW abandoned its Parley's Canyon route due to lack of freight business and losing passenger business to the bus lines.		
1946	The Newmont Mining Company began operation of the East Utah Mine near the New Park Mine, but abandoned the operation three years later, after not finding any significant ore bodies.	Newmont Mining Company, East Utah Mine.	
1947	The Park City Consolidated Mine had been an active mine from 1929 to 1939, when it had shut down. In 1947, it was supposedly about to reopen, but contrary to rumors and a dividend paid by the company, the mine failed to reopen.	Park City Consolidated Mine.	
1949	A contract between the MM&SW union and the Park City mines was not renewed. This resulted in the loss of some 800 jobs and the closing of mines in the Park City area. Soon after the mines closed, the union membership severed ties with the MM&SW union and became affiliated with the Progressive Metalworkers union. A separate agreement was reached with the New Park Mine, which restarted operations. The other mines remained closed. Then the union membership voted to leave the Progressive Metalworkers union and join the United Steelworkers of America. Many of the Park City mines remained shut down.		There may have been political issues as well as labor cost and metal price issues involved in the failure to renew the contract. Certain figures in government, in their post-war frenzy to hunt down communists, had branded the MM&SW union as a communist-led organization.
1950-1956	Metal prices dropped again and again. The few mines that were still running were operating in the red. Only a few large companies remained.		
1953	The Silver King Company (the Silver King Coalition Mines Company) joined the Park Utah Consolidated Mining Company (including the Park Utah, Ontario, Daly, Daly-West, Daly-Judge, etc.) to form the United Park City Mines Company. Now all of the Park City mining companies, except the New Park Company, were under the same management. The United Park City Mines Company would continue mining operations at a scaled-down level.	Silver King Company, Park Utah Consolidated Mining Company, United Park City Mines Company, New Park Mining Company.	This reduced overhead expenses and allowed undeveloped ground between these mining operations to be mined. The merger resulted in the closing of the Silver King shaft and mill. The shops at the Judge Mine and the hoist at the Daly-West Mine became the operating surface plants. The Park Utah tunnel became the main access and haulage route. New discoveries were made, including a good find on the 1,900-foot level of the Daly-West workings.
1956	An ore body containing 45 ounces of gold per ton was discovered by the independent New Park Mining Company. Despite the presence of high-grade ore, the New Park could not contend with the low metal prices prevalent in the market, and it eventually closed down its Park City mining operations. However, the mine was soon reopened in an unusual arrangement in which the company miners leased the mine from the New Park Mining Company.	New Park Mining Company.	

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1956	Summit Park, a residential development, was started at Parley's Summit.		Despite the fact that Park City's mining operations had been sharply curtailed and that Park City was rapidly losing population and approaching "ghost town" status, Summit Park represented the beginning of an influx of people who were interested in the mountain-living lifestyle of Summit County. People from out of town also began buying and fixing up a few of the empty homes in Park City.
1959	Early plans were being laid by the citizens of Park City to develop its potential as a recreational destination. The Guardsman Pass road between Park City and Brighton was also built this year. Metal prices also began to rise again, and the United Park City Mines Company began advertising for miners. UPCM also began sinking a new incline shaft from the Ontario Mine's 1,800-foot level. New ore discoveries were being made, and no significant new water problems were encountered.	United Park City Mines Company, Ontario.	The New Park Mining Company continued to operate their mine successfully during this period. Workings were sunk below the 2,000-foot level.
1961	Charles Steen, the kingpin of Utah's uranium mining industry, acquired a large portion of the New Park Mining Company stock and became its executive vice president, becoming president of the company the following year. The Hecla Mining Company was contracted to take over the operations of the mine and build a new mill, the first one in many years in Park City. However, the mine did not weather the change in management, and the operation was eventually shut down. Its abandoned equipment was finally sold at auction in 1972.	New Park Mining Company, Hecla Mining Company.	Waste tailings from the mill were pumped back into the mines to fill worked areas and eliminate much of the need for timbering while eliminating waste dumps on the surface. At this time, Park City's economy had rebounded to some degree from its lowest point in 1957 and could still claim title to being the greatest hard-rock mining camp in the state.
1961	The United Park City Mines Company announced the formation of the subsidiary Park City Land and Development Company.		This was the result of an earlier stockholders meeting, in 1959, in which a proposal was made to turn over all of United Park City Mines Company's surface rights to the new company to develop a year-around vacation and recreation complex.
1962	The Park City Land and Development Company applied for a Federal "Area Redevelopment Administration" loan to begin their long-term recreational development plans. The loan was approved and United Park City Mines Company added more money and 10,000 acres of scenic property to the development effort.		Simultaneous improvements were made by Park City to its streets and other facilities.
1962	The new Park City ski complex was started, with investments from the United Park City Mines Company, the Park City Land Development Company, the American Smelting and Refining Company, and the Anaconda Copper Company, plus proceeds from a 10-year bond sale. The complex would soon bring in large numbers of skiers and ancillary services, providing a huge lift to the local economy.		
1971	United Park City Mines Company leased its mining operations to Park City Ventures, a partnership between Anaconda Copper Company and the American Smelting and Refining Company. Park City Ventures invested over \$30,000,000 in the new operation, including the modernization of the old Ontario workings, but in 1978 its closure was announced.	Park City Ventures, United Park City Mines Company, Ontario.	

Date	Mining-Related Events and Other Selected Events	Related Mines or Companies	Notes
1978	In 1978, the Ontario workings were closed by Park City Ventures, and operations were to be taken over by the Noranda Mining Company of Canada.	Ontario, Park City Ventures, Noranda.	
1982	The Noranda Mining Company ceased operations at the old Ontario No. 3 Shaft works.	Ontario, Noranda.	With the failure of Noranda's efforts to keep the mines operating, Park City was without a single working mine for the first time in its history. Today, the workings are still quiet, with the exception of United Park City Mines maintenance crews, who still use the Ontario Shaft No. 3 to access and maintain certain drain tunnels as a water source for Park City's potable water system and for the Jordan-elle Water Conservancy District.
1999	The Silver Mine Adventure was closed in 1999. At the time of this writing, most of the exhibits were still in place, waiting for a decision as to their disposition.	Silver Mine Adventure	The United Park City Mines Company had opened the Silver Mine Adventure as a museum and tourist attraction. Besides the museum displays of historic mining activities, the facility featured tours of a portion of the underground workings.

PREHISTORIC CONTEXT

Beginning with Paleo-Indian cultures, Utah has a rich and varied archaeological record that spans over 12,000 years. However, early human occupation in high-altitude environments such as those that comprise much of the Park City area was rather limited, beginning with the seasonal occupations of Archaic peoples who extended their landscape usage into highland areas during the late spring, summer, and early fall, when these areas were relatively free of snow and certain floral and faunal resources were accessible.

Archaic Period

The Archaic period is generally characterized by an adaptive radiance across the landscape, accompanied by an increasing reliance upon plant resources. Schroedl (1976) has defined four phases for the Archaic period, each of which is distinguished from the others by technological remains, subsistence strategies, and environmental change. The Black Knoll phase lasted from ca. 8300 to 6200 years B.P. Black Knoll phase sites are characterized by Pinto projectile points and what is interpreted as an elevational dichotomy in food procurement: larger game was hunted at higher elevations, while wild plants were gathered at lower elevations. The subsequent Castle Valley phase (ca. 6200-4500 B.P.) is represented archaeologically by the presence of Rocker, Hawken, Sudden Side-Notched, and Humboldt and McKean projectile point styles. Slab-lined fire pits and the increasing reliance upon grasses and forbs are also characteristic of this phase (Black and Metcalf 1985). The Green River phase (ca. 4500-3300 B.P.) is marked by the presence of Gypsum and San Rafael/Mallory Side-Notched projectile points, split-twist figurines, and an increase in the dietary importance of amaranth and bighorn sheep (Black and Metcalf 1985). The Dirty Devil phase (ca. 3300-1500 B.P.) is characterized by increased sedentism and by the introduction of corn and the bow and arrow (Schroedl 1976). Madsen (1982) and others refer to this time frame as the Late Archaic period (3500-2000 B.P.), with the subsequent Formative period overlapping (1600 to 650 B.P.).

Formative Period

The Fremont culture (A.D. 500 to A.D. 1250), which Jennings (1978) sees as an outgrowth of the earlier Desert Archaic, subjected to heavy influence from the early Pueblo culture of the Southwest, was centered in what is now the state of Utah. Basic Fremont traits include use of the bow-and-arrow, pithouses, good quality grayware ceramics, horticulture, and villages composed of as few as three dwellings and associated storage facilities (Jennings 1978; Marwitt 1970). It has been said that the Fremont were adaptable enough to live in many different environmental settings and that their subsistence strategies seem to have ranged from full-time settled farmers to full-time mobile hunter-gatherers, including everything in between (Madsen 1982). The Formative period is characterized by a shift from hunting and gathering towards maize horticulture.

Ethnohistoric Period

Historically native peoples have been documented throughout the Wasatch area. Other than sporadic visits by the Spanish and perhaps a few early trappers, Western or European peoples did not enter the Wasatch area until the 1840s, at which time native peoples were observed. The arrival of Mormon immigrants in 1847 led to the establishment of colonies throughout the Wasatch area, which was then occupied by the Ute and Western Shoshone. Today, the Ute live on three reservations established during the mid-1800s: The Uintah and Ouray Indian Reservation in eastern Utah, and the Southern Ute and the Ute Mountain Ute Indian reservations in western Colorado. The Western Shoshone live on several small reservations and colonies throughout California, Nevada, and Utah (Thomas et al. 1986).

GEOLOGICAL CONTEXT

This section provides a general technical overview of the geology of the Park City Mining District and the characteristics of its ore deposits. This information is excerpted from Rockwell, et al. (1999), including references to other sources.

The Park City mining district is situated near the intersection of the north-trending Wasatch Range and the west-trending Uinta arch. Intermediate-composition Tertiary stocks have intruded a 3,000-meter-thick sequence of Precambrian, Paleozoic, and Mesozoic sedimentary rocks. These stocks intruded along an east-trending linear zone aligned with the Bingham Canyon deposit in the Oquirrh Mountains 50 km to the west. The Tertiary stocks are porphyries with phenocrysts of plagioclase, hornblende, biotite and pyroxene, with lithologies ranging from quartz granodiorites to monzonites and latites (Erickson et al. 1968). The sedimentary formations include limestone, dolomite, sandstone, siltstone, and argillite, and were folded and thrust faulted during the Cretaceous Sevier orogeny. The district is centered on one of these folds, the north-trending Park City anticline.

The Oligocene Keetley volcanic sequence overlies the folded sedimentary rocks in the eastern part of the study area near the Jordanelle Reservoir. Stocks in the Park City district may represent source vents for these younger volcanic rocks. Erosion has removed the Keetley volcanic rocks from the main part of the district. Tertiary high-angle faults cut the sedimentary and volcanic rocks and form an ENE-trending zone along which the ore deposits are localized. These northwards-dipping fault zones are often characterized by breccias, slickensides, and abundant iron oxides and hydroxides.

Park City is an epigenetic polymetallic deposit formed at high temperatures (200°-300° C) during and immediately after intrusion of the stocks at about 33-36 Ma (Bromfield, 1989). The ore occurs as fissure veins in both igneous and sedimentary rocks and as stratabound, manto-type replacement deposits in favorable carbonate units along fault fissures which cut the porphyritic stocks. Although the ore deposits are spatially associated with the intrusions, most mineralization is believed to postdate the intrusive events. Metal production data for the Park City district includes (through 1982): gold (1.5 million ounces), silver (253 million ounces), copper (129 million pounds), lead (2.7 billion pounds), and zinc (1.5 billion pounds). The bonanza-grade oxidized lead-silver ores discovered by early prospectors (and long ago mined out) contained cerussite, anglesite, iron oxides, argentite, azurite, malachite, and chrysocolla (Koschmann et al. 1968). The main sulfide ore minerals are galena, sphalerite and pyrite, with tetrahedrite-tennantite, chalcopyrite, enargite, and other Pb/Cu/Sb sulfosalts. Principal gangue minerals are quartz and calcite, with less abundant hematite, chlorite, rhodochrosite and anhydrite.

Large exposures of bleached, iron-stained gossans are not abundant in the district. Contact metamorphism near the Clayton Peak Stock has created marbleized limestones and hornfels/argillite from shales. These rocks crop out along the east-trending ridge near Jupiter Hill (Bromfield 1989). Also present in altered carbonate units near the stocks are specular hematite, epidote, and calc-silicate minerals (skarns).

Propylitic alteration of the stocks is present in the eastern part of the district in the hills to the west of the Jordanelle Reservoir. Mild propylitic alteration consists of aggregates of chlorite, iron oxides, and calcite after biotite and hornblende. More intense alteration has produced calcite from plagioclase and epidote from both feldspars and mafic minerals. The Clayton Peak and Pine Creek stocks are relatively unaltered. Intense silicification, sericitization and pyritization (QSP alteration), and formation of hydrothermal phlogopitic biotite, is limited to a small area in the eastern part of the district along the strike of the Mayflower/Pearl vein/fault system.

TECHNOLOGICAL CONTEXT

Mining Property Types

For the purpose of this study, a mining "property" can refer to a spatially isolated individual feature or to a spatially grouped set of related features. It is not meant to suggest the scale or the functions of a set of features. As such, it could be considered a term of convenience from a property management standpoint. For example, a mining property could be a mine site with its associated rail bed, ore bin, power plant, etc., all grouped more or less together. Or it could be a smelter with its associated adjacent features. Or it could be an isolated ore bin that stands alone, located miles from the mine entrance.

A mining "property type" can also refer to an isolated feature or a grouped set of features, but it also provides information about the function of the property. For example, one property type might be a "prospect" representing the least developed end of the mining spectrum, although another might be a "mine" such as the Ontario mine with its numerous features. As another example, a "mill" might be the Ontario mill, which stood apart from the diggings farther up Ontario Canyon, and could be considered a separate "property" from the Ontario mine. In a case such as the Daly-West mine, where the mill is adjacent to the mine itself, the mill could be considered a feature of the complete "mining and milling operation."

Basic Property Types

For this report, mining property types are broken down into five functional categories: prospecting, extraction, maintenance, beneficiation, and refining, as outlined here in the context of metal mining. Most, but not necessarily all of these property types are found in the Park City area.

Prospecting activities involve the search for significant ore deposits. These activities are exploratory in nature and are characterized by test excavations of various types, including pits, trenches, shafts, adits (tunnels opening to the surface), drill holes, blasted rock faces, etc. It should be mentioned that many exposed ore bodies have been located by exploration alone, without excavation.

Extraction activities involve the process of accessing and removing valuable ores from the earth's crust, and are characterized by a variety of equipment, including headframes, hoists, shafts, adits, ventilation systems, pumps, water drainage systems, electrical power plants and systems, compressed air plants and systems, steam power plants and systems, ore bins, tipples, machine shops, blacksmith shops, administrative offices, assay laboratories, worker housing, ore cart runways, railroads, roads, tramways, and a host of other features. This process often involves removing a good deal of waste rock that covers or separates ore bodies, and includes any equipment, facilities, or other features involved with removing, transporting, dumping, or processing waste rock.

Maintenance activities involve any activity related to normal maintenance of mine or mill workings. This may entail such activities as replacing rotted timbers, repairing ventilation systems, updating equipment and facilities, improving safety features, etc.

Beneficiation activities involve separating the desired minerals or metals from ore, concentrating them, and further separating metallic elements from others with which they were combined. The basic beneficiation processes include milling, concentrating, and smelting. After beneficiation, the metals are ready for further refining. Smelters and refining facilities were typically located at some distance from the mines, and often in different counties or states. In some cases, ore or concentrate has been (and sometimes still is) shipped overseas for processing. Property types associated with beneficiation are characterized by mills, concentrators, smelters, and related equipment, facilities, and transportation networks.

Refining activities involve the process of purifying metals to a point where they are ready to be made into their final end products or combined with other metals to make alloys. Property types associated with refining generally are characterized by the refineries themselves, as well as any directly associated equipment or facilities. Some researchers consider refineries as part of the beneficiation process, but because many refineries are not directly associated with mills or smelters, and because some refining processes may be unique to a particular end use, refining activities are listed separately.

Other Property Types

Other property types include engineer-designed complexes, mining landscapes, and related property types that are not directly related to prospecting, extraction, maintenance, beneficiation, or refining. Some, but not necessarily all of these property types may be found in the Park City area.

Engineer-Designed Complexes are a property type characterized by a number of properties or features that were designed specifically to work together in a compatible and efficient manner. An example might be a mine with its own engineer-designed mill and smelter and an integral transportation system connecting them all. Such complexes are more typical of larger, established mining operations that wanted to control as many aspects as possible of the mining process. The idea of a "complex" can be misleading, however, since it was not always practical or possible to have all of the components adjacent to one another. For example, a mill or smelter might be located at a considerable distance from the mine itself, or worker housing might be placed closer to a town, etc.

Mining Landscapes are a property type characterized by the tangible effects of mining operations on the physical nature of the landscape. This shaping of the landscape can result from a wide range of mining-related activities, such as water damage from placer mining, buildup of waste rock dumps or tailings ponds, cut-and-fill for railroad grades or roads, open pit mining operations, leveling or recontouring ground for equipment staging or building construction, recontouring operations after ore bodies have been removed or mines permanently closed, etc.

Related Properties are those properties that may not have been directly involved in mining operations, but which naturally accompany mining development. Towns and villages that grow up in a mining-based local economy might best exemplify a related property type.

Other Considerations

Mining sites are industrial sites and can, like farms and ranches, be considered production features of the landscape. Mining operations can range from technologically simple to highly complex. The material remains of mining-related activities might be nothing more than the vestiges of a single prospect hole or could encompass a myriad of features extending across miles of landscape. Thus the determination of what constitutes a "property" versus a "feature" of a property can be a difficult question.

For example, a typical prospect or a small-scale mining operation might leave only a collapsed or filled shaft, a waste dump, a trail or narrow road, and a few pieces of discarded trash, all of which could be very restricted in area and represent only a short temporal duration. Larger mining operations often leave a complex and rich set of remains, such as the remnants of ore mills, transportation systems, support facilities, miner housing, power houses, and other facilities and systems.

It is worth noting, however, that "typical" is a word that does not always apply in a mining-related context. Sometimes, more features may remain from a small, forgotten mine than from a large operation, depending on subsequent events. For example, after the ore played out in a large operation, equipment and other structures were often removed and put into service at some other location, since larger companies

usually had the necessary equipment and labor to move these items, not to mention the fact that larger operations could often afford better quality equipment and facilities that warranted the extra effort to move them. A smaller operation might be operating on a shoestring budget, with older and less valuable equipment, and if the ore played out or if the company went bust, the equipment might just be left where it was. Or, as another example, the activities of a subsequent operation might totally obliterate all traces of an earlier operation at the same location. So, there may be a "tendency" for larger operations to leave more material evidence of their activities, but there are also many exceptions, as in the above examples. Another tendency would be for older sites to leave fewer remains than newer sites, but again, there are always exceptions to this rule of thumb, usually linked to economic factors.

A mining claim is a conventional unit of area, whose boundaries are registered in the mining district and recognized by all applicable governmental bodies, and, hopefully, by all contemporary prospectors and miners. If a claim had development potential, the claimants would typically attempt to expand the boundaries of their holdings, either by filing claims on adjacent or nearby ground or by buying up additional existing claims. The consolidation of claims was a nearly constant process in most mining districts. To "patent" the claim, which gave the claimants title to the ground and its mineral content, the claimants had to "prove up" the claim by "working" their claim to the degree required by law.

Mines generally underwent significant changes over the years, some being abandoned and others expanding their holdings or being incorporated and transformed into another mine. Such was the process in the Park City area. As rich ore deposits were hit, capital flooded in, and mine development took off. Mining companies sprang up, changed hands, merged with other companies, or went bust at an amazing rate. Over time, the holdings and associated area of a mine could change dramatically—growing, shrinking, or disappearing with the vagaries of investing, deal-making, and metal prices, as well as the size and quality of the ore bodies they were tapping.

As mentioned, subsequent mining-related operations could alter earlier features to widely varying degrees, ranging from total obliteration of earlier features to simply adding to what was already there. This factor can present a major stumbling block when trying to trace the history of a mining-related property from its physical remains. Archaeological investigation can often provide evidence of earlier phases in a property's development, since smaller and less valuable structures, materials, equipment, and other minor features tend to be ignored, discarded, or overlooked when changes are made by subsequent mining-related operations.

Mining camps located in areas of successful mining operations could quickly evolve into towns and cities, such as Park City, the area's primary residential and commercial center. These camps, towns, and cities are related to mining operations, but are not generally considered part of a mining system.

Mining Processes

The technology of hardrock silver mining varies with the geology of the associated ore bodies and the necessary means to access the lode and remove the ore and waste rock. Ore bodies in the Park City region were often narrow and steeply dipped, which necessitated appropriate underground mining techniques for ore access and extraction. The solidity and stability of the rock strata helps determine the methods for tunneling and reinforcement. Many parts of the geology in the Park City Mining District are quite unstable, requiring timbering and other reinforcement methods. Underground water presented major technical challenges to mines in the Park City, whose works were often flooded when a new water source was struck. Drain tunnels and massive pumps helped solve the problem but at a high cost. As new problems were encountered, new technological solutions were implemented. Much of the technological information in this section was derived from publications by George Stott (1916), the Utah Mining Association (1967), and other selected works.

Prospecting Processes and Technology

In the early days of mining in the Park City area, most of the ore bodies were discovered where an outcropping of ore was visible on the surface. After the more obvious outcroppings were taken up into mining claims, subsequent discoveries were usually made as the result of excavation. In either case, excavation soon came into play, since even in the case of a surface discovery, it was difficult or impossible to ascertain the extent and form of the ore body without digging. Typically, shafts, inclines (steep tunnels) or adits (basically horizontal tunnels that open to the surface) were dug towards known or suspected ore bodies. Additional drifts (underground tunnels) were also driven off of shafts and adits towards the anticipated location of ore bodies. A typical size for a drift was a tunnel four feet wide and six feet high. The following section discusses excavation techniques in more detail. Once an ore body was encountered, extraction of the ore could begin. Ore bodies were often missed entirely, with drifts passing within feet or inches of a deposit. Later methods that employed diamond drills to take core samples would discover many more deposits without the expense of hit-and-miss tunneling.

Extraction Processes and Technology

Excavation methods in the Park City area were much like those used in other western underground mines. The typical working consisted of one or more vertical shafts with horizontal levels radiating out from the shafts. Vertically, the levels were spaced an average of about 100 feet apart. Earlier or lower-budget excavations tended to be loosely organized in what has been called a "rat-hole" system, but later or larger operations often consisted of a carefully designed network of tunnels, adits, stopes, inclines, shafts, raises, and other specialized underground features for accessing and removing the ore in an efficient manner. Some of the larger mines had complex systems for ore handling with specialized excavations and equipment, the variations of which are too numerous to discuss here.

Excavations into the ore bodies themselves are usually called stopes, the size and shape of which were determined by the size and shape of the ore body, since the object was to remove all of the worthwhile ore in the deposit. Veins of ore that had a gentle dip would typically involve either overhand (from the ceiling) or underhand (from the floor) stoping, while veins of steep dip were typically overhand only.

In some areas, the walls and roofs were solid enough that timbers were not required, but other areas required timbering or other methods to prevent their collapse. Timbering was used primarily in stopes and fissures and not as much in drifts and cross cuts, which were generally self supporting. Timber frameworks were often constructed to provide platforms for accessing ore as the ceiling of a stope rose as more ore was removed. Timbers might also be left in place in stopes to keep them open, or the stopes might be allowed to collapse of their own accord after the ore was removed. Backfilling stopes and other excavations was not practiced very much until new technologies made it easier and cheaper to backfill or where it was difficult to dispose of waste rock outside of the workings. Large trees in the district disappeared quickly. Stott (1916) mentions the use of 8" x 8" Oregon fir timbers, with the occasional use of 10" x 10" timbers. A few mines occasionally used even heavier timbers for some specialized applications.

During the history of the Park City area, a variety of methods were employed for excavating. Prior to 1869, when powered rock drills began to appear, drilling was accomplished by hand, using hammers and drill bits. Depending on the number of workers, these manual drills are termed single- or double-jack drills. Powered drills typically operated on compressed air that was piped throughout the mine workings. Some early rock drills used high-pressure water or steam, but the compressed air drills seemed to be the most practical approach, which also provided some relatively fresh air at the excavation face. Even after powered drills came into common use, certain situations still lent themselves to the use of manual rock drills. Miners working new prospects seldom had a suitable power plant for producing the air, water, or steam pressure needed for a powered drill. Even in established mines, there were some situations where

manual drills continued to be used for decades, such as in stopes where the ore was not stable or where the surrounding waste rock would tend to fall in. Later, after electric power was brought into the mines, a new option was to use an electric-powered compressor car to supply air pressure to areas of the mine that had no pressure pipes.

A wide range of explosives were used throughout the history of the district, including blasting powder, dynamite, "gelatin" compounds, and a variety of other explosives. Early explosive charges were set off with detonator caps and a fuse that burned at a timed rate to allow the miner to exit the area before the charge went off. Later, electric detonators were also employed, but the use of fuses continued.

For lighting, early miners used open candles. These were a long-time favorite among miners, who later—and somewhat reluctantly—began using a variety of more modern devices, including enclosed candle lights, oil lamps, enclosed oil lamps, carbide lamps, or electric lamps. Early "safety" candle and oil lamps had built-in flame propagation arrestors that reduced the chance of a flame igniting an explosive atmosphere. An explosive mine atmosphere was not as large a problem in the Park City mines as it was in coal mines, where coal dust and methane gas posed constant threats of fire and explosion.

In the early mines, pressurized air, water, or steam was supplied by wood or coal-fired boilers and steam engines. Ore trains were usually pulled by horses. After the turn of the century, the mines gradually began using electric motors to produce compressed air or to pump water, and electric-motor-driven locomotives began to replace the horses that pulled the ore trains. By 1920 or thereabouts, most of the major mines had invested heavily in electrification.

Proper ventilation and drainage of deep hardrock mines were constant concerns. The elimination of foul air in the earlier mines depended on the use of ventilation shafts and adits/tunnels to create a natural draft. Later, forced-air systems were introduced to replace or augment natural draft or to serve areas that had no adequate means of ventilation.

Flooding was a severe problem at the Park City mines that seriously limited the depth of the mine workings. Many significant ore bodies were out of reach until the heavy flows of water could be dealt with. Draining the mines presented challenges that prompted a variety of responses. Excavating drain tunnels below the level of the ore body was often done but involved considerable time and labor. Simple bale systems could be employed where flooding was a minor problem, but more powerful means were necessary at the Park City mines. By the 1870s the famous Cornish force pumps were available. A huge Cornish pump, such as the one installed in the Ontario Mine, could remove as much as four million gallons of water a day. In the long run, drain tunnels proved to be the most effective approach, often draining several different mining operations with the same drain tunnel. However, even though these tunnels could be several miles in length and drain to the lowest area possible, there was still much ore below that level, and pumps still had to be employed for the deeper mines. In addition, a collapse of a single drain tunnel could put the lower reaches of several mines out of commission, and many jobs would be lost until the tunnel was eventually cleared, which was not always an easy task and could take many months.

Drainage tunnels frequently were used as the main entry for a mine, allowing easier and faster movement of miners and equipment in and out of a mine. This also freed up the shaft for hauling out more ore and waste rock. The ends of some drain tunnels may also have been closer to town which made it less necessary to have worker housing near the shaft.

Ore was moved through the mine by ore-carts mounted on rails. The ore carts were pulled by burros or other draft animals in the early mines and in mines that could not afford electric locomotives. Due to the extreme slope of many of the ore bodies in Park City mines, hoists were commonly employed at various locations in a mine's workings to raise the ore. The simplest hoist mechanism used a *windlass*, a hand-

operated winch. A windlass powered by a horse was called a *whim*. Various types of hoists were used for excavation, such as hoists or winches for pulling scraper buckets or skips. Electric loader cars appeared, allowing easier and faster clearance of ore and waste rock.

A headframe, a gallows-like structure constructed of wood or metal framing, was erected over a mine shaft or steep incline opening, with a sheave or drum perched at the top, over which a cable from a hoisting plant was suspended to raise and lower the cages loaded with ore carts, men, and supplies, or to raise the ore skips in the shaft. Once out of the mine, the waste rock was usually dumped in waste piles and the ore transported to the mill. Other surface works included carpenter shops, blacksmith shops, offices, power plants, pump houses, and other facilities.

Beneficiation Processes and Technology

Separating the metals from the ore involved milling, concentrating, and smelting. Over the years, there were many changes and improvements to the milling and concentrating processes used in the Park City area—far too many to mention here. Milling was a mechanical process that separated the metals from the waste rock in the ore. In a typical milling process, the ore was first crushed to a certain size by crushing machinery, such as a stamp mill, then fed along with water into a ball or rod mill. Early ball mills used rounded flint stones to help pulverize the ore. As it left the ball mill, the ore was classified by size, and any that was not ground finely enough was fed back into the ball mill. The process was designed to produce very uniform grain size.

Various amalgamation methods were employed to process the slurry of water and finely ground ore to help separate the metals from the waste rock. Some, but not necessarily all of these methods were employed in Park City operations. Simple amalgamation could be effected by agitating the ground ore slurry to allow the metals to settle out. Chloridizing-roasting amalgamation and pan amalgamation techniques involved roasting the ore in furnaces before taking it to the amalgamation pans containing a variety of chemicals, such as salt, copper-sulfate, and mercury. Metal that clung to the mercury, for example, was separated by heating the mercury in a retort, which caused the mercury to change to a gas, leaving the metal behind. The mercury could be reused after recondensing. Various leaching processes were developed to extract metal from low-grade ores or as the final extraction step before the slurry was sent to the talus dumps or tailings ponds.

These amalgamation processes gave way to a series of continually improving processes to separate the metal from the slurry, including the flotation process. Flotation involved mixing certain chemicals or oils with the slurry from the milling process. The chemicals or oils stuck to the metal particles and rose to the surface, where they could be skimmed off as a concentrate. This was a much more efficient process that not only reduced operating costs, but also enabled certain metals, such as zinc, to be mined profitably.

The concentrate was then sent to a smelter, where the application of heat and the use of fluxes were employed to separate the metallic elements from others with which they were combined. This often involved a preparatory step, such as roasting the metal concentrate along with coke, to reduce the sulfur levels of the metal concentrates prior to smelting. At first, ore had to be shipped out of the area, such as to Godbe's Smelter in Rush Valley, near Tooele. In 1916, the Judge Mining & Smelting Company opened an electrolytic smelter in Deer Valley, but most of the Park City area ore continued to be shipped out of the area for processing.

Refining Processes and Technology

There were a number of different refining processes for various metals and for the different applications for those metals. In addition, the smelted metal was shipped out of the area for refining purposes, making detailed information about refining processes unnecessary for this report.

Remaining Features of Mining-Related Processes

The remaining features associated with the above processes will vary. It would be easy to make the assumption that larger mines would have left a richer set of remaining features than smaller mines. However, as has been mentioned, there is very little consistency in such assumptions. The many complex alterations that take place during the evolution of a typical mining district can be so extreme and pervasive that it is often difficult to reconstruct a sequence of events from physical remains.

That said, there are certain features that tend to last longer than others. For example, mine shafts and tunnels, even if filled in at some later date, usually leave evidence of their existence, and road and railroad grades also tend to be traceable long after they have been abandoned, unless subsequent changes to the mining landscape have obliterated them. Foundations tend to persist, due to their usually durable nature and the fact that even when a building is destroyed or moved, its foundation often remains.

Machinery and certain structures are often found out of their original context for several reasons. It was common practice to salvage any valuable items from a defunct or declining site and move them to another site where they were more useful. As older equipment was updated with new technology, the older items were often sold to lower-budget operations that could not afford the latest machinery. Metal items tended to be recycled, especially when scrap prices were up or when metal was needed for strategic purposes, such as during the massive metal recycling effort during World War II.

On the other hand, some structures and other features may have persisted for various reasons, such as a low economic value relative to the costs of moving them, scrapping them, or upgrading them. Other "preserving" factors might include their geographical isolation, abandonment and bankruptcy, and the mothballing of certain facilities, equipment, or structures for possible future use.

Despite problems associated with the loss of features over time and with the loss of context for many remaining features, there was so much activity in the district over a long period of time that there is still a very rich set of remaining features in the district, and many of those are either still in their original context or can be traced to their original context.

HISTORIC RESOURCES IN THE FLAGSTAFF MOUNTAIN RESORT AREA

This section describes certain historic mining-related sites in the Flagstaff Mountain Resort project area and their related features. More specifically, it provides:

- Site-specific historic context information for mining-related sites in the project area.
- A description of major features in a site, including physical characteristics, stylistic information, and construction details, as appropriate.
- A brief explanation of each feature's function within a mining system, if known.
- A description of significant problems or deficiencies that threaten a feature's structural integrity or life expectancy. Other problems or deficiencies may exist that were not noted during a preliminary inspection of the features described herein.
- An assessment of the causes or conditions that led to those deficiencies, or that maintain or exacerbate those deficiencies.
- A description of recommended work that might mitigate a feature's deficiencies. This information may be useful if stabilization is selected as a treatment plan for a particular feature.
- Suggestions for interpretive signage. This information may be useful if interpretation is selected as part of a treatment plan for a particular historic feature.

Note: Certain obvious safety hazards pertaining to the features described in this report may be noted. However, SWCA is not a safety engineering firm and recommends that a qualified individual or organization perform on-site inspections to identify potential safety hazards and make specific hazard mitigation recommendations. There may be other hazards associated with these properties in addition to any that are mentioned in this report.

Site-specific historic context information was extracted from the table in the section, "Park City Area Historic Mining Context," which was derived from several sources, including Thompson and Buck (1981), Boutwell (1920), Butler, et al. (1920), Stott (1916), interviews with Hal Compton (N.P., 2000) and Kerry Gee (N.P., 2000), Sanborn fire insurance maps (1889, 1900, 1907), an examination of a large number of historical photos and maps, and several informal sources.

Appropriate stabilization measures are described for several of the features in this section. However, this does not mean that stabilization is necessarily the most practical treatment option. There may be numerous viable approaches for a particular feature. Refer to "Treatment Plans – General Information" for general background information about treatment plans. Refer to "Treatment Plans – Flagstaff Mountain Resort Properties" for suggestions about selecting appropriate treatment options and for a matrix of viable and recommended treatment options for properties described in this report.

All of the features in this report have the potential to yield archaeological remains. Archaeological deposits may contain a wide variety of items associated with any mining-related processes, worker housing, or other human activities. SWCA does not recommend excavation work at this time. In general, no invasive investigations should take place without a scholarly research design, a staff of qualified individuals, arrangements for proper curation of any artifacts, and a plan for publishing the results of the project.

The properties described in this report are grouped by their general location in the project area:

- Middle Ontario Canyon
- Lower Empire Canyon
- Middle Empire Canyon
- Upper Empire Canyon
- Other (Flagstaff Mountain)

PROPERTIES IN MIDDLE ONTARIO CANYON

Properties discussed in this section include the Ontario Mine Site, along with its associated features.

For location information, refer to the numbered items in Figure 2:

Ontario Mine Shaft No. 3 Site

This site includes the Ontario Mine Shaft No. 3 (and its modern surface works), the Silver Mine Adventure, the Ontario Shaft No. 3 waste dump, and a group of historic water tanks that were probably associated with the Ontario Shaft No. 3 surface operations.

Historic Context

The Ontario Mine has been, at various times, the leading silver producer in the Park City area, and for a time was the leading silver producer in the entire United States. The No. 3 shaft is the best known of the Ontario's shafts. For over a century, this shaft and its workings played major roles in local, regional, and national mining history. George Hearst, who purchased the original Ontario Lode claim and started the operation, made his fortune from the Ontario Mine and went on to found the famous Hearst Publishing Company, later headed by his son, William Randolph Hearst.

Preparations to sink the shaft began in 1876. The following year, the Ontario Drain Tunnel No. 1 was started from the No. 3 shaft to drain water from the 600-foot level. The drain tunnel was completed in 1881. That same year, installation of the famous Cornish pump began, which would drain even lower levels and allow access to deeper ore bodies. The enormous pump would raise up to 4,000,000 gallons of water per day to be removed via the drain tunnel. The pump consumed prodigious amounts of wood (and later coal) to power its massive steam engine with its two 20-inch pistons and 70-ton flywheel (Figure 3).

In 1894, the 3-mile Ontario Drain Tunnel No. 2, also known as the East Drain Tunnel (Gorlinski 1893), was completed, draining the Ontario Shaft No. 2 workings to the 1,500-foot level and allowing access to deeper ore deposits. The tunnel would soon be extended to drain the Ontario Shaft No. 3 workings, as well as the Daly, Daly-West, and American Flag mines. The present-day flow from the Ontario Drain Tunnel No. 2 is some 6,000 to 9,000 gallons per minute.

In 1902, an underground explosion at the Daly-West mine left 25 people dead. Poisonous gases from the same blast killed nine people at the connected Ontario mine. Also in 1902, the Ontario Shaft No. 3 was sunk to the 2,000-foot level (the present-day depth of Ontario Shaft No. 3 is 2,600 feet).

In 1905, cave-ins blocked the Ontario Drain Tunnel No. 2 and water rose to the 1,200-foot level, 300 feet above the drain tunnel. The drain tunnel was repaired up to the Ontario No. 2 shaft, but it remained blocked past that point, leaving the lower workings of the Ontario Shaft No. 3 and the Daly, Daly-West, and American Flag mines flooded until 1908, when the rest of the tunnel was finally cleared. The combination of the Park City fire, financial Panic of 1907, and cave-ins of the Ontario drain tunnel caused a significant depression in Park City. When the drain tunnel was finally cleared, it brought production levels back up in several mines and put many miners back to work.

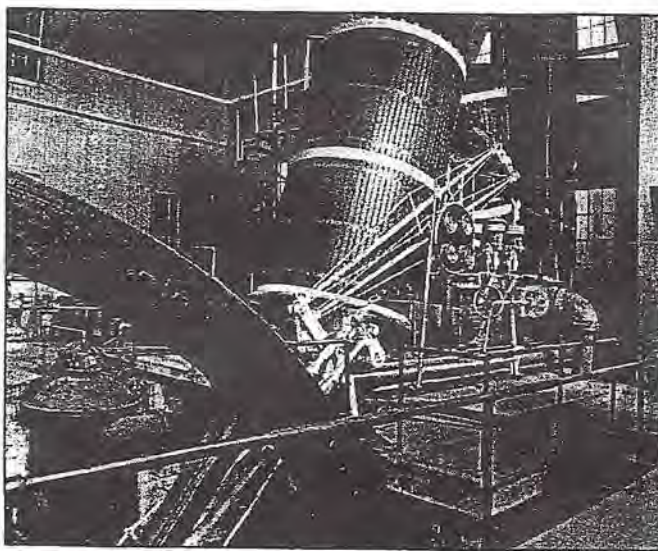


Figure 3 – The engine of the famous Cornish pump.
Photo courtesy of the Utah Historical Society.

The Ontario Mine produced almost continuously for many years, weathering many ups and downs during World War I, the Great Depression, World War II, and the lean post-war years. During this period, the Ontario Shaft No. 3 was central to the mine's operations. Mine ownership shifted with the years as well, but the mine remained. In the 1970s, various attempts were made to revitalize the Ontario workings. Anaconda Copper Company and the American Smelting and Refining Company built a new mill and modernized the workings at Ontario Shaft No. 3. However, in 1978, the Ontario workings were closed by Park City Ventures and the operations were to be taken over by the Noranda Mining Company, but this did not pan out, and Park City found itself without a working mine for the first time. Today, the workings are still quiet, with the exception of maintenance crews who use the Ontario Shaft No. 3 to access and maintain certain drain tunnels as a water source for Park City's water system.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

Ontario Mine Shaft No. 3

Description

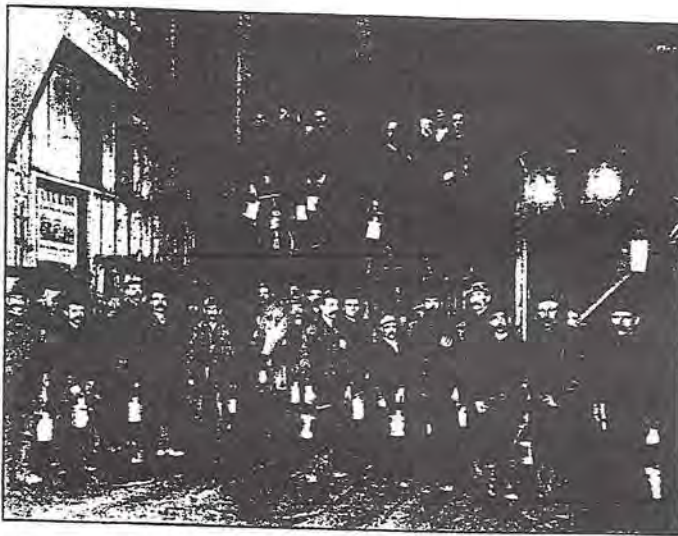
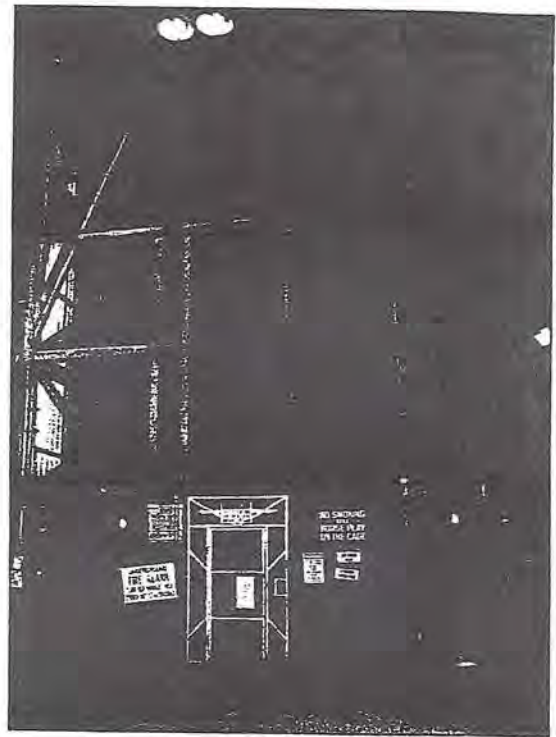


Figure 4 – Miners at the Ontario Mine Shaft No. 3, ca. 1902. Photo courtesy of the Utah Historical Society.

Figure 5 – (Right) – Shaft No. 3 as it exists today.



The Ontario Mine Shaft No. 3 is located in middle Ontario Canyon, west of and adjacent to State Road 224, also known as the Guardsman Pass road. The associated complex is situated atop a large historic mine waste dump, which is easily seen by visitors passing by on State Road 224. All of the surface works were replaced in the 1970s and consist of a complex of metal buildings that house offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the Silver Mine Adventure museum in the shaft works buildings. There are also various tanks, pieces of mounted equipment, and smaller structures throughout in the complex. Some of the modern buildings are still in use as office and maintenance facilities for United Park City Mines Company.

Although the surface structures are modern, the Ontario No. 3 Shaft is historic and was used almost continually from the late 1870s into modern times. It also represents the last working mine in the Park City area, having ceased mining operations in 1982. Despite the end of mining activities in the area, the shaft is still operational. Until the Silver Mine Adventure was closed in 1999, the shaft was used to transport visitors down into the mine works, and it still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City culinary water system and to the Jordanelle Water Conservancy District.

The Ontario Shaft No. 3 is approximately 2,600 feet deep, and the Ontario Drain Tunnel No. 2 keeps the works drained to the 1,500-foot level of the workings. Currently, pumps are used to lower the water level to the 1,700-foot level and maintain it at that point, about 200 feet below the level of the Ontario Drain Tunnel No. 2. Below that level, the workings are flooded. There are still significant silver, lead, and zinc deposits in the Park City area, but the costs of removing and processing ore relative to current and foreseeable metal prices have kept the mines closed.

Function

The Ontario No. 3 Shaft represents the extraction and maintenance processes in a mining system. More specifically, the shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft. This feature is related to the Ontario Mill in lower Ontario Canyon, which represents the beneficiation process, as does the modern concentrator plant immediately south of the shaft works.

Deficiencies and Suggested Mitigation Work

The historic Ontario No. 3 Shaft and the modern surface works appear to be in good overall condition. There is a certain amount of ongoing maintenance work on these features.

Ideally, a stabilization plan for a significant historic resource should maintain or improve the historic integrity of that resource. This may not always be possible, but at the very least, stabilization work should not weaken the historic integrity of a resource. Based upon this premise, it appears that one viable approach for maintaining the condition and the historic integrity of the Ontario No. 3 Shaft would be to retain the modern hoist works so that the shaft itself would remain accessible, protected, and in a setting—albeit modern—that still demonstrates the shaft's original purpose and its functional association with other elements of a mining system.

The form of the modern hoist works resembles traditional structures in many respects and suggests the shaft's function, which has remained essentially unchanged over time. Should this approach be selected, the hoist works would remain in place and its features would eventually become historic structures in and of themselves. This also could apply to the Silver Mine Adventure facility if it were to continue operation.

Other than the hoist works, the modern surface structures at this site do not significantly maintain or contribute to the historic integrity of the Ontario No. 3 Shaft. Besides being of modern construction, their forms, for the most part, are nondescript and stylistically ubiquitous in modern industrial settings. In addition, most of their exterior forms and features do not suggest their functions within a mining system.

No stabilization work is recommended for this feature at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could describe aspects of the operation of the shaft and how miners were packed tightly into two-level cages for entering or exiting the mine. The depth of the shaft could be compared to the world's tallest buildings, which are still far shorter than the shaft's 2,600-foot depth. References could be made to the huge amount of silver extracted via this shaft, or to a close call that William Randolph Hearst once had while descending into his father's mine.

Ontario Mine Shaft No. 3 Waste Dump

Description

The Ontario Mine Shaft No. 3 waste dump is a large mining landscape feature located immediately north of the Ontario Shaft No. 3 works and adjacent to State Road 224. Its form can be clearly seen as one passes along State Road 224. The modern structures associated with the Ontario Mine Shaft No. 3 are located atop this feature. A driveway from State Road 224 enters the property at the south end of the dump.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority – None

Deficiency Description – The basic form of the waste dump remains intact, although there has been some recontouring in certain areas of the dump. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage might describe how most of the material removed from a typical mine was waste rock that had to be removed to access high-grade ore deposits. The size of this massive feature might be correlated to the silver output of the Ontario Mine Shaft No. 3 operation, which was among the most productive silver mines in the world for a period of time. The vegetation growing up on the dump might be referenced to show how nature is gradually reclaiming this feature.

Silver Mine Adventure

Description

The Silver Mine Adventure operation, including its associated museum, is housed in structures associated with the Ontario Shaft No. 3 works (items A and B in Figure 6) in middle Ontario Canyon. Some of the exterior walls have been sided with weathered corrugated steel, to create a historic appearance. Adjacent to the front entrance, a large timber-frame assembly demonstrates timbering methods used in mine stopes.

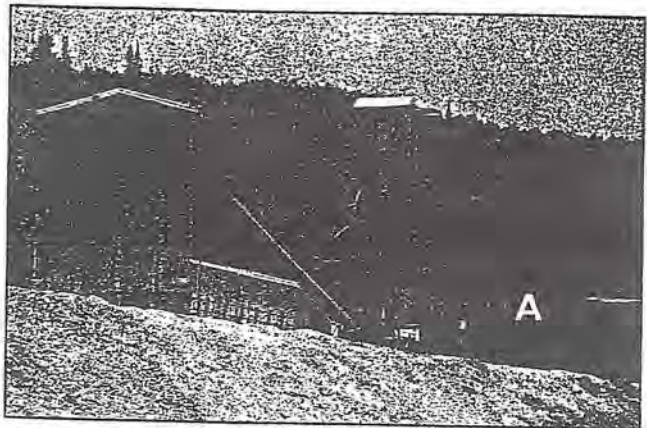


Figure 6 – Silver Mine Adventure facility (Item A).

Several pieces of mining equipment are on display in front of the museum and in the stope-frame exhibit. Numerous pieces of mining equipment are located outside of the museum and are not part of any exhibit. Inside the museum, exhibits portray the history of mining in the Park City area and mining-related activities. SWCA conducted a preliminary inventory of the historic mining-related objects in the museum's collection as well as other historic artifacts located in and around the complex. Refer to "Appendix A – Silver Mine Adventure Inventory" for more information about these items.

A key feature of the Silver Mine Adventure was a tour of a portion of the underground workings. Visitors donned rain gear and helmets and were taken down Ontario Shaft No. 3 to the 800-foot level, where various displays of historic mining operations had been set up as educational exhibits. This tour, along with the museum itself, has been closed.

Function

The Silver Mine Adventure operation itself does not represent any process in a historic mining system. However, the contents of the museum's collection represent all phases of historic mining activities.

Deficiencies and Suggested Mitigation Work

The Silver Mine Adventure operation facilities are housed in modern structures that are in good condition and still receive some basic maintenance. The Silver Mine Adventure operation was closed in 1999. Most of the museum exhibits are still intact. The Ontario Shaft No. 3 is still in operating condition and receives periodic maintenance (refer to "Ontario Mine Shaft No. 3"). For stabilization suggestions regarding the museum's collection items, refer to "Appendix A – Silver Mine Adventure Inventory."

No stabilization work is recommended for the Silver Mine Adventure facilities at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Not applicable at this time.

Ontario Mine Water Tanks

Description

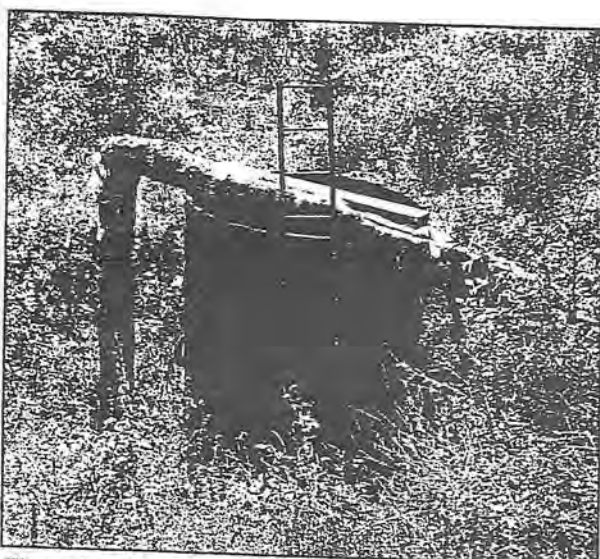


Figure 7 – Water Tank D.



Figure 8 – Water Tank E.

The Ontario Mine water tanks consist of five circular, wooden-stave tanks of varying sizes located on a slope above the Ontario No. 3 Shaft operations. All of the tanks are located downslope of State Road 224. The largest tank (Tank A) is located adjacent to State Road 224. This tank appears to have been in recent use, but is now out of service. The age of its slab foundation is unknown, but it may be modern.

A group of three tanks is located downslope and northeast of the largest tank. The largest tank in this group (Tank B) is currently in use and appears to be modern. The middle-sized tank in this group (Tank C) is located adjacent to Tank B and also appears to be modern, but is out of service. Tanks B and C are fitted with modern plumbing components and rest upon modern concrete slabs. The smallest tank of this group (Tank D, Figure 7), is just downslope and across a dirt road from the other two, and appears to be historic. Tank D is open at the top and rests upon what is probably a historic foundation. A steel ladder of unknown age is propped against the side of the tank for service or inspection, although it may have been placed there to service a modern pipe that passes directly over Tank D but is not connected to it. The wood staves appear to be redwood, bound by steel rods that wrap around the tank like barrel hoops and pass through cast-iron clamps, which are labeled "National Pipe and Tank Company – Portland, Oregon 113" in raised letters. The rods have threaded ends and are tightened via a nut against the clamp. As typical of most redwood tanks, none of the tanks display any obvious evidence of having been painted.

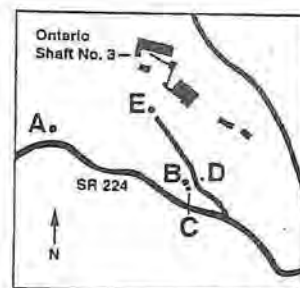


Figure 9 – Tanks A to E.

West of this group of three tanks, at the end of a short dirt road, is a fifth tank (Tank E, Figure 8) that is surrounded by trees and cannot be seen from State Road 224 when the trees are in foliage. This tank has not been used in recent times and is listing to one side. It appears to be the oldest of the five tanks and can be considered historic. This tank, like the others, is circular, but it rests upon timbers that in turn rest upon a set of four historic-period mortared stone footings. The layout of the footings does not correspond to the form of the wooden tank, which raises the possibility that the current wooden tank is a historic-period replacement for an earlier tank. A water pipe with an outside diameter of approximately 4-1/2 inches and a valve with a hand-wheel are still connected to the tank. The tank is approximately 10 feet in height and 38

feet in circumference, which equates to an outside diameter of approximately 12 feet and an inside diameter of roughly 11 feet, 9 inches. Based on these estimated dimensions and a water depth of 9 feet 6 inches, this tank could have held approximately 7,700 gallons of water. The wood staves appear to be redwood, bound by steel rods that wrap around the circular tank like barrel hoops and pass through cast-iron clamps, which are labeled "5/8," which may refer to the rod diameter. The rods have threaded ends and are tightened via a nut against the clamp. There is a flat wooden roof over this tank, but only the edges are visible from the ground. There is no apparent evidence of paint on this tank.

Only two of the tanks appear to be historic. These include Tank D (Figure 7), the smallest tank in the group of three tanks, and Tank E (Figure 7), the larger tank located in the trees to the west of the group of three tanks. However, there is a possibility that the other tanks (A, B, and C) may have been built to replace earlier tanks and that there could be some historic implications if they were removed. If historical associations can be established for tanks A, B, and C, then they may also warrant stabilization treatment.

Function

These features represent the maintenance process in a mining system. More specifically, these tanks supplied water for the Ontario No. 3 Shaft operations, but could also have served the Ontario No. 1 and No. 2 Shaft operations, located just a short distance away across Ontario Canyon. The tanks probably supplied pressurized water for fire hydrants, but could also have served virtually any domestic or mining-related purpose, such as culinary water for boarding houses or water for milling operations. Water storage for fire protection systems was a common application of such tanks.

Sanborn fire insurance maps of 1889, 1900, and 1907 show a six-inch water pipe (for fire control) that leads upslope from the Ontario No. 3 shaft operations to a 75,000-gallon tank (not shown on the map). Even the largest of the five tanks is considerably smaller in capacity. The largest tank (Tank A), which is probably modern, was not measured. The oldest of the five tanks (Tank E) only held about 7,700 gallons. However, even a smaller tank could have been used as a water source for fire control, since it was common to have several tanks, each taking advantage of a different spring or other water source and placed at practical locations for their end purpose.

The placement of a water tank high on a hillside assured that pressurized water would be available without having to use pumps, which could easily fail if they were involved in a fire or explosion. Several possible measures could be taken to help keep the water from freezing during the harsh winters, such as maintaining a certain amount of constant flow, building a shack around the tank to help insulate the tank and which could be heated if necessary, piling bales of straw around tanks as insulation, adding recirculating pumps (later) to heat water by movement, etc.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Tank D

Condition – Fair

Priority – Medium

Deficiency Description – Tank D is in fair condition and appears to be solid and upright. The wood staves have weathered, but seem solid. The foundation also appears to be intact. The tank is open at the top and there are currently several inches of debris inside the tank that prevented an inspection of its bottom. There is a possibility that water from precipitation might accumulate inside the tank.

Suggested Mitigation Work – The debris inside Tank D should be removed to prevent it from holding moisture against the bottom of the tank. The bottom of the tank should then be inspected. If there is no means for water to drain out, a small drain hole or two could be drilled. A water-repellant solution could be applied to the wooden components, and the steel rods and clamps could be coated with a sealant.

Tank E

Condition – Fair to Poor

Priority – High

Deficiency Description – Tank E, which is probably the oldest of the five tanks, is listing to one side. At present, the amount of list may not seem great, but if the staves were to loosen up, the structure might suddenly lose its structural integrity and collapse. The wood staves, which appear to be redwood, have weathered but still seem fairly solid. The condition of the wooden bottom of the tank is unknown. The condition of the flat wood cover or roof over the tank is also unknown. The mortared stone footings appear to be in good overall condition.

Suggested Mitigation Work – Some internal braces should be installed to prevent further listing. Debris should be cleared from the wooden roof to retard rotting and corrosion from contact with moisture. Any badly rotted, missing, or rusted components in the roof should be replaced, repaired, or reinforced as necessary to ensure adequate structural integrity to the roof. The interior of the tank should be cleared of any debris that could trap moisture, and a means of escape for water should be provided, which could involve drilling drain holes in the bottom of the tank or loosening a pipe fitting. Consolidants or water-repellant solutions could be applied to the wood. Steel and iron components could be coated with a sealer, such as a clear urethane or epoxy.

Straightening the tank is not recommended at this time. The tank staves may loosen up if the tank is straightened, and it is unlikely that the badly rusted nuts could be retightened on their steel rods without damage. If it is decided to do additional work and straighten the tank, a possible approach would be to straighten the tank and check for looseness in the staves. If the staves are loose, and with the tank properly supported with temporary braces, one stave could be removed and the sides of the adjoining staves tapered slightly. Then a replacement stave could be driven into place to tighten the staves. The replacement stave would have to be slightly wider than the original and tapered to match the adjoining staves.

Site Clean-Up

There is a small amount of modern trash that should be cleaned up. Debris on or inside the tanks should be removed, although this could be done as part of the stabilization work. The site by Tank E is apparently used as a local “hangout,” which tends to foster littering. Fencing or other barriers might be considered to prevent parking in the immediate vicinity.

Potential Safety Hazards

Potential safety hazards associated with this feature include the listing of Tank E, which could collapse if the staves were to loosen. Hazards related to tank collapse might be mitigated by the stabilization work on Tank E. Other potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could describe the vertical drop from the tank down to the Ontario No. 3 surface works and the resulting water pressure that it would attain, comparing that with the pressure of a typical household water system. The signage could discuss technical aspects of the tank design, such as why wooden tanks don't leak very much or how the water was kept from freezing during the winter. If the pipe is still visible, perhaps the visitor could be asked to note its course toward its intended destination.

PROPERTIES IN LOWER EMPIRE CANYON

Properties discussed in this section include the Judge Mining & Smelting Company site and the American Flag Mine Site, along with their related features.

For location information, refer to the numbered items in Figure 2:

Anchor (Daly-Judge) Drain Tunnel Portal

Description

The portal of the Anchor Drain Tunnel (known later as the Daly-Judge Drain Tunnel) is located approximately one mile up Empire Canyon. The portal's covered extension (Figure 10) is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This doorway allowed miners to conveniently enter the tunnel from the changing room. This opening is covered with a steel grating. The portal itself is of concrete construction, and its covered extension is a wood-frame structure with galvanized corrugated steel panels.



Figure 10 – Anchor Drain Tunnel portal.

Function

The Anchor Drain Tunnel and its portal represent the extraction and maintenance processes in a mining system. More specifically, they are associated with ventilation, water drainage, ore haulage, and access for equipment, utilities, and employees.

Underground water was a common problem in the Park City area mines and prevented access to deeper ore bodies. Drain tunnels were an effective, but labor-intensive solution to the problem. Despite the simple concept behind drain tunnels, they still presented significant engineering challenges. For example, when the Anchor Drain Tunnel reached a point directly below the flooded shaft, making the actual connection was difficult. A bore hole was drilled, first partway down through the shaft and then up through the end of the tunnel. The remaining link was blasted to complete the hole, resulting in a flood that almost drowned the workers.

A 1916 account (Stott 1916) explains how the tunnel was used at that time to connect the Anchor (Daly-Judge) Mine and the Daly-Judge Mill:

"Milling and crude ore are hoisted to the 1200-foot level in 16 cu. ft. cars on double-deck cages. The cars are made up into trains and are taken out (through) the Anchor drain tunnel 6,625 feet to the portal by means of an electric locomotive having a draw bar pull of 1200 lbs. Cars of crude ore are transferred to the crude ore bins and the milling ore is dumped into bins at the top of the mill (Daly-Judge Mill)."

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

East Wall of Portal

Condition – Fair to Poor

Priority – Medium

Deficiency Description – The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City's culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooden patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof over the portal, but since this is an extension of the roof of the Judge Mining & Smelting Company office building, this problem would be addressed by deficiency mitigation work on that structure.

Suggested Mitigation Work – Any loose panels should be secured, as appropriate. If the loose panels are of modern materials, such as the plywood patch, they could be replaced with planks matching the older, and possibly historic, wooden planks on the rest of the wall. The posts and sills should be checked for structural integrity.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could instruct the visitor to stand in front of the portal opening and feel the cold, moist air issuing from the tunnel (at least for summer visitors), providing a very tactile link to the presence of the tunnel, even though they can't actually see the inside of the tunnel. As another example, the signage could point out the tracks that issue from the portal and instruct the visitor to follow them past the historic portal and over to where a trestle once crossed Empire Canyon to carry ore to the Daly-Judge Mill, allowing the visitor to follow a physical link and visualize certain activities in the mining process.

Judge Mining & Smelting Company Office Building

Description

The Judge Mining & Smelting Company office building is located adjacent to the extension of the Anchor (Daly-Judge) Drain Tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure (Figure 11) that is divided into two functional areas.

Figure 12 shows the building layout. The front section was used as an office and is subdivided into six rooms, consisting of a Reception (Room 1) and Main Office (Room 2) at the north end of the building, a Small Office (Room 3) adjoining the south wall of Room 2, a Restroom (Room 4), Closet 1 and Closet 2 (Room 5 and Room 6), and a large walk-in Vault (Room 7) with a steel door.

The rear section consists of a large Changing Room (Room 8) for miners, with toilet, lavatory, shower, dressing benches, and clothing storage facilities. Room 8 connects with the Anchor (Daly-Judge) Drain Tunnel via a doorway in its east wall.

A small shed-roofed extension on the west side of the building serves as the entry to the rear section. There is no physical connection between the front and rear sections, except for an opening between the attic area in the front section and the loft area in the rear.

There is an attic area in the front section, but it is not known if it was ever used, since an employee of United Park City Mines Company indicated that the attic stairway was built for the purpose of filming a movie, and may not have replaced an earlier stairway. The rear section of the building does not have an attic, although it has a loft area above some of the rooms of the front section.



Figure 11 – Judge Mining & Smelting Company office building.

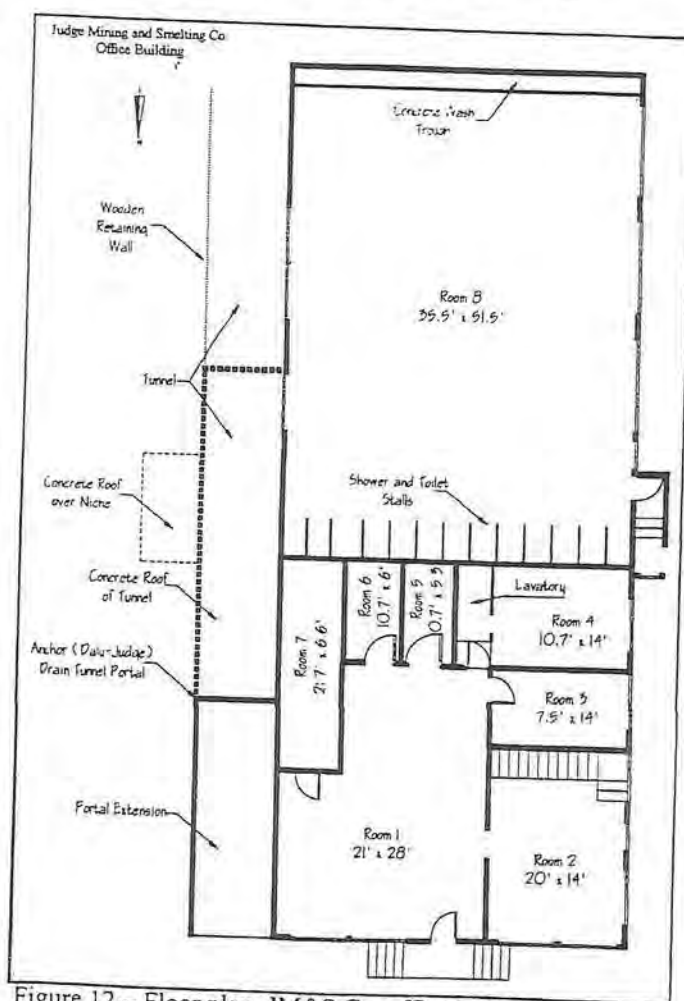


Figure 12 – Floor plan, JM&S Co. office building.

The roof of the building extends over the wood-frame extension of the Anchor (Daly-Judge) Drain Tunnel portal. The roof of the drain tunnel behind the portal is constructed of concrete and abuts the east wall of the changing room.

All of the building's outer walls, plus at least one internal wall, are constructed of poured concrete. The walls of the vault may also be concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J. M. & S. Co. - 1920" incised into the front gable above the entrance.

The structure is built partially into the hillside. The rear (south) wall of the building is embedded into the slope to a level just below the eaves of the roof. Judging by the large rocky outcroppings in the hillside and the size of the trees growing immediately behind the building, the slope has not subsided since the building was constructed, and the current grade is close to the original.

The outside interior walls of the rooms are plastered, with the plaster applied directly to the pecked concrete walls. The exception to this treatment is the east wall of the Reception, which had once been plastered, judging from the peck marks on the concrete, but had later been furred out with standard dimensional 2 x 2 and 1 x 2 lumber (without insulation in the dead-air space) and then sheet rocked.

All of the windows, with the exception of three windows on the east wall of the Changing room, are wood-frame, double-hung windows, without counterweights or springs, and are typical of lower-cost residential windows in common use at the time. The remains of a sash in a front window suggests a one-over-one style, also common at that time. There is only one entrance to the front section of the structure, consisting of a standard-width doorway with a transom window above it.

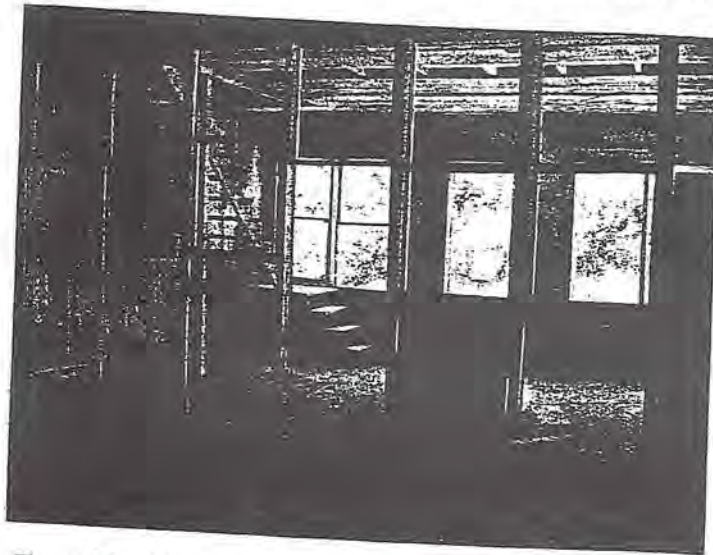


Figure 13 - Divider wall between Reception and Main Office.

The wall between the Reception and the Main Office is a non-structural divider wall (Figure 13) that consists of a wooden framework that once had glass panels in the upper portion of the wall and double-layer beadboard panels in the lower portion. There may have been a cashier's window to the immediate left of the doorway in Figure 13.

In the Small Office, the north, east, and south walls have been faced with 1/4-inch plywood and painted. The plywood may have been applied later as a repair over damaged plaster. The ceiling is faced with soft, wood-fiber panels. There are two double-tube fluorescent light fixtures hanging from the ceiling, which are later additions.

In the Restroom, the north and west walls have been stuccoed, apparently at a later date. The ceiling and the south and east walls are covered with ashlar-pattern stamped-steel panels, painted pale blue. These are commonly known as "tin ceiling panels," from their protective tin plating. Stamped-steel coving is used at the junction of the walls and ceiling. The walls of the toilet and shower stall are also paneled.

In Closet 1 (Figure 14), all of the walls and ceiling are covered with the same stamped-steel paneling as that used in the Restroom. The same treatment is used in Closet 2, which also contains some wooden shelving that appears to have been added at a later date.

Remnants of some stamped-steel coving in the Reception and Main Office suggest that they once had the same kind of stamped-steel ceiling as in the other rooms. The steel ceiling panels are missing in these two rooms, possibly taken for reuse elsewhere. The ceilings above the steel panels were once plastered, but the plaster has fallen to the floor. Despite the use of plaster on the Reception and Main Office ceilings, the stamped-steel panels are probably original, since it was common to apply a "scratch coat," and sometimes a "brown coat" of plaster to wood lath or sheathing prior to covering it with some other material, such as the steel panels. These plaster coats were important for sealing out drafts and for sound-proofing (the latter was especially important with stamped-steel wall or ceiling panels).

Most of the wood trim above the doorways in the front section of the building is in the style of a simple Classical entablature without an architrave. This was a common stylistic motif for interior trim for a long period of time, including throughout the 1920s. The baseboard molding is of a compatible design, consisting of a tall baseboard (about 8 inches high) that is topped with a strip of cap molding.

The floor structure in the front section is of wood-frame construction with plywood flooring, except for a bare concrete floor in the Restroom. Remnants of imitation linoleum are still visible in several areas. The type of flooring inside the Vault is unknown.

The toilet is a simple art-deco design that is probably a later replacement, since it is known that this design was available in 1938 and most (but not all) 1920-vintage toilets had a short, but visible, pipe connecting the water tank to the bowl.

In the Changing Room in the rear section of the building, toilet and shower stalls line the entire north wall (Figure 15) and a concrete wash basin/trough runs the length of the south wall. All of the walls, except the north wall, are concrete with a thin coating of plaster or stucco. The north wall is covered with the same painted, ashlar-pattern, stamped-steel paneling as used in the front section of the building.

The floor of the Changing Room is probably all concrete, but the floor was covered with a deep layer of debris, making inspection impossible.

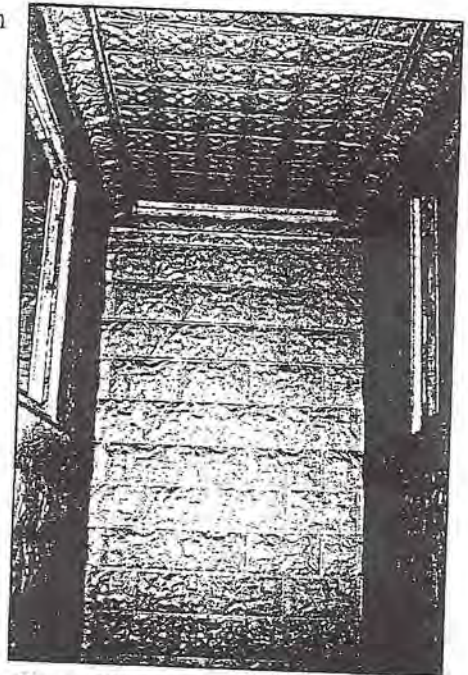


Figure 14 – Stamped-steel panels.

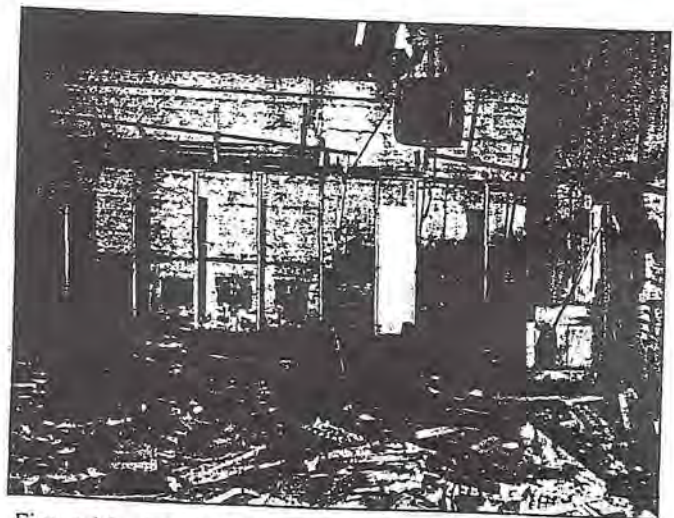


Figure 15 – Interior of rear section.

The roof structure throughout the entire building consists of steel truss beams and wooden purlins, (Figure 16) upon which wooden planks are laid as subroofing, which are then covered with corrugated galvanized steel. The wooden purlins appear to be approximately 3" x 8" timbers on 24" centers. There is no ceiling in the rear section of the building, although there may once have been some kind of ceiling material.

There is a crawl space under the building, accessible from the front of the structure, but this is secured with a steel grid, and it was not explored.

The building's style is not architecturally unique for that period, but stuccoed-concrete mine buildings are unusual in the Park City area.

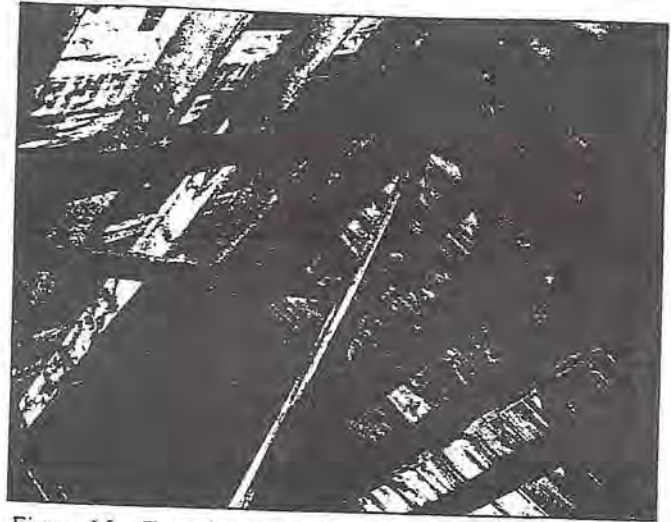


Figure 16 – Truss beams and purlins.

Function

As an office building, this feature represents the extraction, beneficiation, refining, and maintenance processes in a mining system, albeit from an administrative perspective. More specifically, it housed administrative offices for the Judge Mining & Smelting Company operations, which included mining, milling, and smelting operations, and their continued maintenance. It also provided shower and lavatory facilities for mine workers. Its physical proximity to the Anchor (Daly-Judge) Drain Tunnel, Daly-Judge Mill, and other mining-related features helps establish its functional role in the mining system.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Roofing Material

Condition – Fair

Priority – High

Deficiency Description – The corrugated galvanized roofing panels are in fair condition on the west side of the building, with only some minor rusting, but on the east side of the building, a number of panels are badly damaged. It appears that one of the chimneys and a sewer vent pipe have been pushed down, probably by a heavy snow load sliding off the roof, and have torn large openings in the roofing material (Figure 17). Water entering through these holes is damaging the adjacent wooden structural elements of the roof. The other chimney is missing, although it did not tear a large hole in the roof. A secondary problem is that the roofing nails have crept out about half an inch.

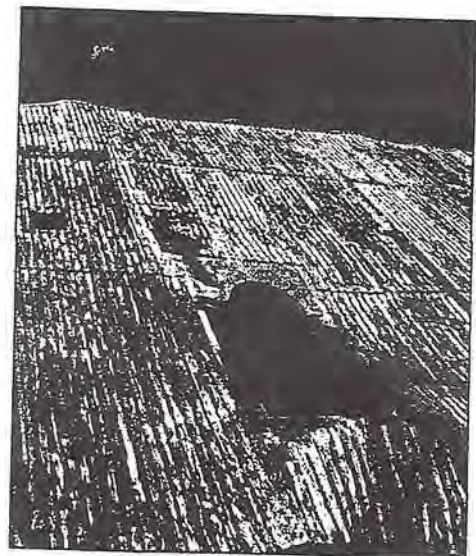


Figure 17 – Damaged roofing panels.

Suggested Mitigation Work – At a minimum, the damaged panels should be replaced in kind, although the fact that the panels have all begun to rust agitates for a longer-term solution that would involve replacing all of the roofing panels, which would also resolve the loose-nail problem.

Roof Structure

Condition – Fair

Priority – High

Deficiency Description – Most of the roof structural components are solid and straight, with a few exceptions. Some components adjacent to the chimney and sewer vent openings have been damaged by water. There are also two or three cracked purlins in the east side of the roof over the front section, which have been temporarily braced (Figure 18). Other problems could exist, but have not been noted.

Suggested Mitigation Work – At a minimum, the cracked purlins should be sistered and any seriously damaged wooden components near the chimney and vent openings should be reinforced or replaced in kind, as appropriate. The suggested roof work will mitigate further damage to the exposed components.

Exterior Walls

Condition – Fair

Priority – High

Deficiency Description – The exterior concrete walls are in good condition, with some exceptions. There are several large cracks in the east and south walls of the rear section (Figure 19) and at least two places where there has been lateral displacement of more than one inch. The exact cause of these cracks is unknown, but might include soil pressure, settling, or poor concrete quality. There is also a missing chunk of concrete in the shed-style entrance to the rear section of the building that could be described as a large "gouge" of some unknown cause. The degree to which these problems affect the building's structural integrity is unknown.

Suggested Mitigation Work – At a minimum, the building should be examined by a structural engineer, who can recommend a treatment plan to address any structural problems.

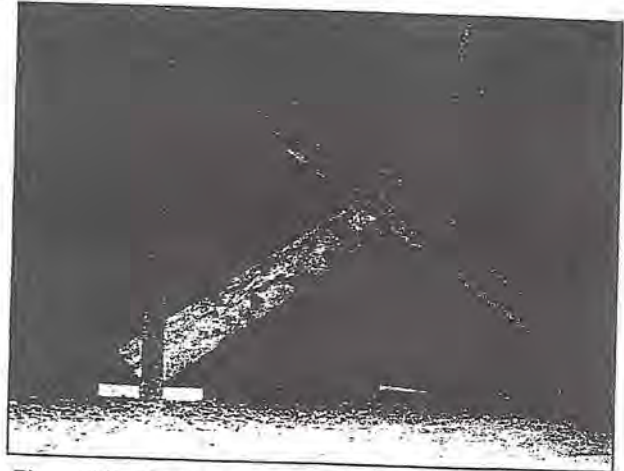


Figure 18 – Temporary roof bracing.

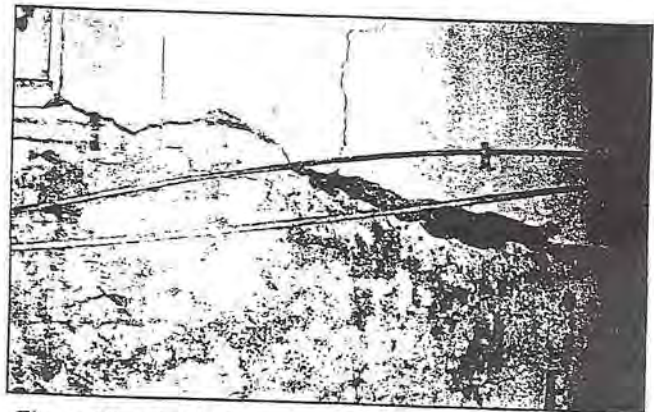


Figure 19 – Cracks in concrete wall.

Doors and Windows

Condition – Poor

Priority – High

Deficiency Description – The door and window frames and their associated interior trim components are still intact and in fair condition (Figure 20), but almost all of the window sashes and doors are missing. This situation allows moisture, wind, debris, and animals to enter the structure and damage various components. It also allows unauthorized human access.

Suggested Mitigation Work – Plywood or Lexan fillers could be installed in the window openings. Lexan (or a similar polycarbonate material) is break resistant and allows light to penetrate into the structure, which may be an advantage under certain circumstances. Heavy-duty, lockable doors should be installed. These doors could be constructed of thick plywood sheets. Optionally, if a historic photo or building plan could be located, doors that are stylistically appropriate could be installed.



Figure 20 – Window frames in front wall.

Flooring and Floor Structure

Condition – Fair

Priority – High

Deficiency Description – Most of the wooden flooring appears solid, with the exception of an area in the Reception immediately adjacent to the west wall of the Vault and a hole through the flooring in the Main Office (Figure 21). These problems can present a safety hazard. There are also a number of loose remnants of imitation linoleum that could be tripped over or might slide when stepped on, presenting another potential safety hazard. The weak area near the vault was probably caused by moisture damage from a leaky roof (this area is directly below the cracked purlins that have been shored up). The hole in the floor was probably caused by vandals. The loose remnants of linoleum are simply the results of wear, abuse, or the lack of normal maintenance.

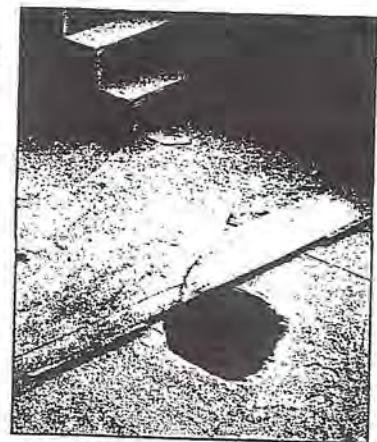


Figure 21 – Hole in flooring.

Suggested Mitigation Work – The floor joists and subflooring in the weak area by the Vault should be inspected and the affected components should be reinforced or replaced as necessary. The hole in the floor should be cut out square with the nearest joists and flush-patched with the same subflooring or flooring material. Doubling pieces should be added to the joists to support the repair material. The seams could also be placed over the center of the joists if allowed by code. The entire floor structure should be inspected from the crawl space, if possible.

Wooden Stairway

Condition – Fair

Priority – Medium

Deficiency Description – According to an employee of United Park City Mines Company, the wooden stairway to the attic (Figure 22) was added for the purpose of filming a movie. The stairway seems relatively solid, but it would not meet current code requirements. There is no railing, which is a clear safety hazard. The flooring in the attic area appears to have been added later, perhaps along with the stairway, and there is no railing around the attic flooring. The top riser of the stairway is higher than the other risers.

Suggested Mitigation Work – The stairway is not original and should be removed after it serves any useful purpose during roof repair work.

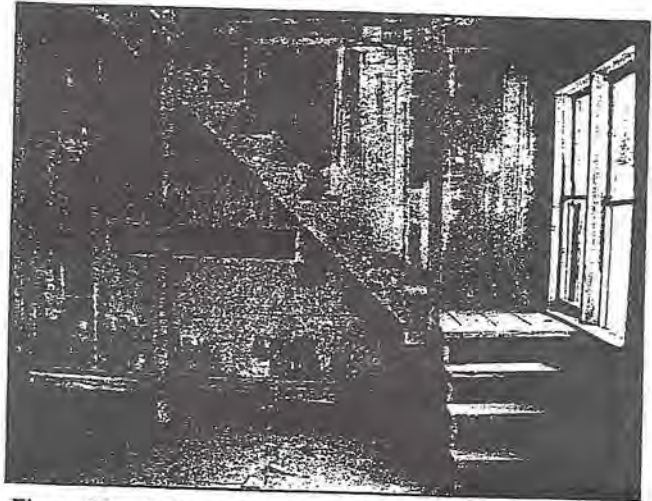


Figure 22 – Stairway in Main Office room, not original.

Site Clean-Up

This structure contains piles of core samples, shelving, boxes, and miscellaneous debris, such as shown in Figure 23. Most of the debris appears to be modern, although there may be some historic items, such as a few wood-and-steel dressing benches in the Changing Room. There is also a quantity of debris outside the structure.

Some of this material may constitute a safety hazard. All debris should be removed in a manner that is safe and appropriate for the materials being removed. Monitoring may be advisable during the removal process to record any historic items that may be found. Some large or durable historic artifacts, such as the steel-and-wood dressing benches in the Changing Room, might be left in the structure and secured against theft. Monitoring may be advisable during the removal process to make sure that any historic artifacts are properly recorded.



Figure 23 – Debris piles.

Potential Safety Hazards

In general, potential safety hazards associated with this feature include piles of debris and other materials throughout the structure, weak spots and holes in the flooring, loose or damaged architectural components, and a dangerous stairway and attic. Hazards related to the debris and other materials might be mitigated by site clean-up work. Hazards related to the loose architectural components and holes in the flooring might be addressed by the suggested deficiency mitigation work. Other potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could ask the visitor to look inside the changing room and visualize the miners coming in off their shift, covered with dust, tired, and anxious for a shower and a clean change of clothes. It could point out where their clothes baskets once hung from the ceiling and the brackets on the walls where the miners locked the ropes to keep their baskets out of reach overhead. It could also point out the direct connection with the Anchor (Daly-Judge) Drain Tunnel. Summer visitors could stop to cool off in the cold air that often flows out of the tunnel, and signage could discuss the factors that affect air movements through the mine workings.

Explosives Bunker

Description

This feature is located against a hillside, a few hundred feet north of the Judge Mining & Smelting Company office building and the Anchor (Daly-Judge) Drain Tunnel portal. It consists of a concrete explosives bunker that appears to have been used by the Judge Mining & Smelting Company.

The visible portion of the explosives bunker consists of a concrete portal with a steel door (Figure 24). The bunker's interior is embedded in the hillside and was not available for inspection. The interior dimensions of the bunker are unknown.

The steel door is recessed about a foot into the facade. A small amount of the bunker's concrete roof protrudes from the hillside toward the facade and a steel ventilation stack rises from the bunker's roof.



Figure 24 – Explosives Bunker, J. M. & S. Co.

Stylistically, the doorway is difficult to define. It has a simple, rectangular cornice above a plain frieze, with five widely spaced pointed dentils under the cornice. "EXPLOSIVES" is incised into the frieze above the steel door and resembles the lettering used above the entrance to the Judge Mining & Smelting Company office building. The facade is slightly reminiscent of the older false-front buildings of Park City's Main Street, although it is doubtful that this resemblance was intentional.

Narrow-gauge tracks pass from under the door of the bunker and curve to the south. These tracks may have been connected to the Anchor (Daly-Judge) Drain Tunnel. Trees and shrubs have grown up around the bunker, creating a pleasing aesthetic effect and a feeling of age and abandonment.

Function

This feature represents the extraction process in a mining system. More specifically, it was used to store explosives, which is clear from the large incised sign on the facade. The bunker's association with other features of this mining system is also emphasized by the remaining tracks, the proximity to the other features, and the stylistic similarities to the Judge Mining & Smelting Company office building.

Condition Report and Deficiency Mitigation

This feature appears to be in excellent condition and unaltered, with the possible exception of some hasps or locking hardware that might be original, but could have been welded to the steel door at a later date. However, the interior of the structure was not available for inspection, so its condition is unknown.

Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could relate how a disastrous underground explosion at the Daly-West Mine in 1902 underlined the danger of storing large quantities of explosives underground in the mine workings, and how it became standard practice to keep most of the explosives in above-ground bunkers and bring only small quantities down into the workings at any given time, in order to limit the amount of damage if there were an accidental explosion.

Modern Shed

Description

This structure is located a short distance north of the Judge Mining & Smelting Company office building and next to a road leading to the office building. The building (Figure 25) is a simple shed that is constructed against a concrete retaining wall that appears to be older than the shed and may be historic.

The shed appears to be of modern construction. According to Hal Compton (N.P., 1999), this structure was probably built in the 1960s or 1970s.



Figure 25 – Modern shed near J. M. & S. Co. office.

Function

This feature may represent the extraction or maintenance processes in a mining system, but its exact purpose has not been determined.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Modern Shed

Condition – Good

Priority - None

Deficiency Description – This feature is of modern construction and appears to be in good condition and stable. The rock wall against which the shed is built may be historic, and appears to be in good condition and very stable.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage for this modern feature would be of little value at this time.

American Flag Mine Site

Historic Context

The mineral deposits of the American Flag Mine were discovered in 1898 and the mine was incorporated in 1903. This was a successful mine that continued operations into the 1940s. In the late 1960s, two large landslides covered much of the waste dump. The American Flag is one of a handful of mines in the Park City area that produced significant quantities of gold.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

American Flag Mine Waste Dump

Description

The American Flag Mine and its associated dump are located about one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. A portion of its waste dump is still visible, but landslides and subsequent road construction have altered much of it.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Waste Dump

Condition – Poor

Priority – Low

Deficiency Description – The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time. Demolition or removal may an option, since most of the feature is already gone.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could explain how even a large mining landscape feature like a waste dump could be reclaimed. It could also point out how the American Flag mine was one of the few mines in the area to have produced significant quantities of gold.

PROPERTIES IN MIDDLE EMPIRE CANYON

Properties discussed in this section include the Daly Mine site, Daly-West Mine site, Quincy Mine site, and Little Bell Mine site, along with their related features.

For location information, refer to the numbered items in Figure 2:

Daly Mine Site

Historic Context

Because of the close ties between the Daly Mining Company and the Daly-West Mining Company, historic context information is provided here for the Daly Mine site and the Daly-West Mine site.

About 1881, John Daly acquired 24 claims west of the Ontario Mine, and began work on the Central Tunnel in lower Empire Canyon. He soon struck ore and deeded a half interest in the mine to R.C. Chambers. Daly tried to convince Chambers to form a corporation with him on 40 additional claims, but Chambers refused, so Daly took his own half interest in the additional claims and incorporated it as his second company, the Daly-West Mining Company, which was enormously successful. Daly continually deposited half of his profits in a special account in the event of a settlement between Daly and the Chambers & Hearst interests regarding the additional claims. After ten years of litigation, a settlement gave half of the property to the Chambers & Hearst interests.

In 1891, John Daly began to sink a new shaft, using the hoist and other equipment from the Ontario's No. 4 shaft, which was the old ventilation shaft at the mid point of the Ontario's 600-foot-level drain tunnel. The new shaft had works that connected to the Daly shaft at the 800-foot level.

In 1894, the new Ontario Drain Tunnel No. 2, also known as the East Drain Tunnel (Gorlinski 1893), was completed, three miles in length and connecting to the Ontario No. 2 Shaft, which it drained to the 1,500-foot level and allowed the Ontario works to go deeper in search of silver. The same tunnel would be used to drain the Ontario Shaft No. 3 workings, as well as the Daly, Daly-West, and the American Flag mines.

In 1896, the Daly-West Mining Company completed a new mill and hoisting plant.

In 1897, the Daly-West mine cut into a major underground water flow, which prevented access to promising ore bodies until better pumps could be obtained. Organizational problems and conflicts of interest associated with R.C. Chambers' involvement in the mine led to the closing of the mine for two years.

In 1899, Jacob and Simon Bamberger, of Salt Lake City, agreed to purchase the Hearst interests in the Daly-West Mining Company and the mine was reopened.

In 1902, the Daly-West Mining Company purchased the Little Bell Mine, but allowed it to continue to operate as a separate company. Also that year, an underground explosion at the Daly-West mine left 25 people dead at the Daly-West. Poisonous gases from the blast killed nine people at the Ontario mine. The blast was probably caused by improper explosives handling at the Daly-West Mine. The incident led to improved safety regulations.

In 1902, the Daly-West Mining Company and the Quincy Mining Company were consolidated. The Daly-West, Quincy, and Little Bell were now all under John J. Daly, but functioned as separate companies. The Daly-West Mining Company had brought suit against the Quincy Mining Company for taking ore from the Daly-West, with the Quincy filing a counter suit. Meanwhile, the Daly-West acquired the neighboring Little Bell Mining Company, whose mine connected to the Quincy between its 200- and 300-foot levels. A settlement was reached, with 30,000 shares of Daly-West exchanged for the Quincy property. After the consolidation, the Quincy mine continued operations as before, until 1904, when it was operated through the Daly-West works.

In 1904, the hoist and engine house at the Ontario were destroyed by fire. The hoist and gallows from the Daly Mine No. 2 shaft was moved to the Ontario for temporary use.

Also in 1904, the Daly-Judge Mine ordered an electric locomotive to replace horse-drawn ore trains, and the Daly-West began installing compressed-air-driven rock drills. An attempt to introduce oil lamps was rejected by the miners, who staged a short walkout, preferring to stay with their candles despite the safety advantages of the new lamps. The walkout was settled by allowing the miners to keep their candles.

In 1905, a series of cave-ins blocked the Ontario Drain Tunnel No. 2 and water rose to the 1,200-foot level, 300 feet above the drain tunnel. The last large cave-in was cleared later that year, with one miner drowning in the flood of water. The tunnel was repaired up to the Ontario No. 2 Shaft, but it was still blocked past that point. The Ontario Shaft No. 3, the Daly, Daly-West, and the American Flag mines were still unable to be drained by the tunnel. In 1908, the rest of the Ontario Drain Tunnel No. 2 was cleared, and the Ontario Shaft No. 3, the Daly, Daly-West, and the American Flag mines were finally able to be drained by the tunnel. This event was cause for a great celebration in Park City, since it brought production levels back up in several mines and put many miners back to work.

In 1910, the Daly-Judge owners began the Snake Creek drain tunnel to drain the Daly-Judge and the Daly-West mines. This tunnel would be three miles long and would drain the underground "lake" that plagued the Daly-Judge and Daly-West mines, although it would not connect directly to their shafts. After some difficulties in construction, the work was contracted to the Taylor Free Company, which soon went bankrupt. The job was taken over by J.A. McIlwee & Company, who gave up after a huge water flow was struck. The next contractor was the Williams Leasing Company, followed again by McIlwee & Company. Finally, in 1916, the tunnel reached its planned length and drained the water body at the rate of 8,600 gallons per minute.

In 1913, the Daly-West mill and hoisting works were destroyed by fire. The damaged facilities would be replaced and operating within a year.

In 1916, the Snake Creek drain tunnel was completed to drain the water body that affected the Daly-Judge and Daly-West mines. This project was started in 1910. The drain tunnel was successful and it allowed the deeper areas of the Daly-Judge and Daly-West mines to be worked profitably. Two years later, George Lambourne took control of the Daly-West Mining Company and became president of the Judge Mining and Smelting Company.

In 1922, the Daly Mining Company, Daly-West Mining Company, and Judge Mining and Smelting Company (the old Daly-Judge) were combined into one company, the Park City Mining and Smelting Company, with George Lambourne as president, treasurer, and managing director. M.C. Fox was vice president, O.N. Friendly was mine manager, and George Kreuger was superintendent.

In 1953, the Silver King Company (the Silver King Coalition Mines Company) joined the Park Utah Consolidated Mining Company (including the Park Utah, Ontario, Daly, Daly-West, Daly-Judge, etc.) to form the United Park City Mines Company, putting all of the Park City mining companies except the New Park Company under the same management. The Silver King shaft and mill were closed, the shops at the Judge Mine and the hoist at the Daly-West Mine became the surface plants, and the Park Utah tunnel became the main access and haulage route. New discoveries were made, and the United Park City Mines Company continued mining operations at a scaled-down level for a number of years, but after a final effort in the early 1980s, ceased all mining operations.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

Daly Mine Shaft No. 1 and Shaft No. 2

Description

The Daly Mine Shaft No. 1 and Shaft No. 2 are located in upper Empire Canyon, about a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone.

Function

These rock walls represent the extraction and maintenance processes in a mining system. More specifically, they could be associated with boarding houses or bunkhouses (such as the structure at the right-hand side of Figure 26), but their exact function has not been ascertained.

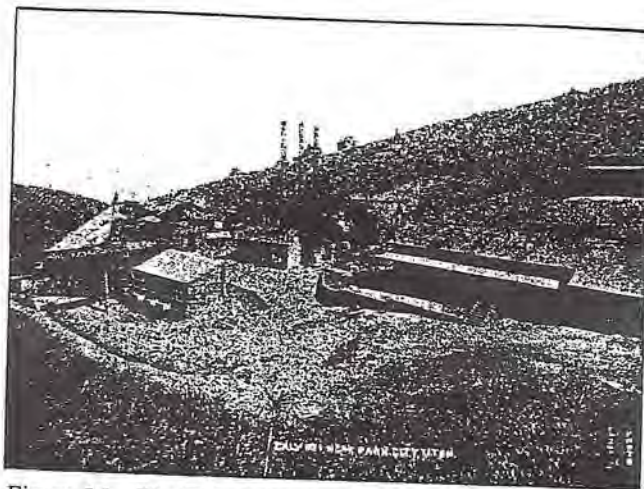


Figure 26 – The Daly Mine Shaft No. 1 operations.
Photo courtesy of the Utah State Historical Society.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Rock Wall

Condition – Poor

Priority – Low

Deficiency Description – The rock walls are in poor condition and the area has been heavily disturbed. Little remains of this feature or other aspects of the mine operation.

Suggested Mitigation Work – No stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could relate the site to the many other mining operations in the area that were founded or influenced by John Daly, one of the most prominent silver magnates in the American West.

The Daly Mine Shaft No. 1 and 2 both have a long and interesting history and are closely interrelated with other mines in the area. The long legal battles between the Daly and Hearst interests could be discussed. Or the role of the Ontario Drain Tunnel No. 2 in draining the Daly and other mines could be explained.

Daly-West Mine Site

Historic Context

Because of the close ties between the Daly Mining Company and the Daly-West Mining Company, refer to the "Daly Mine Site" section for historic context information on both the Daly Mine site and the Daly-West Mine site.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.



Figure 27 – First mule train at the Daly-West, ca. 1899.
Photo courtesy of the Utah State Historical Society.

Daly-West Headframe and Shaft

Description

The Daly-West headframe and Daly-West shaft are located in upper Empire Canyon, about a quarter of a mile above the Daly No. 2 Shaft. The headframe is directly over the Daly-West shaft, and both of these features are still in operable condition. The shaft provides an emergency exit and a ventilation shaft for the Ontario Drain Tunnel No. 2 and other workings.

The headframe is a distinctive mining-related feature that probably dates from 1913, when the mill and hoisting works were destroyed in a fire. It is constructed of riveted steel "laced girders" that are typical of that period. The entire framework is exposed and it presents an impressive sight. A chain-link fence surrounds the headframe for security reasons.

Just upslope of the Daly-West headframe and shaft are traces of the waste dump and/or surface operations of the Meeers Company Shaft No. 1, although very little remains of this operation. The Meeers Company Shaft No. 2 operation was located immediately to the northeast of the Daly-West headframe and shaft, but no remains of this operation were noted.

Function

This headframe and shaft represent the extraction and maintenance processes in a mining system. More specifically, the shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.

Deficiencies and Suggested Mitigation Work

The headframe and shaft are still in usable condition and are maintained as an emergency exit and ventilation source for the drain tunnels that provide water for Park City's culinary water system. The area around the headframe and shaft is fenced. If this feature were to be abandoned, steps could be taken to preserve the feature, such as protective coatings on exposed iron and steel surfaces, lubrication, etc.

In terms of stabilization, as long as this feature is being maintained in operable condition, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic

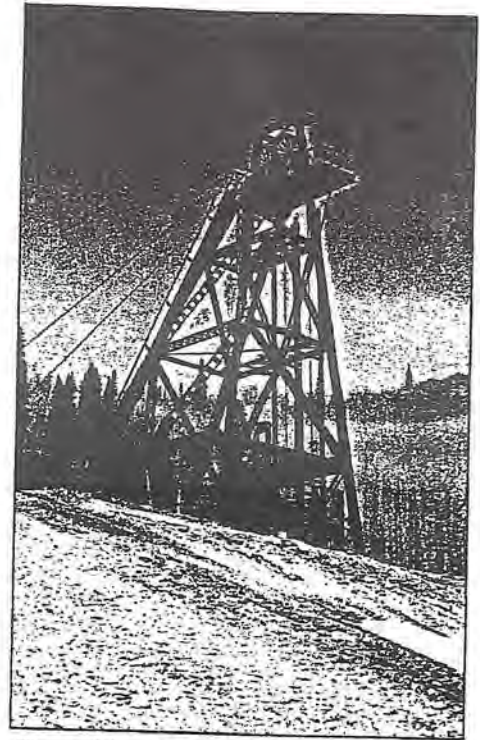


Figure 28 – Daly-West headframe.

background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could relate the site to the many other mining operations in the area that were founded or influenced by John Daly, one of the most prominent silver magnates in the American West. The headframe is a visually interesting feature, and the signage could point out and explain the function of the various visible components, such as the hoist shack, cables, sheaves, cages, etc. It could also point out that this is a working feature and make reference to the depth of the works or how the air moves in or out of the shaft, depending on changes in temperature or atmospheric pressure. It might also point out some interesting details about the headframe construction, such as the beautiful lace girders, or how the steel headframe was a replacement for a wooden headframe destroyed by fire in 1913. It might also point out some slightly warped areas in the girders that may have resulted from a subsequent fire.

A discussion of fires at the Daly-West site would provide a natural segue to interpretive signage about the fire hydrant shacks above the shaft works.

Daly-West Hoist Plant

Description

This feature is located adjacent to the Daly-West mine shaft and headframe. It is a modern structure that houses the hoisting machinery for the Daly-West shaft.

Function

This feature represents the extraction and maintenance processes in a mining system. More specifically, the hoist plant was used to operate the shaft equipment, which was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine.

Deficiencies and Suggested Mitigation Work

The hoist plant is still in usable condition and is being maintained to operate the Daly-West shaft, which serves as an emergency exit and ventilation point for the drain tunnels that provide water for Park City's culinary water system. The hoist shack is not historic and it is not known at this time if any of the equipment or foundations are historic. If this feature were to be abandoned, certain steps could be taken to preserve the feature, such as protective coatings on exposed surfaces, periodic lubrication, etc.

In terms of stabilization, as long as this feature is being maintained in operable condition, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

In and of itself, this modern feature probably does not merit interpretive signage, although some information about the function of this feature could be included as part of the interpretive signage for the Daly-West headframe and shaft.

Daly-West Fire Hydrant Shacks

Description

These three fire hydrant or water-connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.

The cedar shake shingles have been covered with corrugated galvanized steel panels, one of which is missing, exposing the shingles underneath.

All three of these shacks are single-unit, side-gabled structures with one doorway and no windows. The doors are simple batten-type doors and are still intact and operational. The wood frame construction incorporates a variety of lumber sizes, mostly rough-sawn, and the shacks vary somewhat in construction technique, as though they were made up without plans or by different people. The shacks all have board-and-batten siding. The type of wood used for the siding was not determined. The shack closest to the headframe seems to be somewhat newer than the others, judging by the planking used in its construction and some other details, but all appear to be historic.

Function

These features represent the maintenance processes in a mining system. More particularly, they provided sources of pressurized water for fire fighting or other purposes.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Fire Hydrant Shacks

Note: All three shacks are grouped together here as one element because of their simplicity and their similarity in design and condition.

Condition – Fair

Priority – Medium



Figure 29 – Fire hydrant shacks at the Daly-West Mine site.



Figure 30 – Another fire shack.

Deficiency Description – Other than some missing galvanized roofing panels and typical weathering, these sheds are in reasonably good condition and do not appear to have been significantly altered over time. It is possible that the wooden sills may have some deterioration below ground level, but this could not be ascertained without invasive testing. Some of the paint appears quite old, and demonstrates considerable weathering, especially on the south-facing sides.

Suggested Mitigation Work – New galvanized roofing panels should be installed to replace any missing panels. Loose existing panels should be secured. If a more historic appearance is desired, the cedar shingles under the galvanized roofing could be replaced in kind. The walls and trim could be cleaned, primed, and painted to match the original paint colors. Soil should be cleared away from the sills to prevent accelerated decay of the sills. This would also allow an inspection of the sills. If any badly deteriorated components are discovered, they should be reinforced or replaced, as appropriate.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could describe how fire was a constant threat, especially with the many wooden buildings and heat sources in a typical mining or milling operation, and how the need for adequate water sources was critical. Examples of famous fires, including the 1913 fire at the Daly-West works, could be mentioned. The relationship between the fire hydrant shacks and hillside water tanks could be discussed, explaining how the vertical drop from the water tanks provided a reliable source of pressurized water that did not depend on a pump.

Rock Retaining Wall

Description

This feature is a rock wall (Figure 31) located directly upslope from the Daly-West shaft and adjacent to a fenced-in transformer area. This wall is approximately 30 feet in length and averages about three feet in height. It is constructed of uncoursed and unmortared irregular rocks of varying sizes, and it is in reasonably good condition.

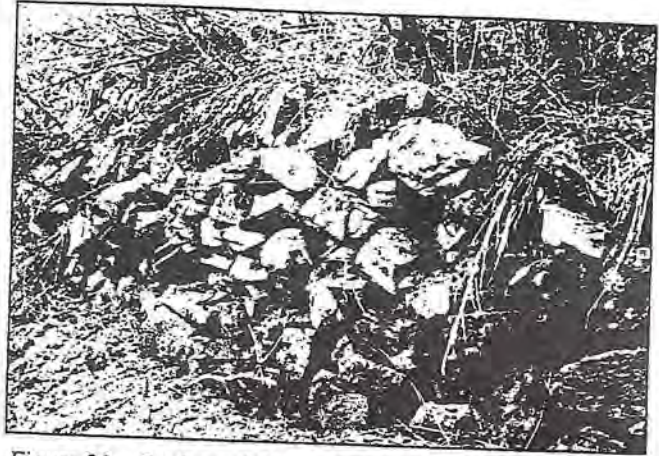


Figure 31 – Rock retaining wall by transformer platform.

This feature appears to be a retaining wall, rather than a foundation wall, due to several design features, including a large radius of approximately four feet at the northeast corner. Such a curved corner is unlikely for a foundation wall, which would typically have square corners. In addition, there are examples in historic photographs of retaining walls that were constructed of loose, irregular rocks in the same manner as this wall. Unmortared walls that were built to support the weight of a structure typically demonstrated much better construction, including the careful stacking of rectangular rocks.

Function

This feature could represent the extraction, maintenance, or beneficiation processes in a mining system. More specifically, it appears that it was constructed as a retaining wall to stabilize the flat area upon which the transformer platform was built. The transformer platform itself is of unknown age. At least one of the three weathered transformers is still in operation, providing power to the Daly-West hoist plant.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Rock Wall

Condition – Fair

Priority – Low

Deficiency Description – The rock wall is in reasonably good condition and most of it is quite stable. It does not appear to have been altered. The only damage to the wall entails a few loose rocks at the southeast corner of the wall, where it could have been struck by something. Someone has restacked the rocks, but it was done rather roughly.

Suggested Mitigation Work – A small number of rocks should be restacked at the corner of the wall to make the corner more stable and restore its profile.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Unless the transformer platform proves to be historic, interpretive signage for this feature would be of little value at this time.

Daly-West Mine Waste Dump

Description

This feature is a large waste dump in the middle part of Empire Canyon that is associated with the Daly-West mine. It is a substantial feature that is visible from a great distance.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority – None

Deficiency Description – The basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could explain the various surface operations at the Daly-West Mine and how the waste rock was transported from the mine shaft and disposed of at the edge of the waste dump. It could also indicate that the dump contains waste rock that was extracted from other nearby mines that became part of the Daly-West operation and began using the Daly-West shaft for access.

Quincy Mine Site

Historic Context

In 1899, eight claims that were being leased by the Putnam Mining Company were incorporated as the Quincy Mining Company, with D.C. McLaughlin as president. Hoisting works were erected and a shaft was sunk to 110 ft striking lead-silver carbonate high grade ore. Shipments by the end of its first year amounted to 725 thousand dollars. In its first year of operation, the Quincy was the second-leading silver producer, and took the lead in its second year of operation.

In 1902, the Daly-West Mining Company and the Quincy Mining Company were consolidated. The Daly-West, Quincy, and Little Bell were now all under John J. Daly, although they functioned as separate companies. The Daly-West Mining Company had brought suit against the Quincy Mining Company for taking ore from the Daly-West, with the Quincy filing a counter suit. Meanwhile, the Daly-West acquired the neighboring Little Bell Mining Company, whose mine connected to the Quincy between its 200 ft and 300 ft levels. A settlement was reached with 30,000 shares of Daly-West exchanged for the Quincy property. The consolidation of the Daly-West and Quincy companies resolved lawsuits between these entities. After the consolidation, the Quincy continued operations as before, until 1904, when it was operated as part of the Daly-West Mine.

However, it is not known when the Quincy surface operations were shut down. A Sanborn map of 1907 indicates that the Quincy surface operations were still running "day and night." It is clear from the remains, however, that this facility has been abandoned for a considerable period of time.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

Quincy Mine Hoist Plant

Description

This feature consists of the remains of the hoist plant for the Quincy Mine shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.

A two-cylinder steam-driven hoist is still mounted on its concrete pad. The hoist is powered by a double-acting, crosshead-type engine, which, like many hoist engines and marine windlasses, is integrated into the same iron frame as the hoist. Historic photos (Figure 33 and Figure 34) depict what appears to be the same kind of hoist being used as a winch at the Anchor Mine for raising ore cars in an incline. This hoist could even be the same hoist as the one at the Quincy, since it was common to buy, sell, trade, and move equipment from one mine to another.

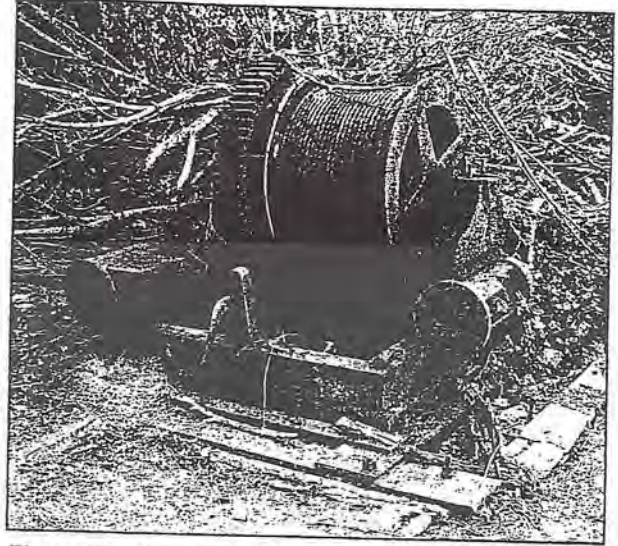


Figure 32 – Two-cylinder, steam-driven hoist.

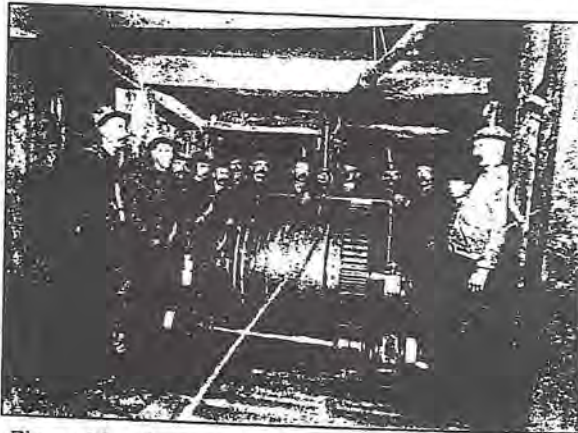


Figure 33 – Steam hoist at the Anchor Mine.
Photo courtesy of the Utah State Historical Society.

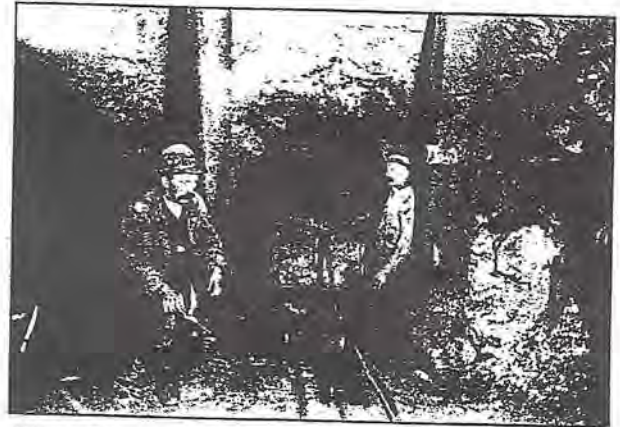


Figure 34 – An incline at the Anchor Mine.
Photo courtesy of the Utah State Historical Society.

Located between the hoist engine and the mine shaft, and apparently within the area once covered by the hoist building, are the remains of a boiler, consisting of the lower portion of its brick enclosure and the boiler's lower water drum (Figure 35).

The larger, upper drum has been removed, and the bricks from the upper part of the brick enclosure are scattered around the base of the boiler. There are also some remaining vertical iron or steel straps that may have acted as supports or anchors for the brick boiler enclosure. It is difficult to make a determination of the boiler type without removing the debris that covers the remains of the boiler and firebox.

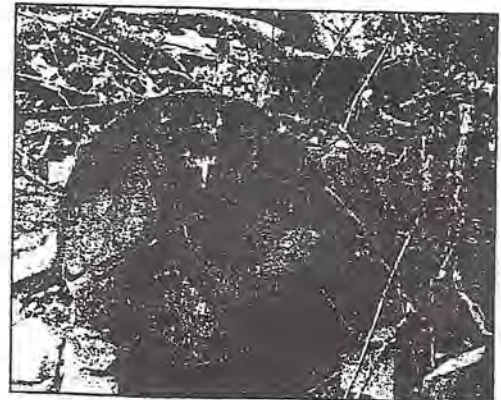


Figure 35 – Lower drum of boiler.

In addition to the boiler and engine, the remains of a mortared-brick pad are located immediately north of the hoist engine. Large bolts protrude from the pad in several places. The north edge of the pad is located approximately 12 feet north of the north edge of the hoist engine pad. This feature may have been associated with the headframe structure. Most of the pad is covered with soil and could not be examined.

The foundation of the hoist plant is little more than a trace, with some irregular rocks visible at the ground surface level. More of the foundation may be intact below the ground surface.

Function

These features represent the extraction process in a mining system. More specifically, the boiler and hoisting engine were used to operate the Quincy Mine shaft equipment, which was used to carry miners, equipment, and supplies in and out of the mine workings, and to haul ore out of the mine. The boiler may have been used to supply steam to operate other equipment as well, but this is not known at this time.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Hoist Engine

Condition – Fair

Priority – High

Deficiency Description – One of the hoist engine cylinders has been removed, as well as some other parts, but many of the pieces are still intact, and it is possible that several of the missing parts could still be found in the immediate vicinity. The adjustable cutoff and reversing mechanism for one of the cylinders is still intact. The cable is still wrapped around the drum, and appears to be in good condition, with traces of hardened grease still clinging to the cable. No markings were visible regarding manufacturer, model, serial no., etc., although a portion of the hoist was obscured by vegetation and debris, making a complete surface inspection of the hoist impossible without site clean-up work.

Suggested Mitigation Work – Vegetation and modern debris should be removed away from the hoist. Cleaning a site has the potential of exposing a number of surface artifacts, which immediately become targets for theft, and steam engine parts are especially susceptible because of their popularity with collectors. Hence, surface artifacts should be appropriately recorded, and arrangements should be made for their curation. A sealer should be applied to the metal surfaces of the hoist, and long-duration penetrating lubricants should be applied to the various interstices in the machinery for additional protection. These penetrating lubricants may have to be reapplied every two to five years, depending on the composition of the lubricants and the environmental conditions.

Boiler

Condition – Poor to Fair

Priority – High

Deficiency Description – The larger, upper drum of the boiler was apparently removed many years ago, having been cut off of the main connecting, or return pipe that connects the lower and upper drum. The upper drum appears to have been cut off with an acetylene torch, perhaps during a scrap metal drive during World War II, at which time much of the abandoned machinery in the area was recycled as scrap, but this is merely speculation. The bricks from the upper part of the brick enclosure are mixed in the forest detritus around the boiler. The enclosure was probably dismantled to remove the upper drum. The lower portion of the bricks seems to be at least partially intact and could provide important evidence as to the design and construction of the boiler.

Suggested Mitigation Work – The vegetation and modern debris should be cleared away from the boiler. If plant roots penetrate the bricks, the roots should not be removed, but rather treated with herbicide to prevent their further growth. The bricks should not be disturbed, although during the clearance, some of the bricks that are out of alignment (but have not fallen) could be realigned to help stabilize them. Fallen bricks should be left *in-situ*. Remortaring the bricks should not be done at this time. This is a complex feature that will require further study before taking invasive actions or instituting any repairs that are difficult to undo or which could compromise the integrity of the feature. Any further stabilization or restoration work on this feature should be handled as part of a carefully designed archaeological investigation.

Building

Condition – Poor

Priority – Low

Deficiency Description – The hoist building superstructure is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus.

Suggested Mitigation Work – Some of the surface detritus could be removed, but the lumber and roofing materials should not be disturbed unless they present a significant safety hazard. They should be left *in-situ*, in their correct context for possible future archaeological work on this feature, at which time they can be properly recorded and analyzed as they are removed. These badly deteriorated items are not likely to be stolen, and could be left in place, even if visible.

Foundation and Pads

Condition – Poor

Priority – Low

Deficiency Description – The foundation of the hoist building and some nearby mortared-brick pads are in very poor condition, in most cases leaving little more than a trace to define the area once occupied by the building, or areas upon which equipment was once mounted. These are low features and relatively stable in their current condition.

Suggested Mitigation Work – No stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could point out the remains of the boiler and hoist engine and explain their functions and their relationship to the shaft, which is located immediately west of the hoist building. The adjoining Daly-West Mine operation could be discussed in terms of the takeover of the Quincy and in terms of the physical relationships, such as connected underground tunnels.

Quincy Mine Shaft

Description

The Quincy Mine shaft is located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. The shaft is directly adjacent to the remains of the hoist plant.

Function

This feature represent the extraction and maintenance processes in a mining system. More specifically, the shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Mine Shaft

Condition – Poor

Priority - None

Deficiency Description – The shaft has been filled in and a only a slight concavity exists over the filled shaft to suggests its location adjacent to the hoist plant.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

The stability of the mine shaft is not known. Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

Interpretive signage for the shaft could be combined with the signage for the hoist plant.

Quincy Mine Waste Dump

Description

The waste dump at the Quincy Mine is located in the middle Empire Canyon area, directly above the Daly-West Mine site. From a distance, it is the most visible feature of the Quincy Mine.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority – None

Deficiency Description – The basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a visible feature of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could explain the various surface operations at the Quincy Mine and how the waste rock was transported from the mine shaft and disposed of at the edge of the waste dump. If more information is available about the Quincy's relationship with the Daly-West Mine, the signage might point out how the operation of the Quincy mine changed as the result of that relationship. For instance, it is possible that ore from the Quincy may have been removed via the Daly-West workings, which can be seen from the Quincy.

Rock Retaining Wall

Description

This feature is a rock wall (Figure 36) located in the middle of Empire Canyon, approximately 100 feet east of the Quincy Mine hoist plant. This wall consists of uncoursed, unmortared irregular rocks. The majority of the rocks appear to be in the 6- to 8-inch size range. The wall is largely obscured by soil and vegetation. Its specific purpose is unknown at this time, although it appears to have been a retaining wall, such as often depicted in historic photos in front of mine offices or boarding houses and constructed to provide a small yard area adjacent to the house.

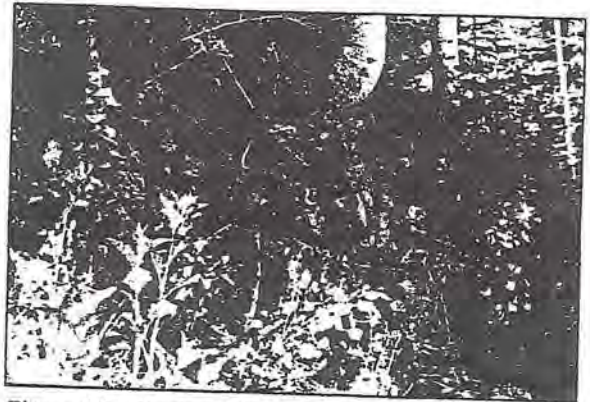


Figure 36 – Rock wall near the Quincy Mine.

Judging by the size of the aspen trees that have grown up inside the perceived perimeter of the wall, and in some cases through the wall itself, the built-up area behind the wall has been abandoned for a considerable period, probably over 70 years.

A 1900 Sanborn map shows a boarding house, but at a much greater distance from the hoist plant. Similarly, an 1889 Sanborn map shows a smaller boarding house, but it is also too far from the mine to be related to this feature.

Function

This feature may represent the extraction and maintenance processes in a mining system. Its specific function was probably related to stabilizing or improving the landscaping adjacent to housing facilities for mine workers or mine office structures, by serving as a retaining wall in front of a structure.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Rock Wall

Condition – Fair

Priority – None

Deficiency Description – This feature is in fair condition and reasonably stable. Vegetation has grown around and through the rocks in many places. It appears to be basically in its original form, although much of it is obscured by soil and vegetation.

Suggested Mitigation Work – Unlike certain other structures where vegetation is breaking them apart, the stability of this structure may actually be maintained by the network of roots and plants. Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

The exact function and association for this feature have not yet been identified, so no interpretive signage is recommended at this time.

Wooden Ore Bin

Description

The Little Bell ore bin or "bunker" (Figure 37) is a historic structure in middle Empire Canyon, located on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft.

A modern ski slope is located approximately 15 feet east of the ore bin, and two water pipes used for snow-making operations are located about ten feet northeast of the structure. The ski slope occupies the area where the mine's boarding house once stood, and also covers a road that once passed in front of the ore bin. Preliminary research on the Little Bell Mine suggests a construction date of ca. 1900.

The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging." Ore car tracks, now gone, went from the shaft works to the top of the ore bin. Ore cars were tipped to dump their loads into the ore bin, which would hold the ore until the next horse-drawn ore wagon arrived, at which time the gates at the bottom of the ore bin were opened to allow the ore to pour into the wagon. From there, the wagons transported the ore to beneficiation facilities, such as a mill or smelter. Figure 38 shows a historic photo of a similar ore bin at the nearby Quincy Mine, with a horse-drawn cart awaiting a load of ore.

The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The wood is probably a fir species that was imported from the Pacific Northwest. It was quite common at that time to import wood from out of state, since the area's mining operations had used up most of the mature trees in the area for mine timbers and building surface works.

The footprint of the structure measures 12' x 24'. For descriptive purposes, the structure can be divided into two basic components: the ore bin itself and the support structure. The ore bin itself is approximately 17'4" high, plus the height of the support structure. The front wall of the ore bin, including the support structure, is approximately 24 feet high from the top of the front footing. The back wall of the ore bin is approximately 17'4" high from the top of the rear footing.

The support structure consists of a framework of rough-sawn timbers. The front portion of the support structure consists of seven vertical posts, six cross-braces, and a beam across the top, which is in two pieces, joined by a shiplap joint at the center. The timbers in the front portion of the support structure consist of 8" x 8" posts, beams, and cross braces, with slight dimensional variations in their cross sections. The cross braces lean toward the center of the front of the structure (i.e., the three cross braces on the left side lean to the right, and vice-versa). This assembly rests upon a 16" x 16" timber footing.

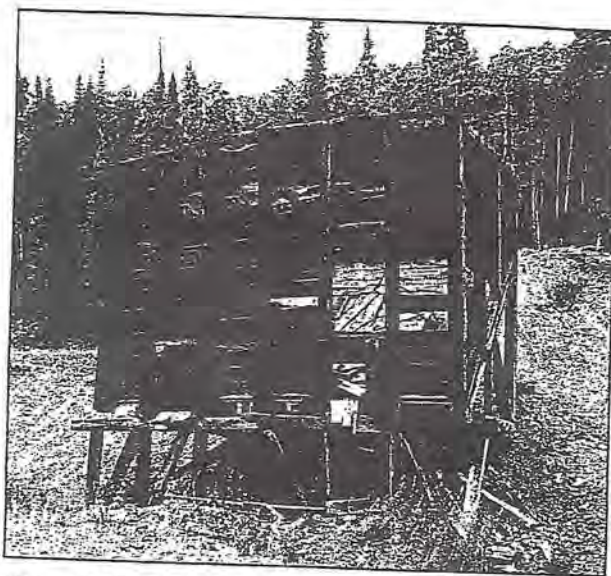


Figure 37 – Little Bell ore bin.

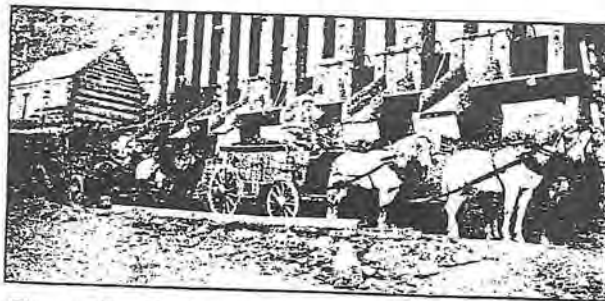


Figure 38 – Similar ore bin at the Quincy Mine.
Photo courtesy of the Utah State Historical Society.

It is not known if anything lies below this footing. The rear section of the support structure consists of a timber footing placed in the side of the mine waste dump. Owing to the condition of the rear footing, it is difficult to ascertain the original dimensions of the timbers or if anything lies behind or below them. The front and rear sections of the support structure are joined by seven 8" x 8" beams laid front-to-rear, which rest on the top beam of the front support assembly and on the rear footing. Each of these seven beams are supported by a 6" x 8" cross brace between the mid point of the beam and the intersection of the corresponding front vertical support post and the front footing.

The ore bin itself is a single-cell structure that has a steeply slanted floor (approximately 45 degrees) that allows the ore to slide down toward the two loading gates that are located at the bottom of the front wall. Its basic construction consists of a timber framework that is lined with wooden planks to form the ore storage cavity. The ore bin uses a greater variety of rough-sawn dimensional lumber than the support structure. Its construction is relatively simple, and all elements are visible, with the exception of certain internal joint structures, such as mortise-and-tenon joints. The preliminary inspection revealed no evidence of paint, varnish, shellac, or other finish coating on the structure.

The ore bin's front wall framework incorporates seven 8" x 8" posts that rest upon corresponding front-to-rear 8" x 8" beams, which in turn rest atop the top beam of the support structure. The posts are joined to the front-to-rear beam with mortise-and-tenon joints, one of which is visible as an example (Figure 40). The rear wall framework also incorporates seven 8" x 8" posts, which also use mortise-and-tenon joints to join them to the corresponding front-to-rear beams, which in turn rest on the rear footing. The bottoms of the front and rear wall posts are fitted into shallow notches in the front-to-rear beams. Seven 8" x 8" timbers are used atop the bin to connect the top of each front wall post to the top of each rear wall post, probably with mortise-and-tenon joints.

The floor is supported by seven 8" x 8" joists placed between the approximate mid point of the rear wall posts and the intersection of the front wall posts and the corresponding front-to-rear beams. The joists fit into notches cut into the rear wall posts. These joists are cross braced with 6" x 8" timbers, which are in turn cross braced by 3.25" x 5.25" timbers. The framework of each side wall incorporates four 8" x 8" posts, including the corner posts (the end posts of the front and rear walls). The bottom end of the two central posts in the side walls are joined to the end floor joists. There is also a 1.5" x 11" board nailed across the top of the front wall and rear wall framework, plus another that runs horizontally across the backs of the rear posts, just below the top of the ore bin.

The 1.5" x 11" floor planks run lengthwise atop their supporting joists and are nailed into the joists. The wall planks are placed horizontally inside the framework. Every other wall plank extends past the interior of the bin to the outer edge of a corner post. This is handled in such a manner that every other plank on every wall contributes to the tensional strength of the periphery of the bin area, helping it contain the forces of the heavy ore that would fill the bin and press outward to try to split the bin apart at the corners. The planks that do not extend to the outer edge of the corner posts are secured by a board nailed into the corner posts to serve as a stop for those planks. There are also boards installed at the bottom of each side wall frame to serve as stops for the lower planks in the side wall. These stop-boards are of several sizes, including 1.5" x 3.5" (standard 2 x 4), 1.5" x 7", and 1.5" x 5".

Seven steel or iron rods are used to secure the front and rear walls against the outward force of ore in the bin. These rods are located about two-thirds of the way up the front wall of the ore bin, and join the front and rear wall posts together. The ends of the rods are threaded and secured with a nut and a cast-iron washer. One of the rods is broken (missing a section inside the bin), but its ends are intact.

The two gate doors (Figure 39) were operated by a rack-and-pinion mechanism that raised and lowered them inside a cast-iron track mounted inside the jambs. Two cast-iron rack gears are still riveted to each of the steel gate doors, but the pinion assemblies are missing.

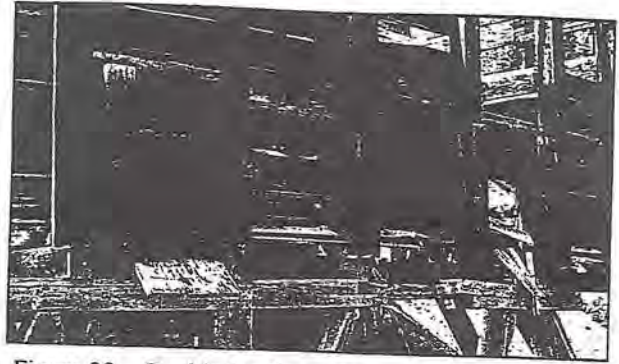


Figure 39 – Ore bin loading gates.

The original mounting points for the pinion assemblies are clearly visible on the wooden jambs around the gate openings. One of the gate doors is still in place and the other is lying on the ground in front of the ore bin. A historic photo (Figure 38) of a similar ore bin shows a round, hand-operated wheel, probably of cast-iron construction, attached to the pinion shaft. The similarity between the placement of the mechanism, the gate doors, and other features suggest that the same type of mechanism was probably used on the Little Bell ore bin.

A missing beam has exposed a tenon (Figure 40) at the lower end of a post, indicating the use of mortise-and-tenon joints in the framework of the ore bin itself, although the support timbers under the bin do not appear to use mortise-and-tenon joints.



Figure 40 – Tenon of a mortise and tenon joint.

The use of mortise-and-tenon joints is appropriate for the ore bin as a means to lock the joints and prevent them from moving under high lateral loads from the ore pressing outward against the sides of the ore bin. The support framework does not experience these lateral loads, and would not benefit as much from the use of mortise-and-tenon joints. No treenails (also known as trunnels or wooden pegs) were obvious in the inspection. Standard wire nails (spikes) were used to help secure the joints. These would have been in common use at the turn of the century and closely resemble today's nails.

Function

This feature represents the extraction process in a mining system. More specifically, the ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging."

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Support Structure – Front Section

Condition – Poor

Priority – High

Deficiency Description – From what is visible of the wooden front footing, it is likely that the entire front footing is badly rotted. The rot in these elements was the result of long-term exposure to moisture, bacteria, fungus, and insects, a situation directly related to being covered with soil. The lower ends of most of the front support posts and cross braces are covered with soil, making it difficult to determine their condition without excavation. However, it is likely that the lower ends of all of the posts and cross braces have decayed significantly.

The northeast corner of the ore bin support framework has been damaged by an unknown event (possibly a collision, but this is only speculation). Whatever the event, it dislodged an 8" x 8" x 14' wooden beam, causing it to pivot; its north end was displaced to the west approximately 39 inches and its south end displaced to the east approximately 28 inches (Figure 41). In addition to swinging the beam out of place, this event also knocked out an 8" x 8" x 6' post that supported the northeast corner of the ore bin, rendering the adjoining cross brace ineffective. It appears that the wooden beam is still in good condition. The support post, however, is rotted at its lower end. The lower end of the cross brace also appears to have rotted to some degree, although it is difficult to determine the extent of the decay without removing the cross brace.

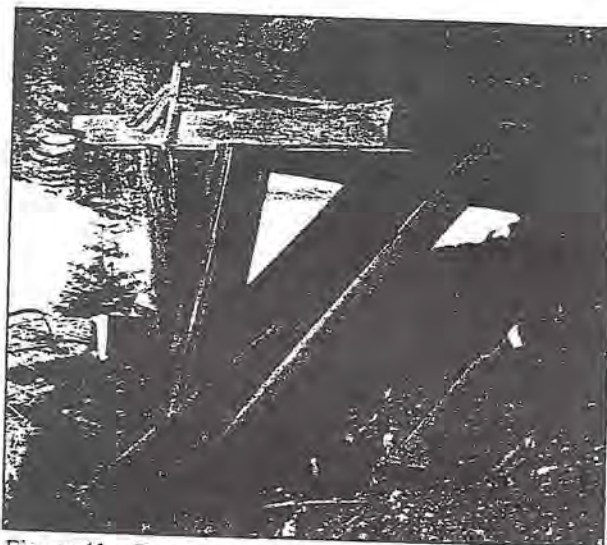


Figure 41 – Damage at northeast corner of ore bin.

At the south end of the structure, a beam is missing at the bottom of the ore bin (Figure 42). The front support post at the southeast corner of the bin is missing, along with the associated cross brace.

Suggested Mitigation Work – All of the rotted timbers and footings in the front section of the support structure are key structural elements and no significant rot can be tolerated in them. Reinforcing these rotted timbers by “sistering” new lumber against them is not recommended for several reasons: First, since the footing is almost certainly rotten, all of the posts would have to be removed in order to replace the footing. Second, the installation of reinforcing posts would require replacement of the cross braces with redesigned braces that could accommodate the extra width of the sistered posts, making their angles much steeper. In addition, the use of reinforcing posts would be a highly visible modification that would significantly compromise the historic integrity of the structure.

The posts, cross braces, and footings should be replaced with rough-sawn timbers of the same dimensions and wood species (probably Oregon fir). Treated wood (either pressure-treated or creosote-treated) is an option and should be strongly considered for the footings. The 16" x 16" front footing may have to be replaced with multiple smaller-dimension timbers, depending on the availability of large-dimension lumber. The wooden beam in the front support structure that was swung out of place is still in good condition and could be rotated back into the correct position and secured with nails.

The soil that covers the front footing and the bottoms of the posts and cross braces must be recontoured so that it does not completely cover the footing. However, part of the footing must remain in the ground to secure the footing and prevent it from shifting under load. The use of treated lumber for the footing, together with improving drainage by using graded gravel and mesh (and perhaps a perforated drain pipe) beneath ground level, would help ensure a long-lasting footing for the structure.

Support Structure – Rear Section

Deficiency Description – The footing that supports the rear wall of the ore bin is badly rotted and the ends of the rear footings have completely rotted away. As with the front footing, the rot in the rear footing was due to long-term exposure to moisture, bacteria, fungus, and insects, caused by its being buried in the side of the mine's waste dump. The slope of the waste dump encourages downslope drainage and water buildup against the rear footing.

The missing support at the south end has also caused the southwest corner of the structure to sag several inches (Figure 43).

The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation, made potentially more hazardous by the unknown condition of the footings.

Suggested Mitigation Work – Repairing the support structure should mitigate most of the sagging and restore the original profile. The rear footing should be replaced with rough-sawn timbers of the same dimensions as the originals, if possible. Some excavation will be required to determine the exact configuration of the rear footing, as it is partially buried and what is visible is badly rotted.

The rear footing must be partially buried in the slope of the waste dump to secure it against shifting under load, but it may be possible to reduce moisture levels against the footing by the use of graded gravel, mesh, and a perforated drain pipe, per building code specs. Pressure-treated or creosote-treated wood should be considered for the rear footing.

Upper Section of Ore Bin (the bin itself)

Condition – Fair

Priority – Medium

Deficiency Description – The upper section of the ore bin (the bin itself) is basically sound. There are some minor problems, however. Some sections of the planks that line the ore bin have been broken out, one of the gate doors has fallen off, the hand-crank pinion gear assemblies are missing, a wooden chute has fallen off, a steel bracing rod is broken, a vertical wall timber is cracked, and there are a number of loose joints. However, other than securing any loose pieces, most of these problems would be addressed at the restoration level, rather than the stabilization level.

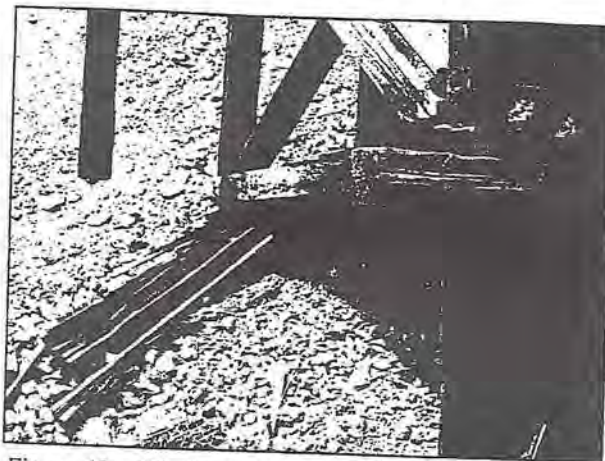


Figure 42 – Missing beam and post, rotted footing.



Figure 43 – Rear view, showing sagging corner.

Suggested Mitigation Work – Loose pieces of wood should be secured. The cracked side wall post should be secured to make sure that it cannot fall off. If the original location of any detached pieces of wood can be identified, they should be reattached. The wood should be sprayed with a penetrating water-repellant solution or otherwise treated to resist moisture and weathering. These treatment recommendations for the upper section of the ore bin are not as critical as those relating to its support structure, but they would still contribute to the longevity of this structure, as well as maintaining its historic integrity and interpretive value.

If desired, there are some comparatively simple tasks that go beyond basic stabilization and would improve the appearance and integrity of the structure: The fallen steel gate door could be reinstalled in its slot after making sure that the guide slot is secure and properly spaced. If the door is not reinstalled, it should be recorded and arrangements made for its curation. If the hand-crank pinion gear assemblies can be located, they could be reinstalled on the gate door jambs. The broken steel or iron bracing rod (or 'stay') could be repaired by welding in a section of rod to replace the missing section. The missing plank sections in the wall of the ore bin could be replaced.

General Notes

Since the condition of this structure poses a safety hazard, actions should be taken as soon as possible to temporarily stabilize the structure until permanent repairs can be made. Any permanent repair work should be carried out in a manner that uses appropriate materials and does not compromise the historic integrity and appearance of the structure.

Rough-sawn lumber matching the dimensions of the timbers used in the structure should be readily available. As already mentioned, treated lumber may be appropriate for the replacement footings, or for other elements in the structure. The application of a penetrating water-repellant sealer should also be considered, as it helps wood acclimate more slowly, thereby reducing shrinkage problems. It also adds some weathering resistance without producing any appreciable alteration in the color or sheen of the wood. Periodic reapplication of a sealer is recommended as part of an ongoing maintenance program. The existing nails/spikes that were examined are wire nails that were manufactured in a manner similar to today's standard wire nails, making replacement an easy matter. As mentioned, some of the joints involve notching techniques. These notches should be matched in any replacement elements.

Loose joints should be secured with nails of the same form and size of the originals. To assure tight joints, slightly longer nails can be used in some cases, as long as they do not penetrate all the way through the wood. Optionally, an adhesive or consolidant can be used in the original nail holes to help secure the nails. Original nails should be reused whenever possible. Another option is to use additional nails in new locations, but these should be nailed into pre-drilled holes with diameters slightly smaller than the nails to avoid splitting the wood.

For general suggestions about repairing, replacing, or reinforcing any components of a structure, refer to the section, "General Guidelines for Stabilization," later in this document. The following recommendations are only meant as rough guidelines. Many different factors can emerge that may agitate for different approaches. Actual stabilization or restoration work must be handled on a case-by-case basis, incorporating practical decisions that best serve the needs of the community in terms of public safety and historical integrity.

It is possible that missing parts of the ore bin, such as the hand-crank pinion gear assemblies, could be buried in the debris adjacent to the structure, not to mention other artifacts related to the Little Bell Mine or other activities. This area should be monitored for historic material during any excavation activities.

Little Bell Mine Waste Dump

Description

The Little Bell Waste dump is located in middle Empire Canyon, adjacent to the Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Condition Report and Deficiency Mitigation

The basic form of the waste dump remains intact. It is a visible and essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.

Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could explain the various surface operations at the Little Bell Mine and how the waste rock was transported from the mine shaft and disposed of at the edge of the waste dump. The interpretive signage for the waste dump could be combined with the signage for the Little Bell ore bin.

PROPERTIES IN UPPER EMPIRE CANYON

Properties discussed in this section include the Diamond-Nemrod Mine site, Anchor (Daly-Judge) Mine site, and the White Pine Mine site, along with their associated features.

For location information, refer to the numbered items in Figure 2:

Diamond-Nemrod Mine Site

Historical Context

In 1885 and 1886 ore was found at what would become the Black Diamond and Nemrod claims. Sometime prior to 1893, the Farish Shaft was sunk at the southeast corner of the Farish and McLaughlin West Ontario Consolidated Mining Group claims, and a tunnel was excavated, with its portal in the Nemrod claim (Gorlinski 1893). The Farish Shaft was adjacent to the west edge of the Black Diamond claim. The Diamond-Nemrod Company was formed in 1903 as a consolidation of the West Ontario Consolidated Mining Group and the Black Diamond and Nemrod claims. The mine never produced significant amounts of ore, and very little of the Diamond-Nemrod operation remains today.

Diamond-Nemrod Mine Waste Dumps

Description

The Diamond-Nemrod waste dumps are located high on the steep hillside above the Daly-West Mine, and are clearly visible from a distance. The associated Farish Shaft is filled and no longer visible.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority – None

Deficiency Description – The basic form of the waste dump remains relatively intact. It is a visible feature of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

This mine never produced significant amounts of ore, so interpretive signage may not be worthwhile.

Timbers

Description

These timbers are located near the Diamond-Nemrod waste dump in upper Empire Canyon, high above the Daly-West Mine site. The location of the timbers suggests they might represent the remains of a shaft house. Further research is necessary to evaluate the significance and integrity of this feature.

Function

The exact function of this feature is unknown at this time.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Timbers

Condition – Fair

Priority – Low

Deficiency Description – Normal weathering.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Since the exact function and historic association have not been ascertained, no interpretive signage is recommended at this time.

Anchor (Daly-Judge) Mine Site

Historic Context

The backgrounds of the Anchor Mine, the Anchor Drain Tunnel, the Daly-Judge Mine, and the Judge Mining and Smelting Company are closely intertwined, and their histories are combined here.

In 1885, the Utah and White Pine claims were consolidated with a new claim at the head of Empire Canyon, to form the Anchor Mining Company, with E.P. Ferry as manager. Serious water problems were encountered at the 600-foot level, where a water source was struck that flooded the mine up to the 100-foot level. Pumps kept the mine operable to the 400-foot level. John Daly was contracted to build a 6,000-foot drain tunnel from near the mouth of Walker & Webster Gulch to the planned 1,200-foot level of the Anchor shaft, which was only 600 feet deep at the time. In 1886, work began on the new tunnel.



Figure 44 – Historic photo of Anchor Mine, no date.
Photo courtesy of the Utah State Historical Society.

In 1889, the Anchor Drain Tunnel was completed, making the Anchor Mine a viable operation. By 1892, the Anchor would be ranked along with the Ontario and the Daly as the area's largest producers. Before long, the Anchor would build its own mill and stop using the Union Mill in Empire Canyon. The Anchor Drain Tunnel reached a point directly below the flooded shaft and a bore hole was drilled, first partway down through the shaft and then up through the end of the tunnel, and the remaining link blasted to complete the hole, which successfully drained the shaft. In 1890, the Anchor Mine hoists and shops burned but were soon replaced.

In 1893, a national monetary panic struck. Most of the mines temporarily suspended their operations. Notably, the Anchor mine kept operating and shipping ore.

In 1900, John Daly combined his Jones-Bonanza Mine in Bonanza Flat with adjoining claims owned by John Judge, forming the Daly-Judge Mining Company. Also in 1900, a Union Pacific Railroad spur, planned by John Daly of the Daly-Judge Mine and R.C. Chambers of the Ontario Silver Mining Company, was completed to the Ontario Mill and Ontario-Judge Loading Station in Ontario Canyon.

In 1902, The Daly-Judge Mining Company acquired the Anchor Company, which had been experiencing financial difficulties for some time. The hoist and steam plant at the Jones-Bonanza mine was moved to the Anchor Mine, which would become known as the Daly-Judge Mine. At this time, Daly's mines, the Daly-Judge (including the newly acquired Anchor), the Daly, and the Daly-West, were the district's richest, with the exception of the Ontario, which was still the leading mine.

In 1904, the Daly-Judge Mine ordered an electric locomotive to replace horse- or mule-drawn ore trains, and the Daly-West began installing compressed-air-driven rock drills. An attempt to introduce oil lamps was rejected by the miners, who staged a short walkout. The miners preferred to stay with their candles, despite certain safety advantages of the new lamps. The miners were allowed to keep their candles.

In 1905, John Daly sold a stockpile of zinc to pay off a \$300,000 debt owed by the company. This made Park City one of the first producers of zinc, which was previously thought to be more or less worthless,

but John Daly thought that it might be worth something someday, and stockpiled it as it was separated in the milling process.

In 1910, the Daly-Judge owners began a new and deeper drain tunnel, called the Snake Creek Tunnel, to drain the lowest areas of the Daly-Judge and the Daly-West mines. This tunnel would be three miles long and would drain the underground "lake" that plagued the Daly-Judge and Daly-West mines, although it would not connect directly to their shafts.

In 1916, the Daly-Judge Mining Company became the Judge Mining and Smelting Company, under the direction of Otto Hanke as president, M.C. Fox as vice president, and George Lambourne as manager. It sent its ore to its new electrolytic smelter in Deer Valley. Also that year, the Snake Creek drain tunnel was completed, successfully draining the water body that affected the Daly-Judge and Daly-West mines. Two years later, George Lambourne took control of the Daly-West Mining Company and became president of the Judge Mining and Smelting Company.

In 1922, the Daly Mining Company, Daly-West Mining Company, and Judge Mining and Smelting Company (the old Daly-Judge) were combined into the Park City Mining and Smelting Company, with George Lambourne as president, treasurer, and managing director. M.C. Fox was vice president, O.N. Friendly was mine manager, and George Kreuger was superintendent.

In 1925, the Park Utah Company merged with the Park City Mining and Smelting Company and the pioneer Ontario Silver Mining Company, to become the Park Utah Consolidated Mining Company. George Lambourne was president and general manager. E.C. Fox, Charles Lange, and Adolph Hanke were directors. Oscar Friendly, J.W. Stoner, E.A. Hewitt, and Leonard Wilson were mining engineers. H.R. Wallace and George Kreuger were superintendents and foremen.

In 1928, the Park Utah Consolidated Mining Company became the nation's largest silver producer for the year of 1928. The late 1920s were prosperous years for Park City mining operations.

In 1936, labor strikes plagued most of the mining companies in the district. Then, in 1938, President Roosevelt ordered a silver price cut from 77 cents down to 64 cents per ounce, which prompted cutbacks and sparked labor unrest, but later that year, the government agreed to return the silver price to 77 cents per ounce. This, coupled with a temporary agreement with the miner's union, prompted the mines to resume operations on a limited scale. Also that year, Camp Cloud Rim, a WPA-built Girl Scout camp on Bonanza Flat was dedicated on 15 acres donated by the Park Utah Mining Company.

In 1953, the Silver King Company (the Silver King Company Coalition Mines Company) joined the Park Utah Consolidated Mining Company (including the Park Utah, Ontario, Daly, Daly-West, Daly-Judge, etc.) to form the United Park City Mines Company. Now all of the Park City mining companies, except the New Park Company, were under the same management. The United Park City Mines Company would continue mining operations at a scaled-down level for a number of years, but after a last effort in the early 1980s, ceased all mining operations.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

Anchor Mine Waste Dump

Description

The Anchor Mine waste dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority – None

Deficiency Description – The basic form of the waste dump remains relatively intact. It is a large waste dump and a highly visible part of a mining landscape, although there has been some major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could point out many interesting aspects of the Anchor Mine's history, such as the importance of the Anchor Drain Tunnel and the later Snake Creek Drain Tunnel. The three-mile-long Snake Creek Drain Tunnel is interesting because it drains the lower works without actually connecting to them by draining what might be called an "underground lake" that plagued the lower portions of the mine. Or, it might trace the evolution of the mine from the Anchor to the Daly-Judge Mining Company to the Park Utah Consolidated Mining Company to the United Park City Mines Company.

White Pine Mine Site

Historic Context

The White Pine is one of the oldest mines in the district. In 1883, a rich silver deposit was struck under the Utah and White Pine claims at the head of Empire Canyon. In 1885, the Utah and White Pine mines were consolidated under the Anchor Mining Company in 1885, which was later purchased by the Daly-Judge Mining Company in 1902. Since the White Pine operation was absorbed into the Anchor Mining Company and then the Daly-Judge Mining Company at an early date, please refer to the "Historic Context" information for the Anchor (Daly-Judge) Mine site for more details.

White Pine Mine Waste Dumps

Description

Ridge-Line Waste Dump – This waste dump is located on a saddle at the ridge line at the top of Empire Canyon. This feature has sometimes been attributed to the Utah Mine. However, it appears to be located on the White Pine claim, whereas the Utah claim is located to the south, on the other side of the ridge line. A map by Gorlinski (1893) depicts a shaft on the Utah claim, but does not show a shaft at the ridge line on the White Pine claim, although if the White Pine shaft was inactive at that time, it may not have been included for that reason. However, a 1901 USGS survey (published 1903) does show a shaft on the ridge line that appears to be in the White Pine claim. Hence, it appears that the ridge-line shaft and associated waste dump are probably associated with the White Pine Mine. In any case, the shaft has been filled and is no longer visible, and its associated waste dump has been heavily disturbed and/or recontoured.

Downslope Waste Dump – This feature is located a short distance downslope and to the north of the ridge-line waste dump. It has been attributed to the White Pine operation, although it is apparently adjacent to an adit portal, rather than a shaft. A 1901 USGS survey (published 1903) shows an adit portal at what appears to be the correct location. This adit might lead to the White Pine Mine shaft, but this has not been ascertained. This waste dump is located on the War Eagle claim, which became part of the Anchor Mining Company group of claims, probably in 1885. The relationship of the War Eagle claim to the White Pine claim prior to 1885 has not been determined. This waste dump appears to be intact and basically unaltered from its historic form, other than some minor erosion.

Function

These features represent the extraction process in a mining system. More specifically, they represent the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Ridge-Line Waste Dump

Condition – Poor

Priority – None

Deficiency Description – The form of the waste dump near the White Pine shaft has been altered significantly by recontouring operations and other work in the area.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Downslope Waste Dump

Condition – Good

Priority – Low

Deficiency Description – The form of this waste dump appears to be intact and in stable condition.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with these features, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

The signage would have to concentrate on aspects of the White Pine Mine's history, since little remains in terms of identifiable features. Since it is one of the earliest mines in the district, its role in the development of mining in the Park City area is worth mentioning. Its absorption into the Anchor mining operation also associates it with the long evolution of the Anchor Mine. If the background of the waste dump associated with the tunnel portal could be established, interpretive signage could explain its relationship, if any, to neighboring mines or features, such as the White Pine Mine.

Log Structure

Description

The remains of a log structure (Figure 45) are located below the White Pine Mine and above the Anchor Mine. It has been suggested that this structure may have been a miner's cabin associated with the White Pine Mine (Compton N.D., N.P.). Further research would be necessary to determine its history.

The structure consists of a one-room, one-story log building, with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.

The structure once had an attic or loft, as evidenced by notches cut into logs at ceiling height and the remains of some of the loft's floor joists that are visible in and above the debris. The door opening is at the north side of the structure, facing downslope, possibly in consideration of an escape route in the event of an avalanche. Each of the other three walls have one window opening.

The wall logs were built with V-notch construction (Figure 46), also known as "sharp notch," and vary somewhat in size, typically ranging from about 8 to 11 inches in diameter. The sides of a number of the wall logs, both inside and outside of the structure, have been hewn to form a slightly flattened surface. An initial inspection of a few of the flattened areas showed no evidence of the use of an adz to create the flat sides, which were probably hewn with an axe. Chinking strips, split from logs, were nailed into the interstices between the log courses. Other supplementary chinking materials, such as cement or clay, would have been used to seal the joints, but the actual material(s) used are unknown at this time. The cabin uses cut nails in its construction, which were still in common use until the late 1880s or early 1890s, when wire nails began to take over in popularity as the result of cheaper mass-production methods.

The foundation structure, if any, is unknown. It was typical for simple log structures such as this to have been built upon leveled sill logs, although stone foundations were not unusual.

Function

The original purpose of this structure has not yet been determined. At this altitude and location it is probably associated with prospecting or extraction activities in a mining system. It may have been a residence, or it could have functioned as an administrative building associated with a nearby mining company, such as the White Pine, Anchor, or other operation. It is still uncertain as to whether a nearby waste dump located about 80 feet away (on the "War Eagle" claim) is associated with the White Pine Mine or some other operation.

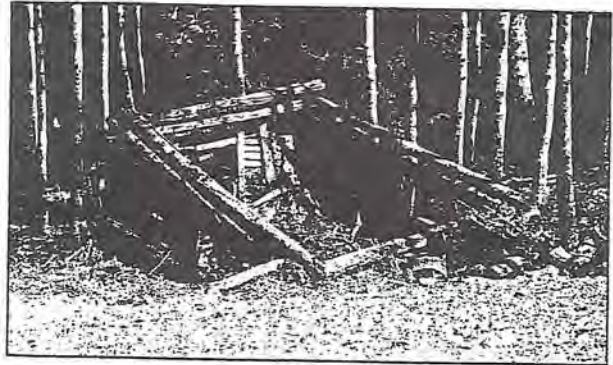


Figure 45 – Log Structure next to ski slope.

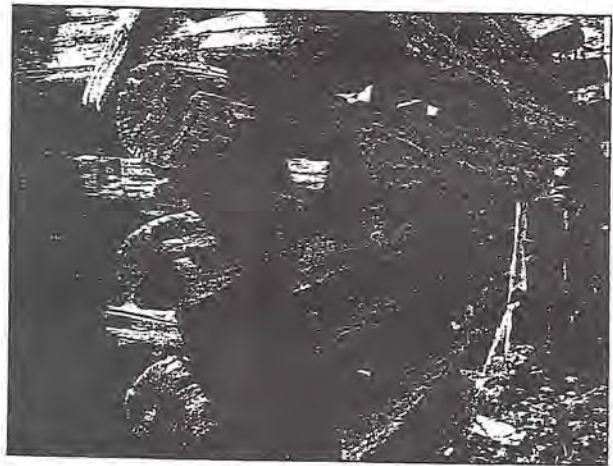


Figure 46 – V-notch log construction.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Roof and Attic

Condition – Poor

Priority – Low

Deficiency Description – The roof is missing and may have fallen in, in which case its remains could be buried in the deep layer of debris within the structure's walls. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay.

Suggested Mitigation Work – These components should be left *in-situ*. They should not be disturbed unless it is part of a carefully planned and executed archaeological excavation.

Log Walls

Condition – Fair

Priority – Medium

Deficiency Description – Most of the logs that are above ground level (Figure 47) have weathered considerably, but appear to be quite solid and free of significant rot, with the exception of about ten percent of the logs, which are badly decayed from some combination of moisture, insects, bacteria, fungus, and oxidation. Several aspen trees along the east wall of the structure are in direct contact with the wall, but they appear to be serving a beneficial role in helping to keep the structure upright.

Suggested Mitigation Work – A few of the logs that have rotted or shifted off center could be reinforced or replaced and shifted back into position directly over the underlying logs and secured against further movement. This would tend to stabilize the structure to some degree. It may also be advisable to install a few wood braces at key locations where shifting is possible. The logs next to the window and door openings could also be aligned more vertically and unobtrusively secured. Wood consolidants or water repellent solutions could be applied to the remaining logs, as appropriate.



Figure 47 – West side of log structure.

Foundation or Support Structure

Condition – Poor

Priority – Low

Deficiency Description – The south end of the structure has settled noticeably (Figure 47), possibly due to rotting subsurface logs or other support components. An exploratory probe suggested that the logs have rotted very badly below the soil level as the result of long-term contact with soil moisture, bacteria, fungus, insects, etc. A small stream runs down the slope just a few feet from the east wall of the structure, saturating the ground with water, which could be accelerating moisture-related decay. It appears that this stream may have been rerouted by the recontouring of the area immediately west of the structure.

Suggested Mitigation Work – If possible, the small stream should be diverted farther away from the structure to allow the ground to dry out as much as possible. Perhaps the stream's channel could be deepened to reduce the chance of heavier runoff flooding the structure.

Doors and Windows

Condition – Poor

Priority – Low

Deficiency Description – The doors and window sashes are missing, possibly cannibalized at an early date for use elsewhere. Remains of some of the window frames are still in place. Some remnants of the door jamb are lying on the ground in front of the structure. Additional remnants of these features might be present in the debris and soil in and around the structure.

Suggested Mitigation Work – The surface of the area in and around the structure should be searched for any detached components that could be resecured to the structure. For example, if the doorway could be cleared of debris without causing any loss of support, any detached door jamb components could be nailed back into place, using appropriate cut nails.

Site Clean-Up

Debris, consisting mostly of logs and slash from forest clearing activities, has been piled up next to the south wall of the structure. This debris should be removed to reduce pressure against the wall and prevent the rapid buildup of smaller debris between the larger pieces, which could trap moisture against the wall.

Some kind of signs, flags, or barriers may be required to keep skiers and equipment away from the structure, which is susceptible to damage from ski area activities.

Some of the most recent buildup of debris inside and adjacent to the structure could also be cleared away, although care should be taken not to remove anything but the most recent debris that is lying on the surface. Otherwise, archaeological context and materials could be seriously disturbed or damaged.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

This is an interesting feature, and appears to represent a very early period in Park City area mining history. However, little is known about this structure, so no specific interpretive signage recommendations can be made at this time.

OTHER PROPERTIES

Properties discussed in this section include the Flagstaff Mine site, the Naildriver Mine site, and their related features.

For location information, refer to the numbered items in Figure 2:

Flagstaff Mine Site

Historic Context

In 1862, Colonel Patrick E. Connor and 300 soldiers organized Fort Douglas in the Salt Lake Valley. Col. Connors' soldiers soon began prospecting in the mountains around Salt Lake City. Two years later, the first discovery of silver in the Wasatch Range was made at the head of Little Cottonwood Canyon. This would lead to the development of the famous Emma Mine at Alta in just a few years. This discovery is attributed to Colonel P.E. Connor.

In 1868, Col. Connors' soldiers made a discovery on a ridge overlooking Bonanza Flat, which would become the Flagstaff Mine. In 1871, the first ore shipment from a mine in the area was made from the Flagstaff Mine. The shipment consisted of 40 tons of galena ore that was shipped by wagons to a new railroad line at Echo City.

In 1873, E.P. Ferry purchased the Flagstaff Mine for \$50,000 from James Kennedy, who had purchased the Flagstaff Mine from the soldier-prospectors who had originally discovered it. Soon after these investors arrived, F.A. Nims formed a "townsite company" and applied to the government for a townsite. With help from R.C. Chambers, the townsite company prevailed over the existing residents in the camp, who then had to purchase their property from Nims, who had received title to the townsite. This was the official start of the town of Park City.

The Flagstaff Mine eventually shut down due to the cost of operations relative to what it could produce, but in 1933, metal prices began to rise and some of the closed mines were reopened, including the old Flagstaff Mine, which produced for a while before shutting down again.

Please refer to the section, "Park City Mining District Historic Context," earlier in this report, for a detailed historic context of the Park City Mining District and how this property fits within that context.

Flagstaff Mine Shaft

Description

The Flagstaff Mine shaft is located near the top of Flagstaff Mountain, which lies between Empire Canyon and Ontario Canyon.

The shaft has been capped with a concrete slab and very little remains of the mining operation other than its waste dumps and some scattered materials that may have been associated with its surface operations.

A 1901 USGS survey (published 1903) shows a second shaft less than 200 feet from this shaft, but it apparently has been filled and was not noted during the site visits.

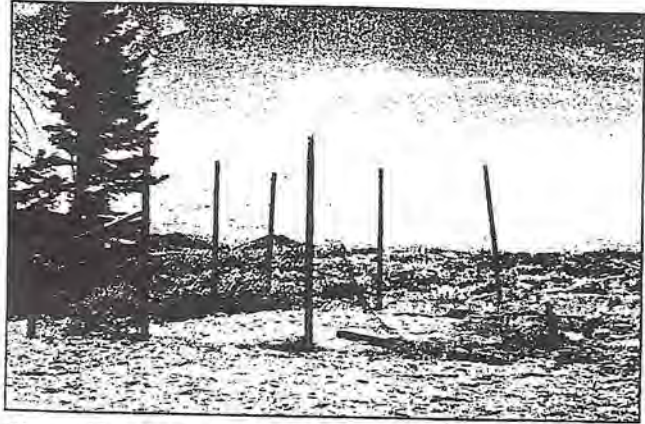


Figure 48 – Capped shaft of Flagstaff Mine.

There are also a large number of prospect pits scattered throughout the area, but it is not known if these are directly related to the Flagstaff Mine.

The Flagstaff mine is best known for being the first of the Park City area mines to have shipped ore, which took place in 1871.

Function

This feature represent the extraction and maintenance processes in a mining system. More specifically, the shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Mine Shaft

Condition – Unknown

Priority - None

Deficiency Description – The shaft has been capped with a concrete slab. The structural integrity of the slab is unknown. Some dilapidated fencing surrounds the concrete slab, but is no longer protecting it.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

The stability of the mine shaft or the concrete cap is not known. If the fencing is required for safety reasons, then it should be replaced. Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage could explain the role of the military in early prospecting activities and their association with this mine, which was the first in the area to have shipped ore in 1871.

Flagstaff Mine Waste Dump

Description

The Flagstaff Mine waste dump is located near the top of Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is not a tall feature, but is spread over a fairly wide area around the shaft location. It is probably in its original form.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority - None

Deficiency Description – The basic form of the waste dump appears to be intact and more or less in its original form. It is a visible feature of a mining landscape. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

The signage for this feature could be combined with the signage for the Flagstaff Mine shaft.

Naildriver Mine Site

Historic Context

In 1899, a face of ore at the Naildriver claim was found by Jack Creen, who had taken over the previously barren mine from John Morey.

In 1902, the Naildriver Mining Company was incorporated by Jack Creen. The following year, a new shaft was begun higher on the mountain to connect to its tunnel. A new headframe, bunk houses, shops, and other buildings were constructed, and within a year, the mine was sending wagon loads of high-grade silver ore down Ontario Canyon.

Low silver prices led to the closure of the Naildriver, but in 1935, silver prices rose to 65 cents per ounce and gold climbed to \$35 per ounce. A number of mines reopened, including the old Naildriver. Eventually, the Naildriver—like other mines in the area—shut down for good.

Naildriver Mine Waste Dump

Description

The Naildriver Mine waste dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only significant remaining historic feature of the Naildriver Mine. The Naildriver shaft was plugged with concrete in 1980 and no historic features of the shaft remain visible. One item of note is that the Naildriver shaft was 2,980 feet deep—more than the height of two Empire State Buildings.

Function

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

Deficiencies and Suggested Mitigation Work

Deficiencies that affect this feature's structural integrity, promote damage or deterioration, or present obvious safety hazards have been noted in the following elements:

Waste Dump

Condition – Fair

Priority - None

Deficiency Description – The basic form of the waste dump has not been significantly altered. It is a visible feature of a mining landscape. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.

Suggested Mitigation Work – Assuming that there are no structural problems or safety hazards associated with this feature, no stabilization work is recommended at this time.

Potential Safety Hazards

Potential safety hazards could be associated with this feature, but are not known to SWCA.

Interpretation Recommendations

Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

For example, the signage might draw attention to the extreme depth of the Naildriver shaft, some 2,980 feet. It might also mention how this mine, like others in the area, opened and closed with fluctuations in metal prices.

TREATMENT PLANS – GENERAL INFORMATION

Basic Categories of Treatment Plans

Treatment plans for historic resources can be divided into several broad categories, as outlined below. These plans can be carried out at different levels and are not necessarily mutually exclusive. For example, a structure might undergo basic stabilization work in addition to the partial restoration of some features.

No Action

This approach involves leaving the resource in “as-is” condition and allowing the forces of nature to act upon the resource. This is typically applied when a resource is relatively durable, isolated, or otherwise protected, or when it is assumed that other preservation options may be considered at some time in the future, in which case this option prevents demolition of the resource during the interim.

Demolition

This approach involves the physical destruction of a historic resource. It is generally only advisable when the resource lacks historic significance, poses a safety risk, lacks visual interest, has little physical integrity, or when no other options are feasible.

Relocation

If a resource has enough historic significance and integrity to justify the effort of moving it to a new location, this can be a viable approach in a number of circumstances, especially if the only other option is demolition. In some cases, moving the structure to an improved location may also improve its value as a community resource, such as when safety or accessibility is enhanced by the move.

Site Clean-Up

This approach involves a general site clean-up, including removing unsightly or dangerous debris, or materials that compromise the historical integrity of the resource. It may also involve landscaping activities, such as pruning shrubs, removing branches, cutting grass, removing or moving rocks, installing turf, laying down gravel, surface recontouring, etc.

Hazard Mitigation

This approach involves having an appropriately qualified individual or organization analyze possible safety hazards and recommend a treatment plan to mitigate the hazards. Actions might include repairing rotted flooring, securing loose boards, repairing structural elements of a building, putting a fence around a dangerous area, placing warning signs, etc. Hazard mitigation often overlaps into the stabilization, restoration, or adaptive reuse process, and vice-versa.

Documentation

This approach involves documenting a historic resource and archiving the information for public education and research purposes, for meeting the reporting requirements of any local, state, or Federal agency that may be involved, or for meeting the needs of other public or private entities that have an interest in the resource. There are many factors that could affect the type, level of detail, and organization of information relating to a historic resource.

Stabilization

This approach involves analyzing the physical condition and environment of a resource, designing a strategy for stabilizing the resource to arrest further deterioration or strengthen weak structural members, carrying out the stabilization work, and conducting periodic monitoring and maintenance. Stabilization work can range from minimal through very extensive. It may involve relatively simple steps, such as the application of coatings or penetrants to reduce the effect of weathering or consolidate loose or decayed material, removing threats to the resource from vegetation, soil, trash, or other objects, or minimal repairs to assure an acceptable level of structural integrity, protection from weather, and public safety. It may also involve fencing or other appropriate measures to prevent vandalism. Stabilization activities can overlap into hazard mitigation work, such as replacing weak structural elements.

Restoration

This approach involves analyzing a resource, researching its history, designing a strategy for restoring the resource to its original condition and appearance (or to its appearance at some historically significant period in its history), carrying out the restoration work, and conducting periodic monitoring, maintenance, and repair work on the resource. The term "restoration" is subject to interpretation. If carried to its logical conclusion, it may be an impossible task, but the general idea is to bring the structure as close as possible to some historically significant condition and appearance as possible, and to use materials and methods that are as authentic as possible, given some set of reasonable constraints. A full restoration can often be a difficult and expensive undertaking, requiring careful planning and a long-term vision of the role of the resource in the community. Security and public access are other issues that must be addressed.

Adaptive Reuse

This approach involves the use of a resource in a manner that may not be consistent with its historic use, but which serves to protect most of its historic integrity. Typically, the resource should be open to the public to allow the resource to serve an interpretive role in the community. Examples might include information centers, museums, gift shops, bookstores, coffeehouses, shelters for the public, and so forth. When planning for this approach, the same factors should be considered as for a full restoration of a resource. In addition, the intended use of the structure should be carefully researched to ensure its long-term viability. This is especially important when the new use is a commercial enterprise or when it will require a significant amount of continued funding to maintain it.

Interpretation

This approach involves developing a historic resource into an educational resource for the community. For example, at a minimal level, an interpretive plaque might be placed outside a structure to explain its role within a historic context and provide other information of interest about the resource itself or the surrounding area. At a higher level, a resource might be incorporated into a historic district, used as a living museum, or serve as a subject of a media documentary production.

Special Approaches

There will always be unique situations that demand specialized solutions. These solutions may consist of some combination of the above approaches, or they may be unique. The important thing is that any significant historical resource should be dealt with in a manner that will best "preserve" and "present" the resource for the maximum benefit to the community while operating within a practical constraints.

General Guidelines for Certain Treatment Plans

General Guidelines for Hazard Mitigation

As with any industrial landscape, there are potential hazards associated with mining-related activities and their remains. Hazards may include unstable structures, unstable ground over filled excavations, uncovered excavations, hazardous substances, etc. SWCA is not a safety engineering firm, and recommends that historic mining properties should be inspected by an individual or organization that is qualified to recognize potentially hazardous situations and recommend appropriate hazard mitigation measures.

To help assure that hazard mitigation measures are carried out in a manner that does not significantly compromise the historic integrity of the resources in this report, copies of hazard mitigation plans should be submitted to SWCA at the earliest opportunity for review prior to commencing activities.

General Guidelines for Site Clean-Up

Generally speaking, site clean-up activities involve the removal and disposal of debris and other items that compromise the aesthetics, safety, or historic integrity of a site. Materials to be cleaned up may be historic or modern (less than 50 years old). Generally speaking, modern materials should be removed, but historic materials should be left in place unless they are out of context, present a safety hazard, or are likely to be damaged or stolen. If removing any materials will cause significant disturbance below the ground surface, the action should be monitored for possible archaeological content. Any potentially hazardous debris, either historic or modern, should be dealt with according to acceptable safety procedures as outlined by the hazard mitigation consultant and in accordance with Federal, state, or local requirements. Refer to "General Guidelines for Hazard Mitigation," above.

In some cases, there may recent ground features that are aesthetically unpleasing, create hazardous situations, or make access difficult. If these are modern features, such as tire ruts or piles of sand or gravel, they may be filled, removed, or contoured to make them less obtrusive. However, if they are historic features, such as an old drainage ditch, a prospect hole, or the outline of an old building or foundation, they should not be disturbed unless they present a significant safety hazard, in which case the action should be monitored for possible archaeological content.

Certain modern features that are on or attached to a property may qualify for disposal. For example, if an otherwise historically authentic structure has a modern sign tacked onto it, the sign may usually be removed in a manner that does not damage the structure.

General Guidelines for Documentation

Documenting a historic resource and archiving the information may be necessary to meet the reporting requirements of local, state, or Federal agencies, or to satisfy the needs of any other public or private entities that have an interest in the resource. When a reporting requirement exists, the reporting guidelines should be obtained from the applicable agency or other entity before proceeding with research and the compilation of information. In the absence of any specific legal requirements for reporting, various other factors may affect the type, level of detail, and organization of information that should be compiled relating to a historic resource. Time, labor, and economic restraints may be limiting factors. The degree of interest in a particular historic resource and the perceived level of historic significance can influence the documentation effort. The desired or potential future plans for the resource can also be a major factor in determining documentation needs. Some expansion upon this latter factor may be in order.

For example, having adequate documentation of a feature prior to its demolition or alteration will help assure that information about that resource is not lost forever. One common approach in this situation is the preparation of a HABS/HAER (Historic American Buildings Survey/Historic American Engineering Record) document. HABS/HAER documentation generally includes measured drawings, large-format photography, and a history of the resource. The HABS/HAER program goal is to create an archive of American architecture and engineering and help people understand what historic resources can tell us about America's diverse ethnic and cultural heritage. This does not mean that HABS/HAER documentation applies only to features that are to be demolished or altered. This level of documentation can serve as a valuable resource about any historic features, regardless of what is planned for them.

As another example, if a historic feature is being considered for nomination to the National Register of Historic Places (NRHP), documentation should be created to satisfy NRHP eligibility criteria and meet NRHP reporting standards. Even if there are no plans for nominating a feature to the NRHP, it may still be useful to create documentation that could be used at some indeterminate time in the future as part of an NRHP nomination package. In addition, many state, county, and local government bodies have based their own standards for historic significance and integrity upon NRHP criteria, or slight variants thereof.

Of course, documentation can go much further, depending on the types and amount of available data for a historic resource and the ability or desire of the interested parties to carry out research work on the resource. It might include data recovery work from surveys and excavations, curation and registration of artifacts, detailed photography, recording oral histories, producing detailed floor plans and elevations, etc.

General Guidelines for Stabilization

Stabilizing a historic resource should maintain or restore a reasonable level of structural integrity to the resource (which often overlaps with hazard mitigation work), arrest or slow the rate of deterioration, and secure the resource to a reasonable extent against damage or wear from benign or malicious human contact, while retaining a reasonable degree of access as a community resource. Absolute stabilization is seldom, if ever, possible, but there are a number of measures that can significantly improve structural integrity and slow the rate of deterioration for many historic resources. Every resource requires a unique set of stabilization methods, due to differences in materials, environment, design, construction, security, visitation rates, and a host of other factors. For general planning purposes, here are a few areas of concern:

Protection from the Elements

This approach generally involves creating, replacing, or enhancing some kind of barrier to protect a historic resource from damage from natural sources, such as wind, rain, snow, hail, surface water, ground water, sunlight, insects, bacteria, fungi, etc. The barrier may be an existing element of the resource itself, such as the roof of a building, a secondary barrier, such as a canopy constructed over an archaeological site or a retaining wall, a coating material, such as paint or varnish, a chemical treatment, such as a water-repellent penetrant solution applied to wood or stone, a windbreak, such as a row of trees, etc.

The selection of appropriate methods can be problematic, since any obvious alteration or addition will affect the historic integrity of a resource, and "invisible" methods that enhance the resource's ability to withstand the elements are sometimes not as effective. A combination of approaches is often employed to produce an adequate level of protection without significantly compromising historic integrity.

Protection from Human Intervention

This approach generally involves restricting human access, or controlling the type, time, or rate of access to a property, with the idea of reducing vandalism, undue wear and tear, or compromising the feeling of a setting. This could involve constructing barriers, such as fences or walls, periodic or constant monitoring, alarm systems, closing off certain areas of a property during certain time periods, etc. Unfortunately, human access will be difficult to control for many of the properties in this report, simply because of the extent and relatively uninhabited state of much of the area, combined with the many possible means of entering and exiting the area. For more sensitive or valuable properties, fences may be the best solution.

A tall security fence is more effective, but it may significantly compromise the setting and feeling of a property and reduce its interpretive value, whereas a low, traditional fence will be less obtrusive and will control access by most reasonable individuals, but will not stop a serious vandal or thief. The nature of some of the properties in this report is such that they would not tend to attract miscreants, but others, such as a historic house or building, may be quite prone to vandalism. The complete restoration of a feature is not often recommended unless adequate security measures can be taken to protect it.

Structural Stabilization

This approach involves evaluating the structural integrity of a property, identifying any related structural problems, and implementing the necessary repairs or stabilization treatments in a historically correct manner, with the goal of maintaining or attaining an adequate level of structural stability. Structural stabilization work overlaps with hazard mitigation work, insofar as a lack of structural integrity may result in a potentially hazardous situation. For all but the simplest structures, the evaluation and planning stages should involve a qualified individual or organization, such as a structural engineering firm.

Whenever possible, structural stabilization work should be handled in a manner that does not limit a structure's potential for future restoration or adaptive reuse. This means that repair or replacement work should avoid compromising the historic integrity of a structure, and that reinforcement work, with the possible exception of permanent hidden reinforcements, should be reversible/removable without causing any significant damage to the structure.

Stabilization efforts tend to apply more to structural or protective elements of a structure than to finish or cosmetic elements, which often fall into the "restoration" category. However, an improvement in aesthetics and other aspects of historic integrity is often a secondary result of structural stabilization work.

Replace, Reinforce, or Repair?

Damaged or deteriorated components that are critical to structural integrity are high-priority elements. More often than not, these should be replaced or reinforced, although sometimes a structural element can be repaired to its original strength without adding external reinforcing members (this should be approached carefully, since many types of repairs do not restore original levels of structural strength, and their application is often irreversible). Some factors to consider when deciding whether to replace, reinforce, or repair structural elements are listed below. These guidelines factor in an underlying premise of maintaining maximum historic integrity while not limiting future restoration or adaptive reuse options.

Replacing Weakened Components

Replacing a damaged or deteriorated structural component generally requires more effort than reinforcement, although the results are often more satisfying from the perspective of maintaining historic integrity.

Replacement components should be duplicates, made of the same materials, with the same finish, and exhibiting the same type and quality of workmanship as the original. They should also produce the same design strength as the original. Components that are highly visible or represent important design elements would merit a greater effort to make accurate duplicates.

If a damaged structural element is unique and historically significant in and of itself, a reasonable option may be to leave it in place, in which case it should either be repaired or reinforced to bring it back to its original design strength. Replacement is still an option, although this would typically require that the original component be placed in an appropriate repository, such as a museum collection, to protect the item and allow its use in research or public education.

Reinforcing Weakened Components

Reinforcement is a very common approach in stabilization work, since it usually involves less effort than replacement. However, there are several factors to consider before proceeding with reinforcement work, such as whether to use visible or invisible reinforcement, or whether the reinforcement should be permanent or temporary.

Any kind of visible reinforcement to a weakened structural element will alter the form of a structure and compromise its historic integrity of design, workmanship, materials, setting, and feeling to some degree. On the other hand, visible reinforcement is a viable option under certain circumstances, such as for emergency stabilization or for interim stabilization until some future date when the original component may be repaired or replaced with an exact duplicate. There may also be some circumstances, as previously mentioned, when a structural element is historically significant in its own right, and where it is desired that the original component remain in place and undisturbed, in which case a visible reinforcement may be applied as either a temporary or permanent measure. In most cases, a visible reinforcement should be applied in a reversible manner that will facilitate its removal at a later date with only minimal damage (if any) to original components. Invisible reinforcement of a visible structural element is another option (refer to "Repairing Weakened Components," below).

Reinforcement is also a viable long-term or permanent option for hidden structural elements, such as wall studs that are permanently covered with wall materials, or floor joists that are covered by floor and ceiling materials. While not totally correct as a permanent measure from the standpoint of historical integrity, it is still a common approach that allows more effort and money to be directed to the more visible aspects of a stabilization or restoration project.

Repairing Weakened Components

Any repair of a weakened structural element should return the element to its original design strength, although this is often difficult to accomplish without reinforcement. There are numerous consolidants and fillers available, such as epoxy resins, polyurethanes, etc. that are quite strong, especially when impregnated with reinforcing fibers. However, these materials seldom impart the original tensile, shear, or bending strength to a structural element unless used in conjunction with some additional reinforcing material, such as fiberglass cloth, kevlar, carbon fiber, steel, etc. When repairing a damaged or deteriorated structural component, any permanent repair work should be invisible or at least unobtrusive, and should not significantly compromise the historic integrity of the component.

Invisible reinforcement is a common approach for repairing weakened structural elements, although it often requires specialized tooling and construction skills. One example of this would be the internal reinforcement of an intricately carved wooden banister, using a high-strength insert that runs the length of the banister. This would require boring a hole lengthwise through the component or cutting a channel in a

manner that the channel could be filled in a nearly undetectable fashion after installing the insert. If properly executed, this kind of repair can often create greater-than-original structural strength.

Repairs can be temporary or permanent. Temporary repairs are less of a concern from the standpoint of historic integrity, but are more demanding in terms of reversibility with minimal or no damage to the repaired component. Permanent repairs should be designed to last for at least the normal expected lifespan of the original component when it was new, and in most cases should be as undetectable as possible. There are occasional exceptions to this visibility guideline, depending on the philosophy of the parties involved. For example, when repairing a historically significant and unique component (one that has historical significance in and of itself), some individuals or organizations may opt for using a repair material of a contrasting tone for filling holes or damaged areas, in order to distinguish the original portion of the panel from the repaired areas.

Generally speaking, due to the time and expense involved, repairing a component rather than replacing or reinforcing it tends to fall into the restoration category, although it is often used in situations where stabilization work is intended to be long-term or permanent and no restoration work is planned for the future.

TREATMENT PLANS – FLAGSTAFF MOUNTAIN RESORT PROPERTIES

The guiding factor in the design and selection of treatment plans for a historically significant resource is the need to "preserve" a resource, either by physically preserving or restoring the resource itself, or by documenting the resource prior to its disposal or alteration. This underlying philosophy helps ensure that the resource—or the knowledge to be gained from it—is not lost to society. Treatment plans can range from "no-action" through various levels of stabilization work to total restoration or adaptive reuse of a resource. They may also involve demolition, relocation, documentation, or interpretation of a resource.

There is typically a wide range of viable treatment options for any given historic property. Some options may prove more practical than others, depending on many different variables. There are always a number of logistical factors, such as financial resources, time limitations, availability of materials and skilled labor, legal issues, ownership issues, zoning requirements or limitations, etc. There are also a variety of important factors to consider that relate to the property itself.

For example, some typical factors to evaluate when considering stabilization work include:

- The historical significance and interpretive value of a resource.
- The community's level of interest in a resource.
- Any imminent threats to a resource.
- The remaining physical integrity of a resource and whether or not stabilization is feasible.
- The archaeological potential of a resource.
- The resource's potential for later restoration or adaptive reuse.
- The ability to monitor and maintain the integrity of a resource after stabilization.
- Any issues relating to hazard mitigation, damage avoidance, vandalism prevention, etc.

As another example, when considering the restoration or adaptive reuse of a historic resource, there are several prerequisites that will help assure a successful long-term outcome, including:

- Adequate historical significance and interpretive value.
- An adequate increase in value to the community as the result of restoration or adaptive reuse.
- A mechanism for periodic inspection, continual maintenance, and appropriate repair work.
- A source of continued funding, labor, or other resources for inspection, maintenance, and repairs.
- An effective security plan to control access, monitor disturbances, and prevent abuse.
- An established individual or body with authority over the historic resource.
- An adaptive reuse plan that allows an adapted resource to serve a viable, long-term purpose.

There are many viable treatment options for the historic properties in the Flagstaff Mountain Resort area. As with other historic resources, some options may not prove practical under certain circumstances. Until long-term plans are designed or selected for these properties, a recommended conservative approach would be to stabilize certain historic features that are structurally unsound or rapidly deteriorating. By solidifying and protecting these features, a variety of future treatment choices will remain open.

Table 2 lists the historic properties described in this report and shows both viable and recommended treatment options for those properties. "YES" indicates an option that is recommended at the time of this writing. "NO" indicates that an approach is not recommended or viable at this time. "Viable" indicates that an approach may be viable, but is not necessarily recommended at this time. "?????" indicates that not enough data is available to make a recommendation, or the potential success of a treatment option is unknown. Circumstances affecting the viability or practicality of these options are subject to change.

Table 2 – Treatment plan matrix for historic properties

Key: YES = Recommended; NO = Not recommended or viable; Viable = Viable option; ??? = Unknown at this time or lack of adequate data

Property or Feature	Demolition	Relocation	Site Clean-Up	Hazard Mitigation	Documentation	Stabilization	Restoration	Adaptive Reuse	Interpretation
Ontario Mine Shaft No. 3 Site									
Ontario Mine Shaft No. 3 (page 39)	NO	NO	???	YES	Viable	Viable	???	???	YES
Ontario Mine Shaft No. 3 Waste Dump (page 41)	Viable	NO	???	???	Viable	Viable	NO	???	YES
Silver Mine Adventure (page 42)	Viable	???	???	???	Viable	???	N/A	Viable	???
Water Tanks (page 43)	Viable	Viable	???	YES	Viable	YES	Viable	???	YES
Judge Mining & Smelting Co. Site									
Anchor (Daly-Judge) Drain Tunnel (page 49)	NO	NO	YES	YES	Viable	YES	???	???	YES
Judge Mining & Smelting Company Office (page 51)	Viable	???	YES	YES	Viable	YES	Viable	Viable	YES
Explosives Bunker (page 59)	Viable	???	???	???	Viable	Viable	Viable	Viable	YES
Modern Shed (page 61)	Viable	Viable	???	???	Viable	???	N/A	Viable	???
American Flag Mine Site									
American Flag Mine Waste Dump (page 63)	Viable	NO	???	???	Viable	???	NO	???	YES
Daly Mine Site									
Daly Mine Shaft No. 1 and No. 2 (page 67)	Viable	NO	???	???	Viable	Viable	NO	???	YES
Daly-West Mine Site									
Daly-West Mine Headframe and Shaft (page 70)	NO	NO	???	???	Viable	Viable	Viable	???	YES
Daly-West Mine Hoist Shack (page 72)	NO	???	???	???	Viable	???	N/A	???	Viable
Daly-West Mine Fire Hydrant Shacks (page 73)	Viable	Viable	YES	???	Viable	YES	Viable	Viable	YES
Rock Retaining Wall (page 75)	Viable	NO	???	???	Viable	YES	???	???	Viable
Daly-West Mine Waste Dump (page 77)	Viable	NO	???	???	Viable	???	NO	???	YES
Quincy Mine Site									
Quincy Mine Hoist Plant (page 79)	Viable	Viable	YES	YES	Viable	YES	???	???	YES
Quincy Mine Shaft (page 83)	Viable	NO	???	???	Viable	???	NO	NO	YES
Quincy Mine Waste Dump (page 84)		NO	???	???	Viable	Viable	NO	???	YES
Rock Retaining or Foundation Wall (page 85)	Viable	NO	???	???	Viable	Viable	???	???	Viable
Little Bell Mine Site									
Little Bell Mine Ore Bin (page 88)	Viable	Viable	???	YES	Viable	YES	Viable	???	YES
Little Bell Mine Waste Dump (page 94)	Viable	NO	???	???	Viable	???	NO	???	YES

Property or Feature	Demolition	Relocation	Site Clean-Up	Hazard Mitigation	Documentation	Stabilization	Restoration	Adaptive Reuse	Interpretation
Diamond-Nemrod Mine Site									
Diamond-Nemrod Mine Waste Dumps (page 97)	Viable	NO	???	???	Viable	Viable	NO	???	YES
Timbers (page 98)	Viable	Viable	???	???	Viable	Viable	NO	Viable	???
Anchor (Daly-Judge) Mine Site									
Anchor Mine Waste Dump (page 101)	Viable	NO	???	???	Viable	Viable	NO	???	YES
White Pine Mine Site									
Log Structure (page 105)	Viable	Viable	YES	YES	Viable	YES	Viable	???	YES
White Pine Mine Waste Dumps (page 103)	Viable	NO	???	???	Viable	???	NO	???	YES
Flagstaff Mine Site									
Flagstaff Mine Shaft (page 111)	Viable	NO	???	???	Viable	???	NO	NO	YES
Flagstaff Mine Waste Dumps (page 113)	Viable	NO	???	???	Viable	Viable	NO	???	YES
Naildriver Mine Site									
Naildriver Mine Waste Dump (page 115)	Viable	NO	???	???	Viable	Viable	NO	???	YES

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The logo for the Summit Watershed Council of America (SWCA) is positioned vertically on the left side of the page. It consists of the letters 'S', 'W', 'C', and 'A' in a large, stylized, light blue font, stacked one above the other.

Historic Preservation Plan Update for Flagstaff Mountain Resort in Park City, Summit County, Utah

OCTOBER 2019

PREPARED FOR

Empire Pass Master Owners Association

PREPARED BY

SWCA Environmental Consultants

HISTORIC PRESERVATION PLAN UPDATE FOR FLAGSTAFF MOUNTAIN RESORT IN PARK CITY, SUMMIT COUNTY, UTAH

Prepared for

Empire Pass Master Owners Association

4188 UT-248
Kamas, Utah 84036
Attn: Douglas Ogilvy

Prepared by

Kate Hovanes, M.S., and Megan Daniels, M.P.S.

Principal Investigator

Anne Oliver, M.S.

SWCA Environmental Consultants

Salt Lake City Office
257 East 200 South, Suite 200
Salt Lake City, Utah 84111
(801) 322-4307
www.swca.com

SWCA Project No. 57171

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EXECUTIVE SUMMARY

Flagstaff Mountain Resort consists of approximately 1,750 acres of private land in Park City, Summit County, Utah. The original Flagstaff Mountain Resort developers included United Park City Mines Company and certain other private property owners. A Development Agreement was negotiated between the developers and Park City Municipal Corporation (PCMC) as a prerequisite to Park City's annexation of the Flagstaff Mountain Resort property, which took place on June 24, 1999; as part of this a Historic Preservation Plan (HPP) was commissioned by United Park City Mines Company and completed in 2000.

The 2000 HPP identified historic mining-related resources within the Flagstaff Mountain Annexation Boundary and provided information that was intended to help the resort developers and PCMC make informed decisions regarding possible treatment plans for these properties. The 2000 HPP provided the following key information:

- A historic context for the area
- An inventory of historic resources largely within the Flagstaff Mountain Annexation Boundary, including descriptions, historic functions, condition assessments and suggested mitigation work, and interpretation recommendations
- General information about developing treatment plans
- A treatment plan for Flagstaff Mountain properties

The HPP identified and described 32 historic mining resources; from these, 21 resources were selected as "important sites" or resources (Table ES1) (Bowes et al. 2000). A summary of the HPP was prepared in May 2001 and revised and approved in December 2001 by PCMC (SWCA Environmental Consultants [SWCA] 2001). Exhibit 6 of the HPP Summary included a chart that synthesized information from the 2000 HPP and provided more detailed work recommendations. Fulfillment of these work recommendations formed part of the Development Agreement between Flagstaff Mountain Partners (the original developers) and PCMC. The chart has served as a treatment plan in the ensuing years and has guided preservation efforts by Flagstaff Mountain Partners and its successors.

The maintenance and ongoing protection of many of the historic mining resources have become the responsibility of the Empire Pass Master Owners Association (EPMOA), which has replaced Flagstaff Mountain Partners in management of much of the land encompassed by the 2000 HPP. The EPMOA sought to update the 2000 HPP and assess progress in preserving the important resources identified in the HPP that are also subject to the Flagstaff Development Agreement between the EPMOA and PCMC. The EPMOA retained SWCA to document and assess the condition of the resources, including to assess whether treatment recommendations listed in the 2001 HPP Summary had been met (see Table ES1). Of the 21 original important resources, 17 were surveyed by SWCA and two (which were partially located on land owned by the EPMOA) were reported on by the EPMOA. The remaining two resources are not on land owned by the EPMOA, are not subject to the Flagstaff Development Agreement, and were not included.

The condition of the 19 resources assessed in 2019 varied widely. Some were in good condition, while others, such as the Judge Mining and Smelting Company Office and the Little Bell Mine Ore Bin, exhibited significant deterioration conditions. For 14 of the 19 resources, the 2001 HPP Summary recommendations have not been fully satisfied (see Table ES1).

Table ES1. Summary of Important Historic Mining-Related Resources Identified in the 2000 HPP, 2019 Survey Status, and 2001 HPP Summary Treatment Recommendation Status

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update	2001 HPP Summary Work Recommendations Fully Met?
Judge Mining and Smelting Company Office	Yes	No
Anchor (Daly-Judge) Drain Tunnel	Yes	No
American Flag Mine Waste Dump	Yes	No
Ontario Mine Shaft No. 3	Yes	No
Daly Mine No. 1 Waste Dump	Yes	No
Daly Mine No. 2 Shaft	Yes	No
Daly-West Mine Headframe, Shaft, and Hoist	Yes	No
Daly-West Mine Fire Hydrant Shacks	Yes	No
Daly-West Mine Waste Dump	Yes	No
Diamond-Nemrod Mine Waste Dumps	Yes	No
Anchor Mine Waste Dump	Yes	Yes
Quincy Mine Hoist Plant	Yes	Yes
Quincy Mine Shaft and Waste Dump	Yes	Yes
Little Bell Mine Ore Bin	Yes	No
Little Bell Mine Waste Dump	Yes	Yes
White Pine Mine Log Structure	Yes	Yes
White Pine Mine Waste Dumps	Yes	No
Flagstaff Mine Waste Dumps	No (only a small part of dump is on land owned by the EPMOA and subject to Flagstaff Development Agreement)	No
Naildriver Mine Waste Dump	No (mine and most of dump not on land owned by the EPMOA; only a small area subject to Flagstaff Development Agreement)	No
Flagstaff Mine Shaft	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A
Explosives Bunker	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A

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INTRODUCTION

Background

Flagstaff Mountain Resort consists of approximately 1,750 acres of private land in Park City, Summit County, Utah. The original Flagstaff Mountain Resort developers included United Park City Mines Company and certain other private property owners. A Development Agreement was negotiated between the developers and Park City Municipal Corporation (PCMC) as a prerequisite to Park City’s annexation of the Flagstaff Mountain Resort property, which took place on June 24, 1999.

A Historic Preservation Plan (HPP) was commissioned by United Park City Mines Company to satisfy PCMC’s requirements for the documentation and protection of historic mining-related resources on the property, as described in the Development Agreement. There were no federal or state requirements for the HPP, which was completed in 2000 (Bowes et al. 2000).

The 2000 HPP identified historic mining-related resources within the Flagstaff Mountain Annexation Boundary and provided information that was intended to help the resort developers and PCMC make informed decisions regarding possible treatment plans for these properties. The 2000 HPP provided the following key information:

- A historic context for the area
- An inventory of historic resources largely within the Flagstaff Mountain Annexation Boundary, including descriptions, historic functions, condition assessments and suggested mitigation work, and interpretation recommendations
- General information about developing treatment plans
- A treatment plan for Flagstaff Mountain properties

The HPP identified and described 32 historic mining resources; from these, 21 resources were selected as “important sites” or resources (Table 1) (Bowes et al. 2000). A summary of the HPP was prepared in May 2001 and revised and approved in December 2001 by PCMC (SWCA Environmental Consultants [SWCA] 2001) (Appendix A). Exhibit 6 of the HPP Summary included a chart that synthesized information from the 2000 HPP and provided more detailed work recommendations. Fulfillment of these work recommendations formed part of the Development Agreement between Flagstaff Mountain Partners (the original developers) and PCMC. The chart has served as a treatment plan in the ensuing years and has guided preservation efforts by Flagstaff Mountain Partners and its successors (see Table 1).

Table 1. Summary of Important Historic Mining-Related Resources Identified in the 2000 HPP and 2019 Survey Status

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update
Judge Mining and Smelting Company Office	Yes
Anchor (Daly-Judge) Drain Tunnel	Yes
American Flag Mine Waste Dump	Yes
Ontario Mine Shaft No. 3	Yes
Daly Mine No. 1 Waste Dump	Yes
Daly Mine No. 2 Shaft	Yes
Daly-West Mine Headframe, Shaft, and Hoist	Yes
Daly-West Mine Fire Hydrant Shacks	Yes
Daly-West Mine Waste Dump	Yes
Diamond-Nemrod Mine Waste Dumps	Yes

Important Sites Identified in 2000 HPP	Surveyed for 2019 HPP Update
Anchor Mine Waste Dump	Yes
Quincy Mine Hoist Plant	Yes
Quincy Mine Shaft and Waste Dump	Yes
Little Bell Mine Ore Bin	Yes
Little Bell Mine Waste Dump	Yes
White Pine Mine Log Structure	Yes
White Pine Mine Waste Dumps	Yes
Flagstaff Mine Waste Dumps	No (most of dump on Extell land [formerly Mayflower] not owned by EPMOA; small remaining area subject to Flagstaff Development Agreement reported on by EPMOA)
Naildriver Mine Waste Dump	No (mine and most of dump on Naildriver Mining Company land not owned by EPMOA; small remaining area subject to Flagstaff Development Agreement reported on by EPMOA)
Flagstaff Mine Shaft	No (resource on Extell land [formerly Mayflower]; not subject to Flagstaff Development Agreement)
Explosives Bunker	No (resource on LEC Properties land; not subject to Flagstaff Development Agreement)

Objectives

The maintenance and ongoing protection of many of the historic mining resources identified in the 2000 HPP have become the responsibility of the Empire Pass Master Owners Association (EPMOA), which has replaced Flagstaff Mountain Partners in management of most of the land encompassed by the 2000 HPP. The EPMOA sought to update the 2000 HPP and assess progress in preserving the important resources identified in the HPP that are also subject to the Flagstaff Development Agreement between the EPMOA and PCMC.

Of the 21 resources originally identified in the HPP, 17 are fully on land currently owned by the EPMOA and are included in this HPP Update (Figure 1; see Table 1). Two resources (Flagstaff Mine Waste Dumps and Naildriver Mine Waste Dump) are partly on land owned by the EPMOA and are subject to the Development Agreement. Per initial direction from EPMOA, these sites were not included in the field survey. Subsequent ownership review determined that the Flagstaff Mine Waste Dumps are partially located on land owned by the EPMOA and partially on land owned by Extell. The Naildriver Mine Waste Dump is partially on land owned by EPMOA and partially on land owned by the Naildriver Mining Company. Both sites were included in the condition assessment using data provided by EPMOA.

Additionally, two resources (Flagstaff Mine Shaft and Explosives Bunker) are not located on land owned by the EPMOA and are not subject to the Development Agreement; these resources were not included in the survey. The Flagstaff Mine Shaft is on land owned by Extell. During the project, the question was raised about whether the Empire Canyon Explosives Bunker should be included on the list. Alliance Engineering surveyed the location of the bunker and confirmed that it is on the Marsac Mining Claim owned by LEC Properties. It was therefore determined that the EPMOA should not be accountable for this historic resource because the underlying property is not subject to the Flagstaff Development Agreement; the Empire Canyon Explosives Bunker was therefore also not included in the survey.

The objectives of this HPP Update were to document and assess the condition of the 17 resources fully on land currently owned by the EPMOA through the following tasks:

- Comprehensive survey of each resource, including the identification of current deficiencies and suggested mitigation or maintenance work (if not already implemented after the 2000 HPP or if new conditions warrant further action)

- An assessment of progress in preserving the resources, in accordance with the recommendations in the Flagstaff Development Agreement and the 2001 HPP Summary
- Photographic documentation of each resource
- Collection of spatial data on the location of each resource

In summary, a total of 19 resources were included in the condition assessment. These included the 17 resources surveyed by SWCA, as well as the Flagstaff Mine Waste Dumps and the Naildriver Mine.



Figure 1. Resource location map.

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METHODOLOGY

The survey of historic mining resources was divided into two parts: documentation and condition assessment. SWCA's principal investigator Anne Oliver served as the historic architecture team lead and architectural conservation specialist. SWCA historic preservation specialist Kate Hovanes served as the project manager and conducted fieldwork and completed report preparation; she was assisted by SWCA historic preservation specialist Megan Daniels. Oliver, Hovanes, and Daniels meet the professional qualifications for architectural history, defined in 36 Code of Federal Regulations 61.

Documentation

Fieldwork was conducted on August 27 and 28, 2019. The SWCA project team identified historic mine resources requiring assessment; photographed each resource using a digital single-lens reflex (SLR) camera at 18-megapixel resolution; recorded locational data using a handheld global positioning system (GPS) unit; and conducted full condition assessments of the exterior and, when applicable, the interior of each resource.¹ SWCA coordinated these site visits with Douglas Ogilvy (EPMOA), who provided important logistical information and knowledge about the mining resources. After fieldwork, the data were processed, organized, and evaluated in accordance with the project objectives. Two of the 19 sites were not visited by SWCA but aerial imagery was provided by EPMOA.

Condition Assessment

For each resource, condition assessment involved visual inspection and recordation of current conditions with photographs and notes. Visual inspection included examining roofs, walls, foundations, doors and windows, and any additional architectural features, when present, for signs of deterioration or condition problems. When appropriate and necessary, more in-depth assessments of building components were conducted, which in some cases involved probing exposed wood members to test for rot, observing the structural systems of resources (when relevant), and identifying probable causes of detected deterioration. The condition of two of the 19 sites was not assessed by SWCA but EPMOA conducted a visual inspection.

Treatment Recommendations

Each resource was inspected to assess progress in implementing the treatment recommendations of the 2001 HPP Summary, which was incorporated in the Flagstaff Development Agreement. Treatment recommendations were then developed for the 19 mining resources fully or partially on EPMOA land. The treatment recommendations first note any work still required to fulfill recommendations in the 2001 HPP Summary and are then prioritized by importance for the ongoing preservation of the resource. All treatment recommendations are consistent with *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Morton et al. 1992).

¹ The GPS unit was a geographic information system (GIS)-grade Trimble, accurate to within 1 meter.

CONDITION ASSESSMENT AND TREATMENT RECOMMENDATIONS

The following section describes each historic mining resource using excerpts from the 2000 HPP and summarizes existing conditions and work recommendations from Exhibit 6 of the 2001 HPP Summary (SWCA 2001). This section also provides an updated condition assessment, an assessment of work required to meet 2001 HPP Summary recommendations, and additional recommended work for each resource. Photographs of each resource documenting its current condition are also included.

This report does not include a historic context or detailed descriptions of resources, except when the appearance of a resource has changed significantly from that described in the 2000 HPP (Bowes et al. 2000). For a historic context of mining in Park City and for histories and descriptions of specific resources, see Bowes et al.'s (2000) report.

Judge Mining and Smelting Company Office

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Judge Mining and Smelting Company Office, which is excerpted here, and includes a floor plan:

The Judge Mining & Smelting Company office building is located adjacent to the extension of the Anchor (Daly-Judge) Drain Tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure that is divided into two functional areas.

[Figure 2] shows the building layout. The front section was used as an office and is subdivided into six rooms, consisting of a Reception (Room 1) and Main Office (Room 2) at the north end of the building, a Small Office (Room 3) adjoining the south wall of Room 2, a Restroom (Room 4), Closet 1 and Closet 2 (Room 5 and Room 6), and a large walk-in Vault (Room 7) with a steel door.

The rear section consists of a large Changing Room (Room 8) for miners, with toilet, lavatory, shower, dressing benches, and clothing storage facilities. Room 8 connects with the Anchor (Daly-Judge) Drain Tunnel via a doorway in its east wall.

A small shed-roofed extension on the west side of the building serves as the entry to the rear section. There is no physical connection between the front and rear sections, except for an opening between the attic area in the front section and the loft area in the rear.

There is an attic area in the front section, but it is not known if it was ever used, since an employee of United Park City Mines Company indicated that the attic stairway was built for the purpose of filming a movie, and may not have replaced an earlier stairway. The rear section of the building does not have an attic, although it has a loft area above some of the rooms of the front section.

The roof of the building extends over the wood-frame extension of the Anchor (Daly-Judge) Drain Tunnel portal. The roof of the drain tunnel behind the portal is constructed of concrete and abuts the east wall of the changing room.

All of the building's outer walls, plus at least one internal wall, are constructed of poured concrete. The walls of the vault may also be concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J. M. & S. Co. – 1920" incised into the front gable above the entrance.

The structure is built partially into the hillside. The rear (south) wall of the building is embedded into the slope to a level just below the eaves of the roof. Judging by the large rocky outcroppings in the hillside and the size of the trees growing immediately behind the building, the slope has not subsided since the building was constructed, and the current grade is close to the original. (Bowes et al. 2000:51–52)

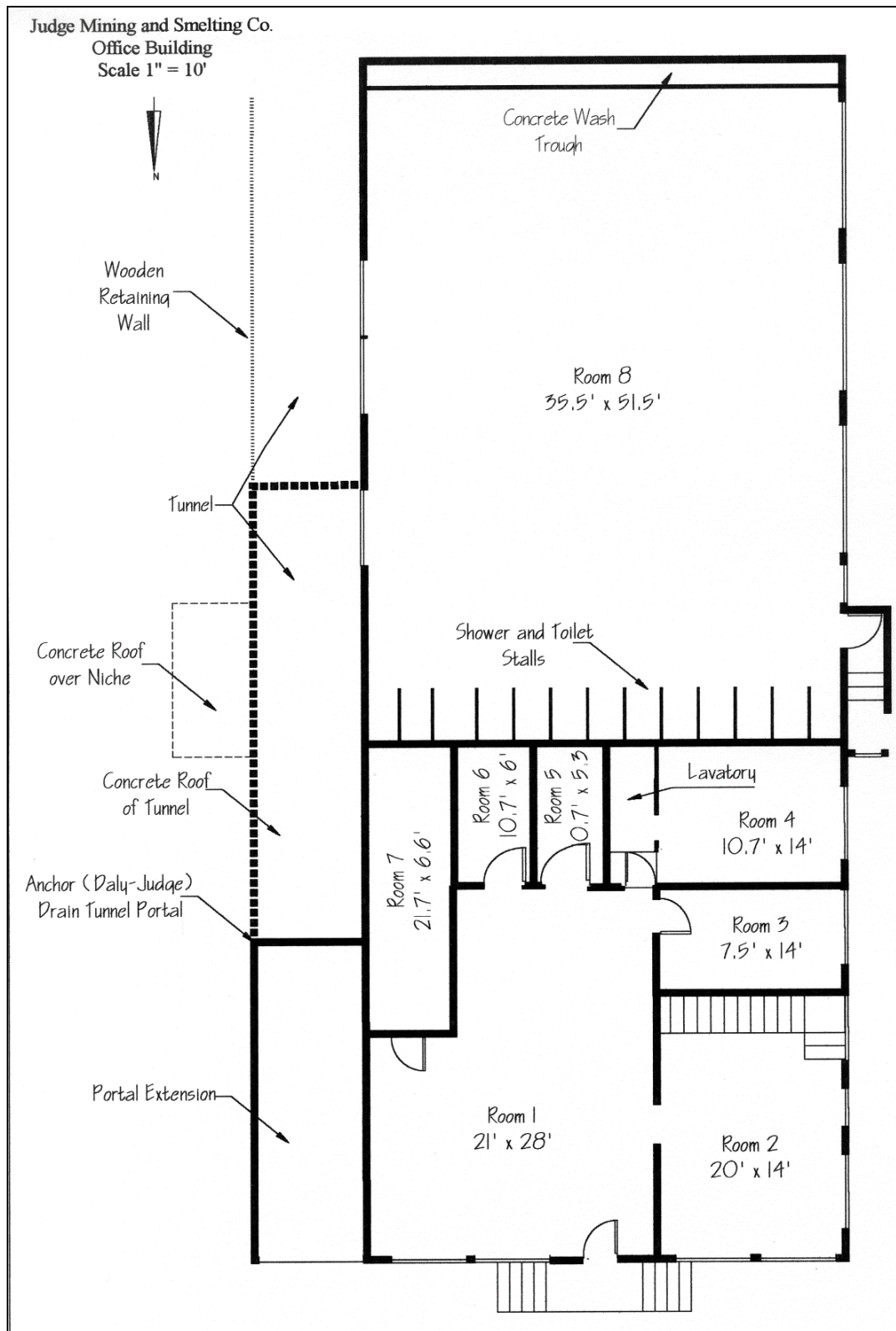


Figure 2. Floor plan (first floor), Judge Mining and Smelting Company Office building (from Bowes et al. 2000).

Existing conditions were described in the 2001 HPP Summary as follows:

All of the building's walls, plus at least one internal wall, are constructed of poured concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J.M. & S. Co. -1920" incised into the front gable above the original entrance. All of the windows, with the exception of three windows on the east wall of the Changing Room, are wood-framed, double-hung windows, without counterweights or springs. The building appears to be in fair condition but is in need of some repairs. (SWCA 2001)

Work recommendations in 2001 were as follows:

- The building site will be cleaned of debris in summer 2001.
- With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
- After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The building's interior was cleared of debris in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).
- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The 2001 recommendation relating to the restoration and reuse of the building did not take place. The revised goal of the EPMOA is to stabilize the building in its current condition. Measures to achieve that goal have included the following:
 - The roof on the northeast end of the building was shored up with heavy timber to brace the purlins in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).
 - Windows and door openings were boarded up in 2005 (personal communication, Douglas Ogilvy, August 27, 2019).

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 3–14):

- Intrusive vegetation and debris have built up against the foundation and wall bases on the southeast and southwest sides of the building. The weight of this build-up has caused structural cracking and displacement of the walls, although it is unclear whether wall movement is ongoing; the weight of water saturating soils during the spring thaw and rain events, as well as freeze-thaw cycling, may exacerbate this problem.
- Portions of concrete on the southeast and northwest walls are spalling due to water infiltration and the freeze-thaw cycle. The concrete walls of the entrance vestibule to the changing room on the northwest side of the building are friable and extensively eroded and exhibit significant material loss. However, the concrete walls are structurally stable, including the entrance vestibule (McMullin 2019).

- The roof is partially collapsed on the southeast side of the building. Wood purlins have collapsed, resulting in the overall collapse of the roof; the metal trusses remain intact. Deterioration over time and rolling over combined with oversteering likely resulted in the purlins' collapse. Oversteering is the result of a heavy snow load. Before its abandonment, the building would have been heated through the winter, reducing the weight of snow; now that it is vacant, large amounts of snow build up on the roof and remain late into the season because of the shaded location.
- Corrugated metal roofing panels are damaged, detached, and missing. Some panels have holes where flues and stovepipes were originally located; these holes were patched, but in some cases the patching has been detached or damaged.
- Portions of the corrugated metal cornice are detached.
- Most of the plywood boards remain over window and door openings, but large holes have been made in boards on the northwest and northeast sides, allowing access to the interior of the building.
- Significant amounts of animal refuse are present in the interior of the building.

As a part of the 2019 condition assessment, the EPMOA also contracted with Ingenium Design (Ingenium) to conduct structural observations and calculations for the Judge Mining and Smelting Company Office. Ingenium conducted a site visit on October 13, 2019, after which it produced general structural notes, a roof framing plan, and framing details (McMullin 2019). Key observations from the report are excerpted here; the full report is included as Appendix B:

- The failure of the purlins resulted in the collapse of large sections of roofing.
- The original purlins are 70% overstressed (by code). This alone did not account for their failure; deterioration over time and rolling over combined with oversteering likely resulted in their collapse.
- Remaining purlins can be retrofitted by adding a 1 ¾"x5 ½" LVL on one side and nailing/bolting it to the existing purlin.
- Where the purlins are broken, it is possible to use (2) 1 ¾"x5 ½" LVL or a solid member of similar dimensions to replace the original member. These are about twice as strong as the existing members.
- Blocking should be added along the steel trusses to keep the [purlins] from rolling over.
- A spot check of the bottom chord of the metal truss revealed that stress was within reasonable levels. Based on a visual condition assessment, there is no need to retrofit the bottom chords of the metal trusses.
- The walls on the southwest end of the structure are tipping to the northwest and soil build up on the southeast side is pushing the southeast wall, which is then pushing the northwest wall by way of the trusses. However, the southeast wall may be stabilizing the slope above it; removing the soil is therefore not advised without oversight by a geotechnical engineer.
- It is unclear if the walls are continuing to move. Yearly monitoring of wall movement is therefore recommended. If movement over 2 to 3 inches at the tops of the walls is detected, it is recommended to develop a repair plan.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign explaining the history and function of this building and describing its relationship with other historic mining-related resources in the immediate vicinity should be created and installed to meet recommendations in the 2001 HPP Summary.
- The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is outlined below.

Additional Recommended Work

- Before implementing any interior treatments, clean the interior of animal refuse to ensure worker health and safety.
- Monitor walls for movement on a yearly basis. If movement greater than 2 to 3 inches at the top of the walls is detected, develop a treatment plan (McMullin 2019).
- Monitor vestibule to changing room on northwest side of building for increasing or ongoing deterioration. If necessary, install an unobtrusive bracing system or reconstruct the vestibule to match the original in design and materials.
- Treat spalling concrete of main walls by improving site drainage through the removal of soil and debris and by repairing the roof; however, removing soil has the potential to destabilize the slope and is not a recommended treatment unless ongoing structural damage to walls is noted (McMullin 2019).
- Replace broken boards at window and door openings. For a more substantial and vandal/animal-proof option, replace or cover the boards with nonreflective sheet metal or back them with metal gratings.
- Stabilize the roof framing system. Fully document the roof system with drawings and photographs before and after treatment. According to the engineer's report, the metal truss system can be retained (with the addition of bracing as indicated) and remaining intact purlins can be braced. Collapsed purlins can be replaced as indicated in the engineer's report (McMullin 2019).
- For the roof covering, replace damaged or missing corrugated panels with galvanized, corrugated steel panels of identical or (if an exact match is not possible) a similar appearance (i.e., matching panel size and corrugation frequency/height). Leave existing panels in place or reuse whenever possible and refasten as needed. All holes in roofing materials (where pipes or chimneys were originally located) should be covered to prevent moisture infiltration.
- Reattach detached corrugated metal cornice or replace in kind as necessary.
- Clear spruce trees from the slopes southeast and southwest of the building that would comprise the structural integrity of the building through extensive root systems or cause roof collapse in the event of tree falls.
- If determined necessary from wall movement monitoring, clear potentially intrusive vegetation and heavy debris from southeast and southwest slopes. All work should be done under the oversight of a geotechnical engineer to assess and monitor slope stability (McMullin 2019).
- If determined necessary from wall movement monitoring, install an additional drainage system at the base of the southeast and southwest slopes to prevent water infiltration from snowmelt and structural damage caused by the weight of overburdened soil. Direct additional drainage to the existing drain in front of the principal (northeast) wall.



Figure 3. Overview of Judge Mining and Smelting Company Office, facing southwest.



Figure 4. Northeast and northwest sides of Judge Mining and Smelting Company Office, facing south.



Figure 5. Northwest side of Judge Mining and Smelting Company Office, facing east.



Figure 6. Southwest side of Judge Mining and Smelting Company Office, facing east.



Figure 7. Entrance on northwest side of building, facing south. Note damaged roofing and deteriorated concrete, as well as earth piled against the building.



Figure 8. Southeast side of Judge Mining and Smelting Company Office, facing north. Note collapsed roof.



Figure 9. Southeast side of Judge Mining and Smelting Company Office, facing west. Note collapsed roof and spalling concrete of wall.



Figure 10. Detail of collapsed roof with twisted wood purlins visible in foreground at right, facing west-northwest.



Figure 11. Interior of Judge Mining and Smelting Company Office, first floor, facing south-southwest. Note the use of pressed tin for wall finishes.



Figure 12. Interior of Judge Mining and Smelting Company Office, first floor, facing northwest. Note the wood partition wall, which may have originally contained windows.



Figure 13. Interior of Judge Mining and Smelting Company Office changing room, facing southwest. Note accumulation of debris on floor and collapsed roof, but with intact metal truss system.



Figure 14. Interior of Judge Mining and Smelting Company Office changing room. Detail of collapsed roof with intact metal truss system, facing south.

Anchor (Daly-Judge) Drain Tunnel

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Anchor (Daly-Judge) Drain Tunnel, which is excerpted here:

The portal of the Anchor Drain Tunnel (known later as the Daly-Judge Drain Tunnel) is located approximately one mile up Empire Canyon. The portal's covered extension is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This doorway allowed miners to conveniently enter the tunnel from the changing room. This opening is covered with a steel grating. The portal itself is of concrete construction, and its covered extension is a wood-frame structure with galvanized corrugated steel panels. (Bowes et al. 2000:49)

Existing conditions were described in the 2001 HPP Summary as follows:

The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City's culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooded patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof of the Judge Mining & Smelting Company Office building, this problem would be addressed by deficiency mitigation work on that structure. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 15–18):

- Some evidence of water infiltration (such as staining and minor cracks in concrete) is present, but no evidence of significant or ongoing damage is visible.
- The shed-roofed portal protecting the entrance to the tunnel was installed in 2008 (as evidenced by the date inscribed on the metal posts supporting the roof). The roof framing partially obscures the historic inscription panel over the tunnel entrance.
- The tunnel continues to be maintained by the municipality as part of Park City's culinary water system and is generally in good condition.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign explaining the history and function of the tunnel in relation to the Judge, Anchor, and Daly Mines and its ongoing function as the water source for Park City should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

No additional work is recommended at this time.



Figure 15. Covered entrance to Anchor (Daly-Judge) Drain Tunnel, facing southwest.



Figure 16. Entrance to Anchor (Daly-Judge) Drain Tunnel, facing southwest. Note modern metal posts supporting roof and modern gate over entrance.



Figure 17. Embossed concrete panel over Anchor (Daly-Judge) Drain Tunnel, facing southwest. Note roof framing partially covering embossed panel, as well as minor cracks and evidence of water infiltration.

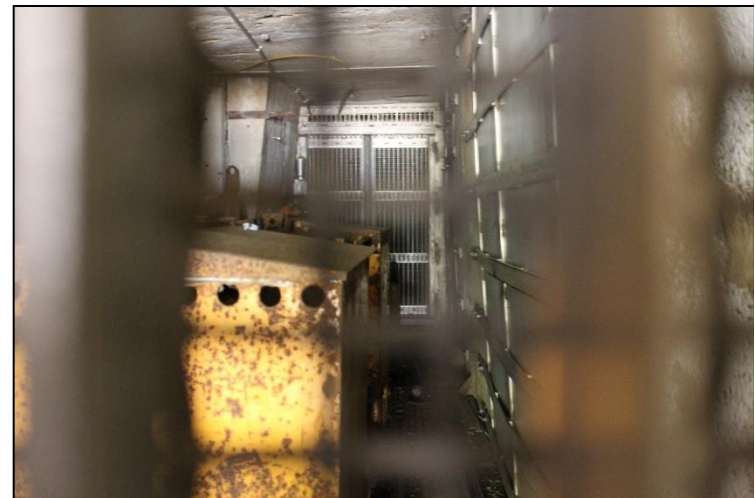


Figure 18. View of Anchor (Daly-Judge) Drain Tunnel entrance, through gate. Note additional modern gate and spalling concrete on ceiling.

American Flag Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the American Flag Mine Waste Dump, which is excerpted here:

The American Flag Mine and its associated dump are located about one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. A portion of its waste dump is still visible, but landslides and subsequent road construction have altered much of it. (Bowes et al. 2000:63)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the American Flag Mine is located across the road from the dump.
- Attempts have been made to revegetate the slope, but as noted above, the steepness of the slope and likely the soil composition are not conducive to rapid revegetation.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 19–22):

- The waste dump slope is approximately 50 percent revegetated; the rest of the slope remains bare.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation and the rock retaining wall at the base of the slope prevent or limit erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.



Figure 19. Overview of American Flag Mine Waste Dump, facing northeast.



Figure 20. Overview of American Flag Mine Waste Dump, facing east.



Figure 21. Overview of American Flag Mine Waste Dump slope, facing north. Note areas of vegetation cover mixed with areas of unvegetated tailings.



Figure 22. Overview of nearby American Flag Mine site, with interpretive sign, facing east.

Ontario Mine Shaft No. 3

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Ontario Mine Shaft No. 3, which is excerpted here:

Ontario Mine Shaft No. 3 is located in middle Ontario Canyon, west of and adjacent to State Road 224, also known as the Guardsman Pass road. The associated complex is situated atop a large historic mine waste dump, which is easily seen by visitors passing by on State Road 224. All of the surface works were replaced in the 1970s and consist of a complex of metal buildings that house offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the [former] Silver Mine Adventure museum in the shaft works buildings. There are also various tanks, pieces of mounted equipment, and smaller structures throughout in the complex. Some of the modern buildings are still in use as office and maintenance facilities for United Park City Mines Company.

Although the surface structures are modern, the Ontario No. 3 Shaft is historic and was used almost continually from the late 1870s into modern times. It also represents the last working mine in the Park City area, having ceased mining operations in 1982. Despite the end of mining activities in the area, the shaft is still operational. Until the Silver Mine Adventure was closed in 1999, the shaft was used to transport visitors down into the mine works, and it still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City culinary water system and to the Jordanelle Water Conservancy District. (Bowes et al. 2000:39)

Existing conditions were described in the 2001 HPP Summary as follows:

The No. 3 shaft and the modern surface works appear to be in good overall condition. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:²

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

² The 2001 HPP Summary conflates the Ontario Mine Shaft No. 3 with the nearby Ontario Mine Shaft No. 3 Waste Dump. The 2001 summary offers few work recommendations relating specifically to the preservation or interpretation of the shaft and related buildings and surface works.

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- Attempts have been made to revegetate the slope, but as noted above, the steepness of the slope and likely the soil composition are not conducive to rapid revegetation.

Conditions and changes observed during the 2019 condition assessment³ are as follows (Figures 23–30):

- The hoist house, headframe, and shop buildings remain in good condition and are still in use. The hoist remains operable.
- Some site elements to facilitate interpretation for visitors were present, including a square-set timber framework on the front of the primary building and a tram tower moved to the site from its original location.
- The slope of waste dump is approximately 70 percent revegetated; the rest of the slope remains bare. The exposed sections are likely unvegetated due to the steepness of the slope.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Ontario Mine Shaft No. 3 and Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

- Additional signage describing nonoriginal site elements, such as the timber framework and tram tower, would also facilitate interpretation of the Ontario Mine Shaft No. 3.

³ The Ontario Mine Shaft No. 3 was not visible due to surrounding buildings; the site as a whole was surveyed, but a detailed condition assessment of the shaft was not conducted.



Figure 23. Overview of Ontario Mine Shaft No. 3, facing northwest.



Figure 24. Overview of Ontario Mine Shaft No. 3 hoist and associated buildings, facing west-northwest.



Figure 25. Overview of Ontario Mine Shaft No. 3 building north of hoist, facing north. Note square-set timbering and tram tower, later additions to building.



Figure 26. Overview of Ontario Mine Shaft No. 3 buildings south of hoist, facing west.



Figure 27. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing northwest.



Figure 28. Overview of Ontario Mine Shaft No. 3 Waste Dump, from top, facing southeast.



Figure 29. Overview of Ontario Mine Shaft No. 3 Waste Dump, from base, facing northwest.



Figure 30. Overview of Ontario Mine Shaft No. 3 Waste Dump, from bottom, facing northwest.

Daly Mine No. 1 Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The 2001 HPP Summary provides a brief description of the Daly Mine No. 1 Waste Dump, which is excerpted here:

This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits. The dump is located in upper Empire Canyon, about a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. This site is located on 0.51 acres. (SWCA 2001)

Existing conditions were described in the 2001 HPP Summary as follows:

This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a small amount of bare materials exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation efforts have already begun on this mine site.
- A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The slope of the waste dump is approximately 90 to 100 percent revegetated and is considered complete. Stands of aspen and spruce, along with bushes and forbs, cover the entire slope. Due to recontouring, recent residential development to the northeast, and revegetation, the slope is no longer easily identifiable as a waste dump.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 31–34):

- No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly Mine No. 1 Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
 - As discussed in the following section for the Daly Mine No. 2 Shaft, SWCA recommends installing an interpretive sign only for the Daly Mine No. 1 Waste Dump, which can also be used to discuss the associated shaft.

Additional Recommended Work

No additional work is recommended at this time.



Figure 31. Overview of Daly Mine No. 1 Waste Dump, facing north.



Figure 32. Overview of Daly Mine No. 1 Waste Dump, facing southwest. Note extensive revegetation.



Figure 33. Overview of Daly Mine No. 1 Waste Dump and possible stone wall, facing southeast.



Figure 34. Overview of Daly Mine No. 1 Waste Dump showing revegetation, including tree growth, facing north-northwest.

Daly Mine No. 2 Shaft

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly Mine No. 2 Shaft, which is excerpted here:

The Daly Mine Shaft No. 1 and Shaft No. 2 are located in upper Empire Canyon, about a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone. (Bowes et al. 2000:67)

Existing conditions were described in the 2001 HPP Summary as follows:

The rock walls are in poor condition and the area has been heavily disturbed. (SWCA 2001)

The 2000 HPP provides additional details:

These rock walls represent the extraction and maintenance processes in a mining system. More specifically, they could be associated with boarding houses or bunkhouses . . . but their exact function has not been ascertained. (Bowes et al. 2000:67)

For work recommendations, the 2001 HPP Summary conflates the Daly Mine No. 2 Shaft with the Daly Mine No. 1 Waste Dump. Therefore, the work recommendations and observations relate primarily to the No. 1 Waste Dump. Work recommendations and observations in 2001 were as follows:

- Much of this mine feature has been covered.
- A thick soil cover will be placed on this mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

The Daly Mine No. 2 Shaft could not be found during survey, and no condition assessment was possible. Field crews consulted maps and information provided by the EPMOA, but the shaft has likely been obscured as part of the fulfillment of the 2001 work recommendations (personal communication, Douglas Ogilvy, August 27, 2019).

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- Because the shaft could not be found, it is presumed that revegetation has been successful.

Work Required to Meet 2001 HPP Summary Recommendations

- Given the distance between the estimated locations of the Daly Mine waste dump and shaft, the unclear present location of the shaft, and the lack of extant resources, SWCA recommends that no

separate interpretive sign for the Daly Mine No. 2 Shaft be installed. The installation of a sign for the Daly Mine No. 1 Waste Dump, discussed above, that incorporates a discussion of the shaft will adequately meet the 2001 HPP Summary recommendations.

Additional Recommended Work

- No additional work is recommended at this time.

Daly-West Mine Headframe, Shaft, and Hoist

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Headframe, Shaft, and Hoist, which is excerpted here:

The Daly-West headframe and Daly-West shaft are located in upper Empire Canyon, about a quarter of a mile above the Daly No. 2 Shaft. The headframe is directly over the Daly-West shaft, and both of these features are still in operable condition. The shaft provides an emergency exit and a ventilation shaft for the Ontario Drain Tunnel No. 2 and other workings.

The headframe is a distinctive mining-related feature that probably dates from 1913, when the mill and hoisting works were destroyed in a fire. It is constructed of riveted steel “laced girders” that are typical of that period. The entire framework is exposed and it presents an impressive sight. A chain-link fence surrounds the headframe for security reasons.

Just upslope of the Daly-West headframe and shaft are traces of the waste dump and/or surface operations of the Meeers Company Shaft No. 1, although very little remains of this operation. The Meeers Company Shaft No. 2 operation was located immediately to the northeast of the Daly-West headframe and shaft, but no remains of this operation were noted. (Bowes et al. 2000:70)

Existing conditions were described in the 2001 HPP Summary as follows:

These features are still in operable condition and are maintained as an emergency exit and ventilation source for the drain tunnels. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 35–38):

- The headframe, shaft, and hoist are all still present at the site. However, the headframe collapsed in 2018 and now lies on its side near the other resources. Therefore,
 - the metal structural members of the headframe are deformed;
 - a wood fence has been erected around the headframe, shaft, and hoist to prevent access to the area; this fence replaces a chain-link security fence present in 2000 (Bowes et al. 2000:70);

- the fence blocks the view of the resources from the ground, although they are visible from a nearby hillside; and
- the wood fence significantly changes the overall design of the site from its 2001 configuration.
- The shaft is no longer operable and is now covered with a metal grate.
- The hoist is corroded, and the concrete pad has minor amounts of spalling.
- Plant growth surrounds the shaft.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Headframe, Shaft, and Hoist should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

The collapse of the Daly-West Mine headframe represents a significant condition issue, and the following additional work is recommended:

- If possible, the headframe should be returned to its original upright configuration.
- If re-erecting the headframe is not feasible due to cost, insufficient integrity of metal structural members, or other factors, the headframe should be left as-is and interpretive signage explaining its original use and the circumstances of its collapse should be provided.
- The current wood fence, which blocks the view of visitors to the site, should be removed and replaced with a fence allowing greater visibility while also providing security, such as a chain-link or metal post fence.

The hoist mechanisms and shaft also show evidence of deterioration:

- Areas of corrosion on the hoist mechanism should be scraped to a sound surface, and previously painted areas should be repainted to match the current color.
- Plant growth should periodically be removed from around the shaft opening.
- Concrete should be monitored for further deterioration; if deterioration becomes severe or pervasive, it should be repaired using National Park Service (NPS 2007) preservation standards.



Figure 35. Overview of Daly-West Mine Headframe, Shaft, and Hoist, facing north. Note collapsed headframe.



Figure 36. Overview of Daly-West Mine Hoist, facing northeast, with collapsed headframe in background.



Figure 37. Detail of Daly-West Mine Shaft, facing southeast.



Figure 38. Overview of collapsed Daly-West Mine Headframe, facing southeast.

Daly-West Mine Fire Hydrant Shacks

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Fire Hydrant Shacks, which is excerpted here:

These three fire hydrant or water-connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.

The cedar shake shingles have been covered with corrugated galvanized steel panels, one of which is missing, exposing the shingles underneath.

All three of these shacks are single-unit, side-gabled structures with one doorway and no windows. The doors are simple batten-type doors and are still intact and operational. The wood frame construction incorporates a variety of lumber sizes, mostly rough-sawn, and the shacks vary somewhat in construction technique, as though they were made up without plans or by different people. The shacks all have board-and-batten siding. The type of wood used for the siding was not determined. The shack closest to the headframe seems to be somewhat newer than the others, judging by the planking used in its construction and some other details, but all appear to be historic. (Bowes et al. 2000:73)

Existing conditions were described in the 2001 HPP Summary as follows:

Other than some missing galvanized roofing panels and typical weather, these sheds are in reasonably good condition and do not appear to have been significantly altered over time. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.

Three fire hydrant shacks were present. For each, conditions and changes observed during the 2019 condition assessment are as follows (Figures 39–42):

- Fire Hydrant Shack No. 1
 - Fire Hydrant Shack No. 1 is on the south side of the ski area near which all three shacks are located; Fire Hydrant Shack No. 1 is separate from the other two shacks.
 - Settlement has occurred, resulting in vertical displacement of wood sills and walls.
 - Rodent holes are present at the foundation.
 - Weathered wood is present on the walls.

- Wood shingles are missing and detached from the roof.
 - Signs of insect activity (bore-holes) are present in the wood of walls and roof.
- Fire Hydrant Shack No. 2
 - Shacks No. 2 and No. 3 are on the north side of the ski run, just west of the Daly-West Mine Headframe, Shaft, and Hoist. Shack No. 2 is slightly downhill from Shack No. 3 and is the farthest east of the two shacks.
 - Plant growth is occurring against walls and inside building.
 - Corrugated metal roofing is partially detached on west side and entirely missing on east.
 - Walls have weathered wood, and boards are missing in places.
 - For roof, wood shingles on east side are detached and missing.
 - Door is missing from building.
- Fire Hydrant Shack No. 3
 - Shack No. 3 is west (uphill) of Shack No. 2.
 - Settlement resulting in vertical displacement of foundation and walls.
 - Significant plant growth is occurring against walls and inside building.
 - Walls have weathered wood.
 - Door is missing from building.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Fire Hydrant Shacks should be created and installed to meet recommendations in the 2001 HPP Summary.

Additional Recommended Work

- Foundations should be stabilized for Shacks No. 1 and No. 3 by replacing wood sills in kind as needed.
- For all buildings, detached, missing, or deteriorated building elements, such as wood wall boards or roofing materials, should be reattached or replaced in kind.
- Vegetation growing around and inside Shacks No. 2 and No. 3 has the potential to increase moisture in foundation and walls. Vegetation should be cleared from around buildings.
- Doors similar in design and materials to that of Shack No. 1 should be installed on Shacks No. 2 and No. 3 to reduce animal activity and the amount of moisture entering the buildings.



Figure 39. Overview of Daly-West Mine Fire Hydrant Shack No. 1, facing north.



Figure 40. Overview of Daly-West Mine Fire Hydrant Shacks No. 2 (foreground) and No. 3 (background), facing west.



Figure 41. Interior of Daly-West Mine Fire Hydrant Shack No. 2, facing west. Note damaged wood on wall.



Figure 42. Detached roofing on Daly-West Mine Fire Hydrant Shack No. 2, facing east.

Daly-West Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Daly-West Mine Waste Dump, which is excerpted here, and includes a floor plan:

This feature is a large waste dump in the middle part of Empire Canyon that is associated with the Daly-West mine. It is a substantial feature that is visible from a great distance. (Bowes et al. 2000:77)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view. (SWCA 2001)

Work recommendations in 2001 were as follows:

- Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump.
- This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed.
- The slope of the waste dump is approximately 50 percent revegetated; the rest of the slope remains bare.
 - The exposed sections are likely unvegetated due to the steepness of the slope or their use as roads and ski runs.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 43–46):

- The dump has been regraded to create dirt roads and a ski slope.
- An artificial stream and pond have been constructed on the west side of the dump.
- No serious condition issues (such as erosion) were noted; it is likely that the vegetation and grading prevent or limit erosion.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Daly-West Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Partial revegetation has been successful, and unvegetated parts of the waste dump are used for ski runs and roads; no additional revegetation efforts are recommended.

Additional Recommended Work

No additional work is recommended at this time.



Figure 43. Overview of Daly-West Mine Waste Dump, facing west, from Highway 224.



Figure 44. Overview of top of Daly-West Mine Waste Dump, facing northwest.



Figure 45. Overview of Daly-West Mine Waste Dump, facing southwest.



Figure 46. Overview of Daly-West Mine Waste Dump, facing northeast.

Diamond-Nemrod Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Diamond-Nemrod Mine Waste Dumps, which is excerpted here:

The Diamond-Nemrod waste dumps are located high on the steep hillside above the Daly-West Mine, and are clearly visible from a distance. The associated Farish Shaft is filled and no longer visible. (Bowes et al. 2000:97)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the dump[s] remains relatively intact. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump.
- The slope of the Diamond Waste Dump is partially revegetated (approximately 30 percent); large portions of the slope remain bare, likely due to the steepness of the slope and soil composition.
- The slope of the Nemrod Waste Dump is partially revegetated (approximately 50 percent); large portions of the slope remain bare, likely due to the steepness of the slope and soil composition.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 47–54):

- A mountain bike trail parallels the northwest side of the slope of the Diamond Waste Dump.
- A large hole (approximately 12 feet in diameter) is present in the ground at the northwest corner of the Nemrod Waste Dump; the cause of the hole is unclear but may be mining related.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Diamond Mine Waste Dump and for the Nemrod Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.



Figure 47. Overview of Diamond Waste Dump, facing west.



Figure 48. Overview of Diamond Waste Dump, facing northeast.



Figure 49. Overview of Diamond Waste Dump, facing south.



Figure 50. Overview of Diamond Waste Dump, facing southeast.



Figure 51. Overview of Nemrod Waste Dump, facing west.



Figure 52. Overview of Nemrod Waste Dump, facing east.



Figure 53. Overview of Nemrod Waste Dump, facing north.



Figure 54. Hole in ground northwest of Nemrod Waste Dump, facing northeast.

Anchor Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Anchor Mine Waste Dump, which is excerpted here:

The Anchor Mine waste dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon. (Bowes et al. 2000:101)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of the dump remains relatively intact. It is a large waste dump and a highly visible part of a mining landscape, although there has been major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Some revegetation has already taken place on this mine feature.
- This is one of the largest mine features in the Flagstaff Project.
- The steep long slopes of the mine dump will make any revegetation efforts difficult.
- The surface of the dump will be covered with soil as it is available.
- The top of the steep slopes will be mulched and seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Anchor Mine is at the top of the slope.
- The slope of the waste dump is almost entirely revegetated (approximately 90 percent) with low grass. The exposed sections are likely unvegetated due to the steepness of the slope.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 55–56):

- Terracing was observed on the slope; the cause is unclear but may be intentional and represent regrading.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 55. Overview of Anchor Mine Waste Dump, facing north.



Figure 56. Overview of Anchor Mine Waste Dump, facing northwest. Note terracing of slope.

Quincy Mine Hoist Plant

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Quincy Mine Hoist Plant, which is excerpted here:

This feature consists of the remains of the hoist plant for the Quincy Mine shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.

A two-cylinder steam-driven hoist is still mounted on its concrete pad. The hoist is powered by a double-acting, crosshead-type engine, which, like many hoist engines and marine windlasses, is integrated into the same iron frame as the hoist. Historic photos depict what appears to be the same kind of hoist being used as a winch at the Anchor Mine for raising ore cars in an incline. This hoist could even be the same hoist as the one at the Quincy, since it was common to buy, sell, trade, and move equipment from one mine to another.

Located between the hoist engine and the mine shaft, and apparently within the area once covered by the hoist building, are the remains of a boiler, consisting of the lower portion of its brick enclosure and the boiler's lower water drum.

The larger, upper drum has been removed, and the bricks from the upper part of the brick enclosure are scattered around the base of the boiler. There are also some remaining vertical iron or steel straps that may have acted as supports or anchors for the brick boiler enclosure. It is difficult to make a determination of the boiler type without removing the debris that covers the remains of the boiler and firebox.

In addition to the boiler and engine, the remains of a mortared-brick pad are located immediately north of the hoist engine. Large bolts protrude from the pad in several places. The north edge of the pad is located approximately 12 feet north of the north edge of the hoist engine pad. This feature may have been associated with the headframe structure. Most of the pad is covered with soil and could not be examined.

The foundation of the hoist plant is little more than a trace, with some irregular rocks visible at the ground surface level. More of the foundation may be intact below the ground surface. (Bowes et al. 2000:79–80)

Existing conditions were described in the 2001 HPP Summary as follows:

The hoist building is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Quincy Mine is located across a ski run approximately 400 feet to the northeast.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 57–60):

- As noted in the 2000 HPP, only the foundation, hoist, and building elements (including scrap metal, bricks, and concrete) remain (Bowes et al. 2000:79–82). These elements are all in poor condition.
 - The portions of mortared brick are severely deteriorated, including mortar loss and the displacement of bricks.
 - Concrete is also deteriorated, including cracking and scaling.
 - Metal elements of the hoist are corroded.
 - Other building elements are dispersed throughout the undergrowth and were visible only to a limited extent.
 - Extensive plant growth has occurred throughout the site, with plants often growing directly on or through building elements; in some cases, this plant growth has resulted in heaving or displacement.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

- Although the condition of the hoist plant is poor, the level of difficulty in stabilizing an already extremely decayed resource likely makes most treatment options unfeasible. Possible treatment options to assist in the long-term preservation of resources include the following:
 - Pruning plants to prevent additional damage to building elements and to make existing resources more visible to visitors. However, this option may result in theft or vandalism of the remaining materials.
 - Conducting additional archaeological survey to fully record the site. This option would be time- and cost-intensive and was not required by the 2001 HPP Summary.
 - Implementing treatments to stabilize extant resources, such as repairing concrete or replacing and repointing brick. This option would be time- and cost-intensive and was not required by the 2001 HPP Summary.



Figure 57. Overview of Quincy Mine Hoist Plant, facing west.



Figure 58. Overview of Quincy Mine Hoist Plant brick foundations, facing west.



Figure 59. Overview of Quincy Mine Hoist Plant, facing south.



Figure 60. Overview of Quincy Mine Hoist Plant, facing northwest.

Quincy Mine Shaft and Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Quincy Mine Shaft and Waste Dump, which is excerpted here:

The Quincy Mine shaft is located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. The shaft is directly adjacent to the remains of the hoist plant.

The waste dump at the Quincy Mine is located in the middle Empire Canyon area, directly above the Daly-West Mine site. From a distance, it is the most visible feature of the Quincy Mine. (Bowes et al. 2000:83–84)

Existing conditions were described in the 2001 HPP Summary as follows:

The shaft has been filled in and concavity exists over the filled shaft to suggest its location adjacent to the hoist plant. The basic form of the waste dump remains intact. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- Revegetation efforts at the top of this mine dump have already started.
- The upper slopes have also been mulched.
- There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees.
- A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed. An interpretive sign for the Quincy Mine is located across a ski run approximately 400 feet to the northeast.
- The slope of the waste dump is entirely revegetated with grass, forbs, and pine trees.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 61–64):

- The ground above the shaft has subsided, leaving a depression marking the original location of the shaft.
- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 61. Overview of Quincy Mine Shaft site, facing south.

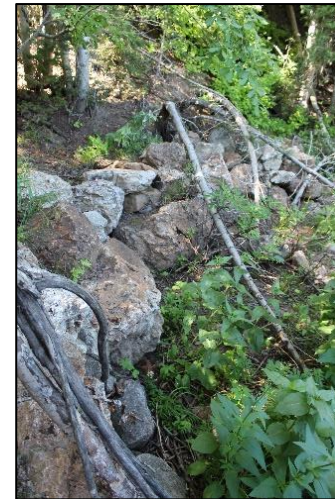


Figure 62. Overview of Quincy Mine Shaft, facing west.



Figure 63. Overview of Quincy Mine Shaft, facing south.



Figure 64. Overview of Quincy Mine Waste Dump, facing southeast.

Little Bell Mine Ore Bin

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Little Bell Mine Ore Bin, which is excerpted here:

The Little Bell ore bin or "bunker" is a historic structure in middle Empire Canyon, located on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft.

A modern ski slope is located approximately 15 feet east of the ore bin, and two water pipes used for snow-making operations are located about ten feet northeast of the structure. The ski slope occupies the area where the mine's boarding house once stood, and also covers a road that once passed in front of the ore bin. Preliminary research on the Little Bell Mine suggests a construction date of ca. 1900.

The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging." Ore car tracks, now gone, went from the shaft works to the top of the ore bin. Ore cars were tipped to dump their loads into the ore bin, which would hold the ore until the next horse-drawn ore wagon arrived, at which time the gates at the bottom of the ore bin were opened to allow the ore to pour into the wagon. From there, the wagons transported the ore to beneficiation facilities, such as a mill or smelter. . . .

The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The wood is probably a fir species that was imported from the Pacific Northwest. It was quite common at that time to import wood from out of state, since the area's mining operations had used up most of the mature trees in the area for mine timbers and building surface works.

The footprint of the structure measures 12' x 24'. For descriptive purposes, the structure can be divided into two basic components: the ore bin itself and the support structure. The ore bin itself is approximately 17'4" high, plus the height of the support structure. The front wall of the ore bin, including the support structure, is approximately 24 feet high from the top of the front footing. The back wall of the ore bin is approximately 17'4" high from the top of the rear footing.

The support structure consists of a framework of rough-sawn timbers. The front portion of the support structure consists of seven vertical posts, six cross-braces, and a beam across the top, which is in two pieces, joined by a shiplap joint at the center. The timbers in the front portion of the support structure consist of 8" x 8" posts, beams, and cross braces, with slight dimensional variations in their cross sections. The cross braces lean toward the center of the front of the structure (i.e., the three cross braces on the left side lean to the right, and vice-versa). This assembly rests upon a 16" x 16" timber footing.

It is not known if anything lies below this footing. The rear section of the support structure consists of a timber footing placed in the side of the mine waste dump. Owing to the condition of the rear footing, it is difficult to ascertain the original dimensions of the timbers or if anything lies behind or below them. The front and rear sections of the support structure are joined by seven 8" x 8" beams laid front-to-rear, which rest on the top beam of the front support assembly and on the rear footing. Each of these seven

beams are supported by a 6" x 8" cross brace between the mid point of the beam and the intersection of the corresponding front vertical support post and the front footing.

The ore bin itself is a single-cell structure that has a steeply slanted floor (approximately 45 degrees) that allows the ore to slide down toward the two loading gates that are located at the bottom of the front wall. Its basic construction consists of a timber framework that is lined with wooden planks to form the ore storage cavity. The ore bin uses a greater variety of rough-sawn dimensional lumber than the support structure. Its construction is relatively simple, and all elements are visible, with the exception of certain internal joint structures, such as mortise-and-tenon joints. The preliminary inspection revealed no evidence of paint, varnish, shellac, or other finish coating on the structure. . . .

Seven steel or iron rods are used to secure the front and rear walls against the outward force of ore in the bin. These rods are located about two-thirds of the way up the front wall of the ore bin, and join the front and rear wall posts together. The ends of the rods are threaded and secured with a nut and a cast-iron washer. One of the rods is broken (missing a section inside the bin), but its ends are intact.

The two gate doors were operated by a rack-and-pinion mechanism that raised and lowered them inside a cast-iron track mounted inside the jambs. Two cast-iron rack gears are still riveted to each of the steel gate doors, but the pinion assemblies are missing. (Bowes et al. 2000:88–90)

Existing conditions were described in the 2001 HPP Summary as follows:

The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing.
- Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
- Additional building stabilization will occur in summer 2001. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.
- The 2001 recommendation relating to the installation of a roof over the ore bin has not been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 65–72):

- Stabilization measures have been taken, such as the replacement of rotted wood posts and the installation of concrete footings for the posts. The posts have also been excavated; soil no longer touches the wood structural members. All sagging and displacement have been corrected.

- Lack of a roof (installation/construction of which was included in the 2001 HPP Summary work recommendations) likely contributes to deterioration. Rain infiltrates the base and walls of the structure, and it fills with snow during the winter. Due to the high walls, snow likely remains for an extended time, resulting in extensive moisture infiltration and damage to lower structural elements, such as the floor joists.
- Other wood boards are weathered and cracked. Some boards have been lost.
- If left untreated, these conditions may result in further deterioration and eventual collapse of the bin.

Work Required to Meet 2001 HPP Summary Recommendations

- Work recommendations in the 2001 HPP Summary relating specifically to the interpretive sign have been fulfilled.
- An all-weather roof has not yet installed or constructed over the ore bin. To reduce or eliminate snow accumulation and further moisture damage on the bin interior, the addition of a flat covering remains a recommendation; this covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior.
- The majority of serious structural issues relating to the wood posts have been corrected to meet the 2001 recommendations.

Additional Recommended Work

- Rotted joists or other structural members should be monitored and replaced in kind when their condition threatens the structural stability of the ore bin.
 - Rotted or damaged wood members should be consolidated and retained to the greatest extent possible, using epoxy or another appropriate compound. If retention of the original materials does not prove feasible, rotten sections of wood should be replaced in kind with treated lumber, whereas sound sections should be retained to the maximum extent possible.
- Missing boards or wall elements should be replaced in kind when required to preserve the physical or structural integrity of the ore bin.



Figure 65. Overview of Little Bell Mine Ore Bin, facing northwest.



Figure 66. Overview of Little Bell Mine Ore Bin, facing southwest.



Figure 67. Overview of Little Bell Mine Ore Bin, facing southeast.



Figure 68. Overview of Little Bell Mine Ore Bin, facing east.



Figure 69. Overview of Little Bell Mine Ore Bin, facing west. Note deteriorated boards at top of walls.



Figure 70. Concrete footings and repaired wood posts supporting Little Bell Mine Ore Bin, facing south.



Figure 71. Deteriorated structural member, north end of Little Bell Mine Ore Bin, facing northwest. Note the 1-foot-long probe illustrating depth of rot.



Figure 72. Close up of north gate for Little Bell Mine Ore Bin, with damaged and missing boards visible, facing west.

Little Bell Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Little Bell Mine Waste Dump, which is excerpted here:

The Little Bell Waste dump is located in middle Empire Canyon, adjacent to the Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible. (Bowes et al. 2000:94)

Existing conditions were described in the 2001 HPP Summary as follows:

The dump is essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- This feature has been partially revegetated.
- Efforts will continue by adding mulch and available soil to the surface.
- A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.
- The slope of the waste dump is mostly revegetated (approximately 90 percent) with grass and low forbs.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 73–75):

- No serious condition issues (such as erosion) were noted.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

No additional work is recommended at this time.



Figure 73. Overview of Little Bell Mine Waste Dump, facing southwest.



Figure 74. Overview of Little Bell Mine Waste Dump, facing west.



Figure 75. Overview of Little Bell Mine Waste Dump, facing northwest.

White Pine Mine Log Structure

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the White Pine Mine Log Structure, which is excerpted here:

The remains of a log structure are located below the White Pine Mine and above the Anchor Mine. It has been suggested that this structure may have been a miner's cabin associated with the White Pine Mine. Further research would be necessary to determine its history.

The structure consists of a one-room, one-story log [structure], with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.

The structure once had an attic or loft, as evidenced by notches cut into logs at ceiling height and the remains of some of the loft's floor joists that are visible in and above the debris. The door opening is at the north side of the structure, facing downslope, possibly in consideration of an escape route in the event of an avalanche. Each of the other three walls have one window opening.

The wall logs were built with V-notch construction, also known as "sharp notch," and vary somewhat in size, typically ranging from about 8 to 11 inches in diameter. The sides of a number of the wall logs, both inside and outside of the structure, have been hewn to form a slightly flattened surface. An initial inspection of a few of the flattened areas showed no evidence of the use of an adz to create the flat sides, which were probably hewn with an axe. Chinking strips, split from logs, were nailed into the interstices between the log courses. Other supplementary chinking materials, such as cement or clay, would have been used to seal the joints, but the actual material(s) used are unknown at this time. The cabin uses cut nails in its construction, which were still in common use until the late 1880s or early 1890s, when wire nails began to take over in popularity as the result of cheaper mass-production methods.

The foundation structure, if any, is unknown. It was typical for simple log structures such as this to have been built upon leveled sill logs, although stone foundations were not unusual. (Bowes et al. 2000:105)

Existing conditions were described in the 2001 HPP Summary as follows:

The roof is missing and may have fallen in. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay. (SWCA 2001)

Work recommendations in 2001 were as follows:

- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has been addressed.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 76–79):

- The structure is largely collapsed. The roof is no longer extant, and the logs making up the walls have partially shifted and fallen out of their original configuration. According to the 2000 HPP, this condition was present during of original recordation (Bowes et al. 2000:105).
- The lower logs were damp at the time of survey. Given that the structure's location is set into a steep slope, moisture may infiltrate down the slope and collect at the sill logs at the rear of the structure.
- The structure is surrounded by thick vegetation, which increases moisture retention in the logs and accelerates decay.

Work Required to Meet 2001 HPP Summary Recommendations

- None. Work recommendations from the 2001 HPP Summary have been fulfilled.

Additional Recommended Work

- Methods to divert moisture and runoff from the structure, to dry soil, and to prevent further deterioration of log sills should be considered. Possible methods for doing so include the following:
 - Regrading the hill around the cabin to direct waterflow away from the structure
 - Removing low vegetation (such as bushes) surrounding the structure



Figure 76. Overview of White Pine Mine Log Structure, facing northeast.



Figure 77. Overview of White Pine Mine Log Structure, facing east.



Figure 78. Overview of White Pine Mine Log Structure, facing southwest.



Figure 79. Detail of logs and notching, White Pine Mine Log Structure, facing east.

White Pine Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the White Pine Mine Waste Dumps, which is excerpted here:

Ridge-Line Waste Dump – This waste dump is located on a saddle at the ridge line at the top of Empire Canyon. This feature has sometimes been attributed to the Utah Mine. However, it appears to be located on the White Pine claim, whereas the Utah claim is located to the south, on the other side of the ridge line. A map by Gorlinski (1893) depicts a shaft on the Utah claim, but does not show a shaft at the ridge line on the White Pine claim, although if the White Pine shaft was inactive at that time, it may not have been included for that reason. However, a 1901 USGS survey (published 1903) does show a shaft on the ridge line that appears to be in the White Pine claim. Hence, it appears that the ridge-line shaft and associated waste dump are probably associated with the White Pine Mine. In any case, the shaft has been filled and is no longer visible, and its associated waste dump has been heavily disturbed and/or recontoured.

Downslope Waste Dump – This feature is located a short distance downslope and to the north of the ridge-line waste dump. It has been attributed to the White Pine operation, although it is apparently adjacent to an adit portal, rather than a shaft. A 1901 USGS survey (published 1903) shows an adit portal at what appears to be the correct location. This adit might lead to the White Pine Mine shaft, but this has not been ascertained. This waste dump is located on the War Eagle claim, which became part of the Anchor Mining Company group of claims, probably in 1885. The relationship of the War Eagle claim to the White Pine claim prior to 1885 has not been determined. This waste dump appears to be intact and basically unaltered from its historic form, other than some minor erosion. (Bowes et al. 2000:103)

Existing conditions were described in the 2001 HPP Summary as follows:

The ridge-line waste dump has been altered significantly by recontouring operations and other work in the area. The downslope waste dump appears to be intact and in stable condition. (SWCA 2001)

Work recommendations in 2001 were as follows:

- This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Progress toward fulfilling the 2001 HPP Summary work recommendations is as follows:

- The 2001 recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump.
- The slope of the Ridgeline Waste Dump is not revegetated; the waste dump remains open and bare of any vegetation.
- The slope of the Downslope Waste Dump is partially revegetated (approximately 30-40 percent). Grasses cover portions of the waste dump, and a number of spruces are also growing on the slope; the majority of the waste dump remains barren.

Conditions and changes observed during the 2019 condition assessment are as follows (Figures 80–86):

- For the Ridgeline Waste Dump, no serious condition issues (such as erosion) were noted; the flat grade of the dump likely precludes significant erosion.
- The majority of the Downslope Waste Dump appears to be stable, but a significant erosional gully was observed on the east side of the slope.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Ridgeline Waste Dump and for the Downslope Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

- Regrade the east side of the Downslope Waste Dump to prevent additional or ongoing erosion.



Figure 80. Overview of White Pine Mine Ridgeline Waste Dump, facing southeast.



Figure 81. Overview of White Pine Mine Ridgeline Waste Dump, facing north.



Figure 82. Overview of White Pine Mine Ridgeline Waste Dump, facing south.



Figure 83. Overview of White Pine Mine Downslope Waste Dump, facing east.



Figure 84. Overview of White Pine Mine Downslope Waste Dump, facing northeast.



Figure 85. Overview of White Pine Mine Downslope Waste Dump, facing northwest.



Figure 86. Erosion on east side of White Pine Mine Downslope Waste Dump, facing northeast.

Flagstaff Mine Waste Dumps

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Flagstaff Mine Waste Dumps, which were discussed as a single resource. The description is excerpted here:

The Flagstaff Mine waste dump is located near the top of Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is not a tall feature, but is spread over a fairly wide area around the shaft location. It is probably in its original form. (Bowes et al. 2000:113)

Existing conditions were described in the 2001 HPP Summary as follows:

The basic form of this waste dump appears to be intact and more or less in its original form. Some vegetation is grown on parts of the waste dump, but there is still a considerable amount of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Flagstaff Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.

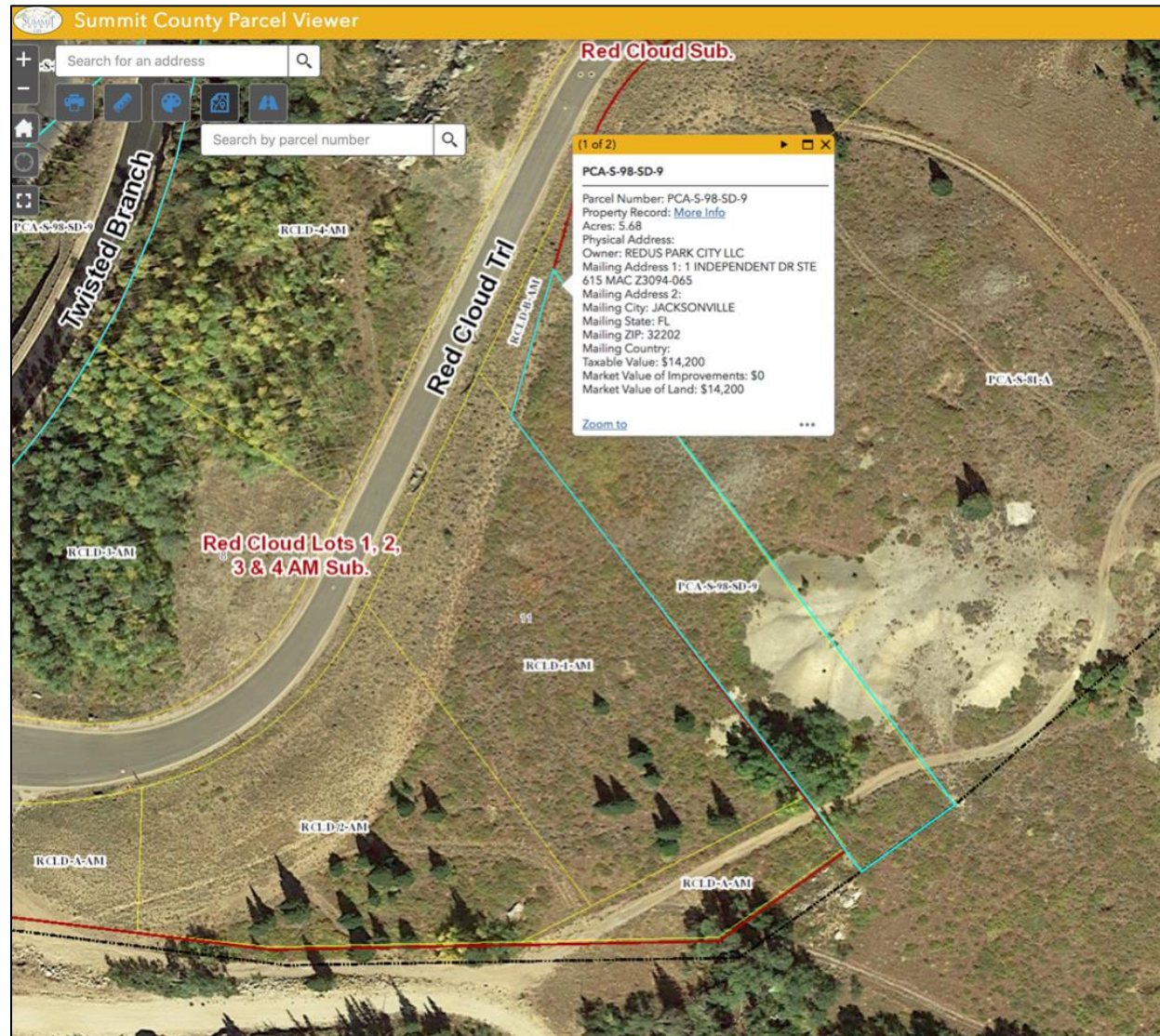


Figure 87. Aerial imagery showing portion of mine dump on property owned by the EPMOA. Image provided by EPMOA.

Naildriver Mine Waste Dump

Summary of 2000–2001 Existing Conditions and Work Recommendations

The original HPP provides a detailed description of the Naildriver Mine Waste Dump, which is excerpted here:

The Naildriver Mine waste dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only significant remaining historic feature of the Naildriver Mine. The Naildriver shaft was plugged with concrete in 1980 and no historic features of the shaft remain visible. One item of note is that the Naildriver shaft was 2,980 feet deep—more than the height of two Empire State Buildings. (Bowes et al. 2000:115)

Existing conditions were described in the 2001 HPP Summary as follows:

The dump has not been significantly altered. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view. (SWCA 2001)

Work recommendations and observations in 2001 were as follows:

- This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used.
- However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it.
- With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. (SWCA 2001)

2019 Condition Assessment

Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to the Flagstaff Development Agreement. EPMOA notes that revegetation efforts have not been completed on this site and interpretive signage has not been installed.

Work Required to Meet 2001 HPP Summary Recommendations

- An interpretive sign specifically for the Naildriver Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary.
- Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.

Additional Recommended Work

No additional work is recommended at this time.

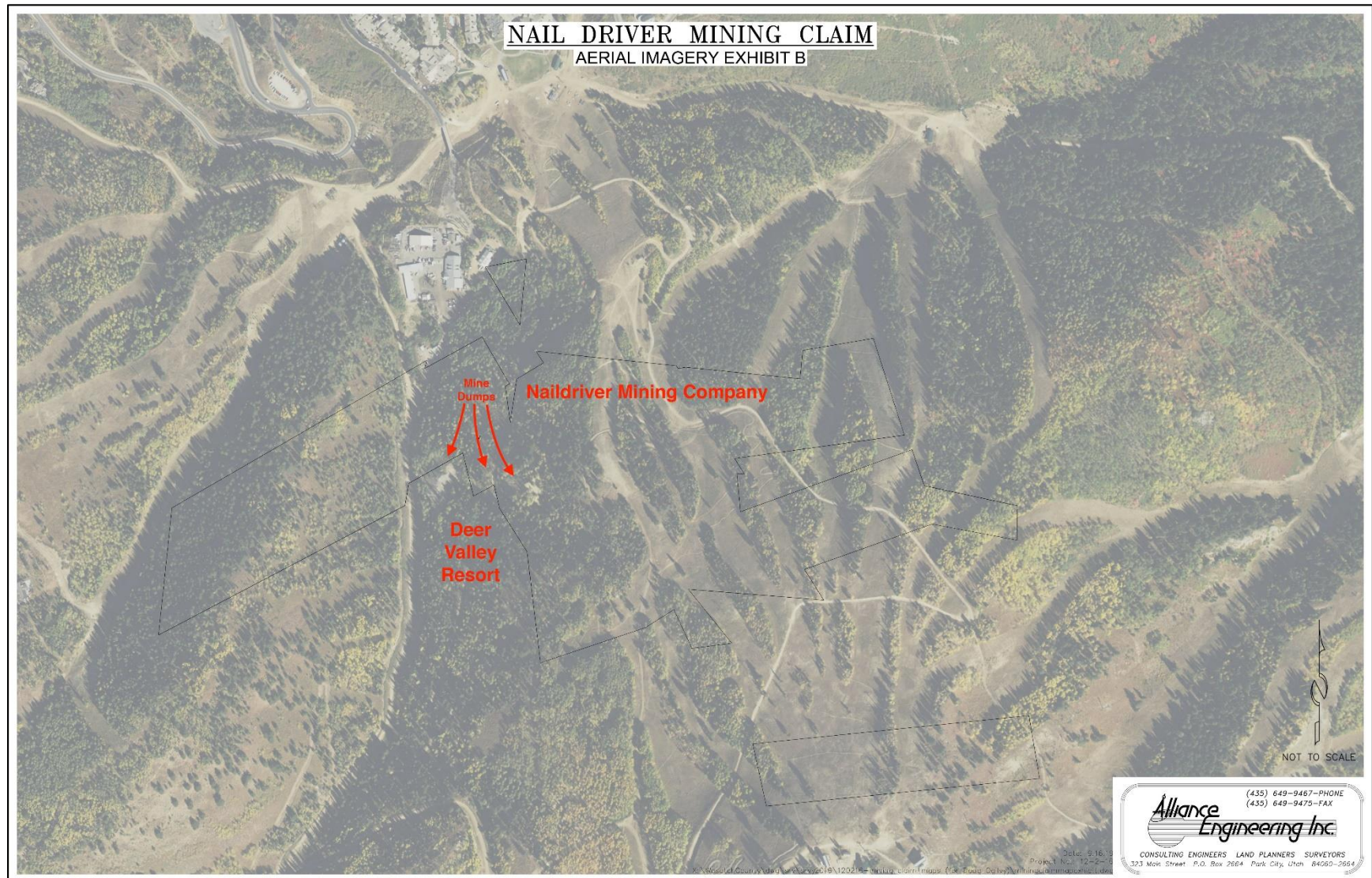


Figure 88. Aerial imagery showing location of Nail Driver Waste Dump and land ownership. The area in the black border is owned by the Naildriver Mining Company. Image by Alliance Engineering, Inc.

SUMMARY AND CONCLUSIONS

In summary, the mining resources addressed in this HPP Update are dispersed across 19 sites and include 10 buildings or structures, four shafts, and 13 waste dumps (Table 2). All buildings and structures are abandoned and are generally in fair to poor condition. However, except for the Judge Mining and Smelting Company Office, the treatments recommended in the 2001 HPP Summary typically involved the creation and installation of interpretive signage and did not include stabilization or restoration. Interpretive signage has not yet been installed at most of these sites (see Table 2). Additional treatment recommendations in this update are not required by the terms of the Development Agreement between the EPMOA and PCMC but are suggested as measures that will stabilize and preserve the resources in their current condition.

The shafts generally could not be observed but are presumed to be in good condition. The waste dumps are generally in good condition as well. Treatments recommended in the 2001 HPP Summary involved both the installation of interpretive signage and the mulching and seeding of waste dumps. Signage has not been installed at most sites, but efforts at revegetation have been made with some success (see Table 2).

The results of the HPP Update are more fully summarized in Table 3, which presents the resources in order of treatment priority. For each resource, the treatment recommendations are also prioritized according to which are most important for ongoing preservation. The 2019 Treatment Completion Summary column identifies whether the treatment recommendations stipulated in the 2001 HPP Summary have been addressed.

Table 2. Sites Included in the 2019 HPP Update and 2001 HPP Summary Work Recommendation Fulfillment Status

Sites Included in the 2019 HPP Update	Resource Type	2001 HPP Summary Work Recommendations Fully Met?
Judge Mining and Smelting Company Office	Building	No
Anchor (Daly-Judge) Drain Tunnel	Structure	No
American Flag Mine Waste Dump	Waste dump	No
Ontario Mine Shaft No. 3	Shaft	No
Daly Mine No. 1 Waste Dump	Waste dump	No
Daly Mine No. 2 Shaft	Shaft	No
Daly-West Mine Headframe, Shaft, and Hoist	Structures (2) and shaft	No
Daly-West Mine Fire Hydrant Shacks	Structures (3)	No
Daly-West Mine Waste Dump	Waste dump	No
Diamond-Nemrod Mine Waste Dumps	Waste dump (2)	No
Anchor Mine Waste Dump	Waste dump	Yes
Quincy Mine Hoist Plant	Structure	Yes
Quincy Mine Shaft and Waste Dump	Shaft and waste dump	Yes
Little Bell Mine Ore Bin	Structure	No
Little Bell Mine Waste Dump	Waste dump	Yes
White Pine Mine Log Structure	Structure	Yes
White Pine Mine Waste Dumps	Waste dump (2)	No
Flagstaff Mine Waste Dumps	Waste dump (2)	No

Sites Included in the 2019 HPP Update	Resource Type	2001 HPP Summary Work Recommendations Fully Met?
Naildriver Mine Waste Dump	Waste dump	No

Table 3. Summary of Treatment Recommendations

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Judge Mining and Smelting Company Office	The building site will be cleaned of debris in summer 2001. With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development.	The building has a number of moderate to severe condition issues (see the 2019 Condition Assessment section for this resource for a detailed description). The most serious issues are the build-up of debris and soil at the foundation and against the walls, wall movement, and the collapse of the roof. Less serious issues include a detached metal cornice, spalling concrete on the walls, damage to the boards blocking windows and doors, and the build-up of animal refuse in the interior.	The building should be stabilized in its current condition. Walls should be monitored for movement yearly, and a treatment plan should be created if severe movement is noted (McMullin 2019). The roof should be repaired; bracing should also be installed, as indicated in the engineer's report (McMullin 2019). The roof system should be fully documented with drawings and photographs before and after treatment. Portions of the detached metal cornice should be reattached or be replaced in kind as necessary. Damaged boards blocking windows and doors should be replaced. Spalling concrete of main walls should be treated by improving site drainage through the removal of soil and debris and by repairing the roof; however, removing soil has the potential to destabilize the slope and is not a recommended treatment unless ongoing structural damage to walls is noted (McMullin 2019). Animal refuse should be removed from the interior of the building. Interpretive sign explaining the history and function of the building should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is detailed in this HPP Update.
Little Bell Mine Ore Bin	With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing. Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Additional building stabilization will occur in summer 2001.	Stabilization measures have been taken, such as the replacement of rotted wood posts and the installation of concrete footings for the posts. The posts have also been excavated; soil no longer touches the wood structural members. All sagging and displacement have been corrected. Lack of a roof (installation/construction of which was included in the 2001 HPP Summary work recommendations) likely contributes to deterioration. Rain infiltrates the base and walls of the structure and it fills with snow during the winter. Due to the high walls snow likely remains for an extended time, resulting in extensive moisture infiltration and damage to lower structural elements, such as the joists. Other wood boards are undergoing weathering and cracking. Some boards have been lost.	A noninvasive all-weather roof should be installed or constructed over the ore bin to meet recommendations in 2001 HPP Summary. This covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior. Rotted joists or other structural members should be replaced in kind. Rotted or damaged wood members should be consolidated and retained to the greatest extent possible. If retention of the original materials does not prove feasible, rotten sections of wood should be replaced in kind with treated lumber, and sound sections should be retained to the maximum extent possible. Missing boards or wall elements should be replaced in kind.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed. The 2001 HPP Summary recommendation relating to the installation of a roof over the ore bin has not been addressed.
Daly-West Mine Headframe, Shaft, and Hoist	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.	The headframe, shaft, and hoist are all still present at the site. The headframe collapsed in 2018 and now lies on its side near the other resources. The metal structural members of the headframe are deformed as a result of the collapse. A wood fence has been erected around the headframe, shaft, and hoist to prevent access to the area; this fence replaces a chain-link security fence present in 2000 (Bowes et al. 2000:70). The wood fence blocks view of resources and changes site layout from 2001 configuration. The shaft is no longer operable and is now covered with a metal grate. There is plant growth surrounding the shaft. The hoist, which is in the open, is corroded and the concrete pad has minor amounts of spalling.	If possible, the headframe should be returned to its original upright configuration; however, if returning it to its upright configuration is unfeasible, it should be left as-is. Areas of corrosion on the hoist mechanism should be scraped to a sound surface, and the painted sections should be repainted to match current color scheme. Plant growth should periodically be removed from around the shaft opening. Concrete should be monitored for further deterioration; if deterioration becomes severe or pervasive, it should be repaired using NPS (2007) preservation standards. The current wood fence, which blocks the view of visitors to the site, should be removed and replaced with a fence allowing greater visibility while also providing security, such as a chain-link or metal post fence. Interpretive sign specifically for the Daly-West Mine Headframe, Shaft, and Hoist should be created and installed to meet recommendations in the 2001 HPP Summary. The interpretive sign should explain its original use and the circumstances of its collapse.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Daly-West Mine Fire Hydrant Shacks	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The Fire Hydrant Shacks were subject to a range of conditions, including the following: • Wood shingles and corrugated metal roofing missing and detached from roof • Vertically displaced wood sills and walls • Weathered wood and missing boards on walls • Plant growth against walls and inside building • Missing doors • Rodent holes at foundation • Signs of insect activity (bore-holes) in wood of walls and roof	Detached or missing roofing materials should be reattached or replaced in kind. Foundations should be stabilized for Shacks No. 1 and No. 3. Detached, missing, or deteriorated building elements, such as wood wall boards, should be reattached or replaced in kind. Vegetation should be cleared from around buildings. Doors similar in design and materials to that of Shack No. 1 should be installed for Shacks No. 2 and No. 3. Interpretive sign specifically for the Daly-West Mine Fire Hydrant Shacks should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.
White Pine Mine Log Structure	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The structure is largely collapsed. The roof is no longer extant, and the logs making up the walls have partially shifted and fallen out of their original configuration. According to the 2000 HPP, this condition was present during the original recodation (Bowes et al. 2000:105). The lower logs were damp at the time of survey. Given that the structure's location is set into a steep slope, moisture may infiltrate down the slope and collect at the sill logs at the rear of the structure. The structure is surrounded by thick vegetation, which may also cause moisture retention.	Methods to divert moisture and runoff from the structure, to dry soil, and to prevent further deterioration of log sills should be considered. Possible methods for doing so include regrading the hill around the cabin to direct waterflow away from the structure and removing low vegetation (such as bushes) surrounding the structure.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.
Quincy Mine Hoist Plant	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	As noted in the 2000 HPP, the foundation, hoist, and building elements (including scrap metal, bricks, and concrete) remain (Bowes et al. 2000:79–82). All remaining building elements are in poor condition.	Although the condition of the hoist plant is poor, the level of difficulty in stabilizing an already extremely decayed resource likely makes most treatment options unfeasible. Possible treatment options to assist in the long-term preservation of resources include the following: • Trimming back plants to prevent additional damage to building elements and to make existing resources more visible to visitors • Conducting additional archaeological survey of the site to record resources • Implementing treatments to stabilize extant resources, such as repairing concrete or replacing and repointing of brick	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed.
Ontario Mine Shaft No. 3	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.	The hoist house, headframe, and shop buildings remain in good condition and are still in use. The hoist remains operable. Slope of waste dump is partially revegetated (approximately 70 percent); portions of the slope remain bare. No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation. Interpretive sign specifically for the Ontario Mine Shaft No. 3 and Waste Dump should be created and installed to meet recommendations in the2001 HPP Summary. Additional signage describing nonoriginal site elements, such as the square-set timbering and tram tower, would also facilitate interpretation of the Ontario Mine Shaft No. 3.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.
White Pine Mine Waste Dumps	This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	For the Ridgeline Waste Dump, no serious condition issues (such as erosion) were noted; the flat grade of the dump likely precludes significant erosion. The majority of the Downslope Waste Dump appears to be stable, but a significant erosional gully was observed on the east side of the slope.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation. The east side of the Downslope Waste Dump should be regraded to prevent additional or ongoing erosion. Interpretive signs specifically for both waste dumps should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Slope of Ridgeline Waste Dump is not revegetated; the waste dump remains open and bare of any vegetation. Slope of Downslope Waste Dump is partially revegetated (approximately 30–40 percent). Grasses cover portions of the waste dump, and a number of spruces are also growing on the slope; the majority of the waste dump remains barren.

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Quincy Mine Shaft and Waste Dump	Revegetation efforts at the top of this mine dump have already started. The upper slopes have also been mulched. There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees. A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The ground above the shaft has subsided, leaving a depression marking the original location of the shaft. No serious condition issues (such as erosion) were noted.	No additional work is recommended at this time.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed. Work recommendations from the 2001 HPP Summary have been fulfilled regarding revegetation. Slope of waste dump is entirely revegetated with grass, forbs, and pine trees.
Diamond-Nemrod Mine Waste Dumps	These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related features in the immediate vicinity.	Slope of Diamond Waste Dump is partially revegetated (approximately 30 percent); large portions of the slope remain bare. The exposed sections are likely unvegetated due to the steepness of the slope. Slope of Nemrod Waste Dump is partially revegetated (approximately 50 percent); large portions of the slope remain bare. The exposed sections are likely unvegetated due to the steepness of the slope. A mountain bike trail parallels the northwest side of the slope of Diamond Waste Dump. A large hole (approximately 12 feet in diameter) is present in the ground at the northwest corner of Nemrod Waste Dump; the cause of the hole is unclear but may be mining related. No serious condition issues (such as erosion) were noted.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation. Interpretive signs specifically for both waste dumps should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed for either waste dump. Work recommendations from the 2001 HPP Summary have been partially fulfilled regarding revegetation.
American Flag Mine Waste Dump	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with the other historic mining-related feature s in the immediate vicinity.	Slope of waste dump is partially revegetated (approximately 50 percent); the rest of the slope remains bare. No serious condition issues (such as erosion) were noted; it is likely that the vegetation and the rock retaining wall at the base of the slope prevent or limit erosion.	Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed. Work recommendations from the 2001 HPP Summary have been partially fulfilled regarding revegetation.
Little Bell Mine Waste Dump	This feature has been partially revegetated. Efforts will continue by adding mulch and available soil to the surface. A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity.	Slope of waste dump is mostly revegetated (approximately 90 percent) with grass and low forbs. No serious condition issues (such as erosion) were noted.	No additional work is recommended at this time.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed. Work recommendations from the 2001 HPP Summary have been mostly fulfilled regarding revegetation.

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Daly-West Mine Waste Dump	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The dump has been regraded. Portions of the waste dump are in use as dirt roads. The dump has also been regraded for use as a ski slope. An artificial stream and pond have been constructed on the west side of the dump. No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.	Interpretive sign specifically for the Daly-West Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary. Due to the partial revegetation and the use of portions of the waste dump for ski runs and roads, no additional revegetation efforts are recommended.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Slope of waste dump is partially revegetated (approximately 50 percent); the rest of the slope remains bare.
Flagstaff Mine Waste Dumps	A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature describe its relationship with other historic mining-related features in the immediate vicinity.	Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to the Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.	Interpretive sign specifically for the Flagstaff Mine Waste Dumps should be created and installed to meet recommendations in the 2001 HPP Summary. Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Work recommendations from the 2001 HPP Summary have not been fulfilled regarding revegetation.
Naildriver Mine Waste Dump	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	Per initial direction from EPMOA, this site was not included in field survey. Subsequent ownership review determined that portions of the mine dumps for this mine are on lands subject to Flagstaff Development Agreement. EPMOA advises that revegetation efforts have not been completed on this site and interpretive signage has not been installed.	Interpretive sign specifically for the Naildriver Mine Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary. Revegetation efforts, including the broadcasting of mulch, should continue in order to support ongoing revegetation.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Work recommendations from the 2001 HPP Summary have not been fulfilled regarding revegetation.
Daly Mine No. 1 Waste Dump	Revegetation efforts have already begun on this mine site. A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	Stands of aspen and spruce, along with bushes and forbs, cover the entire slope. Due to recontouring, recent residential development to the northeast, and revegetation, the slope is no longer easily identifiable as a waste dump. No serious condition issues (such as erosion) were noted; it is likely that the vegetation prevents or limits erosion.	Interpretive sign relating specifically to the waste dump should be created and installed to meet recommendations in 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed. Slope of waste dump is almost entirely revegetated (approximately 90–100 percent).
Anchor (Daly-Judge) Drain Tunnel	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	Some evidence of water infiltration (such as staining and minor cracks in concrete) is present, but no evidence of significant or ongoing damage is visible. The shed-roofed portal protecting the entrance to the tunnel was installed in 2008 (as evidenced by the date inscribed on the metal posts supporting the roof); roofline partially obscures historic inscription panel over tunnel entrance. Tunnel continues to be maintained by the municipality as part of Park City’s culinary water system.	Interpretive sign explaining the history and function of the tunnel in relation to the Judge, Anchor, and Daly Mines and its ongoing function as the water source for Park City should be created and installed to meet recommendations in the 2001 HPP Summary.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.
Daly Mine No. 2 Shaft	Much of this mine feature has been covered. A thick soil cover will be placed on this mine dump. This will be followed by the addition of a seed mix that will consist of species a close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	The Daly Mine No. 2 Shaft could not be found during survey.	For work recommendations, the 2001 HPP Summary conflates the Daly Mine No. 2 Shaft with the Daly Mine No. 1 Waste Dump. Interpretive sign specifically for the Daly Mine No. 1 Waste Dump should be created and installed to meet recommendations in the 2001 HPP Summary. Given the distance between the estimated locations of the Daly Mine waste dump and shaft, the unclear present location of the shaft, and the lack of extant resources, no separate interpretive sign for the Daly Mine No. 2 Shaft needs to be installed. The installation of a sign for the Daly Mine No. 1 Waste Dump that incorporates a discussion of the shaft will adequately meet the 2001 HPP Summary recommendations.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has not been addressed.

Resource	2001 Work Recommendation (SWCA 2001)	2019 Condition	2019 Treatment Recommendations	2019 Treatment Completion Summary
Anchor Mine Waste Dump	Some revegetation has already taken place on this mine feature. This is one of the largest mine features in the Flagstaff Project. The steep long slopes of the mine dump will make any revegetation efforts difficult. The surface of the dump will be covered with soil as it is available. The top of the steep slopes will be mulched and seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.	Terracing was observed on the slope; the cause is unclear but may be intentional and represent regrading. No serious condition issues (such as erosion) were noted.	No additional work is recommended at this time.	The 2001 HPP Summary recommendation relating to the installation of an interpretive sign has been addressed. Slope of waste dump is almost entirely revegetated (approximately 90 percent) with low grass. The exposed sections are likely unvegetated due to the steepness of the slope.

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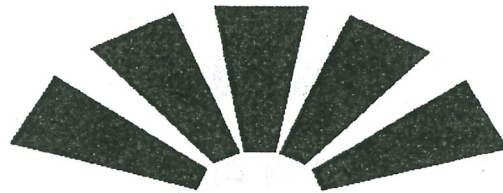
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APPENDIX A

2001 Historic Preservation Plan Summary: Exhibit 6



FLAGSTAFF MOUNTAIN RESORT

A PLANNED RESORT COMMUNITY
DEER VALLEY, UTAH

HISTORIC PRESERVATION PLAN

EXHIBIT 6

MAY 2001

REVISED AND APPROVED DECEMBER 2001

PREPARED FOR:
FLAGSTAFF MOUNTAIN PARTNERS
P.O. BOX 1450
PARK CITY, UTAH

HISTORIC PRESERVATION PLAN

Prepared for

FLAGSTAFF MOUNTAIN RESORT

Plan Summary

Exhibit 6

May 2001

Revised and Approved December 2001

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EXECUTIVE SUMMARY

The Historic Preservation Plan dated August 2000 is a 127-page detailed document produced for Flagstaff Mountain by SWCA, Inc., Environmental Consultants. The document describes in great depth the history of the area and the historic sites found within the Flagstaff Mountain Annexation Boundary.

Accompanying this plan summary is a chart that reviews the same information in an abbreviated format. It includes a brief description of every important site within the Boundary, together with a short history, an overview of the existing conditions, and recommendations for preservation work associated with each. Additionally, the chart includes information regarding a proposed phasing timeline for restoration or remediation of the sites together with a proposed signage format.

Figure A is a map depicting the Historic Sites and is intended as an aid to the reader in locating each site within the Flagstaff Mountain Annexation Boundary.

Concurrent with the first CUP authorizing construction of residential units, FMP will submit to Staff a plan detailing the repairs and stabilization of the historic structures and public protection plan for these structures and mining features. The maintenance and ongoing protection efforts for those buildings, which are not part of an ongoing operation, will become the responsibility of the master homeowners association.

FLAGSTAFF MOUNTAIN

Historic Sites and Preservation Plan

CHART – 5 PAGES

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Ontario Mine Shaft No.3	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The No.3 shaft is located in the middle Ontario Canyon, west of and adjacent to State Road 224. The associated complex is situated atop a large historic mine waste dump. All of the surface works were replaced in 1970s and consist of a complex of metal buildings that houses offices, a workshop or garage, concentrator equipment, conveyors, the shaft works, and the Silver Mine Adventure museum in the shaft works building. This site is located on 6.19 acres.	The No.3 shaft and the modern surface works appear to be in good overall condition. Despite the end of the mining activities in the area, the shaft is still operational, and still serves the needs of underground work crews who continually maintain several miles of drain tunnels that supply water to the Park City Culinary water system and to the Jordanelle Water Conservancy district.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor (Daly-Judge) Drain Tunnel	The tunnel and its portal are associated with ventilation, water drainage, ore haulage, and access for equipment, utilities, and employees.	The drain tunnel is located approximately one mile up Empire Canyon. The portals covered extension is directly adjacent to the east wall of the Judge Mining & Smelting Company office building. Access to the tunnel is secured with a hinged steel grating that allows ventilation. A doorway in the changing room in the rear section of the office building connects directly to the tunnel. This opening is covered with steel grating. The portal itself is of concrete construction, and its covered extension is a wood frame structure with galvanized corrugated steel panels.	The portal appears to be in generally good condition. The tunnel is being maintained as part of Park City' culinary water system, and it is assumed that this feature is still structurally sound. However, there are some wooded patches on the east wall of the portal extension that may need to be secured. The condition of the sills and the bottoms of the wooden posts in the east wall is unknown. There are some loose corrugated roofing panels at the northeast corner of the roof of the Judge Mining & Smelting Company Office building, this problem would be addressed by deficiency mitigation work on that structure.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Judge Mining & Smelting Company Office	The building housed administrative offices for the Judge Mining & Smelting Company operations, which include mining, milling, and smelting operations, and their continued maintenance. It also provided shower and lavatory facilities for mine workers.	The office is located adjacent to the extension of the Anchor (Daly-Judge) Drain tunnel portal. It is a simple, front-gabled, one-story, concrete-walled structure that is divided into two functional areas. The front section was used as an office and is subdivided into six rooms. The rear section consists of a large Changing Room for miners that connects with the Anchor (Daly-Judge) Drain tunnel via a doorway in its east wall. A small shedroofed extension on the west side of the building serves as an entry to the rear section.	All of the building's walls, plus at least one internal wall, are constructed of poured concrete. The exterior walls are finished with stucco, which shows no obvious evidence of paint and retains its natural appearance. The stucco appears to be original and has the logo "J.M. & S. Co. -1920" incised into the front gable above to the original entrance. All of the windows, with the exception of three windows on the east wall of the Changing Room, are wood-framed, double-hung windows, without counterweights or springs. The building appears to be in fair condition, but is in need of some repairs.	The building site will be cleaned of debris in summer 2001. With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development.

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Explosives Bunker	The bunker was used to store explosives, which is clear from the large incised sign on the façade.	This feature is located against a hillside, a few hundred feet north of the Judge Mining & Smelting Company office building. It consists of a concrete explosives bunker that appears to have been used by the Judge Mining & Smelting Company.	This bunker appears to be in excellent condition and unaltered, with the possible exception of some hasps or locking hardware that might be original, but could have been welded to the steel door at a later date. However, the interior of the structure was not available for inspection, so its condition is unknown.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
American Flag Mine Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is located one mile up Empire Canyon, on the east side of the canyon and opposite the site of the Daly-Judge Mill. Very little remains of the American Flag Mine itself, although it may have some potential to yield archaeological remains. This site is located on .60 acres.	The basic form of the waste dump has been significantly altered by landslides and other activities in the area. Vegetation has been growing up on portions of the dump.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. The steepness of the slope of this feature will restrict and lengthen the revegetation process. Stabilization of some of the mine waste will likely be necessary. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.1 Waste Dump	This dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in upper Empire Canyon, About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. This site is located on .51 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining land landscape. Vegetation has grown up on portions of the dump, although there is still a small amount of bare material exposed to view.	Revegetation efforts have already begun on this mine site. A mulch has been spread over the dump and a seed mix used that contained species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly Mine No.2 Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners and equipment in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located in upper Empire Canyon, About a half mile further up the canyon than the Anchor (Daly-Judge) Drain Tunnel portal. Little remains today from these operations, except some scattered rock foundations or retaining walls, composed of coursed and uncoursed rough stone.	The rock walls are in poor condition and the area has been heavily disturbed.	Much of this mine feature has been covered. A thick soil cover will be placed on this mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Headframe, Shaft and Hoist	The headframe, shaft, and hoist was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The headframe, shaft, and hoist are located in upper Empire Canyon, about a quarter of a mile above the Daly No.2 Shaft.	These features are still in operable condition and are maintained as an emergency exit and ventilation source for the drain tunnels.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Daly - West Mine Fire Hydrant Shacks	These features provided sources of pressurized water for fire fighting or other purposes.	These three fire hydrant or water connection shacks are located at the Daly-West Mine, just upslope from the headframe. One shack has a fire hydrant inside and the others have smaller water pipes and valves. All are painted red with white trim, perhaps as a requirement to indicate their function as water sources for fire fighting.	Other than some missing galvanizing roofing panels and typical weathering, these sheds are in reasonably good condition and do not appear to have been significantly altered over time.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Daly - West Mine Waste Dump	The dump represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	This feature is a large waste dump in the middle part of the Empire Canyon that is associated with the Daly-West mine. This site is located on 14.55 acres.	This basic form of the waste dump remains intact. Some recontouring has taken place in portions of the dump. It is a highly visible feature of a mining land landscape. Vegetation has grown up on portions of the dump, although there is still a large amount of bare material exposed to view.	Revegetation of this mine feature will involve, from time to time, broadcasting mulch from the top and bottom of the mine dump. This will be followed by the addition of a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Hoist Plant	The boiler and hoisting engine were used to operate the Quincy Mine shaft equipment, which was used to carry miners, equipment, and supplies in and out of the mine workings, and to haul ore out of the mine.	This feature consists of the remains of the hoist plant for the Quincy Mine Shaft. It is located in middle Empire Canyon, just upslope of the Daly-West Mine. A rectangular area and traces of rock foundations define the area that was occupied by the hoist building.	The hoist building is no longer standing, but some pieces of lumber and roofing material can be seen on the ground within the area defined by the hoist building foundations. These items are badly deteriorated and mixed with forest detritus.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Quincy Mine Shaft and Waste Dump	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft. The dump was used to discard waste rock that was removed from a mine in order to access high-grade ore deposits.	These two features are located in the middle Empire Canyon area, directly above the Daly-West Mine site. Little remains of the shaft, since it has been filled in. However, the fill has settled, and a depression clearly shows where the shaft is located. This site is located on 1.92 acres.	The shaft has been filled in and concavity exists over the filled shaft to suggest its location adjacent to the hoist plant. The basic form of the waste dump remains intact.	Revegetation efforts of the top of this mine dump has already started. The upper slopes have also been mulched. There is a good population of pine trees on the slope of the dump and efforts to cover the steep slope of the dump have been restricted by the trees. A seed mix that consists of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance was used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Little Bell Mine Ore Bin	The ore bin was used for short-term storage and redistribution of ore from the Little Bell mine, sometimes called "staging."	The bunker is located in middle Empire Canyon, on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft. The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The footprint of the structure measures 12' x 24'.	The overall effect of the damage to the ore bin is that the entire structure is supported only by the central support posts and cross braces at the front and rear of the structure, making its support base effectively much smaller and creating a precarious and dangerous situation.	With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing, and interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Additional building stabilization will occur in summer 2001.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Little Bell Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The waste dump is located in middle Empire Canyon adjacent to Little Bell ore bin and shaft and south of the Quincy Mine. The mine shaft has been filled in and very little remains of that feature, but the dump is still visible. This site is located on 2.82 acres.	The dump is essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	This feature has been partially revegetated. Efforts will continue by adding mulch and available soil to the surface. A seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Diamond-Nemrod Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located high on the steel hillside above the Daly-West Mine, and are clearly visible from a distance.	The basic form of the dump remains relatively intact. Vegetation has been growing up on portions of the dump, although there is still some bare material exposed to view.	These mine dumps will be mulched with a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. However, access to these sites is limited and the merits of establishing access for the purpose of revegetating the mine dumps will have to be made prior to any work. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Anchor Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is a massive feature located in upper Empire Canyon. It is clearly visible from a great distance and is one of the largest and best preserved of the dumps in Empire Canyon.	The basic form of the dump remains relatively intact. It is a large waste dump and a highly visible part of a Mining land landscape, although there has been major recontouring of the east side of the dump for a ski run. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.	Some revegetation has already taken place on this mine feature. This is one of the largest mine features in the Flagstaff Project. The steep long slopes of the mine dump will make any revegetation efforts difficult. The surface of the dump will be covered with soil as it is available. The top of the steep slopes will be mulched seeded with a mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Log Structure	The original purpose of this structure has not been determined. It may have been a residence, or it could have functioned as an administrative building.	The remains of the log structure are located below the White Pine Mine and above the Anchor Mine. The structure consists of a one-room, one-story log building, with a footprint of approximately 16' x 22'. The highest point of the remaining structure is the northwest corner, which is about nine feet above the current ground level.	The roof is missing and may have fallen in. The attic or loft has fallen down, and a few of its remaining structural elements are still visible, mixed in among the debris inside the structure. These components are in poor condition, due to normal processes of weathering and decay.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
White Pine Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The Ridge-Line Waste Dump is located on a saddle at the ridge line at the top of Empire Canyon. The Downslope Waste Dump is located a short distance downslope and to the north of the ridge-line waste dump. This site is located on .43 acres.	The ridge-line waste Dump has been altered significantly by recontouring operations and other work in the area. The downslope waste dump appears to be intact and in stable condition.	This small mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

FLAGSTAFF MOUNTAIN
Historic Sites and Preservation Plan - CHART

NAME	HISTORY	DESCRIPTION	EXISTING CONDITIONS	WORK RECOMMENDATION
Flagstaff Mine Shaft	The shaft was used to haul ore and waste rock from the workings and to transport miners, equipment, and supplies in and out of the mine. It also served as an extra exit point and ventilation shaft.	The shaft is located near the top of the Flagstaff Mountain, which lies between Empire Canyon and Ontario Canyon. The shaft has been capped with a concrete slab and very little remains of the mining operation other than its waste dump and some scattered materials.	The structural integrity of the slab is unknown. Some dilapidated fencing surrounds the concrete slab, but is no longer protecting it.	With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Flagstaff Mine Waste Dumps	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located near the top of the Flagstaff Mountain, between Ontario Canyon and Empire Canyon. It is a tall feature, but is spread over fairly wide area around the shaft location. This site is located on 1.07 acres.	The basic form of this waste dump appears to be intact and more or less in its original form. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.
Naildriver Mine Waste Dump	This feature represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.	The dump is located in the eastern portion of the Flagstaff Mountain Resort project area. It is the only remaining historic feature of the Nail Driver Mine. This site is located on .43 acres.	The dump has not been significantly altered. Some vegetation is growing on parts of the waste dump, but there is still a considerable amount of bare material exposed to view.	This mine dump will be mulched and a seed mix that will consist of species as close to native as possible but focusing on the ability to have sustainable growth and foster soil stability with minimal maintenance will be used. However access is restricted and an evaluation will need to be completed to assess the merits of establishing access to the mine dump to revegetate it. With the first phase of Flagstaff development interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity.

APPENDIX A

FIGURES

Figure 1. Location of Project Area

Figure 2. Open Space

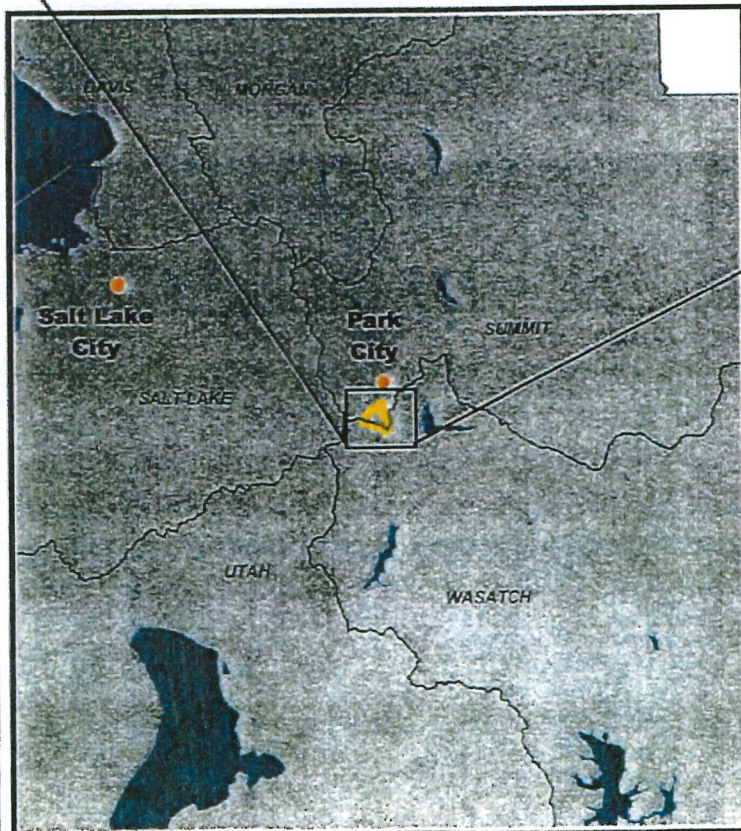
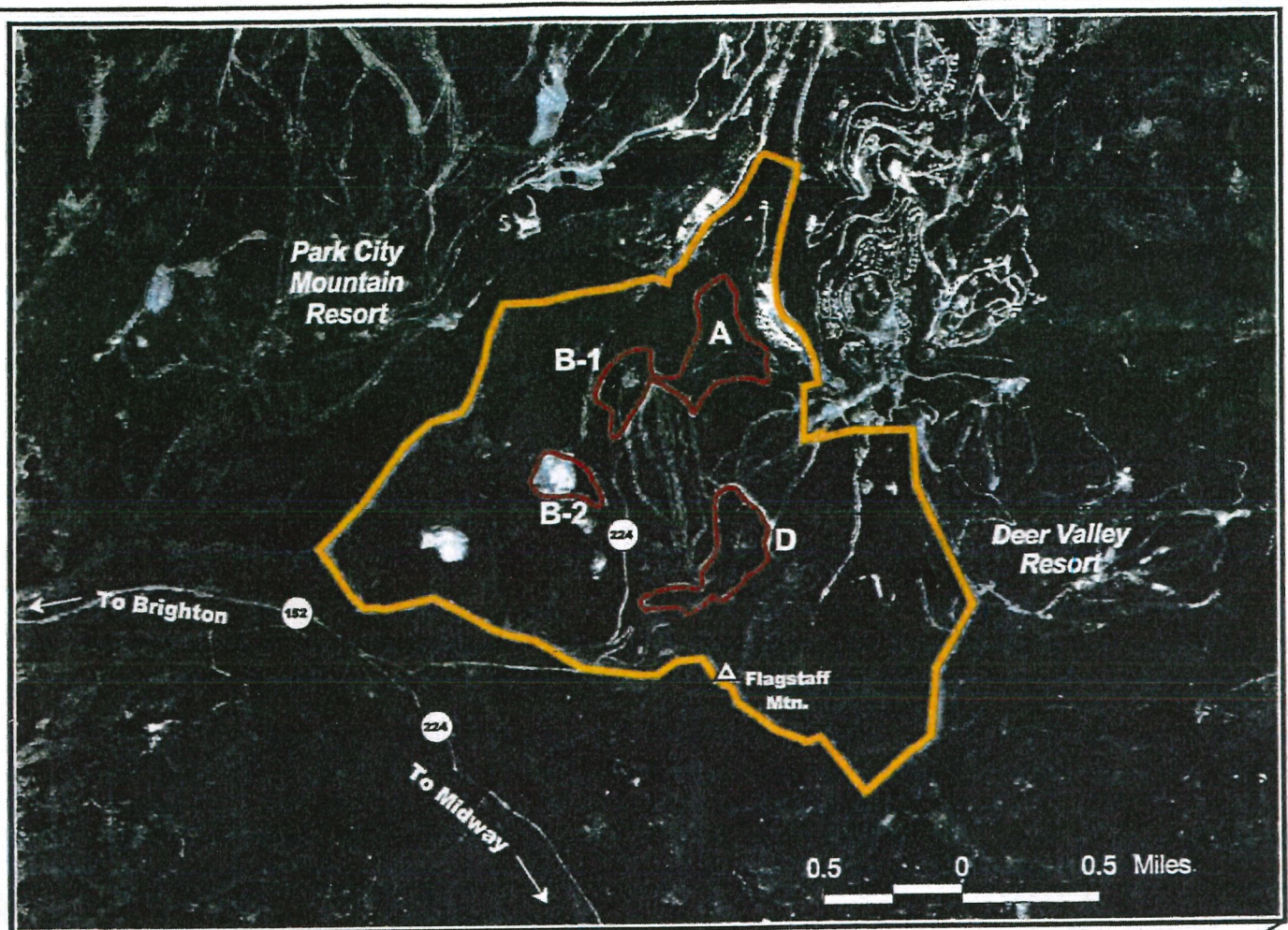


Figure 1. Location of Flagstaff Mountain Resort Plan Area, Summit County, Utah.

SWCA INC.



Figure 2. Open Space

Lift Lines

- ▲ Ski Lift (Existing)
- ◆ Ski Lift (Proposed)
- Project Boundary

Open Space

- Developed Recreational Open Space (DROS)
- Developed Recreational Open Space (DROS)- Centennial Draw Wildlife Management Area
- Lady Morgan Protected Open Space (POS)
- Undeveloped Recreational Open Space (UROS)
- Prospect Ridge Viewshed

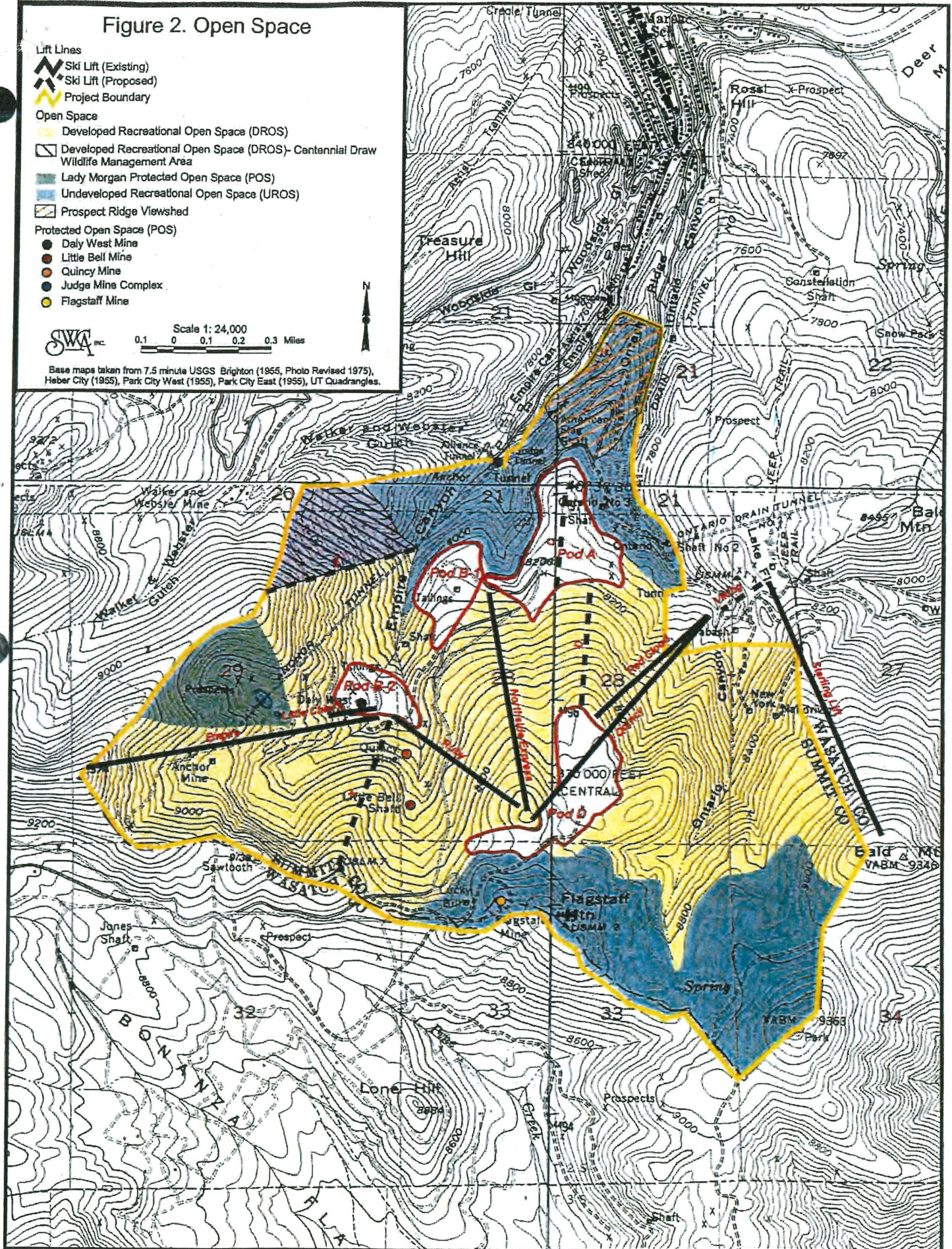
Protected Open Space (POS)

- Daly West Mine
- Little Bell Mine
- Quincy Mine
- Judge Mine Complex
- Flagstaff Mine



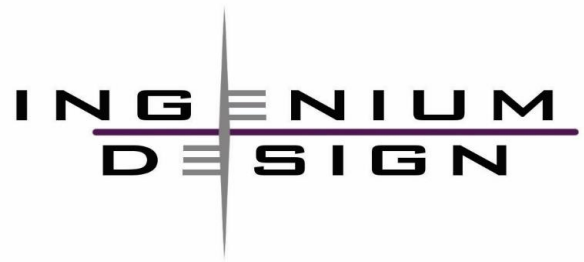
Scale 1: 24,000
0 0.1 0.2 0.3 Miles

Base maps taken from 7.5 minute USGS Brighton (1955, Photo Revised 1975), Heber City (1955), Park City West (1955), Park City East (1955), UT Quadrangles.



APPENDIX B

2019 Engineering Report for Judge Mining and Smelting Company Office



October 9, 2019

JUDGE BUILDING STABILIZATION
19.077

DOUGLAS OGILVY
Empire Pass EPMOA
Park City, UT

RE—STRUCTURAL FINDINGS & RECOMMENDATIONS

DEAR DOUGLAS—

This letter summarizes the findings of our structural observations and calculations for the Judge Mine Office Building. We visited the structure on October 13, 2019 and visually observed the condition of the building and took dimensional field measurements.

Based on our observations and calculations, we have prepared roof repair drawings. These address missing, broken, and overstressed wood purlins and decking. The structural steel trusses have adequate capacity.

The walls on the south end of the structure are tipping towards the west. It appears the soil build up on the east side is pushing the east wall, which is then pushing the west wall by way of the trusses. Because the east wall may be stabilizing the slope, we do not recommend removing the soil in this area, unless a geotechnical engineer assess the slope stability. Additionally, it is unclear if the walls are continuing to move. We therefore recommend monitoring the movement of the walls each year. This can be done by a surveyor, or someone with the necessary knowledge and skill. If the walls show movement over 2-3 inches at the top, we can develop a repair plan.

There is a small, overhang on the west side of the building. The concrete has been eroded here. We do not recommend repair currently, as the concrete is hard in the wall that remains, and the roof framing cantilevers sufficiently to carry the roof loading.

Respectfully,

Paul W. McMullin, SE, PhD
Structural Engineer



GENERAL STRUCTURAL NOTES

A— GENERAL

- 1) Bring conflicts or omissions in the plans and specifications to the immediate attention of the Engineer.
- 2) By submission of bid, the contractor shall acknowledge acceptance of the contract documents as adequate definition of the scope of work. Contractor shall familiarize themselves with all contract documents and conduct a complete field survey. Change orders based on inadequate scope definition will not be accepted.
- 3) Written approval is required for any change to the work. Change approval does not constitute approval of a change order.
- 4) Shop drawing review does not relieve the Contractor, Fabricator, Erector, or other supplier from completing the work in accordance with the plans and specifications.
- 5) Do not scale drawings.
- 6) The Contractor is responsible for means, methods, procedures, techniques and sequences.
- 7) Perform all work in accordance with owner, local, state, and federal safety requirements.
- 8) Time material delivery to ensure uninterrupted work.
- 9) Keep all materials off the ground and protect them from deterioration.
- 10) Do not cut any structural member without written approval from the Structural Engineer.
- 11) Plan installation of new work and any modification of existing work to ensure minimal interference with facility operation. All system shutdowns shall be coordinated with the owner.

B— QUALITY CONTROL

- 1) Report any non-conforming work immediately to the Contractor and Structural Engineer.
- 2) Construct work in a thorough, workmanlike manner, according to the plans and specifications.
- 3) The owner, or owner's agent, shall reject any sub-standard work or material at their sole discretion.
- 4) Check all dimensions and verify all field conditions and existing equipment locations prior to ordering materials or starting work.
- 5) Contractor shall ensure quality of work through in-house means or by hiring a third party.
- 6) Owner shall engage a third party to inspect and test work indicated in the sections below.
- 7) Special inspectors shall be qualified and demonstrate competence to the satisfaction of the building official or owner.
- 8) Distribute inspection and testing reports to the Owner, Contractor, Engineer, and jurisdiction when required, within 5 working days.
- 9) Correct any non-conforming work before continuing with dependent work.
- 10) Observation of construction work by Ingenium Design is not for approval or special inspection.

C— BASIS OF DESIGN

CODES	ASCE 7-16
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The intent of this project is solely to stabilize the roof structure. It does not bring the structure to a condition that makes it inhabitable.

RISK CATEGORY	I
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SNOW LOADS	
Importance Factor I_s	0.80
Ground Snow Load p_g	180 lb/ft ²
Exposure Factor C_e	1.0
Thermal Factor C_t	1.2
Flat Roof Snow Load p_f	121 lb/ft ²
Sloped Roof Snow Load p_s	73 lb/ft ²

D— TIMBER

Conform to the latest edition of the following—
National Design Specification for Wood Construction (NDS)
Manual for Engineered Wood Construction
ASTM D5456 Standard Specification for Evaluation of Structural Composite Lumber Products
AITC A190 American National Standard for Structural Glued Laminated Timber
ASTM AD3737 Standard Practice for Establishing Allowable Properties for Structural Glued Laminated Timber
AWPA U1 and M4

D.1 MATERIALS			
FRAMING MEMBERS			
	Type	Species/MOE	Grade
SAWN LUMBER			
	Dressed Lumber	DF	No. 2
	5x and greater	DF	No. 1
	Studs	DF	Stud
	Blocking/Misc	DF	No. 2
	LVL	2.0 E	F _b =2,750 lb/in ²
	Pressure treat, or wrap in tar paper, timber in contact with concrete, masonry, or soil		

OTHER MATERIALS			
Structural Panels			
	Typical	Exposure 1	
	Outside	Exterior	
	High Humidity	Exterior	
Wood Bolts		ASTM A307	
	Connection Plate	ASTM A36	
	Proprietary Metal Plate Connectors	Simpson™ or approved equal	
Nails	All nails sizes are common		
	Galvanize		
	Exterior steel		
	Steel in contact with pressure treated lumber		

D.2 CONSTRUCTION			
FRAMING			
	Coordinate openings with other trades		
	Fasteners		
		Nail as indicated in the plans	
		Follow the IBC minimum nailing requirements where not indicated	

STRUCTURAL PANELS			
Orientation			
	Orient long panel dimension perpendicular to framing members		
Blocking			
	Block roof and floor panels where indicated		
	Block all wall panels		
Nailing			
	Min spacing, 6" at edges, 12" in field		
Gap			
	1/8" between panels		
	1/2" at wall/roof edges		

D.3 QUALITY		
INSPECTION		
	Construction	Construction follows the plans and specifications
	Grade Stamps	Material has grade stamps indicating conformance with the specified material grades above
	nd anchor placement	

E— POST INSTALLED ANCHORS

E.1 STANDARDS
Conform to the latest edition of the following—
ACI Manual of Concrete Practice
ACI 301 Specifications for Structural Concrete
ACI 318 Building Code Requirements for Structural Concrete and Commentary
ACI 355.2 Qualification of Post-Installed Mechanical Anchors in Concrete and Commentary
ACI 355.4 Qualification of Post-Installed Adhesive Anchors in Concrete and Commentary

E.2 MATERIALS			
CONCRETE ADHESIVE ANCHORS			
	Standard	Type	
	Threaded Rod	ASTM F1554 Gr 36, GALV	
Adhesives			
	Hilti	ICC-ES-ESR-3814	HIT-RE 500 V3
	Simpson	ICC-ES-ESR-2508	SET-XP
		IAPMO UES ESR-263	AT-XP

- E.3 CONSTRUCTION
- 1) Use post-installed anchors only where specified in details, or approved in writing.
 - 2) Do not substitute post-installed anchors for cast-in-place anchors unless approved in writing for the specific condition.
 - 3) Alternate manufacturers must be approved in writing by the Structural Engineer prior to use. Alternate submittals must provide minimum capacities equal to or greater than those listed above.
 - 4) Install anchors in strict accordance with ICC Evaluation Reports and manufacturers recommendations.
 - 5) Concrete must be 21 days old before installation of adhesive anchors.
 - 6) Holes in unreinforced masonry shall be drilled with the hammer function off.

- E.4 QUALITY
- 1) Provide special Inspection according to the ICC Evaluation Report and IBC.
 - 2) Test 50% of non-redundant anchors (column, brace, boundary elements, hold-downs) and 10% of redundant elements.
 - 3) Test anchors to the following loads.

CONCRETE ADHESIVE ANCHORS TENSION TEST VALUES			
Bar Size	Anchor Diameter (in)	Embedment (in)	Test Force (pounds)
#3	3/8	6	3,500
#4	1/2	6	7,500
#5	5/8	8	11,000
#6	3/4	9	15,000
#7	7/8	11	20,000
#8	1	12	26,000
#9	1 1/8	14	31,000
#10	1 1/4	16	35,000

For embedments shorter than those listed, reduce the test force by the ratio of the actual embedment to embedment listed above

F— ABBREVIATIONS

(E)	Existing	HD	Hold Down
AA	Adhesive Anchor	HORIZ	Horizontal
AB	Anchor Bolt	HAS	Headed Stud Anchor
ABV	Above	HVY	Heavy
ADDIT	Additional		
ALT	Alternate	ID	Inside Diameter
		INT	Interior
B/	Bottom of		
B/B	Back to Back	JST	Joist
BLK	Blocking	JT	Joint
BM	Beam		
BN	Boundary Nail	K	kip
BOTT	Bottom	LB	pound
BP	Base Plate	LVL	Laminated Veneer
BRCG	Bracing		Lumber
BRG	Bearing	LW	Lengthwise
BTWN	Between		
		MAX	Maximum
c/c	Center to center	MIN	Minimum
CANT	Cantilever	MISC	Miscellaneous
CJ	Control Joint		
CJP	Complete Joint	NS	Near Side
	Penetration	NTS	Not to Scale
CL	Centerline		
COL	Column	oc	On Center
CONC	Concrete	OD	Outside Diameter
CONN	Connection	OH	Opposite Hand
CONT	Continuous	OPP	Opposite
CONTR	Contractor	OSB	Oriented Strand Board
CTR	Center		
CW	Crosswise	PC	Piece
		PEN	Penetration
DBA	Deformed Bar Anchor	PERP	Perpendicular
DBL	Double	PL	Plate
DCW	Demand Critical Weld	PLF	Pounds per Foot
DET	Detail	PNL	Panel
DIA	Diameter	QTY	Quantity
DIAG	Diagonal		
DIM	Dimensions	R	Radius
DWG	Drawing	REF	Reference
		REINF	Reinforcing
		REQ	Required
EA	Each		
EF	Each Face		
EW	Each Way	SCHD	Schedule
EXT	Exterior	SECT	Section
φ	Diameter	SHTG	Sheathing
		SIM	Similar
FLG	Flange	SP	Spaced
FLR	Floor	SS	Stainless Steel
FND	Foundation	STD	Standard
FS	Far Side	STIFF	Stiffener
FTG	Footing	STL	Steel
FV	Field Verify	SW	Shear Wall
		SYM	Symmetrical
ga	Gage		
GALV	Galvanize	T & B	Top and Bottom
GLB	Glue-Lam Beam	T/	Top of
GMN	General Mech Notes	Thru	Through
GRT	Grout	TYP	Typical
GSN	General Struct Notes		
		UN	Unless Noted
		VERT	Vertical
		W/	With



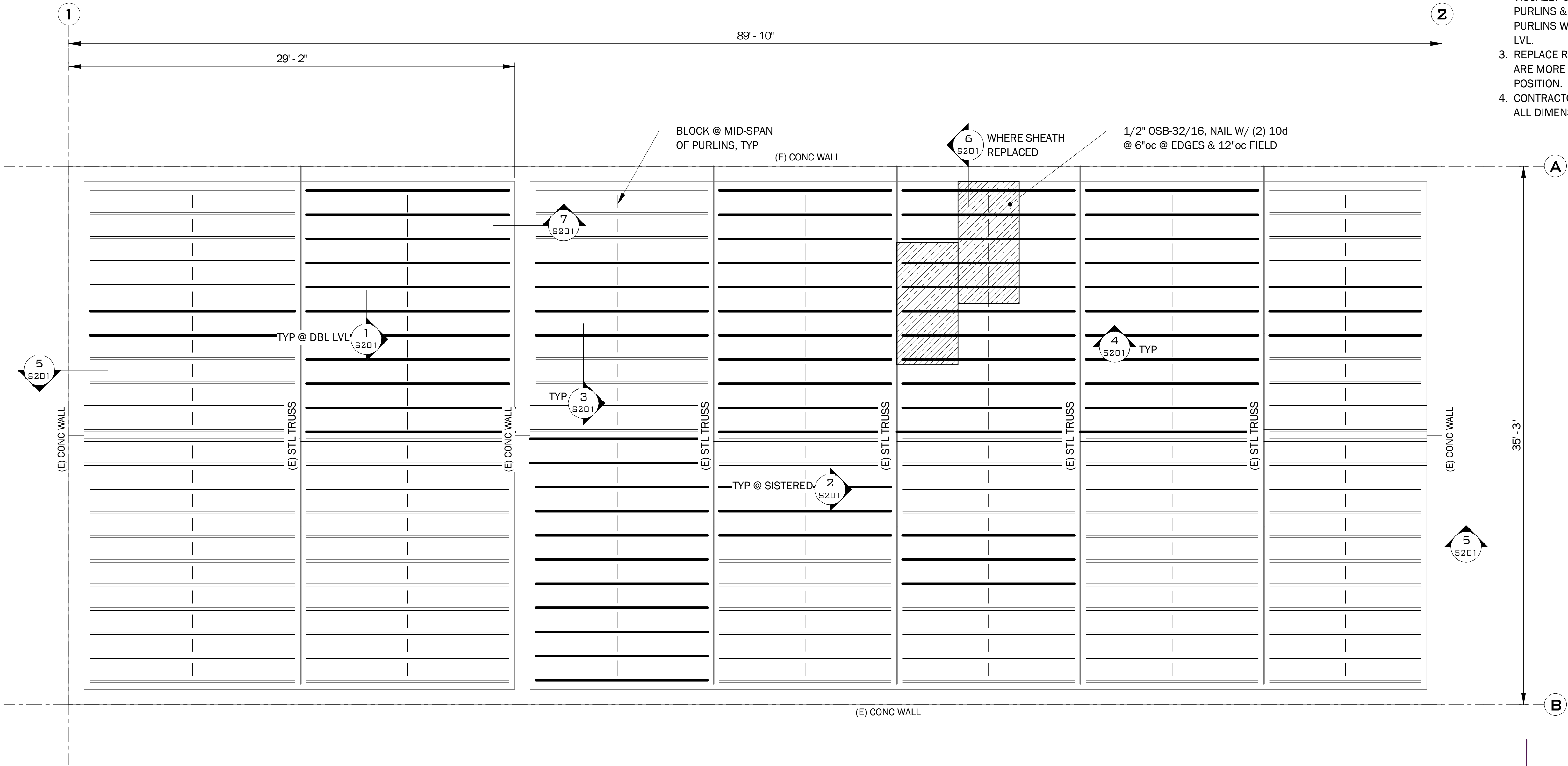
GENERAL STRUCTURAL NOTES

JUDGE ROOF STABILIZATION

JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

REV	DESCRIPTION	DATE	BY
0	FOR CONSTRUCTION	2019-10-8	M. GUSTAFSON

PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMULLIN
PHONE #: 801.413.7672



1 ROOF FRAMING PLAN
S200 1/4" = 1'-0"

PLAN NOTES & LEGEND	
	(2) 1 3/4"x5 1/2" LVL NAILED TOGETHER
	(E) 2 1/2"x5 1/2" TIMBER NAILED TO (1) 1 3/4"x5 1/2" LVL

- | NOTES |
|--|
| 1. CONTRACTORS BID TO CLEARLY INDICATE QUANTITY OF JOISTS TO BE REPLACED & JOISTS STRENGTHENED. PROVIDE UNIT COST FOR EACH. |
| 2. JOIST REPAIR QUANTITY IS BASED ON FIELD OBSERVATIONS FROM THE GROUND. CONTRACTOR TO VISUALLY OBSERVE ALL (E) PURLINS & REPLACE ANY BROKEN PURLINS WITH (2) 1 3/4"x5 1/2" LVL. |
| 3. REPLACE ROLLED PURLINS THAT ARE MORE THAN 15° OUT OF POSITION. |
| 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. |

INGENIUM DESIGN

INGENIUM DESIGN, US

PROFESSIONAL STRUCTURAL ENGINEER

PAUL W. McMULLIN

353895

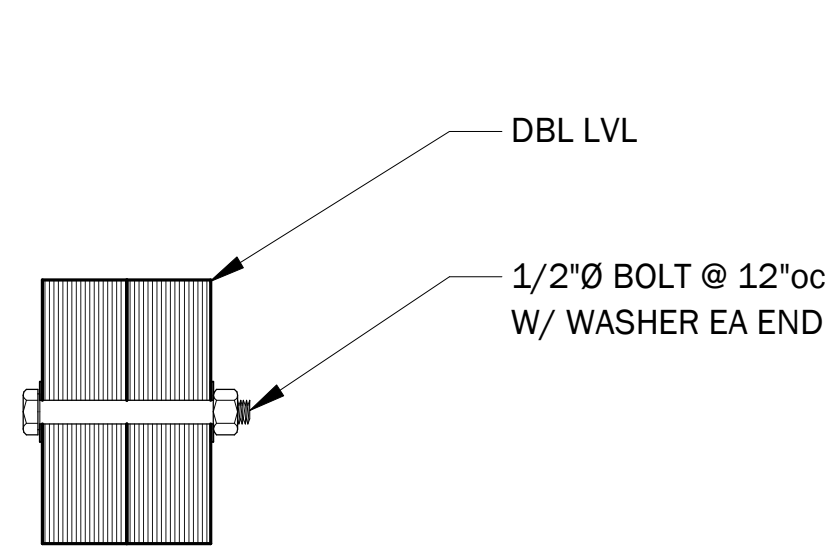
10/09/2019

STATE OF UTAH

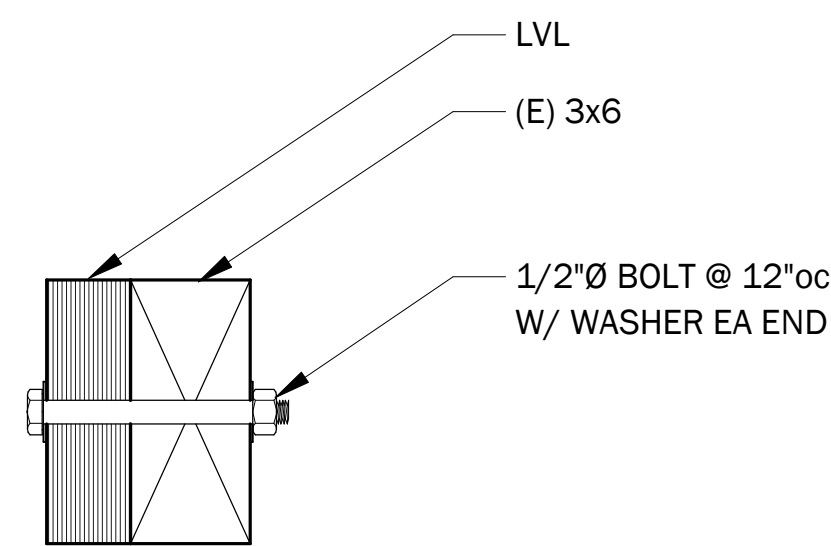
ROOF FRAMING PLAN
JUDGE ROOF STABILIZATION
JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

REV	DESCRIPTION	DATE	BY
0	FOR CONSTRUCTION	2019-10-8	M. GUSTAFSON

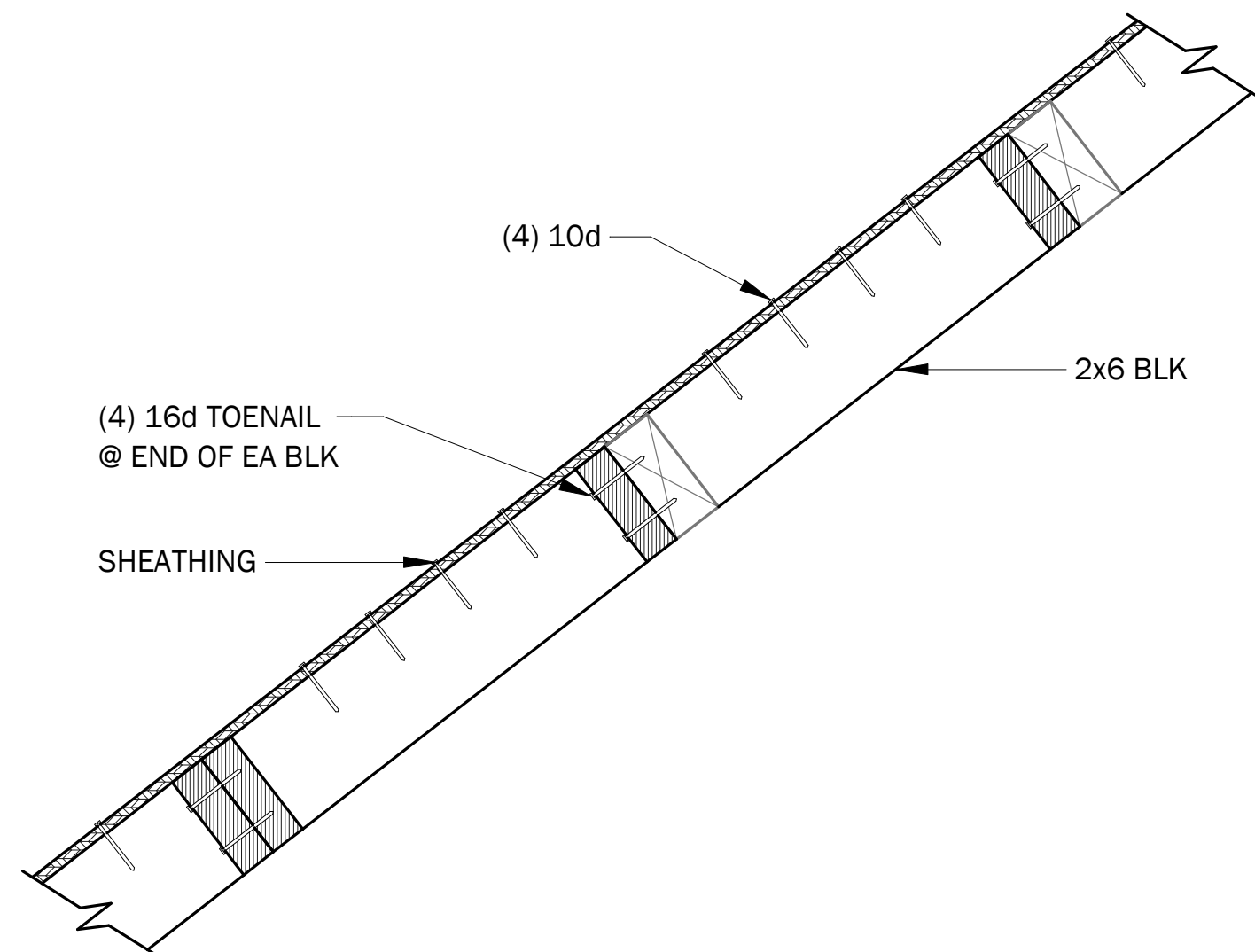
PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMULLIN
PHONE #: 801.413.7672



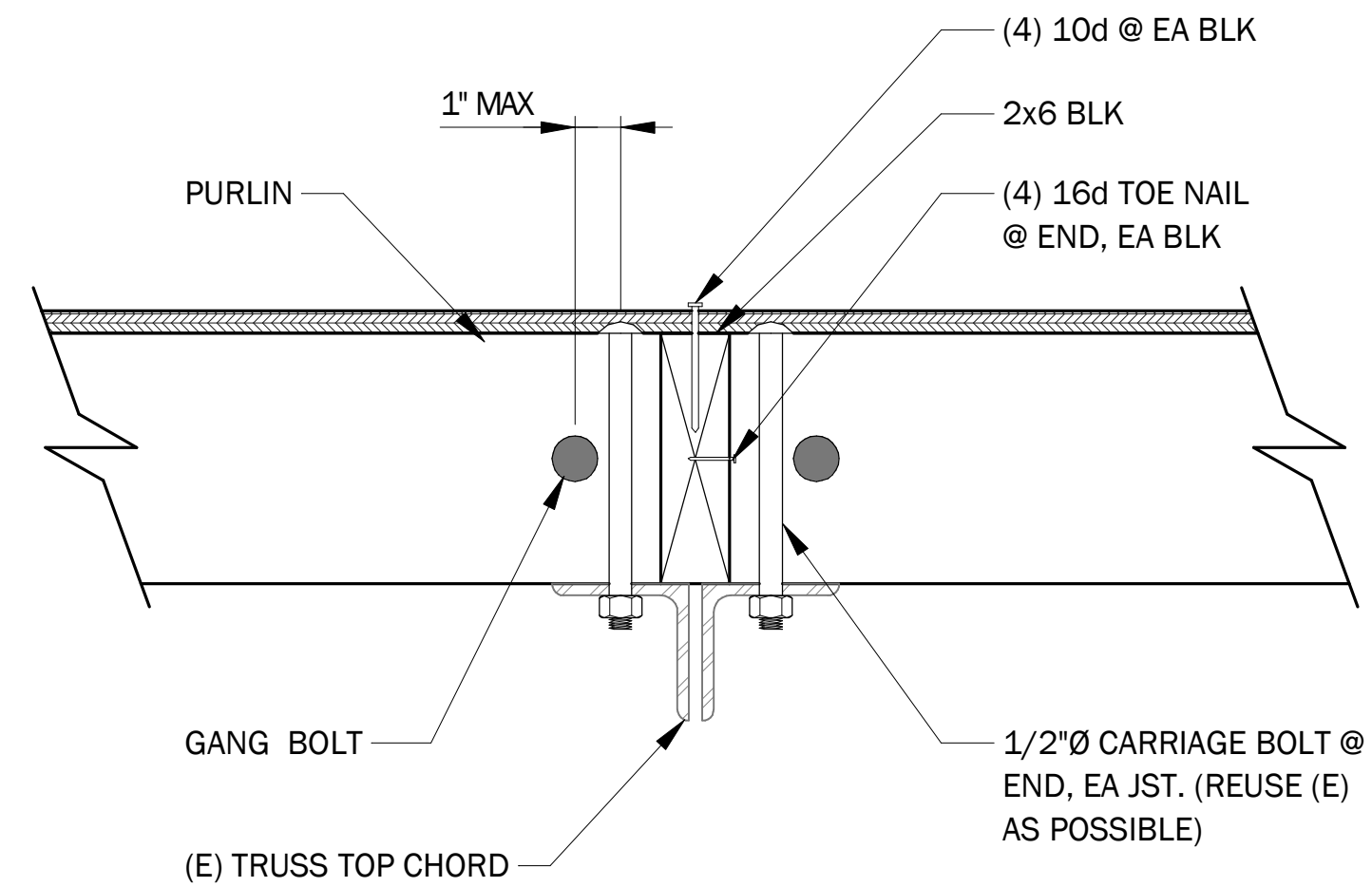
1 GANG @ DOUBLE LVL
S201 NO SCALE



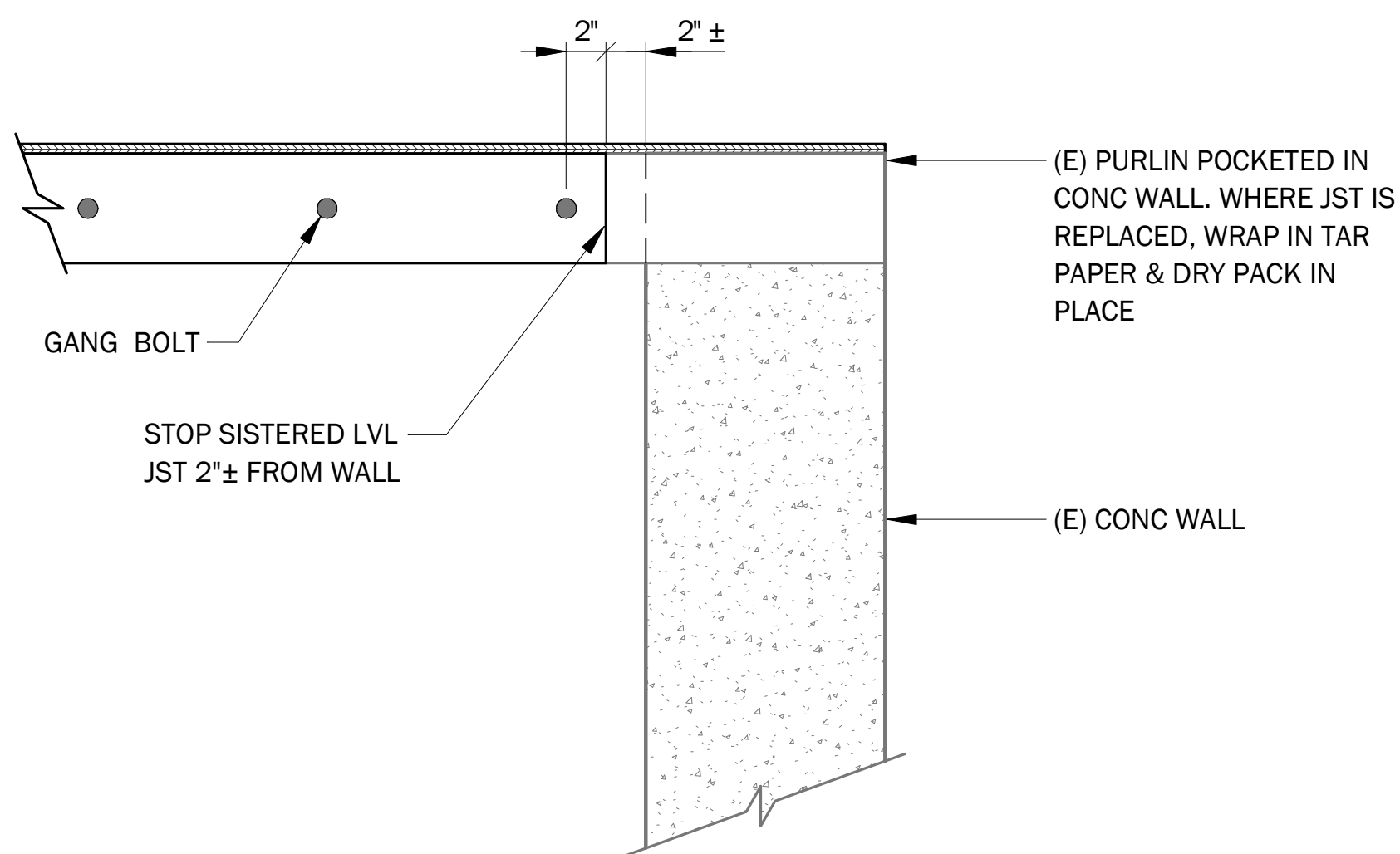
2 SISTER GANG DETAIL
S201 NO SCALE



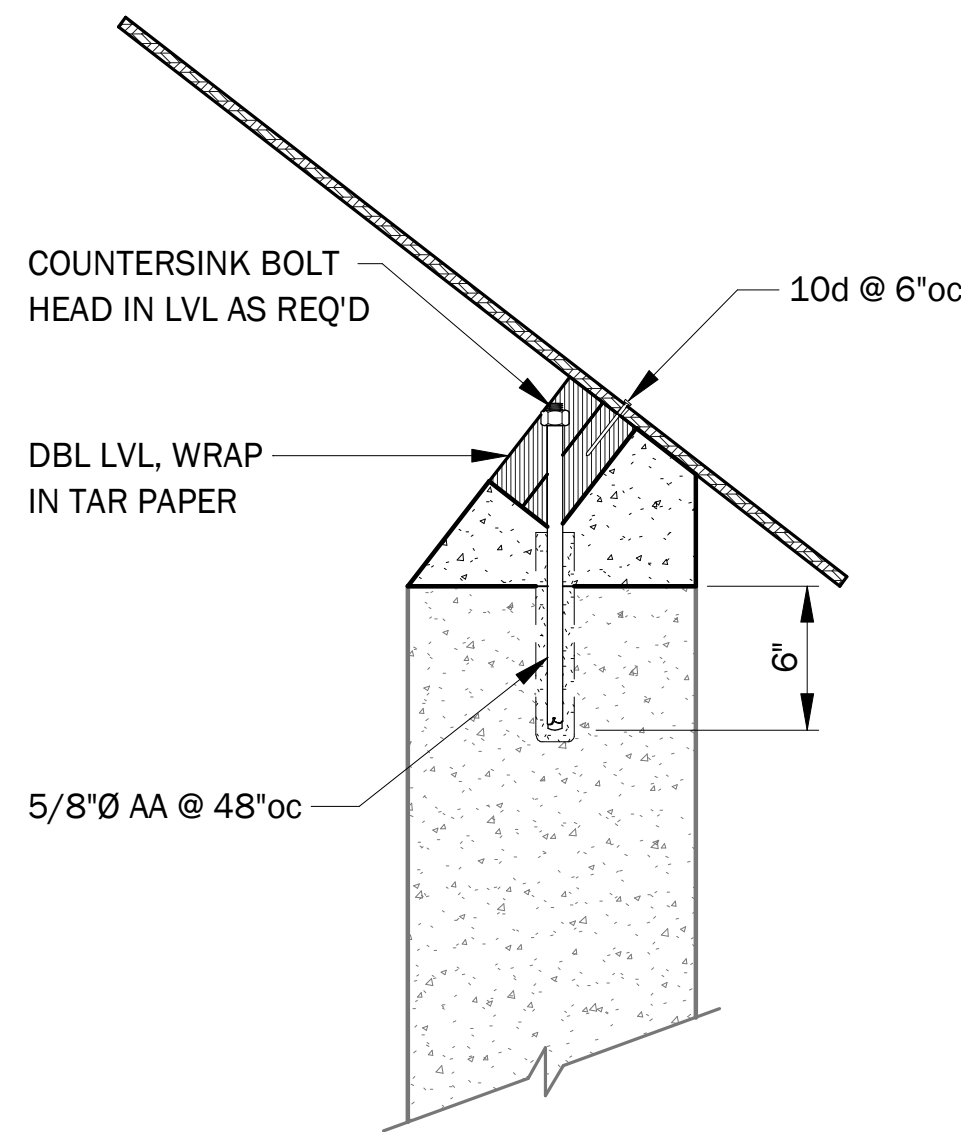
3 TYPICAL BRIDGING
S201 NO SCALE



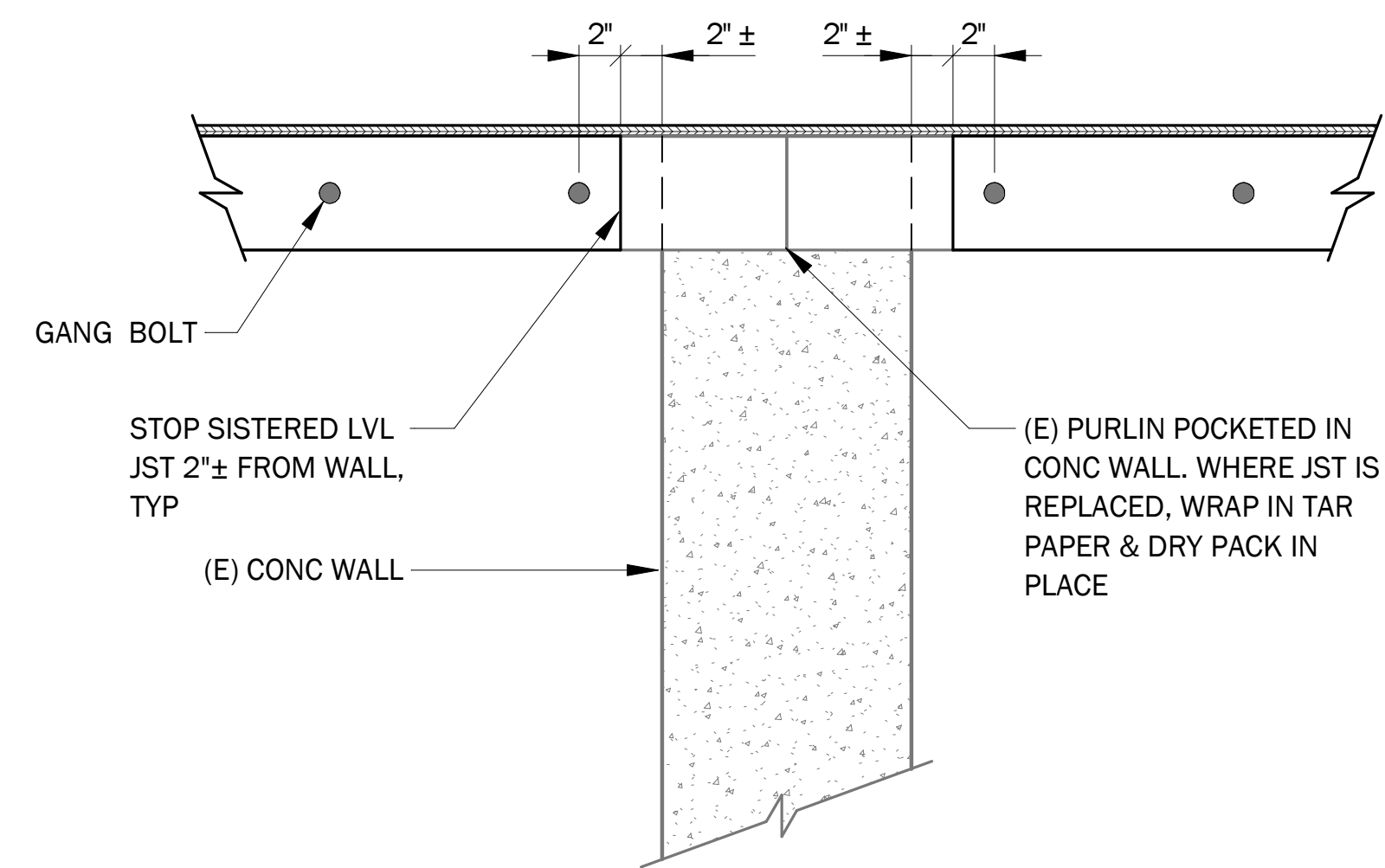
4 PURLIN CONNECTION @ TRUSS
S201 NO SCALE



5 PURLIN PERPENDICULAR TO CONCRETE WALL
S201 NO SCALE



6 JOIST PARALLEL TO CONCRETE WALL
S201 NO SCALE



7 PURLIN PERPENDICULAR TO CONCRETE WALL
S201 NO SCALE



FRAMING DETAILS

JUDGE ROOF STABILIZATION

JUDGE MINING & SMELTING BUILDING,
EMPIRE PASS (DEER VALLEY, UTAH)

REV	DESCRIPTION	DATE	BY
0	FOR CONSTRUCTION	2019-10-8	M. GUSTAFSON

PROJECT #: 19_077
PRELIMINARY
DATE: 2019-10-8
DRAWN: M. GUSTAFSON
ENG: P. McMullin
PHONE #: 801.413.7672

City Council Staff Report

Subject: Empire Pass Master Owners Association Historic Preservation Plan Update and Request for Early Disbursement of Open Space/Transit Management Fee Revenue in an amount of \$120,000.00

Author: Gretchen Milliken, Planning Director
Mark Harrington, City Attorney

Date: April 15, 2021

Type of Item: New Business

Executive Summary

This report provides the City Council with the following updates and request for action:

1. Update: 2020 Progress and Budget Report for the Work Completed to Date
2. Update: 2020 Open Space/Transit Management Fee Revenue within Flagstaff Development Agreement Boundary
3. Update: Proposed 2021 Work Plan
4. Action: Request City Council Approval of Early Disbursement of 2022, 2023 and 2024 Open Space/Transit Management Fee Revenues in an amount of \$120,000.00 from the 2020 Proceeds to Enable Immediate Work on the Daly West Headframe

The Planning Director and Staff will then implement the approval steps and outreach to the Park City Historic Society and Friends of Ski Mountain Mining as required by the Memorandum of Agreement to enable work to proceed as soon as approved.

Acronyms in This Report:

EPMOA	Empire Pass Master Owners Association	JSSD	Jordanelle Special Service District
HDGP	Historic District Grant	MOA	Memorandum of Agreement
Program		PCMC	Park City Municipal Corporation
HPB	Historic Preservation Board		
HPP	Historic Preservation Plan		

Background

In August of 2019, the Empire Pass Master Owners Association (EPMOA) retained SWCA Environmental Consultants to conduct a Historic Preservation Plan (HPP) Update for Flagstaff Mountain Resort. The objective of the 2019 HPP Update was to assess the condition and compliance for 19 of the 21 resources originally identified in the 2001 HPP, which was adopted as a part of the Development Agreement Technical Reports by Planning Commission in December 2001. The update was one of the requirements of the draft Memorandum of Agreement (MOA) between EPMOA, Storied Development and REDUS Properties, developed in January and February 2019 following public input and concerns from the Historic Society regarding prior compliance with Flagstaff Technical Report #6. Following several public meetings and further

amendments as directed by the City Council, the City and EPMOA executed the MOA on March 16, 2020. (Attached as Exhibit A) [November 7, 2019 [Staff Report](#); [Minutes](#), p. 4; and February 27, 2020 [Staff Report](#); [Minutes](#), p. 1]

The MOA established a funding mechanism, updated historic preservation plan, and an annual process for work/maintenance of the historic mining sites as approved by the Planning Department.

1. 2020 Progress and Budget Report for the Work Completed to Date

The MOA created a starting balance of \$320,000. The Empire Pass 2021 Historical Preservation Plan (Attached as Exhibit B) reports on work completed in 2020, primarily the Judge M&S Building. Upon learning that Deer Valley successfully closed on the acquisition of the Daly West site as hoped, efforts immediately shifted to the preliminary work necessary to form a work plan and obtain City historic regulatory approvals for the proposed Daly West relocation. The Planning Commission adopted the 2019 Flagstaff Mountain Resort Historic Preservation Plan Update as an addendum to Technical Report #6 on May 27, 2020. [[Staff Report](#); [Minutes](#), p. 38] On August 5, 2020, the Historic Preservation Board approved the proposed relocation of the Daly West Headframe slightly uphill on the site as illustrated in the photos in Exhibit B. [[Staff Report](#); [Minutes](#), p. 2] Planning staff reviewed the HDDR for approval and held the required public hearing on August 26, 2020. Costs for the Judge work and preliminary Daly West engineering/applications totaled \$172,484.

The 2020 work left a remaining balance of \$147,516 in anticipation of needing additional revenue to start the Daly West project.

2. 2020 Open Space/Transit Management Fee Revenue within Flagstaff Development Agreement Boundary

Pursuant to the MOA, every year the EPMOA and City each contribute an additional \$40,000 to the preservation funding from the Open Space/Transit Management Fee ("Fee") disbursed by the EPMOA from Reinvestment Fee collections from 1% of real estate sales within the development. The addition of the combined contributions (\$80,000) to the remaining balance of (\$147,516) creates a 2021 starting balance of \$227,516. For 2020, due to an extremely active market, the City's portion of revenue from the Fee is \$1,060,730 against a City budget which estimated the revenue to be approximately \$600,000. The Fee revenue is split between open space and transit pursuant to the Flagstaff Development Agreement, and as approved by the City Council. Assuming the surplus (approximately \$400,000) would have been allocated equally between open space and transportation, roughly \$200,000 is potentially available for the EPMOA early withholding request detailed in section 4 below.

3. Proposed 2021 Work Plan

As further described in Exhibit B, the work plan for the Daly West includes the following:

Structural Repairs

- Headframe requires sufficient structural repairs to support its own weight of approximately 80,000 lbs. As a static structure, headframe will not be carrying weight of loads of ore and hundreds of feet of hoist cable.
- Structural engineer has prepared detailed plans for repairing structure for erection.
- Civil engineer has prepared detailed plans for new site just uphill of collapsed shaft.

Daly Headframe Scope & Budget (2021)

- Site survey
 - Geotechnical engineering review
 - Structural engineering review
 - Structural reinforcement of headframe
 - New foundation for headframe SW of original location
 - Erection of headframe on new foundation
- Survey and engineering \$10,000
Excavation and concrete \$39,500
Steel and hardware supply \$28,000
Crane Cost \$66,500
Labor, equipment and consumables \$215,000
Project management \$16,000
Permit Fees \$5,000
Perimeter fencing (500 lf) \$15,000
Interpretive Signage \$5,000
Contingency \$40,000

Project Budget (2021) \$440,000

Note - Ongoing mine shaft maintenance not within EPMOA scope of work.

The shortfall between the proposed budget (\$440,000) for the Daly West Headframe relocation project and the funds in hand (\$227,516) is \$212,484.

4. Request City Council Approval of Early Disbursement of 2022, 2023 and 2024 Open Space/Transit Management Fee Revenues from the 2020 Proceeds to Enable Immediate Work on the Daly West Headframe in an amount of \$120,000.00

The EPMOA Board has authorized advancement of \$120,000 future MOA contributions for 2022, 2023 and 2024 to ensure the Daly West headframe project completion in 2021. The EPMOA proposes that the City Council likewise advance \$120,000 of future MOA contributions for 2022, 2023 and 2024. Given the strength of 2020 real estate market, Reinvestment Fee collections last year significantly exceeded City budget projections. If

the City Council agrees to advance \$120,000 as proposed, EPMOA will still remit Reinvestment Fees to PCMC in excess of 2020 budget revenue line. Any residual preservation fund balance will be used for the fire sheds as detailed in Exhibit B. The water tanks would remain the next priority.

Recommended Action

Based upon the success of the 2020 work plan, Deer Valley's successful acquisition of the Daly West site, and HPB approval of the proposed relocation of Daly West Headframe on August 5, 2020, the City Attorney and Planning Director recommend approval of the early disbursement of 2022, 2023 and 2024 Transfer Revenues from the 2020 Proceeds to enable immediate work on the Daly West Headframe in an amount of \$120,000.00. This project was previously designated as an immediate community priority and the DV acquisition enables its long overdue completion. Staff identifies no immediate budget impacts due to the higher than anticipated Fee collections and determines that it is only fitting that Reinvestment Fee revenues enable completion of this iconic preservation project.

Exhibits:

- Exhibit A: Memorandum of Agreement (March 16,2020 between EPMOA and PCMC)
- Exhibit B: Empire Pass 2021 Historical Preservation Plan (4/7/21)

City Council Staff Report



Subject: Flagstaff Mountain Resort
Historic Preservation Plan Update
Author: Hannah M. Tyler, AICP – Senior Planner
Date: November 7, 2019
Type of Item: Work Session

PLANNING DEPARTMENT

Summary Recommendation

Staff requests that City Council review the 2019 Flagstaff Mountain Resort Historic Preservation Plan Update, included as Exhibit A, and consider the recommended action items proposed by staff before implementing the recommended Memorandum of Agreement with the Empire Pass Master Owners Association and additional owners of properties with Historic Structures. This includes:

1. Prioritizing expenditures on compliance items within the 2001 Flagstaff Mountain Resort Historic Preservation Plan (19 of 21 resources - see below) and confirm site-specific prioritization and prescribed treatment options.
2. Proactively work with responsible parties for the necessary treatments and actions to achieve compliance with the 2001 Flagstaff Mountain Resort Historic Preservation Plan.
3. Determine if City Council wishes to create additional funding mechanisms to assist in historic preservation efforts, such as:
 - General Fund
 - Repurpose Real Estate Transfer Fee
 - Grant Funding

Acronyms in This Report:

CUP	Conditional Use Permit
EPMOA	Empire Pass Master Owners Association
HDC	Historic District Commission
HPB	Historic Preservation Board
HPP	Historic Preservation Plan
MOA	Memorandum of Agreement
MPD	Master Planned Development
OSMP	Open Space Management Plan
PCMC	Park City Municipal Corporation
POS	Protected Open Space
ROS	Recreation Open Space
UPK/UPCM	United Park City Mines

Executive Summary

In August of 2019, the Empire Pass Master Owners Association (EPMOA) retained SWCA Environmental Consultants to conduct a Historic Preservation Plan (HPP) Update for Flagstaff Mountain Resort. The objective of the 2019 HPP Update was to assess the condition and compliance for 19 of the 21 resources originally identified in the 2001 HPP, which was adopted as a part of the Development Agreement Technical Reports (or exhibits) by Planning Commission in December 2001. This was one of the requirements of the Memorandum of Agreement (MOA) between EPMOA, Storied Development and REDUS Properties, developed in January and February 2019.

The Flagstaff parties to the MOA have signed the document, however PCMC is deferring until the status of compliance responsibility is considered by Council. The MOA has a timing mechanism that is established by the date all parties sign the MOA; six (6) months to determine a work plan and amend Exhibit 6 of the Development Agreement documents. For clarity, the MOA refers the agreement between the listed parties; a MOU is the agreement between PCMC and the entities at Park City Mountain in accordance with that separate Development Agreement.

Of the resources surveyed in 2019, 17 are located completely on EPMOA land and 2 are partially located EPMOA land. SWCA did not survey 2 of the 21 resources that were originally identified in 2001 because they are not located on EPMOA land, including the following:

TABLE 1: Resources Not Surveyed for 2019 Historic Preservation Plan Update

Excerpted from page ii of the 2019 HPP Update (Exhibit A)

Important Sites Identified in 2001 HPP	Surveyed for 2019 HPP Update	2001 HPP Summary Work Recommendations Fully Met?
Flagstaff Mine Shaft	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A
Explosives Bunker	No (not on land owned by the EPMOA; not subject to Flagstaff Development Agreement)	N/A

SWCA accomplished the following tasks for each of the 19 resources:

- Comprehensive survey of each resource, including the identification of current deficiencies and suggested mitigation or maintenance work (if not already implemented after the 2000 HPP or if new conditions warrant further action)
- An assessment of progress in preserving the resources, in accordance with the recommendations in the Flagstaff Development Agreement and the 2001 HPP Summary
- Photographic documentation of each resource
- Collection of spatial data on the location of each resource

Background

On October 31, 2019, Planning Department and Executive Department staff met with the Park City Museum to discuss the 2019 HPP Update. PCMC and the Park City Museum share many of the same fundamental beliefs regarding the importance of Historic Preservation, specifically of our Historic mining resources. Many of the Museums concerns are shared and addressed in this report, including collaboration on a list of additional priority sites in need of preservation treatments beyond the 19 resources surveyed.

In December of 2001, the Planning Commission adopted the Exhibits to the Flagstaff Mountain Resort Development Agreement (these exhibits are also referred to as Technical Reports). Exhibit 6 of the Flagstaff Mountain Resort Development Agreement is the Historic Preservation Plan (HPP). Staff intends to provide clarity regarding the revised August 2000 127-page HPP and the subsequent Planning Commission approval of the May 2001 10-page Exhibit 6: HPP (approved in December 2001). Staff has provided the following timeline detailing the background and evolution of the SWCA's HPP's between 2000 and the adoption of the Technical Reports in December 2001. All other developmental history for projects located within the Flagstaff Mountain Resort Boundary can be found in the [January 23, 2019 Planning Commission Work Session Staff Report](#).

Flagstaff Mountain Resort Technical Report #6: Historic Preservation Plan Timeline

1. Annexation and Development Parameters	2. Technical Report Review (establishment of Historic Preservation Plan)	3. Memorandum of Agreement (MOA), Long-Term, and Short-Term Historic Preservation Planning	4. Historic Preservation Plan Update
OVERVIEW: Throughout the 1990s, United Park City Mines (UPCM) sought to annex the land we now know as Flagstaff or Empire Pass into Park City Limits from Unincorporated Summit County. The Planning Commission and a special Flagstaff Task Force held meetings between 1995 and 1997 with the public and stakeholders to gather feedback. Subsequently, City Council adopted development parameters that were initially rejected by the applicant. The applicant began to pursue development through Unincorporated Summit County, but then approached the City again and City Council revised the development parameters which were ultimately adopted as outlined below. This was the beginning of the Flagstaff Mountain Resort project. September 1998 City Council adopted <u>Resolution 12-98</u> Amending the Development Parameters for Flagstaff Mountain as a prerequisite to approving an annexation for development within City Limits. June 1999 City Council adopted <u>Ordinance 99-30 (page 135)</u> and <u>Resolution 20-99</u> approving the annexation and the Flagstaff Mountain Development Agreement.	OVERVIEW: With the Development Agreement approved for the Flagstaff Mountain Resort, the individual technical reports (also referred to as Exhibits) were completed and reviewed by the governing Land Use bodies. For Historic Preservation, this included both the Historic District Commission (HDC) and the Planning Commission. Exhibit 6 of the Development Agreement was the Historic Preservation Plan which is now known as Technical Report 6 Historic Preservation Plan. August 2000 SWCA Environmental Consultants completes a 196-page Historic Preservation Plan for Flagstaff Mountain Resort (Exhibit F) October 2001 Planning Commission approves a 127-page Exhibit 6 (Technical Report) Historic Preservation Plan. December 2001 The Planning Commission revised and approves a 10-page <u>Exhibit 6 (Technical Report 6) Historic Preservation Plan</u> to include the following (the 127-page HPP is included as an attachment to the new Exhibit 6): ❑ Matrix identifying 21 mine sites (the majority of which are waste dumps and work recommendations) ❑ Exhibit A: Flagstaff Mountain Resort Historic Preservation Plan map identifying location of 21 mine sites ❑ Physical Mine Hazards Mitigation Plan by HDR Engineering, Inc.	OVERVIEW: Since 2001, there have been supplemental land use applications for developments within the Flagstaff Mountain Resort boundary that have been subject to the 1999 and 2007 Development Agreements and obligations set forth in Exhibit 6. A complete history of development applications can be found here. The amended 2007 Development Agreement did not discuss or amend Technical Report 6. Since 2001, there have been Historic Preservation efforts consistent with those outlined in Exhibit 6. However, there have been concerns raised by City staff, the public, and local organizations (Park City Museum and Historic Society/Friends of Ski Mountain Mining History [FSMMH]). The following is an outline of recent efforts to determine next steps and resolve compliance concerns. January 2019 Staff proposed a two-step action plan (Short-Term and Long-Term) to Planning Commission to address compliance concerns in Technical Report 6: Short-Term Plan: ❑ The EPMOA to provide one-time reimbursement to Park City Museum for the cost of Little Bell Ore Bin Stabilization ❑ Storied Development will make one-time payment for Judge Mining and Smelting Office Historic Preservation work. Long-Term Plan: The EPMOA will enter into a MOA with the City that would require: ❑ Updated Survey and HPP ❑ Funding Mechanism for Short-Term Plan obligations ❑ Bi-Annual Work Plan ❑ Funding Sources ❑ Conservation Easements and Licenses	OVERVIEW: In an effort to fulfill the requirements of the MOA (Long-Term Plan), Empire Pass Master Owners Association (EPMOA) retained SWCA Environmental Consultants to conduct a Historic Preservation Plan (HPP) Update for Flagstaff Mountain Resort. The 2001 HPP surveyed 21 resources. The objective of the 2019 HPP Update was to assess the condition and compliance for 17 resources which are located on land owned by the EPMOA and an additional 2 resources which were partially located on land owned by the EPMOA. SWCA did not survey the remaining 2 resources because they are not located on land owned by the EPMOA. SWCA compared the 2019 condition of each resource surveyed and determined if the 2001 recommended treatments had occurred. Of the 19 sites surveyed, only 5 have met all treatment recommendations from 2001. Based on the 2019 HPP, staff has provided a general overview of compliance issues and concerns: Interpretive Signs 11 of the 19 sites have not installed an interpretive sign. Revegetation of Waste Dumps Of the 11 waste dump sites required to revegetate, only 3 have reached substantially complete revegetation. The remainder are partially or mostly revegetated. Building/Structural Preservation Of the 19 sites, 7 are considered buildings or structures. Of those 7 sites, only 2 had recommended structural treatments which have not been fully completed, including: ❑ Judge Mining and Smelting Company Office: Complete restoration and reuse has not been achieved. ❑ Little Bell Ore Bin: All-weather roofing has not been installed.

The 2019 HPP Update is based on the 19 resources (located entirely or partially on land owned by EPMOA) outlined in the December 2001 approved 10-page Exhibit 6 resource matrix. Staff finds that while the 127-page HPP is included as an attachment to the approved Exhibit 6, the resource matrix identifies the specific preservation treatments obligated by the revised and approved Flagstaff Mountain Resort Development Agreement. This does not mean that resources outlined in the 127-page HPP cannot receive additional Historic Preservation treatments outside of the underlying 2001 obligations for the 21 resources identified in the approved 10-page Exhibit 6 HPP. In fact, the priority list that staff and the Park City Museum collaborated on includes sites that are referenced in the 127-page HPP, but not the approved December 2001 Exhibit 6 resource matrix.

Analysis

Staff has provided analysis for each policy question outlined in the Summary Recommendation section of this report.

The following analysis addresses recommended action item #1:

- 1. Prioritizing expenditures on compliance items within the 2001 Flagstaff Mountain Resort Historic Preservation Plan (19 of 21 resources - see below) and confirm site-specific prioritization and prescribed treatment options.**

As previously stated, the 2019 HPP Update conducted by SWCA assessed 19 of the 21 resources included in the 2001 HPP (Technical Report #6). These resources are often referred to as “mine sites” which is a term that is used generally and refers to different types of resources that could include any of the following or a combination thereof:

- Waste Dumps
- Shafts
- Buildings
- Structures

Not all resources identified contain buildings or structures that required structural treatments under the 2001 HPP. In fact, a majority of the resources are Waste Dumps that called for revegetation and interpretive signs. Staff has reviewed the 2019 HPP Update and made the following conclusions with respect to compliance with the 2001 Technical Report #6: HPP for all 19 resources. Of the 19 resources, only five (5) have complied with all treatment recommendations from Technical Report #6 according to the 2019 HPP Update. Complying resources are shaded in green:

TABLE 2: Compliance Summary of Treatments Recommendations for all 17 Resources

 = NOT COMPLETE N/A = NOT APPLICABLE ✓ = COMPLETE 2001 TREATMENT RECOMMENDATIONS				
NAME (listed in order of 2001 HPP Chart)	RESOURCE TYPE	SIGN	REVEGETATION (% COMPLETE)	BUILDING/ STRUCTURAL
Ontario Mine Shaft No.3	Shaft		 (70%)	N/A
Anchor (Daly-Judge) Drain Tunnel	Structure		N/A	
Judge Mining and Smelting Company Office	Building	✓	N/A	

American Flag Mine Waste Dump	<i>Waste Dump</i>	✓	✗ (50%)	N/A
Daly Mine No.1 Waste Dump	<i>Waste Dump</i>	✗	✓	N/A
Daly Mine No.2 Shaft	<i>Shaft</i>	✗	N/A	N/A
Daly-West Mine Headframe, Shaft, and Hoist	<i>Structures (2) and Shaft</i>	✗	N/A	N/A
Daly-West Mine Fire Hydrant Shacks	<i>Structures (3)</i>	✗	N/A	N/A
Daly-West Mine Waste Dump	<i>Waste Dump</i>	✗	✗ (50%)	N/A
Quincy Mine Hoist Plant	<i>Structure</i>	✓	N/A	N/A
Quincy Mine Shaft and Waste Dump	<i>Shaft and Waste Dump</i>	✓	✓	N/A
Little Bell Mine Ore Bin	<i>Structure</i>	✓	N/A	✗
Little Bell Mine Waste Dump	<i>Waste Dump</i>	✓	✓	N/A
Diamond-Nemrod Mine Waste Dumps	<i>Waste Dump (2)</i>	✗	✗ (30-50%)	N/A
Anchor Mine Waste Dump	<i>Waste Dump</i>	✓	✓	N/A
White Pine Mine Log Structure	<i>Structure</i>	✓	N/A	N/A
White Pine Mine Waste Dumps	<i>Waste Dump (2)</i>	✗	✗ (0-40%)	N/A
Flagstaff Mine Waste Dump	<i>Waste Dump</i>	✗	✗ (% not determined)	N/A
Naildriver Mine Waste Dump	<i>Waste Dump</i>	✗	✗ (% not determined)	N/A

Staff has created three (3) different categories to better understand the outstanding compliance issues with the 2001 Technical Report #6: HPP. Staff has included a supplemental Category #4 which includes recommended next steps for resources that have experienced maintenance issues outside of those resources that obligated treatment in 2001 – Category #4 is not derived from the 2001 HPP obligations set forth in the adopted Technical Report #6.

Category #1: Buildings and Structures: **Out of Compliance**

There are only two (2) resources that *required* structural treatments as a part of the 2001 HPP obligation (Technical Report #6). Staff finds that these two (2) resources should be the top priority for compliance measures.

Staff has created Table 3 below which excerpts the 2019 HPP Recommendations and highlights the outstanding building/structural treatments – Table 3 information derived from Table 3 of the 2019 HPP Update.

TABLE 3: Outstanding Building/Structural Treatments

Resource	2001 Recommended Building/Structural Treatment	Outstanding Building/Structural Treatments to comply with 2001 Recommended Treatments
Judge Mining and Smelting Company Office	• The building site will be cleaned of debris in summer 2001. • With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. • After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development. (SWCA 2001)	• The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is outlined below.
Little Bell Ore Bin	• With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing. • Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. • Additional building stabilization will occur in summer 2001. (SWCA 2001)	• An all-weather roof has not yet installed or constructed over the ore bin. To reduce or eliminate snow accumulation and further moisture damage on the bin interior, the addition of a flat covering remains a recommendation; this covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior. • The majority of serious structural issues relating to the wood posts have been corrected to meet the 2001 recommendations. • (<i>interpretive sign still outstanding – see Category #2 below</i>)

Staff's greatest concern is the condition of the roof structure of the Judge Mining and Smelting Company Office. This is echoed by public comment included as Exhibit C. Staff finds that it is critical that roof stabilization and repair occur as soon as possible. The Memorandum of Agreement (MOA) between the EPMOA and PCMC establishes the Judge Mining and Smelting Company Office as a work priority (see Exhibit B). Staff has included photographs excerpted from the 2019 HPP Update to provide greater detail of the roof issues.



Figure 3. Overview of Judge Mining and Smelting Company Office, facing southwest.



Figure 9. Southeast side of Judge Mining and Smelting Company Office, facing west. Note collapsed roof and spalling concrete of wall.

The 2001 recommendation was for this structure to serve as an office or recreation building. Staff's recommended priority is to work with the EPMOA to take necessary steps with the owner to stabilize the structure and roof, providing seasonal protection from the elements as soon as possible. After protecting the site, staff will confirm future use and next steps. While the public comment questions whether it makes sense to expend limited funds available for a temporary fix, staff recommends proceeding as soon as possible to prevent further structural compromise.

Category #2: Interpretive Signs: *Partially Out of Compliance*

All 19 resources were required to install interpretive signs. According to the 2019 HPP Update and input from the Park City Museum, only eight (8) resources have installed interpretive signs. There are 11 resources that have outstanding interpretive sign installations. The 2019 HPP Update reports that the Judge Mining and Smelting Company Office has not installed an interpretive sign; however, the Park City Museum has pointed out that this site does have an interpretive sign installed. All Tables in this staff report reflect this new information. Staff finds that the installation of interpretive signs is a low hanging fruit that could be addressed concurrently or as soon as the buildings and structures outlined in Category #1 come into compliance.

Table 4 identifies sites that have outstanding interpretive sign installations:

TABLE 4: Outstanding Interpretive Signs	
Resource Name	Resource Type
Ontario Mine Shaft No.3	<i>Shaft</i>
Anchor (Daly-Judge) Drain Tunnel	<i>Structure</i>
Daly Mine No.1 Waste Dump	<i>Waste Dump</i>
Daly Mine No.2 Shaft	<i>Shaft</i>
Daly-West Mine Headframe, Shaft, and Hoist	<i>Structures (2) and Shaft</i>
Daly-West Mine Fire Hydrant Shacks	<i>Structures (3)</i>
Daly-West Mine Waste Dump	<i>Waste Dump</i>
Diamond-Nemrod Mine Waste Dumps	<i>Waste Dump (2)</i>
White Pine Mine Waste Dumps	<i>Waste Dump (2)</i>
Flagstaff Mine Waste Dump	<i>Waste Dump</i>
Naildriver Mine Waste Dump	<i>Waste Dump</i>

Category #3: Revegetation: *Partially Out of Compliance*

The 2001 HPP required revegetation of 11 resources – all 11 resources have attempted revegetation with differing success rates. Four (4) of the 11 resources have completed the required revegetation (achieving at least 90% revegetation). The remaining seven (7) resources have attempted revegetation, but for unknown reasons, the revegetation efforts have not achieved at least 90% revegetation. Staff finds that revegetation is important in restoring the landscape and requests that the EPMOA provide a timeline for future revegetation over the course of the next growing seasons to come into compliance with the 2001 HPP.

Table 5 identifies the current revegetation percentages of sites that need further revegetation efforts.

TABLE 5: Outstanding Revegetation		
Resource Name	Resource Type	Revegetation Percentage (%)
Ontario Mine Shaft No.3	Shaft	70%
American Flag Mine Waste Dump	Waste Dump	50%
Daly-West Mine Waste Dump	Waste Dump	50%
Diamond-Nemrod Mine Waste Dumps	Waste Dump (2)	30-50%
White Pine Mine Waste Dumps	Waste Dump (2)	0-40%
Flagstaff Mine Waste Dump	Waste Dump	% not determined
Naildriver Mine Waste Dump	Waste Dump	% not determined

Category #4: Historic Preservation Priority List Beyond 2001 Technical Report #6 Obligations

The 2019 HPP Update provides an in-depth analysis and assessment of all 19 resources. The current conditions (2019) were identified and historic preservation treatments are recommended beyond what the 2001 obligation required. Some of the resources were not obligated to complete further historic preservation treatments in 2001 because they were in operation at the time of the adoption of Technical Report #6 (ex: Daly-West Mine and its associated buildings).

Once compliance with the underlying 2001 obligations is achieved, staff recommends City Council adopt a priority list of future resources that could receive additional historic preservation treatments to ensure continued care and maintenance. Table 6 outlines a potential priority list of structures, buildings, or sites that could benefit from additional historic preservation treatments beyond the underlying 2001 obligations. Updated assessments are needed at sites not included in the 2019 HPP Update. The Park City Museum submitted a priority list of mine sites with approximate costs (see Exhibit F).

TABLE 6: Priority List of Resources Not Obligated by Technical Report #6

“” denotes sites not located on EPMOA property*

Resource Name	Resource Type	2019 or 2000 Recommended Treatment (<i>whichever is the most recent assessment</i>)
Daly-West Mine Headframe, Shaft, and Hoist	<i>Shaft and Structures</i>	<u>2019 Recommended Treatment:</u> • If possible, the headframe should be returned to its original upright configuration; however, if returning it to its upright configuration is unfeasible, it should be left as-is. • Areas of corrosion on the hoist mechanism should be scraped to a sound surface, and the painted sections should be repainted to match current color scheme. • Plant growth should periodically be removed from around the shaft opening. • Concrete should be monitored for further deterioration; if deterioration becomes severe or pervasive, it should be repaired using NPS (2007) preservation standards. • The current wood fence, which blocks the view of visitors to the site, should be removed and replaced with a fence allowing greater visibility while also providing security, such as a chain-link or metal post fence.
Daly-West Mine Fire Hydrant Shacks	<i>Structures</i>	<u>2019 Recommended Treatment:</u> • Detached or missing roofing materials should be reattached or replaced in kind. • Foundations should be stabilized for Shacks No. 1 and No. 3. • Detached, missing, or deteriorated building elements, such as wood wall boards, should be reattached or replaced in kind.

		• Vegetation should be cleared from around buildings. • Doors similar in design and materials to that of Shack No. 1 should be installed for Shacks No. 2 and No. 3.
White Pine Mine Log Structure	<i>Waste Dump (with Structure)</i>	<u>2019 Recommended Treatment:</u> • Methods to divert moisture and runoff from the structure, to dry soil, and to prevent further deterioration of log sills should be considered. Possible methods for doing so include regrading the hill around the cabin to direct waterflow away from the structure and removing low vegetation (such as bushes) surrounding the structure.
* Explosives Bunker	<i>Structure</i>	• The Explosives Bunker did not receive recommended structural treatments in 2000; however, this structure has experienced structural issues since the 2000 assessment. An assessment of the current condition should be completed to determine recommended preservation treatments. In general, staff finds that the structure's roof should be replaced, walls reinforced, and other structural members monitored. <u>2000 Recommended Treatment:</u> • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.
* Alliance Drain Tunnel Site – Wooden House	<i>Building</i>	<u>2000 Recommended Treatment:</u> • Roof: The roofing panels should be replaced in kind. • Walls: The first task should be clearing the rocks away from the wall and securing the slope against further slides. This may entail building a small retaining wall. After removing the rocks, the damage could be assessed. It is possible that the wall may rebound to some degree, depending on how recently the damage occurred. If there is no significant loss of structural integrity as the result of this damage, then no other structural work should be required on the north wall at this time. If structural components in the wall are seriously weakened, it may require repair, reinforcement, or replacement of those elements, as appropriate. • Window and Door Openings: In terms of stabilization, filling the window and door openings is a high-priority task. Window openings could be filled with transparent, breakage-resistant polycarbonate sheets or with plywood, painted black to simulate space behind the window. Lexan (or a similar polycarbonate) would provide sufficient light in the structure to allow other repairs to take place, and allow visitors to satisfy their curiosity as to what is within the structure simply by looking through the window instead of trying to force open a door or window. The door openings could be filled with heavy plywood doors on hinges, with padlocks. Optionally, wooden panel-style doors similar to the originals could be installed, although this would be considered a restoration, rather than stabilization, activity. The remaining window sashes could be nailed or screwed in place to help prevent easy removal. The Lexan or plywood temporary windows could be installed either behind or in front of the sashes. Installing them behind the sashes would protect the sashes more effectively, but installing them in front of the sashes would help maintain the historic appearance of the house. • Exterior Trim and Siding: Any pieces of trim that have fallen off and are still lying near the structure should be reattached, assuming that their original location can be ascertained. Loose pieces of trim and siding should be secured, and unrepairable or missing pieces of siding or trim that would allow moisture penetration or access by animals should be replaced in kind. The trim and the siding could also be treated with some combination of consolidants, water-repellant solutions, stains, or paint, as appropriate, to protect these features from weathering. • Porch: All debris on the porch should be removed and any obviously rotted planks should be removed. Then the underlying structure should be inspected, which may require removing additional floor planks. If the underlying framework needs extensive repairs, then all of the floor planks should be removed and the damaged or deteriorated components in the framework should be reinforced or replaced, as appropriate. The current floor planks are standard 2x6(1 1/2" x 5 1/2") dimensional lumber and are not original. The original size of the floor planks is unknown, although it may be possible to make this determination by removing some planks and inspecting a protected area of the underlying joists (such as against the house) to detect any residual patterns from the original planks. Since the existing floor planks are not original, and probably modern, it may be advisable to replace all of the floor planks with rough-sawn lumber

that matches the original dimensions.

- **Steps and Landing:** Since the existing elements are beyond repair, these components should be documented in adequate detail to allow possible future restoration, and then removed to eliminate a significant safety hazard. Replacing the stairs and landing would be considered restoration, rather than stabilization work.
- **Foundation:** The first task is to remove some selected pieces of skirting and examine the foundation structure in more detail, which might also involve digging a few test pits next to the posts. If any of the posts or other components are badly rotted, they should be reinforced or replaced in kind, as appropriate. The priority of this task would depend on the condition of the foundation elements and how seriously their condition affects structural integrity. Reinforcement (or adding extra components) would not seriously compromise the feature's historic appearance, since the components would be covered with skirting. The settling at the northwest and northeast comers is minor, perhaps two inches, and this does not necessarily compromise the structural integrity of the house. However, raising these two comers to square the house might be an advisable prerequisite to replacing the roofing material, since it would allow the roofing to be cut and installed squarely without warping, bulging, or an "oil can" effect.
- **Interior Flooring:** The first task should be to remove the debris from the house and conduct a more thorough inspection of the floor. Removing the debris is also advisable to prevent moisture from being trapped in the debris and held against the floor. Any seriously weakened floor components, including flooring, subflooring, joists, or beams, should be reinforced or replaced in kind, as appropriate.
- **Brick Chimney:** The bricks should be documented in adequate detail to allow for the possibility of future restoration, then dismantled. If desired, the bricks could be stored on-site for later re-use.
- **Interpretive signage** could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

*** Alliance
Drain Tunnel
Site – Pump
House**

Building

2000 Recommended Treatment:

- **Roof:** All of the roofing panels should be replaced with new corrugated galvanized steel roofing panels. Matching (or similar) panels should be readily available.
- **Walls:** An intact exterior stucco finish is necessary to prevent moisture from penetrating and damaging the concrete walls. This is especially important when dealing with very coarse and porous concrete walls such as these. Some soil, perhaps one foot, should be removed where it contacts the east wall (or any other place where the soil has been built up above the bottom edge of the stucco finish). The small hole at the bottom of the east wall should be filled with a suitable concrete patch. Loose stucco should be peeled off of the exterior walls and the exposed surface of the concrete should be cleaned and prepared to receive a stucco application. Depending on the condition of the concrete walls, some additional patching or consolidation of the concrete might be necessary in places. New stucco should be applied to the exterior, using appropriate techniques for rough and porous concrete walls. The possibility of adding reinforcing fibers to the parge or stucco layer(s) should be investigated. After the stucco cures, it should be primed and painted, using suitable materials and techniques, with colors matching the original colors. The interior walls should not require any stucco work, since they will be protected by roof repairs and by closing the window and door openings, and stuccoed.
- **Doors and Windows:** The windows and doorway should be secured against weather and unauthorized access. Plywood panels, painted black, could be placed behind the window sashes. However, this would block the view of the interesting electrical equipment inside the building, which may or may not be desirable. Small Lexan (or a similar polycarbonate) panels could be installed in the sashes in place of window glass, maintaining a historic appearance and allowing a glimpse inside the structure. Alternatively, larger Lexan panels could be installed over the window frames to protect all of the window woodwork from damage or deterioration. The doors should be tightened up and the missing board(s) replaced.
- **Equipment:** The mounting hardware that secures the equipment on the walls or floor of the structure should be inspected for damaged, deteriorated, or missing components. The integrity of the walls or floor in the vicinity of the mounting hardware should also be evaluated. Insecure equipment could present a safety hazard. If deficiencies are found, they should be dealt with as

		required to mitigate the problem, preferably without removing or altering the historic equipment. This may involve replacing fasteners or sleeves, repairing brackets, consolidating/repairing concrete, etc. The equipment should be inspected for the presence of any hazardous materials and those materials should be removed or secured in a safe and appropriate manner. If the equipment is protected by repairing the roof and the window and door openings, they should not deteriorate rapidly. An optional treatment might involve applying lubricants or sealants to the equipment, as appropriate. • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.
* Alliance Drain Tunnel Site – Steel Building	<i>Building</i>	<u>2000 Recommended Treatment:</u> • Exterior Cladding, Including Siding and Roofing: The missing panel at the northeast corner should be replaced in kind and secured with nails that are designed for corrugated paneling. The original nails are common nails with lead sheathing on the nail heads. The hole from the two missing panels on the south wall should be filled with flat sheet metal, preferably attached in a removable fashion in case matching stamped-steel panels become available in the future. Other openings should be filled with sheet metal as appropriate. In terms of the rusted steel panels, the galvanized panels are not deteriorating rapidly, since they still have a good deal of their zinc coating, but the non-galvanized panels on the south wall should be treated. There are several possible approaches. The metal could be sprayed with a suitable rusty-metal primer-sealer and topcoated. Zinc-rich paints are available that would work well, although these must be researched to assure proper adhesion to either rusty metal or to a special primer designed to adhere to zinc-rich topcoats. The metal could also be sprayed with a clear urethane or epoxy sealer. • Doors and Windows: Any loose window frames should be nailed or otherwise secured. The broken glass should be removed from the sashes to remove a safety hazard. Window openings should be secured by filling them with plywood or Lexan panels, or other materials as appropriate. Lexan is breakage resistant and allows light to penetrate, which could be an advantage, depending on circumstances. There are at least two remaining panels of a folding door that appears to have been installed in the large opening in the east wall. The remaining panels seem to be in good condition and it may be easier to fabricate a replacement for the missing panel than to create a full-size door. A door should be installed in the doorway in the south wall. All doors and windows must be secured somehow, preferably with padlocks or via other removable means. Welding window frames shut is not recommended because it is difficult or impossible to undo the damage if restoration work is carried out. • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.
* Ontario Mine Water Tank	<i>Structure</i>	<u>2000 Recommended Treatment:</u> • Tank D: The debris inside Tank D should be removed to prevent it from holding moisture against the bottom of the tank. The bottom of the tank should then be inspected. If there is no means for water to drain out, a small drain hole or two could be drilled. A water-repellant solution could be applied to the wooden components, and the steel rods and clamps could be coated with a sealant. • Tank E: Some internal braces should be installed to prevent further listing. Debris should be cleared from the wooden roof to retard rotting and corrosion from contact with moisture. Any badly rotted, missing, or rusted components in the roof should be replaced, repaired, or reinforced as necessary to ensure adequate structural integrity to the roof. The interior of the tank should be cleared of any debris that could trap moisture, and a means of escape for water should be provided, which could involve drilling drain holes in the bottom of the tank or loosening a pipe fitting. Consolidants or water-repellant solutions could be applied to the wood. Steel and iron components could be coated with a sealer, such as a clear urethane or epoxy. Straightening the tank is not recommended at this time. The tank staves may loosen up if the tank is straightened, and it is unlikely that the badly rusted nuts could be retightened on their

		steel rods without damage. If it is decided to do additional work and straighten the tank, a possible approach would be to straighten the tank and check for looseness in the staves. If the staves are loose, and with the tank properly supported with temporary braces, one stave could be removed and the sides of the adjoining staves tapered slightly. Then a replacement stave could be driven into place to tighten the staves. The replacement stave would have to be slightly wider than the original and tapered to match the adjoining staves. • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal
* Judge Aerial Tram Towers	Structure(s)	<u>2000 Recommended Treatment:</u> • The Park City Museum has indicated that there are two (2), possibly three (3) outstanding Judge Aerial Tram Towers that require preservation. The outstanding Tram Towers need to be painted and bolts/structural elements assessed. All Tram Towers should be routinely monitored. • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.
* Judge Loading Station	Structure	<u>2000 Recommended Treatment:</u> • Clean-up debris from site. • Monitor retaining wall and structures for stabilization needs. • Interpretive signage could be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. Besides providing basic background information, the signage should point out interesting facts about the resource and take advantage of any clearly visible features to create a more interesting, educational, and personal experience.

The following analysis addresses recommended action item #2:

2. Proactively work with responsible parties for the necessary treatments and actions to achieve compliance with the 2001 Flagstaff Mountain Resort Historic Preservation Plan.

As is stated in Section D. of the MOA (Exhibit B), the homeowner's association, EP MOA, is responsible for any site that was not part of an ongoing operation in 2001. For this reason, the EP MOA is seeking to enter into the MOA with PCMC to establish a timeline to achieve compliance with the 2001 HPP. The execution of the 2019 HPP Update was mandated in Section (E)(7) of the MOA as a means of establishing a baseline for the existing conditions and outstanding preservation treatments required to achieve compliance with the underlying 2001 HPP obligations. The MOA established a 6-month timeline to complete the 2019 HPP Update to the 2001 HPP. The sites outlined in Table 2 of this report identify all of the sites and compliance issues which is concluded from the information presented in the 2019 HPP Update (Exhibit A). Staff continues to recommend that implementing the MOA assures greater degree and action towards compliance than traditional enforcement under the Development Agreement.

At the time of the Flagstaff Annexation, the negotiations included the need for Conservation Easements in order to preserve and maintain the combination of land use patterns, i.e. Open Space. These easements were later amended due to boundary adjustments.

The Park City Museum has expressed concerns that Technical Report #5 Open Space Management Plan (OSMP) reinforces the need to “foster a sense of stewardship in order to minimize future vandalism.” In the past, the Museum has pointed out that they, along with the Mountain Trails Foundation, spent a day cleaning up years of graffiti accumulation on the site; however, the site they cleaned up was the Alliance Change House. The Alliance Mine site, where the Change House is located, is outside of the Flagstaff Development Agreement and not included in the 19 resources identified in the 2019 HPP Update, but remains owned by UPK. It currently falls within the Silver King Conservation Easement, described in further detail in Table 8. Staff believes the conservation easement requires Talisker and UPK to protect, maintain, and repair the Historic Mining Improvements within the conservation easement, including the Alliance.

TABLE 8: Conservation Easements

Easement	Date Recorded	Parties to the Easement	Terms
Grant of Conservation Easement (Ski Area) Entry No. 00643790	1.7.2003	GRANTOR: UPK and Deer Valley Resort Company GRANTEE: Park City Municipal Corporation (PCMC) and Conserving Our Open Lands	Conservation Values of the property be preserved and maintained by the continuation of land use patterns, including, without limitation, those existing at the time of recording the easement Clean-up of the Anchor Mine overburden pile
Grant of Conservation Easement (Iron Mountain Area) Entry No. 00643789	1.7.2003	GRANTOR: UPK GRANTEE: PCMC and Conserving Our Open Lands (COOL)	Conservation values of the property be preserved and maintained by the continuation of land use patterns
Grant of Conservation Easement (Lady Morgan Springs Area) Entry No. 00643788	1.7.2003	GRANTOR: UPK and Deer Valley GRANTEE: PCMC and COOL	Conservation values of the property be preserved and maintained by the continuation of land use patterns
Grant of Conservation Easement (Prospect Ridge Area) Entry No. 00643791	1.7.2003	GRANTOR: UPK GRANTEE: PCMC and COOL	Conservation values of the property be preserved and maintained by the continuation of land use patterns.
Conservation Easement (Silver King) Entry No. 00806102	3.2.2007	GRANTOR: UPK and Talisker GRANTEE: Summit Land Conservancy	Prevent residential development on the property and assure undeveloped condition Protection, maintenance, repair, renovation, restoration, and use of Historic Mining Improvements by Grantor subject to approval of PCMC in cooperation with Utah Historic Preservation Society
Minor Boundary Adjustment to Grant of Conservation Easement (Ski Area) Entry No. 00814180	5.23.2007	GRANTOR: UPK and Deer Valley GRANTEE: PCMC and Summit Land Conservancy	Minor boundary adjustment to delete 2.3 acres within Lot C and dedicate three small parcels adjoining Lot C within the B-2 Empire Village Subdivision (“B-2 Plat”) subject to Conservation Easement
Amendment to Grant of Conservation Easement (Ski Area) Entry No. 00994227	4.29.2014	GRANTOR: Deer Valley GRANTEE: PCMC and Summit Land Conservancy	Dutchman Lode Mining Claim Lot NO. 2008 removed from the easement

There is significant overlap related to Historic Preservation in the requirements of the Technical Report #5 OSMF and Technical Report #6 HPP. For additional information, Technical Report #5 OSMF includes the following language:

- *Executive Summary* – Another type of Protected Open Space (POS) within the Plan Area is associated with the specific cultural resource sites. These include a number of mining sites considered sensitive due to their historic value, vulnerability to vandalism, and/or hazard they pose to an uninformed public. Brief descriptions of these sites and why they qualify for POS are provided in this plan. More detailed management considerations for these sites are provided in the Flagstaff Mountain Resort HPP.
- *Section 1.1- Flagstaff Mountain Resort* – As Large Scale Master Planned Developments (LSMPDs) are programmatic in nature and subject to refinement at subsequent MPD application and CUP stages, corresponding the contents of this report should be viewed as conceptual in nature and subject to change as specific plans are developed. Details developed at MPDs and CUPs stage will not require modification of this plan provided that they comply with the Goals and Objectives of this Plan.
- *Section 1.2 – Open Space Planning Goals and Objectives* - The overall goal of this plan is to ensure the preservation and maintenance of the Flagstaff Mountain's open space for public enjoyment and the protection of ecological values. There are two general types of open space in the Plan Area: Recreation Open Space (ROS) and POS....The primary purpose of the POS is to promote useable, public, non-improved, non-commercial, connected, and contiguous open space for community benefit.... promote the preservation of historic sites...
- The management objective of cultural resource POS is to preserve and maintain the cultural integrity of a given site.... Interpretive signage may be used in these areas to dissuade further disturbance, warn the public of the dangers... and inform people about the context and importance of the site's cultural resource values.
- *Section 3.3 Historic Sites*- which states that the "historic preservation plan...provides an inventory of these sites and detailed management plan outlining the interpretive opportunities as well as any legal or safety constraints associated with them."
- *Section 4.2 Designated Protected Open Space*- this section identifies Lady Morgan Pond Area, Flagstaff Mine, Little Belle Mine Site, Quincy Mine Site, Daly West Mine Site and the Judge Mine Complex (these sites are further described).
- *Section 4.4 Management Authority* – Deer Valley has management authority and responsibility for all ROS and POS lands within the Plan Area. During development, Flagstaff Mountain Partners will be responsible for managing the development pods and any open space within these areas. Following development, the respective Homeowners Association will assume management authority for open space within the development pods.

At the [January 23, 2019 Planning Commission Work Session](#), staff prepared the following table summarizing the requirements from Section 4.2 Designated POS and OSMF (Technical Report #5), as well as status of compliance, ownership and management responsibility. You will note that there are similarities in obligations for interpretive signs specifically. Staff finds that due to the overlapping nature of the Historic Preservation requirements, OSMF concerns can be

remedied for the Little Bell Mine Site, Quincy Mine Site, Daly West Mine Site, Flagstaff Mine Waste Dump, and Judge Mine Complex (specifically for interpretive signs and structural improvements as applicable).

TABLE 9: Compliance Summary for Technical Report #5 Open Space Management Plan

Site	Requirements	Compliance with OSMP
Lady Morgan Pond Area	This is a designated POS parcel with use and activities to be restricted by conservation easement. Interpretive facilities at edge of POA will help inform the public of the importance Of the Lady Morgan subwatershed to the overall biodiversity of the Plan Area.	Interpretive facilities have not been verified. Conservation Easement recorded (Lady Morgan Springs Area) Entry No. 00643788 (see chart above)
Flagstaff Mine	Installation of interpretative signage to inform the public of the mine's role in the history of PC and mining in Utah.	Sign made by UPK has not been installed. Site not within a conservation easement.
Little Bell Mine Site	Stabilization of the ore bin and installation of interpretive signage explaining the role of the ore bin in the mine process.	Interpretive sign not made or installed. Need to verify public safety sign installed. Site is within Conservation Easement (Ski Area) Entry No. 00643790 (see chart above)
Quincy Mine Site	Installation of interpretive signage explaining the role of the hoist and boiler in mining process and cautionary signage warning the public of dangers associated with the mine shaft, which though filled, appears to be subsiding.	Interpretive sign not made or installed. Need to verify public safety sign installed. Site is within Conservation Easement (Ski Area) Entry No. 00643790 (see chart above)
Daly West Mine Site I	Installation of interpretive signage discussing historical and current use of the headframe. "...this headframe is still in operation and provides maintenance access to the Anchor Tunnel."	Sign was installed describing the historyneed to verify it is still there. Note-head frame is no longer in operation as it collapsed in 2015. Site is not within a conservation easement.
Judge Mine Complex	"Detailed stabilization, restoration, and management actions are also provided in the HPP... at a minimum, management will include installation of interpretive and cautionary signage... to educate the public on the historic importance of these facilities... and foster a sense of stewardship in order to minimize future vandalism."	Sign not made or installed. Site is not within a conservation easement.

The following analysis addresses recommended action item #3:

3. Determine if City Council wishes to create additional funding mechanisms to assist in compliance historic preservation efforts.

The MOA establishes the following funding sources:

TABLE 10: Memorandum of Agreement Funding Sources and Recurrence

Source	Beneficiary	Amount	Reason	Recurrence
EPMOA	Park City Museum	\$65,000	Reimbursement for preservation treatments on the Little Bell Ore Bin.	One-Time Payment
Storied Development	PCMC (in escrow)	\$40,000	To be held in escrow for costs incurred by the EPMOA in stabilizing the roof structure of the Judge Mining and Smelting Office	One-Time Payment
REDUS	PCMC (in escrow)	\$40,000	To be held in escrow for costs incurred by the EPMOA in stabilizing the roof	One-Time Payment

			structure of the Judge Mining and Smelting Office	
PCMC (Open Space/Transit Management Fee)	"Maintenance Fund"	\$20,000	To complete maintenance work consistent with the 2001 HPP (Technical Report #6) obligations.	Annually for 10 years from execution of the MOA
EPMOA	"Maintenance Fund"	\$20,000	To complete maintenance work consistent with the 2001 HPP (Technical Report #6) obligations.	Annually for 10 years from execution of the MOA

PCMC (through the Open Space/Transit Management Fee) and the EPMOA have agreed to contribute a total of \$400,000 over the next 10 years as a part of a "Maintenance Fund" as dictated by the MOA. Projects will be selected on an annual basis for and the Maintenance Fund will remit payment for work completed towards the annual project. This does not include the \$80,000 slated to stabilize the roof structure of the Judge Mining and Smelting Office. The MOA does not preclude either party from contributing additional funds towards Historic Preservation.

As previously communicated to Friends of Ski Mountain Mining History via email, the following information was provided in response to an inquiry regarding Open Space/Transit Management Fee allocation. Technical Report #5 OSMP establishes the funding mechanism that is contributing to the annual "Maintenance Fund" by PCMC (referenced in Table 10). Technical Report #5 established the Open Space/Transit Management Fee which is collected from all real estate transactions within the Flagstaff Mountain Resort development boundary. 1% of every real estate transaction is collected. .05% (1/2) of the 1% real estate transaction is allocated to the EPMOA for continued maintenance of roads and infrastructure and the other .05% (1/2) of the 1% real estate transaction is allocated to PCMC for the Open Space/Transit Management Fee Fund. The funds have been allocated by City Council through the budget process on the 50/50 basis. The Development Agreement reads the funds shall be paid to PCMC to assist in funding the cost and expenses for enhanced transporting to the project, recreational improvements and/or open space acquisition, maintenance or preservation."

TABLE 11: Open Space/Transit Management Fee Fund Overview

Flagstaff Open Space Expenditures by Year and General Open Space Management/Maintenance Expenditure Type																	
Category	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Sum Total	
Admin Expense	\$ -	\$ -	\$ -	\$ -	\$ 3,714	\$ 16,922	\$ 297	\$ 819	\$ 188	\$ 18,251	\$ 16,281	\$ 12,601	\$ 10,194	\$ (11,597)	\$ (39,065)	\$ 28,606	
Easement - Open Space	\$ -	\$ -	\$ -	\$ -	\$ 1,177,133	\$ 102,213	\$ -	\$ 16,454	\$ 350	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,299,599	
Improvements - Landscaping	\$ -	\$ 207	\$ -	\$ 79,154	\$ 7,549	\$ 27,472	\$ 73,539	\$ 79,631	\$ 120,928	\$ 63,408	\$ 125,096	\$ 155,306	\$ 164,259	\$ 83,772	\$ 30,747	\$ 1,011,069	
Improvements - Wayfinding & Trails	\$ -	\$ -	\$ -	\$ 384	\$ 5,379	\$ 9,162	\$ 13,710	\$ 10,509	\$ 72,924	\$ 48,442	\$ 7,608	\$ 153,376	\$ 58,781	\$ 8,189	\$ -	\$ 388,464	
Stewardship	\$ 12,937	\$ 6,250	\$ 7,500	\$ 7,500	\$ 43,057	\$ 55,208	\$ 39,091	\$ 51,466	\$ 35,801	\$ 98,690	\$ 2,060	\$ 53,973	\$ 110,282	\$ 27,291	\$ -	\$ 551,105	
Weed Mitigation	\$ -	\$ 20,447	\$ 17,234	\$ 50,685	\$ 27,894	\$ 62,542	\$ 90,888	\$ 70,433	\$ 43,110	\$ 66,763	\$ 195,832	\$ 82,368	\$ 115,719	\$ 103,719	\$ 36,075	\$ 983,710	
Appraisals, Title, Professional Services	\$ -	\$ 5,180	\$ 2,750	\$ -	\$ 14,785	\$ 500	\$ 21,027	\$ 39,197	\$ 51,347	\$ 52,069	\$ 28,495	\$ 73,053	\$ 115,424	\$ 50,412	\$ 3,335	\$ 457,573	
Sum Total	\$ 12,937	\$ 32,084	\$ 27,484	\$ 137,723	\$ 1,279,511	\$ 274,019	\$ 238,553	\$ 268,509	\$ 324,647	\$ 351,073	\$ 375,373	\$ 530,676	\$ 574,659	\$ 261,787	\$ 31,092	\$ 4,720,127	

Flagstaff Open Space Revenue Collection by Year																	
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	\$ 62,750	\$ 55,275	\$ 164,733	\$ 465,406	\$ 293,405	\$ 610,118	\$ 122,532	\$ 408,069	\$ 228,225	\$ 172,581	\$ 266,456	\$ 391,814	\$ 335,559	\$ 254,409	\$ 185,963	\$ 590,116	\$ 276,084
Sum Total	\$ 4,883,495																

Flagstaff Transit/Transportation Expenditures by Year and General Open Space Management/Maintenance Expenditure Type																	
Category	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Transportation Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,275	\$ -	\$ -	\$ 22,816	\$ -	\$ -	\$ -	\$ 13,360	\$ 233,427	\$ 100,000	\$ 17,306	\$ 407,184
Transportation Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,281,404	\$ 14,593	\$ 879,655	\$ 781,011
Sum Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,275	\$ -	\$ -	\$ 22,816	\$ -	\$ -	\$ -	\$ 13,360	\$ 1,514,831	\$ 114,593	\$ 896,961	\$ 781,011

Flagstaff Transit/Transportation Revenue Collection by Year																	
Revenue	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	\$ -	\$ 110,775	\$ 172,564	\$ 465,404	\$ 293,405	\$ 610,118	\$ 122,532	\$ 408,069	\$ 228,225	\$ 172,581	\$ 266,456	\$ 391,814	\$ 335,559	\$ 254,409	\$ 185,963	\$ 590,116	\$ 276,084
Sum Total	\$ 4,884,074																

To date, the Transportation Funds have been used for improvements or transit services to the project area. The Open Space funds have been used for maintenance or preservation of PCMC's open space. Changing the 50/50 percent allocation between Transportation and Open Space would require the approval of City Council. Allocation of the funds for something other than Open Space/Transportation would require an amendment by City Council to the Development Agreement. Expenditures from the Open Space/Transit Management Fee Fund have been spent on open space maintenance and management since 2005 including: open space preservation easement work and open space management (such as surveys and appraisals, maintenance items such as invasive weed abatement and tree issues, trails and sign maintenance and improvements), contracts with Summit Land Conservancy and Utah Open Lands on open space land trust easements, stewardship management and maintenance.

The Planning Department is also returning to City Council with new Grant Program management. Staff will encourage City Council to explore creating a fund specific to mine site restoration and maintenance beyond the current funding sources of the Main Street RDA, Lower Park RDA, and General Fund.

Summary Recommendation

Staff requests that City Council review the 2019 Flagstaff Mountain Resort Historic Preservation Plan Update, included as Exhibit A, and consider the recommended action items proposed by staff before implementing the recommended Memorandum of Agreement with the Empire Pass Master Owners Association and additional owners of properties with Historic Structures. This includes:

1. Prioritizing expenditures on compliance items within the 2001 Flagstaff Mountain Resort Historic Preservation Plan (19 of 21 resources - see below) and confirm site-specific prioritization and prescribed treatment options.
2. Proactively work with responsible parties for the necessary treatments and actions to achieve compliance with the 2001 Flagstaff Mountain Resort Historic Preservation Plan.
3. Determine if City Council wishes to create additional funding mechanisms to assist in historic preservation efforts, such as:
 - General Fund
 - Repurpose Real Estate Transfer Fee
 - Grant Funding

Exhibits:

Exhibit A:	SWCA 2019 Historic Preservation Plan Update
Exhibit B:	Memorandum of Agreement (2019 between EPMOA and PCMC)
Exhibit C:	Public Comment
Exhibit D:	Technical Report #5: Open Space Management Plan
Exhibit E:	Technical Report #6: Historic Preservation Plan
Exhibit F:	Park City Museum Priority List and Approximate Costs
Exhibit G:	Judge Mining and Smelting Office Building Engineer's Submittal
Exhibit H:	Cost Estimates Submitted by EPMOA

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Information

Agenda Section: WORK SESSION

Subject:

4:30 p.m. - Military Installation Development Authority (MIDA) Presentation by Paul Morris, MIDA Executive Director

Suggested Action:

Attachments:

[MIDA Presentation](#)



Military Installation Development Authority (MIDA)

December 15, 2022

Mission & Governance

“To support military installations and active-duty service members while promoting the economic health of communities in the state of Utah”

MIDA law (63H Chapter 1)

Created in 2007- impetus was to assist Hill AFB

7 member board (+1 non-voting member)

9 full time staff, various contractors

Authority is within Project Areas only, and must have military land

Currently two project areas

Roles & Responsibilities

MIDA creates project areas to:

Facilitate land development/infrastructure to support the U.S. military mission in Utah

Exercise certain municipal powers/provide certain municipal services

Distribute legislative appropriations

Issue Bonds

Levy and capture certain taxes to support project area development

Assist in long range planning

Serve as Trustee for Air Force PIK (payment-in-kind) account.

Military Economic Impacts to Utah

Defense industry is a vital component to Utah's economy- over \$19 Billion in economic activity. Of that total, Hill AFB generates \$6.7 Billion and contracts & grants is another \$6.2 Billion.

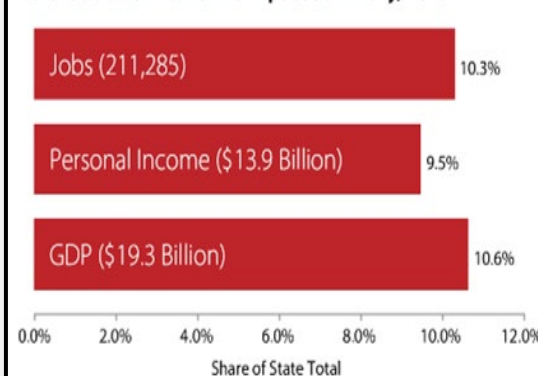
Supported 10.3% of the states employment, 9.5% of personal income, and 10.6% GDP

Economic impacts have increased nearly twofold since 2015; 102,000 jobs and \$9.1 billion in inflation-adjusted GDP

Defense jobs offer an average compensation of \$85,377- 35.7% more than the \$62,929 at non-defense jobs.

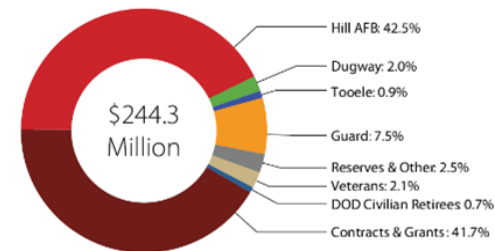
Northrop Grumman, L-3 Communications, and Moog are the three largest defense contractors accounting for nearly \$2.6 billion (60%) of total contracts

Defense Sector Economic Impact Summary, 2019



Source: Kem C. Gardner Policy Institute analysis using the REMI Pi+ model

Figure 3: Share of State Net Revenue Impacts from Utah Defense Sector Component, 2019



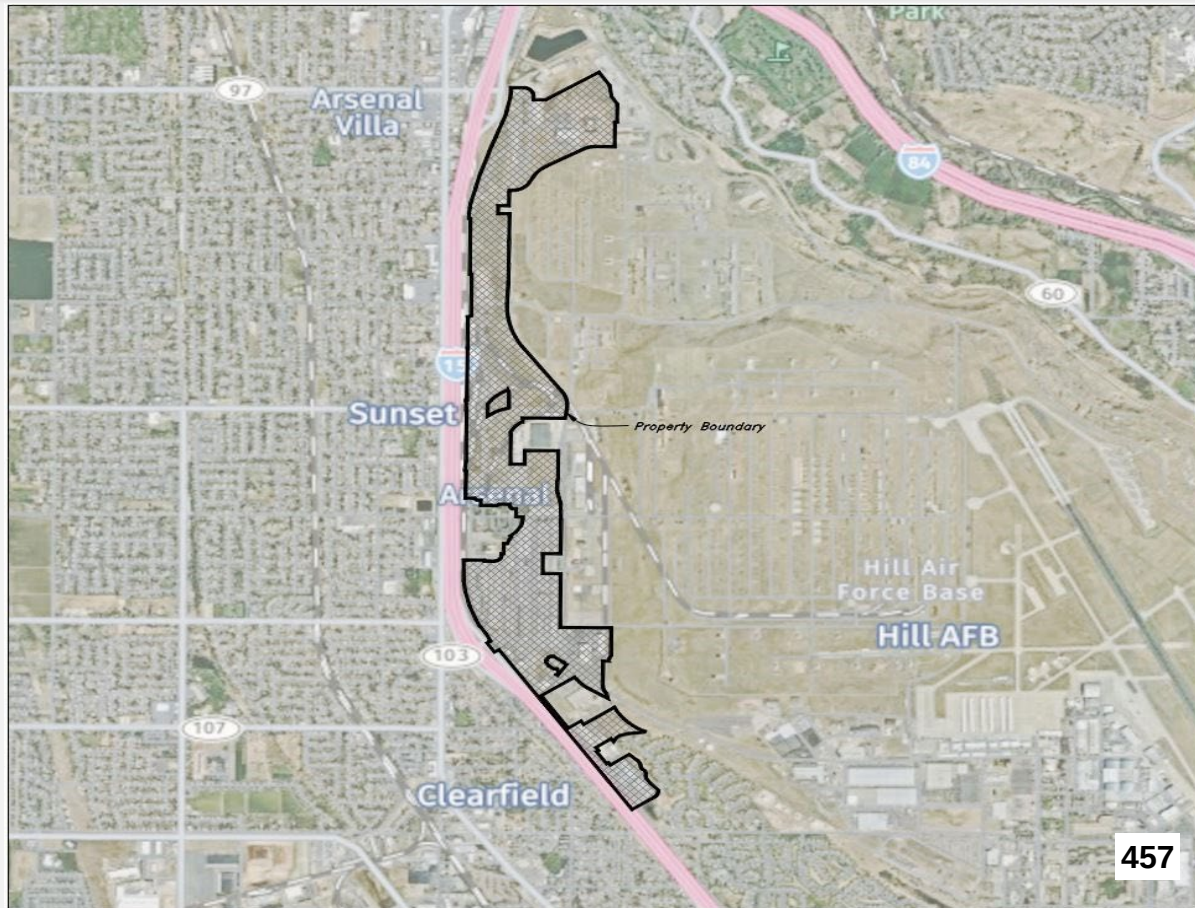
Source: Kem C. Gardner Policy Institute analysis using the REMI Pi+ model and the Gardner Policy Institute fiscal model

Falcon Hill- Project Area

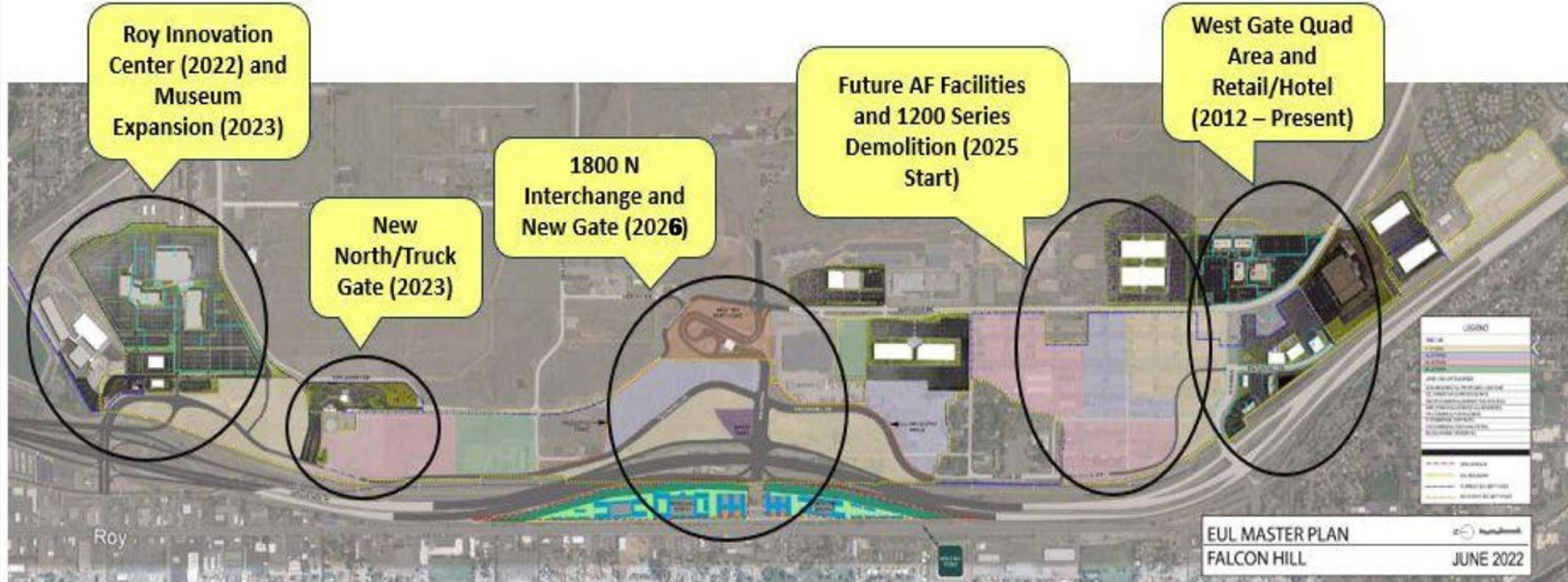
550 acres of prime real estate
next to I-15 on Hill AFB

Created by competitive
selection conducted by the
Air Force as an Enhanced Use
Lease (EUL)

MIDA became a full partner
with the Air Force and
selected Developer in 2009.



Falcon Hill- Existing and Upcoming Projects



Falcon Hill- Roy Innovation Center



- New regional headquarters for Northrop Grumman to support the GBSD (Sentinel) contract.
- 4 Buildings for a total of ~900,000 SF.
- The 1st building was delivered in 2020 and 4th and final building in August of 2022.
- MIDA played a key role with coordinating incentives and its ability to deliver projects in a quick time frame attracted this program to Utah.

Falcon Hill- Air Force Payment-In-Kind Case Studies



75th Security Forces Building
\$7.1M Cost (\$203/sf)
Estimated MILCON Savings: 40-45%



HAFB – WEST GATE
\$10.3 M Cost
Estimated MILCON Savings: 20-25%



Software Support Building
\$21.0 M Cost (\$288/sf)
Estimated MILCON Savings: 25-30%



1st Floor 1580, ICBM Program Office
\$3.7 M Cost (\$148/sf)

Economic Benefits to Utah (2014 – 2022)

Falcon Hill Growth

Capital Infrastructure Projects funding:

\$81,491,000

Projects completed

- HAFB Software Support Building (2020)
- MARS Center (transfer to WSU 2021)
- Northrop Grumman campus infrastructure (2021-2022)
- DGRC demolition (2022)

Under Construction:

- 2 new security gates onto Hill Air Force Base + New Roads
- Road improvements
- Hill Aerospace Museum expansion

Return on investment 2022:

New job growth: ~3,500 new

Falcon Hill Research Park: 1,147,197+ sf commercial space

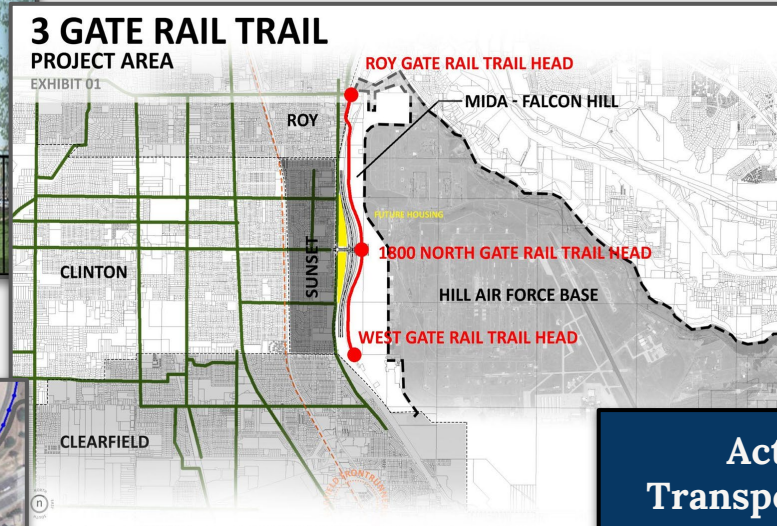
Growth in Real Property Taxable Value:

\$323,402,624

Falcon Hill- Public Policy Initiatives



Childcare



Active
Transportation



Housing

3 GATE RAIL TRAIL

OVERALL AREA TRAILS

EXHIBIT 02

This map illustrates the proposed 3 Gate Rail Trail and other transportation infrastructure in the Ogdenville area. The map includes the following features:

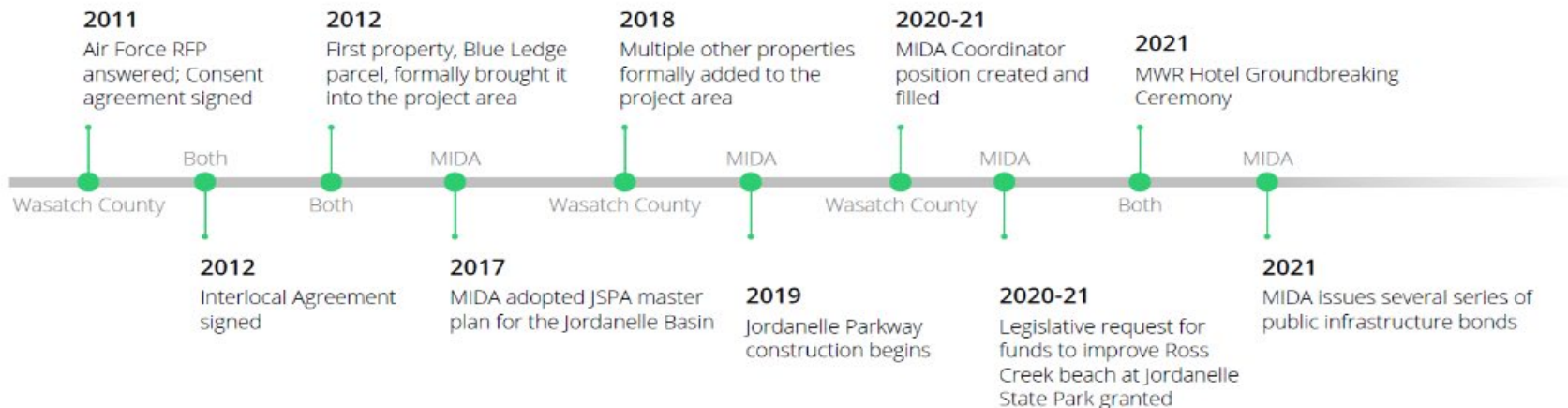
- Legend:**
 - EXISTING TRAIL (Solid green line)
 - 3 GATE RAIL TRAIL (Solid red line)
 - FUTURE TRAIL (Dashed green line)
 - FRONTRUNNER RAIL (Dashed orange line)
- Key Locations and Features:**
 - OGDEN INTERMODAL TRANSIT CENTER (Marked with a green dot in the upper right)
 - OGDEN AIRPORT (Marked with a green dot in the upper center)
 - ROY GATE RAIL TRAIL HEAD (Marked with a red dot in the center)
 - MIDA - FALCON HILL (Marked with a red dot in the center)
 - 1800 NORTH GATE RAIL TRAIL HEAD (Marked with a red dot in the center)
 - WEST GATE RAIL TRAIL HEAD (Marked with a red dot in the lower center)
 - HILL AIR FORCE BASE (Shaded gray area in the lower right)
 - CLINTON (Labeled in the lower left)
 - CLEARFIELD (Labeled in the lower left)
 - SUNSET (Labeled in the lower center)
 - ROY (Labeled in the center)
 - OGDEN (Labeled in the upper right)
- Geographic Features:**
 - A dashed orange line representing the Frontrunner Rail runs from the Ogden Intermodal Transit Center, through the Ogden Airport, and south towards the Roy Gate Rail Trail Head.
 - A solid green line representing the existing trail runs from the Ogden Intermodal Transit Center, through the Ogden Airport, and south towards the Roy Gate Rail Trail Head.
 - A solid red line representing the 3 Gate Rail Trail runs from the Roy Gate Rail Trail Head, through Mida - Falcon Hill, and south towards the West Gate Rail Trail Head.
 - A dashed green line representing a future trail runs from the Roy Gate Rail Trail Head, through Mida - Falcon Hill, and south towards the West Gate Rail Trail Head.

Project will be expanded, connecting the trail from Layton to downtown Ogden

Military Recreation Facility Project Area – Wasatch County



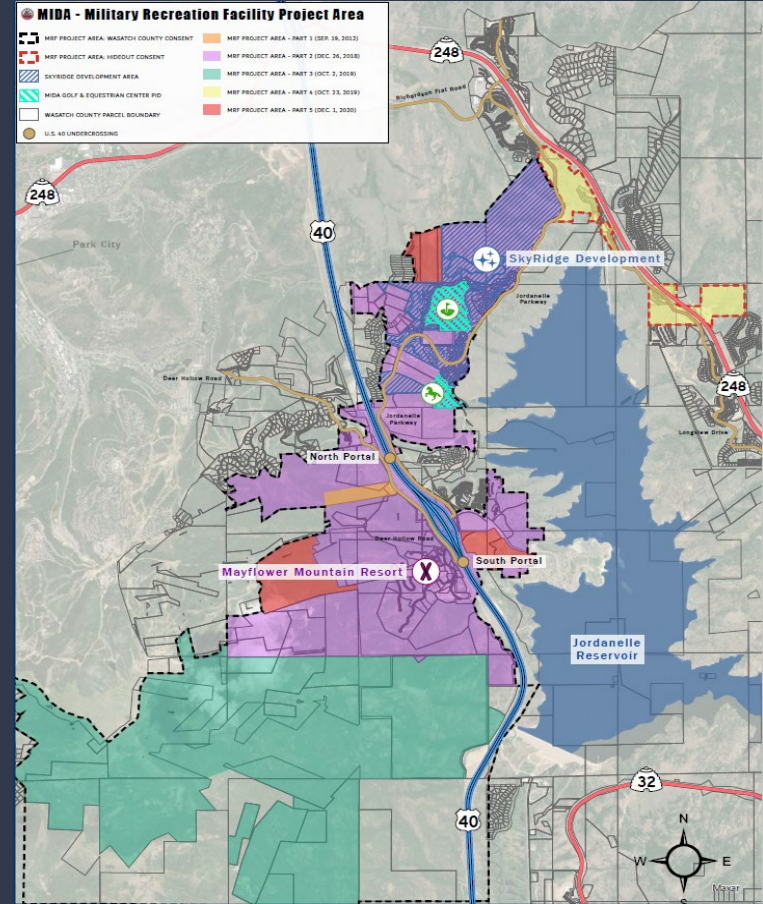
Partnership Timeline



Military Recreation Facility Project Area – Wasatch County



West of Highway 40	
Project	
Ski Lifts, Runs, Snowmaking	
Parking	
Portal (South)	
Mayflower Exit	
Off Site Storm Water	
Flow Course	
East of Highway 40	
Project	
Jordanelle Parkway	
Portal (North)	
Parking	
Off Site Storm Water	



Project Benefits to Utah (2014 - 2022)

Military Recreation Facility

Capital Infrastructure Projects funding:

\$617,668,842

Completed:

- Jordanelle Parkway connecting Hwy 40 and State Road 248 (5 miles)

Under construction:

- MWR Hotel
- Frontage road connecting East & West of Hwy 40
- Mountain village infrastructure improvements: roads, bridges, tunnels, water and sewer, drainage, dry utilities, environmental clean-up;
- Ski improvements: runs, lifts, and snow making;
- Golf academy
- Equestrian center

Return on investment 2022:

- 140 new residences/**\$103,000,000** est.
- 815 new subdivision lots

Future return on investment 2030:

- 2,900 new residences/**\$5.4 billion** est.
- New jobs - between 5,000 and 7,500 est.
- 7 Hotels: \$524 million est./1,375 rooms
- 105K sq ft - SkyRidge Commercial; 700K sq ft Village
- Tourism spend: \$400 million/year - \$1.5 billion cumulative
- New recreational amenities: ski resort, dedicated and multi-use trails, golf academy, equestrian center

Military Recreation Facility Project Area - Mayflower Mountain Resort

MWR Conference Hotel and Condominiums

Joining the MIDA's Project Area, Extell made a commitment to build a conference hotel which will include a daily block of preferred reservations for our military and DoD members.

The MWR Conference Hotel is under construction and is scheduled to open late Summer of 2024. The building is over 642,000 gsf and stands 13 stories. The hotel is 387 rooms, 55 private residences, 60,000 sq/ft of ballroom, conference and pre-conference space, and includes numerous amenities; pool, ski valet, underground parking, sundry shop, various F&B outlets, etc.



Initial Ski Lifts and Ski Runs

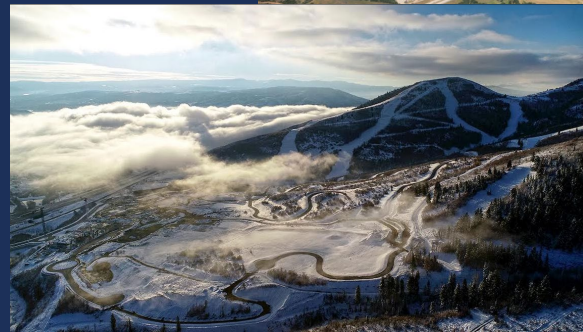
Soft Opening 2024/2025:

350 Skiable Acres

65 Acre Ski Beach

3 Lifts

2 Magic Carpets



Transit: Day-skier parking underway with 500 spaces complete and the next 700 spaces in the Summer of 2024, transit center design initiated with construction anticipated to start Fall of 2023.

Skier Services Complex

8 Acres

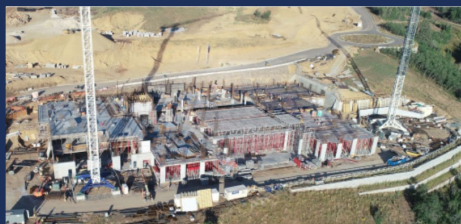
1.1+ Million sq/ft

Inclusive of:

2 Luxury Hotels (308 Rooms)

108 Condos

Retail & Restaurants



Workforce Housing: Initial Release of 17 Units with additional tranches based on development occupancy



Military Recreation Facility Project Area

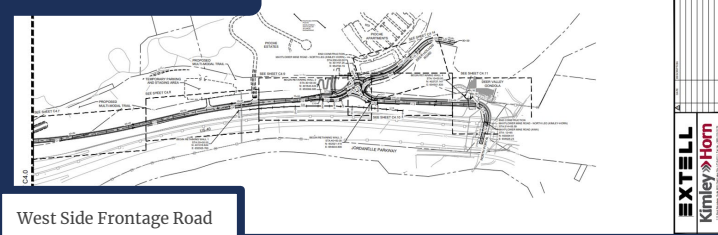
Recreational Programming Partnerships



Recreational Trails



Public Roadway Infrastructure



West Side Frontage Road

North and South Portals



Jordanelle Parkway



Equestrian Center



Golf Academy



Transit Planning



MRF Partnerships

Wasatch County

Hill Air Force Base

Utah Department of Veterans Affairs

Camp Williams

Private Partners

National Ability Center

UORG

Utah State Parks

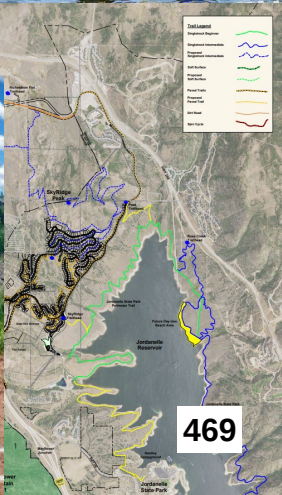
Summit County

Mountain Trails Foundation

High Valley Transit

Local Municipalities

Wasatch Trails Foundation



Questions?

Thank you!

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Information

Agenda Section: WORK SESSION

Subject:

5:15 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Police

Item Type: Staff Report

Agenda Section: SWEARING IN CEREMONY

Subject:

Peace Officer Swearing in Ceremony

Suggested Action:

Attachments:

[Swearing-In Staff Report](#)

City Council Staff Report



Subject: Police Swearing-In Ceremony
Author: Wade Carpenter, Chief of Police
Department: Police
Date: December 15, 2022
Type of Item: Informational

Recommendation

This is an informational report regarding recent new hires in the Park City Police Department.

Background

The Park City Police Department recently hired several officers to fill important vacancies. Officer Shawn Ray, Officer Cole Reidhead, Officer Adam Butler, and Officer Mike McComb were successful candidates and require swearing-in by Mayor Worel. The Department conducted an extensive testing process for all positions and is very confident in the new members of our team.

Biographies

Officer Shawn Ray

Officer Ray is married to his wife Jennifer and has two children. Ray has 13 years in law enforcement, is a paramedic, and previously worked for Clearfield, Ogden, and the Davis County Sheriff's Office. Officer Ray enjoys the outdoors, camping, hunting, and fishing. His hobbies include any and all motorsports activities.

Officer Cole Reidhead

Cole is a new police officer for the Park City Police Department. He is grateful and excited for the opportunity to start his career in Park City. Cole was raised in Oakley Utah, so he is very familiar with the Summit County area. Cole loves sports and anything outdoors. After high school, Cole served a church mission. Once he returned, he met his wife and they married in 2021. They are looking forward to starting their life and growing their family in Park City.

Officer Adam Butler

Born and raised in Monticello Utah, Adam is the youngest of 8 children. In High School he enjoyed cross country, track and later studied criminal justice at Utah Valley University while working as a security guard. He later decided to take a detour for a time studying and working in the field of Emergency Medical Services. Adam has worked in Emergency Departments at Park City Hospital, Heber Valley Hospital, and The University of Utah Hospital. He has also worked with Summit and San Juan Counties as an Advanced EMT part time.

Adam enjoys trail running, hiking, and camping with his dogs. In the past 2-3 years he has had a blast learning to alpine ski, likes listening to audiobooks and is a solid Star Wars geek.

Adam's interest in Law Enforcement and desire to do more for the community has recently been rekindled and he is excited and honored to be a part of the Park City Police Department!

Officer Mike McComb

Having grown up in Park City, Jonathan 'Mike' McComb enlisted in the U.S. Navy in October 1986, and by 1997, was promoted to the rank of Chief Petty Officer. At the end of 2016, upon completing a full active-duty career, Mike returned to Utah and became Park City's Emergency Program Manager. Mike completed more than 35 marathons, including six Boston finishes, 15 half-Iron distance triathlons, and four Ironman-distance triathlons. Mike enjoys being active in the amazing environment Utah provides!

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: APPOINTMENTS

Subject:

Appoint Jess Griffiths to the Park City Public Art Advisory Board Effective Immediately through June 30, 2025

Suggested Action:

Attachments:

[PCPAAB Appointment Staff Report](#)

City Council Staff Report

Subject: Park City Public Art Advisory Board Appointment
Author: Jenny Diersen
Department: Public Art Advisory Board Staff
Date: December 15, 2022
Type of Item: Appointment

Recommendation

Consider the appointment of Jess Griffiths to the Park City Public Art Advisory Board (PAAB).

Executive Summary

In October 2021, board member Hillary Gilson gave notice that she was moving outside City limits, making her ineligible to continue to serve on the PAAB. We noticed the vacancy on October 14, accepted applications, and interviewed candidates. We received three highly qualified applications. Additional terms will end this spring, and we hope the unappointed candidates will reapply.

The City's Public Art collection began in 1984. In 2003, City Council formalized its support and created the [PAAB](#) with funding to support the acquisition and maintenance of public art. Today, [the City's collection has more than 100 works of art](#).

The PAAB is administered by a staff liaison, which the City Manager appoints. The PAAB recommends Public Art items to the City Council or City Manager. All decisions regarding Public Art shall be made final by the City Council. The Park City Summit County Arts Council (SCAC) provides non-voting support to the PAAB through marketing, professional advice, and project guidance. In addition, SCAC involves the PAAB in its successful initiative, [Project ABC](#).

Resolution 18-2020, adopted [July 30, 2020](#) (p.486), amended the [PAAB Policies](#) to increase the number of board members to 8 total. Appointed members can serve up to two consecutive, three-year terms. The PAAB's [vision & mission](#) tie directly to Critical Community Priorities, and the Board continues to review its policies and [strategic plans every year](#).

Analysis

The vacancy was advertised on the Park City website, social media, through the Park City Summit County Arts Council, and by sending a notice to current PAAB members and previous applicants. Three qualified applications were received, and interviews were conducted by the City Council liaison (Tana Toly), board members (Lara Carlton and Sam Osselaer), and staff.

The Mayor recommends Council consider appointing Jess Griffiths to the PAAB for the vacant term effective immediately thru June 30, 2025.

Funding

Public Art is financed primarily through two funding sources within the capital improvement plan (CIP). The first is a direct allocation to the Public Art capital project

(CP0089) from the General Fund transfer and the Lower Park Avenue RDA. The second is a 1% contribution from qualifying capital improvement projects. Occasionally, PAAB has also completed projects through grant funding.

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Recreation

Item Type: Information

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM
COUNCIL AND STAFF

Subject:

Wreaths Across America Ceremony

Suggested Action:

Attachments:

[Wreaths Across America Staff Report](#)



City Council Staff Communications Report

Subject: Wreaths Across American Day

Author: Heather Todd, Recreation Division Manager & Cemetery Sexton

Department: Recreation

Date: December 15, 2022.

The Park City Cemetery has been named an official [Wreaths Across America](#) (WAA) location for the past three years. Each December on National Wreaths Across America Day, their mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 3,400 additional locations in all 50 U.S. states, at sea, and abroad.

The Recreation Department, in partnership with the Sunrise Rotary Club, will host a community ceremony and wreath laying on Saturday, December 17th at 10:00 a.m.

Volunteers with the Sunrise Rotary Club will conduct a short ceremony, specifically honoring Vietnam Veterans with a certificate and 50th Anniversary Pin to commemorate their service. They are inviting all local Vietnam Veterans to come and be recognized for their service.

The Parks & Recreation Departments will flag the location of the 161 known veterans within the City Cemetery before the event to assist wreath-laying volunteers. It is anticipated that wreaths will be collected by volunteers by January 10th.

The Wreaths Across America event is a community event, all are welcome to participate. The Sunrise Rotary Club will submit a press release inviting the community to local news sources. The Recreation Department will work to post event details through City social media outlets.



City Council Staff Communications Report

Subject: LMC Case-by-Case Determination Summary
Author: Gretchen Milliken, Planning Director
Department: Planning
Date: December 15, 2022

Request

On September 15, 2022, City Council member Jeremy Rubell requested a *“brief from the staff on the areas of the LMC (Land Management Code) that allow for case-by-case determinations on land use applications.”* Rubell clarified that the intent of the request was *“so that [Council] can... see if they are appropriate for the current direction of the Council, see if everything is where it should be based on updates to State Code and other things that may impact them, and then, potentially work with the Planning Commission on a way forward.”*

Rubell further stated that step one would be to better understand where the points of discretion lie.

Information

LMC [§ 15-1-8](#) *Review Procedure Under The Code*, (A-J below) identifies what land use applications the Planning Department, Historic Preservation Board, Board of Adjustment, Planning Commission, and City Council review pursuant to the regulations of the LMC.

For Council review, the Planning Team outlined instances within land use applications that allow for case-by-case determinations from the Planning Director, Chief Building Official, City Engineer, and/or Planning Commission in Exhibit A. Typically, case-by-case determinations allow for consideration of particular facts unique to a property or location. Examples include, but are not limited to, unusual lot configurations, increase in setbacks, decreases in building volume to mitigate development on steep slopes, height allowances to comply with the American Disability Act (ADA) standards, etc.

For determinations specific to the Planning Commission, the flexibility that case-by-case determinations allow for is intended to result in better design, increased open space, additional public benefits and amenities, and mitigation of adverse effects. For example, the Planning Commission and the applicant on the X project included X that might not have been part of the project otherwise. However, when the Planning Commission uses its discretionary authority, the applicant must still meet the baseline criteria that set parameters for Planning Commission discussions, or [LMC § 15-6-5](#) *Master Planned Development Requirements*.

Moreover, case-by-case determinations may only be made when authority is explicitly outlined and allowed within the LMC. Applicants requesting exceptions from the regulations of the LMC must formally apply for a variance and present their case to the Board of Adjustment. The Board of Adjustment may only grant a variance when the criteria of LMC [§ 15-10-8\(C\)](#) are met.

The Planning Department typically makes recommendations to update the LMC when requested by Council, the Planning Commission, or to align with changes to the State code. On May 26, 2022, for example, the City Council enacted [Ordinance No. 2022-16](#), implementing amendments required by the State regarding building design review for single-family and duplex dwellings, updating appeal reviews, and aligning definitions for Food Truck regulations. For the 2023 legislative session, the Planning team will follow the session closely and any additional required amendments will be tracked and implemented for compliance.

15-1-8 Review Procedure Under The Code

- A. No Building Permit shall be valid for any Building project unless the plans for the proposed Structure have been submitted to and have been approved by the Planning, Engineering and Building Departments.
- B. No new Use shall be valid on any Property within the City unless the Use is allowed.
- C. No Subdivision shall be valid without preliminary approval of the Planning Commission and final approval by the City Council with all conditions of approval completed.
- D. Proposals submitted to the Planning Department must be reviewed according to the type of Application filed. Unless otherwise provided for in this LMC, only one (1) Application per type, per Property, will be accepted and processed at a time.
- E. The Planning, Engineering and Building Departments review all Allowed Uses, Administrative Lot Line Adjustments, Administrative Permits, and Administrative Conditional Use permits.
- F. Projects in the Historic Districts and Historic Sites outside the Historic Districts are subject to design review under the Design Guidelines for Historic Districts and Historic Sites.
- G. Conditional Uses and Master Planned Developments are initially reviewed by staff and submitted to the Planning Commission for review, final permitting and Final Action.
- H. Subdivisions and Plat Amendments are initially reviewed by staff and submitted to the Planning Commission who makes a recommendation to the City Council for Final Action.
- I. Variances, Special Exceptions, Non-Conforming Uses and Non-Complying Structures are reviewed by the Board of Adjustment.
- J. No review may occur until all applicable fees have been paid. Final approval is not effective until all other fees including engineering fees have been paid, and following applicable staff review.

RECOMMENDATION (y) and FINAL ACTION (X) and APPEAL (z)					
	Planning	HPB	Board of Adjustment	Planning Commission	City Council
Allowed Use	X				
Allowed-Historic District Design Review (HDDR)	X		z (when HPB takes part in the HDDR review)		
Administrative Permits	X			z	
Conditional Use			z (at request of the City Council for City Development applications)	X	z
Conditional Use Admin.	X			z	
Determination of Significance		X	z		
MPD			z (at request of the City Council for City Development applications)	X	z
Determination of Non-Conforming Use and Non-Complying Structures	X		z		
Change of Non-Conforming Use			X		
Historic Preservation Board Review for Material Deconstruction (HPBR)		X	z		
Plat Amendment				y Recommendation to CC	X
Variance			X		
Subdivision and Condominium Plats				y Recommendation to CC	X
Annexation and Zoning				y Recommendation to CC	X
Zoning Appeal			X		

LMC Amendments				y Recommendation to CC	X
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LMC CASE-BY-CASE DETERMINATIONS

LMC Chapter and Zones		Determination	Description	Determination, Verification or Approval
15-1-10(G)	General Provision and Procedures	CONDITIONAL USE REVIEW PROCESS	EXTENSION. <i>The <u>Planning Director</u> may grant an extension of a Conditional Use permit for one (1) additional year</i> when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request.	Planning Director
15-1-11(D)	General Provision and Procedures	SPECIAL APPLICATIONS	ADMINISTRATIVE CONDITIONAL USE PERMITS. <i>The <u>Planning Director</u> or designee shall review and take Final Action on Administrative Conditional Use permits.</i>	Planning Director or designee
15-1-13(B)	General Provision and Procedures	COMPLETION OF SITE IMPROVEMENT WORK PRIOR TO THE APPROVAL OF PLATS OR ISSUANCE OF CERTIFICATES OF OCCUPANCY	CONSTRUCTION ACCORDING TO APPROVED PLANS. The term “Historic Preservation Plan” means a <i>plan approved by the <u>Planning Director</u> and Chief Building Official, or their designees that specifies the Historic character of a Historic Building Structure, Site or Object, and the methods and means a Developer will use to preserve that Historic character during the Building project.</i>	Planning Director and Chief Building Official
15-1-14	General Provision and Procedures	TERMINATION OF APPLICATIONS FOR INACTION	TERMINATION. <i>When the <u>Planning Director</u> finds an Application to be inactive, the Planning Director may deny the Application and close the files with respect to that project.</i> REINSTATEMENT. An Applicant may appeal the Planning Director’s denial of an Application for Inaction to the Planning Commission in the same manner as any other appeal. <i>The <u>Planning Commission</u> may reinstate said Application subject to payment of full or partial submission fees, reinstate subject to specific ordinance changes, or deny reinstatement.</i>	Planning Director (termination) Planning Commission (reinstatement)

LMC CASE-BY-CASE DETERMINATIONS

15-6-4(E)	Master Planned Developments (MPD)	PROCESS	ADDITIONAL STUDIES. <i>The <u>Commission</u> may require Applicants to submit and fund additional studies for Master Planned Development proposals that significantly increase the Density and intensity of Use of a Site</i> . If the Commission requires an Applicant to submit a traffic study, the Transportation Department and City Engineer shall recommend a method of modeling and scope of the study area.	Planning Commission
15-6-4(H)	Master Planned Developments (MPD)	PROCESS	PLANNING COMMISSION ACTION. <i>The <u>Planning Commission</u> shall approve, approve with modifications, or deny a requested Master Planned Development</i> . To approve a Master Planned Development, the Planning Commission shall make the findings outlined in Section 15-6-6. The Planning Commission action shall be in the form of written findings of fact, conclusions of law, and in the case of approval, conditions of approval. Appeals of Planning Commission action shall be conducted in accordance with Section 15-1-18.	Planning Commission
15-6-4(I)	Master Planned Developments (MPD)	PROCESS	DEVELOPMENT AGREEMENT. Once the Planning Commission approves a Master Planned Development, the approval shall be put in the form of a Development Agreement approved by the City Attorney ... <i>A Development Agreement ratified by the <u>Commission</u> shall be signed by the Mayor and the Applicant and recorded with the Summit County Recorder</i> . The Development Agreement shall contain language to allow for minor, administrative modifications without revision of the agreement.	Planning Commission
15-6-4(K)	Master Planned Developments (MPD)	PROCESS	MPD MODIFICATIONS. <i>The <u>Planning Commission</u> shall determine whether a proposed modification to an approved Master Planned Development is minor or substantive.</i>	Planning Commission
15-6-4(L)	Master Planned Developments (MPD)	PROCESS	SITE SPECIFIC APPROVALS. Any portion of an approved Master Planned Development may require <i>additional review by the <u>Planning Commission</u> as a Conditional Use permit, if so required by the <u>Planning Commission</u> at the time of the Master Planned Development approval.</i>	Planning Commission

LMC CASE-BY-CASE DETERMINATIONS

15-6-5 (A)(3)(a)(1-3)	Master Planned Developments (MPD)	REQUIREMENTS	DENSITY. Density for Master Planned Developments is based on the Unit Equivalent formula, defined in Section 15-6-8. EXCEPTIONS. The Planning Department may recommend that <i>the <u>Planning Commission</u> grant up to a maximum of ten percent (10%) increase in total Density if the Applicant:</i> 1. Donates Open Space in excess of the sixty percent (60%) requirement; or 2. Proposes a Master Planned Development in which more than thirty percent (30%) of the Unit Equivalents are employee/ Affordable Housing consistent with the City's adopted employee/ Affordable Housing guidelines and requirements; or 3. Proposes a Master Planned Development in which more than eighty percent (80%) of the project is Open Space as defined in this Code and prioritized by the Planning Commission. <i>Such Density bonus shall only be granted upon a finding by the <u>Planning Director</u> that such donation will ensure the long-term protection of a significant environmentally or visually sensitive area .</i>	Planning Commission with findings from the Planning Director
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LMC CASE-BY-CASE DETERMINATIONS

15-6-5 (C)(1-2)(4-5)	Master Planned Developments (MPD)	REQUIREMENTS	SETBACKS. C. The minimum Setback around the exterior boundary of a Master Planned Development shall be twenty-five feet (25') for Parcels greater than two (2) acres. 1. The <u>Planning Commission</u> may decrease the required perimeter Setback from twenty-five feet (25') for Master Planned Development Applications greater than two (2) acres to the zone-required Setback if it is necessary to provide desired architectural interest and variation. 2. For parcels greater than two (2) acres and located inside the HRM, HR-1, HR-2, HRC, and HCB Zoning Districts, the minimum Setback around the exterior boundary of a Master Planned Development shall be determined by the <u>Planning Commission</u> in order to remain consistent with the contextual streetscape of adjacent Structures. 4. In all Master Planned Developments, for either the perimeter Setbacks or the Setbacks within the project, <u>the Planning Commission</u> may increase Setbacks to retain existing Significant Vegetation or natural features, to create an adequate buffer to adjacent Uses, or to meet Historic Compatibility requirements. 5. The <u>Planning Commission</u> may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the Zoning District to match an abutting zone-required Setback, provided the project meets minimum International Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures, and meets Open Space criteria set forth in Section 15-6-5(D).	Planning Commission
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LMC CASE-BY-CASE DETERMINATIONS

15-6-5 (D)(2)(a)	Master Planned Developments (MPD)	REQUIREMENTS	OPEN SPACE. The minimum Open Space requirement for redevelopment of existing Developments shall be thirty percent (30%). For Applications proposing the redevelopment of existing Developments, <i>the <u>Planning Commission</u> may reduce the required Open Space to thirty percent (30%) in exchange for project enhancements in excess of those otherwise required by the Land Management Code that may directly advance policies reflected in the applicable General Plan sections or more specific Area plans .</i>	Planning Commission
15-6-5 (E)(1)(2)(a-d)	Master Planned Developments (MPD)	REQUIREMENTS	OFF-STREET PARKING. 1. The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of the Land Management Code, <i>except that the <u>Planning Commission</u> may increase or decrease the required number of Off-Street Parking Spaces based upon a Parking analysis submitted by the Applicant at the time of Master Planned Development submittal .</i> 2. <i>The <u>Planning Commission</u> may permit an Applicant to pay an in-lieu Parking fee in consideration for required on-Site Parking provided that the Planning Commission determines that Payment in-lieu of the on-Site Parking requirement will:</i> a. prevent a loss of significant Open Space, Yard Area, and/or public amenities and gathering Areas; b. result in Preservation and Rehabilitation of significant Historic Structures or redevelopment of Structures and Sites; c. not result in an increase project Density or intensity of Use; d. The project is located on a public transit route or is within three (3) blocks of a municipal bus stop.	Planning Commission

LMC CASE-BY-CASE DETERMINATIONS

15-6-5 (F)	Master Planned Developments (MPD)	REQUIREMENTS	BUILDING HEIGHT. The Building Height requirements of the Zoning District in which a Master Planned Development is located shall apply, <i>except that the <u>Planning Commission</u> may consider an increase in Building Height based upon a Site specific analysis</i> . Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant must request a Site-specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made. In order to grant Building Height in addition to that which is allowed in the underlying Zoning District, the <u>Planning Commission</u> must find that : 1. Increase does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density; 2. Buildings have been positioned to minimize visual impacts on adjacent Structures; 3. There is adequate Landscaping and buffering from adjacent Properties and Uses; 4. Increased Setbacks and separations from adjacent projects are proposed; 5. The additional Building Height results in more than the minimum Open Space and is publically accessible; 6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the Design Guidelines for Park City’s Historic Districts and Historic Sites if the Building is located within the Historic District.	Planning Commission
15-6-5 (K)	Master Planned Developments (MPD)	REQUIREMENTS	CHILD CARE. A Site designated and planned for a Child Care Center may be required for all new Single Family Dwellings and Multi-Family Dwellings within a Master Planned Development <i>if the <u>Planning Commission</u> determines that the project will create additional demands for Child Care.</i>	Planning Commission

LMC CASE-BY-CASE DETERMINATIONS

15-6-5 (Q)	Master Planned Developments (MPD)	REQUIREMENTS	DESIGN GUIDELINES. <i>The <u>Planning Commission</u> may require Design Guidelines for Master Planned Developments, including regulation of building design elements for Single-Family Dwellings and/or Duplex Dwellings, that specify:</i> 1. Exterior cladding material; 2. Style, dimensions, and materials of a roof structure, roof pitch, and porch; 3. Exterior nonstructural architectural ornamentation; 4. Location, design, placement, and architectural styling of windows and doors; and 5. Location, design, placement, and architectural styling of a garage door.	Planning Commission
15-6.1-5 (E)(1)	Master Planned Developments (MPD)	REQUIREMENTS	MODIFICATIONS, MINOR. A minor modification to an approved Master Planned Development is a modification that complies with the Land Management Code and Master Planned Development approval and does not trigger additional Off-Street Parking requirements, does not reduce Open Space, and does not increase traffic by 5% or more as demonstrated by a traffic generation study. <i>The <u>Planning Director</u> shall review and take Final Action on a minor modification to a Master Planned Development and shall issue an Administrative Permit for an approval.</i>	Planning Director
15-6.1-5 (E)(2)	Master Planned Developments (MPD)	REQUIREMENTS	MODIFICATIONS, SUBSTANTIVE. Substantive modifications to an approved Master Planned Development create additional impacts and <i>require review of the entire Master Planned Development and Development Agreement by the <u>Planning Commission</u></i> , unless otherwise specified in the Development Agreement. Substantive modifications include but are not limited to a change to a Finding of Fact or Condition of Approval, a change in Use or an increase in Floor Area that triggers additional Off-Street Parking requirements, a change in Use or an increase in Floor Area that generates more than a 5% increase in traffic demonstrated by a traffic generation study, or a reduction in Open Space.	Planning Commission

LMC CASE-BY-CASE DETERMINATIONS

15-2.1-3(B), 15-2.2-3(B), 15-2.3-3(B),	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	LOT AND SITE REQUIREMENTS	LOT WIDTH. The minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back from the Front Lot Line. <i>In the case of unusual Lot configurations, Lot width measurements shall be determined by the <u>Planning Director</u></i>	Planning Director
15-2.1-3(I), 15-2.2-3(I), 15-2.3-3(I),	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	LOT AND SITE REQUIREMENTS	On Corner Lots, the minimum Side Setback that faces a side Street or a platted Right-of-Way is five feet (5'). <i>A three foot (3') Side Setback along the platted Right-of-Way may be approved by the <u>City Engineer</u> when the Lot Width is less than 37.5 feet</i> ; no Side Setback exceptions shall be utilized and the sight triangle shall be maintained when the Setback is three feet (3') along the Right-of-Way.	City Engineer
15-2.2-3(A), 15-2.3-3(A)*	Historic Residential (HR-I), Historic Residential (HR-2)	LOT AND SITE REQUIREMENTS	LOT SIZE. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex. For properties platted as lots within the Historic Park City Survey and originally platted as 25 foot wide by 75 foot deep with a lot size of 1,875 square feet, <i>the <u>Planning Director</u> may make a determination that the minimum Lot Size may be reduced up to 20 square feet if subsequent surveys find that the final lot dimensions are less than 25 feet by 75 feet</i> . The Footprint shall be reduced in accordance with the Lot Size and no variation to setbacks will be allowed. <i>*The Minimum Lot Area for all other Uses shall be determined by the <u>Planning Commission</u> during the Conditional Use or Master Planned Development review process</i>	Planning Director and/or Planning Commission *Lot size by use determines whether Planning Director or Planning Commission makes the determination
15-2.2-3(D)(2)	Historic Residential (HR-I)	LOT AND SITE REQUIREMENTS	BUILDING PAD (HR-1 DISTRICT). <i>Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to <u>Planning Director</u> approval</i> based on a determination that the proposed exceptions result in a design that: provides increased architectural interest consistent with the Design Guidelines for Historic Districts and Historic Sites; maintains the intent of this section to provide horizontal and vertical Building articulation.	Planning Director

LMC CASE-BY-CASE DETERMINATIONS

15-2.1-5(D)(3), 15-2.2-5(D)(3), 15-2.3-5(D)(3)	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	BUILDING HEIGHT	ELEVATOR ACCESS. <i>The <u>Planning Director</u> may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards.</i> The Applicant must verify the following: The proposed height exception is only for the Area of the elevator. No increase in square footage is being achieved. The proposed option is the only feasible option for the elevator on the Site. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.	Planning Director
15-2.1-6(C)(6), 15-2.2-6(C)(6), 15-2.3-6(C)(6) Steep Slope CUP	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	DEVELOPMENT ON STEEP SLOPES	BUILDING FORM AND SCALE. Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, <i>the <u>Planning Director</u> and/or Planning Commission may require a garage separate from the main Structure or no garage.</i>	Planning Director and/or Planning Commission *Lot size determines whether Planning Director or Planning Commission makes the determination.
15-2.1-6(C)(7), 15-2.2-6(C)(7), 15-2.3-6(C)(7), Steep Slope CUP	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	DEVELOPMENT ON STEEP SLOPES	SETBACKS. The <i><u>Planning Director and/or Planning Commission</u> may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line.</i> The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	Planning Director and/or Planning Commission *Lot size determines whether Planning Director or Planning Commission makes the determination.
15-2.1-6(C)(8), 15-2.2-6(C)(8), 15-2.3-6(C)(8), Steep Slope CUP	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	DEVELOPMENT ON STEEP SLOPES	DWELLING VOLUME. The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. <i>The <u>Planning Director and/or Planning Commission</u> may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.</i>	Planning Director and/or Planning Commission *Lot size determines whether Planning Director or Planning Commission makes the determination.

LMC CASE-BY-CASE DETERMINATIONS

15-2.1-6(C)(9), 15-2.2-6(C)(9), 15-2.3-6(C)(9), Steep Slope CUP	Historic Residential Low-Density (HRL), Historic Residential (HR-I), Historic Residential (HR-2)	DEVELOPMENT ON STEEP SLOPES	BUILDING HEIGHT (STEEP SLOPE). The Zone Height in the HRL District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.1-5. <i><u>The Planning Director and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.</u></i>	Planning Director and/or Planning Commission *Lot size determines whether Planning Director or Planning Commission makes the determination.
15-2.1-9	Historic Residential Low-Density (HRL)	VEGETATION DISTURBANCE	<i><u>The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.</u></i>	Planning Director
15-2.4-5(A)(3)	Historic Residential Medium Density (HRM)	BUILDING HEIGHT	BUILDING HEIGHT EXCEPTIONS. Church spires, bell towers, and like architectural features as allowed under the Design Guidelines for Historic Districts and Historic Sites, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. <i><u>Such exception requires approval by the Planning Director.</u></i>	Planning Director
15-2.4-5(A)(4)	Historic Residential Medium Density (HRM)	BUILDING HEIGHT	BUILDING HEIGHT EXCEPTIONS. To accommodate a roof form consistent with the Design Guidelines for Historic Districts and Historic Sites, <i><u>the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the Zone Height requirements and complies with height exception criteria in 15-2.2-6.</u></i>	Planning Director
15-2.21-4(D)	Sensitive Land Overlay Zone (SLO)	SENSITIVE LAND REGULATION - SLOPE PROTECTION	STREETS AND ROADS. Streets and roads, proposed for Steep Slopes may not: Cross Slopes of thirty percent (30%) or greater. <i><u>A short run of not more than one hundred feet (100') may be allowed to cross Slopes greater than thirty percent (30%) if the Planning Director and the City Engineer conclude that such Streets or roads will not have significant adverse visual, environmental, or safety impacts.</u></i>	Planning Director and City Engineer

LMC CASE-BY-CASE DETERMINATIONS

15-2.22-9(4)(c)(f)	Public Use Transition (PUT) District	GOOD AND USES TO BE WITHIN ENCLOSED BUILDING	DISPLAY OF MERCHANDISE. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director. <i>The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the <u>Planning Director or Building Official.</u></i>	Planning Director or Chief Building Official
15-2.24-4(B)	Transfer of Development Rights (TDR) Overlay Zone	DEVELOPMENT CREDIT DETERMINATION LETTER	<i>If requested, this calculation will be made by the Park City <u>Planning Director or designee</u> in the form of a determination letter.</i>	Planning Director or Designee
15-2.26-2	Urban Park District	USES	ALLOWED USES. <i>The <u>Planning Director or designee</u> shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.</i>	Planning Director or Designee
15-4-2 (A),(B)	Supplemental Regualtions	FENCES AND RETAINING WALLS	EXCEPTION. The height of retaining walls in the Front Setback may exceed four feet (4'), measured from Final Grade, <i>subject to approval by the <u>Planning Director and City Engineer</u></i> RESTRICTIONS ON MATERIALS. <i>Chain link Fences are prohibited in all zones with the following exceptions, which must be approved by the <u>Planning Director.</u></i> For recreational facilities such as tennis courts, <i>As temporary limits of disturbance, fencing during construction as approved by the <u>Planning Department.</u></i> <i>Chain link Fences within the required Setback Areas may be permitted in other circumstances by the Planning Director when it is found that the Fence is necessary in the interest of security or public safety, and when the Fencing needs cannot be reasonably met with any other type of Fencing .</i>	Planning Director, City Engineer, Planning Department

LMC CASE-BY-CASE DETERMINATIONS

15-4-13 (C)(2) (3)(5)(6)(8)	Supplemental Regualtions	PLACEMENT OF STATELITE RECEIVING ANTENNAS	SETBACKS. <i>The <u>Planning Director</u> may vary Setback requirements if the most effective Screening can be achieved by placing the station within one of the required Setbacks .</i> LOCATION. A Satellite Receiving Station may be located in the Front Yard Area only upon written approval by the <u>Planning Director</u> . MATERIALS AND COLOR. All receiving stations shall be a dark neutral color and satellite dish Antennas shall be of a wire mesh material. Variations may be reviewed and approved by the <u>Planning Director</u> . ROOF OR WALL-MOUNTED. <i>Roof or wall-mounted receiving stations in the Historic District may be approved by the <u>Planning Director</u> providing</i> no other feasible location exists and the receiving stations meet the criteria of this section. MULTI-FAMILY DEVELOPMENT. One (1) Satellite Receiving Station greater than two feet (2') in diameter shall be allowed per project. A second receiving station may be allowed upon written approval by the <u>Planning Director</u> .	Planning Director
15-4-17	Supplemental Regualtions	SETBACK REQUIREMENTS FOR UNUSUAL LOT CONFIGURATIONS	If it is not clear which boundary should border the Rear Yard, the Planning Director may specify which is the Rear Yard. Lots with more than four (4) sides shall have a Side Yard on either side of the Front Yard. The third Side Yard and Rear Yard may be specified by the Planning Director. If it is not clear where side and rear Setbacks should be, the Planning Director may choose which is a Side Yard and which is a Rear Yard. Any Lots, which are not specified in this section, shall have Setbacks determined by the <u>Planning Director</u> .	Planning Director
15-4-20 (C)	Supplemental Regualtions	TEMPORARY CHANGE OF OCCUPANCY PERMITS	APPLICATION. An Application must be submitted no less than fifteen (15) days prior to the temporary change of occupancy. The <u>Planning Director</u> may reduce this timeframe to ten (10) days upon written request of the Applicant.	Planning Director
15-4-21 (5)(C)	Supplemental Regualtions	GOODS AND USES TO BE WITHIN ENCLOSED BUILDING	DISPLAY OF MERCHANDISE. <i>Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the <u>Planning Director</u> .</i>	Planning Director

LMC CASE-BY-CASE DETERMINATIONS

15-5-5 (B)(12(a)(c)(d))	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	PROHIBITED SIDING MATERIALS. Exemption. The Applicant may request to use a prohibited siding material, but shall be required to bring a sample of the material and description of the application method of the requested siding and/or synthetic stone <i>to be approved by the <u>Planning Director</u></i> . Vinyl siding, including soffits and fascia, and synthetic stone products <i>may be permitted upon approval by the <u>Planning Director</u></i> . Plywood siding <i>may be approved by the <u>Planning Director</u></i> if utilized as a base for board and batten siding. <i>Existing Buildings with synthetic stone products and aluminum or vinyl siding may be re-sided or repaired using synthetic stone products and aluminum or vinyl siding with specific approval by the <u>Planning Director</u>.</i>	Planning Director
15-5-5 (F)(1)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	ROOF SHAPES. <i>As minor roof elements, the following shapes may be allowed if approved by the <u>Planning Director</u>:</i> Mansard or fake mansard roofs; Gambrel roofs; Curvilinear roofs; Domed roofs; Geodesic domes; Conical roofs, greater than 270 degrees around; A-frame or modified A-frame roofs.	Planning Director
15-5-5 (G)(3)(e)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	SOLAR ENERGY SYSTEMS. <i>Exceptions to the location and height of the Solar Energy System above the roof are subject to <u>Planning Director</u> approval</i> based on a determination that: A professional experienced in energy-efficient construction has conducted an energy audit and the building has optimized its energy efficiency through other means; and The location of the Solar Energy System does not detract from the Historic character of the site and/or the Historic District (by making the Solar Energy System a character-defining element of the building); and The application has demonstrated that the proposed plan will result in a net positive generation of 105% or greater.	Planning Director

LMC CASE-BY-CASE DETERMINATIONS

15-5-5 (I)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	WINDOW TREATMENTS. Untreated aluminum, untreated metal, vinyl, and other similar window frames are generally not considered appropriate in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB), and on any site designated as Historic outside of the Historic Districts. <i>The <u>Planning Director</u> may, however, consider requests for the Use of these materials .</i> The design of the Structure shall be consistent with this Chapter. The Applicant will be required to bring a sample of the type and color of the material to be approved by the Planning Director.	Planning Director
15-5-5 (J)(5)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	OUTDOOR LIGHTING. COLOR TEMPERATURE. The maximum color temperature for outdoor lighting is 3,000 degrees Kelvin. <i>The <u>Planning Director</u> may approve outdoor lighting with a color temperature up to 5,000 degrees Kelvin when required for public safety or law enforcement activities.</i>	Planning Director
15-5-5 (J)(12)(c)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	RECREATIONAL LIGHTING. Recreational lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. <i>In general, recreational lighting shall be turned off by 11:00 p.m., unless an exception is granted by the <u>Planning Director</u> for a Special Event, permitted under Municipal Code Title 4A.</i>	Planning Director
15-5-5 (J)(16)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	OUTDOOR LIGHTING IN THE HISTORIC DISTRICTS. <i>Fixtures on Sites listed on the Historic Sites Inventory that replicate a Historic fixture shall be permitted to be installed without Full Shielding with the approval of the <u>Planning Director</u> .</i>	Planning Director
15-5-5 (J)(18)(g)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	OUTDOOR LIGHTING IN RIDGE LINE AREAS AND STEEP SLOPES. <i>The <u>Planning Director</u> shall verify compliance with shielding requirements for Properties located in Ridge Line Areas and on Steep Slopes at the time of Building Permit approval.</i>	Planning Director

LMC CASE-BY-CASE DETERMINATIONS

15-5-5 (J)(21)(a)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	TEMPORARY EXEMPTION. Requests. <i>Any Person may submit a written request to the <u>Planning Director</u> for a temporary exemption</i> . A temporary exemption request shall contain the following information: Specific exemption or exemption request; Type and Use of outdoor light fixtures involved; Duration of time for requested exemption; Total Lumens; Proposed location on Site; Description of event or reason for need of exemption; and Other data as deemed necessary to adequately review and made a determination on the request.	Planning Director
15-5-5 (J)(21)(b)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	OUTDOOR LIGHTING, TEMPORARY EXEMPTION. If approved, the exemption shall be valid for not more than thirty (30) days from the date of approval. <i>The approval shall be renewable by the <u>Planning Director</u></i> upon consideration of all the circumstances and provided a finding of public safety or necessity is made, and no intent to circumvent the intent of this Subsection is present.	Planning Director
15-5-5 (I)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	MECHANICAL EQUIPMENT. <i>Minor exceptions to Setback requirements for Screened mechanical equipment may be approved by the <u>Planning Director</u></i> where the proposed location is the most logical location for the equipment and impacts from the equipment on neighboring properties, historic facades, and streetscapes can be mitigated and roof top mechanical placement and visual clutter is minimized.	Planning Director
15-5-5 (N)	Architectural Review	ARCHITECTURAL DESIGN GUIDELINES	LANDSCAPING. <i>The <u>Planning Director or designee</u> may determine if proposed defensible space areas are not required to include plantings. The <u>Forestry Manager or Planning Director</u> may grant exceptions to this if upon their review it is found that equivalent replacement is impossible or would be detrimental to the site's existing and/or proposed vegetation.</i>	Planning Director, Forestry Manager or designee

LMC CASE-BY-CASE DETERMINATIONS

15-5-7	Architectural Review	EXCEPTIONS	In some cases, <i>the Planning Director may vary from these standards</i> if warranted by unusual or unique circumstances. In Single-Family Subdivisions, the Planning Department will consider the predominant architectural style and materials in the neighborhood to determine Compatibility. <i>This may result in variation from the strict interpretation of this section and may be granted by the Planning Director .</i>	Planning Director
15-7.1-5 (H)	Subdivision General Provisions	PRELIMINARY SUBDIVISION PLAT	EFFECTIVE PERIOD OF PRELIMINARY APPROVAL. <i>The Planning Director shall review all requests for time extensions of Preliminary Plat approvals</i> and may consider the request when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request.	Planning Director
15-7.1-6 (F), (F)(1)(h)	Subdivision General Provisions	FINAL SUBDIVISION PLAT	LOT LINE ADJUSTMENTS. <i>The Planning Director may approve a Lot Line Adjustment between two (2) Lots without a plat amendment, within the corporate limits of Park City*</i> <i>The City Engineer and Planning Director authorizes the execution and recording of an appropriate deed and Plat, to reflect that the City has approved the Lot Line Adjustment.</i>	Planning Director and City Engineer *Dependent on Conditions of Approval
15-7.3-3 (H)(3)	Subdivision General Provisions	GENERAL LOT DESIGN REQUIREMENTS	LIMITS OF DISTURBANCE/ VEGETATION PROTECTION. <i>The Planning Director has the authority to vary the platted Limits of Disturbance or Building Pad line if such a variation results in less visual impact or more effective preservation of mature trees.</i>	Planning Director
15-8-4 (B)	Annexation	PROCEDURE FOR PETITION AND ANNEXATION PLATS	Prior to City Council action on the petition, the petition and plat shall be <i>reviewed by the Planning Director, who shall determine the feasibility of expanding the annexation boundaries and who shall prepare a written recommendation for consideration by the City Council.</i>	Planning Director

LMC CASE-BY-CASE DETERMINATIONS

15-8-5	Annexation	ANNEXATION PETITION REVIEW - AFTER CITY COUNCIL ACCEPTANCE OF PETITION	COMPREHENSIVE REVIEW AND ANALYSIS OF SURROUNDING PROPERTY. A comprehensive land Use review and analysis of Property surrounding the proposed annexation must be completed and submitted with the annexation petition. This analysis of surrounding Property shall be in sufficient detail for the City to determine the long term community impacts of the proposed annexation on these Properties. This analysis must include, but is not limited to, all Property within one and one-half (1 and 1/2) miles of the boundaries of the proposed annexation. <i>The <u>Planning Director</u> may modify the study Area up to one-half (1/2) mile more or less to achieve a suitable and logical study Area.</i>	Planning Director
15-9-2	Non-conforming Uses and Non-Conforming Structures	DETERMINATION OF NON-CONFORMING AND NON-COMPLYING STATUS	DETERMINATION OF STATUS. <i>The <u>Planning Director</u> shall determine the Non-Conforming or Non-Complying status of Properties.</i> Any decision of the Planning Director may be appealed within ten (10) calendar days of the decision to the Board of Adjustment. Upon appeal, the Board of Adjustment shall conduct a hearing and shall review the matter under de novo standard of review	
15-11-9 (A)	Historic Preservation	PRESERVATION POLICY	HISTORIC PRESERVATION PLAN. The Planning Department is authorized to require that Developers prepare a Historic Preservation Plan as a condition of approving an Application for a Building project that affects a Historic Structure, Site or Object. <i>The <u>Planning Director and the Chief Building Official, or their designees</u>, must approve the Historic Preservation Plan.</i>	Planning Director and Chief Building Official

LMC CASE-BY-CASE DETERMINATIONS

15-11-9 (B) Historic Preservation	Historic Preservation	PRESERVATION POLICY	EFFECT OF NON-COMPLIANCE. <i>If the Developer does not comply with the terms of the Historic Preservation Plan as determined by the <u>Chief Building Official and the Planning Director, or their designees</u>, the City shall have the right to keep the funds of the Guarantee</i> , including the ability to refuse to grant the Certificate of Occupancy and resulting in the requirement to enter into a new Historic Preservation Plan and Guarantee. The funds of the Guarantee shall be used, in the City's discretion, for Historic preservation projects within the City.	Planning Director and Chief Building Official
15-11-12 (A)(3) Historic Preservation	Historic Preservation	HISTORIC DISTRICT OR HISTORIC SITE DESIGN REVIEW	PRE-APPLICATION CONFERENCE. <i>The <u>Planning Director or designee</u> may upon review of a Pre-Application submittal, determine that due to the limited scope of a project the Historic District or Historic Site Design Review process as outlined in Section 15-11-12 and Historic Preservation Board Review For Material Deconstruction as outlined in Section 15-11-12.5 are not required and is exempt.</i>	Planning Director or Designee
15-11-13 (A)(2)(b), (A)(3)(a)(b)	Historic Preservation	RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE	CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE. Landmark structures shall only be permitted to be relocated on its existing site if: <i>the <u>Planning Director and Chief Building Official</u> find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.</i> For Significant sites, at least one of the following shall be met: <i>The <u>Planning Director and Chief Building Official</u> determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or The Historic Preservation Board, with input from the <u>Planning Director and the Chief Building Official</u>, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing</i>	Planning Director and Chief Building Official

LMC CASE-BY-CASE DETERMINATIONS

15-11-13 (B)(2), (B)(3)(b)(c)	Historic Preservation		PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and <i>the <u>Planning Director and Chief Building Official</u> find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.</i> For Significant Sites, at least one of the following must be met: <i>The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site.</i>	Planning Director and Chief Building Official
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Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from November 3, 2022

Suggested Action:

Attachments:

[November 3, 2022 Minutes](#)



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

November 3, 2022

The Council of Park City, Summit County, Utah, met in open meeting on November 3, 2022, at 2:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel, and advice of counsel at 2:05 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Toly

EXCUSED: Council Member Rubell

CLOSED SESSION

Council Member Rubell arrived at 2:10 p.m.

Council Member Gerber moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

WORK SESSION

Winter 2022-23 Tennis and Pickleball Court Management Plan and Master Plan Update:

Ken Fisher, Tate Shaw, and Cole Johnston, Recreation Department, and Jody Whitesides Recreation Advisory Board (RAB), presented this item. Fisher reviewed the timeline for the recreation master plan process and noted he would also update Council on pickleball. In 2013, four pickleball courts were constructed, but there was no demand. During subsequent years, the demand for pickleball grew. During this past year, the master planning process began and responses from surveys indicated pickleball courts were needed. Fisher noted the efforts made in the master planning process and displayed the survey results. A decision was made that a stand-alone facility at Quinn's Junction was the best place to house pickleball and other sports, and the MARC would stay an aquatics and tennis facility. Steps taken in the interim to improve the pickleball experience included repainting lines, upgrading lights and replacing the nets.

1 Fisher indicated there were 20 indoor pickleball courts in Summit County and they were
2 all shared-use facilities. Last year, there was no dedicated pickleball court time. This
3 year, drop-in play was scheduled from 8:00 a.m.-12:00 p.m. on Tuesdays, Thursdays,
4 and Fridays. Johnston also opened unreserved tennis courts for pickleball use. Fisher
5 explained pickleball was not allowed on unused bubble courts because the noise
6 disrupted tennis play.

7
8 Council Member Gerber asked if the survey responses were only to address the
9 question of what sports should be at Quinn's Junction, to which Fisher affirmed. Council
10 Member Toly asked if aquatics at Quinn's was addressed in the survey. Fisher stated
11 he would come back to talk more about the survey and master plan at a future meeting.
12

13 Council Member Rubell asked if the fees changed. Fisher stated they added a pickleball
14 non-resident fee to be consistent with tennis fees. He noted he was not recommending
15 any changes, but this discussion was informative to Council and he would give an
16 update after his staff and RAB evaluated it.
17

18 Council Member Rubell requested staff look at booking priority for residents. There
19 could be out-of-area tennis players who booked a court in the bubble and that would
20 prohibit the other two courts from being used for pickleball. Fisher stated only five
21 percent of tennis account holders in the booking software were out-of-area. Council
22 Member Rubell thought every spot counted and requested that policy be looked at.
23 Council Member Rubell stated pickleball was currently allowed in the bubble Mondays
24 through Fridays from 6:00 a.m.-8:00 a.m., and he suggested diversifying the times on
25 different days so pickleball would have later play times on some days of the week.
26

27 Mayor Worel asked if Council wanted to keep the staff and RAB recommendation or
28 look at Council Member Rubell's suggestion. Council Member Doilney stated he was
29 the liaison on RAB and noted Johnston was trying to give flexibility to the court
30 schedule. He trusted staff was doing everything possible to give pickleball more time
31 without sacrificing tennis. He supported the RAB recommendation. Council Member
32 Gerber supported leaving the schedule as-is for this year, but was open to getting an
33 update later this winter. Council Member Dickey supported RAB reviewing it, but in the
34 meantime using the current schedule. Council Member Toly would like to look at the
35 cascade of use and not have out-of-area users take priority. Fisher stated there was no
36 demand for tennis from 6:00 a.m.-8:00 a.m.
37

38 Mayor Worel summarized Council appreciated the work done so far and the majority of
39 Council supported staff looking at booking priority.
40

41 **Upcoming Ski Season Presentation by Todd Bennett, Deer Valley Resort**
42 **President:**

43 Todd Bennett introduced himself and indicated he grew up next to Lake Placid, New
44 York. He was excited to work and raise his family here. Bennett stated Deer Valley

1 Resort had prioritized investing in staff and integrating with the community. The resort
2 invested in the beginner ski experience. They extended Snowflake, a beginner chair,
3 and added the magic carpet. He stated a mountain bike trail would be finished by next
4 year to help the beginner mountain biker.

5
6 Bennett stated the World Cup was returning February 2-4, 2023. He was committed to
7 supporting this event and stated it was free and would be held during evening hours. He
8 also noted a new restaurant was opening at the base of Snow Park and would feature
9 seafood. The resort committed \$100,000 to support employees using public transit or
10 carpools. They had 400 units of affordable housing and wanted to increase it by 35%.
11 They were looking for units in surrounding communities.

12
13 Bennett reviewed Deer Valley was in collaboration with the Friends of Ski Mining History
14 to restore the Daley West Headframe, and noted they were a partner with many
15 nonprofits in the area. Bennett stated the resort had a commitment to the environment.
16 They did controlled burns to ensure forests stayed healthy. They supported the reusable
17 container program that other businesses in town used. They were also part of the
18 Electron Solar Project and looked forward to being 100% renewable energy by 2030.
19 Bennett also stated the resort had a responsibility to listen to the community. There was
20 an opportunity to build and grow the resort. He knew it was controversial, but the goal
21 was to have something everyone could be proud of.

22
23 Council Member Dickey asked how the resort found 35% more housing. Bennett stated
24 70 units had been found so far. They worked with corporates and leased homes.
25 Council Member Toly asked if they would be fully staffed. Bennett stated they were
26 tracking above last year. There was only one department that was below last year.
27 Council Member Toly asked how Deer Valley was pacing for lodging. Bennett indicated
28 December was low, but January and February were ahead of reservations compared to
29 last year.

30
31 Council Member Rubell asked for specifics on the \$100,000 incentive for employees
32 using public transit. Bennett stated he didn't have specifics, but he could bring that
33 back. Council Member Gerber indicated Deer Valley had a long history of collaborating
34 with the City and she hoped to continue with collaboration. Bennett affirmed
35 collaboration would continue. Council Member Doilney was happy to see the World Cup
36 issue resolved. He had confidence in Bennett and his team.

37
38 **Upcoming Ski Season Presentation by Deirdre Walsh, Park City Mountain Vice**
39 **President and Chief Operating Officer, and Mike Lewis, Senior Director of Base**
40 **Area Operations:**

41 Deirdre Walsh welcomed Bennett to Park City. She introduced herself and stated she
42 came to Park City in 2004. She was hired by Park City Mountain (PCM) a few months
43 ago and had met with City staff every two weeks since then. She felt it was important to
44 have a collaborative relationship and noted she had several meetings with the County

1 as well. One issue in the community was affordable housing. She stated PCM
2 contributed \$250,000 to Mountainlands Housing Trust for the Hope Project. Another
3 issue was parking. They had many stakeholder meetings and she listened and learned
4 how parking impacted the resort and community.

5
6 Walsh discussed staffing and the employee experience and noted PCM was well
7 staffed. The resort put significant investment into its employees, including a \$20
8 minimum wage, and that helped attract talent. They were still actively hiring for the next
9 few weeks. She also thought of the holistic experience for employees and so her team
10 expanded the wellness program, including the Employee Assistance Program (EAP) for
11 employees and roommates, and expanded access to reproductive care.

12
13 Walsh noted new things this winter included limiting lift tickets. There was also a new
14 paved patio with a great après scene. The guests asked about Transitions in the train
15 park, so they brought it back. Workforce housing was also a priority. Slopesides Village
16 was a project where they leased 440 beds. It had density, was in a great location, and
17 had a great design. It was more housing than they ever had before.

18
19 Mike Lewis explained the reservation parking plan and stated it was great to work with
20 City staff on this issue. They came up with the initial plan and then held open houses to
21 get feedback. The paid parking reservation system was implemented to tackle the traffic
22 congestion. This system would spread out arrival time. It would also spread out the
23 impact to lift lines, ticket lines, and restaurants. With the paid component, public transit
24 would be promoted and four people in a vehicle would get free parking. Early season
25 and late season skiers would have free parking before December 12 and after April 2.
26 More details would come when reservations started next week. He explained how skiers
27 would use the reservation system. He also indicated the parking was reoriented to
28 increase pedestrian safety and the number of pickup/drop-off locations. He added there
29 would be bike racks there as well. He noted when the reservations were full, the
30 overflow parking was at the high school and shuttles would be going there to take some
31 pressure off public transit. Lewis stated incentives would be provided to employees who
32 used the Richardson Flat Park and Ride to take transit to the resort. PCM did a lot to
33 communicate the changes to skiers including texts, website, Twitter, variable message
34 signs and targeted emails. He looked forward to continued collaboration with the City as
35 they got into the parking plan this season.

36
37 Council Member Doilney asked if there was a mental health component to the employee
38 package. Walsh stated they offered EAP for employees and a wellness champion that
39 employees could access. Council Member Doilney asked if disability parking spots were
40 increased. Lewis stated they were increased to 36. Council Member Doilney asked
41 about the opening package. Walsh stated it was opening Canyons Village and
42 Mountains Village at the same time. Council Member Doilney was happy to hear staffing
43 was looking good. He heard Silver Star was a problem in the past. Walsh stated the

goal was to get that portal open by Christmas and it depended on the snow level and staffing. She wanted all four portals to be open.

Council Member Gerber was grateful for the communications plan and the comprehensive parking plan. Walsh acknowledged it would take time to get cars to park in the new configuration. Council Member Dickey asked how limiting lift tickets would impact the guest experience. He knew Epic pass holders were a big part of the skiers on the mountain. Walsh stated they looked at the trends going into the season and would look at the optimal number of skiers on the mountain and then they would limit the number of tickets.

Council Member Rubell asked how early people would be out there for parking. Lewis stated employees would help park cars starting at 6:00 a.m. Uphill skiers would need to leave by 8:30 a.m. since that was when the reservation started. The reservation was made and it was tied to the license plate and the plate would be checked. There would be citations and enforcement for no-shows. Council Member Rubell asked if Richardson Flat Park and Ride would be communicated on all channels or just for employees. Lewis stated they would notify patrons of all parking options.

Council Member Toly asked what would happen for vehicles that came without a reservation. Lewis stated they worked with the traffic team to create a flow pattern. They were doing all they could to mitigate people that didn't know a reservation was needed. One option for those skiers would be to park at the high school. Council Member Toly asked if parents could leave their cars to take their kids to ski team practice. Lewis indicated they were working with the ski team and noted other programs were moved to make the drop off experience smooth. Council Member Toly asked if PCM had new food options. Walsh indicated now that staff was back to normal numbers, they could focus on the restaurants. Council Member Toly thanked them and hoped the efforts would make the experience better for the residents. Mayor Worel thanked them and applauded their contribution to affordable housing.

Kimball Junction Environmental Impact Statement Presentation by Grant Farnsworth, UDOT Region Two Planning Manager:

Grant Farnsworth introduced his team, including Bryan Adams, Karissa Watanabe, Heidi Spore, and Marissa Guber. Charles Allen, Consultant, was also in attendance. Farnsworth reviewed his team worked on the Kimball Junction and SR 224 area plan project. They looked at over 30 alternatives and narrowed it down to three. They looked at multimodal solutions which resulted in the goals to move people more efficiently and improve the air quality. He noted this plan would be released to the public in a few months.

Farnsworth reviewed that all the options included a double turn lane for bus rapid transit (BRT) at Olympic Parkway to Ute Boulevard. Option A would add a road for those wanting to go straight to Landmark Drive and it would include a pedestrian tunnel.

Option B would create bridges for Ute Boulevard and Newpark Boulevard over SR-224.
Option C would have pedestrian enhancements and HOV and transit lanes.

Farnsworth explained the environmental impact study process and noted it would include stakeholder and public input. Allen stated the traffic at Kimball Junction was mixed. Forty five percent of vehicles went straight through to Park City and the rest went to local sites. He indicated the traffic varied depending on the season and even depended on the day. The worst days were weekdays. He discussed the average delay at the intersections in the area. Council Member Dickey asked what the impact was for the area west of SR 224. Allen stated the analysis was covered to 2050 when the intersection would fail. It assumed regional and local growth in the area. Farnsworth stated those needs would be driving the study for the options, including the failing conditions at SR 224 and I-80, Ute Boulevard and Olympic Parkway, and offramp queues extending onto mainline roads or freeway. More details would be forthcoming. Public meetings would take place in early January and there would be a virtual public meeting. He summarized it would be a long process, but he wanted to understand all the questions and concerns.

Council Member Rubell asked if the BRT discussion would be separate. Farnsworth stated it was a separate project. Council Member Doilney asked if 25 days of backed up traffic constituted a fail, to which Farnsworth affirmed.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Mayor Worel announced members of Brownie Troop 863 were attending tonight as they worked on their Democracy Badge.

Council Member Doilney indicated he was excited for the snow. Council Member Gerber stated the director of PC Tots was resigning. She noted there was a childcare challenge and requested an update from the Summit County Early Childhood Alliance. Council agreed to have this discussion. Council Member Gerber asked if Diversity, Equity and Inclusion (DEI) would come back as well. Dias stated the prioritization process would be part of the budget process.

Council Member Rubell stated Park City Fire District Board met and commented the Fire District and City were working during construction to ensure the continued safety and health of the community. Council Member Toly was excited to have the Girls Scouts here. She thanked the City team and businesses for the Halloween on Main event. She announced Live PC Give PC would start tomorrow and she hoped they would have a record-breaking year. She disclosed her business had a booth on Main Street for Silly Market for some years, but she no longer had the booth.

Mayor Worel indicated 24 students graduated from the Latino Police Academy and the graduates were very excited to share what they learned with the community.

Staff Communications Reports:

1. Drought End of the Year Update:

2. 2022 Golf Season Update:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Helena Jankowske, Girl Scout, stated Utah prices should go down because some people couldn't afford clothes, homes, cars and gas; and some children couldn't afford to go on fieldtrips.

Indie Rodman, Girl Scout, stated she was born in Park City and was proud to live there. She would like to see less hunting and fewer tall buildings.

Cal Regan, Park City Pickleball Club, stated he didn't think things were being handled properly regarding the winter pickleball access. He went to other states and pickleball and tennis were played simultaneously. He suggested a group get together to discuss sharing the courts. He hoped there could be equal access.

Stuart Goldner stated pickleball had twenty courts and tennis had seven courts. The Council should not consider taking tennis time until the pickleball courts were full.

1 Jim Jones indicated pickleball users wanted to be able to book times that were
2 available. The nets could be set up next to the other nets so it wouldn't be distracting.
3 He called facilities in other states and they had tennis and pickleball playing
4 simultaneously.

5
6 Gary Howard played both pickleball and tennis and the noise factor was a reason to
7 keep the sports segregated. Also, pickleball was a social sport and the MARC would
8 need a lot more parking to accommodate it.

9
10 Mayor Worel closed the public input portion of the meeting.

11 12 **IV. CONSIDERATION OF MINUTES**

13 14 **1. Consideration to Approve the City Council Meeting Minutes from October 6,** 15 **2022:**

16
17 Council Member Gerber moved to approve the City Council meeting minutes from
18 October 6, 2022. Council Member Toly seconded the motion.

19 **RESULT: APPROVED**

20 **AYES:** Council Members Dickey, Doilney, Gerber, Rubell, and Toly

21 22 **V. CONSENT AGENDA**

23 **1. Request to Authorize the City Manager to Execute a Construction Agreement,** 24 **in a Form Approved by the City Attorney, with Renu Pool Plastering to Replaster** 25 **and Retile the MARC Pools and Hot Tub, in an Amount Not to Exceed \$164,310:**

26 27 **2. Request to Authorize the City Manager to Execute a Contract for Public** 28 **Defender Services, in a Form Approved by the City Attorney, with Morrison &** 29 **Morrison, L.L.C.:**

30
31 Council Member Rubell moved to approve the Consent Agenda. Council Member
32 Gerber seconded the motion.

33 **RESULT: APPROVED**

34 **AYES:** Council Members Dickey, Doilney, Gerber, Rubell, and Toly

35 36 **VI. OLD BUSINESS**

37 38 **1. Park Silly Sunday Market (PSSM) Debrief and Discuss Contract Next Steps:**

39 Jenny Diersen, Special Events Manager, and Kate McChesney and Michelle McDonald,
40 PSSM Directors, were present for this item. Diersen stated PSSM focused on the local
41 entrepreneurial spirit. Over the years, the Council priorities evolved from wanting

1 tourism to backing off from marketing and events. She noted if an event agreement was
2 put in place, the event still needed to come back each year for approval.

3
4 McChesney indicated many businesses were started as PSSM vendors. They
5 employed Park City based staffing. There were 160 booths given to artists, nonprofits,
6 and farmers, and they had sustainable practices for the event. She wanted to do
7 everything she could to mitigate effects on the community. She thanked Council for a
8 successful summer and partnership.

9
10 Diersen reviewed Council direction given earlier this year. There was extensive
11 outreach with over 2,000 responses. Of those responses, 66% supported PSSM and
12 56% identified areas of improvement, including the farmers' market, vendors, parking
13 options, and pricing. She indicated PSSM submitted a proposal for a three to five-year
14 contract on Lower Main for 12 days, with reduced noise impacts, the elimination of
15 importers, and all vendors would be residents of Summit County and/or the Wasatch
16 Back within the next three years.

17
18 Diersen displayed six alternatives for the Council to consider. Council Member Gerber
19 asked if the PSSM contract renewal was for Main Street or if other locations would be
20 considered. Diersen thought Council should decide if they wanted to have PSSM and if
21 so, then a location could be discussed. McChesney indicated she liked having the event
22 on Main Street and thought other areas would make the event more stressful.

23
24 Council Member Toly stated the farmers' market was a main component in the feedback
25 and asked why it wasn't included in the alternatives. Diersen stated it was difficult to get
26 farmers to come to the market on Sundays. Council Member Toly asked about PSSM
27 moving to Lower Main. McChesney stated they seemed to be more welcome on Lower
28 Main and she would move vendors down there. Council Member Toly didn't see an
29 alternative for a time reduction, moving off Main Street, change of hours, change of day,
30 and programming Upper Main Street. She asked why there wasn't an option addressing
31 those community concerns. Diersen stated Council could discuss those things, but it
32 was difficult to have a lot of alternatives.

33
34 Mayor Worel opened the item for public input.

35
36 Kevin Reynolds represented his son who was a vendor. His two sons both started at
37 PSSM at eight and 11 years old and their businesses became successful. He didn't
38 think eliminating the event was a good choice. He indicated no comments were
39 gathered from attendees. He got feedback from visitors and they loved the event. He
40 thought they should be included in the decision-making. It was a competitive market and
41 making it available to vendors in the Wasatch Back was a good idea.

42
43 Graham Reynolds stated he and his brother started a jewelry business 16 years ago,
44 and it was his start with art. It was the perfect space to showcase his work. He studied

1 design at the university and now was a professional. He felt PSSM drove local
2 entrepreneurship.

3
4 Mellie Almond via Zoom stated she reviewed the information from the Historic Park City
5 Alliance (HPCA). She wrote letters regarding PSSM and felt strongly about moving the
6 event off Main Street. She hoped there could be a different location that would better
7 suit the artists as well as those that lived in Old Town.

8
9 Mike Sweeney was an instigator of PSSM. He had a business on Lower Main that
10 wasn't doing well. In an effort to get more people on Main Street, PSSM was started. He
11 reviewed the history of starting the event. He thought it would be a failure to eliminate
12 the event.

13
14 Bill Young via Zoom felt the event had overgrown its welcome. It might be more special
15 if it was once a month from May-September. He also thought a Council member with a
16 business on Main Street should recuse themselves since they had an interest.

17
18 Ken Davis had a business on Main Street and having 14,000 people on Main Street
19 didn't make it a good thing for businesses. He had been on Main Street for 20 years.
20 Sunday used to be the second busiest day. He reviewed the history of when PSSM first
21 came and when it was decided to hold the event on Main Street. He supported the
22 market, but didn't want it on Main Street because now Sunday was not the second
23 busiest day. He also indicated Main Street merchants had their property taxes raised by
24 \$5,000-\$7,000.

25
26 Stephanie Padilla stated she and her daughter were Park City residents and PSSM
27 vendors. She thought PSSM had many benefits. Savannah was accepted as a youth
28 vendor and had great success. They were grateful to PSSM and thought it would hurt
29 many vendors if the event was eliminated. She hoped the event would continue on Main
30 Street.

31
32 Alex Butwinski via Zoom thought the survey numbers were revealing. He was involved
33 with the event since 2011, and stated businesses were trying to grow the economy and
34 it fit the need at the time. Things evolved and he hoped Council would take a good look
35 at the event.

36
37 Mitch Bedke, President of Park City Artists' Association, stated PSSM was the artists'
38 biggest sponsor. This event allowed artists to get exposure, set pricing and learn what
39 sold and what didn't sell. They liked having the event on Sunday since there weren't a
40 lot of events on that day. He requested the event stay on Sunday.

41
42 Katie Mullaly, local artist and resident, supported PSSM on Main Street on Sundays.
43 The event was the source of half of her annual sales. The City received revenues from
44 this event. Part of the City's mission was arts and culture and this was an arts and

1 culture event every week in the summer. She also thought it brought people to town.
2 Residents didn't go to Main Street to shop, but PSSM brought community together.

3
4 Ryan Heil was an event organizer and from his perspective Park City Main Street was
5 unique and special. PSSM was unique and special, but he didn't know if it should be
6 here for 12 weeks. The City was committed to maintaining events on Main Street and
7 he suggested distributing an RFP for event activity on Main Street. He thought the RFP
8 process would have great effects and could offer diversity. It would also allow the City to
9 dictate the impact.

10
11 Sarah Ferrin, 10 year resident, stated she and her family rode their bikes to PSSM to
12 meet friends, shop and eat. She requested the event stay.

13
14 Casey Metzger, Top Shelf Services, stated he used to be on Main Street as a manager,
15 and it was a ghost town on Sunday nights. When PSSM came to town, Main Street
16 became vibrant and energetic. It gave a platform for nonprofits and a space for local
17 artists. He asked what was next to go if PSSM was eliminated.

18
19 Mayor Worel closed the public input.

20
21 Council Member Doilney stated this was a hard decision because he could identify with
22 business owners, artists, and residents. He thought PSSM was a community identifier.
23 He knew the City didn't have to have events to attract tourists, but he didn't want to
24 cancel PSSM. He thought there was room in the conversation for a potential new
25 venue.

26
27 Council Member Gerber disclosed she worked for PSSM 10 years ago and her husband
28 had a booth there five years ago. The market had grown and changed over the years.
29 She thought the HPCA survey was a very clear and definitive survey. She asked if
30 having PSSM twice a month would work, and thought there needed to be a discussion
31 on changing the format.

32
33 Council Member Dickey indicated the organizers were great to work with and it was
34 tough seeing the Main Street businesses and Old Town residents against it. He didn't
35 know how to proceed given those dynamics. He wondered if the City wanted to activate
36 Main Street on Sunday. He thought PSSM would need to be changed and that might
37 not be economically viable to the organizers. He was open to having it April-June and
38 closing it in July and August. He didn't support proceeding with it in its current form.

39
40 Council Member Rubell stated the people supporting the market were for it for the same
41 reasons the business owners were against it. The General Plan stated Old Town and
42 Main Street were the center of the City. He thought Council needed to be careful that
43 they didn't put the City in a bad situation. He didn't support the PSSM proposal. His
44 concern was activating the entire street and his other concern was for the brick and

1 mortar stores. He would support a proof of concept and wanted it to align with what the
2 residents were requesting. He was open to having a market that drew people in and
3 supported the Main Street businesses. He wanted to try it before committing to a long-
4 term agreement.

5
6 Council Member Toly read a prepared statement reviewing the history of PSSM,
7 beginning in 2006. She didn't think the street should be leased and subsidized by the
8 residents and business owners. She asked Council what the purpose of PSSM was. If it
9 was a benefit, it came at a cost to Old Town residents and businesses. She didn't see
10 an option she could support and thought the alternatives provided were not sufficient.

11
12 Mayor Worel summarized there was support for the market, but not in its current form.
13 Diersen stated other alternatives could include different days and hours. Based on
14 those suggestions, she recommended going back to the organizers and working on new
15 alternatives. She requested working with the event liaisons on this. Council Member
16 Rubell stated the timing question was important and asked when McChesney would
17 need an answer, to which McChesney stated they sent out their applications by
18 December 15th.

19
20 Council Member Dickey asked what days and times were not feasible. McChesney
21 indicated a big piece was keeping booth rates reasonable and street closures. She
22 needed the market to operate at least 11 days. They could shorten the hours, but not by
23 much. She didn't want to give up having a Sunday event since part of the attraction was
24 because much of the state was closed on Sunday. She also asked that she could take
25 their COVID year exception and then dig deeper into their model and pick and choose
26 what they wanted the market to look like in the future. She hoped she had listened to
27 Council well over the years and they wanted to continue their relationship. She
28 requested the one-year extension to their contract and noted it would give them a
29 chance to work with Diersen. Council Member Rubell asked if they would come back so
30 Council could see what the one-year extension would look like.

31
32 Council Member Toly asked if McChesney would agree to a different location, to which
33 McChesney stated she preferred Main Street because of the ease of logistics. But she
34 was willing to work on lowering days and hours. Council Member Toly thanked them
35 and said they did a wonderful job.

36
37 Council Member Gerber thought it made sense to extend the event a year, have it for 11
38 days, and have a day off in June and July, and thought that would give Main Street an
39 opportunity to have a car-free Sunday or whatever they decided. She wanted them to
40 come back to have a bigger conversation for the future.

41
42 Mayor Worel summarized Council would consider the one-year COVID extension and
43 the liaisons would work with PSSM to ensure it was not status quo for next year.
44 Council Member Dickey asked if this would be a COVID extension or if the event would

1 be drastically changed. Council Member Doilney stated Option Five summed it up and
2 he supported it. Council Member Gerber agreed the event for 2024 should be
3 significantly changed but having an 11-day event in 2023 would help. Council Member
4 Toly did not support that.

5
6 Mayor Worel stated the majority of Council agreed to Option Five for this next year.
7 Diersen reviewed the market would be open 11 days, with days off in June, July, and
8 August, and they would discuss shorter hours and other Council requests. This would
9 come back in December for approval. Council Member Toly opposed the proposal.

10 11 **2. Winter 2022-23 Park Plan Update:**

12 Johnny Wasden, Parking Manager, presented this item and stated this was a follow-up
13 to the discussion at the September 1st Council meeting. Since May, the Parking
14 Department worked with residents, HPCA, the resorts, and Council liaisons to meet the
15 priorities of the community. Park City Mountain (PCM) was implementing paid parking
16 for the first time and impacts could not be fully anticipated. He spent a lot of hours with
17 the community partners discussing solutions to that announcement. He thought paid
18 parking would increase parking enforcement. He reviewed outreach efforts to certain
19 residential areas in town. He received good feedback with recommendations for
20 solutions. Some flexible tools for neighborhoods that didn't want "No Parking" signs
21 included time-limited parking, "No Parking Except by Permit" signage, seasonal parking
22 restrictions, and a supply of on-hand signage for unexpected issues. Wasden noted
23 challenges would be ongoing and staff would keep in close contact with neighborhoods
24 impacted by overflow ski parking.

25
26 Wasden also discussed a paid parking proposal. He thought paid parking helped when
27 demand exceeded supply. He indicated implementing paid parking before peak times
28 would get people used to the new policy. He wanted to make sure visitors knew where
29 parking was located. He noted HPCA did not support the paid parking plan. He
30 displayed the proposed parking rates. Wasden indicated HPCA supported the status
31 quo option that had free daytime parking in China Bridge until the Sundance Film
32 Festival and they wanted to reassess the need for paid parking at that point. The cons
33 of leaving parking status quo was it would be a reactive approach. He noted HPCA was
34 willing to implement the paid parking proposal after Sundance if impacts warranted it.

35
36 Wasden stated another option to consider was an HPCA proposal to allocate the
37 Flagpole Parking Lot as employee parking. The pros included it was a convenient
38 access for employees and it would create 56 permitted parking stalls for Old Town
39 employees. The cons included it would reduce visitor parking and encourage more
40 single occupancy vehicle traffic.

41
42 Council Member Toly asked what would happen at City Park and the library regarding
43 overflow parking. Wasden stated the library was three-hour maximum parking and they
44 would change the signage at the park to three-hour parking. Council Member Toly

1 asked if the library staff would monitor and notify the Parking Department if they
2 observed issues with time-limited parking abuses. Wasden stated there was
3 enforcement for time-limited areas. Council Member Toly revealed the Flagpole Lot for
4 employee parking proposal was her idea.

5
6 Council Member Dickey asked if people could renew their three-hour Main Street
7 parking to which Wasden stated no. Council Member Dickey asked why the Main Street
8 surface lots had a four-hour maximum. Wasden explained it was a four-hour maximum
9 all day but was only a paid lot after 5:00 p.m.

10
11 Council Member Rubell asked if the solutions for the blue neighborhoods (map) that
12 didn't want "No Parking" signs would know what the solutions would be. Wasden stated
13 he would continue outreach with those areas and indicated there was "No Parking"
14 signs on one side of the street and it was a wait and see situation. He noted this would
15 be for Prospector too.

16
17 Council Member Toly asked if Ironhorse was a no parking area, to which Wasden stated
18 it was not currently signed for no parking. The area was heavily used by employees and
19 residents and indicated that area was in flex right now as well.

20
21 Mayor Worel indicated she was in a meeting with Prospector Square board members,
22 and they were concerned their parking lots would be used as overflow. She asked if
23 Wasden had reached out to them. Wasden stated he had not reached out to them since
24 those were private lots, but he would reach out.

25
26 Council Member Gerber asked if outreach had been initiated with businesses in a close
27 proximity to the Flagpole Lot. She knew people parked in the lot to go to Upper and
28 Lower Main Street. Ginger Wicks, HPCA Executive Director, stated she reached out to
29 businesses and Handle was the only business that responded and they were not in
30 favor of the change.

31
32 Mayor Worel opened the item for public input. No comments were given. Mayor Worel
33 closed the public input.

34
35 Council Member Dickey thought staff could flex quickly. He didn't think residents
36 understood when to pay and when not to. He was okay waiting until after Sundance to
37 evaluate the need before implementing the new rates. Council Member Rubell stated if
38 the Flagpole Lot was the recommendation from staff, he was okay with that. For paid
39 parking, he would rather be proactive, but he was on the fence.

40
41 Council Member Toly supported the Flagpole lot for employees. She supported the
42 daytime paid parking option. Council Member Gerber suggested starting paid parking in
43 the City on December 12th to coincide with the first day of paid parking at the resort. She

1 didn't support the Flagpole Lot parking permit until staff had more time to talk with
2 businesses on Lower Main. She asked to see how parking was laid out in that area.

3
4 Council Member Doilney stated changing behavior was difficult and it would be more
5 difficult to change behavior in the middle of the season. He supported paid parking as
6 soon as possible and supported employee parking on the Flagpole Lot. He felt that
7 would encourage carpooling and would be a huge benefit for the employers.

8
9 Mayor Worel summarized the majority of Council supported starting paid parking at the
10 beginning of the season. Wicks thought the conversation was great and she
11 appreciated the dialogue and the time put into it. Council Member Toly asked to
12 reevaluate parking in January because she didn't want paid parking to hurt businesses.
13 Wasden agreed to stay in touch and adjust as needed.

14
15 Council Member Dickey thought the Flagpole Lot served that middle area of Main
16 Street. He didn't have a complete view on it, but he would support staff's
17 recommendation. Mayor Worel stated a majority of Council supported allocating the
18 Flagpole Lot for employee permitted parking. Council Member Gerber asked if staff
19 recommended the Flagpole Lot option, if it would be a paid permit parking lot, and if the
20 permit could be used at the Flagpole Lot or China Bridge, to which Wasden stated yes
21 to all the questions. Council Member Toly asked if the paid parking should align with
22 PCM. Wasden stated the early season reserved would be paid.

23
24 Regarding resident parking, Council Member Rubell stated all City parking lots should
25 be considered. He felt three hours was too long and thought it would be abused. He
26 preferred to be proactive in Bonanza Park and Prospector and wanted to explore having
27 resident stickers so they could park on the streets. Council Member Doilney stated the
28 resorts did a study and the single occupancy cars that parked in lots on weekdays were
29 local.

30
31 Council Member Dickey stated the tradeoff for paid parking was dissuading people from
32 going to Main Street. He wanted to figure out how to make parking easier for residents.
33 Council Member Gerber thought it would be great to have signage in Prospector and
34 other areas that stated paid parking was at PCM and call if you notice overflow parking
35 in that area.

36
37 **1. Consideration to Authorize the City Manager to Execute a Professional**
38 **Services Agreement, in a Form Approved by the City Attorney with Slate**
39 **Communications, to Provide Professional Transit Marketing Services for 18**
40 **Months in an Amount Not to Exceed \$222,015:**

41 Andy Stevenson, Transit Marketing Coordinator, presented this item and stated Park
42 City Transit was one of the most successful rural transit agencies in the country.
43 Marketing efforts were needed and Transit issued an RFP to have one company
44 promote marketing campaigns, reach a wider audience, and ensure the riders had a

smooth experience. Slate Communications would help Transit improve the rider experience. He noted bus wraps were an important marketing tool since buses were a rolling billboard. Slate would help Transit determine what it was trying to accomplish and design something accordingly. Stevenson stated there would be specific projects that Slate would be involved in, but they would also help with marketing support, such as a rider's guide, flyers, maps, etc.

Ryan Burke with Slate, via Zoom, introduced the company and stated they specialized in marketing for government organizations. He had a team of media strategists who specialized in social media, videography, etc. The goal was to increase rider education and the intention was to boost ridership. He displayed examples of his team's marketing work. He noted he wanted to make sure the City had approachable transit service and one way was to tell the stories of the riders and the employees.

Council Member Toly asked if the plan included advertising inside buses to offset the cost. Stevenson stated the monitors inside buses would allow for that. They could promote advertising with local businesses. Mayor Worel asked if they would include marketing to visitors so they would know they didn't need a car while visiting, to which Stevenson affirmed.

Mayor Worel opened the item for public input. No comments were given. Mayor Worel closed the public input.

Matt Neeley, Transportation Manager, stated funding was identified to cover the cost of this contract. Council Member Doilney looked forward to seeing what would be on the buses. He liked seeing mountain bikes on buses, but stated he would rather see people refilling water bottles and promoting sustainability.

Council Member Rubell stated High Valley Transit (HVT) was part of the advisory committee and asked how active they would be in the decision-making process. He knew they were separate from City Transit, but there should be some coordination. Stevenson indicated there would be collaboration with HVT and the other advisory committee members.

Council Member Rubell moved to authorize the City Manager to execute a professional services agreement, in a form approved by the City Attorney with Slate Communications, to provide professional transit marketing services for 18 months in an amount not to exceed \$222,015. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

2. Consideration to Adopt Resolution 21-2022, A Policy Authorizing Participation in Meetings by Electronic Communication:

Michelle Kellogg, City Recorder, explained that as a result of an amendment to the state Open and Public Meetings Act, a resolution was necessary to specify how a Council member could be counted as part of a quorum when electronic meetings were used as a means to attend a meeting.

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

Council Member Doilney moved to adopt Resolution 21-2022, a policy authorizing participation in meetings by electronic communication. Council Member Toly seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

3. Discuss Council Meeting Start Times and Frequency:

Michelle Kellogg, City Recorder, presented this item and indicated previous Councils had given direction that meetings should not begin prior to 2:00 p.m. She asked if that direction was still preferred by the majority of Council. Toly preferred meeting earlier but knew that didn't work for all the members' schedules. Mayor Worel stated she was working to decrease barriers for serving on Council and she thought that should be considered as start times were set. After some discussion, Council decided to keep the start times at 2:00 p.m. or later.

The Council supported not changing the public input format of the agenda. Council Member Toly suggested explaining the number of public comments the Council received in other forms prior to the opening of public input on items so speakers would be aware and not feel the need to give the history of the issue as part of their comments. Mayor Worel indicated there would be a presentation on public comments during each meeting. The Council agreed to change the start time of the regular meeting to 5:30 p.m.

Kellogg discussed the proposed calendar for 2023. She explained the difficulty some staff who presented regularly had when there were meetings on four consecutive weeks. After some discussion, it was decided to eliminate some meetings on the calendar. Kellogg stated with fewer meetings, publishing the packets on Wednesday would be manageable. She affirmed meetings would not be held during fall and spring school breaks and during the April Utah League of Cities and Towns (ULCT) conference.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival

Suggested Action:

Attachments:

[Special Event Temporary Alcoholic Beverage Licenses Staff Report](#)
[Exhibit A : Special Event Temporary Alcoholic Beverage License List](#)



City Council Staff Report

Subject: Request for Approval of Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival
Author: Sadie Hennefer, Business Licenses Specialist
Department: Finance
Date: December 15, 2022
Type of Item: Consent

Recommendation

We are requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2023 Sundance Film Festival (Festival).

Executive Summary

Exhibit A lists all License applicants to date pending approval. All requirements for application, including insurance requirements and applicable license fees, have been submitted and paid. All locations in Exhibit A have been considered vibrant or meet one of the one-year vibrancy exceptions listed in the code and are eligible to be approved for a Single Event Temporary Liquor permit. We are requesting approval of the attached applicants to serve alcoholic beverages during the 2023 Festival.

Analysis

As stated in Municipal Code [4-6-2-\(B\)1](#), all Single Event Temporary Liquor permit applications for the dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

After the Finance Department accepts completed applications, the applications are reviewed by multiple departments. After approval, the applications must receive City Council approval. Municipal Code [4-6-2\(B\)2](#), allows City Council to hear no more than twelve (12) applications for late approval after the December deadline noted above.

In accordance with [4-2-15: Vibrant Commercial Storefronts](#), locations that have been deemed “dark” for two or more consecutive quarters and which do not meet any of the one-year allowed exceptions will not be eligible for a Single Event Temporary Liquor permit at that location. All the locations listed in Exhibit A are either vibrant or have met one of the exceptions to vibrancy and are eligible to be approved for the Single Event Temporary Liquor permit.

Exhibits

Exhibit A- List of locations

Event Name	Event Address	Regular Tenant
Slamdance	255 Main	TMI
Slamdance	255 Main	TMI
Precious Entertainment/Music Lodge	268 Main	Rockwell House (working BL)
Egyptian Theatre	328 Main	Egyptian Theatre
Egyptian Theatre	328 Main	Egyptian Theatre
Egyptian Theatre	328 Main	Egyptian Theatre
Canon Creative/Copa Bar Services	528 Main	PC Museum
Canada Goose Lounge	558 Main	PC Fine Arts
Chase Sapphire/Brilliant Consulting	573 Main	Old Towne Gallery
Chase/LA Times Media/Brilliant Co.	580 Main	Old Towne Gallery
Vulture/Vox/Top Shelf	591 Main	Lunds Fine Arts
White Claw Shore Club/Top Shelf	608 Main	Montgomery Fine Arts
IndieWire Sundance Studio	625 Main	Summit Sotheby's
Sundance Sponsor Colab/Top Shelf	660 Main	Arts Council of Utah
Sundance Institute	950 Main	-
Sundance Institute	950 Main	-
Acura/Top Shelf	475 Swede	-
Acura/Top Shelf	475 Swede	-
Apple TV/Culinary Crafts	657 Park Ave	Big Moose Yacht Club
Hollywood Reporter/Culinary Crafts	201 Heber Ave	Union Square @ Main & Sky
TAO/Top Shelf	4001 Kearns	Utah Film Studio

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival

Suggested Action:

Attachments:

[Type 2 Convention Sales Licenses Staff Report](#)

[Exhibit A: CSL List](#)

City Council Staff Report



Subject: Request for Approval of Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival
Author: Sadie Hennefer, Business License Specialist
Department: Finance
Date: December 15, 2022
Type of Item: Consent

Recommendation

Review and consider approving the Type 2 Convention Sales License (CSL) applications listed in Exhibit A for operation during the 2023 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

Exhibit A lists all the Type 2 Convention Sales License applicants to date pending approval. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load, and paid the applicable license and trash fees. We are requesting approval of the applications for Convention Sales Licenses during the 2023 Sundance Film Festival.

Analysis

The Festival attracts an increasing number of businesses/entities which conduct business within the Park City (City) limits on a short-term basis. These entities are not affiliated with the Festival, nor are they official sponsors. The increase in the number of these entities has created health, safety, and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety, and emergency services. The Finance Department, as well as other departments, are inundated with Type 2 Convention Sales License applications in the months and weeks before the Festival starts.

The Municipal Code for Type 2 CSLs allows the City to address issues related to adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff, and public safety to obtain a more adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments.

Municipal Code [4-7-3 \(B\)\(2\)](#) states that Council retains authority to approve Type 2 CSL license applications. Prior to Council's consideration of the Type 2 CSL license applications, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional, including the occupant load.

The process for a Type 2 CSL is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services in the amount of \$100 to cover trash impacts (one receipt *per applicant*).
4. Submit application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

All of the attached applications have met the Municipal Code standards and have completed department review.

Exhibits

Exhibit A - List of Locations

Event Name	Event Address	Regular Tenant
Hollywood Reporter/Culinary Crafts	201 Heber Ave	Union Square @ Main & Sky

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Finance & Accounting

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve and Accept the Fiscal Year 2022 Draft Annual Comprehensive Financial Report (ACFR)

Suggested Action:

Attachments:

[Fiscal Year 2022 ACFR Acceptance Staff Report](#)

[Exhibit A: Annual Comprehensive Financial Report Draft](#)

City Council Staff Report

Subject: Fiscal Year 2022 Annual Comprehensive Financial Report Acceptance
Author: Mindy Finlinson, Finance Manager
Department: Finance
Date: December 15, 2022
Type of Item: Administrative

Recommendation

Review and consider approving the draft Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2022. The Annual Comprehensive Financial Report (ACFR) is the major document used to communicate the City's overall financial condition. Through years of hard work and dedication, Park City Municipal remains in a very strong financial position. Internal teams and departments remain committed to proactive and conservative financial management.

Executive Summary

The Finance Department is pleased to report that the City had no material weaknesses reported during the year-end audit. The City's internal controls over financial reporting ensure that the financial statements are presented fairly and reliably.

Analysis

Park City is required to follow the Uniform Fiscal Procedures Act for Utah Cities, Utah Code Title 10, Chapter 6. The Fiscal Procedures Act requires an annual, independent audit of the City's finances. The audit is performed by certified public accountants BDO, LLC. The Council must be presented with an annual financial report prepared in conformity with generally accepted accounting principles within 180 days of the fiscal year's end. This requirement is satisfied by the presentation of the ACFR (Exhibit A), which provides a comprehensive financial picture covering all funds and financial transactions for the year. Once finalized, the ACFR is a public document, filed with the State Auditor and the City Recorder.

The ACFR includes all funds of the City and is presented in four sections: Introductory, Financial, Statistical, and Internal Control and Compliance Reports.

- The Introductory Section contains a letter of transmittal, a directory of principal officials and an organizational chart of the City.
- The Financial Section contains management's discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, required supplementary information, individual fund statements, as well as the independent auditor's report on these financial statements and schedules.
- The Statistical Section includes selected financial and demographic information, generally presented on a multi-year basis.
- The Internal Control and Compliance Reports Section contains the independent auditors' report on internal control and compliance required by *Government*

Auditing Standards and state compliance as required by the State of Utah Legal Compliance Audit Guide.

The ACFR is the major document used to communicate the City's financial condition. It is distributed to various bond-rating agencies, investors in the City's debt, and the State Auditor for evaluating City finances. The first two basic financial statements, the Statement of Net Position and the Statement of Activities, present information on a government-wide, full-accrual accounting basis. These reflect the overall financial position of the City and its various funds, not just the amounts available for budgetary purposes. Fiscal operations in government-wide statements are organized into two major activities: governmental and business-type.

Fund information is also presented for major funds individually and non-major funds combined in a single column in the basic financial statements. Because the focus is so different between fund statements and government-wide statements, a reconciliation between the two types of statements is necessary to understand how the numbers differ.

Staff suggests attention be focused on the MD&A and the notes to the basic financial statements. The notes to the basic financial statements in the Financial Section provide required detailed disclosures and a description of the financial statements.

Again, we are pleased to reaffirm Park City's strong financial position and dedication to proactive and conservative financial management.

Funding

Not applicable

Exhibits

Exhibit A: Draft Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2022

Park City Municipal Corporation, Utah



PARK CITY

1884

**Annual Comprehensive Financial Report
Fiscal Year Ended June 30, 2022**

DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH

ANNUAL COMPREHENSIVE FINANCIAL REPORT

**(Including Internal Control and Compliance Reports
and Supplementary Information)
for fiscal year ended June 30, 2022**

**Prepared by:
Finance Department**

**Mindy Finlinson
Finance Manager**

**Sara Nagel
City Treasurer**

**Kim Atkinson
Accountant**

DRAFT

PARK CITY MUNICIPAL CORPORATION, UTAH
ANNUAL COMPREHENSIVE FINANCIAL REPORT
June 30, 2022

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INTRODUCTORY SECTION



Finance

December XX, 2022

To the Honorable City Council, Honorable Mayor and Citizens of Park City, Utah:

State law requires that every general purpose local government publish, within six months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended June 30, 2022.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

BDO USA, LLP, a firm of licensed certified public accountants, issued an unmodified (“clean”) opinion on Park City Municipal Corporation’s financial statements for the year ended June 30, 2022. The independent auditor’s report is located at the front of the financial section of this report.

Management’s discussion and analysis (MD&A) immediately follows the independent auditor’s report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of Park City Municipal Corporation, Utah

Park City Municipal Corporation (City) was chartered March 15, 1884, under the provisions of the Utah Territorial Government and is located in Summit County in the northeast part of the State, which is considered to be one of the top growth areas in the state. It currently occupies 20 square miles and serves an estimated full-time resident population of 8,684. The City is empowered to levy a property tax on real property located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which it has done from time to time.

Park City Municipal Corporation
445 Marsac Avenue • P.O. Box 1480 • Park City, UT 84060-1480
Phone (435) 615-5221 • Fax (435) 615-4917

We acknowledge that Park City Municipal Corporation is on the traditional land and seized territory of the Eastern Shoshone and Ute people, who have stewarded this land throughout the generations.

The City is governed by a mayor-council form of government. Policy-making and legislative authority are vested in the Governing Council (Council) consisting of the mayor and a five-member council, all of whom are elected at large. Council members serve four-year staggered terms. Elections are held every odd numbered year. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City's manager and attorney. The Mayor is the administrative authority by statute; however, the City's manager has been delegated the responsibility for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

The City provides a full range of services, including police, parks, recreation, library, water, stormwater, public improvements, streets, planning and zoning, golf course, transportation and parking, licensing and permits, building inspections, affordable housing, and administrative services. This report includes the financial statements of the funds required to report on those activities, organizations and functions which are related to the City and are controlled by or financially accountable to the City Council. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, this report includes the financial statements of these entities, since the City Council is the appointed board for all four agencies, they are financially accountable to the City, and management (below the level of the elected officials) of the City have operational responsibility for the activities of these entities.

The State of Utah, Summit County, Wasatch County, Park City School District, Park City Fire Protection District, Snyderville Basin Special Recreation District and Snyderville Basin Water Reclamation District are overlapping governments that provide services to City residents; however, they are separately controlled, and they are not financially accountable to the City; therefore, they are not included in this report.

Budgetary Control

The Council is required to adopt a final budget by no later than June 30 of the fiscal year. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (e.g., public safety), and department (e.g., police). The City Council approves all City budgets at the department level (general government, public safety, public works, recreation and library). Budgetary control is maintained at the department level where expenditures may not legally exceed appropriations. Department heads may make transfers within a department. The City Council may amend the budget by ordinance during the budget year but must hold a public hearing to increase a governmental fund's budget before it can pass the ordinance.

Local Economy and Economic Trends

Park City is located in Summit County, Utah, in the heart of the Wasatch Mountains, 30 miles east of Salt Lake City and 40 minutes by freeway from the Salt Lake International Airport. In 1869, silver bearing quartz was discovered in the area, of what is now Park City, and a silver mining boom began. From the 1930's through the 1950's, the mining boom subsided due to the decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to consider an alternative to mining, and began developing Park City into a resort town. Today Park City is one of the western United States premier multi-season resort communities.

Because of its location in a State with a diverse economic base, recent unemployment rates have been historically low. Additionally, Park City became a hot-spot for people looking for safe, outdoor recreation. The unemployment rate in Summit County dropped from last year's decade low of 2.4 percent to 1.7 percent in June 2022.

Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts, Deer Valley Resort and Park City Mountain Resort. A portion of the latter, formerly known as Canyons Resort, operates outside of municipal boundaries. Vail Resorts acquired the Canyons Resort in 2013 and the Park City Mountain Resort in September of 2014. In July 2015, Vail linked the two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain. Alterra Mountain Company acquired Deer Valley Resort in 2018.

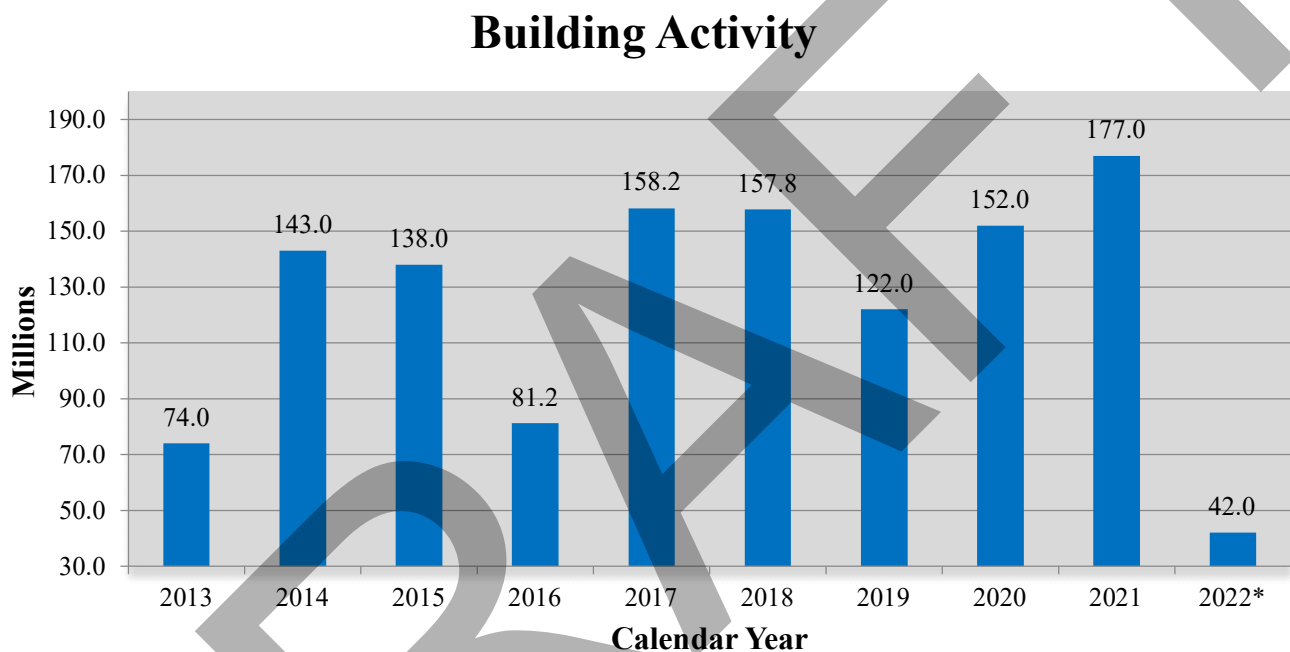
Deer Valley Resort and Park City Mountain Resort host several major international and world ski competitions such as, IHC Freestyle International Ski World Cup and FIS Freestyle International Ski World Cup. Deer Valley was voted 2nd and Park City Mountain 30th in *Ski Magazine's* Reader's Top-Ranked Ski Resorts in the West 2022.

During the 2021-2022 season, Utah resorts reported 5.8 million skier days, surpassing the previous record set last year in the 2020-2021 season by approximately 500,000 visits. Additionally, visits to resorts were 26.0 percent above the 10-year average.

Park City's service population is significant due to the number of secondary homeowners and visitors within Park City. The City has approximately 129 restaurants, 139 shops, 25 private art centers and a community-sponsored art center. Many of Park City's restaurants are award winning and among the finest in the intermountain west. The Chamber of Commerce estimates that the City has a nightly rental capacity for 32,669 guests (please see Schedule 24 of the Statistical Section of this report).

The Sundance Film Festival held its 40th annual festival in January 2022. The festival took place online. The 2023 festival is returning to Park City and will be in-person and online. Sundance and Park City Municipal Corporation have formally agreed that Park City will remain festival headquarters through the 2026 film festival.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City has fluctuated from a low of \$74.0 million in 2013, because of the 2008 recession, to a high of \$177.0 million in 2021. Building activity over the last decade has averaged \$126.6 million per year. In the first six months of calendar year 2022, 89.0 percent of the \$42.0 million in building activity has been in residential construction. The remaining 11.0 percent consists of commercial construction. The residential construction total valuation of approximately \$37.3 million consisted of both single and multi-family homes. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community. The current economy has continued to show emphasis of new construction of single-family homes and remodeling and expanding of commercial buildings.



* The 2022 number is from January 2022 through June 2022 only. For activity by fiscal year, please see Schedule 26 of the Statistical Section.

As reported by *Park City Realtors*, the real estate market in Park City saw a cooling off after an overheated two years of sales. Land sales decreased 43.0 percent and sales volume decreased 17.0 percent. The median price of land rose 65.0 percent to \$1.9 million. Single-family home sales decrease 55.0 percent and sales volume decreased 40.0 percent. The median price of single-family homes across the city rose 35.0 percent to 3.7 million. Condominium sales decreased 32.0 percent and sales volume decreased 23.0 percent. The median price of condominiums increased 15.0 percent to \$1.4 million.

Median household incomes within the City are significantly higher than for the state as a whole. According to the US Census Bureau 2021 estimates, the City's median family income was \$114,798, the County's was \$106,973, the State's was \$74,197 and the National median income was \$64,994.

Due to its strong and healthy local economy, the City has maintained a credit rating of at least Aa2 from Moody's Investor Service since 2011, with a recent Aaa rating for its general obligation bonds.

Long-term Financial Planning

Insurance – The City maintains a health and dental insurance plan through Regence Blue Cross Blue Shield of Utah. Each year Regence examines the City's use of the plan and its total costs to Regence and then determines the price for the following year. In fiscal year 2022, the City experienced a premium increase of 2.62 percent. The City absorbed those costs without increasing employee premiums. The benefits committee reviews the annual increases and makes a recommendation on any premium increases or policy changes on an annual basis. The City offers a high-deductible medical plan in addition to the traditional plans. The City also offers a discount on premiums to employees if they participate in a wellness program, which requires annual physicals, regular dental visits, and other various activities to promote a healthy lifestyle.

Sales Tax – The City depends on sales tax revenue to fund City services. Sales tax also helps to fund the infrastructure to support special events and tourism. Of the 9.05 percent sales tax on general purchases in Park City, the municipality levies a 1.0 percent local sales and use tax, a 0.25 county option sales tax, a combined 1.25 percent transit tax, a 0.1 county cultural tax, and a 1.6 percent resort community tax.

Transient Room Tax – The City levies a 4.32 percent transient room tax. The City uses the transient room tax revenue to fund capital projects. Since inception, the City has collected the following revenues:

<u>Year</u>	<u>Revenue</u>
2022	4.5 million
2021	2.7 million
2020	2.7 million
2019	2.7 million
2018	1.6 million

Property Tax – A property tax comparison that normalized tax rates across 50 states, including the District of Columbia, ranked states by property tax rate. Utah was consistently amongst the lower in the nation, ranking between 40 and 50. The Property Tax Act provides that all taxable property must be assessed and taxed at a uniform and equal rate on the basis of its fair market value by January 1 of each year. Summit County levies, collects, and distributes property taxes for Park City and all other taxing jurisdictions within the County. Primary residences are taxed at 55.0 percent of the assessed value while secondary residences are taxed at 100.0 percent of the assessed value. The budget for fiscal year 2022 was adopted with no property tax increase.

Relevant Financial Policies

Fund Balance – Unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) in the general fund at year end was 34.56 percent of total general fund revenues. This amount was slightly below the policy guidelines set by the Council for budgetary and planning purposes (i.e., maintain the general fund balance at approximately the legal maximum of 35.0 percent). For budget purposes, any balance that is greater than 5.0 percent of the total revenues of the General Fund may be used. The General Fund balance reserve is an important factor in the City's ability to respond to emergencies and unavoidable revenue shortfalls.

Budgeting for Outcomes – The City employs a Budgeting for Outcomes (BFO) process that focuses on Council priorities and objectives as the driving factor for determining the annual budget. BFO provides a comprehensive review of the entire organization, identifying every program offered and associated cost, evaluating the relevance of every program based upon the community's priorities and, ultimately, guiding elected and appointed officials to the policy questions they can answer with the information gained from the process. The City is confident that the BFO process provides the tools needed to build a budget that reflects the City's values and needs.

The BFO process is just part of the process the City employs in the development of the budget in Park City. The other distinctive part of the process is the utilization of cross-departmental staff teams for the development of the budget recommendations. The Results Team develops the operating budget recommendation and the Capital Improvement Plan Committee creates the capital budget recommendation. These two budgets are then presented to the City Manager. Next, the Finance Manager; Human Resources Manager; Capital Budgets, Debts & Grants Manager; Operating Budget Manager and the City Manager hold a Budget Summit to collectively take a comprehensive review of the budget and discuss any outstanding issues. The result of this collaborative process and the participation of more than 50 members of the organization is the City Manager's Recommended Budget.

Major Initiatives

Net Zero Energy Goal by 2030 – Park City became one of the latest in a series of mountain communities to commit to 100.0 percent renewable electricity. Park City has pledged that the City's electricity would come entirely from renewable sources by 2030. This announcement comes on the heels of a similar pledge from Salt Lake City, Utah showing that communities are taking control of their energy future. Park City is a founding partner of Mountain Towns 2030, a coalition of mountain towns committed to achieving ambitious carbon reduction goals by 2030. Park City hosted the first MT2030 Net Zero Summit in October 2019. In October 2021, the City participated in the groundbreaking of an 80 megawatt facility that will offset the power used by Summit County, Park City Municipal, Park City Mountain Resort and Deer Valley Resort. This is an important step in helping the City achieve its renewal energy goals. The facility is scheduled to come online in 2023.

Long Range Transportation Planning – In Fall of 2022, City Council adopted a long-range transportation plan coined, *Park City Forward*. This defined a vision and goals for the future of transportation in Park City. As Park City remains home to long-standing residents who take pride in the city’s historic, small-town character, new growth is occurring across the region and Park City only becomes more popular as a year-round recreation destination. New technologies, changing demographics, and evolving travel preferences also continue to disrupt how people get around. Park City's transportation system embraces bold innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal mountain community and culture. *Park City Forward* six guiding principles: i) develop a park once community; ii) collaborate with regional partners on long-range transportation solutions; iii) identify, manage, and mitigate traffic during peak conditions; iv) expand our world class biking and walking infrastructure; v) proactively review and analyze disruptive transportation and transit ideas and innovation; and vi) continue to develop and improve the internal Park City transit system.

Parking Program – Park City’s parking program continues to support the long-range transportation goals for Park City and focuses on balancing Transportation Demand Management with various, progressive parking tools. A dynamic parking program provides incentive to walk, bike, carpool, and ride public transit, all of which reduce traffic congestion. Enhanced and consistent neighborhood patrol and enforcement along with relevant permit programs protect resident areas from overflow parking associated with the many events that draw visitors to Park City. Drivers cruising for parking and idling is reduced when parking is priced, permitted, and managed properly, and the result is a vibrant and healthy downtown that residents and guests may enjoy for generations to come.

Affordable Housing – City Council is committed to making Park City a thriving mountain community through accessible and diverse housing opportunities with the goal of adding 800 housing units to the City’s affordable/attainable housing inventory by 2026. Future projects include Woodside Avenue Phase II multi-family development and a public-private partnership to develop the Homestake lot. The Woodside Park Phase II project is in the design phase but is expected to deliver affordable housing opportunities to the senior population as well as the general community. The Homestake project is mixed-income development with an anticipated 99 affordable rental units in sizes ranging from studio to three bedrooms. Construction is expected to begin in 2023.

Social Equity – In 2017, Park City Council identified Social Equity as a Critical Community Priority. In 2018, the City partnered with the Park City Community Foundation (PCCF) to elevate the social equity concept and conversation through a community convening process. PCCF brought a coalition together to perform a social equity self-diagnosis, identified social equity resources and gaps, prioritized short and long-term social equity issues, and developed a multi-year strategic plan. The partnership identified three priorities: Housing, Education, and Inclusion. In addition, PCCF collaborated with the City to ensure additional funding was available to the most vulnerable populations amid the COVID-19 pandemic. Our work on advancing equity initiatives has continued with the launch of Park City’s LGBTQ Task Force, a partnership with the Park City Seniors, collaborations with Mountainlands Community Housing Trust, the Park City Early Childhood Alliance, and hosting City Hall tours and visits with community groups such as the Park City High School Latinos in Action students.

Update on Major Projects

Water Projects – Water quality and delivery continue to be a top priority for Park City. With the continuing increase of development, future water needs have been identified and the cost of these improvements are being fairly distributed between users and new development. Capital spending in the Water Fund is reflective of the City's commitment to secure Park City's water needs through improvements to the City's water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the system and to determine future water rate increases and bonding needs. Additionally, the City continues to improve the culinary water system with funds from the five-year Capital Improvement Plan, an account with an approximate value of \$109.0 million. In 2019, to comply with State regulations that allows the City to discharge water draining from the Judge and Spiro mine tunnels into Mcleod and Silver Creeks, the City began construction of the Three Kings Water Treatment Plant to replace the existing Spiro plant, which was built in the 1990's. The new plant will also increase overall water supply resiliency, peak day capacity, water quality and reliability into the future. The City issued Water Revenue and Refunding Bonds for \$75,515,000 in June 2020 and \$66,135,000 in October 2021. The bonds, in large part, will fund the construction of the water treatment plant. The expected completion date of the plant is June 2023.

Arts & Culture District – Park City purchased a 5.25-acre parcel in Bonanza Park to bring a centrally located lot into public ownership with the hopes of developing a sustainable, walkable livable area through public-private partnerships. Funds for the purchase, development, and maintenance will be generated, in part, by overnight visitors via a 1.0 percent municipal transient room tax. No additional taxes will be assessed on Park City residents. Until the development plans for the district are finalized, the City will use the space, also known as the Bonanza Art Park for summer and fall programming.

Awards and Acknowledgements

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Park City Municipal Corporation for its comprehensive annual financial report for the fiscal year ended June 30, 2021. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the period beginning July 1, 2022. The City has won this award for fiscal years 1992 and 1993 and the biennium periods beginning 1993, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013, 2014, 2016, 2018, 2020, 2022 and 2023.

In order to qualify for the award program, the City's budget document was judged proficient in several categories, including policy documentation, financial planning, and organization.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the staff of the Finance and Accounting Department. We would like to express our appreciation to BDO, LLP, certified public accountants, for their professional service and assistance. We would also like to thank the Mayor and members of the City Council for their interest and support in planning and conducting the financial operation of the City in a responsible and progressive manner.

Respectfully submitted,

Matt Dias, City Manager

Mindy Finlinson, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH

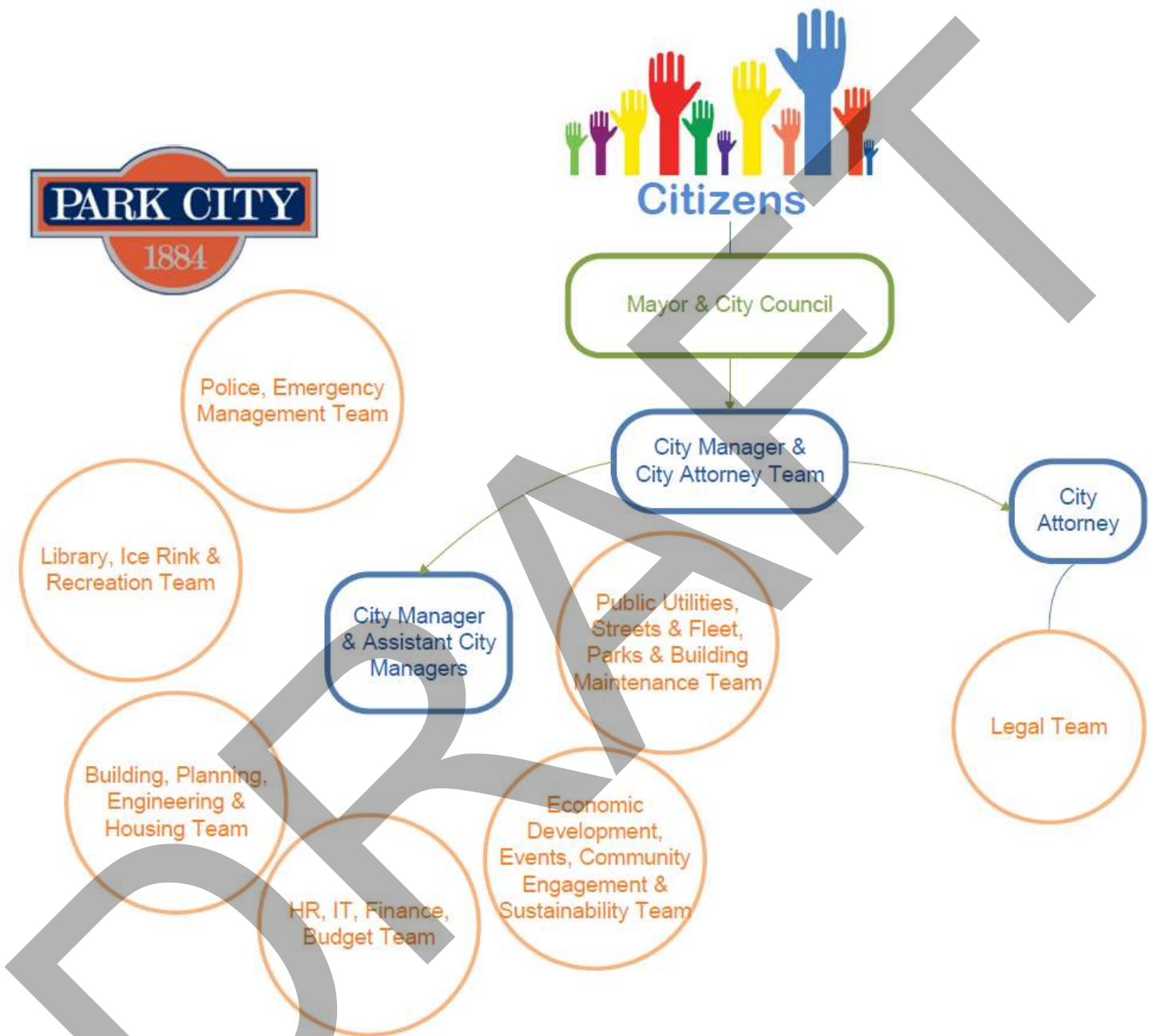
Park City Municipal Building
445 Marsac Avenue
Park City, Utah 84060

MAYOR AND CITY COUNCIL AS OF JUNE 30, 2022

Name	Term Expires
Mayor	
Nann Worel <i>3412 Solamere Drive Park City, Utah 84060</i>	January 2026
Councilors	
Max Doilney <i>2174 Sunrise Circle Park City, Utah 84060</i>	January 2024
Rebecca Gerber <i>2277 Monarch Drive Park City, Utah 84060</i>	January 2024
Ryan Dickey <i>2565 Fairway Village Drive Park City, Utah 84060</i>	January 2024
Jeremy Rubell <i>12 Thaynes Canyon Drive Park City, Utah 84060</i>	January 2026
Tana Toly <i>901 Empire Avenue Park City, Utah 84060</i>	January 2026

Matt Dias, City Manager
Margaret Plane, City Attorney
Mindy Finlinson, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH



The above organizational structure also accurately depicts the Park City Redevelopment Agency, the Park City Municipal Building Authority, the Park City Housing Authority and the Park City Water Service District structure.



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Park City Municipal Corporation
Utah**

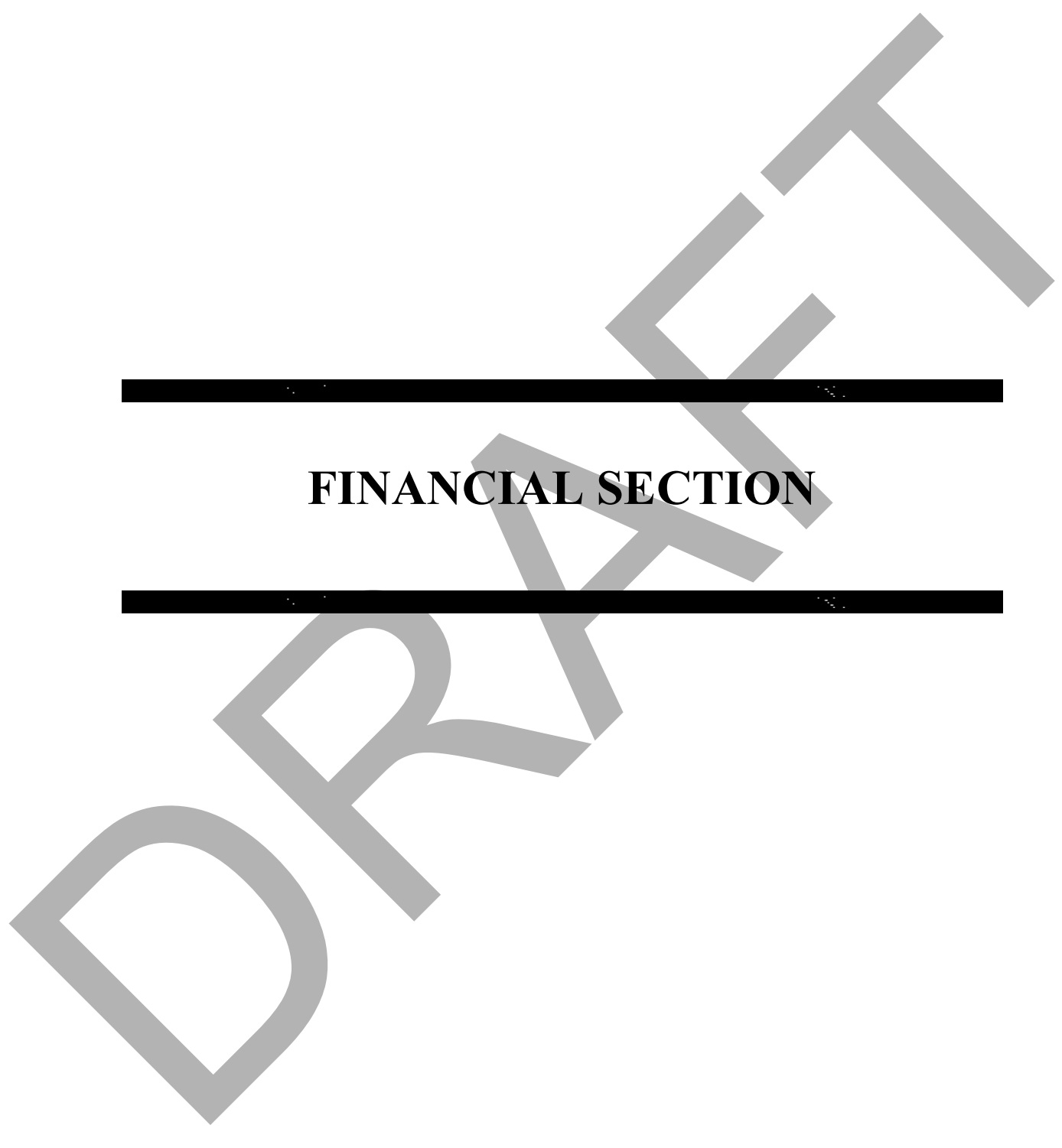
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

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FINANCIAL SECTION

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PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
June 30, 2022

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2022. When read in conjunction with the letter of transmittal and the notes to the basic financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

FINANCIAL HIGHLIGHTS

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2022, was \$484,804,113. Of this amount, \$150,951,732 (unrestricted net position) is available to meet ongoing financial obligations.
- The City's government-wide net position increased by \$43,352,230. Of this amount, governmental activities increased by \$31,190,773, and business-type activities increased by \$12,161,457, a rise of 10.3 percent, and a rise of 8.8 percent, respectively, when compared to last fiscal year.
- The City's governmental funds reported a combined ending fund balance of \$137,766,409, an increase of \$18.2 million (15.2 percent) compared to the beginning of this year's fund balance amount. While total governmental funds revenue had a significant increase of \$8.7 million (12.4 percent increase) compared to prior year, total governmental expenditures only increased \$3.3 million or 5.5 percent. Taxes were the most significant contributor to the current year increase in revenues. Of the combined total fund balance, \$14,145,271 is available for spending at the discretion of the City (unassigned fund balance).
- The General Fund is the primary operating fund of the City. The unassigned fund balance of the General Fund at June 30, 2022, totaled \$14,145,271 and is 33.1 percent of the General Fund total revenues for the year and 10.3 percent of total governmental fund balance.
- The City's proprietary funds reported a combined ending fund balance of \$150,072,040, an increase of \$11.6 million (8.4 percent) compared to the beginning of this year's fund balance amount. While proprietary funds revenue had a slight increase of \$2.0 million (6.8 percent increase) compared to the prior year, total proprietary funds expenses decreased \$6.2 million or 15.1 percent. Additionally, taxes and special assessments increased \$6.4 million compared to the prior year, a 76.2 percent increase.
- The City's total bond debt had a net increase of \$45,370,000 during fiscal year 2022. This represents a 20.3 percent increase over the prior fiscal year, which is attributable to the 2021 Water Revenue Bond issued in October 2021 in the amount of \$66,135,000 offset by normal reduction in principal balances from required debt service payments.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of this report includes four parts: 1) the independent auditors' report on financial statements and supplementary information; 2) this segment, management's discussion and analysis; 3) the basic financial statements; and 4) supplementary information. Within the basic financial statements are two distinct types of financial statements, 1) the government-wide financial statements, and 2) the fund financial statements. The notes to the basic financial statements are also an integral part of the basic financial statements. The City's basic financial statements are presented in accordance with Governmental Accounting Standards Board Statement No. 34 (GASB 34), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended.

Immediately following the required supplementary information, the supplementary information includes balance sheets and income statements for nonmajor governmental funds, internal service funds, as well as other budgetary information.

Government-wide Financial Statements: The government-wide financial statements provide a view of City finances as a whole, similar to a private-sector business. These statements include the Statement of Net Position and the Statement of Activities.

The **Statement of Net Position** includes all of the City's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as net position. Net position (and the related change in net position from year to year) is one of the most important financial measurements to enable understanding of the financial position of the City, and whether financial position improves or deteriorates each year. To assess the overall health of the City, additional non-financial factors such as changes in the property tax base, the condition of the City's infrastructure, etc. should be considered.

The **Statement of Activities** shows how the City's net position changed as a result of its operations during the most recent fiscal year. To understand the basis of how these numbers are determined, it is important to note that changes in net position are reported whenever an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (the accrual basis of accounting). For example, most revenues are reported when the revenues are legally due, even though they may not be collected for some time after that date; and an obligation to pay a supplier is reported as an expense when the goods or services are received, even though the bill may not be paid until sometime later.

There are two distinct types of activities reflected in the government-wide statements: 1) governmental activities; and 2) business-type activities. Governmental activities are those supported primarily by taxes and intergovernmental revenues, while business-type activities are those in which all costs (or at least a significant portion of costs) are intended to be recovered through user fees and charges. The governmental activities for the City include General Government (Council, Mayor, City Attorney, Human Resources, Technical Services, Budget, Debt and Grants, Building, Economy, Community, Environment, Planning, Engineering, Finance, Quinns Recreation Complex and Non-departmental); Public Safety (Police and Communications Center); Public Works (Streets, Snow Removal, Parks, Building Maintenance); Library and

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

Recreation. The business-type activities include Water, Stormwater, Transportation and Parking, and Golf Course. The Park City Municipal Building Authority, the Park City Redevelopment Agency, the Park City Housing Authority and the Park City Water Service District are chartered under Utah law as separate governmental entities. However, the government-wide financial statements include the financial statements of these entities, since the City Council is the appointed board for all four agencies, and these entities are financially accountable to the City. The government-wide financial statements can be found on pages 26-27 of this report.

Fund Financial Statements: The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based on the purposes for which the funds are to be spent as well as by how the activities are to be controlled. The three broad categories of funds are: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds – At the fund level, the focus is on changes in short-term spendable resources and the balance available to spend, rather than the long-term focus used for determining government-wide numbers. Because the focus is so different between fund statements and government-wide statements, reconciliation between the two types of statements is necessary to understand how the numbers differ. Such reconciliations are provided for the reader on pages 30 and 32. The City has four governmental type funds. These are the general fund, special revenue funds, the debt service funds and the capital projects funds. Four of these are considered major funds: General Fund, Sales Tax Revenue and Refunding Debt Service Fund, Park City General Obligation Debt Service Fund and Capital Projects Improvement Fund. The basic governmental fund financial statements can be found on pages 29-33. A summary of other funds (nonmajor funds) is combined into one “Nonmajor Governmental Funds” column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section on pages 90-100.

- The **General Fund** is used to account for all financial resources of the City that are not accounted for by a separate specialized fund. More specifically, the general fund is used to account for ordinary operations such as collection of tax revenues and general government expenditures. The City adopts an annual appropriated budget for the general fund. On page 33, a budgetary comparison statement has been provided for the general fund to demonstrate budgetary compliance.
- **Special Revenue Funds** are used to account for specific revenue sources that are restricted to expenditures for specific purposes.
- **Debt Service Funds** are used to account for the accumulation of resources for the payment of general obligation bonds, special assessment bonds and sales tax revenue and refunding bonds. Therefore, this fund is set up to accumulate the resources used to pay both the interest and principal on bond debt.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

- **Capital Projects Funds** are used to account for financial resources to be used for the acquisition or construction of major capital improvements. These funds do not account for capital improvements financed by the proprietary funds.

Proprietary Funds – These funds provide the same type of information as the government-wide financial statements, only in more detail. The City uses both enterprise funds and internal service funds. The basic proprietary fund financial statements can be found on pages 35-39 of this report.

- **Enterprise Funds** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City currently operates enterprise funds for the City-owned water system, storm water system, public transportation system (bus and trolley system) and paid parking system, and golf course.
- **Internal Service Funds** are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage. Because both of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. The combining statements for internal service funds can be found on pages 102-104 of this report.

Fiduciary Funds – These funds are used for assets the City receives wherein the City has temporary custody. Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds and do not involve measurement of results of operations (assets equal liabilities). The basic fiduciary fund financial statements can be found on pages 41-42 of this report.

Notes to the basic Financial Statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements. Notes to the basic financial statements are located after the basic financial statements as listed in the table of contents.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Park City Municipal Corporation
Net Position
June 30, 2022 and 2021

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 188,700,001	\$ 151,875,537	\$ 95,511,669	\$ 51,238,900	\$ 284,211,670	\$ 203,114,437
Capital assets(net)	337,795,780	339,137,342	229,658,645	198,880,789	567,454,425	538,018,131
Total assets	526,495,781	491,012,879	325,170,314	250,119,689	851,666,095	741,132,568
Deferred outflows of resources	3,008,825	2,201,112	1,305,236	999,227	4,314,061	3,200,339
Total assets and deferred outflows of resources	529,504,606	493,213,991	326,475,550	251,118,916	855,980,156	744,332,907
Current and other liabilities	21,513,363	17,443,700	15,895,665	13,272,975	37,409,028	30,716,675
Long-term liabilities	127,693,440	141,842,535	156,356,015	97,426,579	284,049,455	239,269,114
Total liabilities	149,206,803	159,286,235	172,251,680	110,699,554	321,458,483	269,985,789
Deferred inflows of resources	46,054,988	30,875,714	3,662,572	2,019,521	49,717,560	32,895,235
Total Liability and deferred inflows of resources	195,261,791	190,161,949	175,914,252	112,719,075	371,176,043	302,881,024
NET POSITION						
Net investment in capital assets	237,974,910	228,182,259	88,280,161	15,263,564	326,255,071	243,445,823
Restricted	7,597,310	7,629,799	-	-	7,597,310	7,629,799
Unrestricted	88,670,595	67,239,984	62,281,137	123,136,277	150,951,732	190,376,261
Total net position	\$ 334,242,815	\$ 303,052,042	\$ 150,561,298	\$ 138,399,841	\$ 484,804,113	\$ 441,451,883

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2022, the City's assets and deferred outflows exceeded liabilities and deferred inflows by \$484,804,113, an increase of \$43.4 million from prior fiscal year. This would indicate an improved financial position in comparison to last fiscal year. At June 30, 2022, approximately 67.3 percent of these amounts are represented by the investment in capital assets, less debt still outstanding relating to acquisition of those assets (see subsections explaining capital assets and debt below). Due to the nature of these assets (long-term assets which are not readily convertible to liquid assets) they are not considered to be available for spending or appropriation. Although the City's investment in capital assets is reported net of related debt, it should be understood that the repayment of this debt does not come from the capital assets themselves but comes from other resources. The increase in the City's net investment in capital assets of \$82.8 million was primarily due to ongoing construction of Three Kings water treatment plant, Quinn's Junction water

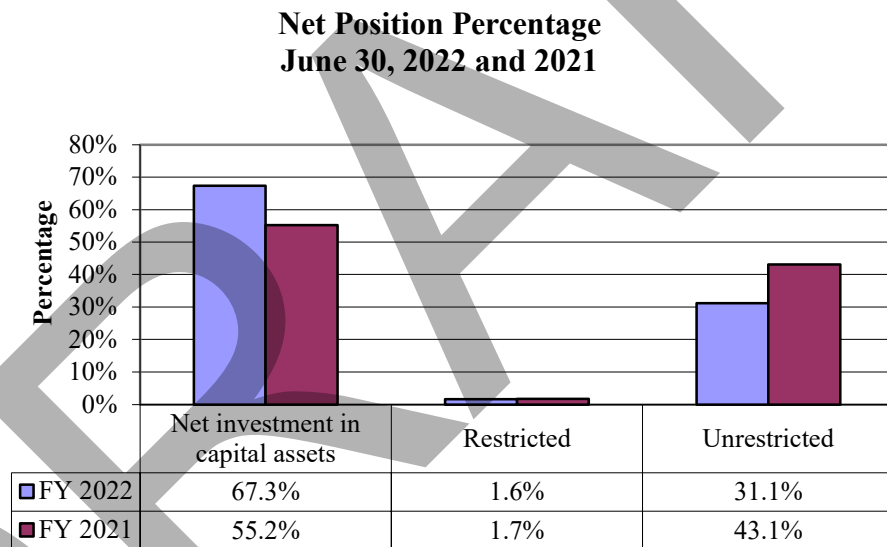
PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

treatment plant routine acquisitions of capital assets combined with repayments of the related debt and depreciation expense.

Restricted net position of \$7,597,310 at June 30, 2022 represents resources that are subject to external restrictions on how they may be used. The balance in restricted net position of is consistent with the prior fiscal year.

The other sub-classification of net position is unrestricted. The unrestricted balance of \$150,951,732 at June 30, 2022 denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position decreased \$39.4 million from last fiscal year. The reasons for this overall decrease are discussed in the following sections for governmental activities and business-type activities.

The following graph depicts the percentage of restricted and unrestricted net position as discussed above.



PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

Park City Municipal Corporation
Changes in Net Position
June 30, 2022 and 2021

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
REVENUES						
Program revenues:						
Charges for services	\$ 8,789,270	\$ 6,794,007	\$ 30,996,557	\$ 28,961,423	\$ 39,785,827	\$ 35,755,430
Operating grants and contributions	711,048	3,315,938	5,661,227	10,654,184	6,372,275	13,970,122
Capital grants and contributions	2,265,605	2,547,350	2,431,291	5,835,341	4,696,896	8,382,691
General revenues:						
Property tax, levied for general purposes	18,496,739	17,977,155	-	-	18,496,739	17,977,155
Property tax, levied for debt service	9,509,688	9,506,281	-	-	9,509,688	9,506,281
General sales and use tax	9,234,210	7,161,106	10,644,790	5,280,075	19,879,000	12,441,181
Franchise tax	3,526,042	3,253,431	-	-	3,526,042	3,253,431
Resort tax	24,934,554	18,004,460	4,243,253	3,168,369	29,177,807	21,172,829
Investment earnings	651,862	739,741	374,145	358,905	1,026,007	1,098,646
Miscellaneous	3,622,380	4,170,268	120,470	171,514	3,742,850	4,341,782
Gain/(loss) on sale of capital assets	64,291	(786,184)	(1,052,809)	32,379	(988,518)	(753,805)
Total revenues	<u>81,805,689</u>	<u>72,683,553</u>	<u>53,418,924</u>	<u>54,462,190</u>	<u>135,224,613</u>	<u>127,145,743</u>
EXPENSES						
Governmental activities:						
General government	26,040,817	25,563,919	-	-	26,040,817	25,563,919
Public safety	7,919,533	7,114,475	-	-	7,919,533	7,114,475
Public works	7,208,853	6,615,287	-	-	7,208,853	6,615,287
Library and recreation	6,195,430	5,527,008	-	-	6,195,430	5,527,008
Interest on long-term debt	3,965,283	4,685,097	-	-	3,965,283	4,685,097
Business-type activities:						
Water Fund	-	-	21,214,590	24,406,117	21,214,590	24,406,117
Stormwater Fund	-	-	1,198,846	1,054,170	1,198,846	1,054,170
Golf Course Fund	-	-	1,645,691	1,641,690	1,645,691	1,641,690
Transportation						
Parking Fund	-	-	16,483,340	18,208,111	16,483,340	18,208,111
Total expenses	<u>51,329,916</u>	<u>49,505,786</u>	<u>40,542,467</u>	<u>45,310,088</u>	<u>91,872,383</u>	<u>94,815,874</u>
Change in net position before transfers	30,475,773	23,177,767	12,876,457	9,152,102	43,352,230	32,329,869
Transfers	715,000	715,000	(715,000)	(715,000)	-	-
Change in net position	<u>31,190,773</u>	<u>23,892,767</u>	<u>12,161,457</u>	<u>8,437,102</u>	<u>43,352,230</u>	<u>32,329,869</u>
Total net position - beginning	<u>303,052,042</u>	<u>279,159,275</u>	<u>138,399,841</u>	<u>129,962,739</u>	<u>441,451,883</u>	<u>409,122,014</u>
Total net position - ending	<u>\$ 334,242,815</u>	<u>\$ 303,052,042</u>	<u>\$ 150,561,298</u>	<u>\$ 138,399,841</u>	<u>\$ 484,804,113</u>	<u>\$ 441,451,883</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

The City's overall net position increased \$43,352,230 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

Net position from governmental activities increased \$31,190,773 in fiscal year 2022, an increase of \$7.3 million compared to prior year's change in net position, for an ending balance of \$334,242,815. The current year increase is due, in part, to a \$9.0 million increase in general sales and use and resort taxes which is in line with the City's rebound in tourism. Expenses for governmental activities increased \$1.8 million. The reasons for this increase are discussed in the following section for governmental activities.

Net position from business-type activities increased \$12,161,457 in fiscal year 2022, an increase of \$3.7 million compared to prior year's change in net position, for an ending balance of \$150,561,298. The current year increase is due, in part, to a \$6.4 million increase in general sales and use and resort taxes. Additionally, total expenses for business-type activities decreased \$4.8 million. Further details of changes in revenues and expenses are discussed in the following section for business-type activities.

Revenues – For the year ended June 30, 2022, the City's government-wide total revenues are 135,224,613, an increase of \$8.1 million from prior fiscal year's revenue of \$127,145,743.

Key elements of this change were as follows:

- Of the City's total revenues, approximately 59.6 percent resulted from taxes, of which the majority was from property and resort taxes as shown in the following table:

Government-wide Tax Revenues

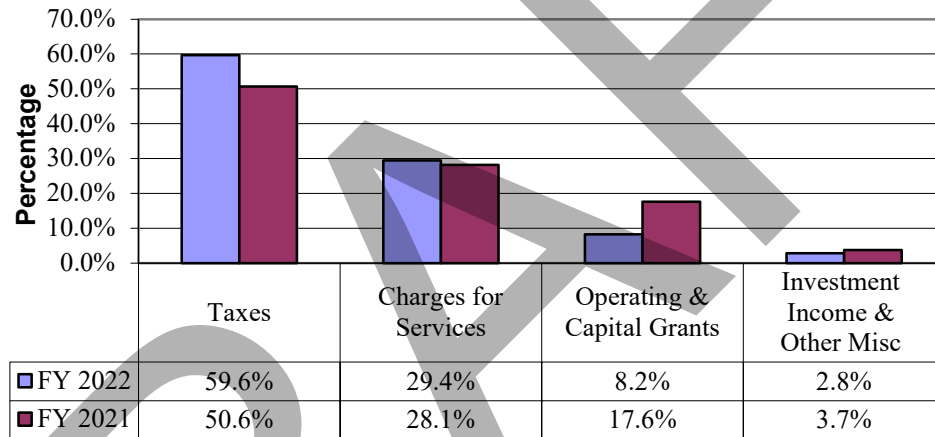
	<u>2022</u>	<u>2021</u>
Property tax, levied for general purposes	\$ 18,496,739	\$ 17,977,155
Property tax, levied for debt service	9,509,688	9,506,281
General sales and use tax	19,879,000	12,441,181
Franchise tax	3,526,042	3,253,431
Resort tax	29,177,807	21,172,829
Total	<u>\$ 80,589,276</u>	<u>\$ 64,350,877</u>

- Charges for services had an increase of \$4.0 million from prior fiscal year and represented 29.4 percent of total revenues. The \$4.0 million increase was due, in part, to a \$2.7 million increase in transit and parking revenues. Due to decreased ridership related to COVID-19 restrictions, the City received significantly less in regional transit revenue in the prior fiscal year. During the current fiscal year, many of the restrictions were released and ridership bounded. Additionally, parking revenues increased due to the discontinuation of the parking moratorium that was in effect for part of the previous fiscal year. Water revenues slightly decreased by \$0.9 million due in large part to conservation efforts that the City implemented to combat the historic drought occurring in the west.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

- Operating and capital contributions and grants decreased \$11.3 million from prior fiscal year and represented 8.2 percent of total revenues. The \$11.3 million decrease was due, in part, to decreased intergovernmental contributions and decreased CARES Act funding from the federal government as compared to the prior fiscal year.
- Investment and other income, which is a combination of interest earnings and changes in the fair value of investments, and other miscellaneous income sources decreased slightly by \$0.9 million from the prior fiscal year and represented 2.8 percent of total revenues. The decrease is primarily due to a decrease in the City's portion of the flagstaff transfer fee.

Government-Wide Revenues by Source
June 30, 2022 and 2021

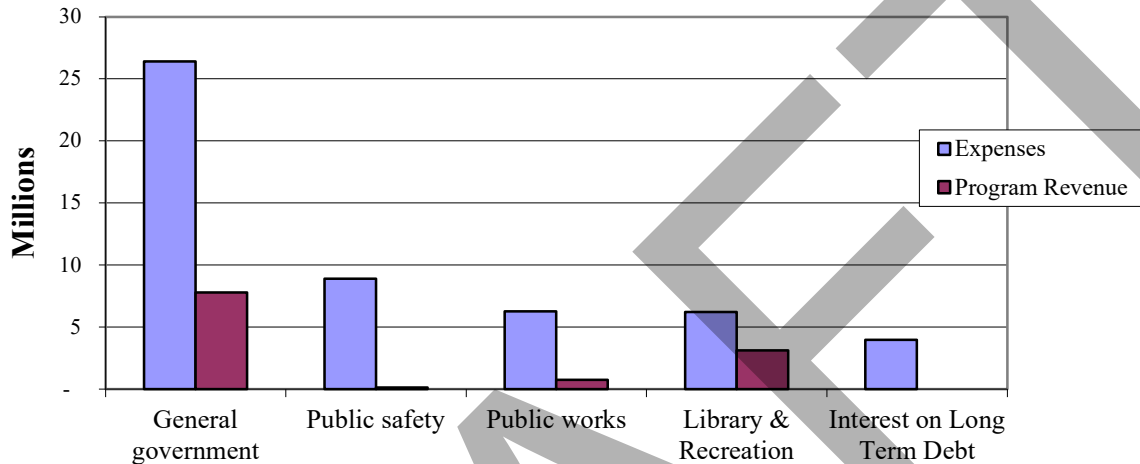


Expenses – The City's government-wide total expenses cover a range of services. For the year ended June 30, 2022, the City's total expenses were \$91,872,383 compared to the prior fiscal year of \$94,815,874. Of the \$2.9 million decrease, governmental activities expenses increased \$1.8 million, attributable to an \$0.8 million increase in public safety, \$0.6 million increase in public works and a \$0.7 million increase in library and recreation primarily due to increased salaries and benefits. General government remained relatively unchanged from prior fiscal year. Business-type activities decreased \$4.8 million, primarily due to a \$3.2 million decrease in water fund expenses related to non-capitalizable expenses in the prior fiscal year not realized in the current fiscal year. Additionally, the transportation and parking fund decreased by \$1.7 million due to a decrease in transit services as described below. Total expenses for Golf Course Fund and Stormwater Fund remained relatively unchanged from prior fiscal year.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

Governmental Activities: As shown in the chart and table below, revenues generated by the City's programs are not sufficient to cover the costs. The City relies on property taxes, sales taxes, investment income and other general revenues to cover the costs associated with the various programs.

Governmental-Type Activities Program Revenue and Expenses



Park City Municipal Corporation Costs of Government Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General government	\$ 26,040,817	\$ 25,563,919	\$ (18,250,848)	\$ (15,801,390)
Public safety	7,919,533	7,114,475	(7,804,334)	(7,008,101)
Public works	7,208,853	6,615,287	(6,460,666)	(6,240,568)
Library and recreation	6,195,430	5,527,008	(3,082,862)	(3,113,335)
Interest on long term debt	3,965,283	4,685,097	(3,965,283)	(4,685,097)
Total	\$ 51,329,916	\$ 49,505,786	\$ (39,563,993)	\$ (36,848,491)

The City's governmental activities increased net position by \$31.2 million. Key elements of this increase were as follows:

Revenue Highlights:

- Taxes comprise the largest source of revenue for the City's governmental activities: \$65,701,233 or 80.3 percent in fiscal year 2022 of total governmental activities revenues, an increase of \$9.8 million from prior fiscal year. This increase is primarily related to an increase in general sales and use tax and resort revenues. Park City saw a dramatic increase in tourism due to people looking for outdoor recreation opportunities due to the pandemic. Of total taxes, real property taxes are \$28,006,427 or 42.6 percent in fiscal year 2022.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

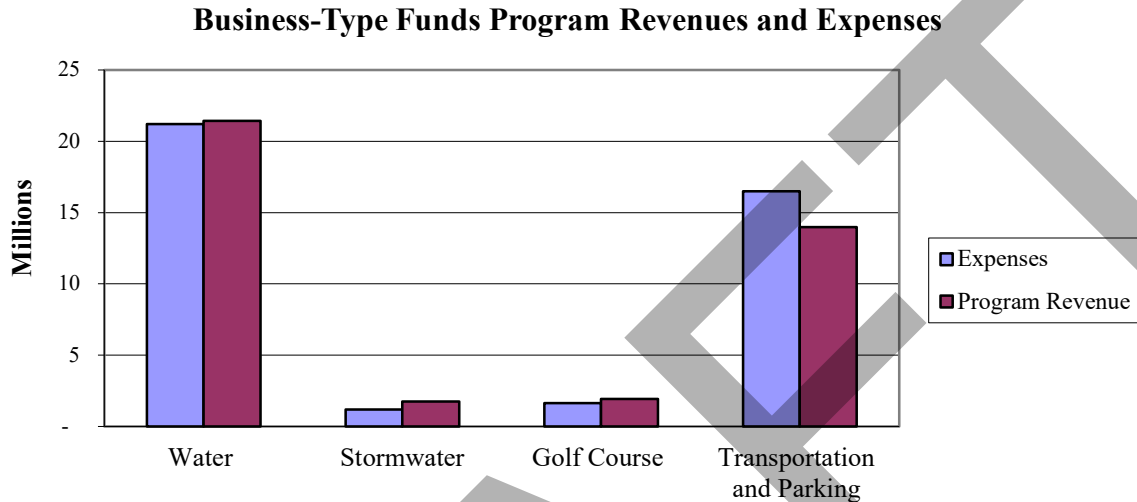
- Charges for services were \$8,789,270 and represented 10.7 percent of total governmental activities revenues in fiscal year 2022, and an increase of \$2.0 million from prior fiscal year. Approximately \$1.0 million of the current year increase is attributable to an overall increase in building activity. Building permit fees, plan check fees, and planning applications all increased as compared to the previous fiscal year.
- Total governmental operating and capital grant and contribution revenues were \$2,976,653, representing 3.6 percent of total governmental activities revenue in fiscal year 2022, and a net decrease of \$2.8 million from prior fiscal year. The net decrease was the result of the receipt of CARES Act funds of \$3.2 million in fiscal year 2021 which was not received again in fiscal year 2022.

Expense Highlights:

- General government expenses were \$26,040,817 in fiscal year 2022, representing 50.7 percent of total governmental expense. General government expenses were consistent from the prior fiscal year.
- Public Safety expenses were \$7,919,533 in fiscal year 2022, representing 15.4 percent of total governmental expense and an increase of \$0.8 million from the prior fiscal year. The increase is due to an increase in salaries and benefits. In an effort to combat the competitive job market and employee shortages, the City increased several department's budgets to retain and attract talent.
- Public Works expenses were \$7,208,853 in fiscal year 2022, representing 14.0 percent of total governmental expense and an increase of \$0.6 million from the prior fiscal year. The increase is due to an increase in salaries and benefits. In an effort to combat the competitive job market and employee shortages, the City increased several department's budgets to retain and attract talent.
- Library and Recreation expenses were \$6,195,430 in fiscal year 2022, representing 12.1 percent of total governmental expenses and an increase of \$0.7 million from the prior fiscal year. The increase is due to an increase in salaries and benefits. In an effort to combat the competitive job market and employee shortages, the City increased several department's budgets to retain and attract talent.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

Business-type Activities: As show in the chart and table below, program revenues generated by the Water, Stormwater and Golf Course funds are sufficient to cover the costs of service. The Transportation and Parking fund relies on miscellaneous revenues and contributions and fund balances to cover the service costs.



Park City Municipal Corporation Costs of Business-Type Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
Water Fund	\$ 21,214,590	\$ 24,406,117	\$ 215,143	\$ 425,475
Stormwater Fund	1,198,846	1,054,170	556,785	829,618
Golf Course Fund	1,645,691	1,641,690	277,061	280,558
Transportation and Parking Fund	16,483,340	18,208,111	(2,502,381)	(1,394,791)
Total	\$ 40,542,467	\$ 45,310,088	\$ (1,453,392)	\$ 140,860

The City's business-type activities increased net position by \$12.2 million. Key elements of this increase were as follows:

Revenue Highlights:

- Charges for services for business-type activities were \$30,996,557, representing 58.0 percent of total business-type revenue, an increase of 2.0 million from prior fiscal year. A significant portion of the increase is related the Transportation and Parking Fund. Parking revenues increase approximately \$1.0 million due to there being no moratorium on parking fees (there was a moratorium for part of the previous fiscal year in response to the pandemic). Additionally, regional transit revenues bounced back from the low of the previous year with increased ridership and decreased restrictions. The Water Fund saw a slight decrease in charges for services in the current fiscal year of \$0.9 million. This decrease was a direct result of

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

conservation efforts the City implement to combat the extreme drought that the west is experiencing.

- Operating and capital grants and contributions were \$8,092,518 representing 17.9 percent of total business-type revenue, a decrease of approximately \$8.4 million from prior fiscal year. The decrease is primarily due to a decrease in intergovernmental funds received by the Transportation department. During the height of the pandemic, the funding was significant and that level of funding was not repeated in the current fiscal year.
- Combined general sales and use tax and resort tax revenue were \$14,888,043, representing 27.8 percent of total business-type revenue, an increase of approximately \$6.4 million from prior fiscal year. The increase is attributable to a change in how Summit County distributes the Additional Mass Transit Tax. In previous years, the County held onto the money and now those funds are passed directly to the City on a monthly basis.

Expense Highlights:

- Salaries and benefits for business-type activities were \$12.0 million representing 34.6 percent of total business-type operating expenses, a decrease of approximately \$0.5 million from prior fiscal year. The most significant portion of the decrease is due to a decrease in transit services. During the current fiscal year, Summit County took over the regional routes that the City had historically covered. Due to this change in service area, the transit department reduced staff through natural attrition without replacing vacant positions.
- Supplies, maintenance and service expense were \$13.7 million representing 39.4 percent of total business-type operating expenses, a decrease of \$6.0 million from prior fiscal year. Water Fund expenses for supplies, maintenance and services decreased by \$5.8 million from prior fiscal year. The decrease is due to a decrease in noncapitalizable expenses related to a regional water agreement. The City entered into an agreement to pay for sizable operating and maintenance costs with a regional partner that were not repeated in the current fiscal year. The change in the remaining funds is consistent with the prior fiscal year.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of resources available for appropriation. Such information is useful in assessing the City's financing requirements. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City classified fund balances into the following five categories: nonspendable, restricted, committed, assigned and unassigned. In particular, unassigned fund balance is a useful measure of the City's net resources available for spending at the end of the fiscal year. More detailed information about GASB Statement No. 54 is presented in Note A, Section 5, on page 47.

As of June 30, 2022, the aggregate fund balance of the City's governmental funds was \$137,766,415, an increase of \$18,181,536 million in comparison with the fiscal year ended June 30, 2021. In fiscal year 2022, \$14,145,271 or 10.3 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to remain intact. Nonspendable fund balance is \$525,846 in fiscal year 2022, an increase of \$0.5 million from the prior fiscal year. The increase is primarily due to and increase in prepaids and leases receivable.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is \$34,864,506 in fiscal year 2022, an increase of \$1.6 million from prior fiscal year. Restricted capital improvement funds will be used to pay for several large dollar construction projects in future fiscal years.

The remainder of the fund balance of \$88,230,786 is committed. Of the total committed fund balance, \$84,757,787 is committed to capital projects, \$743,889 is committed to debt service and \$2,729,110 is committed to economic development.

The **General Fund** is the principal operating fund of the City. A recent change to the Utah State code establishes a 5.0 percent minimum (\$2,137,322) and a 35.0 percent maximum (\$14,961,251) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2022 the unassigned fund balance of the General Fund was \$14,145,271 and was \$815,980 below the 35.0 percent limit. The unassigned fund balance increased by \$504,423 in 2022.

As of June 30, 2022, the restricted fund balance in the **Capital Improvements Fund** was \$7,538,370 and the committed fund balance was \$76,994,620. The restricted balance is the amount of unspent general obligation bond proceeds, B&C road funds and impact fees that are restricted to projects certain projects. This amount will decrease as bond funds are spent each year. The

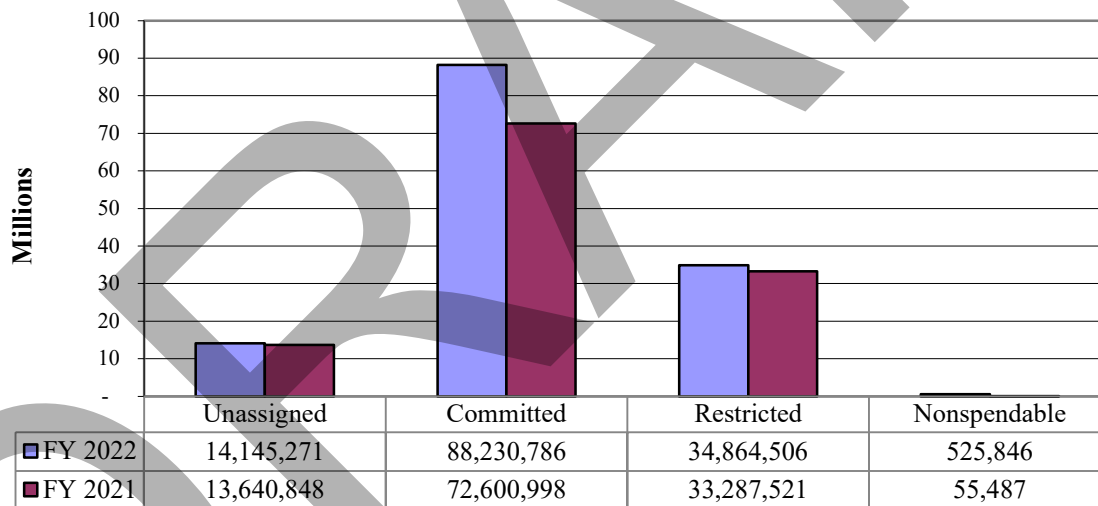
PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2022, the restricted fund balance in the **Sales Tax Revenue and Refunding Bonds Debt Service Fund** was \$25,662,133 and the committed fund balance was \$742,145. The fund balances remained constant from prior fiscal year. The restricted balance is the amount held in trust by a third party to either make bond payments or hold in reserve until the City requisitions the funds for expenditures made on approved projects identified in the bond agreements. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

As of June 30, 2022, the restricted fund balance in the **General Obligation Bonds Debt Service Fund** was \$1,744 and the committed fund balance was \$1,605,063. The fund balances remained constant from prior fiscal year. The restricted balance is the amount held in trust by a third party to make bond payments. The committed balance is the amount of funds budgeted for capital projects. This amount will change based on current projects approved by City Council.

General Fund Components of Fund Balance
June 30, 2022 and 2021



PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

Proprietary Funds: The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the City's enterprise funds totaled \$150,072,040 at June 30, 2022, as compared to \$138,407,381 at the end of fiscal year 2021. Net position at the end of fiscal year 2022 and 2021 for each of these funds were:

Park City Municipal Corporation Proprietary Funds

	<u>Net Position</u>		<u>Change</u>
	<u>2022</u>	<u>2021</u>	
Water	\$ 70,695,382	\$ 71,004,877	\$ (309,495)
Stormwater	10,287,856	9,729,686	558,170
Golf Course	3,614,635	3,191,640	422,995
Transportation and Parking	65,474,167	54,481,178	10,992,989
Total	<u>\$ 150,072,040</u>	<u>\$ 138,407,381</u>	<u>\$ 11,664,659</u>

The increase in net position from the prior fiscal year was \$11.7 million as compared to an increase of \$8.4 million in fiscal year 2021. The Transportation and Parking Fund was the primary reason for the increase. The Fund received approximately \$6.4 million more in transit taxes due to a change in how Summit County distributes the Additional Mass Transit Tax. In previous years, the County held onto the money and now those funds are passed directly to the City on a monthly basis. An overall increase in charges for services combined with decreased operating expenses provided a net increase of \$4.1 million for the fund. Part of that increase was attributable to the moratorium on parking fees being removed halfway through the previous fiscal year resulting in a current year increase of \$1.0 million.

Water Fund net investment in capital assets increased by \$32.1 million, and unrestricted net position decreased by \$32.4 million resulting in a slight decrease in net position from prior year. The increase in net investment in capital assets was due to the net of acquisition of capital assets related to ongoing water treatment plant construction, repayment of related debt, and depreciation expense.

Stormwater Fund net investment in capital assets remained constant from prior fiscal year, and unrestricted net position increased by \$0.6 million. The increase was attributable to an increase in revenues due to the Stormwater Fund stopping the subsidy placed on fees during the pandemic.

In the Golf Course Fund both net investment in capital assets and unrestricted net position remained constant from prior fiscal year.

Transportation and Parking Fund net investment in capital assets decreased by \$3.5 million and unrestricted net position increased by \$14.4 million resulting in a net increase of total net position of approximately \$10.9 million. The decrease in net investment in capital assets was due, in part, to current year depreciation expense. The Transportation and Parking Fund was the primary reason

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

for the increase. The Fund received approximately \$6.4 million more in transit taxes due to a change in how Summit County distributes the Additional Mass Transit Tax. In previous years, the County held onto the money and now those funds are passed directly to the City on a monthly basis. An overall increase in charges for services combined with decreased operating expenses provided a net increase of \$4.1 million for the fund. Part of that increase was attributable to the moratorium on parking fees being removed halfway through the previous fiscal year resulting in a current year increase of \$1.0 million.

GENERAL FUND BUDGETARY HIGHLIGHTS

Park City budgets for full-time regular positions at the maximum wage each position could earn for a full 40 hours per week for 52 weeks. However, due to vacant positions and some employees being paid below the maximum allowed for a position, at any given time during the year, the City spends approximately 7.0 percent less than is budgeted for personnel. This is referred to as the vacancy factor. The majority of the adjustments in the budget this fiscal year were due to the vacancy factor.

Differences between the original budget and the final amended budget for expenditures of \$1,594,172 (net increase) can be briefly summarized as follows:

- The \$0.8 million increase in appropriations for general government and the \$0.4 million increase in appropriations for public safety was, in part, to adjust for increased salaries and benefits. The remaining is due to a budget adjustment in the vacancy factor as mentioned above. All other appropriation budget changes were minimal and related to normal fluctuations in operations and internal service charges.

Total actual expenditures came in \$2,064,283 below the final budget. All departments remained within their legal spending authority. The differences between actual and the final budget can be briefly summarized as follows:

- The final budget was \$1.6 million more than the actual expenditures in general government which can be attributed to higher than expected revenues from sales and resort taxes as mentioned above.
- The final budget was comparable to actual expenditures in public safety.
- The final budget was \$0.4 million more than actual expenditures in public works. The variance is attributable, in large part to a decrease in salaries and benefits expenditures.
- The final budget was comparable to actual expenditures in library and recreation.

Actual revenues of \$42,746,430 were \$1.1 million more than the budgeted revenues of \$41,597,048.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The City's investment in capital assets for its governmental and business-type activities totaled \$567,454,425 (net of \$251,928,697 accumulated depreciation) at June 30, 2022, as compared to \$538,018,131 (net of \$241,462,859 accumulated depreciation) at June 30, 2021. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure, right to use assets, and construction in progress.

Major capital asset additions during the year ended June 30, 2022 included:

Governmental Activities:

- \$1.5 million for Fleet replacement vehicles and equipment
- \$0.5 million for the Rossie Hill Drive and Park Ave Reconstruction projects

Business-type Activities:

- \$37.9 million for 3 Kings Water Treatment Plant

Park City Municipal Corporation Capital Assets (net of depreciation/amortization)

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Land and water rights	\$ 243,725,614	\$ 243,725,614	\$ 22,337,188	\$ 22,337,188	\$ 266,062,802	\$ 266,062,802
Construction in progress	6,973,608	5,473,653	98,559,100	60,243,372	105,532,708	65,717,025
Art	828,717	808,389	117,850	117,850	946,567	926,239
Right to use asset	-	-	3,380,984	3,380,984	3,380,984	3,380,984
Buildings	49,999,600	49,999,600	40,191,478	40,084,558	90,191,078	90,084,158
Improvements other than buildings	48,640,882	48,067,486	121,771,729	121,590,828	170,412,611	169,658,314
Vehicles and equipment	18,437,352	16,350,552	37,689,484	39,741,642	56,126,836	56,092,194
Infrastructure	117,721,822	118,551,560	-	-	117,721,822	118,551,560
Intangibles	8,921,259	8,921,259	86,455	86,455	9,007,714	9,007,714
Accumulated depreciation	(157,453,074)	(152,760,771)	(94,475,623)	(88,702,088)	(251,928,697)	(241,462,859)
Total Assets	<u>\$337,795,780</u>	<u>\$339,137,342</u>	<u>\$229,658,645</u>	<u>\$198,880,789</u>	<u>\$567,454,425</u>	<u>\$538,018,131</u>

Additional information on the City's capital assets can be found in Note D-Capital Assets on pages 57-58 of this report.

Long-term Debt: At June 30, 2022, the City had \$300,061,989 in long-term debt, an increase of 19.5 percent from fiscal year 2021. Of this amount, \$75,916,839 is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is \$221,249,394. Additionally, as discussed in Note E-Long-term Obligations on page 67, the City has a contract payable for \$2,895,756.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

The City's general obligation bonds, including the recent 2020 Series Bond, were assigned a rating by Moody's of Aaa, and confirmed at AA+ by Standard and Poor's and AA+ by Fitch. Standard and Poor's has assigned a rating of AA- to the most recent Series 2015, 2017 and 2019 Sales Tax Revenue Bonds. The City's 2013, 2014, 2020 and 2021 Water Revenue Bonds are rated Aa2 by Moody's and AA by Standard and Poor's. The City's long-term debt for the fiscal years 2022 and 2021 were as follows:

Park City Municipal Corporation Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
General obligation bonds	\$ 75,916,839	\$ 82,962,508	\$ -	\$ -	\$ 75,916,839	\$ 82,962,508
Revenue bonds	62,913,028	67,946,810	158,336,366	97,009,196	221,249,394	164,956,006
Contract payable	-	-	2,895,756	3,039,674	2,895,756	3,039,674
Total debt	<u>\$ 138,829,867</u>	<u>\$ 150,909,318</u>	<u>\$ 161,232,122</u>	<u>\$ 100,048,870</u>	<u>\$ 300,061,989</u>	<u>\$ 250,958,188</u>

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of \$11,701,232,000. The current limitation for the City is \$468,049,280 which is significantly in excess of the City's outstanding general obligation debt. The City's net debt subject to this limitation was \$75,916,839 or 0.6 percent of total assessed value, leaving the amount available for future indebtedness at \$392,132,441. See Schedule 17 on page 125 of this report.

More detailed information about the City's long-term liabilities is presented in Note E-Long-term Obligations on pages 59-67 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- As of June 2022, the unemployment rate for Summit County (of which Park City is the largest city) was 1.7 percent compared with the State unemployment rate of 2.0 percent, and a national rate of 3.6 percent. This compares with a rate of 2.4 percent for Summit County in June 2021. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)
- The fiscal year 2022 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior fiscal year plus revenue for "new growth" occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming significant changes in the local economy due to ongoing COVID-19 impacts. The City's approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City's financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2022

- The rates and fees for most services remained comparable for fiscal year 2022 compared with the prior fiscal year. The most significant changes in rates were in the Water and Stormwater Funds. In the Water Fund the water base and irrigation base rates were increased 3.0 percent. The energy surcharge remained flat at \$0.55 per 1,000 gallons from prior fiscal year. In the Stormwater Fund the Equivalent Surface Unit (ESU) charge increased 3.0 percent. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and storm water systems.

Contacting City Management

This financial report is designed to give its readers a general overview of the City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to Park City Municipal Corporation, Finance and Accounting Department at P.O. Box 1480, Park City, Utah 84060-1480.



BASIC FINANCIAL STATEMENTS

Park City Municipal Corporation
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 104,675,838	\$ 45,000,576	\$ 149,676,414
Restricted cash and cash equivalents, fiscal agent	25,909,090	36,993,114	62,902,204
Restricted cash, cash equivalents and investments, other	9,438,370	-	9,438,370
Taxes receivable	30,403,358	1,107,215	31,510,573
Accounts receivable	462,202	7,096,891	7,559,093
Notes receivable	247,910	-	247,910
Inventories	616,975	845,551	1,462,526
Prepays	281,485	1,132,614	1,414,099
Internal balances	(489,258)	489,258	-
Lease receivable	96,201	-	96,201
Total current assets	171,642,171	92,665,219	264,307,390
Noncurrent assets:			
Lease receivable	10,704,579.00	-	10,704,579.00
Notes receivable	4,477	-	4,477
Prepays	-	518,629	518,629
Land and water rights	243,725,614	22,337,188	266,062,802
Construction in progress	6,973,608	98,559,100	105,532,708
Art	828,717	117,850	946,567
Right to use asset	-	3,169,673	3,169,673
Buildings	29,915,261	29,997,280	59,912,541
Improvements other than buildings	22,305,217	60,923,107	83,228,324
Vehicles and equipment	6,228,730	14,545,343	20,774,073
Infrastructure	19,287,123	-	19,287,123
Intangibles	8,531,510	9,104	8,540,614
Net pension asset	6,348,774	2,327,821	8,676,595
Total noncurrent assets	354,853,610	232,505,095	587,358,705
Total assets	526,495,781	325,170,314	851,666,095
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	3,008,825	1,305,236	4,314,061
Total assets and deferred outflows of resources	529,504,606	326,475,550	855,980,156
LIABILITIES			
Current liabilities:			
Accounts payable	2,709,662	6,281,822	8,991,484
Accrued liabilities	6,724,410	4,393,097	11,117,507
Contract payable	-	146,573	146,573
Compensated absences	754,291	279,173	1,033,464
General obligation bonds	6,590,000	-	6,590,000
Revenue bonds	4,735,000	4,795,000	9,530,000
Total current liabilities	21,513,363	15,895,665	37,409,028
Noncurrent liabilities:			
Contract payable	-	2,749,183	2,749,183
Compensated absences	188,573	65,486	254,059
General obligation bonds	69,326,839	-	69,326,839
Revenue bonds	58,178,028	153,541,346	211,719,374
Total noncurrent liabilities	127,693,440	156,356,015	284,049,455
Total liabilities	149,206,803	172,251,680	321,458,483
DEFERRED INFLOWS OF RESOURCES			
Property taxes	25,384,115	-	25,384,115
Deferred gain on refunding	184,555	296,018	480,573
Deferred inflows of resources related to pensions	9,898,487	3,366,554	13,265,041
Deferred inflows of resources related to leases	10,587,831	-	10,587,831
Total deferred inflows of resources	46,054,988	3,662,572	49,717,560
Total liabilities and deferred inflows of resources	195,261,791	175,914,252	371,176,043
NET POSITION			
Net investment in capital assets	237,974,910	88,280,161	326,255,071
Restricted for:			
Capital Projects	7,538,370	-	7,538,370
Other	58,940	-	58,940
Unrestricted	88,670,595	62,281,137	150,951,732
Total net position	\$ 334,242,815	\$ 150,561,298	\$ 484,804,113

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Activities
June 30, 2022

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total
					Governmental Activities	Business-type Activities	
Primary government:							
Governmental activities:							
General government	\$ 26,040,817	\$ 5,886,012	\$ 589,029	\$ 1,314,928	\$ (18,250,848)	\$ -	\$ (18,250,848)
Public safety	7,919,533	4,698	110,501	-	(7,804,334)	-	(7,804,334)
Public works	7,208,853	151,778	-	596,409	(6,460,666)	-	(6,460,666)
Library and recreation	6,195,430	2,746,782	11,518	354,268	(3,082,862)	-	(3,082,862)
Interest on long-term debt	3,965,283	-	-	-	(3,965,283)	-	(3,965,283)
Total governmental activities	51,329,916	8,789,270	711,048	2,265,605	(39,563,993)	-	(39,563,993)
Business-type activities:							
Water Fund	21,214,590	20,169,220	-	1,260,513	-	215,143	215,143
Stormwater Fund	1,198,846	1,755,631	-	-	-	556,785	556,785
Golf Course Fund	1,645,691	1,922,752	-	-	-	277,061	277,061
Transportation and Parking Fund	16,483,340	7,148,954	5,661,227	1,170,778	-	(2,502,381)	(2,502,381)
Total business-type activities	40,542,467	30,996,557	5,661,227	2,431,291	-	(1,453,392)	(1,453,392)
Total primary government	\$ 91,872,383	\$ 39,785,827	\$ 6,372,275	\$ 4,696,896	\$ (39,563,993)	\$ (1,453,392)	\$ (41,017,385)
General revenues:							
Property tax, levied for general purposes					18,496,739	-	18,496,739
Property tax, levied for debt service					9,509,688	-	9,509,688
General sales and use tax					9,234,210	10,644,790	19,879,000
Franchise tax					3,526,042	-	3,526,042
Resort tax					24,934,554	4,243,253	29,177,807
Investment earnings					651,862	374,145	1,026,007
Miscellaneous					3,622,380	120,470	3,742,850
Gain/(loss) on sale of capital assets					64,291	(1,052,809)	(988,518)
Transfers					715,000	(715,000)	-
Total general revenues, special items, and transfers					70,754,766	13,614,849	84,369,615
Change in net position					31,190,773	12,161,457	43,352,230
Net position - beginning					303,052,042	138,399,841	441,451,883
Net position - ending					\$ 334,242,815	\$ 150,561,298	\$ 484,804,113

The notes to the financial statements are an integral part of this statement.

GOVERNMENTAL FUNDS

Major Funds

General Fund - Accounts for all activities not accounted for by other funds of the City. The General Fund accounts for the normal recurring activities of the City, (*i.e.*, public safety, public works, library, recreation, general government, *etc.*). The principal sources of revenue for this fund are property taxes, sales and use taxes and franchise taxes.

Debt Service - Sales Tax Revenue and Refunding Bonds Fund - Accounts for the accumulation of money for the repayment of the 2014B, 2015, 2017 and 2019 Sales Tax Revenue and Refunding Bonds.

Debt Service - Park City General Obligation Bonds Fund - Accounts for the accumulation of money for the repayment of 2013A, 2017, 2019 and 2020 General Obligation Bonds. The principal source of revenue is property tax.

Capital Projects - Capital Improvements Fund - Accounts for the acquisition or construction of major capital projects not accounted for in the proprietary funds. The Capital Improvements Fund is used to account for capital projects of the City's general government.

**Park City Municipal Corporation
Balance Sheet
Governmental Funds
June 30, 2022**

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
ASSETS						
Cash, cash equivalents and investments	\$ 13,535,515	\$ 74,804,761	\$ 597,512	\$ 1,605,563	\$ 10,618,824	\$ 101,162,175
Restricted cash, cash equivalents and investments, fiscal agent	-	100,580	25,806,766	1,744	-	25,909,090
Restricted cash, cash equivalents and investments, other	-	9,438,370	-	-	-	9,438,370
Taxes receivable	13,348,488	1,146,530	-	9,484,688	5,245,342	29,225,048
Accounts receivable	221,991	133,784	-	-	9,304	365,079
Notes receivable	-	252,387	-	-	-	252,387
Inventory	31,400	-	-	-	-	31,400
Lease receivable	10,796,552	4,228	-	-	-	10,800,780
Prepays	281,485	-	-	-	-	281,485
Total assets	\$ 38,215,431	\$ 85,880,640	\$ 26,404,278	\$ 11,091,995	\$ 15,873,470	\$ 177,465,814
LIABILITIES						
Accounts payable	\$ 1,276,035	\$ 1,091,023	\$ -	\$ 500	\$ 74,259	\$ 2,441,817
Accrued liabilities	951,045	-	-	-	82,210	1,033,255
Total liabilities	2,227,080	1,091,023	-	500	156,469	3,475,072
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue-property tax	10,674,703	-	-	9,484,688	5,224,724	25,384,115
Unavailable revenue-notes	-	252,387	-	-	-	252,387
Unavailable revenue - Leases	10,583,591	4,240	-	-	-	10,587,831
Total deferred inflows of resources	21,258,294	256,627	-	9,484,688	5,224,724	36,224,333
Total liabilities and deferred inflows of resources	23,485,374	1,347,650	-	9,485,188	5,381,193	39,699,405
FUND BALANCES (DEFICITS)						
Nonspendable						
Prepays	281,485	-	-	-	-	281,485
Inventory	31,400	-	-	-	-	31,400
Leases	212,961	-	-	-	-	212,961
Restricted						
Capital projects	-	7,538,370	25,064,621	-	-	32,602,991
Debt service	-	-	597,512	1,605,063	-	2,202,575
Drug and tobacco enforcement	58,940	-	-	-	-	58,940
Committed						
Capital projects funds	-	76,994,620	-	-	7,763,165	84,757,785
Debt service funds	-	-	742,145	1,744	-	743,889
Economic development	-	-	-	-	2,729,112	2,729,112
Unassigned	14,145,271	-	-	-	-	14,145,271
Total fund balances (deficits)	14,730,057	84,532,990	26,404,278	1,606,807	10,492,277	137,766,409
Total liabilities and fund balances (deficits)	\$ 38,215,431	\$ 85,880,640	\$ 26,404,278	\$ 11,091,995	\$ 15,873,470	\$ 177,465,814

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Balance Sheet - Governmental Funds
to the Statement of Net Position
June 30, 2022

Fund balances of governmental funds		\$ 137,766,409
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.		337,795,780
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds:		
Taxes receivable	\$ 1,178,310	
Interest receivable	26,934	
Net pension asset	<u>6,020,659</u>	
		7,225,903
Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.		2,379,348
Certain items not accounted for as unavailable under accrual accounting.		252,387
Pollution remediation liability not reported in the funds.		(3,470,000)
Noncurrent liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Noncurrent liabilities at year-end consist of:		
Compensated absences	(889,482)	
Revenue bonds	(57,550,000)	
General obligation bonds	(67,585,000)	
Deferred bond premiums	(13,694,867)	
Accrued interest on the bonds	<u>(1,200,951)</u>	
		(140,920,300)
Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:		
Deferred gain on debt refunding	(184,555)	
Deferred outflows of resources related to pensions	2,909,483	
Deferred inflows of resources related to pensions	<u>(9,511,640)</u>	
		(6,786,712)
Net position of governmental activities		<u>\$ 334,242,815</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2022

	General Fund	Capital Improvements Fund	Sales Tax Revenue and Refunding Bonds Debt Service Fund	Park City General Obligation Bonds Debt Service Fund	Total Nonmajor Funds	Total Governmental Funds
REVENUES						
Taxes and special assessments	\$ 33,100,980	\$ 17,703,739	\$ -	\$ 9,509,688	\$ 1,206,260	\$ 61,520,667
Licenses and permits	4,670,531	-	-	-	-	4,670,531
Intergovernmental	644,560	2,332,093	-	-	4,038,351	7,015,004
Charges for services	3,652,733	-	-	-	-	3,652,733
Fines and forfeitures	28,843	-	-	-	-	28,843
Investment income	146,438	344,088	120,999	1,854	38,487	651,866
Impact fees	-	285,385	-	-	-	285,385
Rental and other	383,563	4,936	-	-	-	388,499
Miscellaneous	118,794	999,452	-	-	-	1,118,246
Total revenues	<u>42,746,442</u>	<u>21,669,693</u>	<u>120,999</u>	<u>9,511,542</u>	<u>5,283,098</u>	<u>79,331,774</u>
EXPENDITURES						
Current:						
General government	20,762,811	-	-	-	-	20,762,811
Public safety	7,527,330	-	-	-	-	7,527,330
Public works	6,342,372	-	-	-	-	6,342,372
Library and recreation	5,028,537	-	-	-	-	5,028,537
Economic development	-	-	-	-	936,374	936,374
Debt service:						
Interest	-	-	2,442,916	3,201,188	-	5,644,104
Principal retirement	-	-	4,520,000	6,300,000	-	10,820,000
Capital outlay	-	5,136,287	-	-	1,886,773	7,023,060
Total expenditures	<u>39,661,050</u>	<u>5,136,287</u>	<u>6,962,916</u>	<u>9,501,188</u>	<u>2,823,147</u>	<u>64,084,588</u>
Excess (deficiency) of revenues over expenditures	<u>3,085,392</u>	<u>16,533,406</u>	<u>(6,841,917)</u>	<u>10,354</u>	<u>2,459,951</u>	<u>15,247,186</u>
OTHER FINANCING SOURCES (USES)						
Sale of capital assets	-	433	-	-	8,645	9,078
Transfers in	2,950,291	3,450,301	6,962,216	-	5,378,132	18,740,940
Transfers out	(5,060,901)	(4,174,626)	-	-	(6,580,122)	(15,815,649)
Total other financing sources (uses)	<u>(2,110,610)</u>	<u>(723,892)</u>	<u>6,962,216</u>	<u>-</u>	<u>(1,193,345)</u>	<u>2,934,369</u>
Net change in fund balances	974,782	15,809,514	120,299	10,354	1,266,606	18,181,555
Fund balances - beginning	13,755,275	68,723,476	26,283,979	1,596,453	9,225,671	119,584,854
Fund balances - ending	<u>\$ 14,730,057</u>	<u>\$ 84,532,990</u>	<u>\$ 26,404,278</u>	<u>\$ 1,606,807</u>	<u>\$ 10,492,277</u>	<u>\$ 137,766,409</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances - Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2022

Net change in fund balances - total government funds		\$ 18,181,555
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:		
Capital outlay	\$ 4,816,944	
Depreciation expense	<u>(5,996,719)</u>	(1,179,775)
In the statement of activities, only the gain or (loss) on the sale of capital assets is reported; whereas in the governmental funds, proceeds from sales increase financial resources.		(161,787)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds:		
Taxes receivable	167,677	
Interest receivable	12,432	
Unavailable revenue	<u>(5,774)</u>	174,335
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces liabilities in the statement of net position:		
Principal repayments of long-term debt	10,820,000	
Amortization of bond premiums and discounts	<u>1,356,388</u>	12,176,388
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(1,943,084)
Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense:		
Pension contributions	711,298	
Actuarial calculated pension expense	<u>2,880,034</u>	3,591,332
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net gain of \$848,607 less amount allocated to business-type activities of \$489,258 and reversal of prior year allocation of \$7,540.		<u>351,809</u>
Change in net position of governmental activities		<u>\$ 31,190,773</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund
For the Year Ended June 30, 2022

	Budgeted Amounts			Variance With Final
	Original	Final	Actual	Budget
REVENUES				
Taxes and special assessments	\$ 28,987,610	\$ 33,541,995	\$ 33,100,980	\$ (441,015)
Licenses and permits	4,163,017	4,163,017	4,670,531	507,514
Intergovernmental	155,304	662,854	644,560	(18,294)
Charges for services	2,987,426	2,987,426	3,652,733	665,307
Fines and forfeitures	3,113	3,113	28,843	25,730
Investment income	103,495	103,495	146,438	42,943
Rental and other	76,219	76,219	383,563	307,344
Miscellaneous	58,929	58,929	118,794	59,865
Total revenues	36,535,113	41,597,048	42,746,442	1,149,394
EXPENDITURES				
General government	21,524,296	22,384,463	20,762,811	1,621,652
Public safety	7,160,876	7,641,608	7,527,330	114,278
Public works	6,666,690	6,770,715	6,342,372	428,343
Library and recreation	4,779,299	4,928,547	5,028,537	(99,990)
Total expenditures	40,131,161	41,725,333	39,661,050	2,064,283
Excess (deficiency) of revenues over expenditures	(3,596,048)	(128,285)	3,085,392	3,213,677
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	2,473	2,473	-	(2,473)
Transfers in	2,950,291	2,950,291	2,950,291	-
Transfers out	(1,610,600)	(5,060,901)	(5,060,901)	-
Total other financing sources (uses)	1,342,164	(2,108,137)	(2,110,610)	(2,473)
Net change in fund balances	(2,253,884)	(2,236,422)	974,782	3,211,204
Fund balances - beginning	13,755,291	13,755,275	13,755,275	-
Fund balances - ending	\$ 11,501,407	\$ 11,518,853	\$ 14,730,057	\$ 3,211,204

The notes to the financial statements are an integral part of this statement.

PROPRIETARY FUNDS

Major Funds

Water Fund - Accounts for the operations of the City's water utility.

Stormwater Fund - Accounts for the operations of the City's storm water utility.

Golf Course Fund - Accounts for the operations of the City's golf course.

Transportation and Parking Fund - Accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Park City Municipal Corporation
Statement of Net Position
Proprietary Funds
June 30, 2022

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
ASSETS						
Current assets:						
Cash, cash equivalents and investments	\$ 13,116,397	\$ 2,098,544	\$ 1,533,074	\$ 28,252,561	\$ 45,000,576	\$ 3,513,662
Restricted cash, cash equivalents and investments, fiscal agent	36,993,114	-	-	-	36,993,114	-
Accounts receivable	1,567,407	165,230	153	5,364,101	7,096,891	70,189
Taxes receivable	-	-	-	1,107,215	1,107,215	-
Inventories	612,579	-	131,550	101,422	845,551	585,575
Prepays	485,511	-	-	647,103	1,132,614	-
Total current assets	52,775,008	2,263,774	1,664,777	35,472,402	92,175,961	4,169,426
Noncurrent assets:						
Prepays	-	-	-	518,629	518,629	-
Land and water rights	17,785,588	-	828,451	3,723,149	22,337,188	-
Construction in progress	97,618,196	105,440	-	835,464	98,559,100	-
Art	8,636	-	-	109,214	117,850	-
Right to use asset	3,380,985	-	-	-	3,380,985	-
Buildings	17,211,592	320,962	1,671,486	20,987,438	40,191,478	-
Improvements other than buildings	94,912,829	15,813,651	1,728,630	9,316,620	121,771,730	-
Vehicles and equipment	13,681,973	443,326	1,811,251	21,752,934	37,689,484	47,450
Intangible	27,810	-	-	58,645	86,455	-
Accumulated depreciation and amortization	(56,108,329)	(8,504,696)	(3,890,545)	(25,972,055)	(94,475,625)	(47,450)
Net pension asset	976,471	266,926	103,590	980,834	2,327,821	328,115
Total noncurrent assets	189,495,751	8,445,609	2,252,863	32,310,872	232,505,095	328,115
Total assets	242,270,759	10,709,383	3,917,640	67,783,274	324,681,056	4,497,541
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows of resources related to pensions	441,613	111,979	53,718	697,926	1,305,236	99,342
Total assets and deferred outflows of resources	242,712,372	10,821,362	3,971,358	68,481,200	325,986,292	4,596,883
LIABILITIES						
Current liabilities:						
Accounts payable	4,968,064	14,133	120,853	1,178,772	6,281,822	267,847
Accrued liabilities	4,019,707	116,996	58,061	198,333	4,393,097	20,201
Revenue bonds	4,795,000	-	-	-	4,795,000	-
Compensated absences	88,924	19,255	23,373	147,621	279,173	24,492
Contract payable	146,573	-	-	-	146,573	-
Total current liabilities	14,018,268	150,384	202,287	1,524,726	15,895,665	312,540
Noncurrent liabilities:						
Accrued liabilities	-	-	-	-	-	1,000,000
Revenue bonds	153,541,346	-	-	-	153,541,346	-
Compensated absences	20,859	4,517	5,482	34,628	65,486	28,890
Contract payable	2,749,183	-	-	-	2,749,183	-
Total noncurrent liabilities	156,311,388	4,517	5,482	34,628	156,356,015	1,028,890
Total liabilities	170,329,656	154,901	207,769	1,559,354	172,251,680	1,341,430
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows of resources related to pensions	1,391,316	378,605	148,954	1,447,679	3,366,554	386,847
Deferred inflows of resources related to debt	296,018	-	-	-	296,018	-
Total deferred inflows of resources	1,687,334	378,605	148,954	1,447,679	3,662,572	386,847
Total liabilities and deferred inflows of resources	172,016,990	533,506	356,723	3,007,033	175,914,252	1,728,277
NET POSITION						
Net investment in capital assets	47,373,030	8,080,110	2,149,273	30,677,748	88,280,161	-
Unrestricted	23,322,352	2,207,746	1,465,362	34,796,419	61,791,879	2,868,606
Total net position	\$ 70,695,382	\$ 10,287,856	\$ 3,614,635	\$ 65,474,167	\$ 150,072,040	\$ 2,868,606

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Statement of Net Position - Proprietary Funds
To the Statement of Net Position
June 30, 2022

Net Position of enterprise funds	\$ 150,072,040
Amounts reported for governmental activities in the statement of net position are different because:	
Certain internal service fund assets and liabilities included with business-type activities.	<u>489,258</u>
Net position of business-type activities	<u><u>\$ 150,561,298</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
June 30, 2022

	Business-type Activities					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
OPERATING REVENUES						
Charges for services	\$ 20,169,220	\$ 1,755,631	\$ 1,922,752	\$ 7,148,954	\$ 30,996,557	\$ 4,684,200
Miscellaneous	-	-	47,215	73,255	120,470	-
Total operating revenues	<u>20,169,220</u>	<u>1,755,631</u>	<u>1,969,967</u>	<u>7,222,209</u>	<u>31,117,027</u>	<u>4,684,200</u>
OPERATING EXPENSES						
Salaries and benefits	3,155,686	678,360	808,090	7,395,246	12,037,382	781,553
Supplies, maintenance and services	8,261,570	180,701	502,412	4,779,266	13,723,949	2,101,302
Energy and utilities	731,088	64,964	52,135	953,851	1,802,038	952,738
Depreciation and amortization	4,202,880	175,107	201,800	2,676,889	7,256,676	-
Total operating expenses	<u>16,351,224</u>	<u>1,099,132</u>	<u>1,564,437</u>	<u>15,805,252</u>	<u>34,820,045</u>	<u>3,835,593</u>
Operating income (loss)	<u>3,817,996</u>	<u>656,499</u>	<u>405,530</u>	<u>(8,583,043)</u>	<u>(3,703,018)</u>	<u>848,607</u>
NONOPERATING REVENUES (EXPENSES)						
Taxes and special assessments	-	-	-	14,888,043	14,888,043	-
Operating grants and contributions	-	-	-	5,661,227	5,661,227	-
Investment income	230,095	9,871	6,458	127,721	374,145	-
Gain (loss) on sale of capital assets	-	-	100,747	(1,153,556)	(1,052,809)	-
Interest expense	(4,008,929)	-	-	-	(4,008,929)	-
Total nonoperating revenues (expenses)	<u>(3,778,834)</u>	<u>9,871</u>	<u>107,205</u>	<u>19,523,435</u>	<u>15,861,677</u>	<u>-</u>
Income before contributions and transfers	<u>39,162</u>	<u>666,370</u>	<u>512,735</u>	<u>10,940,392</u>	<u>12,158,659</u>	<u>848,607</u>
Capital contributions	1,260,513	-	-	1,170,778	2,431,291	-
Transfers in	-	-	25,000	-	25,000	-
Transfers out	<u>(1,609,170)</u>	<u>(108,200)</u>	<u>(114,740)</u>	<u>(1,118,181)</u>	<u>(2,950,291)</u>	<u>-</u>
Change in net position	<u>(309,495)</u>	<u>558,170</u>	<u>422,995</u>	<u>10,992,989</u>	<u>11,664,659</u>	<u>848,607</u>
Total net position - beginning	<u>71,004,877</u>	<u>9,729,686</u>	<u>3,191,640</u>	<u>54,481,178</u>	<u>138,407,381</u>	<u>2,019,999</u>
Total net position - ending	<u>\$ 70,695,382</u>	<u>\$ 10,287,856</u>	<u>\$ 3,614,635</u>	<u>\$ 65,474,167</u>	<u>\$ 150,072,040</u>	<u>\$ 2,868,606</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Reconciliation of the Statement of Revenues, Expenses and Changes in Net Position -
Proprietary Funds to the Statement of Activities
For the Year Ended June 30, 2022

Net changes in net position - total enterprise funds	\$ 11,664,659
Amounts reported for governmental activities in the statement of net position are different because:	
Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net gain of \$848,607 less amount allocated to governmental activities of \$359,350 and reversal of prior year allocation of \$7,540.	<u>496,798</u>
Changes in net position of business-type activities	<u>\$ 12,161,457</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Cash Flows
Proprietary Funds
June 30, 2022

	Business-type Activities - Enterprise Funds					Governmental Activities
	Water Fund	Stormwater Fund	Golf Course Fund	Transportation and Parking Fund	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash receipts from customers	\$ 19,946,601	\$ 1,748,387	\$ 1,971,297	\$ 7,228,193	\$ 30,894,478	\$ 5,012,306
Payments to employees	(3,635,052)	(775,086)	(842,445)	(8,012,012)	(13,264,595)	(986,386)
Payments to suppliers	(9,046,666)	(151,254)	(571,645)	(5,225,599)	(14,995,164)	(3,611,624)
Net cash provided (used) by operating activities	7,264,883	822,047	557,207	(6,009,418)	2,634,719	414,296
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Transfers from other funds	-	-	25,000	-	25,000	-
Transfers to other funds	(894,170)	(108,200)	(114,740)	(1,118,181)	(2,235,291)	-
Transit and resort sales tax	-	-	-	14,881,850	14,881,850	-
Operating grants	-	-	-	8,096,381	8,096,381	-
Net cash provided (used) by noncapital financing activities	(894,170)	(108,200)	(89,740)	21,860,050	20,767,940	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Impact fees, contributions and grants	1,260,513	-	-	1,534,186	2,794,699	-
Acquisition and construction of capital assets	(38,333,018)	(32,653)	(349,950)	(510,472)	(39,226,093)	-
Principal paid on capital debt and interfund loan	(10,088,918)	-	-	-	(10,088,918)	-
Interest paid on capital debt and interfund loan	(4,757,976)	-	-	-	(4,757,976)	-
Proceeds from sales of capital assets	-	-	138,750	-	138,750	-
Net proceeds and premiums from capital debt	72,187,311	-	-	-	72,187,311	-
Net cash provided (used) by capital and related financing activities	20,267,912	(32,653)	(211,200)	1,023,714	21,047,773	-
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received by investing activities	228,839	9,682	6,334	124,949	369,804	-
Net cash provided by investing activities	228,839	9,682	6,334	124,949	369,804	-
Net increase (decrease) in cash and cash equivalents	26,867,464	690,876	262,601	16,999,295	44,820,236	414,296
Balances - beginning of year	23,242,047	1,407,668	1,270,473	11,253,266	37,173,454	3,099,366
Balances - end of the year	\$ 50,109,511	\$ 2,098,544	\$ 1,533,074	\$ 28,252,561	\$ 81,993,690	\$ 3,513,662
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:						
Operating Income (Loss)	\$ 3,817,996	\$ 656,499	\$ 405,530	\$ (8,583,043)	\$ (3,703,018)	\$ 848,607
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:						
Depreciation	4,202,880	175,107	201,800	2,676,889	7,256,676	-
Non-cash water interfund transfer to general fund	(715,000)	-	-	-	(715,000)	-
Pension related	(505,284)	(102,947)	(61,921)	(632,962)	(1,303,114)	(207,474)
Changes in assets and liabilities:						
Accounts receivable	478,434	(7,244)	1,330	128,900	601,420	(13,242)
Inventory	(34,847)	-	(4,904)	10,329	(29,422)	(365,264)
Accounts and other payables	(5,214)	94,411	(12,194)	374,273	451,276	149,028
Accrued liabilities	24,519	5,669	23,999	29,218	83,405	3,573
Compensated absences	1,399	552	3,567	(13,022)	(7,504)	(932)
Net cash provided (used) by operating activities	\$ 7,264,883	\$ 822,047	\$ 557,207	\$ (6,009,418)	\$ 2,634,719	\$ 414,296

NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES

Included in investment income is an increase of \$80,251 in fair value for the year ended June 30, 2021.

Gain on sale of capital assets of \$100,747 was recognized by the Golf fund for the year ended June 30, 2022.

Loss on sale of capital assets of \$1,153,556 was recognized by the Transportation and Parking fund for the year ended June 30, 2022.

The notes to the financial statements are an integral part of this statement.

FIDUCIARY FUND

Custodial Fund - Used to hold deposits and performance bonds from individuals, organizations and other governments.

Park City Municipal Corporation
Statement of Fiduciary Net Position
Fiduciary Fund
June 30, 2022

ASSETS

Cash, cash equivalents and investments
Total assets

Custodial Funds	
\$	3,048,750
	<u>3,048,750</u>

NET POSITION

Restricted for:
Individuals, organizations, and other governments
Total net position

	3,048,750
\$	<u><u>3,048,750</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation
Statement of Changes in Fiduciary Net Position
Fiduciary Fund
For the Year Ended June 30, 2022

ADDITIONS

Contributions from individuals, organizations, and other governments
 Total additions

	Custodial Funds
\$	397,532
	<u>397,532</u>

DEDUCTIONS

Refunds to individuals, organizations, and other governments
 Total deductions

1,110,988
<u>1,110,988</u>

Net decrease in fiduciary net position

(713,456)

Net Position -- beginning of the year

3,762,206

Net Position -- end of the year

<u><u>3,048,750</u></u>

The notes to the financial statements are an integral part of this statement.

**NOTES TO THE
BASIC FINANCIAL
STATEMENTS**

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

1. General Information

The Park City Municipal Corporation (the City) is a municipal corporation governed by an elected mayor and five-member Council elected at large with staggered terms. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government. The Mayor is the administrative authority by statute; however, that responsibility has been delegated to the City Manager by City Ordinance. Therefore, the City operates under a Council-Manager form of government. The City provides the following services as authorized in its charter: public safety (police), highways and streets, cultural and recreational, library, public improvements, planning and zoning, public transportation, public utilities (water and stormwater), golf and general administrative services.

2. Reporting Entity

These financial statements include the City and its component units. The City has considered all potential component units for which it is financially accountable. The criteria to be considered in determining financial accountability have been set forth in the Governmental Accounting Standards Board's (GASB) Statement No. 61. These criteria include (1) substantively the same governing body, (2) the primary government and the component unit have a financial benefit or burden relationship, or (3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit.

Blended component units, although legally separate entities are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provide services almost entirely to the City. They are reported as funds of the City. These are organizations for which the City is financially accountable, and the relationship with the City is significant enough that exclusions would possibly lead to misleading or incomplete financial statements.

Included in this report are the following blended component units:

The Park City Redevelopment Agency (RDA) was legally created by City ordinance pursuant to the Utah Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act. The City Council is designated as the governing body of the RDA. The City has accountability for all fiscal and operating activities of the RDA. The RDA currently has two special revenue funds and two capital projects funds.

The Park City Municipal Building Authority (MBA) governing board is comprised of the same individuals as the City Council and was created to provide a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

The Park City Housing Authority (HA) governing board is comprised of the same individuals as the City Council and was created to accumulate funds for construction of affordable housing within the City. The City has accountability for all fiscal and operating activities of the HA.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

The Park City Water Service District (WSD) governing board is comprised of the same individuals as the City Council and was created to furnish municipal water service within the boundaries of the District. The City has accountability for all fiscal and operating activities of the WSD.

3. Government-wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Certain eliminations have been made as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34 for interfund activities. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the statement of activities, internal service fund transactions have been eliminated except interfund services provided and used by business-type activities, which are not eliminated.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

4. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts received or recognized as a receivable at fiscal yearend are included in the financial statements as taxes receivable and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

The Sales Tax Revenue and Refunding Bonds Debt Service Fund and the Park City General Obligation Bonds Debt Service Fund are used to account for the accumulation of resources for the payment of sales tax revenue bonded debt and general obligation debt.

The Capital Improvements Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds, the Redevelopment Agencies or Municipal Building Authority).

The City reports the following major enterprise funds:

The Water Fund operates the water distribution system for residents of the City.

The Stormwater Fund operates the storm drain system for residents of the City.

The Golf Course Fund accounts for the operations of the City's golf course.

The Transportation and Parking Fund accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Additionally, the City reports the following fund types:

Special Revenue Funds are used to account for specific revenue sources that are restricted to expenditures for specific purposes. The City currently has the Lower Park Avenue Redevelopment Agency and the Main Street Redevelopment Agency special revenue funds. These funds account for redevelopment activities that are supported by property tax increment.

Capital Project Funds are used to account for the acquisition or construction of capital projects. The City currently has the Lower Park Avenue Redevelopment Agency, the Main Street Redevelopment Agency, the Municipal Building Authority, and the Equipment Replacement capital project funds.

Internal Service Funds are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage as further explained in Note J – Risk Management.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Custodial Funds are used to account for the assets held by the City as a fiduciary activity. Custodial funds use the economic resources measurement focus. The City currently has one custodial fund. The Park City Custodial Fund is used to hold deposits and performance bonds.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

5. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Cash, Cash Equivalents and Investments - Cash and investment management in the City is administered by the City Treasurer in accordance with the Utah Money Management Act, Section 51-7 of the Utah Code (see Note B – Cash, Cash Equivalents and Investments). The City complies with GASB 72, *Fair Value Measurement and Application*. The statement requires certain investments to be reported at fair value and the change in fair value to be recognized as an increase or decrease to investment assets and investment income. The City's investment in the State Treasurer's Pool has a fair value approximately equal to the value of the pool shares. This pool is administered by the State of Utah and is regulated by the Money Management Council under provisions of the Utah State Money Management Act.

Capital Assets - Capital assets, which include property, plant, and equipment, infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) and intangible assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than infrastructure assets, are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. The government reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements regardless of their amount. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the government included all assets with acquisition dates as far back as June 30, 1980. Most of the City's infrastructure assets were valued at historical cost (when available) or estimated historical cost through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Donated capital assets, donated works of art and similar items are recorded at acquisition value at the date of donation.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Art represents a collection of the City and is therefore not depreciated. Property, plant, equipment and intangible assets of the primary government are depreciated or amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	20-75
Public domain infrastructure	20-30
System infrastructure	20-30
Vehicles, equipment and intangibles	3-25

Inventories and prepaid items - Inventories of supplies for the proprietary fund types consist principally of items used in repairing and maintaining the water distribution system and transportation equipment. Supplies inventories are valued at cost using the weighted average method. Inventory held for retail sale in the Golf Course Fund is valued at lower-of-cost or market using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Noncurrent Obligations - In the government-wide financial statements, and proprietary fund types in the fund financial statements, noncurrent debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts and gains and losses on bond refunding, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2022 for governmental activities were \$13,694,867 and \$14,701,346 for business-type activities and proprietary funds, respectively. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Pensions - For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Compensated Absences - Accumulated unpaid vacation is accrued based on the years of service of each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. The maximum amount of accumulated accrued vacation hours is determined by the length of service of each employee according to the following schedule:

0 to 5 years	192 hours
5 to 10 years	240 hours
10 plus years	288 hours

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Accumulated vacation cannot exceed these limits at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination in good standing, all unpaid vacation that has been accrued, up to the above limits, is paid. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service.

Deferred Outflows of Resources or Deferred Inflows of Resources - In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and will not be recognized as an outflow of resources (expense/expenditure) until then. In accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, the government-wide statement of net position and the proprietary fund statement of net position report deferred outflows of resources related to pensions.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The City has items which qualify for reporting in this category. The governmental funds report unavailable revenue from property taxes and notes receivable. The government-wide statement of net position reports deferred inflows from property taxes, pension related items and deferred gain on refunding of debt. Property taxes are deferred and recognized as an inflow of resources in the following fiscal year to correspond with the period in which the taxes are levied. The deferred gain on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. The proprietary fund statement of net position reports items related to pensions.

Net Position Flow Assumption - Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance - Fund balances presented in the governmental fund financial statements represent the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City evaluated each of its funds at June 30, 2022, and classified fund balances into the following five categories:

Nonspendable - Amounts that cannot be spent because they are (1) not in spendable form, such as prepaid items, inventories and long-term receivables for which the payment of proceeds are not restricted or committed with respect to the nature of the specific expenditures of that fund or (2) legally or contractually required to be maintained intact.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Restricted - Amounts that are restricted by external parties such as creditors or imposed by grants, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City has legislative restrictions on amounts collected and reported in the City's various governmental funds. As a result, these restrictions have been classified as restricted for capital projects, debt service and drug and tobacco enforcement.

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (ordinance) of the City's "highest level of decision-making authority", which the City considers to be the Park City Municipal City Council. Commitments may be changed by the government by taking the same action that imposed the constraint initially.

Assigned - Amounts that have been allocated by action of the Park City Municipal City Council through a resolution in which the City's intent is to use the funds for a specific purpose, but that do not meet the criteria to be classified as restricted or committed.

Unassigned - Amounts that constitute the residual balances that have no restrictions placed upon them. If restrictions exceed available resources only deficit amounts are reported in the unassigned category. The general fund is the only fund that reports a positive unassigned balance.

The City reduces restricted amounts first when expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) amounts are available. The City reduces committed amounts first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The City does not have a minimum fund balance policy. *Utah Code* 10-6-116(4) requires that a minimum fund balance of 5.0 percent of total revenues be maintained in the general fund.

Restricted Assets - Certain proceeds of the City's Water Revenue and Refunding Bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the proprietary funds' statement of net position because their use is limited by applicable bond covenants.

Proceeds of the City's 2013A and 2020 Series General Obligation Bonds in the amount of \$5,635,596 are classified as restricted assets as well as impact fees of \$1,485,187 and B and C road funds of \$417,587. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The "reserve fund" account with a balance at June 30, 2022 of \$1,744 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City's 2015, 2017 and 2019 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The "construction fund" account with a balance at June 30, 2022 of \$25,064,621 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The "reserve fund" account with a balance at June 30, 2022, of \$742,145 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Water development fees are charged to new customers to pay for the cost of increasing the capacity of the water system to meet the additional demand created by the connection of new customers. The use of water development fees is legally restricted.

6. Budgets

State law requires the City Council to prepare and adopt budgets for all governmental and proprietary funds. The City Manager submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues. Between May 1 and June 30, the City Council reviews and adjusts the City Manager's proposed budget. On or before June 30, a public hearing is held and the budget is legally adopted through passage of an ordinance. Budgets are adopted below individual department levels, but control of budget appropriations is exercised, under state law, at the department level (General Government, Public Safety, Public Works and Library and Recreation).

After the budget is adopted, transfers of any unexpended appropriation amount between line items within a major category are to be initiated and approved by each respective department. Transfers between major categories and between programs within the same department and fund are to be initiated by the respective departments and approved by the City Manager. Transfers between capital improvement projects within the same fund are to be initiated by the individual designated as responsible for the project and approved by the City Manager. Transfers that will result in a total change in the appropriation for a project of more than 20.0 percent or if a project would be eliminated by the transfer must be approved by the City Council. The City Council may reduce or increase the budget of any fund by ordinance during the budget year. The City Council must hold a public hearing to increase a fund's budget before it can pass the ordinance. Utah State law prohibits the appropriation of unassigned general fund balance until it exceeds the sum of 5.0 percent of the budgeted general fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, meet emergency expenditures and cover unanticipated deficits.

When the unassigned fund balance is greater than 35.0 percent of actual revenues, the excess must be appropriated to capital projects determined to be in the best long-term interest of the City. During the year, the General Fund budget was increased by \$1,594,172 under the guidelines described above. The supplemental appropriation was due to personnel expense increases.

Budgets are prepared on the modified accrual basis of accounting according to accounting principles generally accepted in the United States (GAAP) for governmental funds. Budgets are not prepared for the custodial fund since this fund is comprised only of deposits and performance bonds held by the City. Encumbrance accounting is used by the City.

Each year the capital projects fund adjusted budget is comprised of new appropriations from the current year and unexpended appropriations from the prior year, since unexpended capital projects appropriations do not automatically lapse at yearend. Major capital project fund budgets included \$76,994,620 and non-major capital project fund budgets included \$7,763,167 for a total of \$84,757,787 of prior-year unexpended capital projects appropriations. The adjusted capital projects fund budget represents the amount available for expenditures in the current year. Future projects and appropriations that are to come from funds available in future years are not reflected in the current year budget.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

7. Implementation of New GASB Pronouncements

In June 2017 the GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this Statement are effective for the reporting periods beginning after June 15, 2021. The City adopted GASB No. 87 for the fiscal year ended June 30, 2022. Implementation of this Statement had minimal impact on the City's financial statements.

In January 2020, the GASB issued Statement No. 92 *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. The requirements of this Statement are effective for periods beginning after June 15, 2021. The City adopted GASB No. 92 for the fiscal year ended June 30, 2022. Implementation of this Statement had no effect on the City's financial statements.

In March 2020, the GASB issued Statement No. 94 *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is to better meet the information needs of financial statement users by improving the comparability of financial statements among governments that enter into public-private and public-public partnerships (PPPs) and availability payment arrangements (APAs) and by enhancing the understandability, reliability, relevance, and consistency of information about PPPs and APAs. The requirements of this Statement are effective for periods beginning after June 15, 2022. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In May 2020, the GASB issued Statement No. 96 *Subscription-Based Information Technology Arrangements*. The objective of this Statement is to better meet the information needs of financial statement users by (a) establishing uniform accounting and financial reporting requirements for subscription-based information technology arrangements (SBITAs); (b) improving the comparability of financial statements among governments that have entered into SBITAs; and (c) enhancing the understandability, reliability, relevance, and consistency of information about SBITAs. The requirements of this Statement are effective for periods beginning after June 15, 2022. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In June 2020, the GASB issued Statement No. 97 *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. The primary objectives of this Statement are to (a) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (b) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (c) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The requirements of this Statement are

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

effective for periods beginning after June 15, 2021. The City adopted GASB No. 97 for the fiscal year ended June 30, 2022. Implementation of this Statement had no effect on the City's financial statements.

In April 2022, the GASB issued Statement No. 99 *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In June 2022, the GASB issued Statement No. 100 *Accounting Changes and Error Corrections*. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The requirements of this Statement are effective for periods beginning after June 15, 2023. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

In June 2022, the GASB issued Statement No. 101 *Compensated Absences*. The objective of this Statement is to better meet the information needs of financial statements users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years periods beginning after June 15, 2023. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Each fund type's portion of this pool is displayed on the basic financial statements as "cash, cash equivalents and investments". Cash and Cash Equivalents are generally considered short-term, highly liquid investments with a maturity of three months or less from the purchase date. Investments with original maturities of three months or less meet this definition. Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, continued

The following is a summary of cash, cash equivalents and investments at June 30, 2022:

	Government-Wide Statement of Net Position			Fiduciary Fund Financials	
	Governmental Activities	Business-Type Activities	Total	Statement of Net Position	Total
Held by city-unrestricted	\$ 104,675,835	\$ 45,000,576	\$ 149,676,411	\$ 3,048,750	\$ 152,725,161
Held by city-restricted	9,438,370	-	9,438,370	-	9,438,370
Total held by city	<u>\$ 114,114,205</u>	<u>\$ 45,000,576</u>	<u>\$ 159,114,781</u>	<u>\$ 3,048,750</u>	<u>\$ 162,163,531</u>
Held by fiscal agent	<u>\$ 25,909,090</u>	<u>\$ 36,993,114</u>	<u>\$ 62,902,204</u>	<u>\$ -</u>	<u>\$ 62,902,204</u>

As of June 30, 2022, the City had the following deposits and investments, including \$3,762,206 held in a custodial capacity for others:

Held by city:		Investments maturities	
Investment Type	Fair Value	1 year or less	1-5 years
Debt securities			
Negotiable Certificates of Deposits	\$ 223,778	\$ -	\$ 223,778
Corporate Bonds	5,166,622	3,420,535	1,746,087
	<u>5,390,400</u>	<u>\$ 3,420,535</u>	<u>\$ 1,969,865</u>
Other investments			
State treasurer's investment pool	155,331,131	<u>\$ 155,331,131</u>	
Total investments	<u>160,721,531</u>		
<u>Deposits</u>			
Cash deposits checking-net of outstanding checks	704,554		
Cash deposits money market/savings	730,326		
Cash on hand	7,120		
Total deposits	<u>1,442,000</u>		
Total cash, cash equivalents and investments held by city	<u>162,163,531</u>		
Held by fiscal agent:			
State treasurer's investment pool	62,902,204		
Total cash, cash equivalents and investments	<u>\$ 225,065,735</u>		

Deposits – The City follows the requirements of the Utah Money Management Act (the Act) in handling its depository and investment transactions. The Act requires the depositing of the City's funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government, and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City does not have a formal deposit policy for custodial credit risk. As of June 30, 2022, the City's bank balance was \$1,770,525.47 of which \$1,520,525.47 was uninsured and uncollateralized.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Investments – The State of Utah Money Management Council has the responsibility to advise the Utah State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act (Utah Code, Title 51, Chapter 7) that relate to the deposit and investment of public funds.

The Act defines the types of securities authorized as appropriate investments for the City’s funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities.

Statutes authorize the City to invest in negotiable or nonnegotiable deposits of qualified or permitted depositories; repurchase and reverse repurchase agreements; commercial paper that is classified as “first tier” by two nationally recognized statistical rating organizations; bankers’ acceptances; obligations of the United States Treasury including bills, notes, and bonds; obligations, other than mortgage derivative products, issued by U.S. government sponsored enterprises (U.S. Agencies) such as the Federal Home Loan Bank System, Federal Home Loan Mortgage Corporation (Freddie Mac), and Federal National Mortgage Association (Fannie Mae); bonds, notes, and other evidence of indebtedness of political subdivisions of the State; fixed rate corporate obligations and variable rate securities rated “A” or higher, or the equivalent of “A” or higher, by two nationally recognized statistical rating organizations; shares or certificates in a money market mutual fund as defined in the Act; and the Utah Public Treasurers’ Investment Fund (PTIF).

The Utah State Treasurer’s Office operates the PTIF. The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the Securities and Exchange Commission as an investment company. The PTIF is authorized and regulated by the Act. The Act established the Money Management Council which oversees the activities of the Utah State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

Fair Value of Investments: The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At June 30, 2022 the City had the following recurring fair value measurements:

	June 30, 2021	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
<u>Investments by fair value level</u>				
Debt securities				
Certificate of Deposits	\$ 223,778	\$ 223,778	\$ -	\$ -
Corporate Bonds	5,166,622	5,166,622	-	-
Utah Public Treasurers' Investment Fund	155,331,131	-	155,331,131	-
Total debt securities	<u>\$ 160,721,531</u>	<u>\$ 5,390,400</u>	<u>\$ 155,331,131</u>	<u>\$ -</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers' Investment Fund classified in Level 2 is valued by application of the June 30, 2022 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's policy for managing its exposure to fair value loss arising from increasing interest rates is to comply with the Act. Section 51-7-11 of the Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity on all investments in commercial paper, bankers' acceptances, fixed rate negotiable deposits, and fixed rate corporate obligations to 270 days – 15 months or less. The Act further limits the remaining term to maturity on all investments in obligations of the United States Treasury; obligations issued by U.S. Government-sponsored enterprises; and bonds, notes, and other evidence of indebtedness of political subdivisions of the State to 5 years. In addition, variable rate negotiable deposits and variable rate securities may not have a remaining term to final maturity exceeding 3 years.

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's policy for reducing its exposure to credit risk is to comply with the Act, as previously discussed.

At June 30, 2022, the City's investments had the following quality ratings:

	Fair Value	Quality Ratings			
		AAA	AA	A	BBB
<u>Primary government:</u>					
Debt securities					
Corporate Bonds	\$ 5,166,622	\$ 2,433,116	\$ 1,242,102	\$ 1,241,493	\$ 249,911

At the time of purchase, all debt securities were rated the equivalent of "A" or higher by two nationally recognized statistical rating organizations. At yearend, all debt securities were in compliance with the UMMA.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5.0 - 10.0 percent depending upon the total dollar amount held in the portfolio at the time of purchase. None of the City's investments exceed this limit.

Custodial Credit Risk for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal policy for custodial credit risk. As of June 30, 2022, the City had \$5,390,400 in U.S. negotiable certificate of deposits and corporate bonds which were held by the counterparty's trust department or agent but not in the government's name of which \$5,166,622 was uninsured and uncollateralized.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE C – NOTES RECEIVABLE

Notes receivable of the governmental fund types at June 30, 2022 include an affordable housing and an employee mortgage assistance loan with interest rates ranging from 0.0 - 5.0 percent. The following is a schedule of future principal and interest payments required under the terms of the notes receivable as of June 30, 2022:

<u>Fiscal year ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 247,910	\$ 365	\$ 248,275
2024	3,059	216	3,275
2025	1,418	60	1,478
Total	<u>\$ 252,387</u>	<u>\$ 641</u>	<u>\$ 253,028</u>

NOTE D – LEASES RECEIVABLE

Leases receivable of the governmental fund types at June 30, 2022 include six separate lease arrangements ranging from 2 to 99 years. During the year ended June 30, 2022, the City recognized lease revenue and interest revenue of \$284,549 and \$21,438, respectively.

NOTE E – CAPITAL ASSETS

Depreciation expense was charged to functions for the year ended June 30, 2022 as follows:

Governmental activities:

General government	\$ 3,428,407
Public safety	446,256
Public works	955,586
Library and recreation	1,166,470
Total governmental activities depreciation expense	<u>\$ 5,996,719</u>

Business-type activities:

Water	\$ 4,202,880
Stormwater	175,107
Golf course	201,800
Transportation and parking	2,676,889
Total business-type activities depreciation expense	<u>\$ 7,256,676</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE E – CAPITAL ASSETS, continued

Capital asset activity for the year ended June 30, 2022 was as follows:

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022
Governmental activities:				
Capital assets, not being depreciated:				
Land and water rights	\$ 243,725,614	\$ -	\$ -	\$ 243,725,614
Construction in progress	5,473,653	1,601,168	(101,213)	6,973,608
Art	808,389	20,328	-	828,717
Total capital assets, not being depreciated	<u>250,007,656</u>	<u>1,621,496</u>	<u>(101,213)</u>	<u>251,527,939</u>
Capital assets, being depreciated:				
Buildings	49,999,600	-	-	49,999,600
Improvements other than building	48,067,486	818,432	(245,036)	48,640,882
Vehicles and equipment	16,350,552	2,478,229	(391,429)	18,437,352
Infrastructure	118,551,560	-	(829,738)	117,721,822
Intangibles	8,921,259	-	-	8,921,259
Total capital assets, being depreciated	<u>241,890,457</u>	<u>3,296,661</u>	<u>(1,466,203)</u>	<u>243,720,915</u>
Less accumulated depreciation for:				
Buildings	(18,789,517)	(1,294,822)	-	(20,084,339)
Improvements other than building	(25,153,154)	(1,362,204)	179,693	(26,335,665)
Vehicles and equipment	(11,065,137)	(1,438,470)	294,985	(12,208,622)
Infrastructure	(97,374,899)	(1,889,538)	829,738	(98,434,699)
Intangibles	(378,064)	(11,685)	-	(389,749)
Total accumulated depreciation	<u>(152,760,771)</u>	<u>(5,996,719)</u>	<u>1,304,416</u>	<u>(157,453,074)</u>
Total capital assets, being depreciated, net	<u>89,129,686</u>	<u>(2,700,058)</u>	<u>(161,787)</u>	<u>86,267,841</u>
Governmental activities capital assets, net	<u>\$ 339,137,342</u>	<u>\$ (1,078,562)</u>	<u>\$ (263,000)</u>	<u>\$ 337,795,780</u>
Business-type activities:				
Capital assets, not being depreciated:				
Land and water rights	\$ 22,337,188	\$ -	\$ -	\$ 22,337,188
Construction in progress	60,243,372	38,315,728	-	98,559,100
Art	117,850	-	-	117,850
Total capital assets, not being depreciated	<u>82,698,410</u>	<u>38,315,728</u>	<u>-</u>	<u>121,014,138</u>
Capital assets, being depreciated:				
Right to use asset	3,380,984	-	-	3,380,984
Buildings	40,084,558	106,920	-	40,191,478
Improvements other than building	121,590,828	180,901	-	121,771,729
Vehicles and equipment	39,741,642	622,543	(2,674,701)	37,689,484
Intangibles	86,455	-	-	86,455
Total capital assets, being depreciated	<u>204,884,467</u>	<u>910,364</u>	<u>(2,674,701)</u>	<u>203,120,130</u>
Less accumulated depreciation for:				
Right to use asset	(126,787)	(84,524)	-	(211,311)
Buildings	(9,292,631)	(901,567)	-	(10,194,198)
Improvements other than building	(57,734,314)	(3,114,308)	-	(60,848,622)
Vehicles and equipment	(21,473,462)	(3,153,820)	1,483,141	(23,144,141)
Intangibles	(74,894)	(2,457)	-	(77,351)
Total accumulated depreciation	<u>(88,702,088)</u>	<u>(7,256,676)</u>	<u>1,483,141</u>	<u>(94,475,623)</u>
Total capital assets, being depreciated, net	<u>116,182,379</u>	<u>(6,346,312)</u>	<u>(1,191,560)</u>	<u>108,644,507</u>
Business-type activities capital assets, net	<u>\$ 198,880,789</u>	<u>\$ 31,969,416</u>	<u>\$ (1,191,560)</u>	<u>\$ 229,658,645</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2022:

	Beginning Balance July 1, 2021	Additions	Reductions	Amortization	Ending Balance June 30, 2022	Due Within One Year
Governmental activities:						
General obligation bonds:						
2013A series-principal	\$ 3,730,000	\$ -	\$ (480,000)	\$ -	\$ 3,250,000	\$ 500,000
2013A series-premium	43,251	-	-	(6,318)	36,933	-
2017 series-principal	19,435,000	-	(1,440,000)	-	17,995,000	1,500,000
2017 series-premium	2,069,803	-	-	(195,264)	1,874,539	-
2019 series-principal	42,635,000	-	(2,945,000)	-	39,690,000	3,090,000
2019 series-premium	5,765,634	-	-	(457,491)	5,308,143	-
2020 series-principal	8,085,000	-	(1,435,000)	-	6,650,000	1,500,000
2020 series-premium	1,198,820	-	-	(86,596)	1,112,224	-
Total general obligation bonds	82,962,508	-	(6,300,000)	(745,669)	75,916,839	6,590,000
Revenue bonds (Sales tax revenue):						
2014B series-principal	5,375,000	-	(605,000)	-	4,770,000	625,000
2014B series-premium	89,583	-	-	(11,241)	78,342	-
2015 refunding-principal	7,645,000	-	(735,000)	-	6,910,000	765,000
2015 refunding-premium	360,792	-	-	(40,222)	320,570	-
2017 refunding-principal	24,850,000	-	(1,780,000)	-	23,070,000	1,870,000
2017 refunding-premium	2,478,748	-	-	(225,960)	2,252,788	-
2019 refunding-principal	24,200,000	-	(1,400,000)	-	22,800,000	1,475,000
2019 refunding-premium	2,947,687	-	-	(236,359)	2,711,328	-
Total revenue bonds	67,946,810	-	(4,520,000)	(513,782)	62,913,028	4,735,000
Compensated absences	876,279	904,368	(837,783)	-	942,864	(754,291)
Total governmental activities	\$ 151,785,597	\$ 904,368	\$ (11,657,783)	\$ (1,259,451)	\$ 139,772,731	\$ 10,570,709
Business-type activities:						
Revenue bonds:						
2009A wtr revenue	\$ 1,125,000	\$ -	\$ (125,000)	\$ -	\$ 1,000,000	\$ 125,000
2012 wtr revenue	1,925,000	-	(1,925,000)	-	-	300,000
2012 wtr revenue-premium	124,192	-	-	(124,192)	-	-
2012B wtr revenue refunding	5,525,000	-	(5,525,000)	-	-	-
2012B wtr revenue-premium	53,333	-	-	(53,333)	-	-
2013A wtr revenue refunding	1,260,000	-	(245,000)	-	1,015,000	245,000
2013A wtr revenue-prem/disc.	13,077	-	-	(2,926)	10,151	-
2014 wtr revenue	4,115,000	-	-	-	4,115,000	-
2014 wtr revenue-premium	92,865	-	-	(18,695)	74,170	-
2020 wtr revenue refunding	73,495,000	-	(2,125,000)	-	71,370,000	2,250,000
2020 wtr revenue-premium	9,280,729	-	-	(502,442)	8,778,287	-
2021 wtr revenue refunding	-	66,135,000	-	-	66,135,000	2,175,000
2021 wtr revenue-premium	-	6,052,331	-	(213,573)	5,838,758	-
Total revenue bonds	97,009,196	72,187,331	(9,945,000)	(915,161)	158,336,366	5,095,000
Compensated absences	352,164	323,058	(330,563)	-	344,659	279,173
Contract payable	3,039,674	-	(143,918)	-	2,895,756	146,573
Total business-type activities	\$ 100,401,034	\$ 72,510,389	\$ (10,419,481)	\$ (915,161)	\$ 161,576,781	\$ 5,520,746

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At yearend \$53,382 of internal service fund compensated absences are included in the above amounts. Also, for the governmental activities compensated absences are liquidated by the general fund. The City has complied with all revenue bond covenants.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Redevelopment Agency Capital Projects Funds and Bonds

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2022, the tax increment collected by the Main Street Redevelopment Agency was \$301,782 and the tax contributions from other governments were \$1,010,315. The tax increment collected by the Lower Park Avenue Redevelopment Agency was \$904,478 and the tax contributions from other governments were \$3,028,036. The tax increment paid to another taxing agency by the Main Street Redevelopment Agency and by the Lower Park Avenue Redevelopment Agency was \$239,455 and \$591,168, respectively. During the fiscal year, the Lower Park Avenue Redevelopment Agency expended \$42,989 for site improvements and \$6,741 for economic development. The Main Street Redevelopment Agency expended \$3,000 for site improvements, \$30,000 for economic development.

General Obligation Bonds

On August 28, 2013, the City issued General Obligation Bonds Series 2013A in the par amount of \$7,170,000, a premium of \$92,774 and issuance costs of \$98,614. Pursuant to a special bond election held on November 6, 2007, the proceeds of the bonds were used to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On June 6, 2017, the City issued General Obligation Bonds Series 2017 in the amount of \$25,000,000 plus a premium of \$2,863,698 and bond issuance costs of \$155,239 pursuant to a bond election held on November 8, 2016. The proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated August 28, 2013 \$7,170,000 @ 2.00% to 3.25% per annum paid semi- annually (Nov. & May)		Series 2017 Dated June 6, 2017 \$25,000,000 @ 3.00% to 5.00% per annum paid semi- annually (Feb. & Aug.)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 500,000	\$ 97,850	\$ 1,500,000	\$ 702,350
2024	515,000	84,100	1,560,000	627,350
2025	530,000	69,938	1,625,000	549,350
2026	550,000	54,036	1,685,000	468,100
2027	565,000	37,538	1,755,000	383,850
2028	590,000	19,175	1,825,000	296,100
2029	-	-	1,900,000	241,350
2030	-	-	1,975,000	184,350
2031	-	-	2,055,000	125,100
2032	-	-	2,115,000	63,450
Total	3,250,000	362,637	17,995,000	3,641,350
Plus unamortized premium	36,933	-	1,874,539	-
Total	<u>\$ 3,286,933</u>	<u>\$ 362,637</u>	<u>\$ 19,869,539</u>	<u>\$ 3,641,350</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

On March 5, 2019, the City issued General Obligation Bonds Series 2019 in the par amount of \$48,290,000, a premium of \$6,827,264 and issuance costs of \$215,508. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. Additionally, the bonds currently refunded \$4,290,000 principal of the City's General Obligation Bonds Series 2008, plus \$67,993 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

On May 6, 2020, the City issued General Obligation Bonds Series 2020 in the par amount of \$9,470,000, a premium of \$1,298,465 and issuance costs of \$83,373. Pursuant to a special bond election held on November 6, 2018, the proceeds of the bonds were used to acquire, improve and forever preserve open space, park and recreational land located in Treasure Hill and Armstrong/Snow Ranch Pasture. The 2020 Bonds were the last block of bonds to be issued from the 2018 bond election. Additionally, the bonds currently refunded \$3,730,000 and \$2,255,000 principal of the City's General Obligation Bonds Series 2009 and Series 2010B, respectively, plus \$1,991 and 1,562 interest, respectively. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues and recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2019 Dated March 5, 2019 \$48,290,000 @ 3.00% to 5.00% per annum paid semiannually (February and August)		Series 2020 Dated May 6, 2020 \$9,470,000 @ 2.125% to 5.00% per annum paid semiannually (May and November)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 3,090,000	\$ 1,794,900	\$ 1,500,000	\$ 299,588
2024	3,245,000	1,640,400	1,570,000	224,587
2025	3,405,000	1,478,150	615,000	146,088
2026	2,730,000	1,307,900	240,000	115,337
2027	2,870,000	1,171,400	250,000	103,338
2028	3,015,000	1,027,900	265,000	90,837
2029	3,165,000	877,150	275,000	77,588
2030	3,320,000	718,900	290,000	63,837
2031	3,490,000	552,900	305,000	49,338
2032	3,625,000	413,300	320,000	37,137
2033	3,810,000	232,050	330,000	27,538
2034	3,925,000	117,750	340,000	17,637
2035	-	-	350,000	7,445
Total	39,690,000	11,332,700	6,650,000	1,260,295
Plus unamortized premium	5,308,143	-	1,112,224	-
Total	<u>\$ 44,998,143</u>	<u>\$ 11,332,700</u>	<u>\$ 7,762,224</u>	<u>\$ 1,260,295</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds

On September 11, 2014, the City issued Sales Tax Revenue Bonds, Series 2014B in the amount of \$5,375,000 plus a premium of \$166,022. The proceeds from the sale of the Series 2014B Sales Tax Revenue Bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

On May 12, 2015, the City issued Sales Tax Revenue Bonds, Series 2015 in the amount of \$11,600,000 plus a premium of \$607,524. The proceeds from the sale of the bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2014B Dated September 11, 2014 \$5,375,000 @ 3.00% to 3.25% per annum paid semiannually (June and December)		Series 2015 Dated May 12, 2015 \$11,600,000 @ 2.00% to 4.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 625,000	\$ 146,763	\$ 765,000	\$ 235,125
2024	640,000	128,013	795,000	204,525
2025	660,000	108,813	820,000	180,675
2026	680,000	89,013	845,000	156,075
2027	700,000	68,613	880,000	122,275
2028	720,000	47,612	905,000	95,875
2029	745,000	24,212	930,000	68,725
2030	-	-	970,000	31,525
Total	4,770,000	613,039	6,910,000	1,094,800
Plus unamortized premium	78,342	-	320,570	-
Total	<u>\$ 4,848,342</u>	<u>\$ 613,039</u>	<u>\$ 7,230,570</u>	<u>\$ 1,094,800</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

On November 11, 2017, the City issued Sales Tax Revenue Bonds, Series 2017 in the amount of \$31,940,000 plus a premium of \$3,287,871. The proceeds from the sale of the bonds were used for the purpose of financing the acquisition and construction of affordable housing units; land acquisition; parking, plaza and walkway improvements; road improvements; open space acquisition; and parks and community center improvements.

On February 21, 2019 the City issued Sales Tax Revenue Bonds, Series 2019 in the amount of \$26,775,000 plus a premium of \$3,495,522. The proceeds from the sale of the bonds were used for the purpose of financing a portion of the cost of a revolving program of acquiring and constructing affordable housing units, parking and plaza improvements, road improvements, open space acquisition, and park, recreation and community center improvements.

The debt service requirements for the bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2017 Dated November 11, 2017 \$31,940,000 @ 2.85% to 5.00% per annum paid semiannually (June and December)		Series 2019 Dated February 21, 2019 \$26,775,000 @ 3.00% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 1,870,000	\$ 900,527	\$ 1,475,000	\$ 941,375
2024	1,965,000	807,028	1,550,000	865,750
2025	2,060,000	708,778	1,600,000	811,000
2026	2,165,000	605,777	1,650,000	753,750
2027	2,275,000	497,528	1,750,000	668,750
2028	2,385,000	383,777	1,825,000	579,375
2029	2,480,000	288,378	1,925,000	485,625
2030	2,555,000	213,977	2,025,000	386,875
2031	2,620,000	147,548	2,125,000	293,750
2032	2,695,000	76,807	2,200,000	207,250
2033	-	-	2,300,000	117,250
2034	-	-	2,375,000	35,625
Total	23,070,000	4,630,125	22,800,000	6,146,375
Plus unamortized premium	2,252,788	-	2,711,328	-
Total	<u>\$ 25,322,788</u>	<u>\$ 4,630,125</u>	<u>\$ 25,511,328</u>	<u>\$ 6,146,375</u>

The Series 2014B, 2015, 2017 and 2019 Bonds are special limited obligations of the City, payable solely from and secured solely by a pledge of revenues from (1) 100 percent of the revenues received by the City from the local sales and use tax levied by the City pursuant to the Utah Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code and (2) 100 percent of the revenues received by the City from the resort communities tax levied by the City pursuant to Title 59, Chapter 12, Part 4 of the Utah Code. The bonds do not constitute a pledge of the ad valorem taxing power or the full faith and credit of the City.

The Series 2017 and 2019 Bonds are additionally payable solely from and secured solely by a pledge of revenues from 100 percent of the revenues received by the City from the municipal transient room tax levied by the City pursuant to Title 59, Chapter 12, Part 3A, Utah Code.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds

On July 14, 2009, the City issued the par amount of \$2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of \$125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2022 is \$1,000,000.

Water Revenue Refunding Bonds

On February 21, 2013, the City issued the par amount of \$3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of \$37,518. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$63,609. The bonds incurred bond issue costs of \$74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

On June 25, 2014, the City issued the par amount of \$4,115,000 in Water Revenue Bonds Series 2014 plus a premium of \$223,986 to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest method. The bonds incurred bond issue costs of \$93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for the water refunding bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated February 21, 2013 \$3,045,000 @ 2.00% per annum paid semiannually (June and December)		Series 2014 Dated June 25, 2014 \$4,115,000 @ 3.25% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 245,000	\$ 17,850	\$ -	\$ 133,738
2024	250,000	12,900	-	133,738
2025	255,000	7,850	2,350,000	133,738
2026	265,000	2,650	1,765,000	57,362
Total	1,015,000	41,250	4,115,000	458,576
Plus unamortized premium/discount	10,148	-	74,170	-
Total	<u>\$ 1,025,148</u>	<u>\$ 41,250</u>	<u>\$ 4,189,170</u>	<u>\$ 458,576</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds, Continued

On June 16, 2020, the City issued the par amount of \$75,515,000 in Water Revenue Bonds Series 2020 plus a premium of \$9,802,442. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$8,235,000 and \$4,945,000 of outstanding Water Revenue Bonds Series 2009C and 2010, respectively plus interest of \$225,484 and \$99,449, respectively. New money in the amount of \$66,620,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$333,785, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

On October 13, 2022, the City issued the par amount of \$66,135,000 in Water Revenue Bonds Series 2021 plus a premium of \$6,052,311. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$1,925,000 and \$5,525,000 of outstanding Water Revenue Bonds Series 2012 and 2012B, respectively plus interest of \$21,063 and \$62,156, respectively. New money in the amount of \$65,000,000 was received to finance construction of water system infrastructure. The bonds incurred bond issue costs of \$320,994, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	Series 2020 Dated June 16, 2020 \$75,515,000 @ 2.125% to 5.00% per annum paid semiannually (June and December)		Series 2021 Dated October 13, 2022 \$66,135,000 @ 2.00% to 5.00% per annum paid semiannually (June and December)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2023	\$ 2,250,000	\$ 2,316,094	\$ 2,175,000	\$ 2,130,506
2024	2,325,000	2,201,719	2,325,000	2,018,007
2025	175,000	2,139,218	2,300,000	1,902,381
2026	-	2,134,844	3,280,000	1,762,882
2027	1,945,000	2,086,219	3,645,000	1,589,756
2028	2,000,000	1,987,594	3,875,000	1,401,757
2029	4,250,000	1,831,344	1,930,000	1,256,631
2030	4,475,000	1,613,219	2,020,000	1,157,882
2031	4,700,000	1,383,844	2,255,000	1,051,006
2032	4,875,000	1,193,219	2,385,000	935,006
2033	5,025,000	1,044,719	2,495,000	825,481
2034	5,175,000	891,719	2,575,000	749,831
2035	5,350,000	733,844	2,610,000	697,981
2036	5,500,000	571,094	2,675,000	645,131
2037	5,650,000	432,094	2,715,000	591,231
2038	5,775,000	314,234	2,765,000	536,431
2039	5,875,000	190,453	2,845,000	480,331
2040	6,025,000	64,014	2,880,000	421,281
2041	-	-	9,095,000	294,047
2042	-	-	9,290,000	98,706
Total	71,370,000	23,129,485	66,135,000	20,546,265
Plus unamortized premium	8,778,289	-	5,838,739	-
Total	<u>\$ 80,148,289</u>	<u>\$ 23,129,485</u>	<u>\$ 71,973,739</u>	<u>\$ 20,546,265</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Other Debt

The City entered into an agreement with Weber Basin Water Conservancy District for the right to share in the existing capacity in the East Canyon Water Treatment Plan and Highway 40 System. In return, the City agreed to make an annual payment of \$200,000 per year beginning January 1, 2020 through January 1, 2039. The contract payable has an effective interest rate of 1.8 percent per annum.

The debt service requirements for the contracts payable at June 30, 2022 were as follows:

Fiscal Year Ending June 30,	PRINCIPAL	INTEREST
2023	\$ 146,573	\$ 53,427
2024	149,278	50,722
2025	152,032	47,968
2026	154,837	45,163
2027	157,693	42,307
2028	160,603	39,397
2029	163,566	36,434
2030	166,584	33,416
2031	169,657	30,343
2032	172,788	27,212
2033	175,975	24,024
2034	179,222	20,778
2035	182,529	17,471
2036	185,897	14,104
2037	189,326	10,674
2038	192,819	7,181
2039	196,377	3,623
Total	<u>\$ 2,895,756</u>	<u>\$ 504,244</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE F – LONG-TERM OBLIGATIONS, Continued

Annual Debt Service

The annual debt service requirements for all long-term debt outstanding as of June 30, 2022 by activity are as follows:

Fiscal Year Ending June 30,	Governmental Activities		Business-Type Activities	
	General Obligation Bonds	Revenue Bonds	Revenue Bonds	Contract Payable
Principal				
2023	\$ 6,590,000	\$ 4,735,000	\$ 4,795,000	\$ 146,573
2024	6,890,000	4,950,000	5,025,000	149,278
2025	6,175,000	5,140,000	5,205,000	152,032
2026-2030	27,265,000	28,410,000	30,075,000	803,283
2031-2035	20,665,000	14,315,000	37,445,000	880,171
2036-2040	-	-	42,705,000	764,419
2040-2042	-	-	18,385,000	-
Total	67,585,000	57,550,000	143,635,000	2,895,756
Plus unamortized premium/discount	8,331,839	5,363,028	14,701,346	-
Total	<u>\$ 75,916,839</u>	<u>\$ 62,913,028</u>	<u>\$ 158,336,346</u>	<u>\$ 2,895,756</u>
Interest				
2023	\$ 2,894,688	\$ 2,223,791	\$ 4,598,188	\$ 53,427
2024	2,576,438	2,005,316	4,366,363	50,722
2025	2,243,526	1,809,266	4,183,188	47,968
2026-2030	7,238,686	5,567,738	16,882,137	196,717
2031-2035	1,643,643	878,227	9,506,620	119,828
2036-2040	-	-	4,246,297	35,582
2040-2042	-	-	392,748	-
Total	<u>\$ 16,596,981</u>	<u>\$ 12,484,338</u>	<u>\$ 44,175,541</u>	<u>\$ 504,244</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS

General Information about the Pension Plan

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems (Systems). The Systems are comprised of the following pension trust funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost-sharing, public employee retirement system;
- Public Employees Contributory Retirement System (Contributory System) is a multiple-employer, cost-sharing, public employee retirement system;
- Public Safety Retirement System (Public Safety System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer, cost-sharing, public employee retirement system;
- Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) is a multiple-employer, cost-sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Systems, are members of the Tier 2 Retirement System.

The Systems are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Benefits provided: The Systems provide retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4.00%
Contributory System	Highest 5 years	30 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4.00%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.50% per year up to 20 years; 2.00% per year over 20 years	Up to 2.50% or 4.00% depending upon employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year to June 2020; 2.00% per year July 2020 to present	Up to 2.50%

* Actuarial reductions are applied.

**All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Systems' Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Contribution rates as of June 30, 2022 are as follows:

	Employee	Employer	Employer 401(k)
Contributory System			
11 Local Government Div - Tier 1	6.00	14.46	N/A
111 Local Government Div - Tier 2*	N/A	16.07	0.62
Noncontributory System			
15 Local Government Div - Tier 1	N/A	18.47	N/A
Public Safety System			
Contributory			
122 Tier 2 DB Hybrid Public Safety*	2.27	25.83	N/A
Noncontributory			
43 Other Div A with 2.50% COLA	N/A	34.04	N/A
Tier 2 Defined Contribution Only*			
211 Local Government	N/A	6.69	10.00
222 Public Safety	N/A	11.83	14.00

*Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2022, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 1,257,885	\$ N/A
Contributory System	30,760	-
Public Safety System	811,796	-
Tier 2 Public Employees Systems	1,890,094	-
Tier 2 Public Safety and Firefighter	65,258	-
Tier 2 DC Only System	162,084	N/A
Tier 2 DC Public Safety and Firefighter System	9,094	N/A
Total Contributions	\$ 4,226,971	\$ -

Contributions reported are the Systems' Board approved required contributions by the System.
Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Combined Pension Assets, Liabilities, Expense, Deferred Outflows and Inflows of Resources Related to Pensions

At June 30, 2022, the City reported a net pension asset of \$8,676,595 and a net pension liability of \$0.

	(Measurement Date): December 31, 2021				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2020	Change (Decrease)
Noncontributory System	\$ 6,206,510	\$ -	1.0837078 %	1.0590082 %	0.0246996 %
Contributory System	1,105,633	-	1.5272379	3.2448058	(1.7175679)
Public Safety System	1,116,896	-	1.3752460	1.3794893	(0.0042433)
Tier 2 Public Employees System	242,688	-	0.5734098	0.6133599	(0.0399501)
Tier 2 Public Safety and Firefighter	4,868	-	0.0963238	0.1177901	(0.0214663)
	<u>\$ 8,676,595</u>	<u>\$ -</u>			

The net pension asset and liability were measured as of December 31, 2020, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2020 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the Systems during the plan year.

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$(877,220). The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 867,200	\$ 32,069
Changes in assumptions	1,010,072	54,838
Net difference between projected and actual earnings on pension plan investments	-	12,895,341
Changes in proportion and differences between contributions and proportionate share of contributions	196,455	282,790
Contributions subsequent to the measurement date	2,240,336	-
	<u>\$ 4,314,063</u>	<u>\$ 13,265,038</u>

\$2,240,336 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (2,423,562)
2023	(3,843,741)
2024	(3,095,186)
2025	(2,098,089)
2026	48,204
Thereafter	221,063

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$(1,133,150). The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 650,065	\$ -
Changes in assumptions	582,504	40,062
Net difference between projected and actual earnings on pension plan investments	-	8,356,233
Changes in proportion and differences between contributions and proportionate share of contributions	60,318	276,920
Contributions subsequent to the measurement date	651,447	-
	<u>\$ 1,944,334</u>	<u>\$ 8,673,215</u>

\$651,447 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (1,571,039)
2023	(2,401,076)
2024	(2,019,796)
2025	(1,388,418)
2026	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$(572,566). The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	905,648
Changes in proportion and differences between contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	16,221	-
	<u>\$ 16,221</u>	<u>\$ 905,648</u>

\$16,221 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (218,608)
2023	(316,399)
2024	(223,185)
2025	(147,456)
2026	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Public Safety System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$(40,602). The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 95,060	\$ -
Changes in assumptions	195,816	11,617
Net difference between projected and actual earnings on pension plan investments	-	3,018,927
Changes in proportion and differences between contributions and proportionate share of contributions	985	4,194
Contributions subsequent to the measurement date	433,874	-
	<u>\$ 725,735</u>	<u>\$ 3,034,738</u>

\$433,874 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (518,690)
2023	(978,599)
2024	(745,077)
2025	(500,510)
2026	-
Thereafter	-

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$842,784. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 117,903	\$ 31,269
Changes in assumptions	226,289	2,294
Net difference between projected and actual earnings on pension plan investments	-	599,652
Changes in proportion and differences between contributions and proportionate share of contributions	124,392	-
Contributions subsequent to the measurement date	1,098,916	-
	<u>\$ 1,567,500</u>	<u>\$ 633,215</u>

\$1,098,916 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (112,598)
2023	(144,371)
2024	(104,709)
2025	(60,257)
2026	46,930
Thereafter	210,374

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Tier 2 Public Safety and Firefighter Pension Expense, and Deferred Outflows and Inflows of Resources

For the fiscal year ended June 30, 2022, the City recognized pension expense of \$26,313. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 4,172	\$ 800
Changes in assumptions	5,463	865
Net difference between projected and actual earnings on pension plan investments	-	14,881
Changes in proportion and differences between contributions and proportionate share of contributions	10,760	1,676
Contributions subsequent to the measurement date	39,878	-
	<u>\$ 60,273</u>	<u>\$ 18,222</u>

\$39,878 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to fiscal yearend, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2022	\$ (2,627)
2023	(3,296)
2024	(2,419)
2025	(1,448)
2026	1,274
Thereafter	10,689

Actuarial Assumptions

The total pension liability in the December 31, 2021, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 - 9.25 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80.0% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2021 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Asset Allocation	Expected Return Arithmetic Basis	
		Real Return Arithmetic Basis	Long-Term Expected Portfolio Real Rate of Return
Equity securities	37.000 %	6.58 %	2.43 %
Debt securities	20.000	(0.28)	(0.06)
Real assets	15.000	5.77	0.87
Private equity	12.000	9.85	1.18
Absolute return	16.000	2.91	0.47
Cash and cash equivalents	-	(1.01)	-
Totals	100.00 %		4.89 %
Inflation			2.50 %
Expected arithmetic nominal return			7.39 %

The 6.85 percent assumed investment rate of return is comprised of an inflation rate of 2.50 percent, a real return of 4.35 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced from 6.95 percent to 6.85 percent from the prior measurement date.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE G – RETIREMENT PLANS, Continued

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.85 percent) or 1 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease or 5.85%	Discount Rate of 6.85%	1% Increase or 7.85%
Noncontributory System	\$ 3,337,428	\$ (6,206,510)	\$ (14,169,067)
Contributory System	(441,119)	(1,105,633)	(1,668,806)
Public Safety System	2,754,632	(1,116,896)	(4,260,845)
Tier 2 Public Employees System	1,445,991	(242,688)	(1,539,243)
Tier 2 Public Safety and Firefighter System	39,057	(4,868)	(39,739)
Total	\$ 7,135,989	\$ (8,676,595)	\$ (21,677,700)

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued Systems' financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Systems' Board and are generally supplemental plans to the basic retirement benefits of the Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems' financial report.

The City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- Roth IRA Plan

Employee and employer contributions to the Systems Defined Contribution Savings Plans for fiscal year ended June 30, 2022 were as follows:

	2022	2021	2022
401(k) Plan			
Employer Contributions	\$ 379,310	\$ 362,410	\$ 338,323
Employee Contributions	8,804	-	-
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	15,190	12,285	13,595

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE H - DEFINED CONTRIBUTION PLANS

Section 401(a) defined contribution money purchase plan

The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

MissionSquare Retirement (MissionSquare) administers this plan. The City's total payroll in the fiscal year ended June 30, 2022 was \$29,189,158. Of that amount, \$4,800,625 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2022 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statue for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2022 contributions totaling \$47,638 or 0.99 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City's financial statements.

Section 457 deferred compensation plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2022 was \$29,189,158 and the City's covered payroll eligible for this plan totaled \$21,198,048. The City participates in employer benefits of \$46.15 per pay period for those employees who have chosen single health insurance coverage and match the employees' voluntary contribution amount at fifty cents on the dollar to a maximum contribution of \$900. Contributions totaling \$327,812 or 1.55 percent of covered payroll were made by the City and voluntary contributions totaling \$834,669 or 3.94 percent of covered payroll were made by employees. All contributions were made by the due dates.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by MissionSquare for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As MissionSquare is the fiduciary of these assets, the City is no longer required to report the assets.

Loans or notes between the City and the defined contribution plans

There are no securities, loans or notes of the City included in the plans' assets.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE I – COMMITMENTS AND CONTINGENCIES

There are several pending lawsuits in which the City is involved. The City Attorney estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

Commitments for major construction and capital improvements projects at June 30, 2022 are as follows:

Capital Projects Funds	\$ 6,241,781
Enterprise Funds	\$ 26,579,440

NOTE J – INTERGOVERNMENTAL REVENUES

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2022. They consist of the following:

State of Utah Class "C" road allotments	\$ 596,409
State contributions	190,183
County contributions	1,886,954
Federal contributions	6,324,137
Fire District	419,927
School District	2,902,856
Total	<u>\$ 12,320,466</u>

NOTE K – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During fiscal year 1989, the City established a Self-Insurance Fund (an internal service fund) to account for and finance its uninsured risk of loss. Under this program, the Self-Insurance Fund provides coverage for up to a maximum of \$250,000 per occurrence for general liability, automobile and errors and omissions. The City purchases commercial insurance for claims in excess of coverage provided by the Self-Insurance Fund and for all other risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

Unpaid claims as of June 30, 2020	\$ 321,475
Incurred claims	113,152
Claim payments	<u>(124,396)</u>
Unpaid claims as of June 30, 2021	310,231
Incurred claims	92,031
Claim payments	<u>(101,122)</u>
Unpaid claims as of June 30, 2022	<u>\$ 301,140</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE L – INTERFUND TRANSFERS

Fund Financial Statements

Transfers were made to and from several funds during the course of the year ended June 30, 2022. An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement. The General Fund transferred \$1,585,600 to the Equipment Replacement Capital Projects Fund for future replacement of rolling stock and computer equipment. The Redevelopment Agency funds for Main Street and Lower Park transferred \$3,792,532 to the Special Revenue funds for capital expenditures. Several funds transferred a total of \$6,962,216 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The General Fund transferred \$25,000 to the Golf Course Fund for administrative costs. Transfers to the General Fund were comprised of: \$1,609,170 from the Water Fund, \$108,200 from the Stormwater Fund, \$1,118,181 from the Transportation and Parking Fund and \$114,740 from the Golf Course Fund for administrative expenses for the year ended June 30, 2022.

Transfers into:					
Governmental Activities				Business-Type Activities	
Major Funds					
		Sales Tax Revenue & Refunding - DSF	Nonmajor Funds	Golf Course Fund	Total
General Fund					
Transfers out from:					
Governmental activities					
Major funds:					
General fund	\$ -	\$ -	\$ 1,585,600	\$ 25,000	\$ 1,610,600
Capital improvement fund	-	4,174,626	-	-	4,174,626
Sales tax rev & refund - DSF	-	-	-	-	-
General obligation - DSF	-	-	-	-	-
Nonmajor funds:					
Other funds	-	2,787,590	3,792,532	-	6,580,122
Business-type activities					
Water fund	1,609,170	-	-	-	1,609,170
Stormwater fund	108,200	-	-	-	108,200
Transportation and parking fund	1,118,181	-	-	-	1,118,181
Golf course fund	114,740	-	-	-	114,740
Total	<u>\$ 2,950,291</u>	<u>\$ 6,962,216</u>	<u>\$ 5,378,132</u>	<u>\$ 25,000</u>	<u>\$ 15,315,639</u>

Government-Wide Financial Statements

Per GASB Statement No. 34, all interfund transfers within governmental activities and business-type activities are eliminated.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE M - TAXES

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

NOTE N – UNAVAILABLE REVENUE

Fund Financial Statements

At June 30, 2022, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

	General	Debt Service - Park City General Obligation	Capital Projects - Capital Improvement Fund	Other Governmental Funds	Total
Miscellaneous loans/ receivable	\$ -	\$ -	\$ 252,387	\$ -	\$ 252,387
Leases receivable	10,583,591	-	4,240	-	10,587,831
Property tax levied- not yet collected	10,674,703	9,484,688	-	5,224,724	25,384,115
	<u>\$ 21,258,294</u>	<u>\$ 9,484,688</u>	<u>\$ 256,627</u>	<u>\$ 5,224,724</u>	<u>\$ 36,224,333</u>

NOTE O – CONDUIT DEBT

On May 13, 2021, the City issued \$15,670,000 of 2021 Tax-Exempt Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded \$15,455,766 of the 2015 Industrial Revenue Refunding Bonds issued on May 29, 2015, on behalf of USSA. The bonds bear interest at a 2.75 percent rate and mature May 1, 2036. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was \$15,293,389 at June 31, 2022.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO BASIC FINANCIAL STATEMENTS, continued
JUNE 30, 2022

NOTE P – POLLUTION REMEDIATION

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

The United States Environmental Protection Agency (USEPA) and Utah Department of Environmental Quality have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean topsoil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. Park City has evaluated its property holdings and found that there exists remediation obligations. The estimated cost to remediate these properties is \$2,250,000. In addition, Park City, is responsible for assessing environmental damages through an NRDA assessment. The estimated cost for the assessment and potential damages is \$1,720,000. The total estimate of \$3,470,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

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**REQUIRED SUPPLEMENTARY
INFORMATION**

Schedule of Required Supplementary Information
Schedule of the Proportionate Share of the Net Pension Liability
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Calendar Years ¹

	As of calendar year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of its covered payroll
Noncontributory System	2014	1.1057757 %	\$ 4,801,538	\$ 8,969,083	53.50 %	90.20 %
	2015	1.1629907	6,580,767	8,900,339	73.94	87.80
	2016	1.1028763	7,081,816	8,404,365	84.26	87.30
	2017	1.1793561	5,167,113	8,457,558	61.09	91.90
	2018	1.2132077	8,933,726	8,284,921	107.83	87.00
	2019	1.1954718	4,505,576	7,721,132	58.35	93.70
	2020	1.0590082	543,211	6,406,630	8.48	99.20
	2021	1.0837078	(6,206,510)	6,475,027	(95.85)	108.70
Contributory System	2014	1.7202131	496,184	921,380	53.90	94.00
	2015	2.1367876	1,501,851	910,458	164.96	85.70
	2016	3.5528544	1,165,731	852,469	136.75	92.90
	2017	4.2822288	348,463	868,933	40.10	98.20
	2018	4.4140715	1,791,243	826,181	216.81	91.20
	2019	4.3953469	288,055	787,616	36.57	98.60
	2020	3.2448058	(581,540)	535,246	(108.65)	(103.90)
	2021	1.5272379	(1,105,633)	224,323	(492.87)	115.90
Public Safety System	2014	1.0325635	1,298,534	1,628,847	79.70	90.50
	2015	1.1316373	2,027,047	1,850,090	109.56	87.10
	2016	1.3348476	2,708,774	2,154,360	125.73	86.50
	2017	1.4076471	2,208,117	2,326,902	94.90	90.20
	2018	1.3792220	3,548,166	2,335,379	151.93	84.70
	2019	1.3778642	2,212,323	2,376,678	93.08	90.90
	2020	1.3794893	1,145,309	2,435,306	47.03	95.50
	2021	1.3752460	(1,116,896)	2,453,207	(45.53)	104.20
Tier 2 Public Employees System	2014	0.4811751	(14,582)	2,361,287	(0.60)	103.50
	2015	0.6083725	(1,328)	3,930,779	(0.03)	100.20
	2016	0.5779839	64,474	4,739,934	1.36	95.10
	2017	0.6412973	56,541	6,278,394	0.90	97.40
	2018	0.6795699	291,045	7,931,286	3.67	90.80
	2019	0.6951133	156,336	9,661,859	1.62	96.50
	2020	0.6133599	88,218	9,810,802	0.90	98.30
	2021	0.5734098	(242,688)	10,647,053	(2.28)	103.80
Tier 2 Public Safety and Firefighter System	2014	0.5580685	(8,256)	230,513	(3.60)	120.50
	2015	0.4334431	(6,333)	258,047	(2.45)	110.70
	2016	0.4276917	(3,713)	353,369	(1.05)	103.60
	2017	0.2907906	(3,365)	307,120	(1.10)	103.00
	2018	0.1535009	3,846	205,685	1.87	95.60
	2019	0.1264583	11,895	208,446	5.71	89.60
	2020	0.1177901	10,565	236,532	4.47	93.10
	2021	0.0963238	(4,868)	230,346	-2.11	102.80

¹ Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

Schedule of Required Supplementary Information
Schedule of Contributions
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Fiscal Years ¹

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll ²
Noncontributory System	2014	\$ 1,463,515	\$ 1,463,515	\$ -	\$ 8,593,869	17.03 %
	2015	1,593,052	1,593,052	-	8,676,643	18.36
	2016	1,583,281	1,583,281	-	8,630,571	18.35
	2017	1,559,571	1,559,571	-	8,480,620	18.39
	2018	1,553,648	1,553,648	-	8,429,027	18.43
	2019	1,486,998	1,486,998	-	8,084,781	18.39
	2020	1,279,250	1,279,250	-	6,988,178	18.31
	2021	1,154,993	1,154,993	-	6,259,429	18.45
	2022	1,257,885	1,257,885	-	6,835,882	18.4
Contributory System	2014	118,386	118,386	-	891,460	13.28
	2015	124,015	124,015	-	857,642	14.46
	2016	126,506	126,506	-	874,871	14.46
	2017	128,811	128,811	-	890,811	14.46
	2018	121,856	121,856	-	842,711	14.46
	2019	118,253	118,253	-	817,793	14.46
	2020	98,228	98,228	-	679,310	14.46
	2021	50,519	50,519	-	349,369	14.46
	2022	30,760	30,760	-	212,723	14.46
Public Safety System	2014	444,956	444,956	-	1,579,083	28.18
	2015	487,710	487,710	-	1,613,195	30.23
	2016	602,057	602,057	-	2,018,519	29.83
	2017	703,564	703,564	-	2,326,004	30.25
	2018	696,730	696,730	-	2,306,955	30.20
	2019	703,630	703,630	-	2,321,728	30.31
	2020	741,934	741,934	-	2,438,344	30.43
	2021	738,239	738,239	-	2,427,488	30.41
	2022	811,796	811,796	-	2,590,802	31.33
Tier 2 Public Employees System ³	2014	274,597	274,597	-	1,962,810	13.99
	2015	447,904	447,904	-	2,998,019	14.94
	2016	652,227	652,227	-	4,374,424	14.91
	2017	830,304	830,304	-	5,568,772	14.91
	2018	1,051,865	1,051,865	-	6,961,378	15.11
	2019	1,391,549	1,391,549	-	8,954,624	15.54
	2020	1,568,428	1,568,428	-	10,015,507	15.66
	2021	1,570,537	1,570,537	-	9,940,099	15.80
	2022	1,890,094	1,890,094	-	11,761,625	16.07
Tier 2 Public Safety and Firefighter System ³	2014	43,142	43,142	-	206,915	20.85
	2015	46,309	46,309	-	205,361	22.55
	2016	75,876	75,876	-	337,225	22.50
	2017	79,353	79,353	-	352,678	22.50
	2018	54,182	54,182	-	240,064	22.57
	2019	47,136	47,136	-	204,142	23.09
	2020	53,529	53,529	-	231,425	23.13
	2021	57,846	57,846	-	223,947	25.83
	2022	65,258	65,258	-	252,643	25.83
Tier 2 Public Employees DC Only System ³	2014	2,308	2,308	-	41,356	5.58
	2015	14,096	14,096	-	209,757	6.72
	2016	23,903	23,903	-	357,294	6.69
	2017	36,006	36,006	-	538,211	6.69
	2018	63,003	63,003	-	941,754	6.69
	2019	85,220	85,220	-	1,273,841	6.69
	2020	108,323	108,323	-	1,619,186	6.69
	2021	134,577	134,577	-	2,011,611	6.69
	2022	162,084	162,087	-	2,422,779	6.69
Tier 2 Public Safety and Firefighter DC Only System ³	2014	-	-	-	-	-
	2015	3,007	3,007	-	25,417	11.83
	2016	6,153	6,153	-	52,009	11.83
	2017	6,895	6,895	-	58,283	11.83
	2018	7,618	7,618	-	64,392	11.83
	2019	8,158	8,158	-	68,956	11.83
	2020	9,069	9,069	-	76,665	11.83
	2021	7,531	7,531	-	63,660	11.83
	2022	9,094	9,094	-	76,869	11.83

¹ Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

² Contributions as a percentage of covered payroll may be different than the Board certified rate due to rounding or other administrative issues.

³ Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Park City Municipal Corporation, Utah
Notes to Required Supplementary Information
For the year ended June 30, 2022

Note 1. Changes in Assumptions

The investment return assumption was decreased by 0.10 percent to 6.85 percent for use in the January 2021 actuarial valuation. This assumption change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this assumption change resulted in a \$509.0 million increase in the Total Pension Liability, which is about 1.3% of the Total Pension Liability as of December 31, 2020 for all systems combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in the year 2023.

**SUPPLEMENTARY
INFORMATION**

NONMAJOR GOVERNMENTAL FUNDS

Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds - Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

Lower Park Avenue Redevelopment Agency Capital Projects Fund - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

Main Street Redevelopment Agency Capital Projects Fund - Accounts for capital projects in the Main Street Redevelopment area.

Municipal Building Authority Capital Projects Fund - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

Equipment Replacement Capital Improvements Fund - Accounts for the accumulation of resources for the future replacement of fixed assets such as computers, vehicles and heavy equipment.

Park City Municipal Corporation
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2022

	Special Revenue		Capital Projects				
	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund	Equipment Replacement Capital Improvements Fund	Total Nonmajor Governmental Funds
ASSETS							
Cash, cash equivalents and investments	\$ 1,298,315	\$ 1,523,993	\$ 3,289,602	\$ 1,601,404	\$ 454,805	\$ 2,450,705	\$ 10,618,824
Taxes receivable	3,940,612	1,304,730	-	-	-	-	5,245,342
Accounts receivable	132	128	248	119	34	8,643	9,304
Total assets	<u>\$ 5,239,059</u>	<u>\$ 2,828,851</u>	<u>\$ 3,289,850</u>	<u>\$ 1,601,523</u>	<u>\$ 454,839</u>	<u>\$ 2,459,348</u>	<u>\$ 15,873,470</u>
LIABILITIES							
Accounts payable	\$ 11,864	\$ 20,000	\$ -	\$ 3,000	\$ -	\$ 39,395	\$ 74,259
Accrued liabilities	37,210	45,000	-	-	-	-	82,210
Total liabilities	<u>49,074</u>	<u>65,000</u>	<u>-</u>	<u>3,000</u>	<u>-</u>	<u>39,395</u>	<u>156,469</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue-property tax	3,924,724	1,300,000	-	-	-	-	5,224,724
Total deferred inflows of resources	<u>3,924,724</u>	<u>1,300,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,224,724</u>
Total liabilities and deferred inflows of resources	<u>3,973,798</u>	<u>1,365,000</u>	<u>-</u>	<u>3,000</u>	<u>-</u>	<u>39,395</u>	<u>5,381,193</u>
FUND BALANCES (DEFICITS)							
Committed							
Capital projects funds	-	-	3,289,850	1,598,523	454,839	2,419,953	7,763,165
Economic development	1,265,261	1,463,851	-	-	-	-	2,729,112
Total fund balances	<u>1,265,261</u>	<u>1,463,851</u>	<u>3,289,850</u>	<u>1,598,523</u>	<u>454,839</u>	<u>2,419,953</u>	<u>10,492,277</u>
Total liabilities and fund balances	<u>\$ 5,239,059</u>	<u>\$ 2,828,851</u>	<u>\$ 3,289,850</u>	<u>\$ 1,601,523</u>	<u>\$ 454,839</u>	<u>\$ 2,459,348</u>	<u>\$ 15,873,470</u>

Park City Municipal Corporation
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2022

	Special Revenue		Capital Projects			Equipment Replacement Capital Improvements Fund	Total Nonmajor Governmental Funds
	Lower Park Avenue Redevelopment Special Revenue Fund	Main Street Redevelopment Special Revenue Fund	Lower Park Avenue Redevelopment Capital Projects Fund	Main Street Redevelopment Capital Projects Fund	Municipal Building Authority Capital Projects Fund		
REVENUES							
Taxes and special assessments	\$ 904,478	\$ 301,782	\$ -	\$ -	\$ -	\$ -	\$ 1,206,260
Intergovernmental	3,028,036	1,010,315	-	-	-	-	4,038,351
Investment income	7,663	7,535	13,749	7,417	2,123	-	38,487
Total revenues	3,940,177	1,319,632	13,749	7,417	2,123	-	5,283,098
EXPENDITURES							
Economic development	646,919	289,455	-	-	-	-	936,374
Capital outlay	-	-	42,989	3,000	-	1,840,784	1,886,773
Total expenditures	646,919	289,455	42,989	3,000	-	1,840,784	2,823,147
Excess (deficiency) of revenues over expenditures	3,293,258	1,030,177	(29,240)	4,417	2,123	(1,840,784)	2,459,951
OTHER FINANCING SOURCES (USES)							
Sale of capital assets	-	-	-	-	-	8,645	8,645
Transfers in	-	-	3,092,532	700,000	-	1,585,600	5,378,132
Transfers out	(3,092,532)	(700,000)	(2,787,590)	-	-	-	(6,580,122)
Total other financing sources (uses)	(3,092,532)	(700,000)	304,942	700,000	-	1,594,245	(1,193,345)
Net change in fund balances	200,726	330,177	275,702	704,417	2,123	(246,539)	1,266,606
Fund balances - beginning	1,064,535	1,133,674	3,014,148	894,106	452,716	2,666,492	9,225,671
Fund balances - ending	\$ 1,265,261	\$ 1,463,851	\$ 3,289,850	\$ 1,598,523	\$ 454,839	\$ 2,419,953	\$ 10,492,277

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Capital Improvements Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 10,966,320	\$ 13,894,448	\$ 17,703,739	\$ 3,809,291
Intergovernmental	4,342,354	5,476,152	2,332,093	(3,144,059)
Investment income	705,341	705,341	344,088	(361,253)
Impact fees	407,471	407,471	285,385	(122,086)
Rental and other	2,510	2,510	4,936	2,426
Miscellaneous	556,637	556,637	999,452	442,815
Total revenues	16,980,633	21,042,559	21,669,693	627,134
EXPENDITURES				
Capital outlay:				
Land and building acquisition	274,845	32,773,091	469,463	32,303,628
Street and storm drain improvements	1,807,100	6,419,898	840,067	5,579,831
Building renovation and construction	8,657,709	78,300,096	502,648	77,797,448
Improvements other than building	3,619,726	26,458,788	1,943,249	24,515,539
City parks and cemetery improvements	1,000,249	2,141,638	960,992	1,180,646
Equipment	772,000	2,701,216	419,868	2,281,348
Total expenditures	16,131,629	148,794,727	5,136,287	143,658,440
Excess (deficiency) of revenues over expenditures	849,004	(127,752,168)	16,533,406	144,285,574
OTHER FINANCING SOURCES (USES)				
Debt issuance	9,000,000	32,086,554	-	(32,086,554)
Sale of capital assets	14,000,000	46,831,444	433	(46,831,011)
Transfers in	-	3,450,301	3,450,301	-
Transfers out	(4,174,626)	(4,174,626)	(4,174,626)	-
Total other financing sources (uses)	18,825,374	78,193,673	(723,892)	(78,917,565)
Net change in fund balances	19,674,378	(49,558,495)	15,809,514	65,368,009
Fund balances - beginning	68,723,479	68,723,476	68,723,476	-
Fund balances - ending	\$ 88,397,857	\$ 19,164,981	\$ 84,532,990	\$ 65,368,009

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Sales Tax Revenue and Refunding Bonds Debt Service Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ -	\$ -	\$ 120,999	\$ 120,999
EXPENDITURES				
Debt service:				
Interest	2,452,216	2,452,216	2,442,916	9,300
Principal retirement	4,520,000	4,520,000	4,520,000	-
Total expenditures	6,972,216	6,972,216	6,962,916	9,300
Excess (deficiency) of revenues over expenditures	(6,972,216)	(6,972,216)	(6,841,917)	130,299
OTHER FINANCING SOURCES (USES)				
Transfers in	6,962,216	6,962,216	6,962,216	-
Net change in fund balances	(10,000)	(10,000)	120,299	130,299
Fund balances - beginning	26,283,980	26,283,979	26,283,979	-
Fund balances - ending	<u>\$ 26,273,980</u>	<u>\$ 26,273,979</u>	<u>\$ 26,404,278</u>	<u>\$ 130,299</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Park City General Obligation Bonds Debt Service Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 9,549,054	\$ 9,549,054	\$ 9,509,688	\$ (39,366)
Investment income	-	-	1,854	1,854
Total revenues	9,549,054	9,549,054	9,511,542	(37,512)
EXPENDITURES				
Debt service:				
Interest	3,209,688	3,209,688	3,201,188	8,500
Principal retirement	6,300,000	6,300,000	6,300,000	-
Total expenditures	9,509,688	9,509,688	9,501,188	8,500
Excess (deficiency) of revenues over expenditures	39,366	39,366	10,354	(29,012)
Net change in fund balances	39,366	39,366	10,354	(29,012)
Fund balances - beginning	1,596,455	1,596,453	1,596,453	-
Fund balances - ending	\$ 1,635,821	\$ 1,635,819	\$ 1,606,807	\$ (29,012)

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Lower Park Avenue Redevelopment Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 1,052,000	\$ 1,052,000	\$ 904,478	\$ (147,522)
Intergovernmental	3,200,000	3,200,000	3,028,036	(171,964)
Investment income	-	-	7,663	7,663
Total revenues	4,252,000	4,252,000	3,940,177	(311,823)
EXPENDITURES				
Economic development	692,300	682,300	646,919	35,381
Excess (deficiency) of revenues over expenditures	3,559,700	3,569,700	3,293,258	(276,442)
OTHER FINANCING SOURCES (USES)				
Transfers out	(3,092,532)	(3,092,532)	(3,092,532)	-
Net change in fund balances	467,168	477,168	200,726	(276,442)
Fund balances - beginning	1,064,536	1,064,535	1,064,535	-
Fund balances - ending	<u>\$ 1,531,704</u>	<u>\$ 1,541,703</u>	<u>\$ 1,265,261</u>	<u>\$ (276,442)</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Main Street Redevelopment Special Revenue Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Taxes and special assessments	\$ 332,053	\$ 332,053	\$ 301,782	\$ (30,271)
Intergovernmental	944,266	944,266	1,010,315	66,049
Investment income	-	-	7,535	7,535
Total revenues	1,276,319	1,276,319	1,319,632	43,313
EXPENDITURES				
Economic development	455,000	455,000	289,455	165,545
Excess (deficiency) of revenues over expenditures	821,319	821,319	1,030,177	208,858
OTHER FINANCING SOURCES (USES)				
Transfers out	(700,000)	(700,000)	(700,000)	-
Net change in fund balances	121,319	121,319	330,177	208,858
Fund balances - beginning	1,133,672	1,133,674	1,133,674	-
Fund balances - ending	<u>\$ 1,254,991</u>	<u>\$ 1,254,993</u>	<u>\$ 1,463,851</u>	<u>\$ 208,858</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Lower Park Avenue Redevelopment Capital Projects Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ -	\$ -	\$ 13,749	\$ 13,749
EXPENDITURES				
Capital outlay:				
Land and building acquisition	-	25,886	-	25,886
Street and storm drain improvements	-	39,845	8,570	31,275
Building renovation and construction	-	1,235,853	-	1,235,853
Improvements other than building	155,000	562,311	28,660	533,651
City parks and cemetery improvements	100,000	742,248	5,759	736,489
Total expenditures	255,000	2,606,143	42,989	2,563,154
Excess (deficiency) of revenues over expenditures	(255,000)	(2,606,143)	(29,240)	2,576,903
OTHER FINANCING SOURCES (USES)				
Transfers in	3,092,532	3,092,532	3,092,532	-
Transfers out	(2,787,590)	(2,787,590)	(2,787,590)	-
Total other financing sources (uses)	304,942	304,942	304,942	-
Net change in fund balances	49,942	(2,301,201)	275,702	2,576,903
Fund balances - beginning	3,014,149	3,014,148	3,014,148	-
Fund balances - ending	\$ 3,064,091	\$ 712,947	\$ 3,289,850	\$ 2,576,903

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Main Street Redevelopment Capital Projects Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ -	\$ -	\$ 7,417	\$ 7,417
EXPENDITURES				
Capital outlay:				
Street and storm drain improvements	30,000	112,000	-	112,000
Improvements other than building	-	304,253	3,000	301,253
Equipment	-	11,718	-	11,718
Total expenditures	30,000	427,971	3,000	424,971
Excess (deficiency) of revenues over expenditures	(30,000)	(427,971)	4,417	432,388
OTHER FINANCING SOURCES (USES)				
Transfers in	700,000	700,000	700,000	-
Net change in fund balances	670,000	272,029	704,417	432,388
Fund balances - beginning	894,106	894,106	894,106	-
Fund balances - ending	<u>\$ 1,564,106</u>	<u>\$ 1,166,135</u>	<u>\$ 1,598,523</u>	<u>\$ 432,388</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Municipal Building Authority Capital Projects Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Investment income	\$ -	\$ -	\$ 2,123	\$ 2,123
Net change in fund balances	-	-	2,123	2,123
Fund balances - beginning	452,716	452,716	452,716	-
Fund balances - ending	<u>\$ 452,716</u>	<u>\$ 452,716</u>	<u>\$ 454,839</u>	<u>\$ 2,123</u>

Park City Municipal Corporation
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Equipment Replacement Capital Improvements Fund
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES				
Capital outlay:				
Equipment	\$ 1,585,600	\$ 3,921,944	\$ 1,840,784	\$ 2,081,160
Deficiency of revenues over expenditures	(1,585,600)	(3,921,944)	(1,840,784)	(2,081,160)
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	-	8,645	8,645
Transfers in	1,585,600	1,585,600	1,585,600	-
Total other financing sources (uses)	1,585,600	1,585,600	1,594,245	8,645
Net change in fund balances	-	(2,336,344)	(246,539)	2,089,805
Fund balances - beginning	2,666,494	2,666,492	2,666,492	-
Fund balances - ending	<u>\$ 2,666,494</u>	<u>\$ 330,148</u>	<u>\$ 2,419,953</u>	<u>\$ 2,089,805</u>

INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

Fleet Services Fund: Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

Self-Insurance Fund: Self-Insurance Fund accounts for the establishment of a self-insurance program.

Park City Municipal Corporation
Combining Statement of Net Position
Internal Service Funds
June 30, 2022

	Fleet Services Fund	Self- Insurance Fund	Total Nonmajor Internal service funds
ASSETS			
Current assets:			
Cash, cash equivalents and investments	\$ 1,039,117	\$ 2,474,545	\$ 3,513,662
Accounts receivable	55,532	14,657	70,189
Inventories	585,575	-	585,575
Total current assets	1,680,224	2,489,202	4,169,426
Noncurrent assets:			
Vehicles and equipment	47,450	-	47,450
Accumulated depreciation and amortization	(47,450)	-	(47,450)
Net pension asset	328,115	-	328,115
Total noncurrent assets	328,115	-	328,115
Total assets	2,008,339	2,489,202	4,497,541
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pensions	99,342	-	99,342
Total assets and deferred outflows of resources	2,107,681	2,489,202	4,596,883
LIABILITIES			
Current liabilities:			
Accounts payable	75,819	192,028	267,847
Accrued liabilities	20,201	-	20,201
Compensated absences	24,492	-	24,492
Total current liabilities	120,512	192,028	312,540
Noncurrent liabilities:			
Accrued liabilities	-	1,000,000	1,000,000
Compensated absences	28,890	-	28,890
Total noncurrent liabilities	28,890	1,000,000	1,028,890
Total liabilities	149,402	1,192,028	1,341,430
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pensions	386,847	-	386,847
Total liabilities and deferred inflows of resources	536,249	1,192,028	1,728,277
NET POSITION			
Unrestricted	1,571,432	1,297,174	2,868,606
Total net position	\$ 1,571,432	\$ 1,297,174	\$ 2,868,606

Park City Municipal Corporation
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2022

	Fleet Services Fund	Self- Insurance Fund	Total Enterprise Funds
OPERATING REVENUES			
Charges for services	\$ 2,750,750	\$ 1,933,450	\$ 4,684,200
Total operating revenues	2,750,750	1,933,450	4,684,200
OPERATING EXPENSES			
Salaries and benefits	781,553	-	781,553
Supplies, maintenance and services	493,015	1,608,287	2,101,302
Energy and utilities	952,738	-	952,738
Total operating expenses	2,227,306	1,608,287	3,835,593
Operating income (loss)	523,444	325,163	848,607
Income (loss) before contributions and transfers	523,444	325,163	848,607
Change in net position	523,444	325,163	848,607
Total net position - beginning	1,047,988	972,011	2,019,999
Total net position - ending	\$ 1,571,432	\$ 1,297,174	\$ 2,868,606

Park City Municipal Corporation
Statement of Cash Flows
Internal Service Funds
June 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

	Fleet Services Fund	Self- Insurance Fund	Total
Cash receipts from customers	\$ 3,087,122	\$ 1,925,184	\$ 5,012,306
Payments to employees	(986,386)	-	(986,386)
Payments to suppliers	(2,142,300)	(1,469,324)	(3,611,624)
Net cash provided (used) by operating activities	<u>(41,564)</u>	<u>455,860</u>	<u>414,296</u>
Net increase (decrease) in cash and cash equivalents	(41,564)	455,860	414,296
Balances - beginning of year	1,080,681	2,018,685	3,099,366
Balances - end of the year	<u>\$ 1,039,117</u>	<u>\$ 2,474,545</u>	<u>\$ 3,513,662</u>

Reconciliation of operating income (loss) to net cash provided (used) by operating activities:

Operating Income	\$ 523,446	\$ 325,161	\$ 848,607
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Pension related	(207,474)	-	(207,474)
Changes in assets and liabilities:			
Accounts receivable	(4,977)	(8,268)	(13,245)
Inventory	(365,264)	-	(365,264)
Accounts and other payables	10,063	138,965	149,028
Accrued liabilities	3,573	-	3,573
Compensated absences	(932)	-	(932)
Net cash provided (used) by operating activities	<u>\$ (41,565)</u>	<u>\$ 455,858</u>	<u>\$ 414,293</u>

STATISTICAL SECTION (Unaudited)

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

Contents	Page
Financial Trends - These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Net Position by Component	106
Changes in Net Position	107
Fund Balances of Governmental Funds	109
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Revenue Capacity - These schedules contain information to help the reader assess the City's most significant local revenue source, property tax, in addition to other types of tax revenues.	
General Government Tax Revenues by Source	111
Assessed Value of Taxable Property Excluding Fee-In-Lieu	112
Assessed Value of Taxable Property Including Fee-In-Lieu	113
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City Tax Revenue Collected by County	118
Property Tax Levies and Collections	119
Debt Capacity - These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
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Ratios of General Bonded Debt Outstanding	121
Direct and Overlapping Governmental Activities Debt	122
Legal Debt Margin Information	123
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Water Fund Refunding and Revenue Bonds	125
Demographic and Economic Information - These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Demographic and Economic Statistics	126
Principal Employers	127
Operating Information - These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	
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Historical Pledged Taxes	131
Operating Indicators by Function	132
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Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Park City Municipal Corporation, Utah
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year													
	2013	2014	(1)	2015	2016	(1)	2017	(1)	2018	2019	(1)	2020	2021	2022
*RYHUQPHQWDO DFWLYLWLHV														
1HW LQYHVWPHQW LQ FDSLWDO DVVHWV													\$	219,335,
5HVWULFWHG														7,597,3
8QUHVWULFWHG														107,309,
7RWDO JRYHUQPHQW													\$	334,242,
%XVLQHVV WISH DFWLYLWLHV														
1HW LQYHVWPHQW LQ FDSLWDO DVVHWV													\$	74,317,
5HVWULFWHG														-
8QUHVWULFWHG														76,243,9
7RWDO EXVLQHVV WIS													\$	150,561,
3ULPDUI JRYHUQPHQW														
1HW LQYHVWPHQW LQ FDSLWDO DVVHWV													\$	293,653,
5HVWULFWHG														7,597,3
8QUHVWULFWHG														183,553,
7RWDO SULPDUI JRYHUQPHQW QHW SRVLWLRO													\$	484,804,
1RWHV														
5HVWDWHG														
5HFODVVLILHG ORQJ WHUP GHEW UHODWHG WR QHW DVVHWV UH														

Schedule 2
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2013	2014 (1)	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022
Expenses										
*RYHUQPHQWDO DFWLYLWLHV										
*HQHUDO JRYHUQPHQW										\$ 26,040,811
3XEOLF VDIHW\										8,875,119
3XEOLF ZRUNV										6,253,267
/LEUDU\ DQG UHFUHDWLRQ										6,195,430
,QWHUHVW RQ ORQJ WHUP GHEW										3,965,283
7RWDO JRYHUQPHQWDO DFWLYLWLHV H[SHQVHV										51,329,910
%XVLQHVV WISH DFWLYLWLHV										
:DWHU										21,214,590
6WRUPZDWHU										1,198,846
*ROI FRXUVH										1,645,691
7UDQVSRUWDWLRQ DQG SDUNLQJ										16,483,340
7RWDO EXVLQHVV WISH DFWLYLWLHV H[SHQVHV										40,542,467
7RWDO SULPDU\ JR										\$ 91,872
Program Revenues										
*RYHUQPHQWDO DFWLYLWLHV										
&KDUJHV IRU VHUYLFHV										\$ 5,886,010
*HQHUDO JRYHUQPHQW										4,698
3XEOLF VDIHW\										151,778
3XEOLF ZRUNV										2,746,782
/LEUDU\ DQG UHFUHDWLRQ										711,048
2SHUDWLQJ JUDQWV DQG FRQWULEXWLRQV										2,265,605
&DSLWDO JUDQWV DQG FRQWULEXWLRQV										11,765,920
7RWDO JRYHUQPHQWDO DFWLYLWLHV SURJUDP UHYHQXH										
%XVLQHVV WISH DFWLYLWLHV										
&KDUJHV IRU VHUYLFHV										20,169,220
:DWHU										1,755,631
6WRUPZDWHU										1,922,752
*ROI FRXUVH										7,148,954
7UDQVSRUWDWLRQ DQG SDUNLQJ										5,661,227
2SHUDWLQJ JUDQWV DQG FRQWULEXWLRQV										2,431,291
&DSLWDO JUDQWV DQG FRQWULEXWLRQV										39,089,070
7RWDO EXVLQHVV WISH DFWLYLWLHV SURJUDP UHYHQXH										\$ 50,850
7RWDO SULPDU\ JRYHUQPHQW SURJUDP UHYHQXH										
Net (expense) / revenue										
*RYHUQPHQWDO DFWLYLWLHV										\$ (39,563,990)
%XVLQHVV WISH DFWLYLWLHV										(1,453,392)
7RWDO SULPDU\ JRYHUQPHQW QHW H[SHQVH										\$ (41,012)

Schedule 2, Continued
Park City Municipal Corporation, Utah
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2013	2014 (1)	2015	2016 (1)	2017 (1)	2018	2019 (1)	2020	2021	2022
General Revenues and Ot										
*RYHUQPHQWDO DFWLYLWLHV										
7D\HV										
3URSHUW\ WD\ OHYLG IRU JHQHUDO SXUSRVHV										\$ 18,496,73
3URSHUW\ WD\ OHYLG IRU GHEW VHUYLFH										9,509,688
*HQHUDO VDOHV DQG XVH WD\										9,234,210
)UDQFKLVH WD\										3,526,042
5HVRUW WD\										24,934,554
,QYHVWPHQW HDUQLQJV										651,862
0LVFHOODQHRXV										3,622,380
*DLQ /RVV RQ VDOH RI FDSLWDO DVVHWV										64,291
7UDQVIHUV										715,000
7RWDO JRYHUQPHQWDO DFWLYLWLHV										70,754,766
%XVLQHVV WISH DFWLYLWLHV										
*HQHUDO VDOHV DQG XVH WD\										14,888,043
,QYHVWPHQWV HDUQLQJV										374,145
0LVFHOODQHRXV										120,470
*DLQ /RVV RQ VDOH RI FDSLWDO DVVHWV										(1,052,809)
7UDQVIHUV										(715,000)
7RWDO EXVLQHVV WISH DFWLYLWLHV										13,614,849
7RWDO SULPDUI JRYHUQPHQW										\$ 84,36
Change in Net Position										
*RYHUQPHQWDO DFWLYLWLHV										\$ 31,190,77
\$GMXVWPHQW WR JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ										-
%XVLQHVV WISH DFWLYLWLHV										12,161,457
\$GMXVWPHQW WR EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ										-
7RWDO SULPDUI JRYHUQPHQW										\$ 43,35
1RWHV										
5HV										
,QFUHDVH LQ JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ LV GXH WR LQFUHDVHV LQ UHVRUW WD\ FROOHFWHG										
)LVFDO \HDU ,PSOHPHQWHG *\$6% \$FFRXQWLQJ DQG)LQDQLD										
,QFUHDVH LQ WRWDO SULPDUI JRYHUQPHQW QHW SRVLWLRQ LV GXH WR UHVRUWHQWPHQW RI ILVFDO \HDU IRU WKH LPSOHPHQWDWLRQ RI *\$6%										
'HFUHDVH LQ JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ LV GXH WR LQFUHDVHG H[SHQVHV LQ JHQHUDO JRYHUQPHQW DQG GHFUHDVHV LQ FDSLWDO JUL										
'HFUHDVH LQ EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ LV GXH WR LQFUHDVHG H[SHQVHV LQ ZDWHU DQG WUDQVSRUWDWLRQ DQG GHFUHDVHV LQ RSHU										
)LVFDO \HDU &DSLWDO DVVHW DGMXVWPHQW UHTXLHG UHVRUWHQWPHQW RI ILVFDO \HDU										
6WRUPZDWHU IXQG ZDV										
'HFUHDVH LQ JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ LV GXH WR LQFUHDVHG FDSLWDO RXWODI										
,QFUHDVH LQ EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ										
)LVFDO \HDU &DSLWDO DVVHW DGMXVW										
,QFUHDVH LQ JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ LV GXH WR										
'HFUHDVH LQ EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ										
,QFUHDVH LQ JRYHUQPHQWDO DFWLYLWLHV QHW SRVLWLRQ GXH WR LQFUHDVHV LQ FDSLWDO]DEOH JUDQWV DQG FRQWULEXWLRQV										
'HFUHDVH LQ EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ LV GXH WR GHFUHDVHV LQ FKDUJHV IRU VHUYLFHV DQG LQFUHDVHV LQ H[SHQVHV										
,QFUHDVH LQ :DWHU H[SHQVHV GXH WR QRQ FDSLWDO]DEOH H[SHQVHV UHODWHG WR FXUUHQW FRQVWUXFWLRQ SURMHFWV										
'HFUHDVH LQ 7UDQVSRUWDWLRQ DQG SDUNLQJ UHYHQXH DQG H[SHQVHV GXH WR D UHGXFWRQ LQ PDMRU HYHQWV GXH WR &29,' DQG D PRUDWRULXP R										
,QFUHDVH LQ EXVLQHVV WISH DFWLYLWLHV QHW SRVLWLRQ GXH WR LQFUHDVHV LQ FDSLWDO]DEOH JUDQWV DQG FRQWULEXWLRQV										

Schedule 3
Park City Municipal Corporation, Utah
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year										
	2013	2014	(1)	2015	2016	(1)	2017	(1)	2018	20212019	(210)22
*HQHUDO IXQG											
1RQVSHQGDEOH											
3UHSDLGV											\$ 281,48
,QWHUIXQG ORDQ											-
,QYHQWRU\											31,400
/HDVHV											212,961
8QDVVLJQHG											14,145,2
5HVWULFWHG 'UXJ DQG WREDFR HQIRUFHPHQW											58,940
7RWDO JHQHUDO IXQG											\$ 14,730,
5HVWULFWHG IRU											
&DSLWDO SURMHFWV											\$ 32,602,
'HEW VHUYLFH											2,202,5
\$VVLJQHG											
&DSLWDO SURMHFWV IXQGV											-
'HEW VHUYLFH IXQGV											-
&RPPLWWHG											
&DSLWDO SURMHFWV IXQGV											84,757,7
'HEW VHUYLFH IXQGV											743,889
(FRQRPLF GHYHORSHPHQW											2,729,1
7RWDO DOO RWKHU JRYHUQPHQWDO IXQGV											\$ 123,036,
1RWHV											
5HVWDWHG											
)LVFDO \HDU											
8WDK &RGH											
&DSLWDO DVVHW DGMXVWPHQW UHTXLUHG UHVWDWHPHQW RI ILVFDO \HDU											
LQFUHDVHG PD[LP											

Sched
Park City Municip
Changes in Fund Balance
Last Ten I
(modified accrual)

	Fiscal Year									
	20	20	20	20	20	20	20	20	20	20
Reve										
7D[HV DQG VSHF										\$ 61,52
/LFHQVHV I										4,67
,QWHUJRY										7,01
&KDUJHV II										3,65
)LQHV DQG										28,
,QYHVWPH										651,
,PSDF										285,
5HQWDO DQG RW										1,50
7RWDO										79,33
Expend										
*HQHUDO J										20,76
3XEOLF										7,52
3XEOLF										6,34
/LEUDU\ DQ										5,02
(FRQRPLF G										936,
'HEW 6										
3ULQFLS										10,82
,Q										5,64
%RQG LV										-
&DSLWF										7,02
7RWDO H[										64,08
5HYHQXH V XQGI										15,24
Other financi										
'HEW LV										-
5HIXQGLQJ E										-
3D\PHQW WR UHIXQGHG ERQGKROGHUV										-
3UHPLXP RQ G										-
3UHPLXP RQ UH										-
3D\PHQW UHF										-
6DOH RI FD										9,0
7UDQV										18,74
7UDQVI										(15,8)
7RWDO RWKHU I										2,93
1HW FKDQJH LC										\$ 18,18
'HEW 6HU										
SHUFHQWDJH RI Q										
1RW										
5HV										

Schedule 5

Par City Municipal Corporation, tah
 eneral overnment Tax Revenues by Source (1)
 ast Ten Fiscal ears
 (modified accrual basis of accounting)

Fiscal ear	Property Tax	Sales and se Tax	Franchise Tax	Resort Tax	Total
2013	14,601,807	4,187,472	3,037,407	5,561,728	27,388,414
2014	14,361,738	4,347,534	3,158,716	5,756,046	27,624,034
2015	14,590,197	4,731,904	3,061,207	6,278,858	28,662,166
2016	14,832,024	5,180,094	3,185,820	6,952,171	30,150,109
2017	14,953,711	5,620,687	3,194,392	7,327,065	31,095,855
2018	17,107,856	5,915,331	3,147,847	8,032,584	34,203,618
2019	17,336,112	6,403,710	3,230,881	8,723,912	35,694,615
2020	21,869,486	6,389,540	3,161,759	8,570,948	39,991,733
2021	22,515,259	7,161,106	3,253,431	9,505,108	42,434,904
2022	22,619,601	9,234,210	3,526,041	12,729,758	48,109,610
Change 2013-2021	54.9	120.5	16.1	128.9	75.7

Note

(1) ncludes general fund, capital improvement fund and debt service funds.

Schedule 6
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Excluding Fee-In-Lieu
Summit and Wasatch Counties Combined (1)
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar</u> <u>Year</u>	<u>Residential</u> <u>Property</u>	<u>Commercial</u> <u>Property</u>	<u>Total</u> <u>Commercial</u> <u>Property</u>	<u>Total</u> <u>Miscellaneous</u> <u>Value</u>	<u>Assessed</u> <u>Taxable</u>
2021	10,603,628	987,945	109,659	11,701,232	13,2
6RXUFH	8WDK 6WDWH 7D[&RPPLVVLRQ	3URSHU\ 7D['LYLVLRQ			
1RWH	6WDUWLQJ LQ WKH &LW\ XVHV WKH 8WDK 6WDWH 7D[&RPPLVVLRQ DV WK	GDWD ZDV XSGDWHG IRU DOO \HUV VKRZQ IRU FRPSDULVRQ			

Schedule 7
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Including Fee - I
Summit and Wasatch Counties Combined (1)
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar</u> <u>Year</u>	<u>Residential</u> <u>Property</u>	<u>Commercial</u> <u>Property</u>	<u>Total</u> <u>Miscellaneous</u> <u>Property</u> <u>Value</u>	<u>Value</u>
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2021	10,603,628	987,945	109,165	99,731
6RXUFH	8WDK 6WDWH 7D[&RPPLVLRQ	3URSHUW\ 7D['LYLVLRQ		
1RWHV	6WDUWLQJ LQ WKH &LW\ XVHV WKH 8WDK 6WDWH 7D[&RPP	LQIRUPDWLRQ GDWD ZDV XSGDWHG IRU DOO \HUV VKRZQ IRU F		

Schedule 8
Park City Municipal Corporation, Utah
Taxable Retail Sales by Category
Last Ten Calendar Years
(in thousands of dollars)

	Calendar Year							
	2012	2013	2014	2015	2016	2017	2018	2019
\$SSDUHO VWRUHV								\$ 68,108
)RRG VWRUHV								79,750
6SRUWLQJ JRRGV KREE\ ERRN DQG PXVLF								55,007
+RPH IXUQLVKLQJV DQG DSSOLDQFHV								17,000
%XLOGLQJ PDWHULDORV DQG IDUP WRROV								6,000
0LVFHOODQHRXV UHWDLO VWRUHV								34,906
\$OO RWKHU RXWOHWV								5,845
7RWDO								\$ 266,616
&LW\ GLUHFV VDOHV WD[UDW								3.15 %
6RXUFH 8WDK 6WDWH 7D[&RPPLVVLRQ ZHEVLWH 7D[DEOH 6DOHV E\ 0DMRU &LW\								

Schedule 9
Park City Municipal Corporation, Utah
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years

Calendar Year	City Direct Rates			Overlapping Rates				Total
	General Obligation			Summit	State	Weber	Park	
	Basic	Debt	Total	County	Assessment /	Assessment /	Basin	
	Rate	Service	Direct	Levy	Collecting	Collecting	Water	Fire

7D[5DWH SHU RI WD[DEOH YDOXH

2021 0.001000 0.000898 0.001898 0.000619 0.000104 0.000167

6RXUFH 6XPPLW &RXQW\ SURSHUW\ WD[QRWLFHV

1RWH 7KH &LW\ V EDVLF SURSHUW\ WD[UDWH PD\ EH LQFUHDVHG RQO\ E\ D PDMRULW\ UHTXLUHPHQWV

Schedule 10

**Park City Municipal Corporation, Utah
Direct and Overlapping Sales Tax Rates
Last Ten Calendar Years**

<u>Calendar</u> <u>Year</u>	<u>City</u> <u>Rate</u>	<u>Summit</u> <u>County</u>	<u>State</u> <u>of Utah</u>	<u>Total</u>
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2022	3.15	1.05	4.85	9.05
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6RXUFH 8WDK 6WDWH 7D[&RPPLVVLRQ

1RWHV

,QFOXGHV SHUFHQW \$GGLWLRQDO 5HVRUW &RPPXQLWLHV 6DO
 \H DU
 ,QFOXGHV SHUFHQW \$GGLWLRQDO 0DVV 7UDQVLW 7D[LPSOHP
 ,QFOXGHV SHUFHQW &RXQW\ 2SWLRQ 7UDQVSRUWDWLRQ 7D[L
 ,QFOXGHV SHUFHQW &RXQW\ 7UDQVSRUWDWLRQ ,QIUDVWUXFW
 ,QFOXGHV SHUFHQW &RXQW\ 2SWLRQ IRU 3XEOLF 7UDQVLW 7D

Schedule 11
Park City Municipal Corporation, Utah
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2022		2013	
	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value Rank	Taxable Assessed Value	Percentage of Total City Taxable Assessed Value Rank
7DOLVNHU (PSLUH 3DVV +RWHO //& 0RQWDJH 0DUULRWW 2ZQHUVKLS 5HVRUWV '93 //& 5R\DO 6WUHHW (VWDWHV //& 6LGHZLQGHU 3DUN &LW\ 2ZQHU //& 'HHU 9DOOH\ 5HVRUW &KDWHDX[DW 6LOYHU /DNH &HQWHU RI ([FHOHQFH 3URSHUWLHV //& 6LOYHU /DNH 'HYHORSPHQW &RUS 'DKQNH 6FRWW -7 :LQW]HU :ROIH 3URSHUWLHV 8QLWHG 3DUN &LW\ 0LQH 5(2) ;, //& 3RZGHU 'HYHORSPHQW &RPSDQ\ ,+& +HDOWK 6HUYLEFHV 7RWDOV	521,672,434	4.37	671,322,016	9.97
6RXUFH 6XPPLW &RXQW\ 7UHDVXUHU DQG 3DUN &LW\)LQDQFH 'HSDUWPHQW				
1RWH 3HU 6XPPLW &RXQW\ WKLW LV DQ DFFXPXODWLRQ RI SURSHUWLHV				

Schedule 13
 Park City Municipal Corporation, Utah
 Property Tax Levies and Collections (1)
 Last Ten Calendar Years

Calendar Year Ended December	Taxes for the 31,	Collected within the Calendar Year of Calendar Year	Percentage in Subsequent Years of	Total Collections to Date Amount of	Percentage of Levy
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2021	21,781,454	20,604,247	94.60	20,604,247	94.60
6RXUFH	6XPPLW DQG	:DVDWFK &RXQW\ \$QQXDO	)LQDQFLDO	5HSRUWV	DQG 3DUN
1RWHV	,QFOXGHV JHQHUDO	IXQG DQG GHEW VHUYLFH IXQGV	,QFUHDVH ZDV GXH WR	PLVFRGLQJ E\ 6XPPLW &RXQW\	RI D ODUJH SRUWLRQ
	FDOHQGDU \HDU	DQG SURSHUW\ WD\HV	SDLG		

Schedule 14
Park City Municipal Corporation, Utah
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			Business-type Activities			Total Primary Government	Percentage of Personal Income (2)	Capital
	General Obligation Bonds	Sales Tax Increment (1)	Water Contracts Payable	Bonds (1)	Contracts Payable				
2022	75,916,839	62,913,028	158,336,536	62,895,756			300,061,989	34.53	22
1RWHV	'HWDLOV UHJDUGLQJ WKH &LW\ V RXWVWDQGLQJ GHEW FDQ EH IRXQG LQ WKH QRWHV WR WKH ILQDQF								
3UHVHQWHG QHW RI RULJLQDO LVVXDQFH GLVFRXQWV DQG SUHPLXPV									
6HH 6FKHGXOH IRU SHUVRQDO LQFRPH DQG SRXODWLRQ GDWD									
7KH &LW\ LVVXH :DWHU 5HYHQXH %RQGV 6HULHV % \$ DQG % IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH *2 %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH :DWHU 5HYHQXH %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH *2 %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH 6DOHV 7D[%RQGV 6HULHV \$ IRU PLOOLRQ 6HULHV % IRU PLOOLRQ DQG 6H									
7KH &LW\ LVVXH *2 %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH 6DOHV 7D[%RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH *2 %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ LVVXH :DWHU 5HYHQXH %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									
7KH &LW\ HQWHUHG LQWR DQ DJUHHPHQW ZLWK :HEHU %DVLQ :DWHU &RQVHUYDQFH 'LVWULFW IRU PLO									
7KH &LW\ LVVXH :DWHU 5HYHQXH %RQGV 6HULHV IRU PLOOLRQ LQ ILVFDO \HDU									

Schedule 15
 Park City Municipal Corporation, Utah
 Ratios of General Bonded Debt Outstanding
 Last Ten Fiscal Years

<u>Fiscal</u> <u>Year</u>	<u>General</u> <u>Bonds</u> (1)	<u>Percentage</u> <u>of Actual</u> <u>Obligation</u> <u>Property</u> <u>Value</u> (2)	<u>Per</u> <u>Capita</u> (3)
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2022	75,916,839	0.57	8,742
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1RWHV 'HWDLOV UHJDUGLQJ WKH &LW\ V RXWVWDQGLC
 3UHVHQWHG QHW RI RULJLQDO LVVXDQFH GLVFRXQWV DQG
 6HH 6FKHGXOH IRU SURSHU\ YDOXH GDWD
 6HH 6FKHGXOH IRU SRSXODWLRQ DQG SHUVRQDO LQFRP

Schedule 16
Park City Municipal Corporation, Utah
Direct and Overlapping Governmental Activities Debt (2)
As of June 30, 2022

Governmental Unit	Net Debt Outstanding	Estimated	Estimated
		Percentage Applicable to Park City	Amount Applicable to Park City
Debt repaid with property taxes			
6Q\GHUYLOOH %DVLQ 5HFUHDWLRQ 'LVWULFW 7D['LVWULFW			
:DVDWFK &RXQW\			
:DVDWFK &RXQW\ 6FKRRO 'LVWULFW			
:HEHU %DVLQ :DWHU &RQVHUVDQF\ 'LVWULFW			
Other debt			
6XPPLW &RXQW\			
:DVDWFK &RXQW\			
6XEWRWDO RYHUODSSLQJ GHEW			
&LW\ GLUHFV GHEW			
7RWDO GLUHFV DQG RYHUODSSLQJ			
6RXUFHV \$VVHVVG YDOXH GDWD XVHG WR HVWLPDWH DSSOLFDEOH SHUFHQWDJH			
RXVVWDQGLQJ GDWD SURYLGHG E\ HDEF JRYHUQPHQWDO XQLW			
1RWHV			
7KH SHUFHQWDJH RI RYHUODSSLQJ GHEW DSSOLFDEOH LV HVWLPDWHG XVLQJ			
SHUFHQWDJHV ZHUH HVWLPDWHG E\ GHWHUPLQLQJ WKH SRUWLRQ RI DQRWKHU JF			
WKH &LW\ V ERXQGDULHV DQG GLYLGLQJ LW E\ HDEF XQLW V WRWDO WD[DEOH DV			
2YHUODSSLQJ JRYHUQPHQWV DUH WKRVH WKDW FRLQFLGH DW OHDVW LQ SDU			
VFKHGXOH HVWLPDWHV WKH SRUWLRQ RI WKH RXVVWDQGLQJ GHEW RI WKRVH RY			
EXVLQHVVHV RI 3DUN &LW\ 7KLV SURFHVU UHFRJQLJHV WKDW ZKHQ FRQVLGHUL			
GHEW WKH HQWLUH GHEW EXUGHQ ERUQH E\ WKH UHVLGHQWV DQG EXVLQHVVHV			
LPSO\ WKDW HYHU\ WD[SD\HU LV D UHVLGHQW DQG WKUHIRUH UHVSQVLEOH IR			

Schedule 17
Park City Municipal Corporation, Utah
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2020	2019	2021	2022
'HEW OLPLW										\$ 468,049,28
7RWDO QHW GHEW DSSOLFDEOH WR OLPLW										75,916,839
/HJDO GHEW PDUJLQ										\$ 392,132,44
7RWDO QHW GHEW DSSOLFDEOH WR WKH OLPLW DV D SHUFHQWDJH RI GHEW OLPLW										16.22%

Legal Debt Margin Calculation for Fiscal Year 2022

7RWDO DVVHVHVG YDOXH	\$ 11,701,232,
'HEW OLPLW RI WRWDO DVVHVHVG YDOXH	\$ 468,049,28
\$PRXQW RI GHEW DSSOLFDEOH WR GHEW OLPLWV	
*HQHUDO 2EOLJDWLRQ %RQGV \$ DQG	75,916,839
/HV \$PRXQW DYDLODEOH IRU UHSD\PHQW RI JHQHUDO REOLJDWLRQ ERQGV	-
7RWDO QHW GHEW DSSOLFDEOH WR OLPLW	75,916,839
/HJDO GHEW PDUJLQ	\$ 392,132,44

1RWHV 8QGHU 8WDK 6WDWH /DZ 3DUN &LW\ V RXWVWDQGLQJ JHQHUDO REOLJDWLRQ GHEW VKRXOG QRW H[FHHG SH
RIIVHW E\ UHVRXUFHV VHW DVLGH IRU WKH UHSD\PHQW RI WKH SULQFLSDO WKDW DUH H[WHUQDOO\ UHVVWULFWHG

Schedule 18
Park City Municipal Corporation, Utah
Pledged - Revenue Coverage
Last Ten Fiscal Years

		<u>Sales Tax Increment</u>	<u>Bonds</u>
	<u>Sales Tax</u>	<u>Debt Service</u>	
<u>Fiscal Year</u>		<u>Increment</u>	<u>Principal</u> <u>Interest</u>

2022 21,963,968.20, 020,0432, 213.2

1RWHV 'HWDLOV UHJDUGLQJ WKH &LW\ V RXWVWDQGLQJ GH
 WKH ILQDQFLDO VWDWHPHQWV 6HH 6FKHGXOH IRU LQIRU
 FRYHUDJH

Schedule 19
Park City Municipal Corporation, Utah
Water Fund Refunding and Revenue Bonds
Schedule of Net Revenues to Aggregate Debt Service
As of June 30, 2022

		Coverage Ratio	
		Actual	Minimum
Net revenues (change in net position)	\$ (309,499)		
SGG			
([FOXGHG WUDQVIHU WR JHQUHDO IXQG 'HSUHFLDWLRQ DQG DPRUWL]DWLRQ %RQG LQW			
Revenues pledged to debt	9,381,235	1.47	1.2

	Principal	Interest	Total
2009A Water Bonds - DEQ			
2013A Water Revenue			
2014 Water Revenue Bonds			
2020 Water Revenue Bonds			
2021 Water Revenue Bonds			

/HVV ZDWHU GHYHORSHPHQW IHHV DQG FDSL

Net revenues less development fees and capital \$ 6,373,684 1.00

Year	Gross Revenues		Gross Revenue		Coverage	Service
	Net Revenue (Less Development Fees) Available for Debt Service	Total Available for Debt Service	Net Revenue (Less Development Fees) Available for Debt Service	Total Available for Debt Service		
Year	(Loss)		(1)			

2022 (309,499) 8,120,722 6,373,684 1.27 9,381,235 6,373,684

1RWHV 'HWDLOV UHJDUGLQJ WKH &LW\ V RXWVWDQGLQJ GHEW FDQ EH IRXQG LQ WKH QRWHV
\$PRXQW LV OHVV FXUUHQWO\ UHIXQGHHG ERQGV

Schedule 20
 Park City Municipal Corporation, Utah
 Demographic and Economic Statistics
 Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (thousands of dollars)	Per Capita Personal Income (1)	Median Income (1)	School Age	Unempl Enro
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2022	8,684	6,652.5	6,653.74	1.2	4,592	1.7
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6RXUFHV

8WDK 'HSDUWPHQW RI :RUNIRUFH 6HUYLEFHV
 3DUN &LW\ 6FKRRO 'LVWULFW
 3DUN &LW\ &KDPEHU 9LVLWRUV %XUHDX
 6XPPLW &RXQW\ \$QQXDO)LQDQFLDO 5HSRUWV

1RWHV

\$SSOLHV WR 6XPPLW &RXQW\
 0RVW UHFHQW GDWD IRU 3HUVRQDO ,QFRPH DQG 3HU &DSLWD 3HUVRQDO

Schedule 21
Park City Municipal Corporation, Utah
Principal Employers
Current Year and Nine Years Ago

Employer	2022 (1)				2013 (1)			
	Yearly M Empl o	Yearly M Empl o	Ran	Perce of Tot Empl o y m	Yearly M Empl o	Yearly M Empl o	Ran	Perce of Tot Empl o y m
3DUN & LW\ 0XQLFLSDO &RUSRUDWLRQ 5R\DO 6WUHHW RI 8WDK (7 \$/ 'HHU 9DOOH\ 5HVRUW 3DUN & LW\ 0RXQWDLQ 5HVRUW 3DUN & LW\ 6FKRRO 'LVWULFW 0RQWDJH +RWHO V 5HVRUWV //& , +& 3DUN & LW\ 6XUJLFDO & HQWHU 3URPRQRU\ 'HYHORSPHQW 6WHLQ (ULNVHQ /RGJH *OHQZLOGH *ROI &RXUVH +RWHO 3DUN & LW\ 8QLWHG 6WDWHV 6NL 6QRZERDUG \$VVRELDWLRQ 5HVRUW ([SUHV 6XQVWRQH +RWHO 0DUULRWW 3DUN & LW\ 7DOLVNHU & OXE //&)UHVK 0DUNHW \$OEHWVRQ V -DQ V 0RXQWDLQ 2XWILWWHUV 6TXDWWHUV 5RDGKR XVH *ULOO 8WDK \$WKOHWF)RXQGDWLRQ								
7R	<u>6, 6</u>	<u>3, 7</u>		<u>26. %</u>	<u>8, 1</u>	<u>3, 5</u>		<u>67. %</u>
1RWHV 1XPEHUV DUH IURP UHVSHFWLYH HPSOR\HUV DQG 8WDK 'HSDUWPHQW RI :RUNIRUFH 6HUYLEFHV 3HUFHQWDJH LV EDVHG RQ WKH PD[LXP QXPEHU RI HPSOR\HH\								

Schedule 22

Park City Municipal Corporation, Utah

Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Func	Fiscal Year									
	2012	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Full-time Equivalent Employees									
*HQHUDO JRYHUQPHQW										
([HFXWLYH									7.	
)LQDQFH									7.	
+XPDQ UHVRXUFHV									4.	
%XGJHW GHEW DQG JUDQWV									4.	
3ODQQLQJ									10	
%XLOGGLQJ									19	
(QJLQHHLQJ									4.	
/HJDO									8.	
6XVWDLQDELOLW\									16	(1
, 7									9.	
2WKHU									11	
3XEOLF VDIHW\										
3ROLFH									46	
&RPPXQLFDWLRQ FHQWHU									-	
2WKHU									1.	
3XEOLF ZRUNV										
7UDQVLW									86	(1
)OHHW VHUYLFHV									10	
3DUNLQJ									11	
6WUHHW PDLQWHQDQFH									17	
3DUNV DQG FHPWHU\									18	
2WKHU									8.	
/LEUDU\ DQG UHFUHDWLRQ										
/LEUDU\									13	
*ROI									8.	
5HFUHDWLRQ									25	
7HQQLV									3.	
,FH									10	
:DWHU										
:DWHU ELOOLQJ									-	
:DWHU RSHUDWLRQV									32	
6WRUPZDWHU										
6WRUPZDWHU RSHUDWLRQV-									5.	
7R	341	345.4	345	383	369.403	424.436	418	404		

6RXUFH 3DUN &LW\ %XGJHW 'HSDUWPHQW

1RWHV \$IXOO WLPH HPSOR\HH LV VFKHGXOHG WR ZRUN KRUV SHU \H DU LQFOXGLQ
 FDOFXODWHG E\ GLYLGLQJ WRWDO ODERU KRUV E\
 ,Q WKH 3DUNLQJ 'HSDUWPHQW ZDV DGGHG XQWLO WKDW WLPH LW KDG EHHQ RXV
 ,Q :DWHU %LOOLQJ ZDV FRPELQHG ZLWK :DWHU 2SHUDWLRQV
 ,Q WKH 6WRUPZDWHU 2SHUDWLRQV 'HSDUWPHQW ZDV FUHDWHG
 6LJQLILFDQW LQFUHDVH LQ WUDQVLW RSHUDWRUV DQG WRWDO URXWH PLOHV
 OF3ROLQ %DUQ)7(WUDQVIHUHG IURP 5HFUHDWLRQ WR ([HFXWLYH
 ,Q WKH 6RFLDO (TXL
 ,Q WKH \$IIRUGDEOH +RX'
 ,Q WKH VHYHUDO 7UDLOV SRVLWLRQV ZHUH FUHDWHG
 6LJQLILFDQW GHFUHDVH LQ WUDQVLW RSHUDWRUV DQG WRWDO URXWH PLOHV GXH WR

Schedule 23

Park City Municipal Corporation, Utah
Population Statistics

Census:	Calendar	Percent	Percent	
Year	Popul	Park City	Change from	Summit
		Prior	Popul	Prior

2021	8,684	1.97	42,655	0.60
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Age distribution of 2021 population:

Age	Number	Percent
8QGHU <H DU V		

DQG RYHU

<u>8,684</u>	<u>100.00 %</u>
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0HGLDQ DJH

6RXUFHV

86 &HQVXV %XUHDX \$&6 'HPRJUDSKLF DQG +RXVLQJ (VWLPDWHV
8WDK 'HSDUWPHQW RI :RUNIRUFH 6HUYLEHV
3DUN &LW\ &KDPEHU 9LVLWRUV %XUHDX

Schedule 24

Park City Municipal Corporation, Utah

Transient Room Capacity as a Percentage of Population
Last Ten Fiscal Years

<u>Fiscal</u> <u>Year</u>	<u>Transient</u> <u>Room</u> <u>Capacity</u>	<u>Park</u> <u>Resort</u> <u>Population</u>
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2010	32,863	37,000
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6RXUFHV

3DUN & LW\ & KDPEHU 9LVLWRU %XUHDX

1RWH

%HJLQQLQJ LQ WKH & LW\ XVHG 3DUN & LW\ & KDPEHU
IRU URRP FDSDFLW\ DQG UHVWDWHG DOO SUHYLRXV \HDU
3DUN & LW\ & KDPEHU 9LVLWRU %XUHDX GLG QRW UHSRU

Schedule 25
 Park City Municipal Corporation, Utah
 Historical Pledged Taxes
 Last Ten Fiscal Years

Fiscal Year	Pledged Sales Taxes	% Change & Use From Prior Year	Pledged From Prior Year (3)	Pledged Resort Room Tax	% Change From Prior Year	Municipal Taxes	% Change Transient F
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Q D
 Q D
 Q D
 Q D
 Q D
 Q D

2022	9,234,210	28.9	24,368,764	34,490,163	63.8	38,412,016
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1RWHV

%HJLQQLQJ LQ ILVFDO \H DU WKH &LW\ EHJDQ UHSRUWLQJ SHUFHQW RI WKH
 7KH SHUFHQW \$GGLWLRQDO 5HVRUW &RPPXQLWLHV 6DOHV DQG 8VH 7D[LPSOHPHQWHG
 UHVWDWHG WR LQFOXGH WKH IXOO 5HVRUW 6DOHV DQG 8VH 7D[DSSOLFDEOH WR H
 7KH SHUFHQW 0XQLFLSDO 7UDQVLHQW 5RRP 7D[ZDV LPSOHPHQWHG RQ -DQXDU\

Schedule 26
Park City Municipal Corporation, Utah
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Police										
3K1VLFDO DUUHVWV										300
3DUNLQJ FLWDWLRQV										348
7UDILF FLWDWLRQV										578
Public works										
6WUHHW UHVXUIDFLQJ WRQV RI DVSKDOW										5,819
3RWKROHV UHSDLUH										780
Water										
1XPEHU RI FXVWRPHUV										5,570
1HZ FRQQHFWRQV										44
\$YHUDJH GDLO\ FRQVXPSWLRQ 7JDO										8,104
3HDN GDLO\ FRQVXPSWLRQ 7JDO										4,445
\$YHUDJH PRQWK\ ELOOLQJ PHWHU										105.54
5HVLGHQWLDO ELOOLQJ UDWHV										
%DVH UDWH SHU PHWHU										53.63
%DVH UDWH SHU PHWHU										72.40
%DVH UDWH SHU PHWHU										85.86
5DWH SHU 7JDO ZLQWHU PRQWKV RQ\										6.68
&RPPHUFDO ELOOLQJ UDWHV										
%DVH UDWH SHU PHWHU										69.51
%DVH UDWH SHU PHWHU										117.97
%DVH UDWH SHU PHWHU										252.00
%DVH UDWH SHU PHWHU										525.52
%DVH UDWH SHU PHWHU										1,367.65
%DVH UDWH SHU PHWHU										2,482.88
%DVH UDWH SHU PHWHU										4,680.31
%DVH UDWH SHU PHWHU										8,059.91
5DWH SHU JDOORQV										9.39
Building activity										
%XLOGLQJ SHUPLWV LVVXH										1,438
1XPEHU RI UHVLGHQWLDO XQLWV										56
5HVLGHQWLDO YDOXH LQ WKRXVDQGV										95,755
&RPPHUFDO YDOXH LQ WKRXVDQGV										14,614
Parks and recreation										
5DFTXHW FOXE SDVVHV										17,582
*ROI URXQGV										34,806
Library										
7RWDO YROXPHV ERUURZH										388,329
&LUFXODWLRQ SHU FDSLWD										14
Transit										
7RWDO URXWH PLOHV										910,646
3DVVHQJHUV										1,541,419
6RXUFHV 9DULRXV &LW\ GHSDUWPHQWV										
1RWHV ,QGLFDWRUV DUH QRW DYDLODEOH IRU WKH JHQHUDO JRYHUQQHQW IXQFWLRQ										
6LJQLILFDQW GHFUHDVH LQ /LEUD\ WRWDO YROXPHV ERUURZH DQG FLUFXODWLRQ SHU FDSLWD LQ DC										
6LJQLILFDQW LQFUHDVH LQ /LEUD\ WRWDO YROXPHV ERUURZH DQG FLUFXODV										
6LJQLILFDQW LQFUHDVH LQ /LEUD\ WRWDO YROXPHV ERUURZH LQ GXH WR D FKDQJH LQ KF										
6LJQLILFDQW LQFUHDVH LQ WRWDO URXWH PLOHV LQ ZDV GXH WR WKH DGGLWLRQ RI VHYHUDO QHZ URXWHV LQFOXGLQJ WKH .DPDV FLUFXOD										
6LJQLILFDQW GHFUHDVH LV GXH WR WKH &29,' SDQGHPLF 7KH &LW\ FXW EDFN RQ 7UDQVW URXWHV DQG OLPLWHG SDVVHQJHU QXPEHV										
6LJQLILFDQW LQFUHDVH LV GXH WKH OLEUD\ MRLQLQJ D FRQVWU										
6LJQLILFDQW GHFUHDVH LV GXH WR WKH &LW\ QR ORQJHU UXQQLQJ U										

Schedule 27
Park City Municipal Corporation, Utah
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year					2022
	2013	2014	2015	2016	2017	
&LW\ \$UHD VT PLOHV						22
3ROLFH VWDWLRQ						1
7UDQVLW EXVHV						38 (7)
3XEOLF ZRUNV						
6WUHHWV ODQH PLOHV						130
6WUHHW OLJKWV						970
:DWHU						
)LUH K\GUDQWV						1,140
:DWHU PDLQV PLOHV						144
6WRUDJH FDSDFLW\ 7JDO						14,946
5HFUHDWLRQ DQG FXOWXUH						
\$FUHDJH						1,626
3DUNV						43
&RYHUHG SLFQLF DUHDV						7
7HQQLV FRXUWV						14
6RFFHU ILHOGV						6
%DVHEDOO GLDPRQGV						10
/LEUDU\						1
9ROXPHV LQ OLEUDU\						388,329
*ROI FRXUVH						1
,FH 5LQN						1
6RXUFHV 9DULRXV &LW\ GHSDUWPHQWV						
1RWHV)LUH SURWHFWLRQ LV SURYLGHG E\ WKH 3DUN &LW\)LUH 'LVWULFW						
%RQDQJ\ D)ODW DFUHV RSHQ VSI						
7KH /LEUDU\ FKDQJHG WKH ZD\ WKH\ WUDFN HOHFWURQLF PDWHULDO UHVXOWLQJ LQ D PRUH DFFXUD						
7UHDVXUH +LOO DFUHV RSHQ VS						
%RQDQJ\ D)ODW DFUHV VROG WR 6DOW /DNH &LW\ &RUSRUDWLRQ LQ ILVFDO \HDU \$UPVWURQJ 3						
6LJQLILFDQW GHFUHDVH LV GXH WR WKH &29,' SDQGHPLF \$GGLW						
6LJQLILFDQW LQFUHDVH LV GXH WR MRLQLQJ D OLEUDU\ FRQVRUWLXP WKDW JLYHV IXOO DFFHVV WR V						
'HFUHDVH LQ EXVHV LV GXH WR WKH &LW\ QR ORQJHU VHUYLFLQJ DOO RI WKH &RXQW\						

Sched 1
Park City Municipal Corporation, Utah
Five-Year Financial Summaries
Last Five Fiscal Years

	Fiscal Year Ended June 30				
	20	20	20	2019	20
ASSETS					
&DVK FDVK HTXLYDOHQWV	\$ 149,600				
&DVK FDVK HTXLYDOHQWV DQG	62,900				
5HVWULFWHG FDVK FDVK HTX	9,430				
5HFHL'					
7	31,510				
\$FF	7,550				
1RWHV	252,				
,QYHQ	1,460				
3UHS	1,930				
/HDVH UF	10,800				
\$VVHWV KH	-				
&DSLWDO DVVHWV (					
/DQG DQG	266,000				
&RQVWUXFV	105,500				
	946,				
&DSLWDO DVVHWV QHW R					
5LJKW W	3,160				
%XL	59,910				
,PSURYHPHQWV F	83,220				
9HKLFOHV I	20,770				
,QIUD	19,280				
,QWI	8,540				
1HW SHQV	8,670				
Total assets	851,666,095				
Deferred outflows of resources					
'HIHUUHG RXWIORZV RI UHVRXUFHV	400,000				
'HIHUUHG RXWIORZV RI UHVRXUFHV	400,000				
LIABILITIES					
\$FFRXQV	8,990				
\$FFUXHG	11,110				
/RQJ WHUP GHEW G					
&RPSHQVDV	1,030				
&RQWUD	137,				
*HQHUDO REI	6,590				
5HYHQX	9,530				
/RQJ WHUP GHEW GXH					
&RPSHQVDV	254,				
&RQWUD	2,750				
*HQHUDO REI	69,320				
5HYHQX	211,700				
1HW SHQV	-				
	321,400				
Deferred inflows of resources					
3URSHU	25,380				
'HIHUUHG JDLQ	480,				
'HIHUUHG LQIORZV RI UHV	13,260				
'HIHUUHG LQIORZV F	10,580				
'HIHUUHG LQIORZV RI UHVR	-				
Total	49,710				
NET POSITION					
1HW LQYHVWPHQ	293,600				
5HVWU					
&DSLW	7,530				
2	58,				
8QUHVWULFWHG	183,500				
7RWD	\$ 484,800				

6RXUFH ,QIRUPDWLRQ H[WUDFWHG IURP WKH &LW\ V ILVFDQ \HDUV HQGHG -XQH

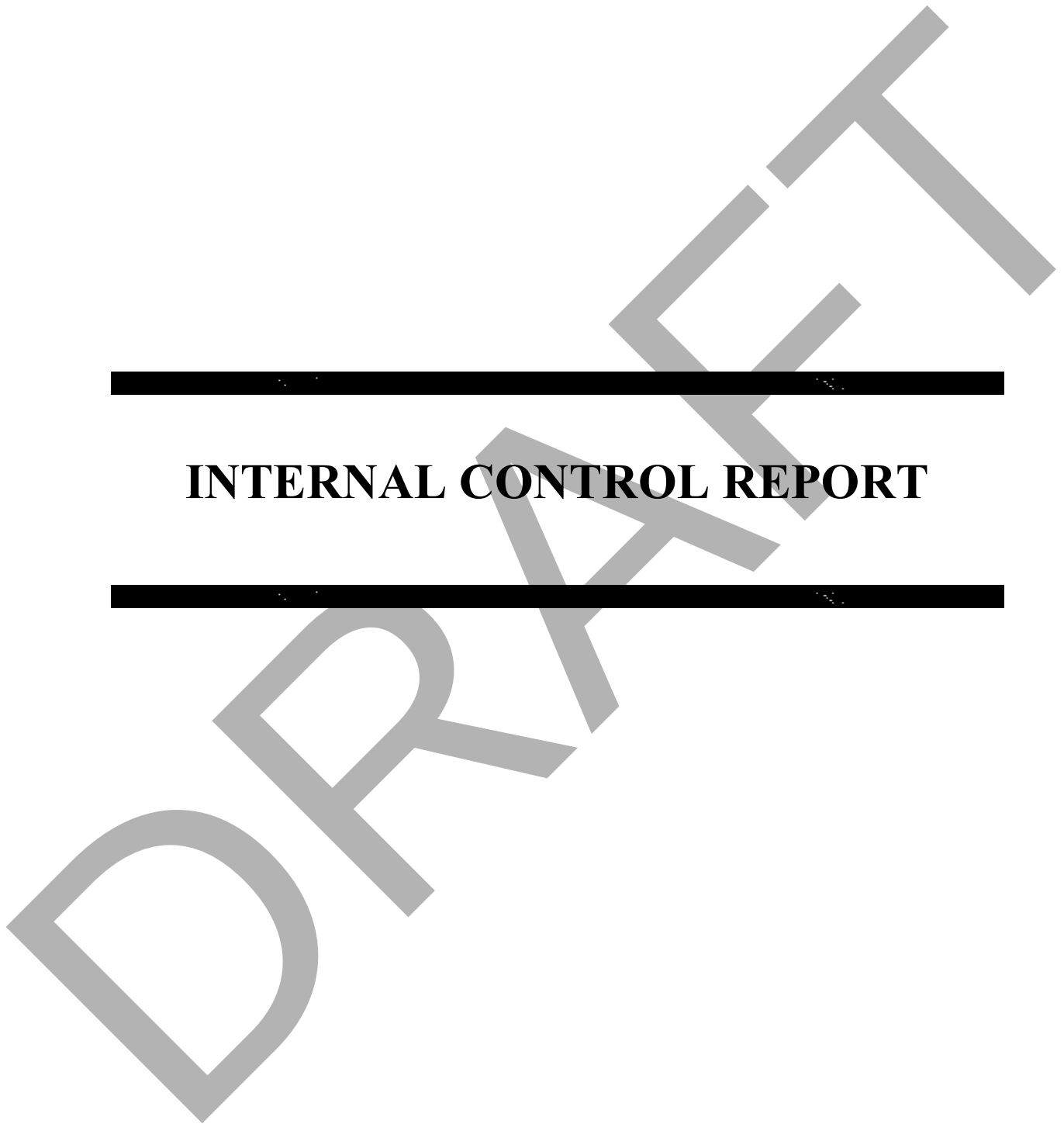
WKURX

1RWHV

5HVWDWHG
)LVFDQ \HDU

&DSLWDO DVVHW DGMXVPHQW UHTXLUHG UHVWDWHPHQW RI ILVFDQ \HDU

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INTERNAL CONTROL REPORT

DRAFT

DRAFT

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

516 Marsac Avenue (Old Peace House) Project Update
(A) Public Input

Suggested Action:

Attachments:

[516 Marsac Avenue Project Staff Report](#)

[Exhibit A: Triplex Feasibility Study](#)

[Exhibit B: Triplex Construction Cost Estimates](#)

[Exhibit C: Duplex Feasibility Study](#)

[Exhibit D: Duplex Construction Cost Estimates](#)

City Council Staff Report



Subject: 516 Marsac Avenue (Old Peace House)
Authors: Browne Sebright, Housing Program Manager
Department: Housing
Date: December 15, 2022
Type of Item: Administrative

Recommendation

Pursuant to previous City Council direction, receive a property update and consider several affordable housing redevelopment options at the City-owned property located at 516 Marsac Avenue. The Housing Team requests Council confirm a potential redevelopment option to increase the community's supply of workforce housing.

Executive Summary

Park City Municipal owns 516 Marsac Avenue, the former site of the Peace House Shelter. The City originally purchased the building for seasonal Transit housing. After many years, the building requires significant repair or remodeling.

Two City Council work sessions were held: June 23, 2022 ([Staff Report](#), [Meeting Minutes](#) – beginning on p.4), and October 6, 2022 ([Staff Report](#), [Meeting Minutes](#) – beginning on p. 6). Council directed a preferred use as municipal workforce housing, a desire to increase the number of bedrooms within each unit, and to explore alternative parking arrangements.

The Housing Team's architect, following consultation with the Planning Department, has two development options for Council's consideration. **We request Council considers a preferred redevelopment option.**

Background

See the background sections within the June 23, 2022, and October 6, 2022, staff reports linked in the Executive Summary section of this report.

Development Challenges

516 Marsac Avenue is Lot 2 of the Ontario Avenue Subdivision ([Link](#)). The subdivision contains a plat note that restricts the maximum house size of Lot 2 to 2,600 square feet. Because this plat note likely did not contemplate multiple homes on each lot, future multi-unit development on the property would be subject to regulatory approvals. Plat notes also require Historic District Design Guidelines review for construction.

The property is in the R-1 Zoning District. Allowed residential uses of the R-1 Zoning District include Single Family Dwellings and Duplex Dwellings, and Conditional Uses include Triplex Dwellings.¹ The current R-1 zoning does not allow for Affordable Master

¹ LMC § [15-2.12-2](#) Uses

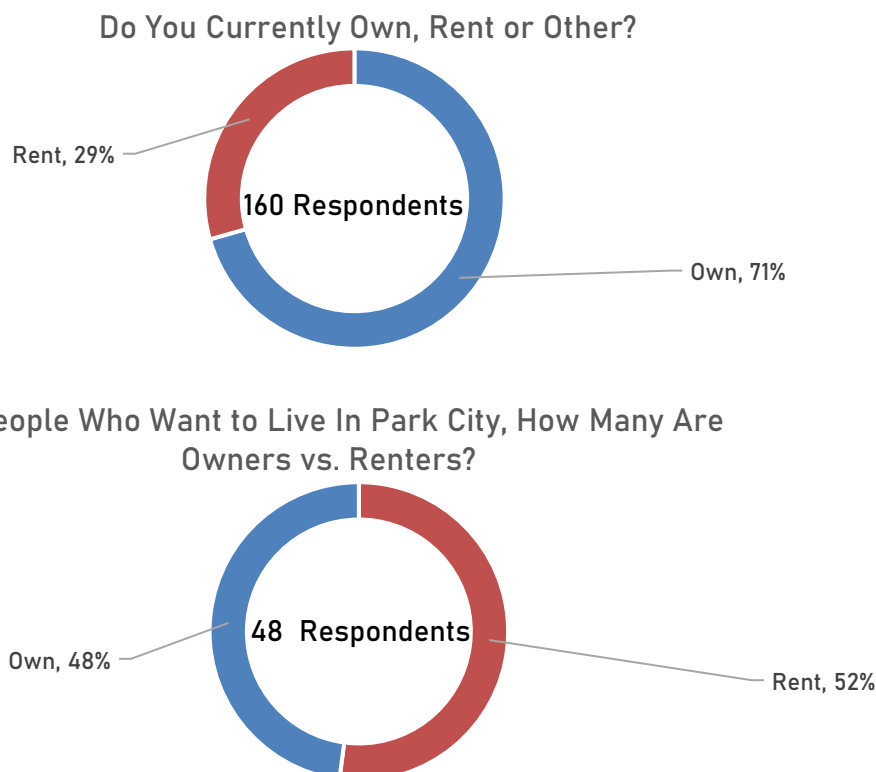
Planned Developments (AMPDs)² or Multi-Unit Dwellings³, which would drastically improve the property's ability to create more affordable housing.

As a result, the Housing Team conducted a pre-application review of 516 Marsac Avenue with the Planning Team and found that the Lot has a street on both the back and front. Further, pursuant to LMC § [15-4-17](#), both sides of the Lot must have a front Setback of 20 feet unless an exception is granted according to the LMC. The Lot does not appear eligible for an exception. Assuming the pre-application determination stands at the time of full application, the front and rear setbacks for the property would each be 20 feet.

The Planning Department also noted that LMC § [15-2.12-7](#) requires parking for Triplexes to be completely enclosed and that the parking structure 50% below natural grade. As configured, the property has four parking spaces that meet this requirement. Additionally, Triplex units are not allowed to utilize tandem parking.

Targeted Use and Needs

On October 6, 2022, City Council preferred the targeted use for the property be for City Employee Housing. On August 8, 2022, the Housing Team conducted an internal survey of municipal employees to understand their housing and commuting needs better. The survey found that although most City employees own their own homes, those currently renting make up most employees who want to live in Park City.



² LMC § [15-6.1-3](#) *Zoning Districts and Uses*

³ LMC § [15-2.12-2](#) *Uses*

Figure 2. 516 Renter and Owner Employee Characteristics.

The City's existing employee housing inventory comprises six highly desired rental units; five duplex units (two and three bedrooms) and one condominium (three bedrooms) to help recruit, retain, and assist City employees. Historically, these units were only offered as temporary rentals, usually no longer than one year. Based on the survey for those renting, there is a strong preference for more bedrooms.

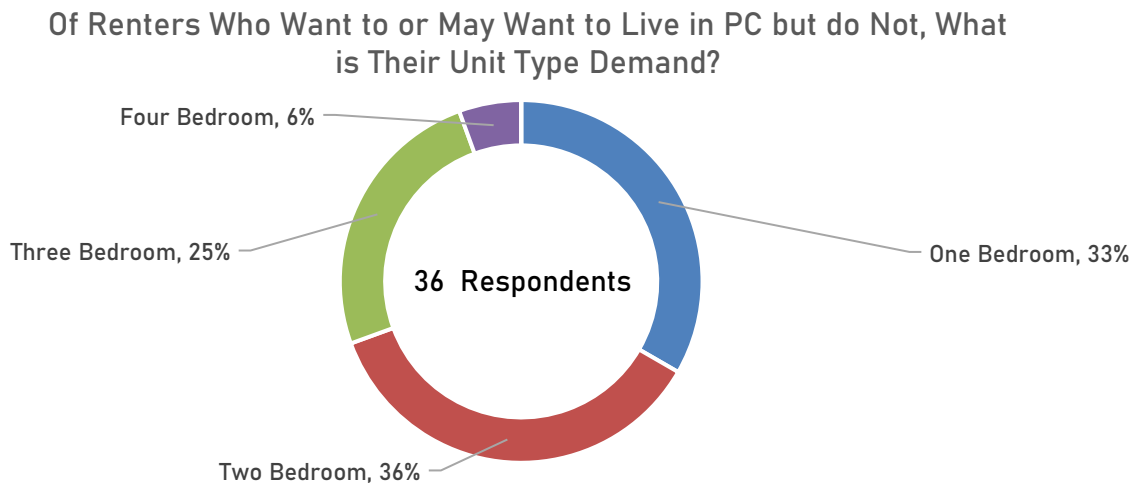


Figure 3. 516 Renter's Unit Demand.

Analysis I – Development Options

The Housing Team's architect produced two floorplans based upon Council's direction.

Option 1: Triplex Configuration, with Tandem Parking Variance

A triplex is the maximum number of units allowed under the Land Management Code as a Conditional Use.⁴ This layout contains three units, with two units having two bedrooms and one unit with three bedrooms. This plan requires a roughly 400-square-foot addition at the rear of the existing building. In addition to providing additional space for units with more bedrooms, this addition is also necessary to accommodate the two additional parking spots that must be fully enclosed. This configuration means that the two additional parking spots are a tandem configuration, which is not allowed on properties larger than duplexes, per LMC § [15-3-3\(l\)](#).

While this arrangement produces the largest number of units, it requires a parking variance from the Board of Adjustments. Granting of a variance requires an application that meets the criteria established in LMC § [15-10-8](#):

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;

⁴ LMC § [15-2.12-2](#) Uses

2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
5. The spirit of the Land Management Code is observed, and substantial justice done.

If a variance for tandem parking configuration is not pursued, the triplex option is likely infeasible.

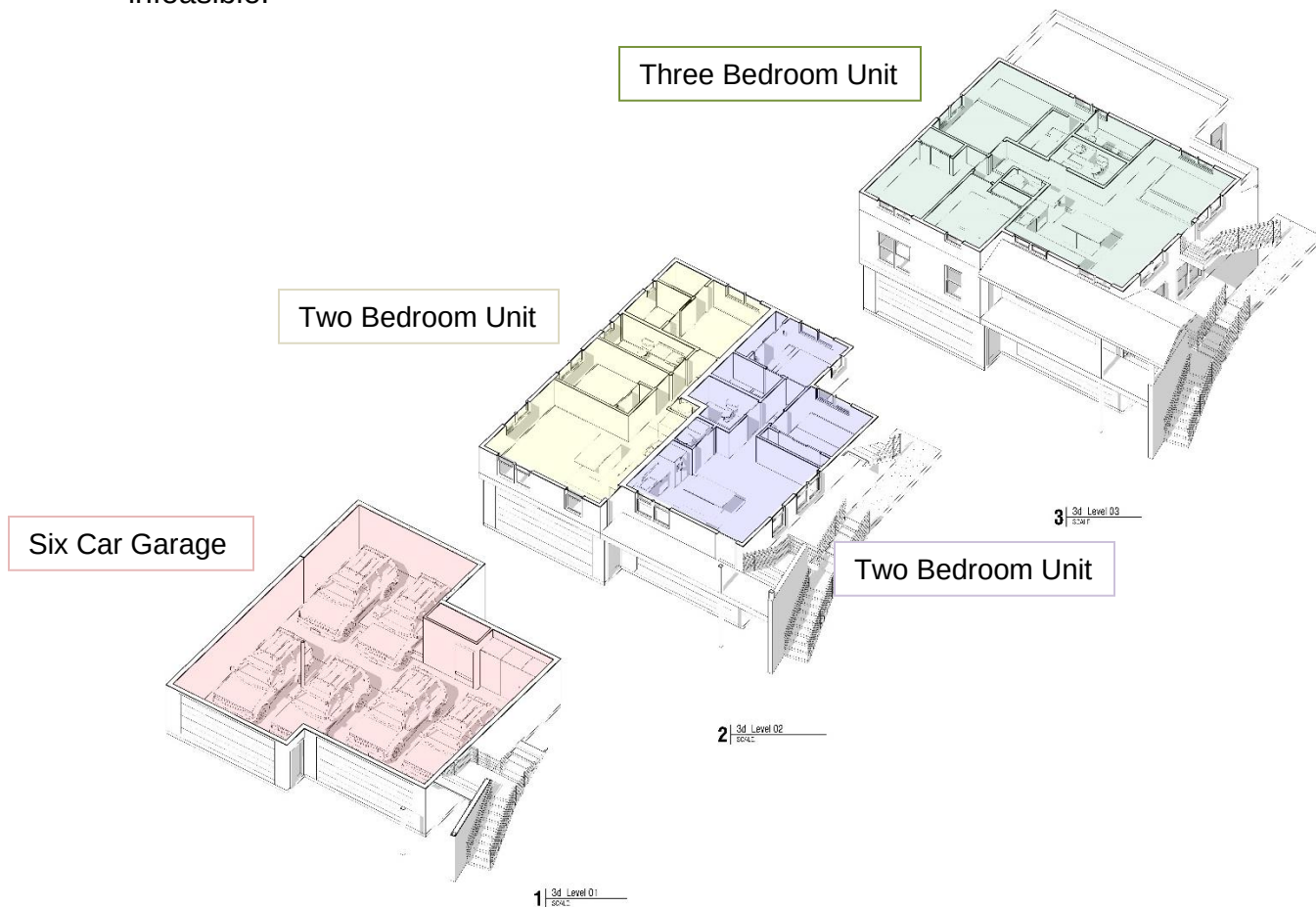


Figure 4. Diagram of a Triplex Configuration with Rear Addition
Source: Exhibit A, Triplex Feasibility Study

As shown in Figure 4, the triplex configuration with addition allows for all six required parking spaces to be fully enclosed, as required by code. Two of the units would utilize a tandem parking configuration for storing their vehicles, while the third unit would have standard side-by-side parking. The appearance of the garage from the street would be unchanged.

The total estimated construction costs for the triplex conversion, including energy efficiency upgrades and landscaping/exterior improvements, are estimated to be \$1,318,711. This estimate (as detailed in Exhibit B) includes allowances for design contingency and inflation/escalation costs.

Option 2: Duplex Configuration

A duplex layout is an allowed use under the LMC and does not require either a Conditional Use Permit or Variance. This layout would contain one three-bedroom unit and one two-bedroom unit. Unlike a triplex, a duplex does not have to fully enclose its parking spaces.

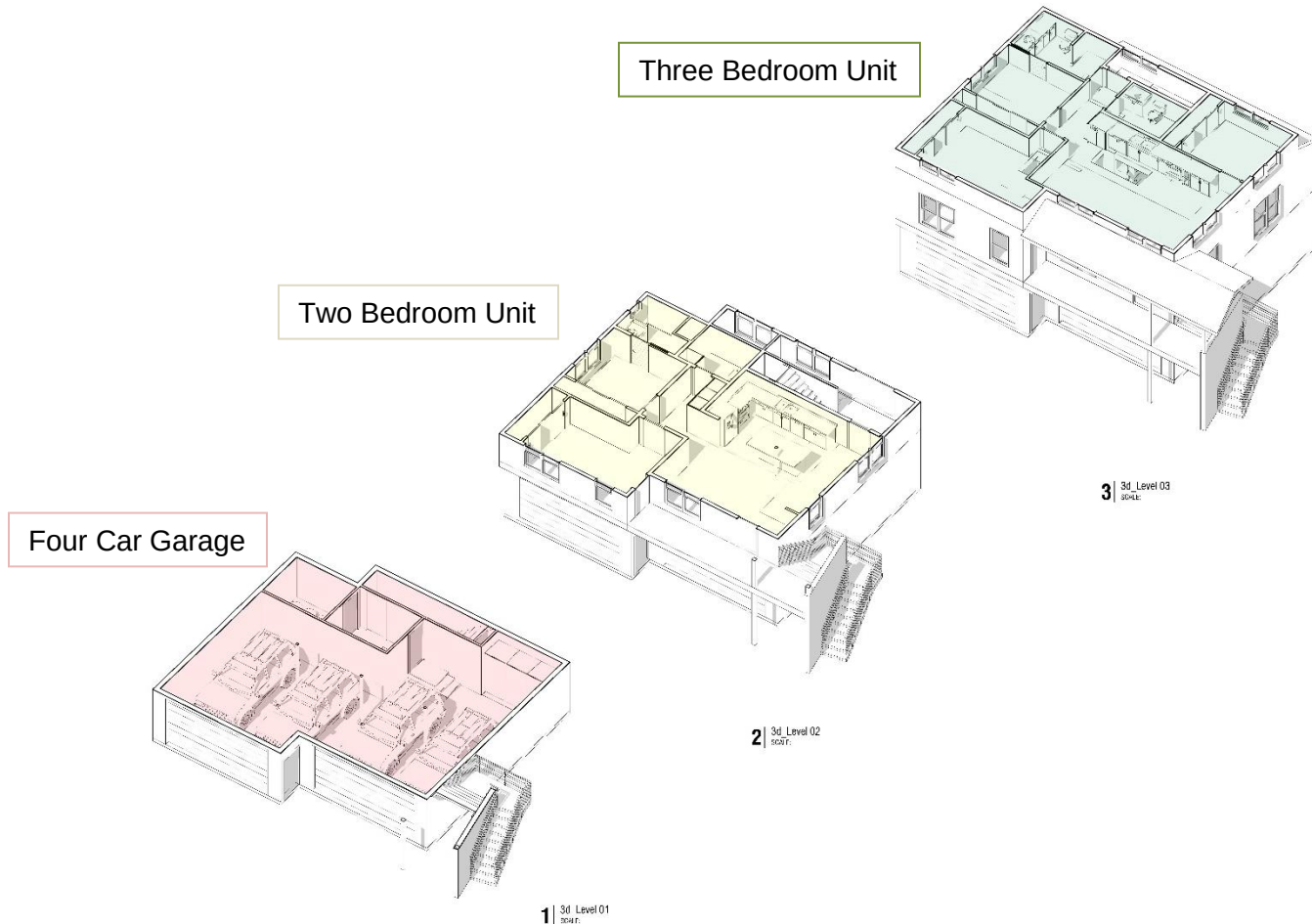


Figure 5. Diagram of a Duplex Configuration Within Existing Building Envelope
Source: Exhibit C, Duplex Feasibility Study

As shown in Figure 5, the duplex configuration creates two new units within the existing envelope of the building. The four required parking spaces are accommodated in the existing garage space, and circulation is primarily handled within the building.

The total estimated construction costs for the duplex conversion, including energy efficiency upgrades and landscaping/exterior improvements, are estimated to be \$960,092. This estimate (as detailed in Exhibit D) includes allowances for design contingency and inflation/escalation costs.

Analysis II – Capital Investment Scenarios

The Housing Team worked with the Budget Team to analyze the two options and provide a relative comparison of the cost and subsidies associated with each option.

The model used assumptions of AMI at 3% per year, a vacancy rate of 0%, and an operational cost increase of 5% per year. To determine the financial scenario of using the property for City employee housing, the model also utilizes the income of the average full-time City employee, which is approximately 86% of AMI.

The duplex option requires less upfront capital investment; however, it also generates less revenue with only two units. The new triplex option, which requires the addition, requires greater upfront capital investment but generates more revenue with three units.

Because of this, the model shows that the operating characteristics of the triplex are preferred, with better capitalization rates, gross rent multipliers, and operating expense ratios. When revenues and operating costs are extrapolated, the triplex option has a shorter payoff timeline.

Recommendation

We request that the City Council consider the two redevelopment options and determine which will best meet the evolving needs of PCMC. We recommend seeking the maximum number of bedrooms feasible with the triplex layout. As stated, this would include pursuing a parking layout variance.

We also recommend that the property be incorporated into the existing employee housing program and contemplate long-term rentals, or more than the existing program allows today. The location of the property to the Old Town Transit Center and City hall makes it an ideal location for municipal employees to live in proximity to their places of work.

Regulatory Process Considerations

Depending on the target use and redevelopment option chosen, the project may require one or more land use application approvals to enable the preferred use. These applications may be processed concurrently. Please see the “Regulatory Process Considerations” section of the March 23, 2022 staff report ([Link](#)), for anticipated land use applications required for the preferred uses.

Funding

The City allocated funds from the Lower Park Ave RDA bond funds and the Additional Resort Communities Sales Tax revenue that can be utilized to fund housing projects.

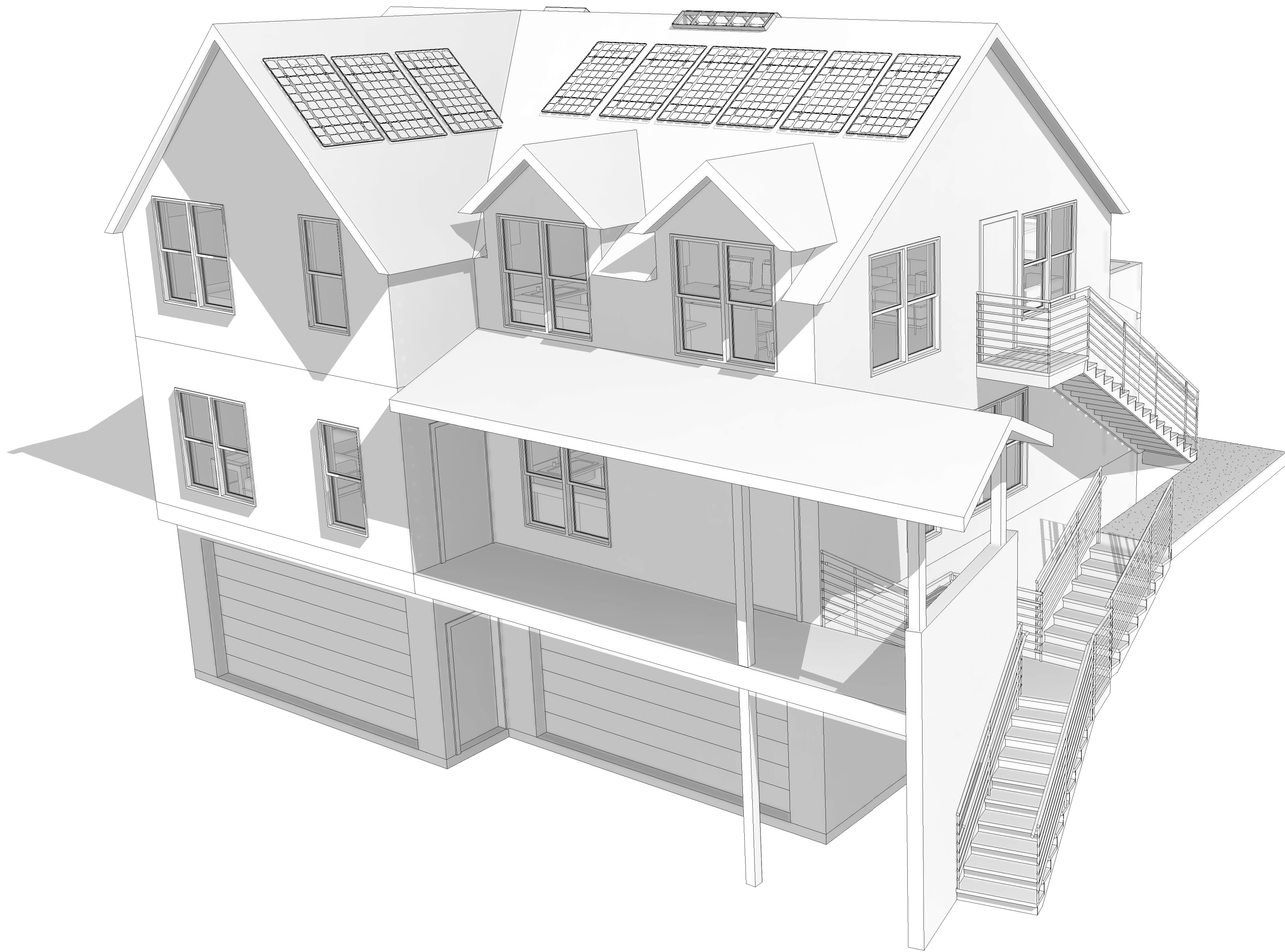
Exhibits

Exhibit A: Triplex Feasibility Study

Exhibit B: Triplex Construction Cost Estimates

Exhibit C: Duplex Feasibility Study

Exhibit D: Duplex Construction Cost Estimates



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY 12-01-2022

STRUCTURAL ENGINEER

TBD
PROJECT ENGINEER
ADDRESS
CITY, ST
P:
E:

GENERAL CONTRACTOR

TBD
PROJECTMANAGER
ADDRESS
CITY, ST
P:
E:

OWNER

PARK CITY MUNICIPAL CORP.
JASON GLIDDEN, HOUSING DEVEL.
MANAGER
445 MARSAC AVE
PARK CITY, UT 84060
P: 435-615-5000

ARCHITECT

STEREOTOMIC, PLLC
JARRETT MOE, AIA
1641 PHEASANT WAY
PARK CITY UT 84098
P: 435-640-6850
E: JARRETT@STEREOTOMIC.SPACE

SHEET LIST

NUMBER	NAME
A 001	TITLE SHEET
A 003	3D DIAGRAMS
A 011	ARCHITECTURAL SITE PLAN
AD 100	GARAGE DEMO PLAN
AD 101	LEVEL 2 DEMO PLAN
AD 102	LEVEL 3 DEMO PLAN
AD 103	ROOF DEMO PLAN
A 101	FLOOR PLANS
A 102	FLOOR PLANS
A 103	FLOOR PLANS
A 104	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 301	BUILDING SECTIONS
A 601	DOOR/WINDOW SCHEDULES

AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY12-01-2022

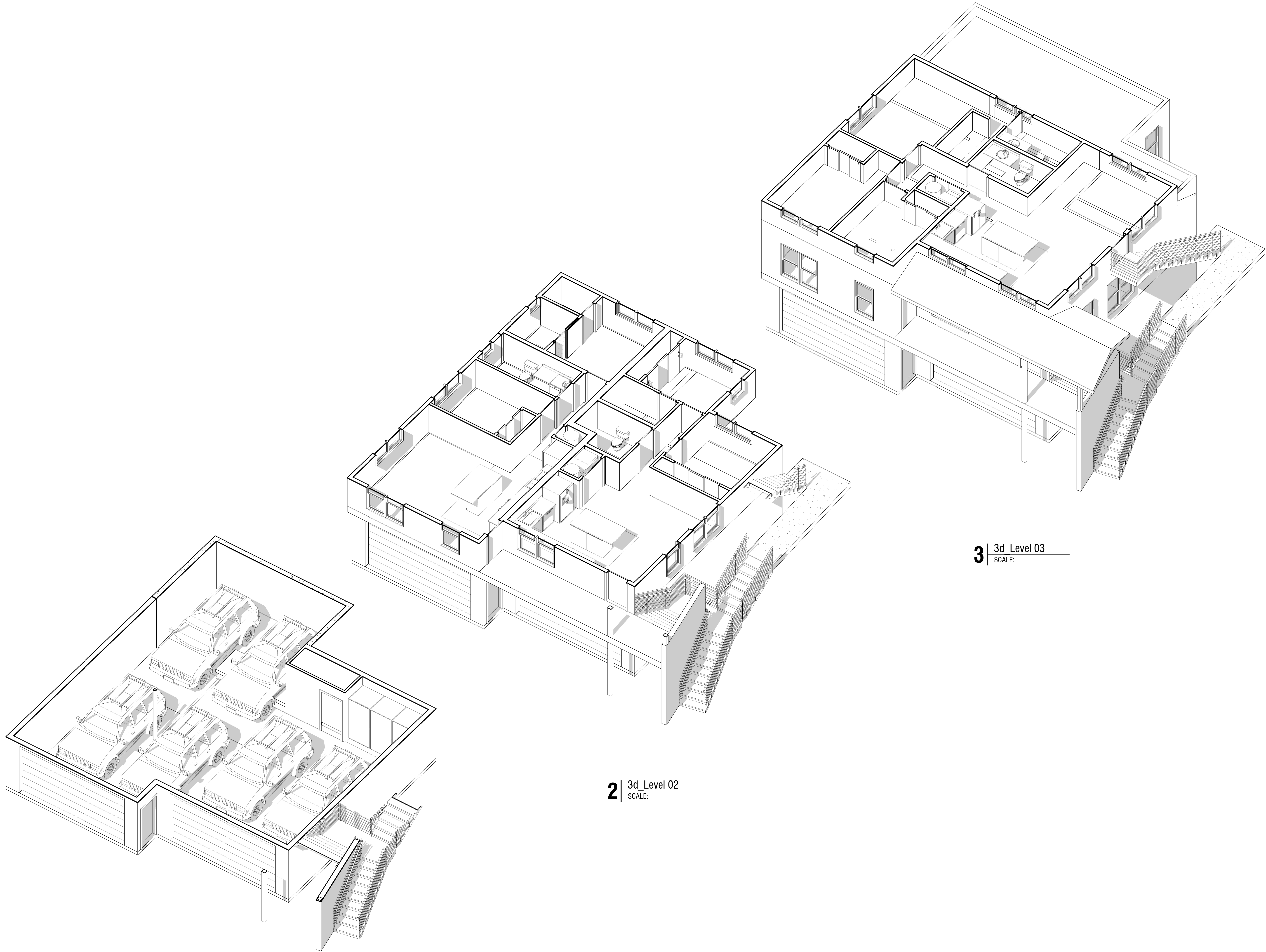
516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

TITLE SHEET

SHEET NO.		A 001
JOB NO.	22.020	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE,SCALE REDUCED ACCORDINGLY



1 | 3d Level 01
SCALE:

2 | 3d Level 02
SCALE:

3 | 3d Level 03
SCALE:

AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

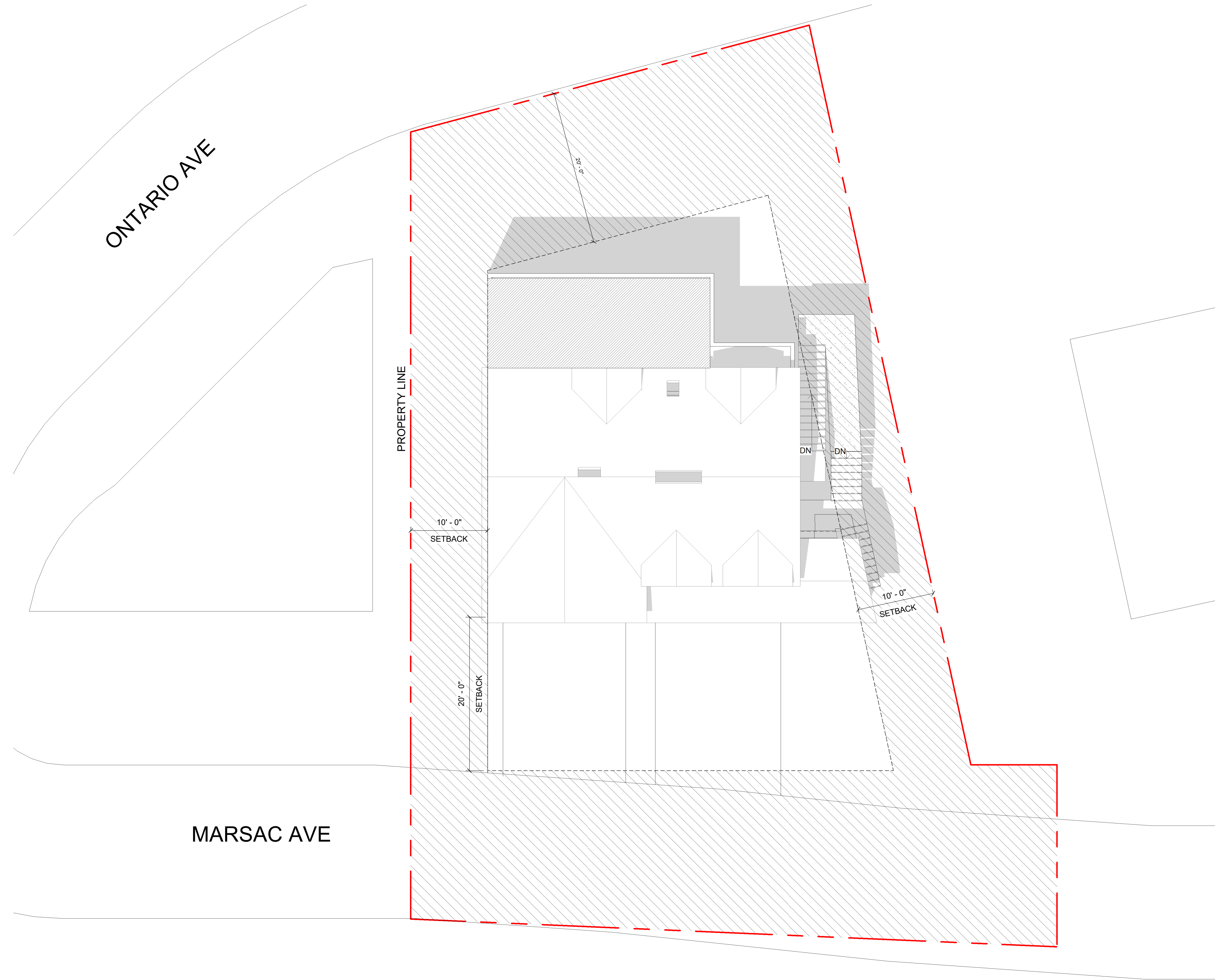
516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

3D DIAGRAMS

SHEET NO.		A 003
JOB NO.	22-020	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE.SCALE REDUCED ACCORDINGLY



3A | SITE PLAN

SCALE: 1/8" = 1'-0"

SITE / GRADING LEGEND

NEW TOPOGRAPHY GRADING, MAJOR	—————
NEW TOPOGRAPHY GRADING, MINOR	—————
EXISTING TOPOGRAPHY CONTOURS, MINOR	- - - - -
EXISTING TOPOGRAPHY CONTOURS, MAJOR	—————
EROSION CONTROL BLANKETS (SWPPP)	///////
SILT FENCE (SWPPP)	- . - . - .
STRAW WATTLE (SWPPP)	— · — · — ·
LIMIT OF DISTURBANCE	— · — · — ·
LANDSCAPE ROCK / RETAINING	⬡⬡⬡⬡
PROPERTY	—————
DRAINAGE DIRECTION	Slope: → MIN.

KEYNOTES

GENERAL NOTES - SITE PLANS

- 1 CONSTRUCTION PARKING / TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT FROM THE GOVERNING JURISDICTION
- 2 MUD TRACKED ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY
- 3 THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT AND CLEANLY MANNER. TRASH AND OTHER DEBRIS MAN NOT ACCUMULATE OUTSIDE ANY DUMPSTER
- 4 AN ELEVATION CERTIFICATE IS REQUIRED WHEN THE PARCEL / LOT HAS AN AVERAGE GRADE GREATER THAN 5% AND / OR STRUCTURE HIEHG EXCEEDS 25' MEASURED FROM EXISTING GRADE TO RIDGELINE
- 5 REFER TO SIGNED, SEALED TOPOGRAPHIC SURVEY FOR EXACT LOCATION OF PROPERTY BOUNDARIES, EASEMENTS, EXISTING VEGETATION AND EXISTING TOPOGRAPHIC ELEVATIONS
- 6 REFER TO COSNSTRUCTION MITIGATION PLAN FOR DETAILS/NOTES REGARDING SWPPP AND CONSTRUCTION PROTECTION PROCEDURES



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY 12-01-2022

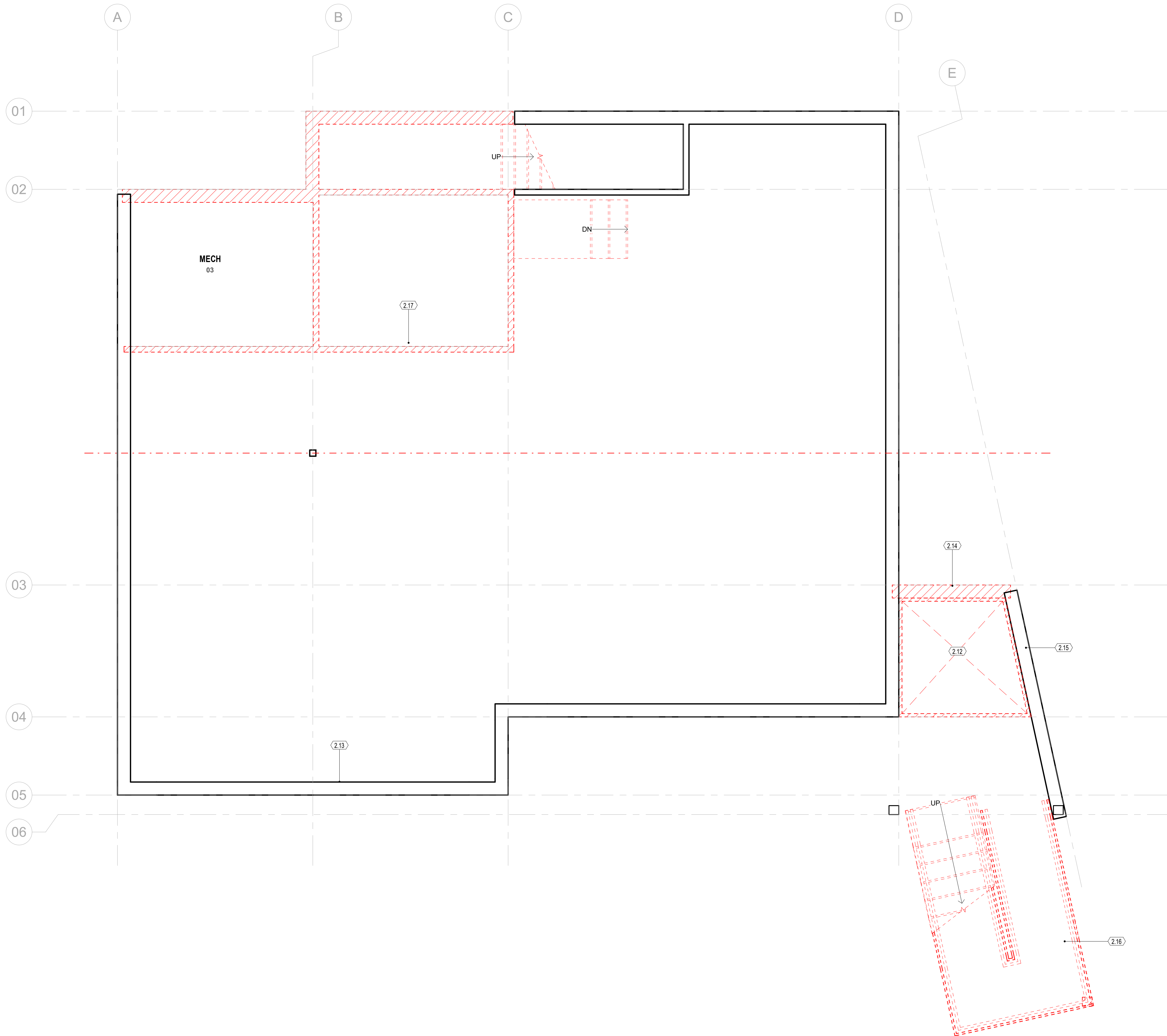
516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

SHEET NO.		A 011
JOB NO.	22-020	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

- 2.12 EXISTING LIFT TO BE REMOVED/DEMOLISHED
- 2.13 EXISTING GARAGE DOORS TO BE REPLACED, TYP.
- 2.14 EXISTING CONCRETE WALL TO BE REMOVED/DEMOLISHED
- 2.15 EXISTING CONCRETE WALL TO REMAIN
- 2.16 EXISTING EXTERIOR STAIRCASE TO BE REMOVED / DEMOLISHED
- 2.17 EXISTING EQUIPMENT/CASEWORK TO BE REMOVED / DEMOLISHED

**AFFORDABLE
HOUSING -
TRIPLEX**

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

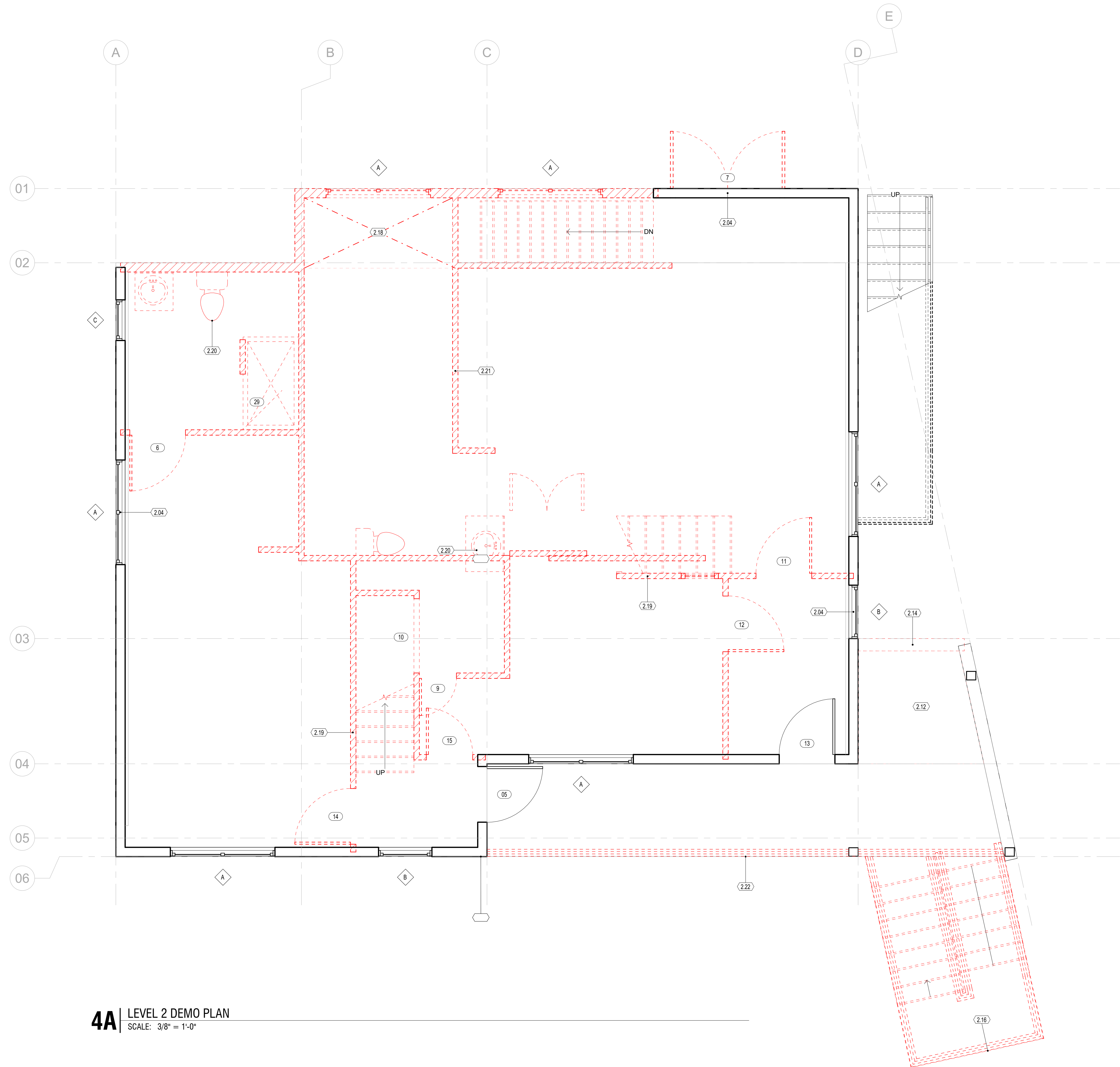
NOT FOR CONSTRUCTION

**GARAGE DEMO
PLAN**

SHEET NO. AD 100

JOB NO. 22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



4A | LEVEL 2 DEMO PLAN
SCALE: 3/8" = 1'-0"

LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.

2.12 EXISTING LIFT TO BE REMOVED/DEMOLISHED

2.14 EXISTING CONCRETE WALL TO BE REMOVED/DEMOLISHED

2.16 EXISTING EXTERIOR STAIRCASE TO BE REMOVED / DEMOLISHED

2.18 PORTION OF EXISTING FLOORPLATE TO BE REMOVED/DEMOLISHED

2.19 EXISTING STAIR TO BE REMOVED, INFILL FLOOR TO MATCH EXISTING

2.20 EXISTING FIXTURES TO BE REMOVED, TYP.

2.21 EXISTING WALLS TO BE REMOVED / DEMOLISHED, TYP.

2.22 EXISTING RAILING TO BE REMOVED/DEMOLISHED

**AFFORDABLE
HOUSING -
TRIPLEX**

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

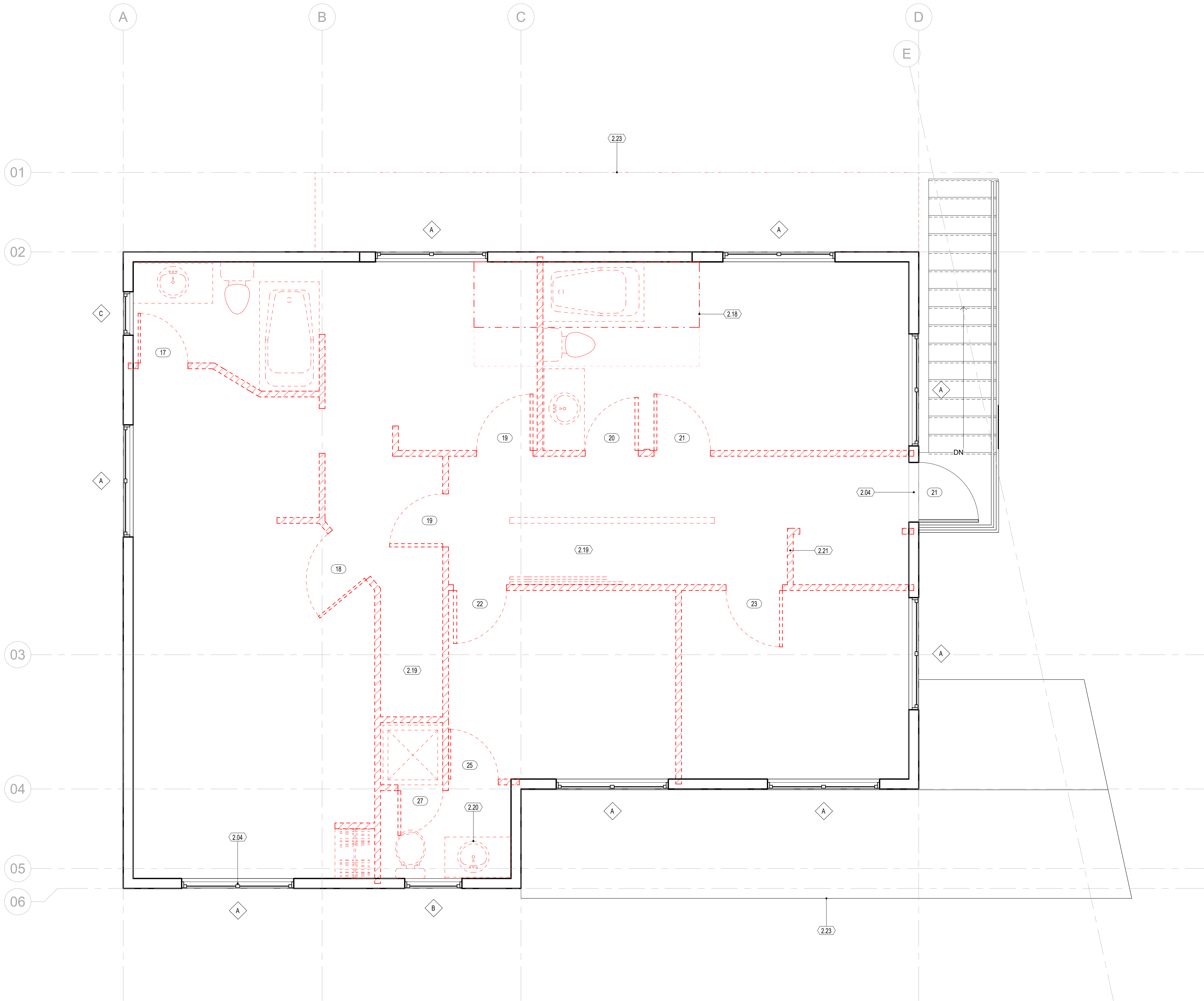
NOT FOR CONSTRUCTION

**LEVEL 2 DEMO
PLAN**

SHEET NO. AD 101

JOB NO. 22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



4A | LEVEL 3 DEMO PLAN
SCALE: 3/8" = 1'-0"

KEYNOTES

- 2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.
- 2.18 PORTION OF EXISTING FLOORPLATE TO BE REMOVED/DEMOLISHED
- 2.19 EXISTING STAIR TO BE REMOVED, INFILL FLOOR TO MATCH EXISTING
- 2.20 EXISTING FIXTURES TO BE REMOVED, TYP.
- 2.21 EXISTING WALLS TO BE REMOVED / DEMOLISHED, TYP.
- 2.23 EXISTING ROOFING MATERIAL TO BE REPLACED, TYP.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

**AFFORDABLE
HOUSING -
TRIPLEX**

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

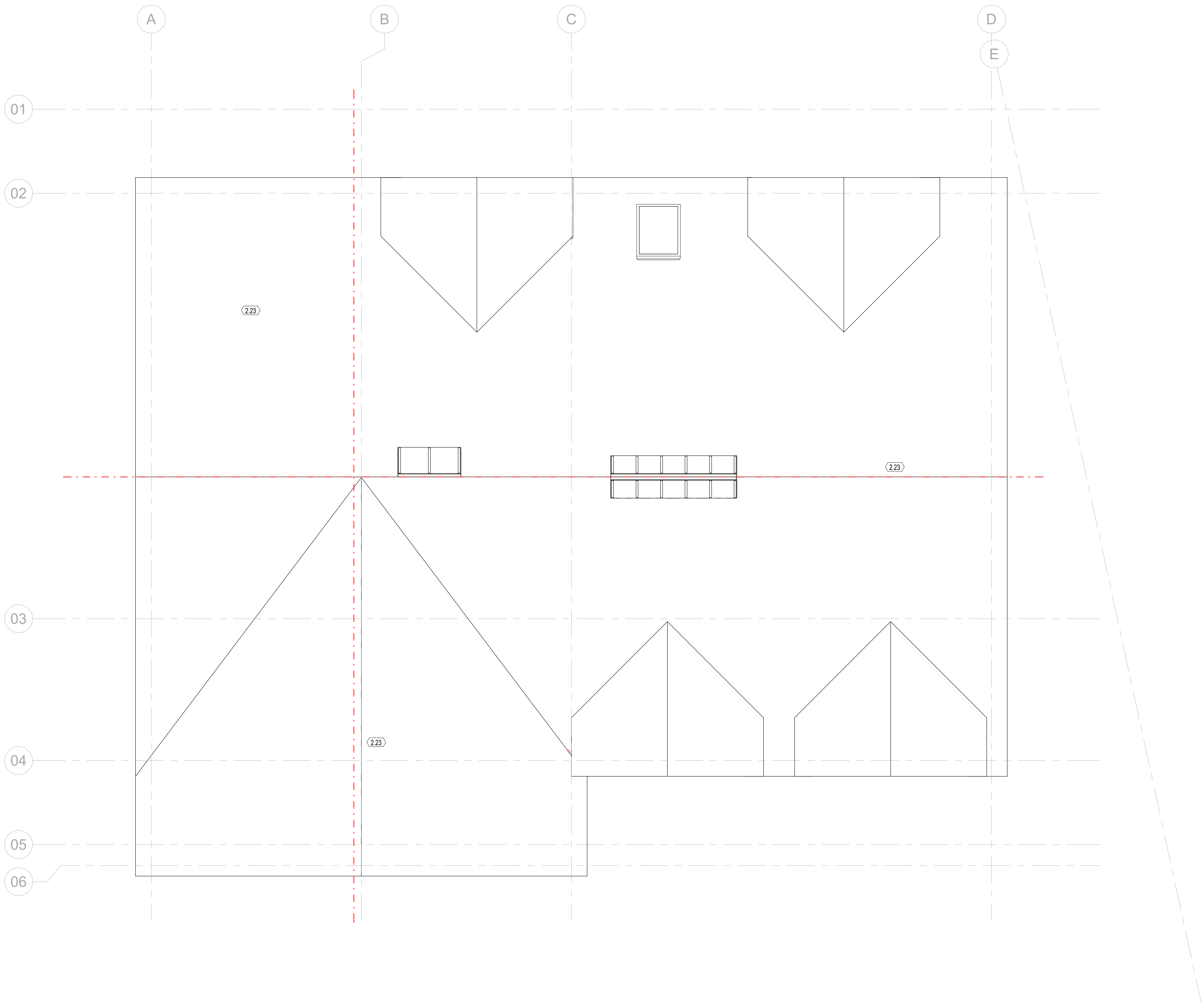
NOT FOR CONSTRUCTION

**LEVEL 3 DEMO
PLAN**

SHEET NO. AD 102

JOB NO. 22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



4A | ROOF DEMO PLAN
SCALE: 3/8" = 1'-0"

KEYNOTES

2.23 EXISTING ROOFING MATERIAL TO BE REPLACED, TYP.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

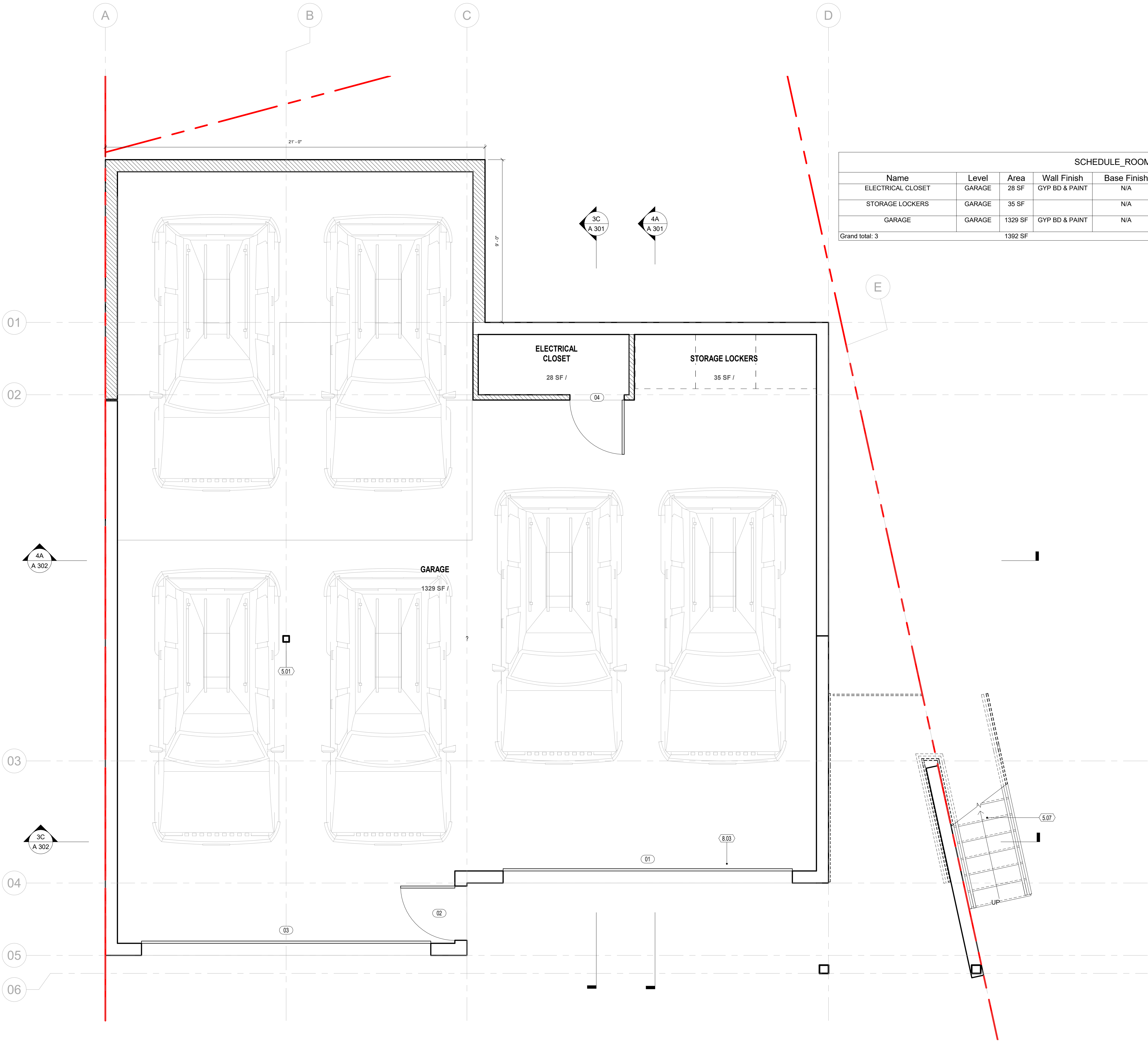
NOT FOR CONSTRUCTION

ROOF DEMO
PLAN

SHEET NO. AD 103

JOB NO. 22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



SCHEDULE_ROOM TOTAL LVL 1							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
ELECTRICAL CLOSET	GARAGE	28 SF	GYP BD & PAINT	N/A	GYP BD & PAINT	NEW EPOXY COATING OVER EXISTING CONC.	
STORAGE LOCKERS	GARAGE	35 SF		N/A	N/A	NEW EPOXY COATING OVER EXISTING CONC.	
GARAGE	GARAGE	1329 SF	GYP BD & PAINT	N/A	GYP BD & PAINT	NEW EPOXY COATING OVER EXISTING CONC.	
Grand total: 3		1392 SF					

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

- 5.01 EXISTING EXPOSED STRUCTURAL COLUMN
- 5.07 NEW STEEL STAIRS PER PLAN; PRIME & PAINT STRINGERS W/ BAR GRATE TREADS
- 8.03 NEW OVERHEAD SECTIONAL, GARAGE DOOR, SEE DOOR SCHEDULE

GEN NOTES FLOOR PLANS

- 1. ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
- 2. ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
- 3. COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
- 4. FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.

AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

FLOOR PLANS

SHEET NO.

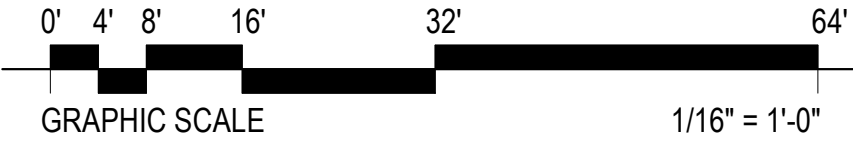
A 101

JOB NO.

22.020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

4A | GARAGE
SCALE: 3/8" = 1'-0"





SCHEDULE_ROOM TOTAL LVL 2							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
LIVING / DINING - UNIT A	LEVEL 2	202 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CARPET	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
KITCHEN - UNIT A	LEVEL 2	129 SF					
BEDROOM 1 - UNIT A	LEVEL 2	100 SF					
BEDROOM 2 - UNIT A	LEVEL 2	112 SF					
BATHROOM 1 - UNIT A	LEVEL 2	66 SF					
BATHROOM 2 - UNIT A	LEVEL 2	43 SF					
CLOSET 2 - UNIT A	LEVEL 2	24 SF					
BEDROOM 1 - UNIT B	LEVEL 2	97 SF					
BEDROOM 2 - UNIT B	LEVEL 2	92 SF					
BATHROOM 1 - UNIT B	LEVEL 2	51 SF					
BATHROOM 2 - UNIT B	LEVEL 2	42 SF					
ENTRY / LIVING - UNIT B	LEVEL 2	223 SF					
KITCHEN - UNIT B	LEVEL 2	131 SF					
UTILITY CLOSET - UNIT B	LEVEL 2	15 SF					
CLOSET 1 - UNIT A	LEVEL 2	11 SF					
CLOSET 1 - UNIT B	LEVEL 2	20 SF					
CLOSET 2 - UNIT B	LEVEL 2	19 SF					
Grand total: 18		1383 SF					

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

- 2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.
- 9.21 COUNTERTOP PER INTERIOR SPECIFICATIONS, TYP.
- 11.01 NEW RANGE, TYP.
- 11.03 NEW REFRIGERATOR
- 11.04 NEW DISHWASHER
- 11.15 NEW ELECTRIC RANGE
- 11.16 24" UNDER COUNTER WASHER/DRYER COMBINATION
- 11.17 24" WASHER/DRYER STACK
- 22.02 NEW TOILET
- 22.14 NEW KITCHEN SINK (TYP.)
- 22.16 NEW BATHROOM SINK
- 22.18 NEW FIBER GLASS TUB / SHOWER SURROUND
- 22.19 NEW HIGH EFFICIENCY ELECTRIC WATER HEATER, 40 GAL
- 23.01 HEATING & COOLING ON THIS LEVEL TO BE PROVIDED BY AIR SOURCE HEAT PUMP (DUCTED MINI SPLIT)

GEN NOTES FLOOR PLANS

- ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
- ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
- FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.



AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

FLOOR PLANS

SHEET NO. A 102

JOB NO. 22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

4A | LEVEL 2
SCALE: 3/8" = 1'-0"



SCHEDULE_ROOM TOTAL LVL 3							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
BATHROOM 2 - UNIT C	LEVEL 3	49 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CERAMIC TILE	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
BEDROOM 2 - UNIT C	LEVEL 3	118 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
BEDROOM 1 - UNIT C	LEVEL 3	180 SF					
LIVING / DINING - UNIT C	LEVEL 3	358 SF					
UTILITY UNIT C	LEVEL 3	13 SF					
BATHROOM 1 - UNIT C	LEVEL 3	50 SF					
BEDROOM 3 - UNIT C	LEVEL 3	94 SF					
KITCHEN - UNIT C	LEVEL 3	125 SF					
MASTER CLOSET - UNIT C	LEVEL 3	37 SF					
CLOSET 2 UNIT C	LEVEL 3	16 SF					
CLOSET 3 UNIT C	LEVEL 3	11 SF					
Grand total: 11		1050 SF					

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

EXTERIOR MATERIAL LEGEND

- NEW METAL STANDING SEAM ROOFING
- NEW SIDING

KEYNOTES

- 2.00 EXISTING ELEMENT TO REMAIN, PRESERVE & PROTECT DURING DEMOLITION
- 9.22 NEW ROOFING MATERIAL
- 11.03 NEW REFRIGERATOR
- 11.04 NEW DISHWASHER
- 11.15 NEW ELECTRIC RANGE
- 11.17 24" WASHER/DRYER STACK
- 22.02 NEW TOILET
- 22.14 NEW KITCHEN SINK (TYP.)
- 22.16 NEW BATHROOM SINK
- 22.18 NEW FIBER GLASS TUB / SHOWER SURROUND
- 22.19 NEW HIGH EFFICIENCY ELECTRIC WATER HEATER, 40 GAL

AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

FLOOR PLANS

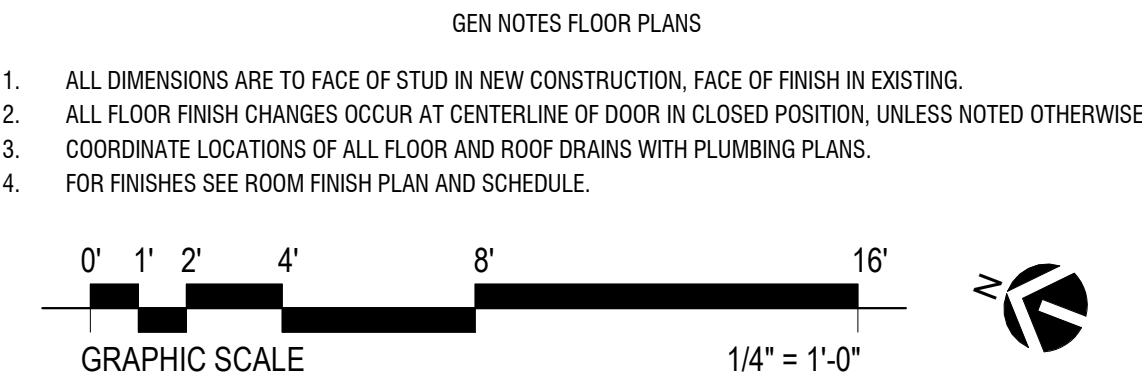
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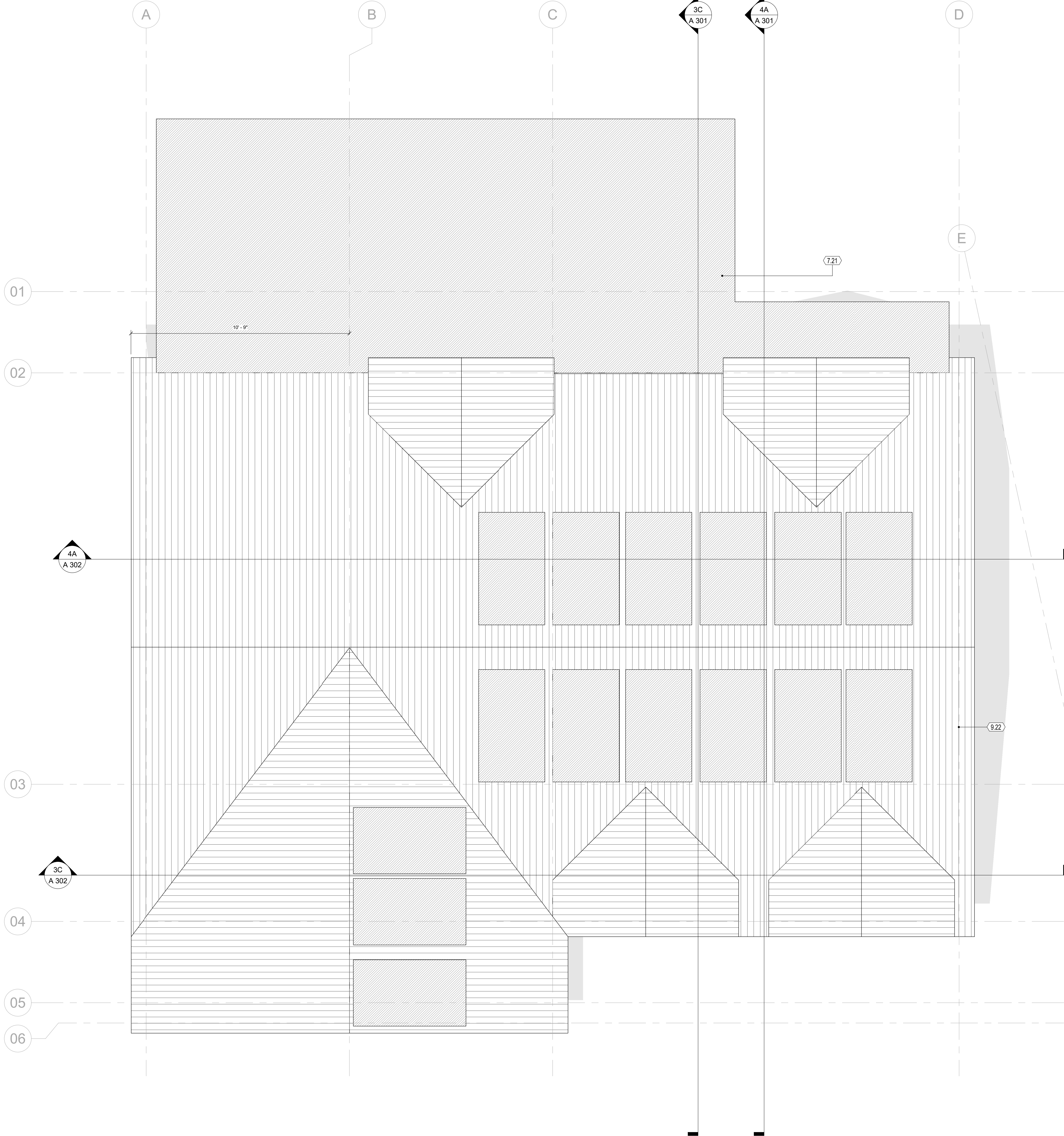
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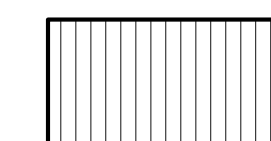
ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

4A LEVEL 3
SCALE: 3/8" = 1'-0"

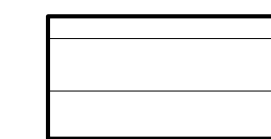




EXTERIOR MATERIAL LEGEND



NEW METAL STANDING SEAM ROOFING



NEW SIDING

KEYNOTES

- 7.21 NEW PVC SINGLE PLY ROOFING SYSTEM
9.22 NEW ROOFING MATERIAL

GENERAL NOTES - ROOF PLAN

- 1 GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK
- 2 DO NOT SCALE DRAWINGS
- 3 CRICKET AT ALL MECHANICAL ITEMS, SKYLIGHTS, ROOF HATCHES; 1/4" PER FOOT BACKSLOPE MINIMUM
- 4 SEE SLIDING AND ALL OTHER SECTIONS FOR ADDITIONAL ROOF DETAILS; SEE SHEET SERIES AE500 FOR ROOF ASSEMBLY CONSTRUCTION
- 5 ROOF/OVERFLOW DRAIN LOCATIONS SHOWN ARE APPROXIMATE; EXACT LOCATIONS SHALL BE DETERMINED IN FIELD. ROOF/OVERFLOW DRAINS TO BE PLACED TO ONE SIDE OF STRUCTURAL ELEMENT (IF EXISTS) AND INSTALLED TO LOWEST POINT
- 6 ALL GIVEN DECK BEARING POINTS ARE AT GRID LINE LOCATIONS UNLESS NOTED OTHERWISE



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY	12-01-2022
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ROOF PLAN

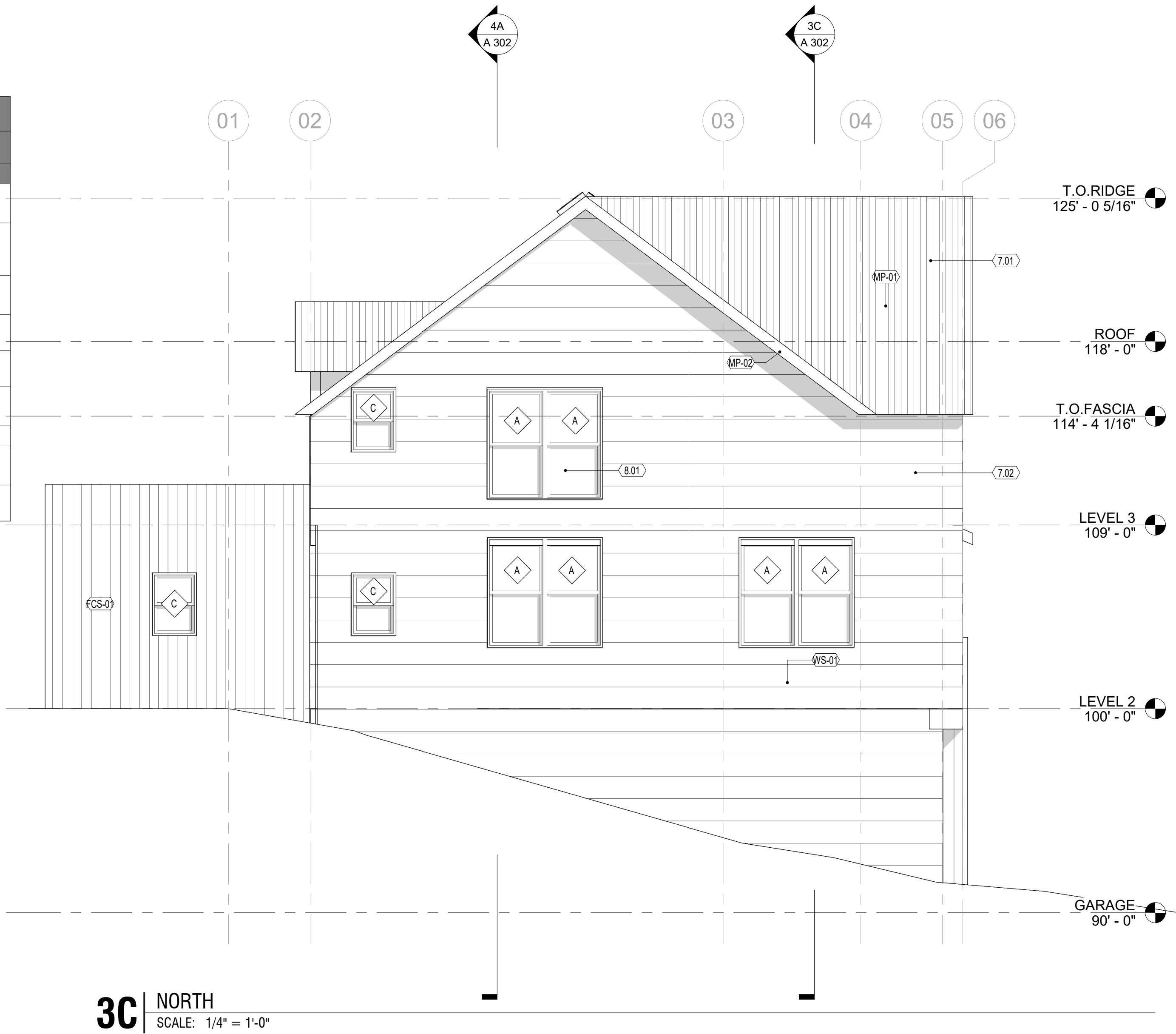
SHEET NO.

A 104

JOB NO.	22.020	
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ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE,SCALE REDUCED ACCORDINGLY

FINISH SCHEDULE - EXTERIOR MATERIALS							
SCHEDULED MATERIALS AND FINISHES SHALL BE USED FOR BASIS OF DESIGN U.N.O.							
CODE	FINISH TYPE	MANUFACTURER	STYLE	SIZE	SPECIFICATION	DIVISION	FINISH NOTES/ REMARKS
FIBER CEMENT SIDING							
FCS-01	FIBER CEMENT SIDING	JAMES HARDIE OR EQ.	HORIZONTAL LAP SIDING	1" X 6"	FIBER CEMENT SIDING, HORIZONTAL LAP SIDING, PANEL THICKNESS = 1/2" OR GREATER	DIVISION 09	SMOOTH FINISH / FACTORY APPLIED PAINT
METAL PANEL							
MP-01	METAL PANEL	BERRIDGE MANUF. OR EQ.	STANDING SEAM, Z LOCK	16" wide panel	24 ga. steel, concealed fastener	DIVISION 09	2" 180d mechanically seamed in field
MP-02	METAL PANEL	BERRIDGE MANUF. OR EQ.	FW-12 SOFFIT PANEL	12" wide panel	24 ga. steel, concealed fastener	DIVISION 09	smooth, concealed fastener, install at roof soffits
PAINT							
PNT-01	PAINT					DIVISION 09	
WALL COVERING							
WC-01	WALL COVERING					DIVISION 09	



EXTERIOR MATERIAL LEGEND

- NEW METAL STANDING SEAM ROOFING
- NEW SIDING

KEYNOTES

- 2.00 EXISTING ELEMENT TO REMAIN, PRESERVE & PROTECT DURING DEMOLITION
- 7.01 PROVIDE NEW/UPGRADED ROOF INSULATION - CELLULOSE R-60 MIN.
- 7.02 PROVIDE EXTERIOR SHEET INSULATION (R-10 MIN) W/ RAINSCREEN APPROPRIATE WRB & SIDING APPLICATION, TYP.
- 8.01 NEW WINDOW, SEE WINDOW SCHEDULE
- 8.03 NEW OVERHEAD SECTIONAL, GARAGE DOOR, SEE DOOR SCHEDULE
- 8.07 EXISTING SKYLIGHTS; TO BE REMOVED & REPLACED
- 48.01 PROVIDE 10 KWH NEW PV PHOTOVOLTAIC PANELS
- FCS-01 NEW FIBER CEMENT SIDING PER EXTERIOR FINISH SCHEDULE
- MP-01 NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
- MP-02 NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
- WS-01 NEW WOOD SIDING PER EXTERIOR FINISH SCHEDULE

AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
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EXTERIOR ELEVATIONS

SHEET NO. A 201

JOB NO. 22.020

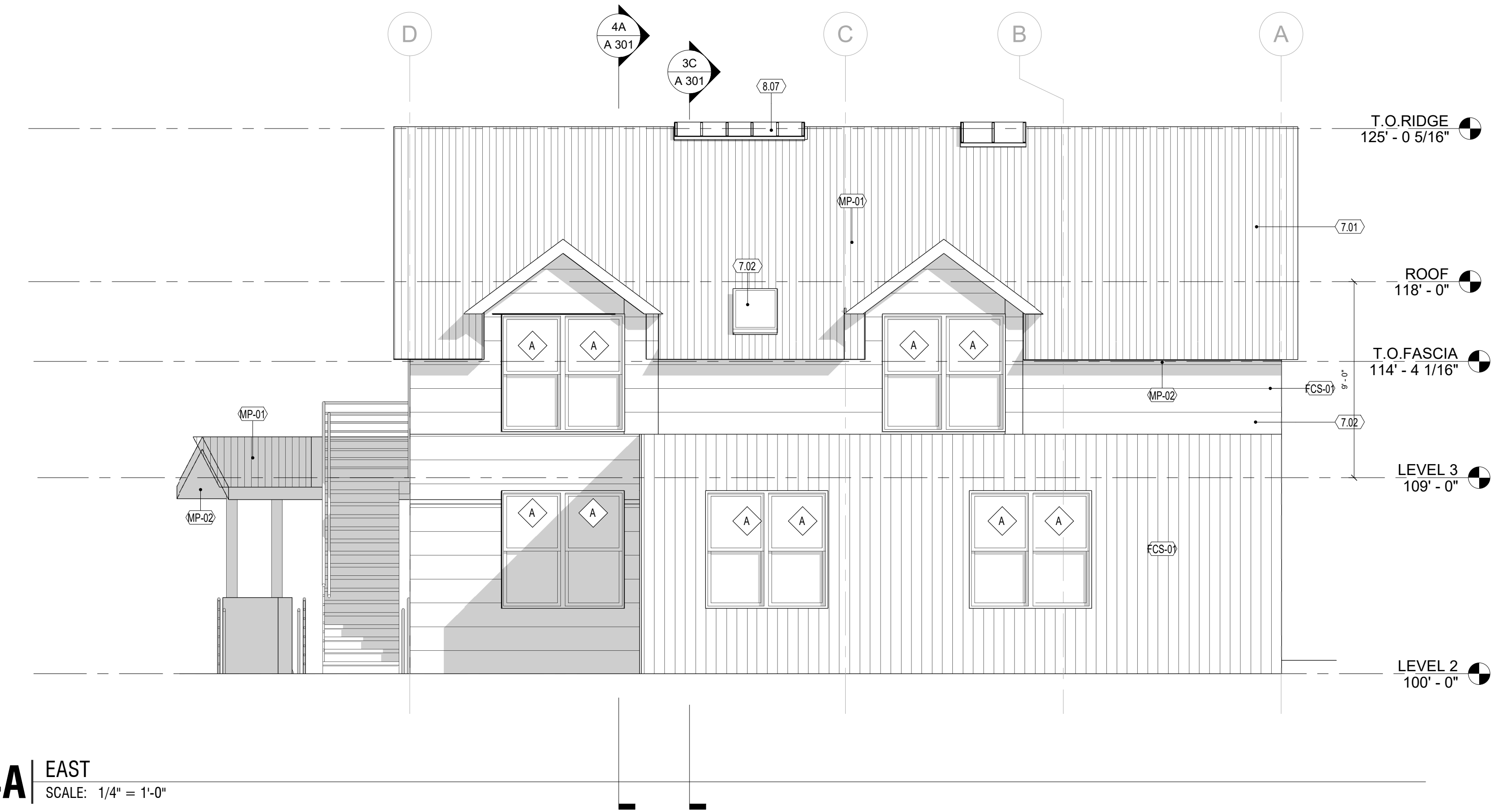
ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE, SCALE REDUCED ACCORDINGLY



GRAPHIC SCALE 1/4" = 1'-0"

STEREOTOMIC
DESIGN
ARCHITECTURE

FINISH SCHEDULE - EXTERIOR MATERIALS							
SCHEDULED MATERIALS AND FINISHES SHALL BE USED FOR BASIS OF DESIGN U.N.O.							
CODE	FINISH TYPE	MANUFACTURER	STYLE	SIZE	SPECIFICATION	DIVISION	FINISH NOTES/ REMARKS
FIBER CEMENT SIDING							
FCS-01	FIBER CEMENT SIDING	JAMES HARDIE OR EQ.	HORIZONTAL LAP SIDING	1" X 6"	FIBER CEMENT SIDING, HORIZONTAL LAP SIDING, PANEL THICKNESS = 1/2" OR GREATER	DIVISION 09	SMOOTH FINISH / FACTORY APPLIED PAINT
METAL PANEL							
MP-01	METAL PANEL	BERRIDGE MANUF. OR EQ.	STANDING SEAM, Z LOCK	16" wide panel	24 ga. steel, concealed fastener	DIVISION 09	2" 180d mechanically seamed in field
MP-02	METAL PANEL	BERRIDGE MANUF. OR EQ.	FW-12 SOFFIT PANEL	12" wide panel	24 ga. steel, concealed fastener	DIVISION 09	smooth, concealed fastener, install at roof soffits
PAINT							
PNT-01	PAINT					DIVISION 09	
WALL COVERING							
WC-01	WALL COVERING					DIVISION 09	

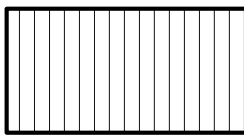
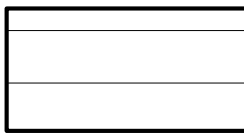


4A | EAST
SCALE: 1/4" = 1'-0"



3C | SOUTH
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- NEW METAL STANDING SEAM ROOFING
- NEW SIDING

KEYNOTES

- 2.00EXISTING ELEMENT TO REMAIN, PRESERVE & PROTECT DURING DEMOLITION
- 5.07NEW STEEL STAIRS PER PLAN; PRIME & PAINT STRINGERS W/ BAR GRATE TREADS
- 7.01PROVIDE NEW/UPGRADED ROOF INSULATION - CELLULOSE R-60 MIN.
- 7.02PROVIDE EXTERIOR SHEET INSULATION (R-10 MIN) W/ RAINSCREEN APPROPRIATE WRB & SIDING APPLICATION, TYP.
- 8.01NEW WINDOW, SEE WINDOW SCHEDULE
- 8.07EXISTING SKYLIGHTS; TO BE REMOVED & REPLACED
- 48.01PROVIDE 10 KWH NEW PV PHOTOVOLTAIC PANELS
- FCS-01NEW FIBER CEMENT SIDING PER EXTERIOR FINISH SCHEDULE
- MP-01NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
- MP-02NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY | 12-01-2022

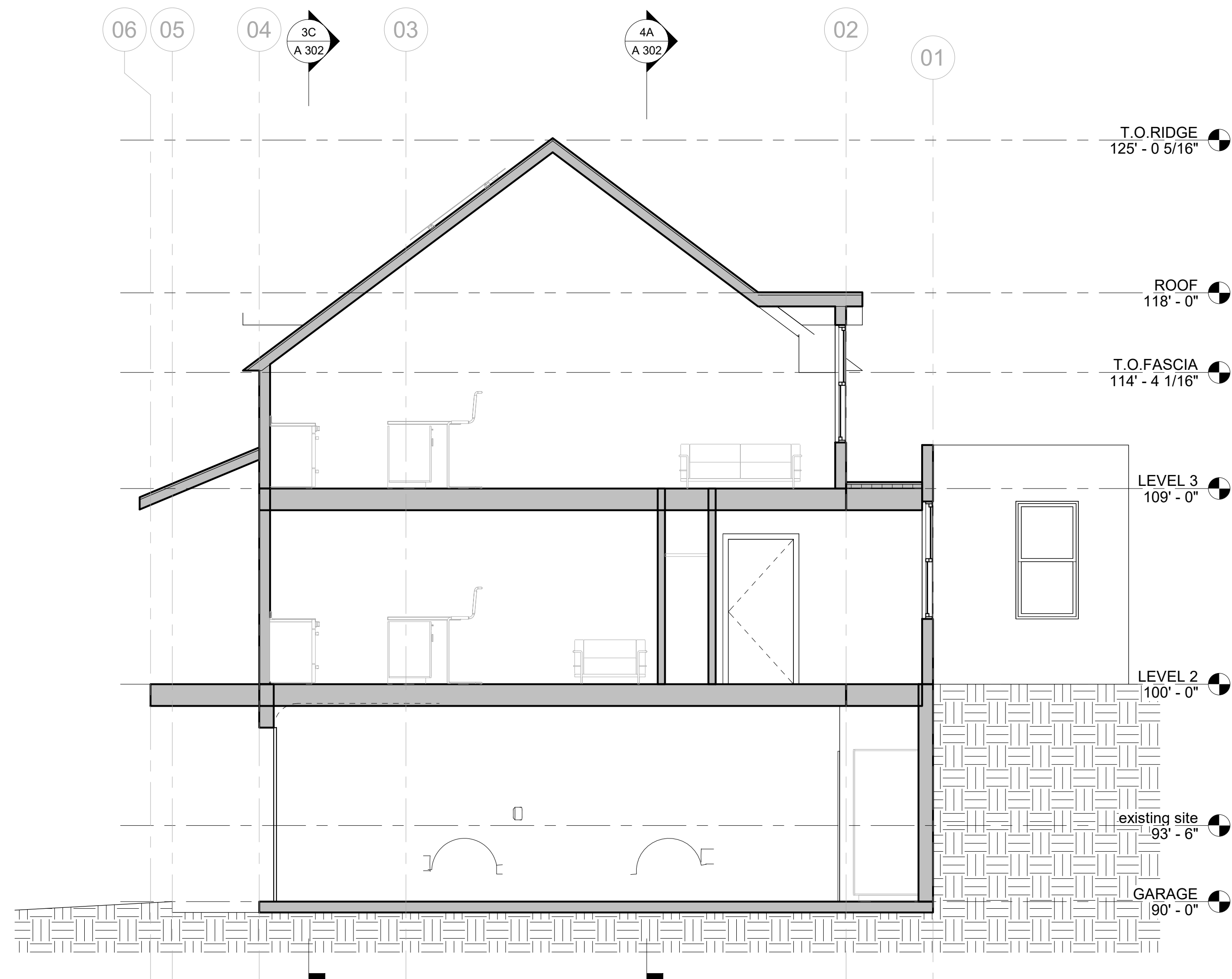
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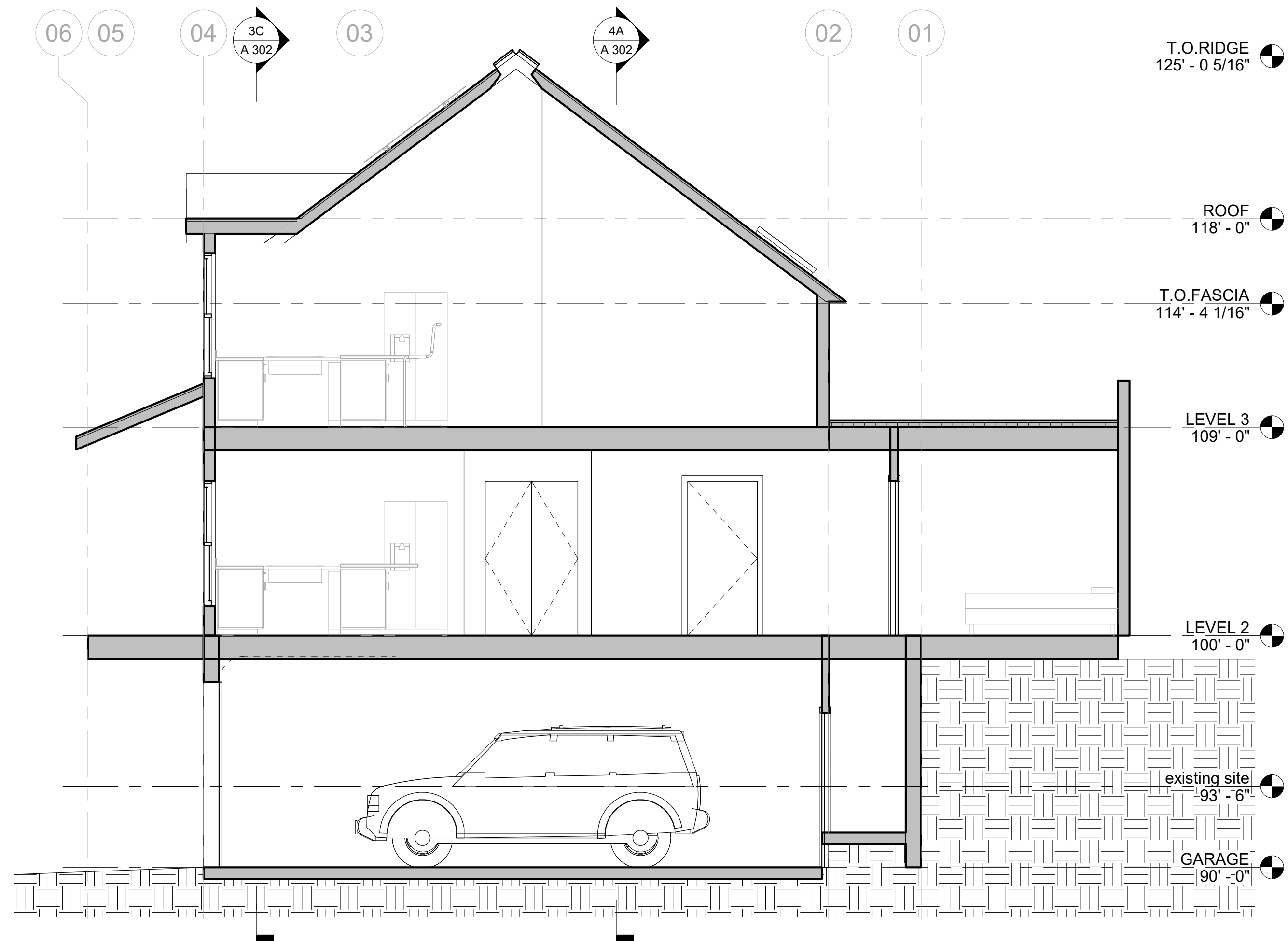
EXTERIOR ELEVATIONS

SHEET NO. A 202

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET SIZE. SCALE REDUCED ACCORDINGLY

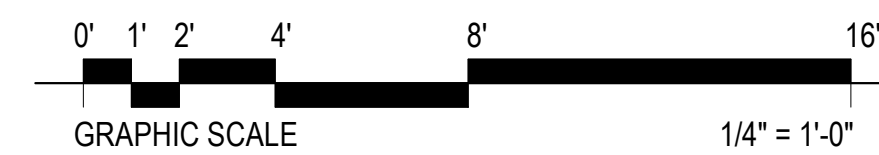


4A | Section 1
SCALE: 1/4" = 1'-0"



3C | Section 2
SCALE: 1/4" = 1'-0"

KEYNOTES



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

BUILDING SECTIONS

SHEET NO.

A 301

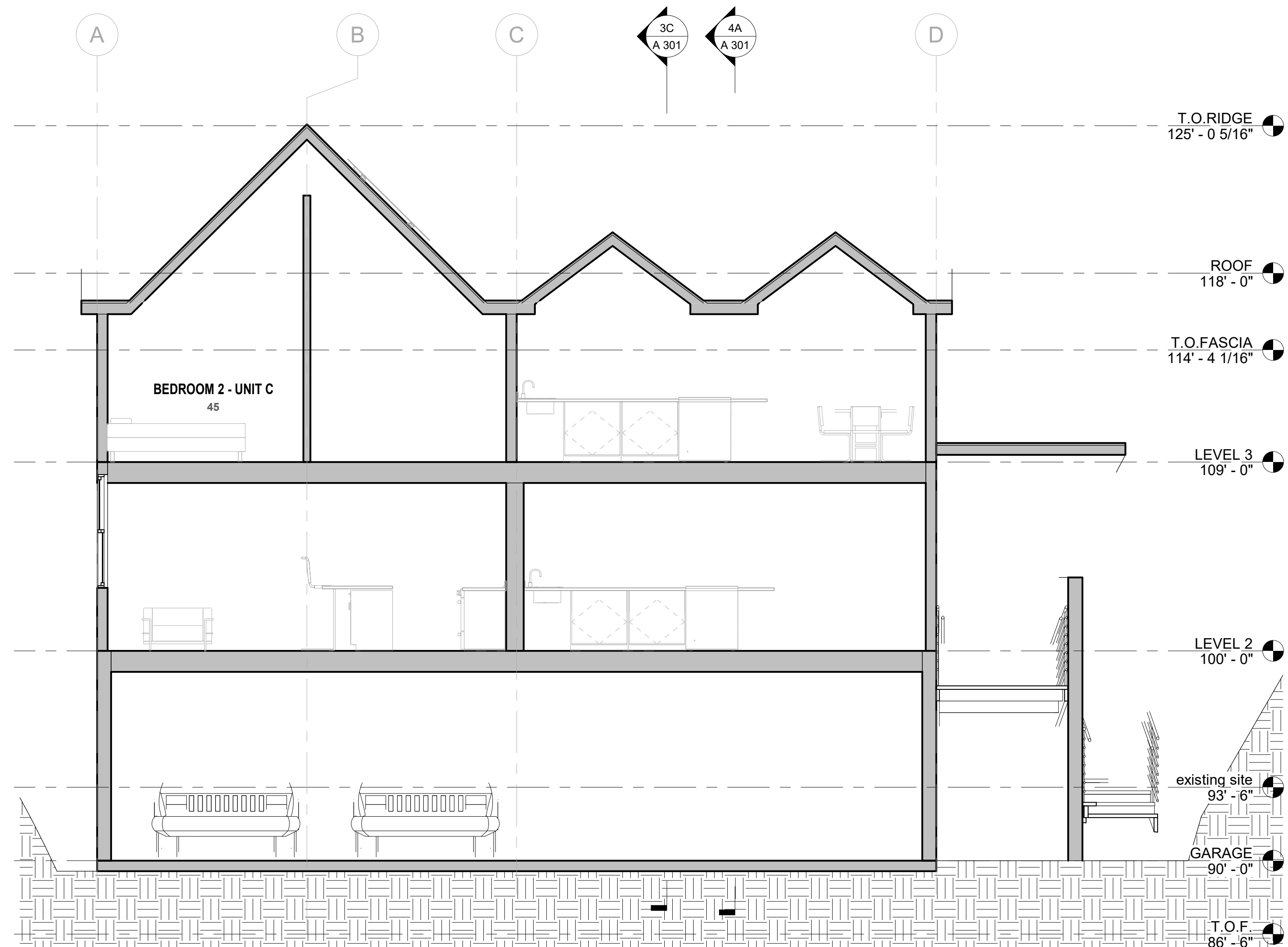
JOB NO.

22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

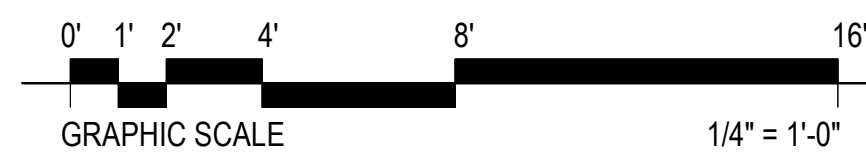


4A | Section 3
SCALE: 1/4" = 1'-0"



3C | Section 4
SCALE: 1/4" = 1'-0"

KEYNOTES



AFFORDABLE HOUSING - TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

BUILDING SECTIONS

SHEET NO.

A 302

JOB NO.

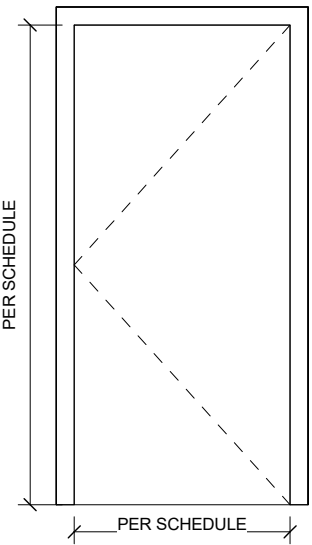
22-020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

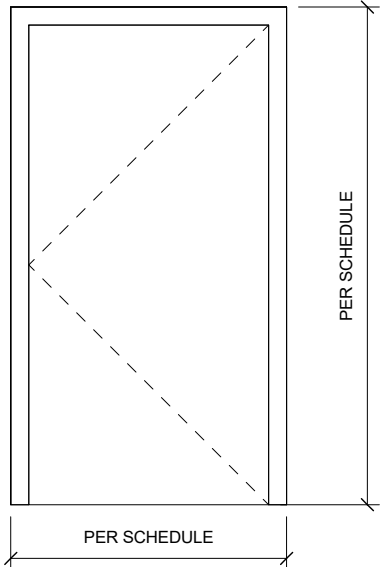
GENERAL NOTES - WINDOWS

- 1
- HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF OPERABLE EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOM.
- 2
- ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED
- 3
- ANY GLAZING OR WINDOWS THAT ARE LOCATED 18 IN. OR LESS FROM A FINISHED FLOOR MUST BE TEMPERED
- 4
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 IN. ABOVE THE LANDING AND WITHIN A 60 IN. ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING MUST BNE TEMPERED
- 5
- GLAZING IN WALLS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.
- 6
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED.
- 7
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN. ABOVE THE WALKING SURVACE SHALL BE TEMPERED.
- 8
-

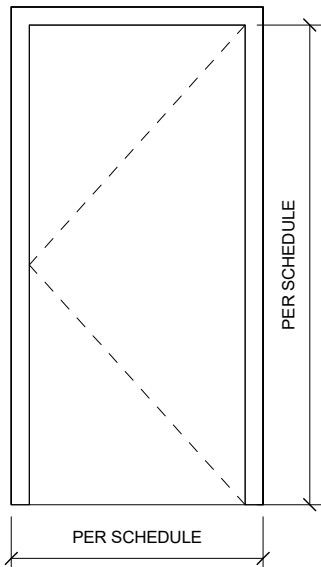
SCHEDULE_DOOR									
MARK	DOOR TYPE	WIDTH	HEIGHT	THICK	DOOR STYLE	DOOR MAT'L & FIN.	FRAME MAT'L & FIN	HDWR	REMARKS
01	G	16' - 0"	8' - 0"	0' - 1 1/2"	OVHD GARAGE DOOR	INSULATED ALUMINUM	N/A	N/A	PROVIDE NEW AUTOMATIC ELECTRIC OPENER
02	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR			LOCKING	
03	G	16' - 0"	8' - 0"	0' - 1 1/2"	OVHD GARAGE DOOR	INSULATED ALUMINUM	N/A	N/A	PROVIDE NEW AUTOMATIC ELECTRIC OPENER
04	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
05	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
06	F	5' - 0"	6' - 8"		INTERIOR DOOR				
07	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
08	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
09	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
10	A	2' - 6"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
11	D	2' - 6"	6' - 8"	0' - 1 1/4"	INTERIOR DOOR				
12	A	2' - 0"	6' - 0"	0' - 1 3/8"	INTERIOR DOOR				
13	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR			LOCKING	
14	E	4' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
15	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
16	A	2' - 6"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
17	F	6' - 11"	6' - 8"		INTERIOR DOOR				
18	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
19	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
20	F	6' - 11"	6' - 8"		INTERIOR DOOR				
21	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR			LOCKING	
22	E	4' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
23	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
24	F	5' - 0"	6' - 8"		INTERIOR DOOR				
25	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
26	F	5' - 0"	6' - 8"		INTERIOR DOOR				
27	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
28	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				
29	A	3' - 0"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				



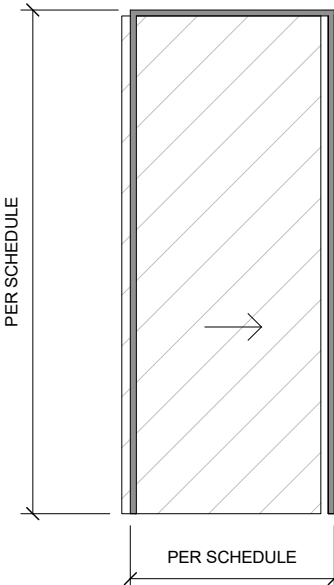
TYPE A
SINGLE FLUSH
NOTES:
wood interior door
Per owner



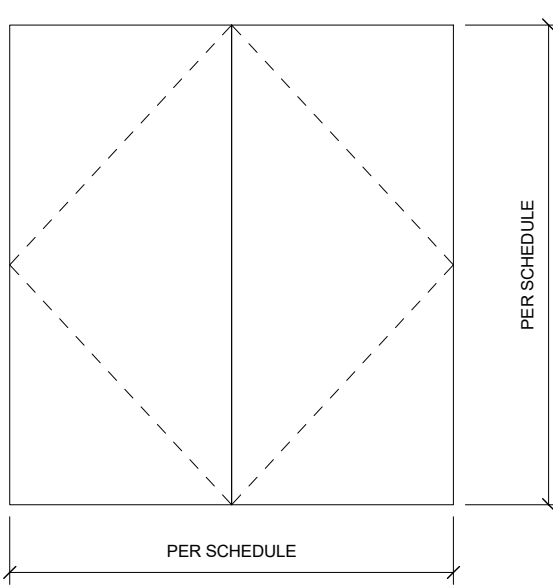
TYPE B
SINGLE FLUSH
NOTES:
Insulated exterior door



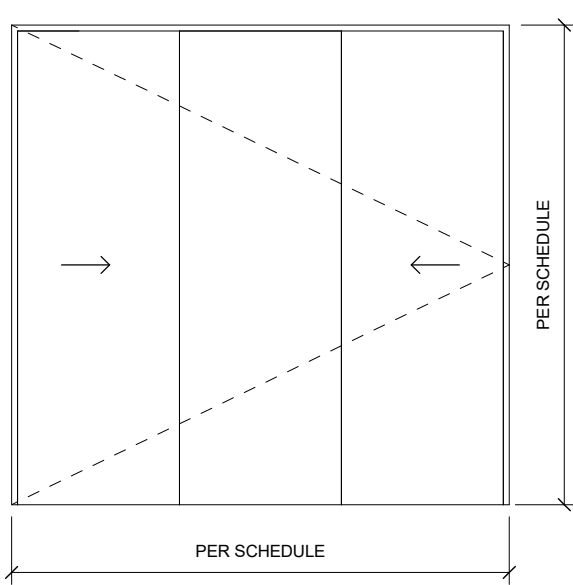
TYPE C
SINGLE FLUSH - 20 MIN. FIRE RATED
NOTES:
Interior door / Garage to living space



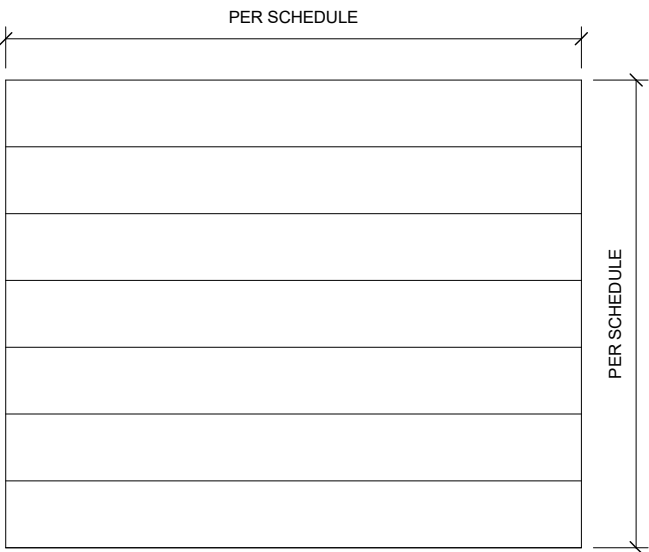
TYPE D
SLIDING DOOR
NOTES:
Interior door per owner



TYPE E
DOUBLE FLUSH
NOTES:
Insulated exterior door

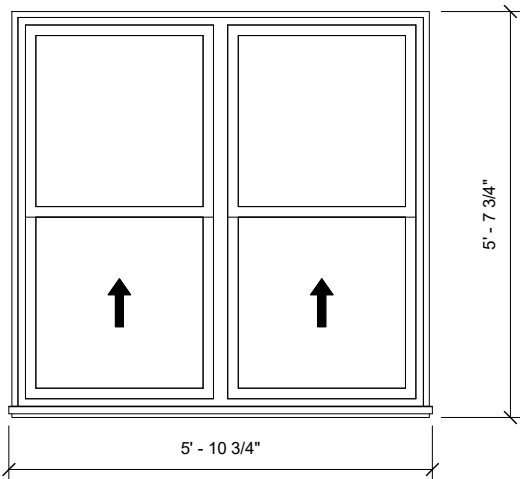


TYPE F
SLIDING PANEL DOOR
NOTES:
Interior closet door per owner

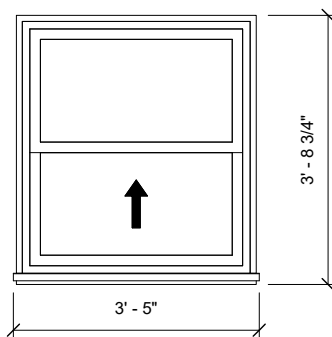


TYPE G
OPERABLE GARAGE DOOR - SECTIONAL

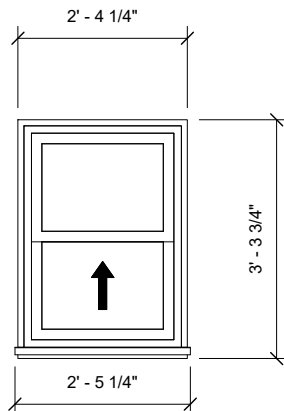
DOOR TYPES



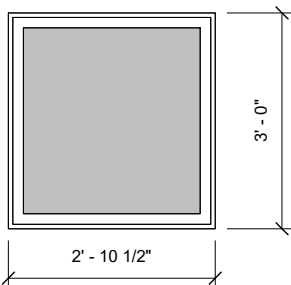
WINDOW A
Single Hung, dbl casement;
uPVC or eq.
egress window
insulated glass - min. u-0.20



WINDOW B
single hung
uPVC or eq.
insulated glass - min. u-0.20



WINDOW C
single hung
uPVC or eq.
insulated glass - min. u-0.20



WINDOW D
fixed
uPVC or eq.
insulated glass - min. u-0.20

WINDOW TYPES

NOTE: ALL WINDOWS TO BE TRIPLE PANE, uPVC (OR EQ.)
PASSIVE HOUSE CERTIFIED WINDOWS u-0.20 MIN.



AFFORDABLE
HOUSING -
TRIPLEX

FEASIBILITY STUDY 12-01-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

DOOR/WINDOW
SCHEDULES

SHEET NO.

A 601

JOB NO.

22.020

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE,SCALE REDUCED ACCORDINGLY

Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060
S U M M A R Y

Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION			COST/SF	COST
02 Existing Conditions			\$20.52	\$88,018
03 Concrete			\$6.99	\$30,005
04 Masonry				No Work
05 Metals			\$8.86	\$37,989
06 Wood and Plastics			\$43.36	\$186,004
07 Thermal & Moisture Protection			\$14.24	\$61,096
08 Doors & Windows			\$15.87	\$68,083
09 Finishes			\$26.19	\$112,353
10 Specialties			\$3.02	\$12,957
11 Equipment			\$4.56	\$19,550
12 Furnishings			\$15.03	\$64,463
21 Fire Suppression			\$4.73	\$20,292
22 Plumbing			\$15.30	\$65,629
23 Heating, Ventilating & Air Conditioning			\$17.03	\$73,058
26 Electrical			\$17.69	\$75,909
27 Communications			\$1.56	\$6,683
28 Electronic Safety & Security			\$0.52	\$2,250
31 Earthwork			\$3.87	\$16,622
32 Exterior Improvements			\$4.13	\$17,728
33 Utilities			\$0.21	\$900
SUB-TOTAL	4,290	SF	\$223.68	\$959,586
CONTRACTOR GENERAL CONDITIONS	7.0%		\$15.66	\$67,171
CONTRACTOR OVERHEAD AND PROFIT	10.0%		\$22.37	\$95,959
CONTRACTOR BOND	2.5%		\$5.59	\$23,990
CONTRACTOR BUILDERS RISK				Not Included
SUB-TOTAL	4,290	SF	\$267.30	\$1,146,705
DESIGN CONTINGENCY (Allowance)	10.0%		\$26.73	\$114,671
INFLATION / ESCALATION (Allowance)	5.0%		\$13.36	\$57,335
TOTAL (Construction)	4,290	SF	\$307.39	\$1,318,711

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
Costs are Based on a Selective Bidding Methodology among Qualified Contractors.
Costs are Based on a Construction Start of Spring 2023.

Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060
S U M M A R Y

Draft: Schematic Construction Cost Estimate
 December 1, 2022

DESCRIPTION	COST/SF	COST
-------------	---------	------

CONTRACTOR GENERAL CONDITIONS NOTES:

General Conditions Included the Following (Where Applicable):

- Mobilization / Demobilization
- Project Management
- Superintendent
- Assistant
- Scheduling
- Layout / Mock-Up
- As-Built / Shop Drawings Overview & Verification
- Permits
- Utility Connection Fees
- Project Safety & Signage
- Off-Site Parking
- Office Supplies
- On-Site Communications
- Temporary Barricades
- Temporary Toilets
- Temporary Utilities
- Resource Protection
- Clean-Up

Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060

Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 Existing Conditions				
Building Related:				
Remove Overhead Garage Doors & Hardware	2	EA	\$540.00	\$1,080
Remove Existing Lift & Enclosure	1	LS	\$8,500	\$8,500
Remove Exterior Wall & Veneer	1,260	SF	\$8.10	\$10,206
Remove Exterior Staircase & Railings	1	LS	\$3,500	\$3,500
Remove Exterior Freestanding Railings	28	LF	\$35.10	\$983
Remove Roofing System to Deck	1,435	SF	\$2.70	\$3,875
Remove Suspended Floor & Structure	68	SF	\$60.75	\$4,131
Remove Interior Stairs & Railings	2	FLT	\$877.50	\$1,755
Remove Interior Partitions	3,565	SF	\$3.06	\$10,909
Remove Exterior Window & Frame	590	SF	\$24.30	\$14,337
Remove Roof Skylight & Frame	60	SF	\$29.70	\$1,782
Remove Doors & Frame	26	LEAF	\$54.00	\$1,404
Remove Floor, Wall & Ceiling Finishes	4,290	SF	\$2.65	\$11,369
Remove Equipment / Casework	40	LF	\$29.70	\$1,188
Remove Site Softscape (Allowance)	1	LS	\$500.00	\$500
Remove Miscellaneous Items (Allowance)	1	LS	\$2,500	\$2,500
Structural Shoring (Temporary)	1	LS	\$10,000	\$10,000
			\$20.52	\$88,018

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
03 Concrete				
Concrete Spread Footings, Reinforced	8	CY	\$1,148	\$9,180
Concrete Foundation Walls, Reinf	950	SF	\$18.90	\$17,955
Concrete Slab on Grade w/ Base (Infill)	250	SF	\$11.48	\$2,870
			\$6.99	\$30,005

04 Masonry

Masonry / Stone				No Work
				No Work

05 Metals

Miscellaneous Hardware - Brackets, Tie-Downs, Etc.	285	LBS	\$5.40	\$1,539
Exterior Metal Pan Stairs w/ Conc Fill & Railings (Main)	1	FLT	\$19,575	\$19,575
Exterior Metal Pan Stairs w/ Conc Fill & Railings (2nd)	1	FLT	\$16,875	\$16,875
			\$8.86	\$37,989

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics				
Crane / Lifts, Equipment Rental	1	LS	\$9,500	\$9,500
Wood Blocking / Plates / Fire Stops	385	BF	\$10.80	\$4,158
Wood Post, Columns	50	BF	\$13.50	\$675
Wood Stud Framing, Interior Walls - 4" to 6"	3,815	SF	\$6.75	\$25,751
Wood Stud Framing & Sheathing, Exterior Walls	1,050	SF	\$10.80	\$11,340
Wood Structure & Sheathing, Floor (Addition)	395	SF	\$37.80	\$14,931
Wood Structure & Sheathing, Roof (Addition)	425	SF	\$35.10	\$14,918
Wood Structure & Sheathing, Floor Infill	125	SF	\$43.20	\$5,400
Wood Cement Board Siding, Exterior Wall (Finished)	3,550	SF	\$16.20	\$57,510
Wood Soffit, Exterior (Finished)	370	SF	\$24.30	\$8,991
Wood Fascia, Exterior	275	LF	\$20.25	\$5,569
Wood Casings / Sill / Trim (Exterior)	375	LF	\$20.93	\$7,849
Wood Base/Trim/Sill/Casing (Interior Wall & Ceiling)	535	LF	\$15.53	\$8,309

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics (Continued)				
Millwork, Shelving	50	LF	\$108.00	\$5,400
Millwork, Shelving & Rod	65	LF	\$87.75	\$5,704
			\$43.36	\$186,004

07 Thermal & Moisture Protection

Vapor Barrier / Weather Barrier, Floor & Wall	420	SF	\$1.46	\$613
Vapor Barrier, Roof	1,860	SF	\$2.36	\$4,390
Felt / Air Barrier (Exterior Wall & Roof)	1,765	SF	\$0.51	\$900
Ice / Water Shield, Roof	860	SF	\$2.70	\$2,322
Sprayed Foam Insulation, Exterior	575	SF	\$10.80	\$6,210
Rigid Insulation, Exterior Wall	1,050	SF	\$4.73	\$4,967
Batt Insulation, Floor	520	SF	\$4.05	\$2,106
Blown-in Insulation, Roof	1,765	SF	\$2.03	\$3,583
Standing Seam Metal Roofing System	1,435	SF	\$11.48	\$16,474
Membrane Roofing System, Rigid Insulation & Flashings	425	SF	\$17.55	\$7,459

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
07 Thermal & Moisture Protection (Continued)				
Metal Accent / Banding, Exterior Wall	125	LF	\$24.30	\$3,038
Metal Ridge / Vent Flashings, Pre-Finished	50	LF	\$18.90	\$945
Metal Flashings, Pre-Finished	265	LF	\$12.20	\$3,233
Metal Rain gutters / Downspout & Accessories	75	LF	\$25.87	\$1,940
Joint Sealants & Firesafing	4,290	SF	\$0.68	\$2,917
			\$14.24	\$61,096

08 Doors & Windows

Roof Skylight & Frame	65	SF	\$68.25	\$4,436
Exterior Entry Door, Frame & Hardware	4	LEAF	\$3,415	\$13,658
Interior Door, Frame & Hardware	14	LEAF	\$1,035	\$14,494
Interior Closet Door, Frame & Hardware	8	LEAF	\$787.50	\$6,300
Interior Pocket Door, Frame & Hardware	1	LEAF	\$630.00	\$630
Exterior Window Frame & Insul Double Glazing, Exterior	590	SF	\$31.50	\$18,585
Overhead Garage Door & Frame w/ Motor	2	EA	\$4,990	\$9,979
			\$15.87	\$68,083

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**

Draft: Schematic Construction Cost Estimate

December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
09 Finishes				
Cement Board, Wet Walls	275	SF	\$7.09	\$1,950
Gypsum Board, Moisture Resistant	385	SF	\$4.05	\$1,559
Gypsum Board, Walls	7,630	SF	\$2.93	\$22,356
Gypsum Board, Ceiling	4,290	SF	\$3.04	\$13,042
Plaster Skim-Coat, Interior	4,290	SF	\$0.68	\$2,917
Sound Insulation, Batt	3,050	SF	\$1.62	\$4,941
Carpet & Pad, Floor	215	SY	\$5.06	\$1,088
Ceramic Tile, Floor	515	SF	\$14.85	\$7,648
Ceramic Tile, Wall & Base	215	SF	\$16.20	\$3,483
Luxury Vinyl Tile w/ Trim	925	SF	\$9.45	\$8,741
Epoxy Flooring System	975	SF	\$3.38	\$3,296
Paint, Wall & Ceiling	11,920	SF	\$1.69	\$20,145
Paint, Doors	23	EA	\$108.00	\$2,484
Paint, Wood Structure & Miscellaneous Items	4,290	SF	\$1.82	\$7,808
Finishes, Patch & Repair at Existing Home (Allow)	4,290	SF	\$2.54	\$10,897
			\$26.19	\$112,353

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**

Draft: Schematic Construction Cost Estimate

December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
10 Specialties				
Louvers, Exterior	20	SF	\$81.00	\$1,620
Fire Extinguisher w/ Cabinet	3	EA	\$654.75	\$1,964
Unit Storage Lockers	3	EA	\$337.50	\$1,013
Shower Door Frame, Glazed	6	EA	\$607.50	\$3,645
Bathroom Accessories (Allowance)	6	ROOM	\$571.15	\$3,427
Wall Corner Guards, Concealed	285	LF	\$4.52	\$1,288
			\$3.02	\$12,957

11 Equipment

Laundry Appliances, Washer & Dryer (Stacked)	3	SET	\$2,000	\$6,000
Kitchen Appliances, Refrigerators	3	EA	\$1,200	\$3,600
Kitchen Appliances, Dishwashers	3	EA	\$1,150	\$3,450
Kitchen Appliances, Range / Ovens (Electric Induction)	3	EA	\$1,750	\$5,250
Equipment - Owner Furnished / Contractor Installed	1	LS	\$1,250	\$1,250
				\$19,550

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
12 Furnishings				
Millwork, Kitchen Island Cabinet w/ Top	13	LF	\$675.00	\$8,775
Millwork, Kitchen Cabinet w/ Top	43	LF	\$472.50	\$20,318
Millwork, Tall Cabinet	20	LF	\$506.25	\$10,125
Millwork, Office Desk	15	LF	\$337.50	\$5,063
Millwork, Bathroom Vanity Cabinet w/ Top	23	LF	\$877.50	\$20,183
Window Coverings				Not Included
Furnishings, Loose				Not Included
			\$15.03	\$64,463

21 Fire Suppression

Fire Sprinkler System, Wet Pipe	4,290	SF	\$4.73	\$20,292
				\$20,292

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
22 Plumbing				
Remove Plumbing Fixture & Piping	13	EA	\$270.00	\$3,510
Plumbing Fixture, Toilet, Tank & Accessories	6	EA	\$1,148	\$6,885
Plumbing Fixture, Kitchen Sink, Disposal & Faucet	3	EA	\$877.50	\$2,633
Plumbing Fixture, Vanity Sink & Faucet	6	EA	\$877.50	\$5,265
Plumbing Fixture, Tub / Shower, Head & Accessories	6	EA	\$2,633	\$15,795
Plumbing Fixture, Roof Drains / Overflow Drains	4	EA	\$573.75	\$2,295
Plumbing Fixture, Wall Hydrants / Hose Bibbs	2	EA	\$472.50	\$945
Plumbing Equipment, Water Heater w/ Accessories	3	EA	\$1,283	\$3,848
Plumbing Piping, Per Fixture	30	EA	\$675.00	\$20,250
Plumbing Equipment, Misc	4,290	SF	\$0.25	\$1,073
Plumbing Specialties	4,290	SF	\$0.73	\$3,132
			\$15.30	\$65,629

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
23 Heating, Ventilating & Air Conditioning				
HVAC Demolition, Selective	4,290	SF	\$2.70	\$11,583
Ductwork & Air Devices	2,575	LBS	\$11.48	\$29,561
HVAC Exhaust Fans	6	EA	\$742.50	\$4,455
HVAC Equipment, Mini-Split Units (Ducted)	3	SET	\$4,725	\$14,175
HVAC Electric Radiant Heater (Bathroom)	6	EA	\$617.63	\$3,706
HVAC Misc Equipment	4,290	SF	\$0.42	\$1,802
HVAC Piping, Insulation & Specialties	4,290	SF	\$0.78	\$3,346
HVAC Control Thermostats	4,290	SF	\$0.57	\$2,445
HVAC Test & Balance	14	HRS	\$141.75	\$1,985
			\$17.03	\$73,058

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
26 Electrical				
Distribution Panels	3	EA	\$2,498	\$7,493
Light Fixtures, Pendant (LED)	2	EA	\$877.50	\$1,755
Light Fixtures, Downlight (LED)	45	EA	\$317.25	\$14,276
Light Fixtures, Wall Sconce (LED)	5	EA	\$506.25	\$2,531
Light Fixtures, Surface (LED)	50	EA	\$303.75	\$15,188
Light Fixtures, Exterior Pendant (LED)	8	EA	\$641.25	\$5,130
Light Fixtures, Exterior Downlight (LED)	7	EA	\$337.50	\$2,363
Power Outlets, Wall	60	EA	\$135.00	\$8,100
Power Outlets, Wall (Duplex WP / GFI)	8	EA	\$168.75	\$1,350
Feeder & Branch Circuitry	4,290	SF	\$2.53	\$10,854
Electrical Specialties	4,290	SF	\$0.50	\$2,145
Equipment Connections	20	EA	\$236.25	\$4,725
			\$17.69	\$75,909

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**

Draft: Schematic Construction Cost Estimate

December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
27 Communications				
Telecomm / Data System, Rough-in	25	EA	\$202.50	\$5,063
Television Outlets & Rough-in	12	EA	\$135.00	\$1,620
			\$1.56	\$6,683
28 Electronic Safety & Security				
Security System / Fire Alarm System (Allowance)	1	LS	\$2,250	\$2,250
			\$0.52	\$2,250

Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060

Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
31 Earthwork				
Site Related:				
Site Grading, Rough & Fine	550	SF	\$1.46	\$803
Building Related:				
Excavation & Backfill, Earthwork	225	CY	\$27.00	\$6,075
Excess Soils, Export Off-Site	75	CY	\$20.25	\$1,519
Structural Fill, Imported	100	CY	\$47.25	\$4,725
Radon Mitigation System	1	LS	\$2,250	\$2,250
SWPPP / Erosion Control	1	LS	\$1,250	\$1,250
			\$3.87	\$16,622
32 Exterior Improvements				
Concrete Surface Pavement & Base				Not Included
Hardscape Upgrades, Minor (Allowance)	1	LS	\$2,500	\$2,500
Landscaping & Minor Irrigation Repair (Reconfigure)	6,850	SF	\$2.15	\$14,728
Site Specialties, Allowance (Minimal)	1	LS	\$500.00	\$500
			\$4.13	\$17,728

Affordable Housing Feasibility Study (Peace House)**516 Marsac Avenue, Park City, Utah 84060**Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
33 Utilities				
Utilities - Water, Sewer, Gas & Elect Utilities				Potential Add
Site Power Outlets, WP	2	EA	\$450.00	\$900
			\$0.21	\$900
SUB-TOTAL	4,290	SF	\$223.68	\$959,586
CONTRACTOR GENERAL CONDITIONS	7.0%		\$15.66	\$67,171
CONTRACTOR OVERHEAD AND PROFIT	10.0%		\$22.37	\$95,959
CONTRACTOR BOND	2.5%		\$5.59	\$23,990
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Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060

Draft: Schematic Construction Cost Estimate
December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
Energy Efficiency Add Alternates:				
Add Exterior Wall Insulation & Rainscreen	3,550	SF	\$16.36	\$58,075
Upgrade Roof Insulation	1,765	SF	\$5.45	\$9,625
Upgrade to Triple-Pane, U-0.35	590	SF	\$21.80	\$12,850
Add Photovoltaic System w/ Equipment	270	SF	\$114.75	\$30,975
TOTAL (Energy Efficiency Add Alternates)	4,290	SF	\$26.00	\$111,525

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Affordable Housing Feasibility Study (Peace House)
516 Marsac Avenue, Park City, Utah 84060

Draft: Schematic Construction Cost Estimate
 December 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
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CONTRACTOR GENERAL CONDITIONS NOTES:

General Conditions Included the Following (Where Applicable):

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- Assistant
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- Layout / Mock-Up
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- Permits
- Utility Connection Fees
- Project Safety & Signage
- Off-Site Parking
- Office Supplies
- On-Site Communications
- Temporary Barricades
- Temporary Toilets
- Temporary Utilities
- Resource Protection
- Clean-Up



AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY 11-28-2022

STRUCTURAL ENGINEER

TBD
PROJECT ENGINEER
ADDRESS
CITY, ST
P:
E:

GENERAL CONTRACTOR

TBD
PROJECTMANAGER
ADDRESS
CITY, ST
P:
E:

OWNER

PARK CITY MUNICIPAL CORP.
JASON GLIDDEN, HOUSING DEVEL.
MANAGER
445 MARSAC AVE
PARK CITY, UT 84060
P: 435-615-5000

ARCHITECT

STEREOTOMIC, PLLC
JARRETT MOE, AIA
1641 PHEASANT WAY
PARK CITY UT 84098
P: 435-640-6850
E: JARRETT@STEREOTOMIC.SPACE

SHEET LIST

NUMBER	NAME
A 001	TITLE SHEET
A 003	3D DIAGRAMS
A 011	ARCHITECTURAL SITE PLAN
AD 100	GARAGE DEMO PLAN
AD 101	LEVEL 2 DEMO PLAN
AD 102	LEVEL 3 DEMO PLAN
AD 103	ROOF DEMO PLAN
A 101	FLOOR PLANS
A 102	FLOOR PLANS
A 103	FLOOR PLANS
A 104	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 301	BUILDING SECTIONS
A 601	DOOR/WINDOW SCHEDULES

AFFORDABLE
HOUSING -
DUPLEX

FEASIBILITY STUDY

11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

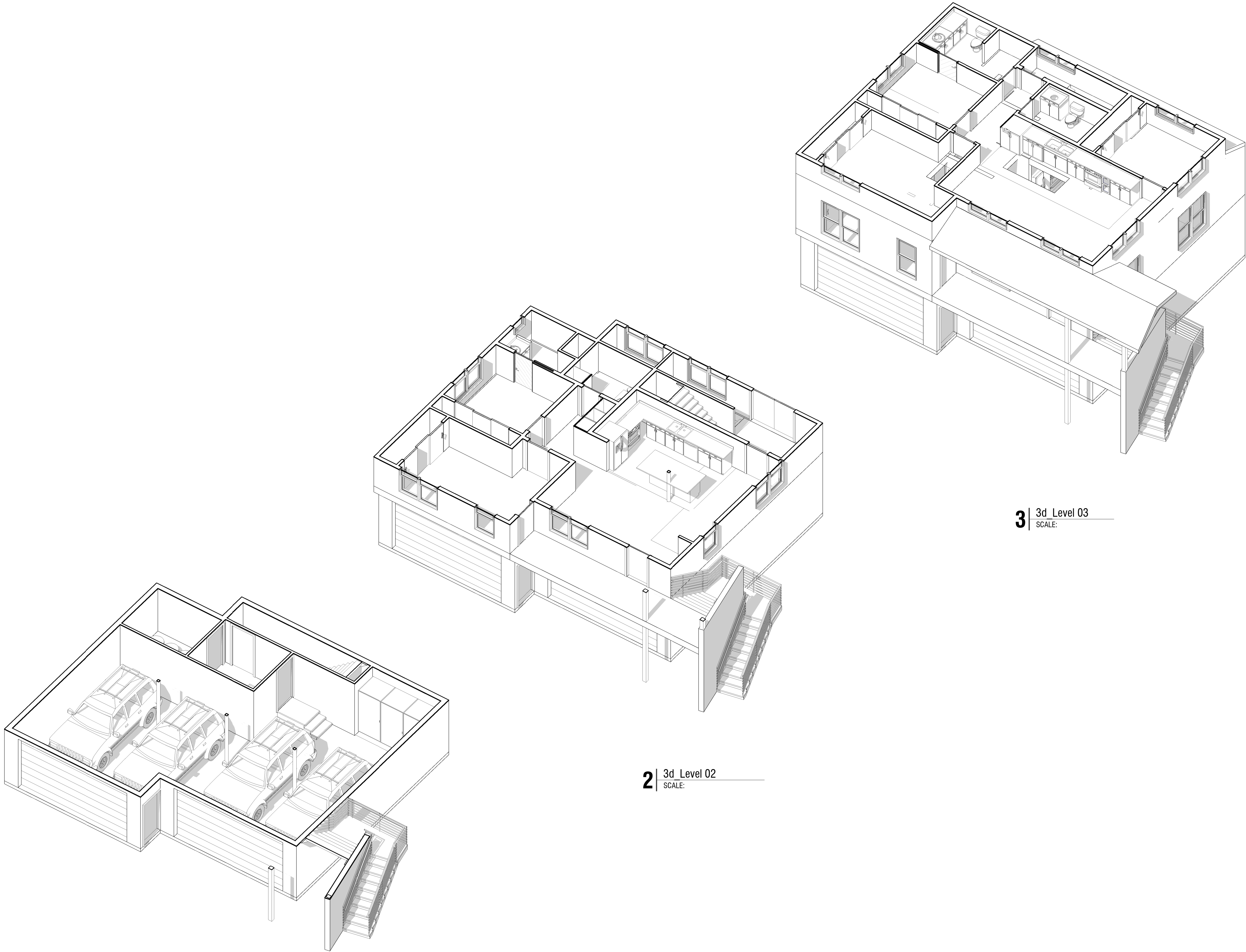
TITLE SHEET

SHEET NO.

A 001

JOB NO.

22.020



1 | 3d Level 01
SCALE:

2 | 3d Level 02
SCALE:

3 | 3d Level 03
SCALE:

AFFORDABLE
HOUSING -
DUPLEX

FEASIBILITY STUDY | 11-28-2022

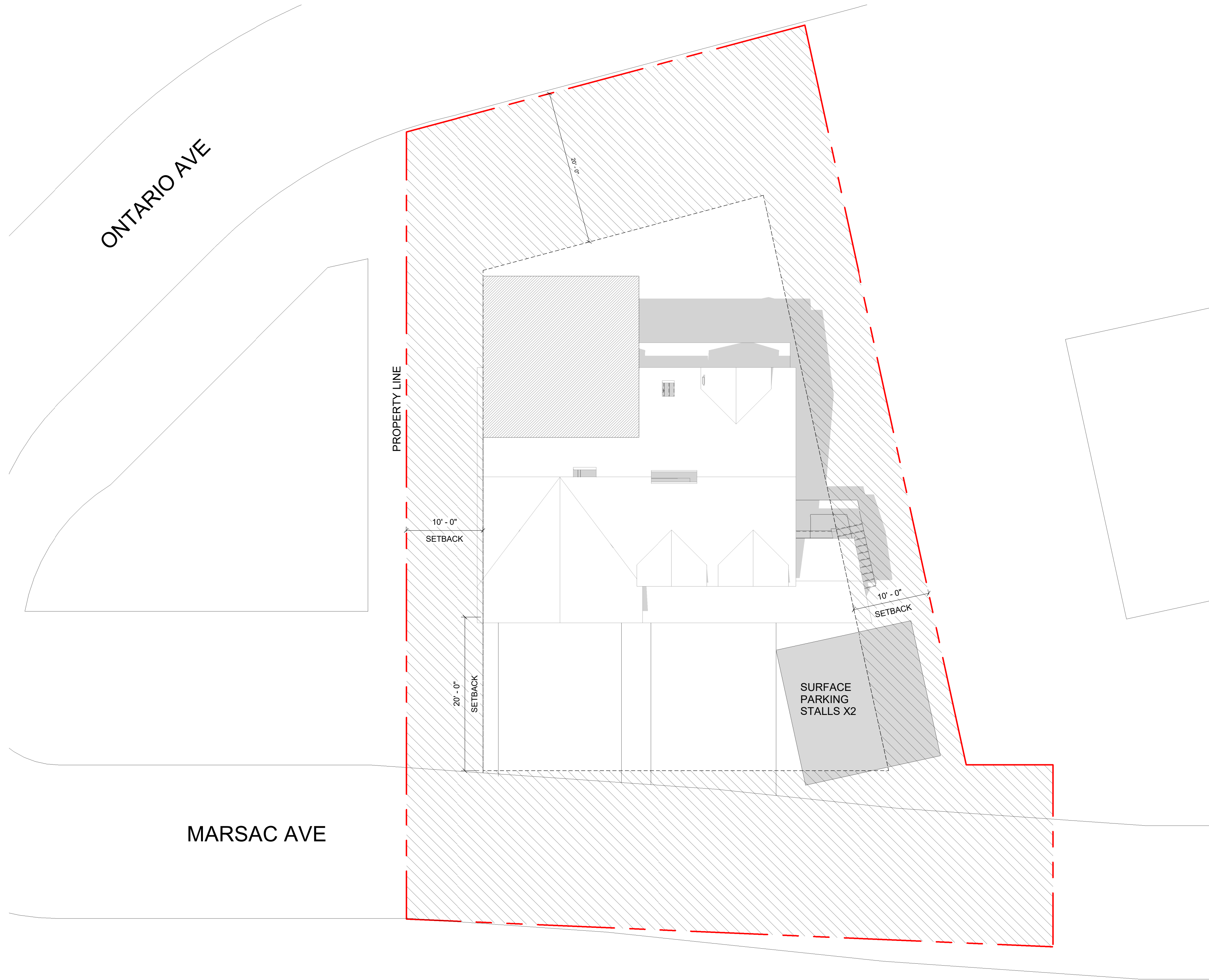
516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

3D DIAGRAMS

SHEET NO.		A 003
JOB NO.	22.020	

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



3A | SITE PLAN
SCALE: 1/8" = 1'-0"

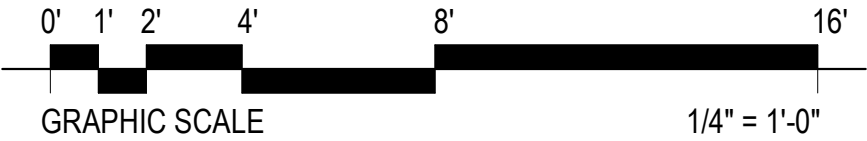
SITE / GRADING LEGEND

NEW TOPOGRAPHY GRADING, MAJOR	
NEW TOPOGRAPHY GRADING, MINOR	
EXISTING TOPOGRAPHY CONTOURS, MINOR	
EXISTING TOPOGRAPHY CONTOURS, MAJOR	
EROSION CONTROL BLANKETS (SWPPP)	
SILT FENCE (SWPPP)	
STRAW WATTLE (SWPPP)	
LIMIT OF DISTURBANCE	
LANDSCAPE ROCK / RETAINING	
PROPERTY	
DRAINAGE DIRECTION	

KEYNOTES

- 1 CONSTRUCTION PARKING / TRAFFIC MAY NOT BLOCK THE STREET WITHOUT A PERMIT FROM THE GOVERNING JURISDICTION
- 2 MUD TRACKED ONTO THE STREET MUST BE CLEANED PRIOR TO THE END OF THE WORK DAY
- 3 THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT AND CLEANLY MANNER. TRASH AND OTHER DEBRIS MAN NOT ACCUMULATE OUTSIDE ANY DUMPSTER
- 4 AN ELEVATION CERTIFICATE IS REQUIRED WHEN THE PARCEL / LOT HAS AN AVERAGE GRADE GREATER THAN 5% AND / OR STRUCTURE HIEHG EXCEEDS 25' MEASURED FROM EXISTING GRADE TO RIDGELINE
- 5 REFER TO SIGNED, SEALED TOPOGRAPHIC SURVEY FOR EXACT LOCATION OF PROPERTY BOUNDARIES, EASEMENTS, EXISTING VEGETATION AND EXISTING TOPOGRAPHIC ELEVATIONS
- 6 REFER TO COSNSTRUCTION MITIGATION PLAN FOR DETAILS/NOTES REGARDING SWPPP AND CONSTRUCTION PROTECTION PROCEDURES

GENERAL NOTES - SITE PLANS



AFFORDABLE
HOUSING -
DUPLEX

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

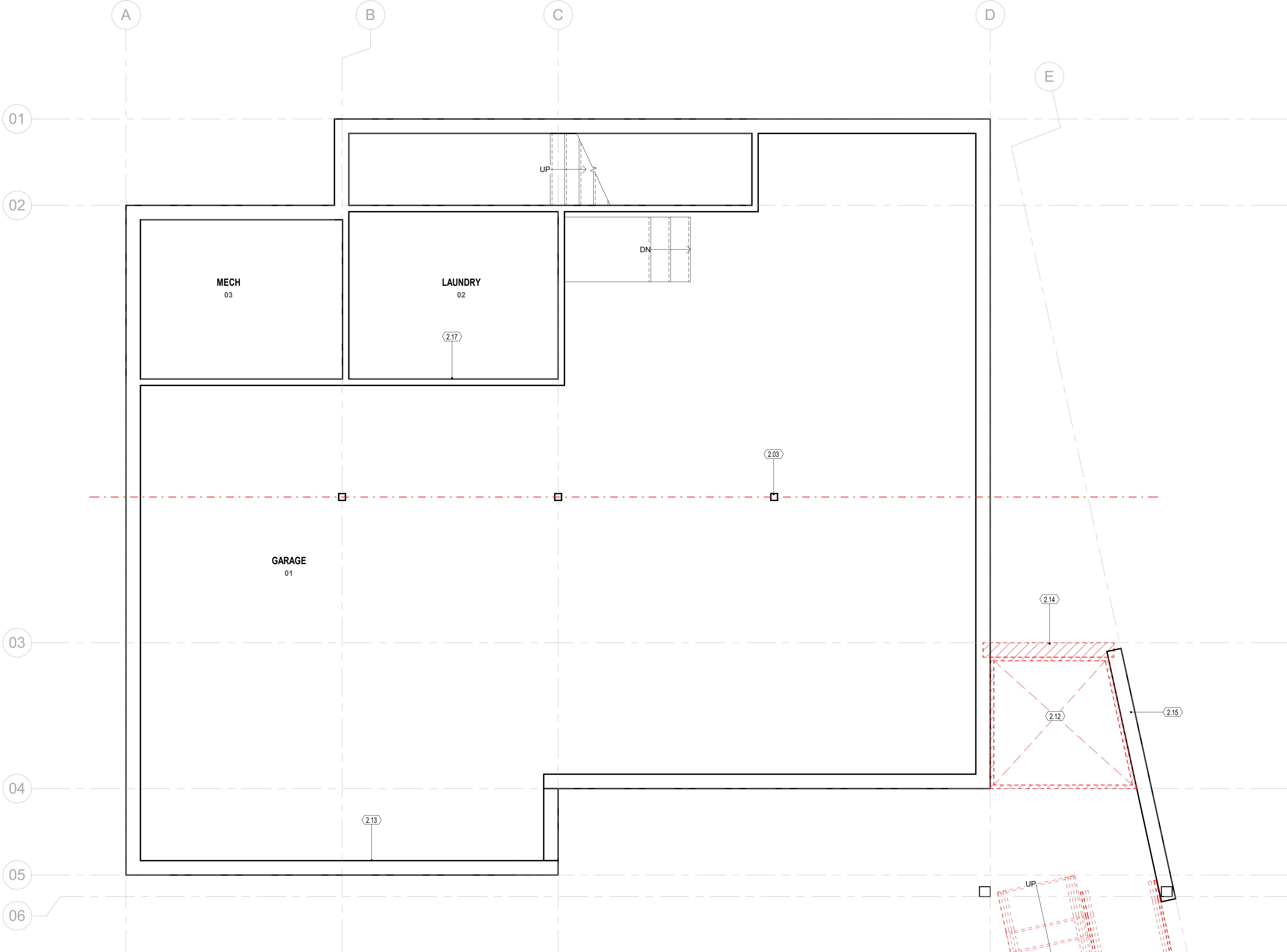
SHEET NO.

A 011

JOB NO.

22.020

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY	11-28-2022
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516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

GARAGE DEMO PLAN

SHEET NO.	AD 100
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JOB NO.	22.020	700
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ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE,SCALE REDUCED ACCORDINGLY

736

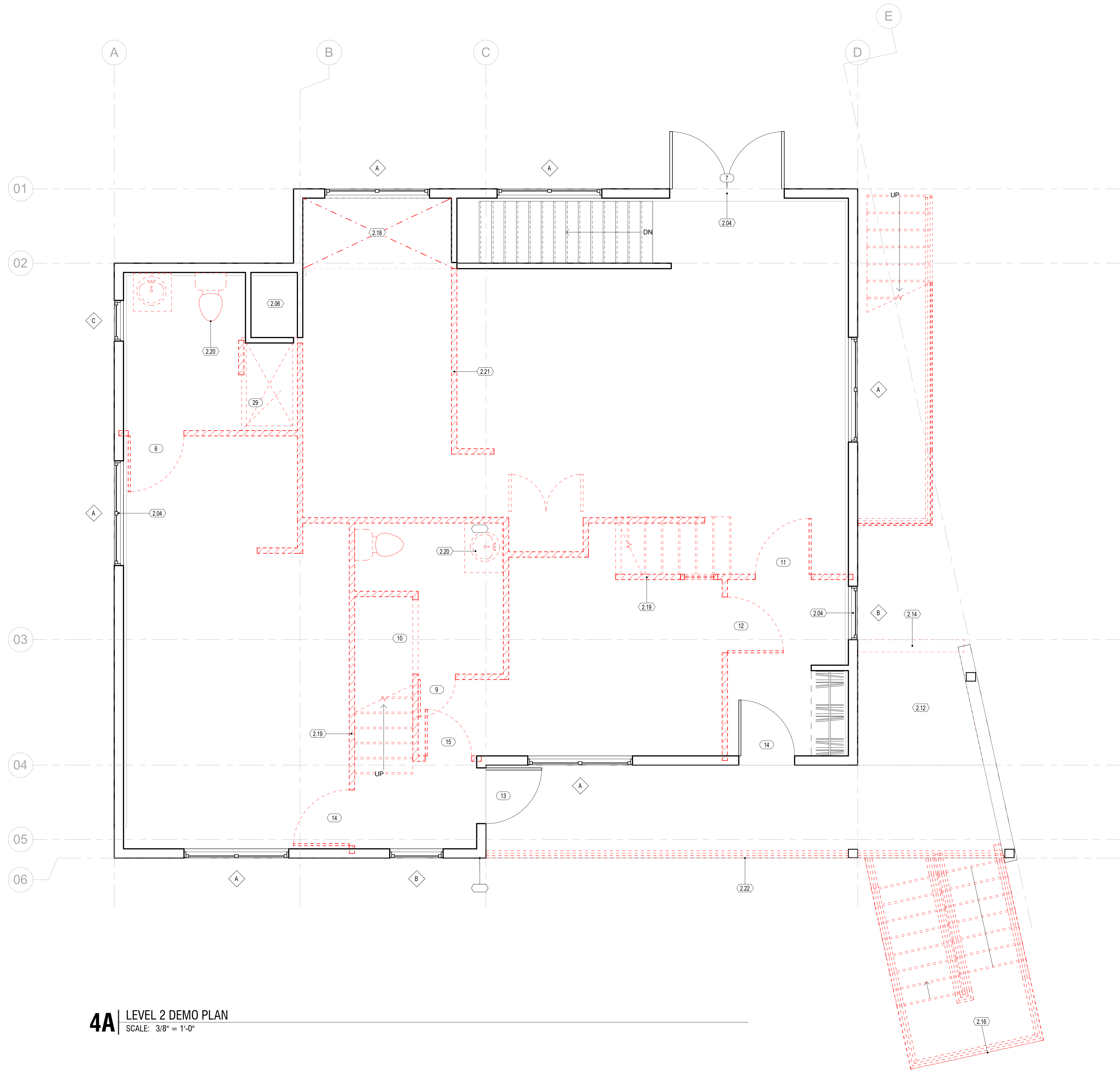
4A | GARAGE DEMO PLAN

LEGEND

 EXISTING TO REMAIN
 EXISTING TO BE DEMOLISHED
 NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

2.03 EXISTING COLUMN TO REMAIN, TYP.
2.12 EXISTING LIFT TO BE REMOVED/DEMOLISHED
2.13 EXISTING GARAGE DOORS TO BE REPLACED,
TYP.
2.14 EXISTING CONCRETE WALL TO BE
REMOVED/DEMOLISHED
2.15 EXISTING CONCRETE WALL TO REMAIN
2.16 EXISTING EXTERIOR STAIRCASE TO BE
REMOVED / DEMOLISHED
2.17 EXISTING EQUIPMENT/CASEWORK TO BE
REMOVED / DEMOLISHED



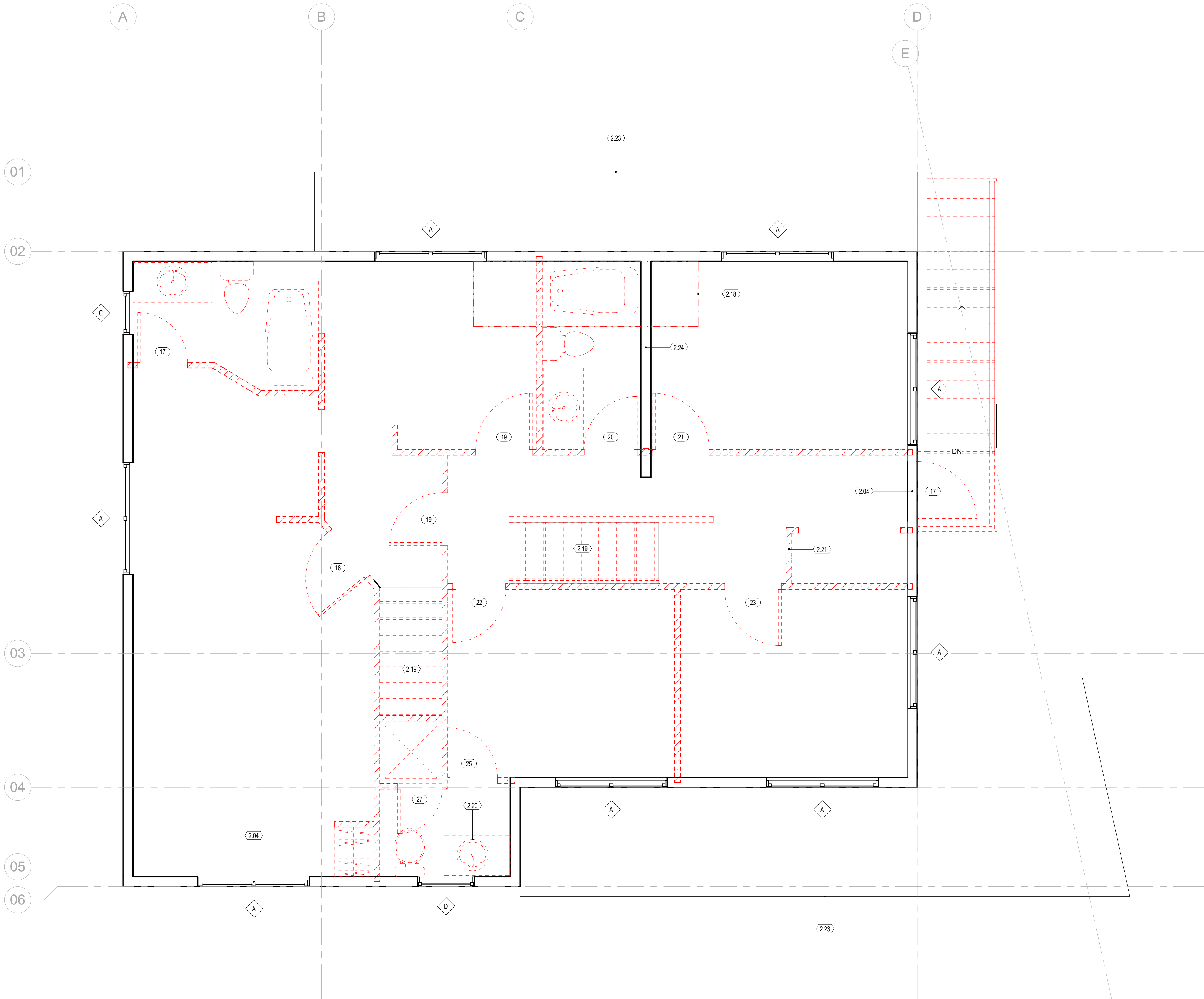
4A | LEVEL 2 DEMO PLAN
SCALE: 3/8" = 1'-0"

- LEGEND**
- EXISTING TO REMAIN
 - EXISTING TO BE DEMOLISHED
 - NEW WALLS PER ASSEMBLY TYPE

- KEYNOTES**
- 2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.
 - 2.06 EXISTING MECHANICAL / UTILITIES CHASE; PROTECT FIRE RATED CONSTRUCTION, TYP.
 - 2.12 EXISTING LIFT TO BE REMOVED/DEMOLISHED
 - 2.14 EXISTING CONCRETE WALL TO BE REMOVED/DEMOLISHED
 - 2.16 EXISTING EXTERIOR STAIRCASE TO BE REMOVED / DEMOLISHED
 - 2.18 PORTION OF EXISTING FLOORPLATE TO BE REMOVED/DEMOLISHED
 - 2.19 EXISTING STAIR TO BE REMOVED, INFILL FLOOR TO MATCH EXISTING
 - 2.20 EXISTING FIXTURES TO BE REMOVED, TYP.
 - 2.21 EXISTING WALLS TO BE REMOVED / DEMOLISHED, TYP.
 - 2.22 EXISTING RAILING TO BE REMOVED/DEMOLISHED

AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY	11-28-2022
516 MARSAC AVE. PARK CITY, UT	
NOT FOR CONSTRUCTION	
LEVEL 2 DEMO PLAN	
SHEET NO.	AD 101
JOB NO.	22.020



4A | LEVEL 3 DEMO PLAN
SCALE: 3/8" = 1'-0"

- KEYNOTES**
- 2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.
 - 2.18 PORTION OF EXISTING FLOORPLATE TO BE REMOVED/DEMOLISHED
 - 2.19 EXISTING STAIR TO BE REMOVED, INFILL FLOOR TO MATCH EXISTING
 - 2.20 EXISTING FIXTURES TO BE REMOVED, TYP.
 - 2.21 EXISTING WALLS TO BE REMOVED / DEMOLISHED, TYP.
 - 2.23 EXISTING ROOFING MATERIAL TO BE REPLACED, TYP.
 - 2.24 EXISTING WALL TO REMAIN

- LEGEND**
- EXISTING TO REMAIN
 - EXISTING TO BE DEMOLISHED
 - NEW WALLS PER ASSEMBLY TYPE

**AFFORDABLE
HOUSING -
DUPLEX**

FEASIBILITY STUDY 11-28-2022

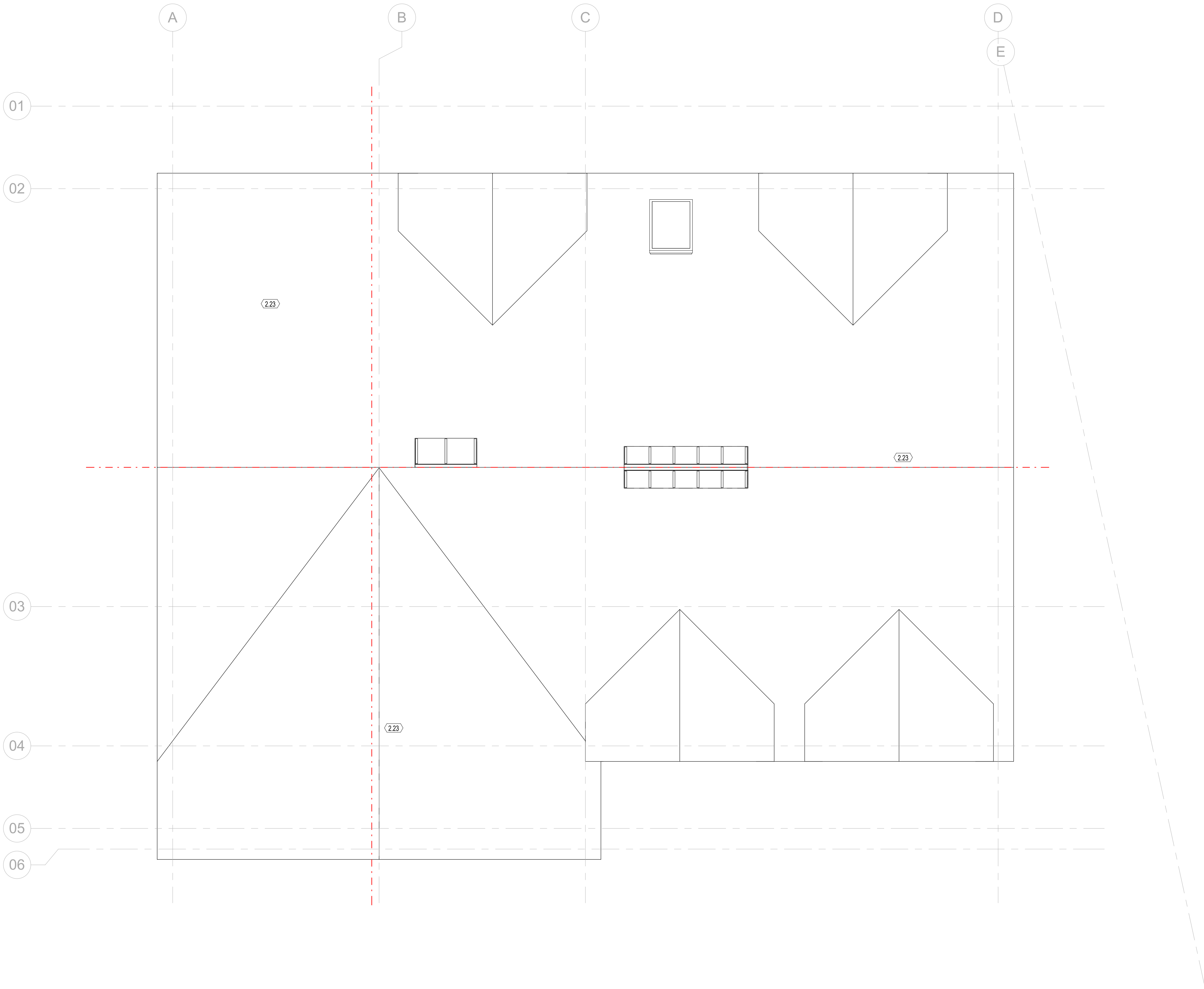
516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

**LEVEL 3 DEMO
PLAN**

SHEET NO. AD 102

JOB NO. 22.020



4A | ROOF DEMO PLAN
SCALE: 3/8" = 1'-0"

KEYNOTES

2.23 EXISTING ROOFING MATERIAL TO BE REPLACED, TYP.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

**AFFORDABLE
HOUSING -
DUPLEX**

FEASIBILITY STUDY | 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

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**ROOF DEMO
PLAN**

SHEET NO.

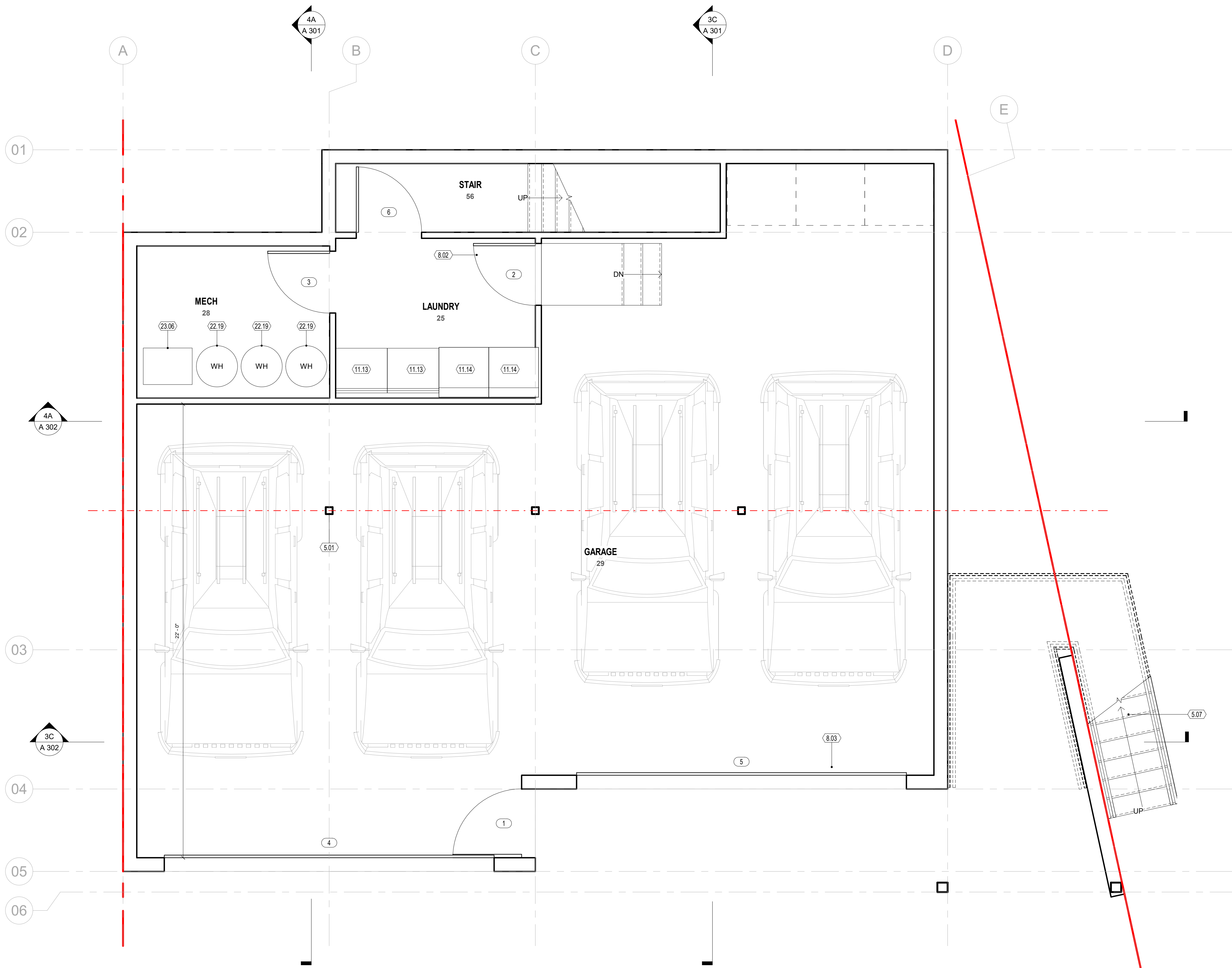
AD 103

JOB NO.

22.020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

SCHEDULE_ROOM TOTAL LVL 1							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
MECH	GARAGE	69 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW EPOXY COATING OVER EXISTING CONC.	
LAUNDRY	GARAGE	75 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	
GARAGE	GARAGE	925 SF	GYP BD & PAINT	N/A	GYP BD & PAINT	NEW EPOXY COATING OVER EXISTING CONC.	
UNIT STORAGE LOCKERS	GARAGE	35 SF	GYP BD & PAINT	N/A	N/A	NEW EPOXY COATING OVER EXISTING CONC.	
Grand total: 4		1104 SF					



LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

- EXISTING EXPOSED STRUCTURAL COLUMN
- NEW STEEL STAIRS PER PLAN; PRIME & PAINT STRINGERS W/ BAR GRATE TREADS
- NEW DOOR, SEE DOOR SCHEDULE (TYP. OF TAGGED DOORS)
- NEW OVERHEAD SECTIONAL, GARAGE DOOR, SEE DOOR SCHEDULE
- WASHING MACHINE
- DRYER
- NEW HIGH EFFICIENCY ELECTRIC WATER HEATER, 40 GAL
- NEW 92% EFFICIENT NATURAL GAS, FORCED AIR FURNANCE TO BE INSTALLED PER HVAC SPECIFICATIONS

GEN NOTES FLOOR PLANS

- ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
- ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
- FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.

**AFFORDABLE
HOUSING -
DUPLEX**

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

FLOOR PLANS

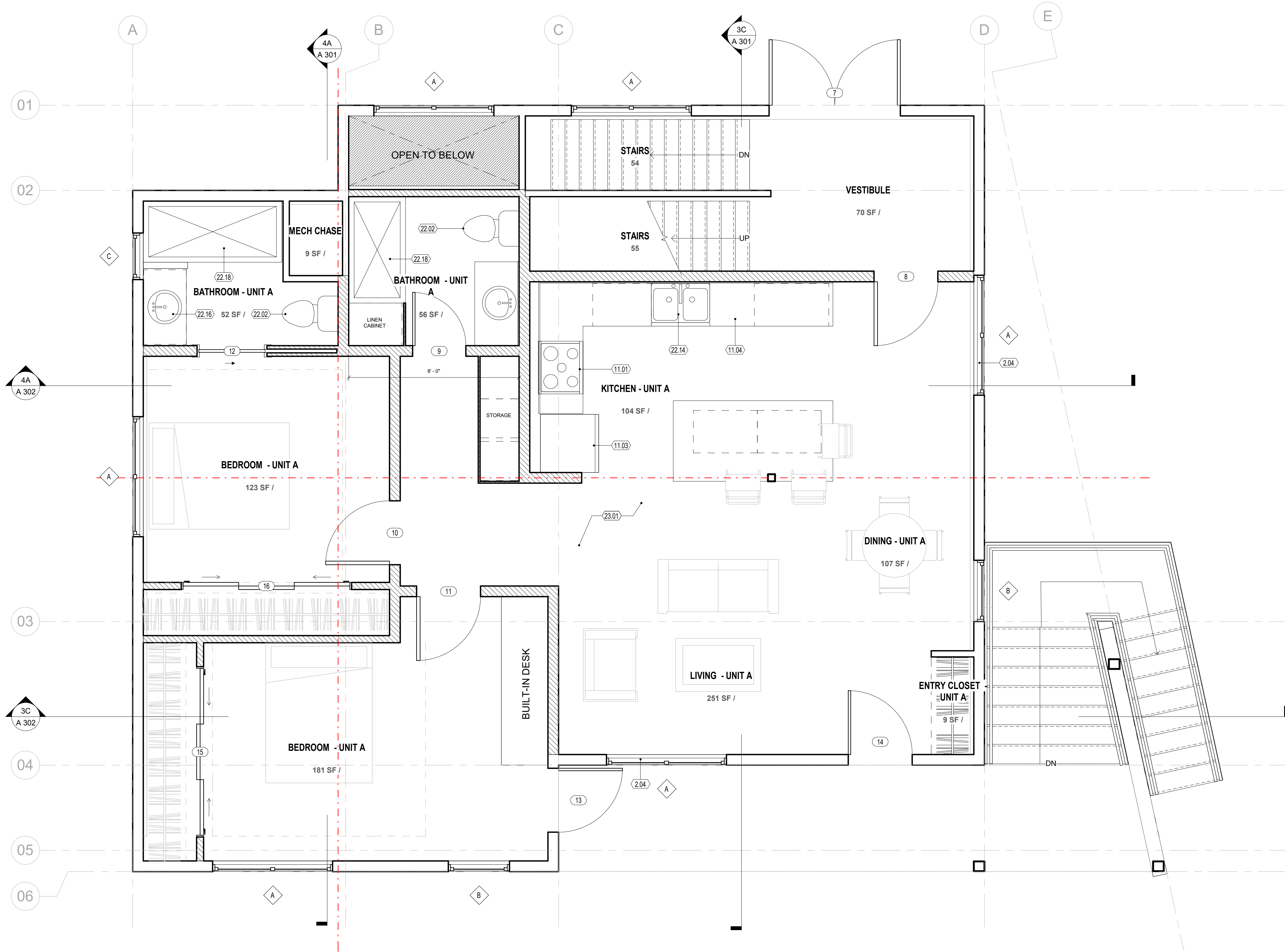
SHEET NO.		A 101
JOB NO.	22-020	

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET SIZE, SCALE REDUCED ACCORDINGLY

4A | GARAGE
SCALE: 3/8" = 1'-0"



SCHEDULE_ROOM TOTAL LVL 2							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
BEDROOM - UNIT A	LEVEL 2	123 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CARPET	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
BEDROOM - UNIT A	LEVEL 2	181 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CARPET	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
BATHROOM - UNIT A	LEVEL 2	52 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CERAMIC TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
KITCHEN - UNIT A	LEVEL 2	104 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
LIVING - UNIT A	LEVEL 2	251 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
DINING - UNIT A	LEVEL 2	107 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
MECH CHASE	LEVEL 2	9 SF	GYP BD	N/A	N/A	N/A	REFINISH/PATCH GYP.BD. AS REQUIRED
VESTIBULE	LEVEL 2	70 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
BATHROOM - UNIT A	LEVEL 2	56 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CERAMIC TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
ENTRY CLOSET - UNIT A	LEVEL 2	9 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
STAIRS	LEVEL 2	40 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW WOOD STAIR TREADS	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
STAIRS	LEVEL 2	40 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW WOOD STAIR TREADS	REFINISH/PATCH GYP.BD. AS REQUIRED/NEW PAINT
Grand total: 12		1040 SF					



4A | LEVEL 2
SCALE: 3/8" = 1'-0"

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

KEYNOTES

- 2.04 EXISTING DOORS/WINDOWS TO BE REMOVED, & REPLACED TYP.
- 11.01 NEW RANGE, TYP.
- 11.03 NEW REFRIGERATOR
- 11.04 NEW DISHWASHER
- 22.02 NEW TOILET
- 22.14 NEW KITCHEN SINK (TYP.)
- 22.16 NEW BATHROOM SINK
- 22.18 NEW FIBER GLASS TUB / SHOWER SURROUND
- 23.01 HEATING & COOLING ON THIS LEVEL TO BE PROVIDED BY AIR SOURCE HEAT PUMP (DUCTED MINI SPLIT)

GEN NOTES FLOOR PLANS

- ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION. FACE OF FINISH IN EXISTING.
- ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
- FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.

0' 1' 2' 4' 8' 16'

GRAPHIC SCALE 1/4" = 1'-0"

AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

FLOOR PLANS

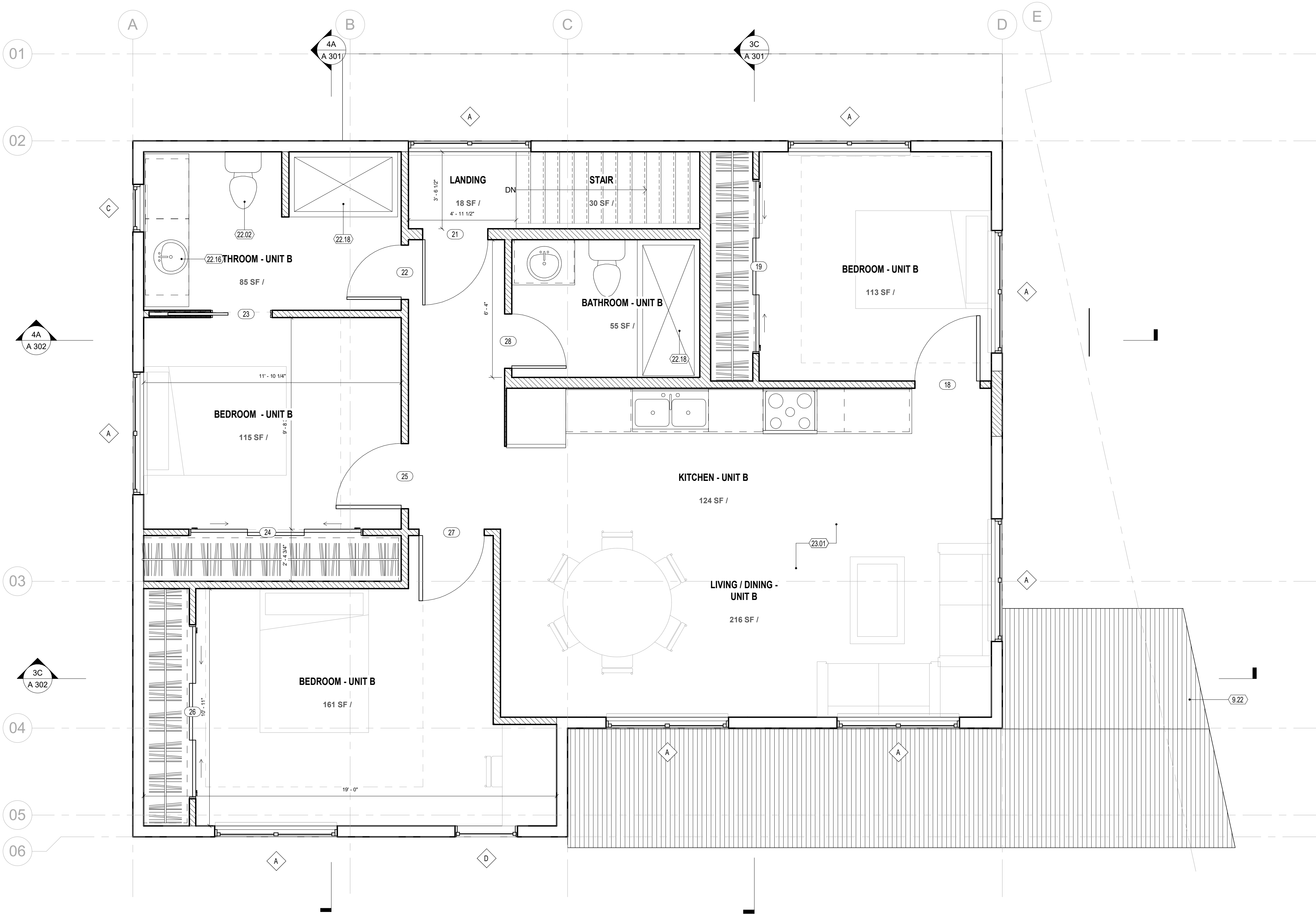
SHEET NO. **A 102**

JOB NO. 22.020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET SIZE, SCALE REDUCED ACCORDINGLY

741

SCHEDULE_ROOM TOTAL LVL 3							
Name	Level	Area	Wall Finish	Base Finish	Ceiling Finish	Floor Finish	Comments
BEDROOM - UNIT B	LEVEL 3	113 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CARPET	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
BEDROOM - UNIT B	LEVEL 3	115 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CARPET	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
BATHROOM - UNIT B	LEVEL 3	85 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW CERAMIC TILE	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
LIVING / DINING - UNIT B	LEVEL 3	216 SF	GYP BD & PAINT	PAINTED MDF	GYP BD & PAINT	NEW LUXURY VINYL TILE	REFINISH/PATCH GYP BD. AS REQUIRED/NEW PAINT
STAIR	LEVEL 3	30 SF					
LANDING	LEVEL 3	18 SF					
BEDROOM - UNIT B	LEVEL 3	161 SF					
BATHROOM - UNIT B	LEVEL 3	55 SF					
KITCHEN - UNIT B	LEVEL 3	124 SF					
Grand total: 9		917 SF					



LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW WALLS PER ASSEMBLY TYPE

EXTERIOR MATERIAL LEGEND

- NEW METAL STANDING SEAM ROOFING
- NEW SIDING

KEYNOTES

- 9.22 NEW ROOFING MATERIAL
- 22.02 NEW TOILET
- 22.16 NEW BATHROOM SINK
- 22.18 NEW FIBER GLASS TUB / SHOWER SURROUND
- 23.01 HEATING & COOLING ON THIS LEVEL TO BE PROVIDED BY AIR SOURCE HEAT PUMP (DUCTED MINI SPLIT)

**AFFORDABLE
HOUSING -
DUPLEX**

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

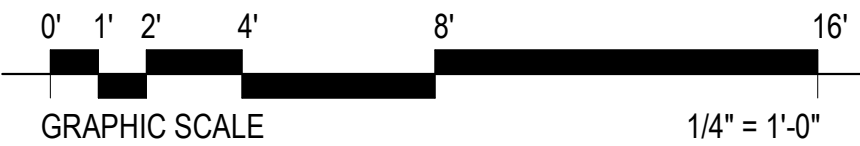
FLOOR PLANS

SHEET NO.		A 103
JOB NO.	22-020	

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

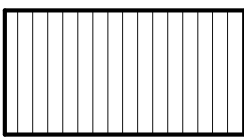
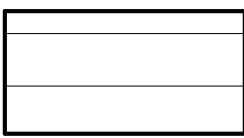
GEN NOTES FLOOR PLANS

- ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION, FACE OF FINISH IN EXISTING.
- ALL FLOOR FINISH CHANGES OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
- COORDINATE LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
- FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.





EXTERIOR MATERIAL LEGEND

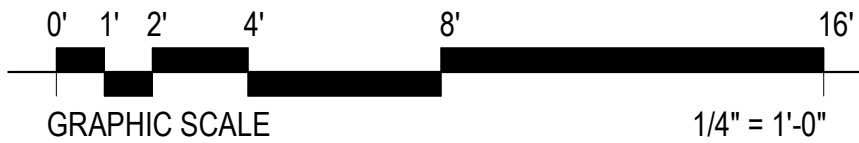
-  NEW METAL STANDING SEAM ROOFING
-  NEW SIDING

KEYNOTES

9.22 NEW ROOFING MATERIAL

GENERAL NOTES - ROOF PLAN

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS, OR CONFLICTS IN THE DRAWINGS BEFORE BEGINNING WORK
- DO NOT SCALE DRAWINGS
- CRICKET AT ALL MECHANICAL ITEMS, SKYLIGHTS, ROOF HATCHES; 1/4" PER FOOT BACKSLOPE MINIMUM
- SEE BUILDING AND WALL SECTIONS FOR ADDITIONAL ROOF DETAILS; SEE SHEET SERIES AE500 FOR ROOF ASSEMBLY CONSTRUCTION
- ROOF/OVERFLOW DRAIN LOCATIONS SHOWN ARE APPROXIMATE; EXACT LOCATIONS SHALL BE DETERMINED IN FIELD. ROOF/OVERFLOW DRAINS TO BE PLACED TO ONE SIDE OF STRUCTURAL ELEMENT (IF EXISTS) AND INSTALLED AT LOWEST POINT
- ALL GIVEN DECK BEARING POINTS ARE AT GRID LINE LOCATIONS UNLESS NOTED OTHERWISE



**AFFORDABLE
HOUSING -
DUPLEX**

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
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ROOF PLAN

SHEET NO.

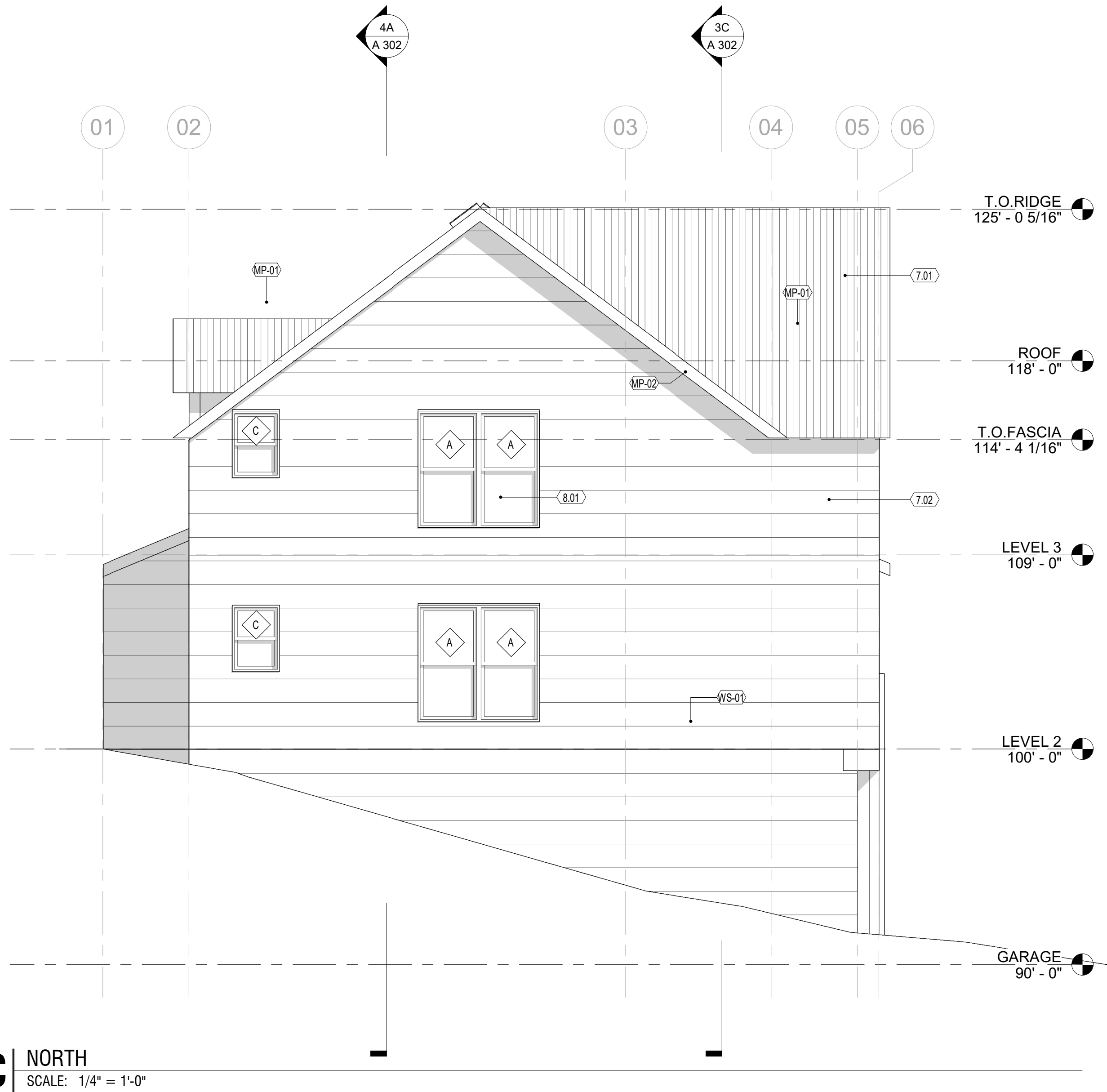
A 104

JOB NO.

22.020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

FINISH SCHEDULE - EXTERIOR MATERIALS							
SCHEDULED MATERIALS AND FINISHES SHALL BE USED FOR BASIS OF DESIGN U.N.O.							
CODE	FINISH TYPE	MANUFACTURER	STYLE	SIZE	SPECIFICATION	DIVISION	FINISH NOTES/ REMARKS
FIBER CEMENT SIDING							
FCS-01	FIBER CEMENT SIDING	JAMES HARDIE OR EQ.	HORIZONTAL LAP SIDING	1" X 6"	FIBER CEMENT SIDING, HORIZONTAL LAP SIDING, PANEL THICKNESS = 1/2" OR GREATER	DIVISION 09	SMOOTH FINISH / FACTORY APPLIED PAINT
METAL PANEL							
MP-01	METAL PANEL	BERRIDGE MANUF. OR EQ.	STANDING SEAM, Z LOCK	16" wide panel	24 ga. steel, concealed fastener	DIVISION 09	2" 180d mechanically seamed in field
MP-02	METAL PANEL	BERRIDGE MANUF. OR EQ.	FW-12 SOFFIT PANEL	12" wide panel	24 ga. steel, concealed fastener	DIVISION 09	smooth, concealed fastener, install at roof soffits
PAINT							
PNT-01	PAINT					DIVISION 09	
WALL COVERING							
WC-01	WALL COVERING					DIVISION 09	



EXTERIOR MATERIAL LEGEND

	NEW METAL STANDING SEAM ROOFING
	NEW SIDING

KEYNOTES

2.00	EXISTING ELEMENT TO REMAIN, PRESERVE & PROTECT DURING DEMOLITION
7.01	PROVIDE NEW/UPGRADED ROOF INSULATION - CELLULOSE R-60 MIN.
7.02	PROVIDE EXTERIOR SHEET INSULATION (R-10 MIN) W/ RAINSCREEN APPROPRIATE WRB & SIDING APPLICATION, TYP.
8.01	NEW WINDOW, SEE WINDOW SCHEDULE
8.03	NEW OVERHEAD SECTIONAL, GARAGE DOOR, SEE DOOR SCHEDULE
8.07	EXISTING SKYLIGHTS; TO BE REMOVED & REPLACED
48.01	PROVIDE 10 KWH NEW PV PHOTOVOLTAIC PANELS
FCS-01	NEW FIBER CEMENT SIDING PER EXTERIOR FINISH SCHEDULE
MP-01	NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
MP-02	NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
WS-01	NEW WOOD SIDING PER EXTERIOR FINISH SCHEDULE

AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY 11-28-2022

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PARK CITY, UT

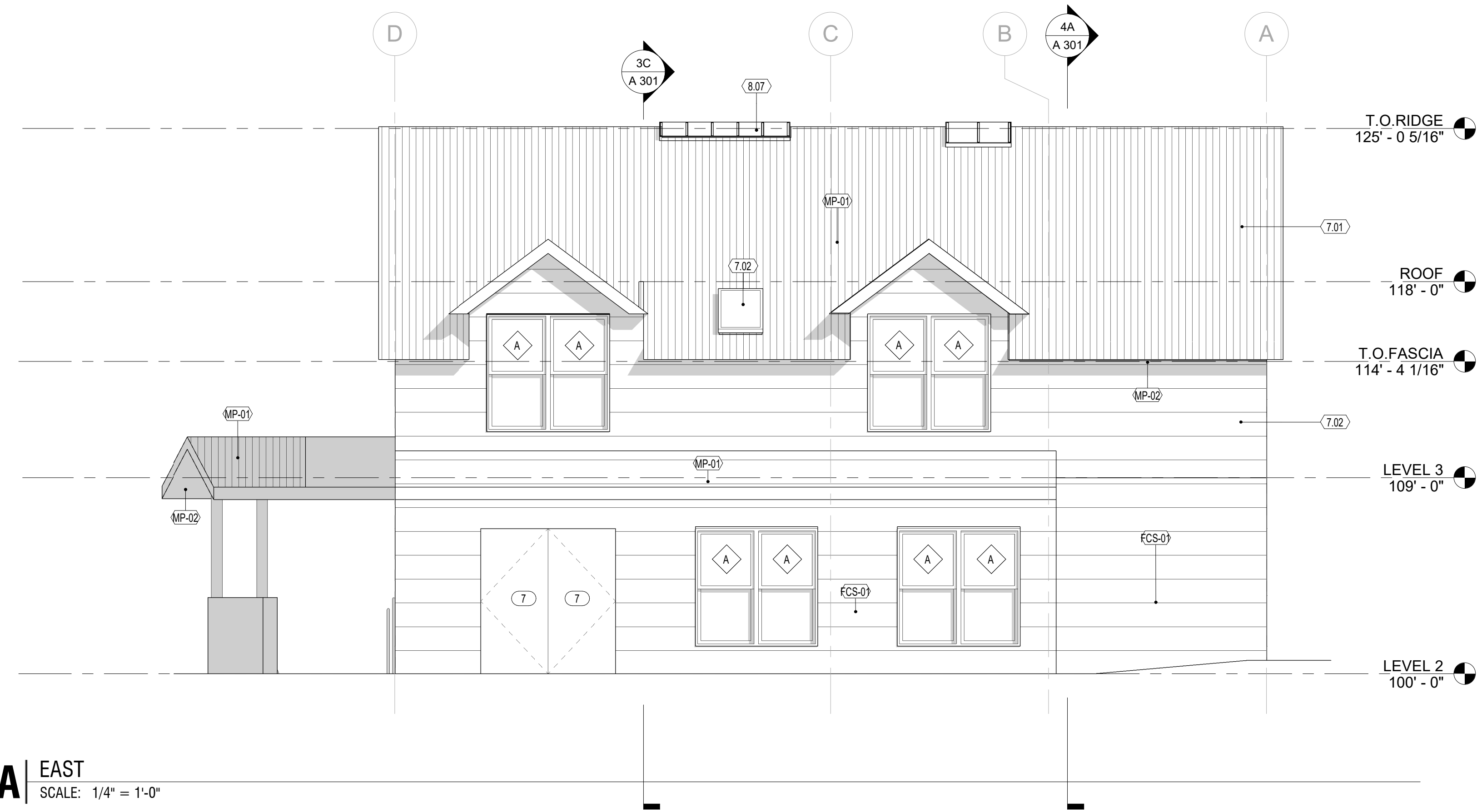
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET NO.	A 201
JOB NO.	22.020

ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET SIZE, SCALE REDUCED ACCORDINGLY

FINISH SCHEDULE - EXTERIOR MATERIALS							
SCHEDULED MATERIALS AND FINISHES SHALL BE USED FOR BASIS OF DESIGN U.N.O.							
CODE	FINISH TYPE	MANUFACTURER	STYLE	SIZE	SPECIFICATION	DIVISION	FINISH NOTES/ REMARKS
FIBER CEMENT SIDING							
FCS-01	FIBER CEMENT SIDING	JAMES HARDIE OR EQ.	HORIZONTAL LAP SIDING	1" X 6"	FIBER CEMENT SIDING, HORIZONTAL LAP SIDING, PANEL THICKNESS = 1/2" OR GREATER	DIVISION 09	SMOOTH FINISH / FACTORY APPLIED PAINT
METAL PANEL							
MP-01	METAL PANEL	BERRIDGE MANUF. OR EQ.	STANDING SEAM, Z LOCK	16" wide panel	24 ga. steel, concealed fastener	DIVISION 09	2" 180d mechanically seamed in field
MP-02	METAL PANEL	BERRIDGE MANUF. OR EQ.	FW-12 SOFFIT PANEL	12" wide panel	24 ga. steel, concealed fastener	DIVISION 09	smooth, concealed fastener, install at roof soffits
PAINT							
PNT-01	PAINT					DIVISION 09	
WALL COVERING							
WC-01	WALL COVERING					DIVISION 09	

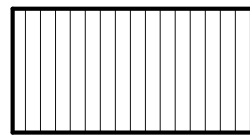
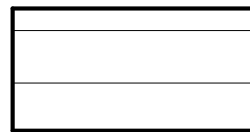


4A | EAST
SCALE: 1/4" = 1'-0"



3C | SOUTH
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

-  NEW METAL STANDING SEAM ROOFING
-  NEW SIDING

KEYNOTES

- 5.07 NEW STEEL STAIRS PER PLAN; PRIME & PAINT STRINGERS W/ BAR GRATE TREADS
- 7.01 PROVIDE NEW/UPGRADED ROOF INSULATION - CELLULOSE R-60 MIN.
- 7.02 PROVIDE EXTERIOR SHEET INSULATION (R-10 MIN) W/ RAINSCREEN APPROPRIATE WRB & SIDING APPLICATION, TYP.
- 8.01 NEW WINDOW, SEE WINDOW SCHEDULE
- 8.07 EXISTING SKYLIGHTS, TO BE REMOVED & REPLACED
- 48.01 PROVIDE 10 KWH NEW PV PHOTOVOLTAIC PANELS
- FCS-01 NEW FIBER CEMENT SIDING PER EXTERIOR FINISH SCHEDULE
- MP-01 NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE
- MP-02 NEW METAL PANEL FINISH PER EXTERIOR FINISH SCHEDULE



AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY | 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

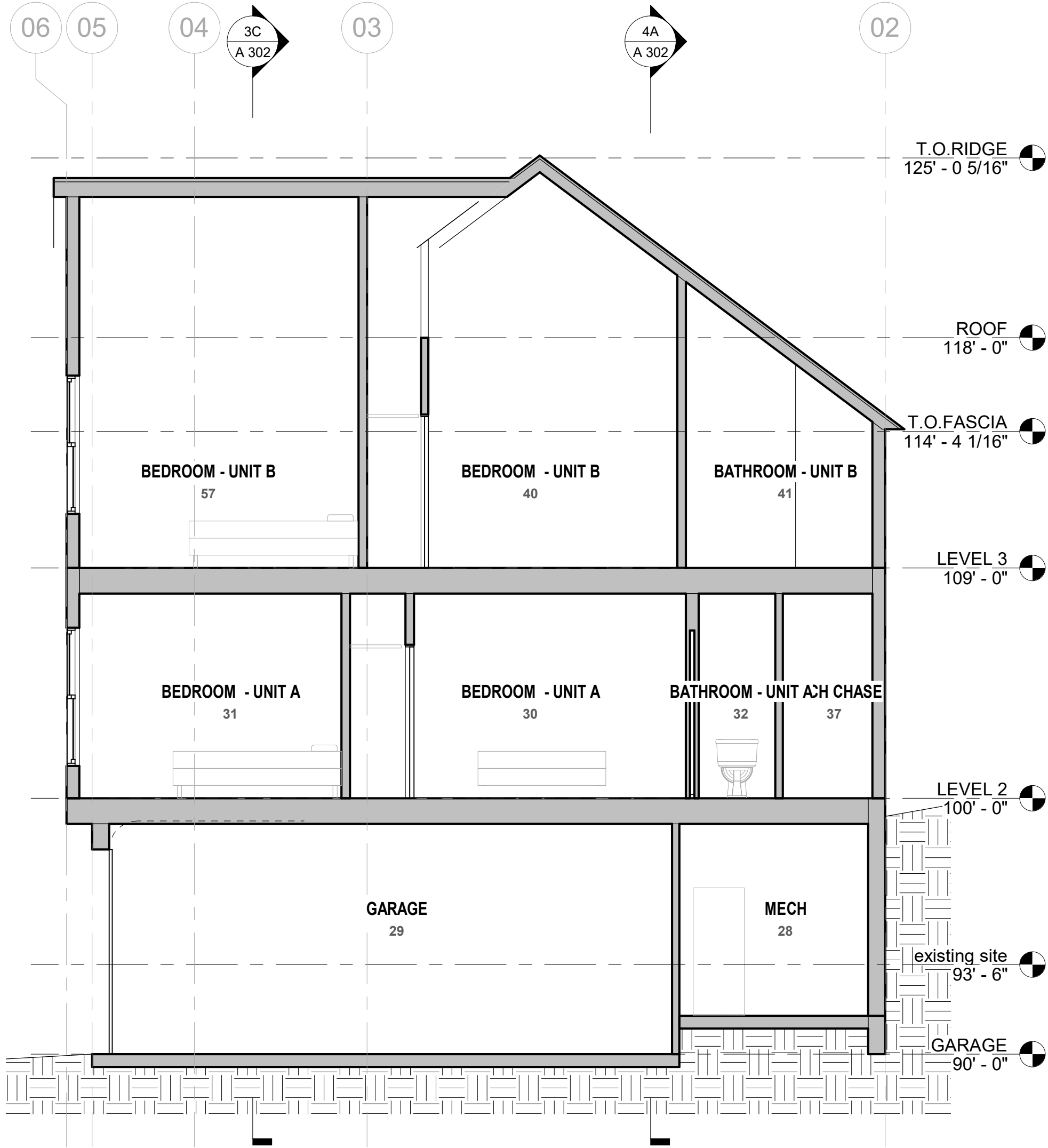
NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

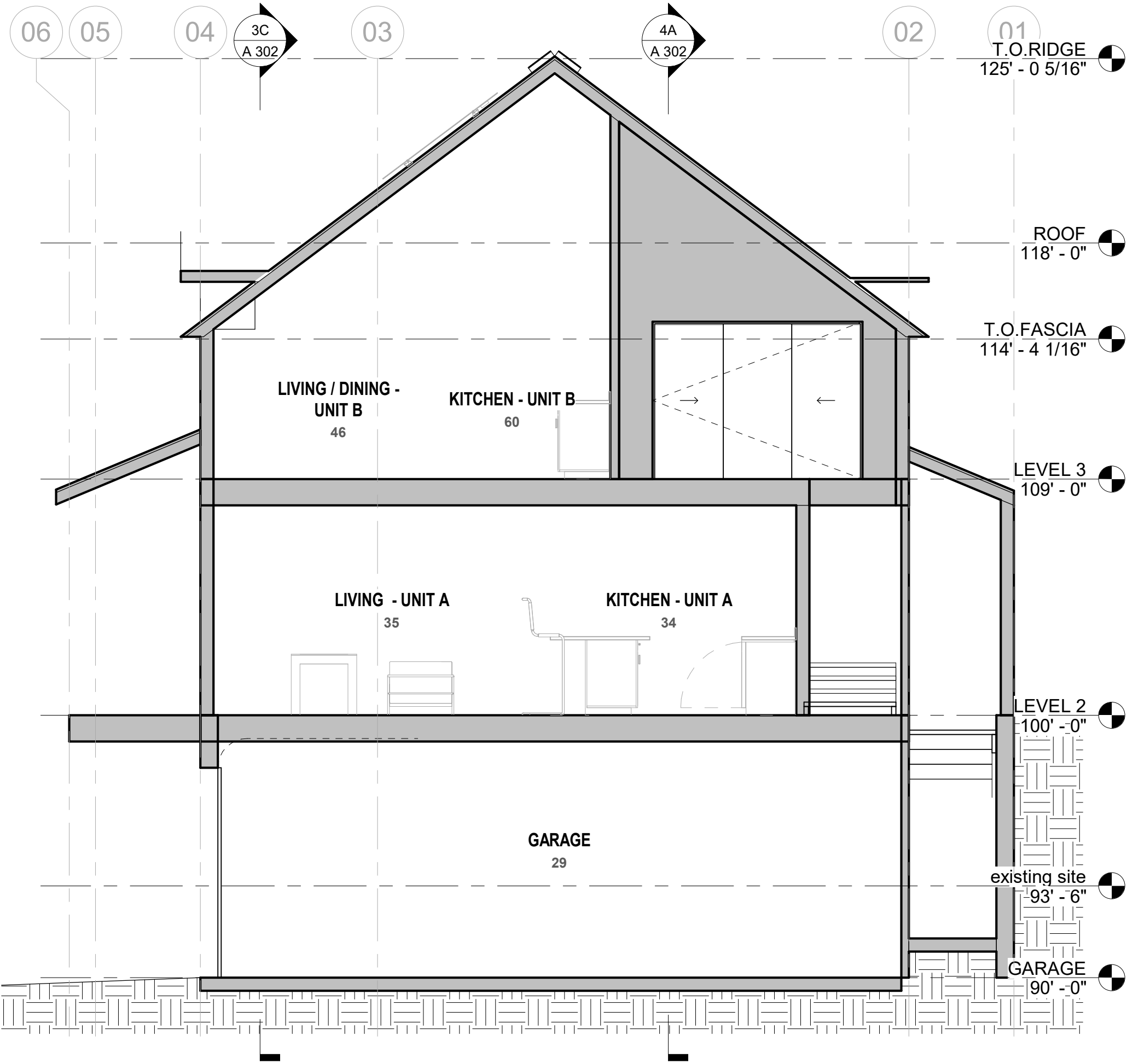
SHEET NO. | A 202

JOB NO. | 22.020

ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET SIZE. SCALE REDUCED ACCORDINGLY

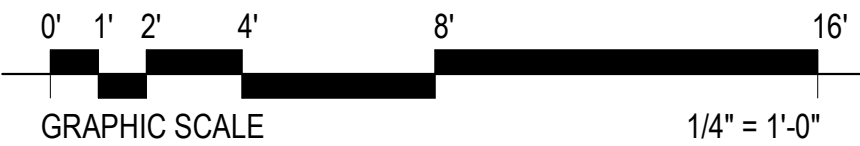


4A | Section 1
SCALE: 1/4" = 1'-0"



3C | Section 2
SCALE: 1/4" = 1'-0"

KEYNOTES



AFFORDABLE
HOUSING -
DUPLEX

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

BUILDING
SECTIONS

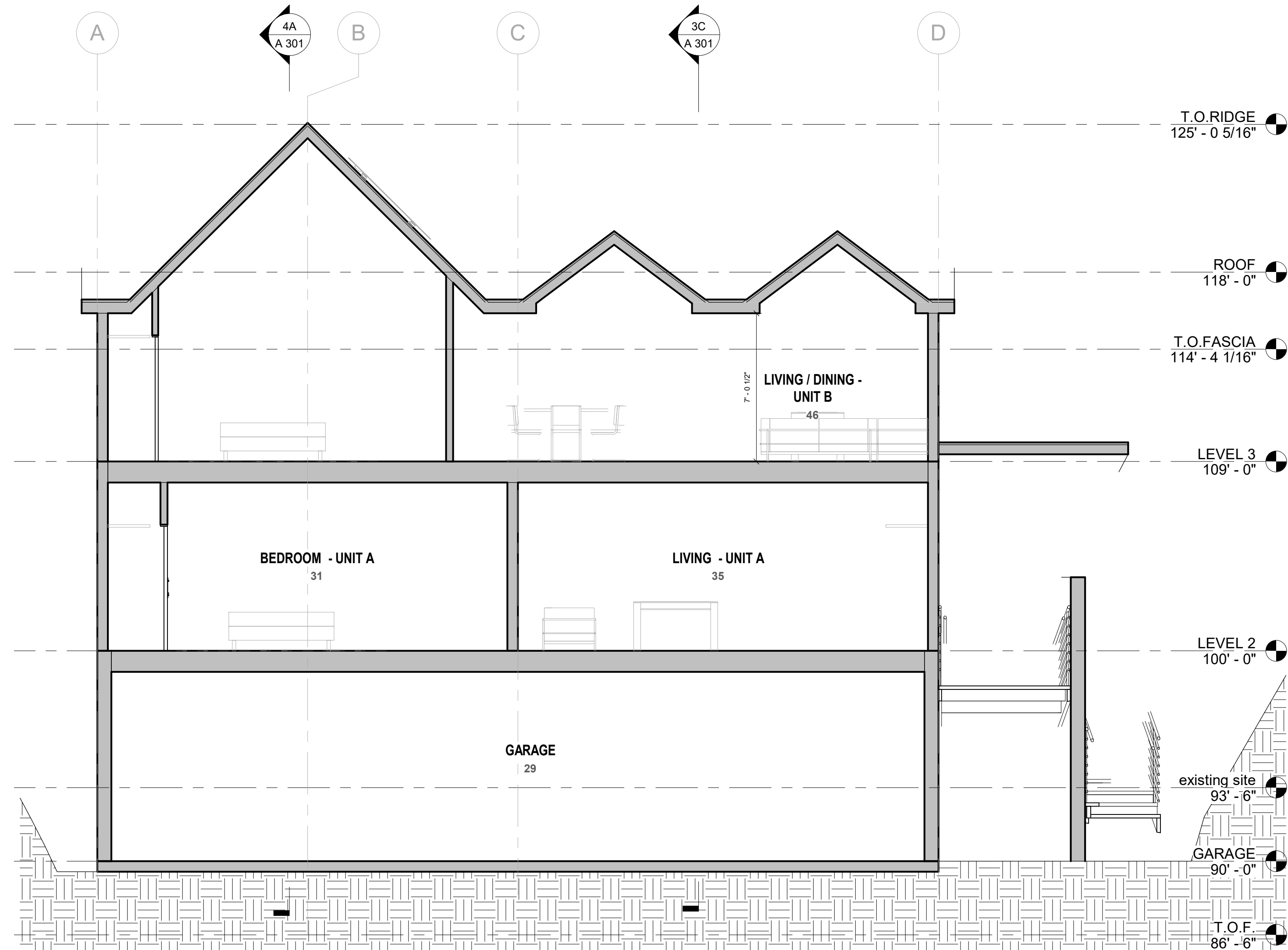
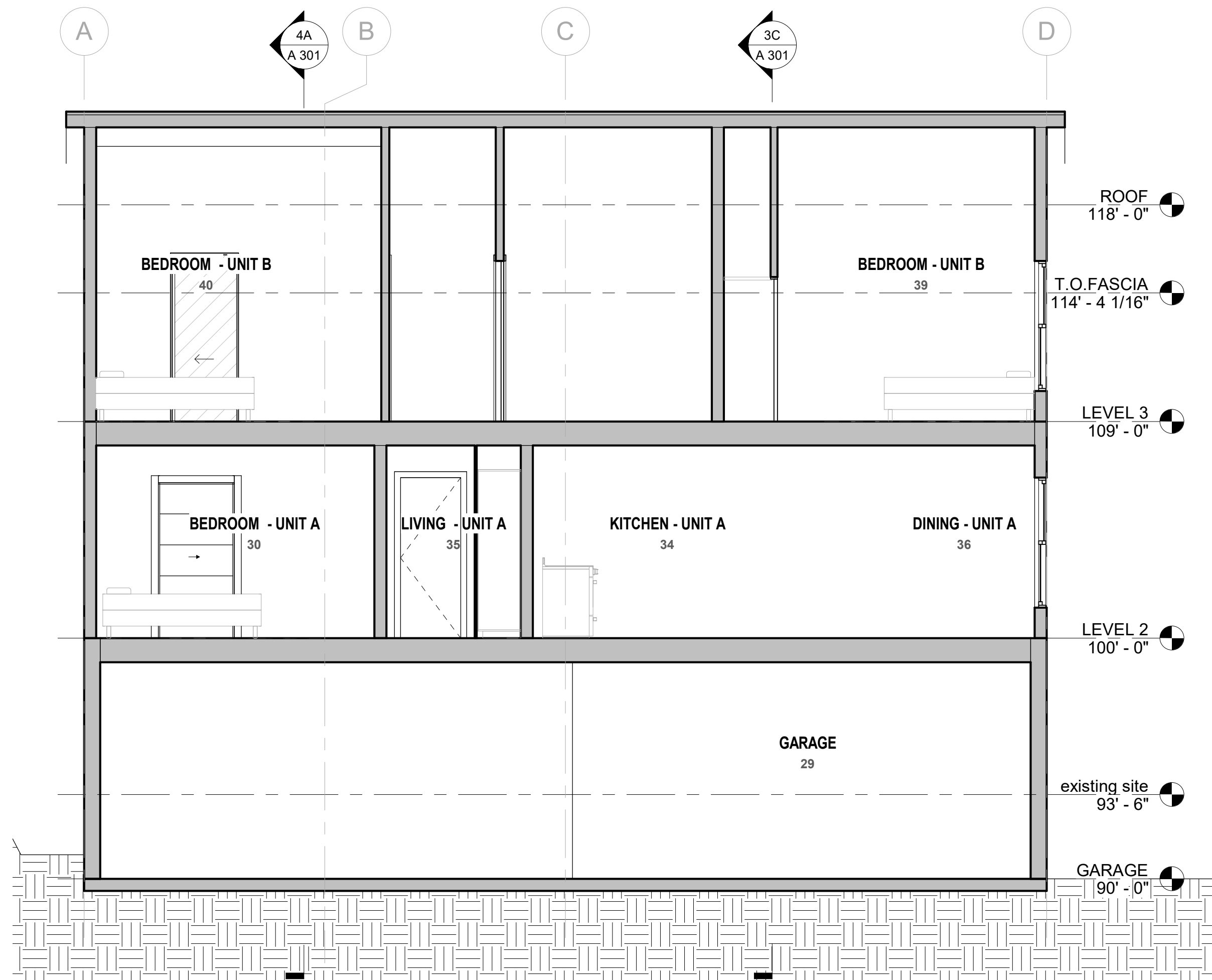
SHEET NO.

A 301

JOB NO.

22.020

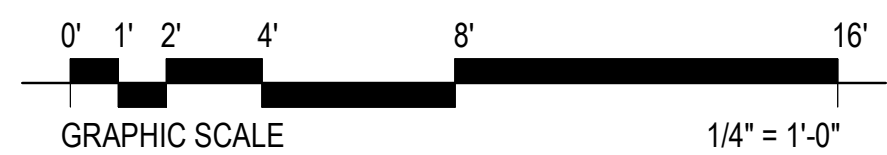
ORIGINAL SIZE 24"X36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY



3C | Section 4
SCALE: 1/4" = 1'-0"

4A | Section 3
SCALE: 1/4" = 1'-0"

KEYNOTES



AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

BUILDING SECTIONS

SHEET NO.

A 302

JOB NO.

22-020

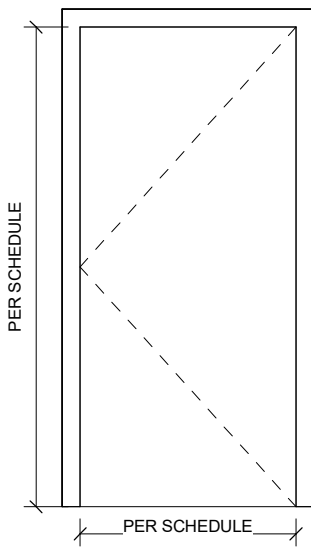
ORIGINAL SIZE 24"x36" IF ALTERNATE SHEET
SIZE, SCALE REDUCED ACCORDINGLY

GENERAL NOTES - WINDOWS

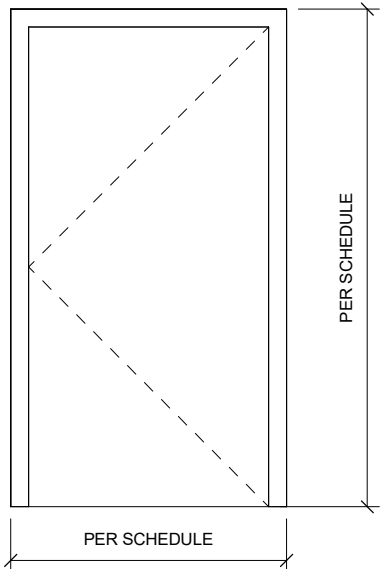
- 1
- HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT AND VENTILATION BY MEANS OF OPERABLE EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOM.
- 2
- ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED
- 3
- ANY GLAZING OR WINDOWS THAT ARE LOCATED 18 IN. OR LESS FROM A FINISHED FLOOR MUST BE TEMPERED
- 4
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 IN. ABOVE THE LANDING AND WITHIN A 60 IN. ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING MUST BNE TEMPERED
- 5
- GLAZING IN WALLS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE TEMPERED.
- 6
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED.
- 7
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 IN. ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- 8
-



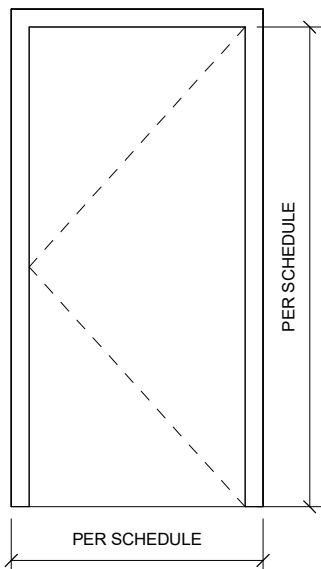
SCHEDULE_DOOR									
MARK	DOOR TYPE	WIDTH	HEIGHT	THICK	DOOR STYLE	DOOR MAT'L & FIN.	FRAME MAT'L & FIN	HDWR	REMARKS
1	B	3' - 4"	6' - 8"	0' - 2"	EXTERIOR DOOR			LOCKING	
2	C	3' - 0"	6' - 8"	0' - 1 3/8"	20 MIN. FR INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
3	A	3' - 0"	6' - 8"	0' - 1 3/8"	20 MIN. FR INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
4	G	16' - 0"	8' - 0"	0' - 1 1/2"	OVHD GARAGE DOOR	INSULATED ALUMINUM	N/A	N/A	PROVIDE NEW AUTOMATIC ELECTRIC OPENER
5	G	16' - 0"	8' - 0"	0' - 1 1/2"	OVHD GARAGE DOOR	INSULATED ALUMINUM	N/A	N/A	PROVIDE NEW AUTOMATIC ELECTRIC OPENER
6	A	3' - 2"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	PASSAGE	
7	E	6' - 2"	6' - 8"	0' - 1 3/4"	EXTERIOR DOOR			LOCKING	
8	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
9	A	2' - 6"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	PASSAGE	
10	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
11	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
12	D	3' - 3 3/8"	6' - 6 3/4"		SLIDING POCKET DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
13	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
14	B	3' - 0"	6' - 8"	0' - 1 3/8"	EXTERIOR DOOR			LOCKING	
15	F	8' - 0"	8' - 0"		INTERIOR DOOR	PANEL / STAINED	WOOD & PAINT	PASSAGE	
16	F	8' - 0"	8' - 0"		INTERIOR DOOR	PANEL / STAINED	WOOD & PAINT	PASSAGE	
18	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	PASSAGE	
19	F	8' - 0"	8' - 0"		INTERIOR DOOR	PANEL / STAINED			
21	A	3' - 0"	6' - 8"	0' - 1 3/8"	20 MIN. FR INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
22	A	2' - 6"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
23	D	3' - 3 3/8"	6' - 6 3/4"		SLIDING POCKET DOOR	SOLID CORE WOOD DOOR / STAINED	WOOD & PAINT	LOCKING	
24	F	8' - 0"	8' - 0"		INTERIOR DOOR	PANEL / STAINED			
25	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR				
26	F	8' - 0"	8' - 0"		INTERIOR DOOR				
27	A	3' - 0"	6' - 8"	0' - 2"	INTERIOR DOOR				
28	A	2' - 6"	6' - 8"	0' - 1 3/8"	INTERIOR DOOR				



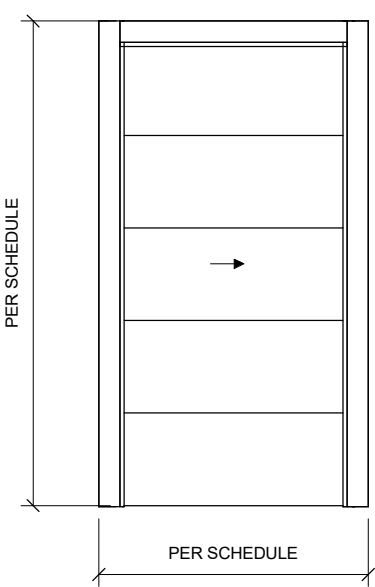
TYPE A
SINGLE FLUSH
NOTES:
wood interior door
Per owner



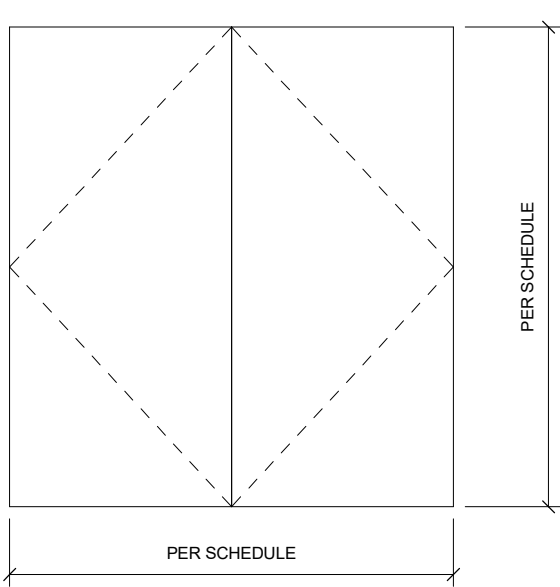
TYPE B
SINGLE FLUSH
NOTES:
Insulated exterior door



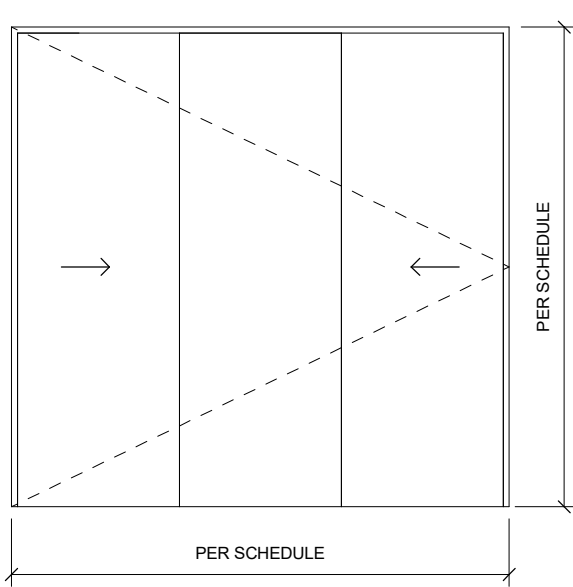
TYPE C
SINGLE FLUSH - 20 MIN. FIRE RATED
NOTES:
Interior door / Garage to living space



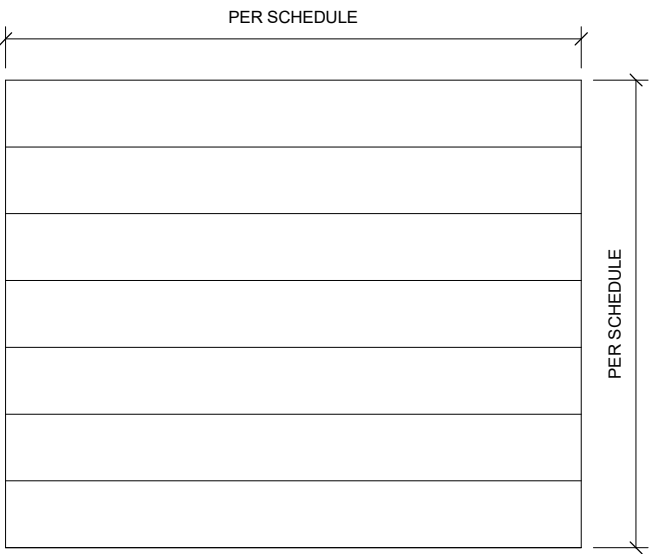
TYPE D
SLIDING DOOR
NOTES:
Interior door per owner



TYPE E
DOUBLE FLUSH
NOTES:
Insulated exterior door

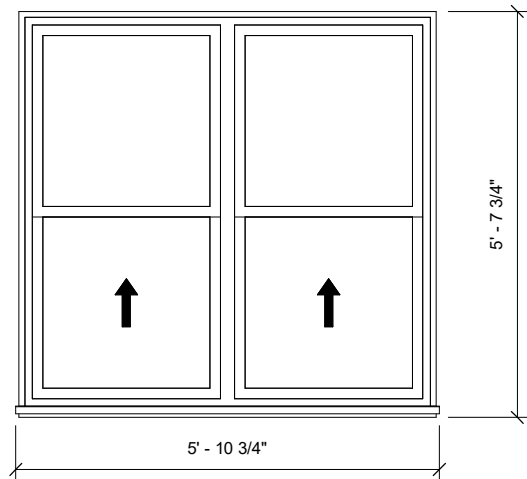


TYPE F
SLIDING PANEL DOOR
NOTES:
Interior closet door per owner

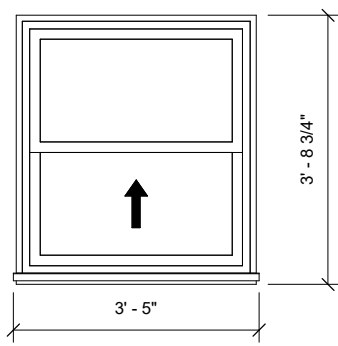


TYPE G
OPERABLE GARAGE DOOR - SECTIONAL

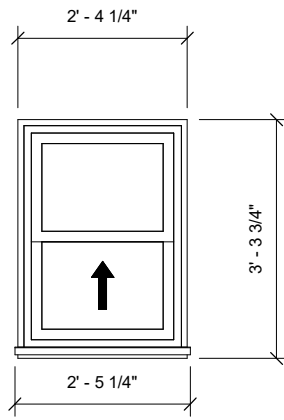
DOOR TYPES



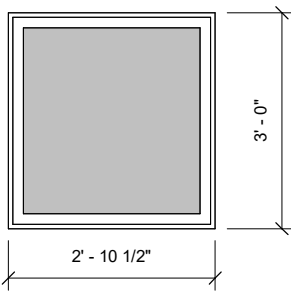
WINDOW A
Single Hung, dbl casement;
uPVC or eq.
egress window
insulated glass - min. u-0.20



WINDOW B
single hung
uPVC or eq.
insulated glass - min. u-0.20



WINDOW C
single hung
uPVC or eq.
insulated glass - min. u-0.20



WINDOW D
fixed
uPVC or eq.
insulated glass - min. u-0.20

WINDOW TYPES

NOTE: ALL WINDOWS TO BE TRIPLE PANE, uPVC (OR EQ.)
PASSIVE HOUSE CERTIFIED WINDOWS u-0.20 MIN.

AFFORDABLE HOUSING - DUPLEX

FEASIBILITY STUDY | 11-28-2022

516 MARSAC AVE.
PARK CITY, UT

NOT FOR CONSTRUCTION

DOOR/WINDOW SCHEDULES

SHEET NO.		A 601
JOB NO.	22.020	

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060
S U M M A R Y

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION			COST/SF	COST
02 Existing Conditions			\$16.67	\$61,341
03 Concrete			\$1.85	\$6,793
04 Masonry				No Work
05 Metals			\$5.53	\$20,332
06 Wood and Plastics			\$33.81	\$124,411
07 Thermal & Moisture Protection			\$9.97	\$36,698
08 Doors & Windows			\$18.85	\$69,361
09 Finishes			\$25.50	\$93,832
10 Specialties			\$2.31	\$8,514
11 Equipment			\$4.77	\$17,550
12 Furnishings			\$12.81	\$47,158
21 Fire Suppression			\$4.55	\$16,744
22 Plumbing			\$12.22	\$44,966
23 Heating, Ventilating & Air Conditioning			\$16.73	\$61,565
26 Electrical			\$15.95	\$58,692
27 Communications			\$1.41	\$5,200
28 Electronic Safety & Security			\$0.54	\$2,000
31 Earthwork			\$3.00	\$11,028
32 Exterior Improvements			\$5.68	\$20,895
33 Utilities			\$0.12	\$433
SUB-TOTAL		3,680 SF	\$192.26	\$707,511
CONTRACTOR GENERAL CONDITIONS	6.0%		\$11.54	\$42,451
CONTRACTOR OVERHEAD AND PROFIT	10.0%		\$19.23	\$70,751
CONTRACTOR BOND	2.0%		\$3.85	\$14,150
CONTRACTOR BUILDERS RISK				Not Included
SUB-TOTAL		3,680 SF	\$226.86	\$834,863
DESIGN CONTINGENCY (Allowance)	10.0%		\$22.69	\$83,486
INFLATION / ESCALATION (Allowance)	5.0%		\$11.34	\$41,743
TOTAL (Construction)		3,680 SF	\$260.89	\$960,092

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
Costs are Based on a Selective Bidding Methodology among Qualified Contractors.
Costs are Based on a Construction Start of Winter 2022/2023.

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060
S U M M A R Y

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	COST/SF	COST
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CONTRACTOR GENERAL CONDITIONS NOTES:

General Conditions Included the Following (Where Applicable):

- Mobilization / Demobilization
- Project Management
- Superintendent
- Assistant
- Scheduling
- Layout / Mock-Up
- As-Built / Shop Drawings Overview & Verification
- Permits
- Utility Connection Fees
- Project Safety & Signage
- Off-Site Parking
- Office Supplies
- On-Site Communications
- Temporary Barricades
- Temporary Toilets
- Temporary Utilities
- Resource Protection
- Clean-Up

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
02 Existing Conditions				
Building Related:				
Remove Overhead Garage Doors & Hardware	2	EA	\$520.00	\$1,040
Remove Existing Lift & Enclosure	1	LS	\$8,500	\$8,500
Remove Exterior Staircase & Railings	1	LS	\$3,500	\$3,500
Remove Exterior Freestanding Railings	28	LF	\$33.80	\$946
Remove Roofing System to Deck	1,445	SF	\$2.60	\$3,757
Remove Suspended Floor & Structure	68	SF	\$58.50	\$3,978
Remove Interior Stairs & Railings	2	FLT	\$845.00	\$1,690
Remove Interior Partitions	3,565	SF	\$2.95	\$10,517
Remove Exterior Window & Frame	505	SF	\$23.40	\$11,817
Remove Roof Skylight & Frame	60	SF	\$28.60	\$1,716
Remove Doors & Frame	26	LEAF	\$52.00	\$1,352
Remove Floor, Wall & Ceiling Finishes	3,680	SF	\$2.55	\$9,384
Remove Equipment / Casework	40	LF	\$28.60	\$1,144
Remove Site Softscape (Allowance)	1	LS	\$500.00	\$500
Remove Miscellaneous Items (Allowance)	1	LS	\$1,500	\$1,500
			\$16.67	\$61,341

03 Concrete

Concrete Spread Footings, Reinforced	2	CY	\$682.50	\$1,365
Concrete Foundation Walls, Reinf	300	SF	\$16.25	\$4,875
Concrete Slab on Grade w/ Base (Infill)	50	SF	\$11.05	\$553
			\$1.85	\$6,793

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
04 Masonry				
Masonry / Stone				No Work
				No Work
05 Metals				
Miscellaneous Hardware - Brackets, Tie-Downs, Etc.	285	LBS	\$5.20	\$1,482
Exterior Metal Pan Stairs w/ Concrete Fill & Railings	1	FLT	\$18,850	\$18,850
			\$5.53	\$20,332

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics				
Crane / Lifts, Equipment Rental	1	LS	\$3,500	\$3,500
Wood Blocking / Plates / Fire Stops	330	BF	\$10.40	\$3,432
Wood Post, Columns	50	BF	\$13.00	\$650
Wood Stud Framing, Interior Walls - 4" to 6"	3,265	SF	\$6.50	\$21,223
Wood Stud Framing & Sheathing, Exterior Walls				Existing
Wood Structure & Sheathing, Floor Infill	95	SF	\$41.60	\$3,952
Wood Stairs & Risers, Interior	30	RISER	\$422.50	\$12,675
Wood Cement Board Siding, Exterior Wall (Finished)	2,585	SF	\$15.60	\$40,326
Wood Soffit, Exterior (Finished)	180	SF	\$23.40	\$4,212
Wood Fascia, Exterior	225	LF	\$19.50	\$4,388
Wood Casings / Sill / Trim (Exterior)	325	LF	\$20.15	\$6,549
Wood Base/Trim/Sill/Casing (Interior Wall & Ceiling)	465	LF	\$14.95	\$6,952
Wood Railing, Freestanding (Interior Stair)	65	LF	\$119.17	\$7,746

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
06 Wood and Plastics (Continued)				
Millwork, Shelving	40	LF	\$104.00	\$4,160
Millwork, Shelving & Rod	55	LF	\$84.50	\$4,648
			\$33.81	\$124,411

07 Thermal & Moisture Protection

Vapor Barrier / Weather Barrier, Floor & Wall	95	SF	\$1.40	\$133
Vapor Barrier, Roof	1,445	SF	\$2.28	\$3,295
Felt / Air Barrier (Exterior Wall & Roof)	1,365	SF	\$0.49	\$669
Ice / Water Shield, Roof	865	SF	\$2.60	\$2,249
Sprayed Foam Insulation, Exterior	200	SF	\$10.40	\$2,080
Rigid Insulation, Exterior Wall			See Add Alternate	
Batt Insulation, Floor	95	SF	\$3.90	\$371
Blown-in Insulation, Roof	1,365	SF	\$1.95	\$2,662
Standing Seam Metal Roofing System	1,445	SF	\$11.05	\$15,967

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
07 Thermal & Moisture Protection (Continued)				
Metal Accent / Banding, Exterior Wall	100	LF	\$23.40	\$2,340
Metal Ridge / Vent Flashings, Pre-Finished	50	LF	\$18.20	\$910
Metal Flashings, Pre-Finished	150	LF	\$11.75	\$1,763
Metal Rain gutters / Downspout & Accessories	75	LF	\$24.91	\$1,868
Joint Sealants & Firesafing	3,680	SF	\$0.65	\$2,392
			\$9.97	\$36,698

08 Doors & Windows

Roof Skylight & Frame	60	SF	\$68.25	\$4,095
Exterior Entry Door, Frame & Hardware	6	LEAF	\$3,415	\$20,488
Interior Door, Frame & Hardware	11	LEAF	\$1,035	\$11,388
Interior Closet Door, Frame & Hardware	9	LEAF	\$682.50	\$6,143
Interior Pocket Door, Frame & Hardware	3	LEAF	\$630.00	\$1,890
Exterior Window Frame & Insul Double Glazing, Exterior	505	SF	\$31.50	\$15,908
Overhead Garage Door & Frame w/ Motor	2	SF	\$4,725	\$9,450
			\$18.85	\$69,361

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
09 Finishes				
Cement Board, Wet Walls	220	SF	\$6.83	\$1,503
Gypsum Board, Moisture Resistant	300	SF	\$3.90	\$1,170
Gypsum Board, Walls	6,530	SF	\$2.82	\$18,415
Gypsum Board, Ceiling	3,680	SF	\$2.93	\$10,782
Plaster Skim-Coat, Interior	3,680	SF	\$0.65	\$2,392
Sound Insulation, Batt	2,610	SF	\$1.56	\$4,072
Carpet & Pad, Floor	160	SY	\$4.88	\$781
Ceramic Tile, Floor	440	SF	\$14.30	\$6,292
Ceramic Tile, Wall & Base	185	SF	\$15.60	\$2,886
Luxury Vinyl Tile w/ Trim	875	SF	\$9.10	\$7,963
Epoxy Flooring System	950	SF	\$3.25	\$3,088
Paint, Wall & Ceiling	10,210	SF	\$1.63	\$16,642
Paint, Doors	23	EA	\$104.00	\$2,392
Paint, Wood Structure & Miscellaneous Items	3,680	SF	\$1.75	\$6,440
Finishes, Patch & Repair at Existing Home (Allow)	3,680	SF	\$2.45	\$9,016
			\$25.50	\$93,832

10 Specialties

Louvers, Exterior	15	SF	\$78.00	\$1,170
Fire Extinguisher w/ Cabinet	2	EA	\$630.50	\$1,261
Unit Storage Lockers	3	EA	\$325.00	\$975
Shower Door Frame, Glazed	4	EA	\$455.00	\$1,820
Bathroom Accessories (Allowance)	4	ROOM	\$550.00	\$2,200
Wall Corner Guards, Concealed	250	LF	\$4.35	\$1,088
			\$2.31	\$8,514

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
11 Equipment				
Laundry Appliances, Washer & Dryer	2	SET	\$2,000	\$4,000
Kitchen Appliances, Refrigerators	3	EA	\$1,200	\$3,600
Kitchen Appliances, Dishwashers	3	EA	\$1,150	\$3,450
Kitchen Appliances, Range / Ovens (Electric Induction)	3	EA	\$1,750	\$5,250
Equipment - Owner Furnished / Contractor Installed	1	LS	\$1,250	\$1,250
				\$17,550
12 Furnishings				
Millwork, Kitchen Island Cabinet w/ Top	7	LF	\$650.00	\$4,550
Millwork, Kitchen Cabinet w/ Top	37	LF	\$455.00	\$16,835
Millwork, Tall Cabinet	15	LF	\$487.50	\$7,313
Millwork, Office Desk	10	LF	\$325.00	\$3,250
Millwork, Bathroom Vanity Cabinet w/ Top	18	LF	\$845.00	\$15,210
Window Coverings				Not Included
Furnishings, Loose				Not Included
			\$12.81	\$47,158

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
21 Fire Suppression				
Fire Sprinkler System, Wet Pipe	3,680	SF	\$4.55	\$16,744
				\$16,744
22 Plumbing				
Remove Plumbing Fixture & Piping	13	EA	\$260.00	\$3,380
Plumbing Fixture, Toilet, Tank & Accessories	4	EA	\$1,105	\$4,420
Plumbing Fixture, Kitchen Sink, Disposal & Faucet	3	EA	\$845.00	\$2,535
Plumbing Fixture, Vanity Sink & Faucet	4	EA	\$845.00	\$3,380
Plumbing Fixture, Shower, Head & Accessories	4	EA	\$2,535	\$10,140
Plumbing Fixture, Wall Hydrants / Hose Bibbs	2	EA	\$455.00	\$910
Plumbing Equipment, Water Heater w/ Accessories	3	EA	\$1,235	\$3,705
Plumbing Piping, Per Fixture	20	EA	\$650.00	\$13,000
Plumbing Equipment, Misc	3,680	SF	\$0.25	\$920
Plumbing Specialties	3,680	SF	\$0.70	\$2,576
			\$12.22	\$44,966

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
23 Heating, Ventilating & Air Conditioning				
HVAC Demolition, Selective	3,680	SF	\$2.60	\$9,568
Ductwork & Air Devices	2,210	LBS	\$11.05	\$24,421
HVAC Exhaust Fans	4	EA	\$845.00	\$3,380
HVAC Equipment, Mini-Split Units (Ducted)	3	SET	\$4,550	\$13,650
HVAC Electric Radiant Heater (Bathroom)	4	EA	\$594.75	\$2,379
HVAC Misc Equipment	3,680	SF	\$0.40	\$1,472
HVAC Piping, Insulation & Specialties	3,680	SF	\$0.75	\$2,760
HVAC Control Thermostats	3,680	SF	\$0.55	\$2,024
HVAC Test & Balance	14	HRS	\$136.50	\$1,911
			\$16.73	\$61,565

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
26 Electrical				
Distribution Panels	1	EA	\$2,405	\$2,405
Light Fixtures, Pendant (LED)	2	EA	\$845.00	\$1,690
Light Fixtures, Downlight (LED)	35	EA	\$305.50	\$10,693
Light Fixtures, Wall Sconce (LED)	5	EA	\$487.50	\$2,438
Light Fixtures, Surface (LED)	40	EA	\$292.50	\$11,700
Light Fixtures, Exterior Pendant (LED)	7	EA	\$617.50	\$4,323
Light Fixtures, Exterior Downlight (LED)	6	EA	\$325.00	\$1,950
Power Outlets, Wall	55	EA	\$130.00	\$7,150
Power Outlets, Wall (Duplex WP / GFI)	6	EA	\$162.50	\$975
Feeder & Branch Circuitry	3,680	SF	\$2.44	\$8,979
Electrical Specialties	3,680	SF	\$0.50	\$1,840
Equipment Connections	20	EA	\$227.50	\$4,550
			\$15.95	\$58,692

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
27 Communications				
Telecomm / Data System, Rough-in	20	EA	\$195.00	\$3,900
Television Outlets & Rough-in	10	EA	\$130.00	\$1,300
			\$1.41	\$5,200
28 Electronic Safety & Security				
Security System / Fire Alarm System (Allowance)	1	LS	\$2,000	\$2,000
			\$0.54	\$2,000

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
31 Earthwork				
Site Related:				
Site Grading, Rough & Fine	350	SF	\$1.40	\$490
Building Related:				
Excavation & Backfill, Earthwork	150	CY	\$26.00	\$3,900
Excess Soils, Export Off-Site	50	CY	\$19.50	\$975
Structural Fill, Imported	75	CY	\$45.50	\$3,413
Radon Mitigation System	1	LS	\$1,250	\$1,250
SWPPP / Erosion Control	1	LS	\$1,000	\$1,000
			\$3.00	\$11,028
32 Exterior Improvements				
Concrete Surface Pavement & Base	350	SF	\$6.90	\$2,415
Hardscape Upgrades, Minor (Allowance)	1	LS	\$2,500	\$2,500
Landscaping & Minor Irrigation Repair (Reconfigure)	7,200	SF	\$2.15	\$15,480
Site Specialties, Allowance (Minimal)	1	LS	\$500.00	\$500
			\$5.68	\$20,895

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
33 Utilities				
Utilities - Water, Sewer, Gas & Elect Utilities				Potential Add
Site Power Outlets, WP	1	EA	\$433.33	\$433
			\$0.12	\$433
SUB-TOTAL	3,680	SF	\$192.26	\$707,511
CONTRACTOR GENERAL CONDITIONS	6.0%		\$11.54	\$42,451
CONTRACTOR OVERHEAD AND PROFIT	10.0%		\$19.23	\$70,751
CONTRACTOR BOND	2.0%		\$3.85	\$14,150
CONTRACTOR BUILDERS RISK				Not Included
SUB-TOTAL	3,680	SF	\$226.86	\$834,863
DESIGN CONTINGENCY (Allowance)	10.0%		\$22.69	\$83,486
INFLATION / ESCALATION (Allowance)	5.0%		\$11.34	\$41,743
TOTAL (Construction)	3,680	SF	\$260.89	\$960,092

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
Costs are Based on a Selective Bidding Methodology among Qualified Contractors.
Costs are Based on a Construction Start of Winter 2022/2023.

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
Energy Efficiency Add Alternates:				
Add Exterior Wall Insulation & Rainscreen	2,585	SF	\$15.75	\$40,725
Upgrade Roof Insulation	1,365	SF	\$5.25	\$7,175
Upgrade to Triple-Pane, U-0.35	505	SF	\$21.00	\$10,600
Add Photovoltaic System w/ Equipment	270	SF	\$110.50	\$29,825
TOTAL (Energy Efficiency Add Alternates)	3,680	SF	\$24.00	\$88,325

NOTES: Costs are for Construction Only. Costs are an Opinion of Probable Cost.
 Costs are Based on a Selective Bidding Methodology among Qualified Contractors.
 Costs are Based on a Construction Start of Winter 2022/2023.

Affordable Housing Feasibility Study
516 Marsac Avenue, Park City, Utah 84060

Schematic Construction Cost Estimate
 September 1, 2022

DESCRIPTION	QUANTITY	UoM	UNIT COST	COST
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CONTRACTOR GENERAL CONDITIONS NOTES:

General Conditions Included the Following (Where Applicable):

- Mobilization / Demobilization
- Project Management
- Superintendent
- Assistant
- Scheduling
- Layout / Mock-Up
- As-Built / Shop Drawings Overview & Verification
- Permits
- Utility Connection Fees
- Project Safety & Signage
- Off-Site Parking
- Office Supplies
- On-Site Communications
- Temporary Barricades
- Temporary Toilets
- Temporary Utilities
- Resource Protection
- Clean-Up

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance 2022-47, an Ordinance Amending the Annexation and Zoning Ordinance No. 2012-12, for Approximately 20.46 Acres of Property Located at 3981 Kearns Boulevard, in the Quinn's Junction Area, Known as The Park City Film Studios First Amended Subdivision Lot 1B, Park City, Utah. The Site was Previously Zoned Community Transition (CT) with a Regional Commercial Overlay (RCO) Designation
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Studio Crossing Staff Report](#)
[Exhibit A: Draft Ordinance 2022-47](#)
[Exhibit B: Film Studio MPD Approved Site Plan](#)
[Exhibit C: Applicant's Project Narrative](#)
[Exhibit D: Conceptual Site Plans Dated October 26, 2022](#)
[Exhibit E: Applicant's Parking Analysis](#)
[Exhibit G: Applicant's Housing Mitigation Plan](#)
[Exhibit F: Applicant's Trip Gen Memorandum](#)
[Exhibit H: Letter of Support from the City's Housing Team](#)
[Exhibit I: Public Input](#)

Planning Commission Staff Report



Subject: Studio Crossing
Applications: PL-22-05212
Author: Alexandra Ananth, Sr. Planner
Date: December 15, 2022
Type of Item: Legislative – Amend the Park City Film Studios Annexation and Zoning Ordinance

Recommendation

(I) Review the proposed amendments to the Community Transition - Regional Commercial Overlay Zoning and [Ordinance 12-12](#); (II) Conduct a public hearing; and (III) Consider approving proposed Ordinance 2022-47, to allow for a mixed-use project including at least 185 for-rent, affordable units (Exhibit A).

Description

Applicant: Quinn Capital Partners, LLC (Gary Crandall, Manager)
Location: 3981 Kearns Boulevard (SR-248)
Zoning District: Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus
Adjacent Land Uses: Open Space and Recreation, Residential (MPD), Institutional Uses
Reason for Review: Ordinance Amendments require City Council action.

The Planning Commission reviews and forwards a recommendation for requests to increase Building Height in the Regional Commercial Overlay and the City Council takes Final Action.¹

Abbreviations

AMI	Area Medium Income
CT	Community Transition
CUP	Conditional Use Permit
ECPO	Entry Corridor Protection Overlay
MPD	Master Planned Development
RCO	Regional Commercial Overlay
SLO	Sensitive Land Overlay
AUE	Affordable Unit Equivalent
UE	Unit Equivalent

¹ LMC [§ 15-2.17-4\(B\)](#).

Summary

The [Park City Film Studios Subdivision](#) consists of two separate large lots. Lot 1A contains the developed portion of the Park City Film Studios campus, and Lot 1B is currently undeveloped. Both lots are subject to an [Annexation Agreement](#) and the Quinn's Junction Partnership Annexation Master Planned Development Agreement ([MPD](#)).

The applicant submitted an application to amend the Community Transition - Regional Commercial Overlay Zoning and [Ordinance 12-12](#), the annexation and zoning Ordinance for Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

Concurrently, with the Zoning and Annexation Amendment, the applicant applied to amend the Quinn's Junction Partnership Annexation Master Planned Development Agreement ([MPD](#)) for Lot 1B. The Amendment to the MPD was unanimously approved by the Planning Commission on November 9, 2022 ([Staff Report](#), [Minutes](#) beginning on page 4).

The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to construct a mixed-use development, including at least 185 affordable for-rent units at 60-120% AMI, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. LMC [§ 15-6-8, Unit Equivalents](#), states that "Affordable Housing units required as part of the MPD approval...do not count towards the residential Unit Equivalents of the Master Plan."

Under the City's current Affordable Housing Resolution [05-2021](#), the project requires 42.4 Affordable Unit Equivalents which the applicant is proposing to divide into approximately 65 Units which do not count towards the total project Density. The project proposes just less than the remaining Density under the existing MPD (282,472 sq. ft. vs. 282,575 square feet).

Use	Units	SF
Commercial Uses	NA	60,000
Market-Rate Units	100	142,000
Affordable Units	185	118,632
Total		320,632
Less Required UEs	42.4	-38,160
Total Density		282,472

The applicant has submitted:

1. Conceptual Site Plans including a Phasing Plan (Exhibit C);
2. A Shared Parking Analysis (Exhibit D);
3. A Trip Generation Analysis (Exhibit E); and
4. A Housing Mitigation Plan (Exhibit F).

The Planning Commission held a work session on May 25, 2022 ([Staff Report](#); [Minutes](#)), and public hearings on August 10, 2022 ([Staff Report](#); [Minutes](#)), and November 9, 2022 ([Staff Report](#); [Minutes](#)). On November 9, 2022, the Planning Commission unanimously voted to approve the MPD and to recommend Ordinance 2022-47, and the applicant's Housing Mitigation Plan, for Council's consideration on December 15, 2022. The MPD approval is contingent upon the Council's approval of the zoning and annexation amendments.

Additional Background Information

The subject property is located at 4001 Kearns Blvd., adjacent to the Park City Film Studio. The property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County. As a result, Park City approved a [Settlement Agreement](#), [Annexation Agreement](#), and the Quinn's Junction Partnership Annexation [Master Planned Development \(MPD\)](#) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement).

The site is in the [Community Transition](#) (CT) zone, with a [Regional Commercial Overlay](#) (RCO), [Entry Corridor Protection Overlay](#) (ECPO), and [Sensitive Land Overlay](#) (SLO) in addition to the MPD. The MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the [Annexation Agreement](#) and inserted below. The zoning was adopted at the time of annexation to enable the Film Studio MPD.

Attachment C

FILM AND TELEVISION/RECORDING STUDIO -PARK CITY

	Squae Footage	Bldg Number	Bldg Total SF
STUDIO LODGING	85,000	1	
RECORDING STUDIO	2,500	1	
DESTINATION SPA	6,000	1	
			93,500
AMPITHEATER	6,000	2	
			6,000
SPECIAL EVENT STAGE	15,000	3	
SCREENING ROOMS	14,000	3	
ENTERTAINMENT VENUE	3,000	3	
PERFORMANCE AREAS/ OTHER VILLAGE VENUES	17,500	3	
			49,500
STUDIO STORE/ OTHER VILLAGE VENUES/OFFICES	20,000	4	
			20,000
STUDIO TOUR AREAS	6,000	5	
OFFICES/ OTHHER VILLAGE VENUES	9,000	5	
			15,000
FOOD SERVICES COMMISSARY/ OFFICES ANCHOR TENANT	50,000	6	
			50,000
SOUNDSTAGES	48,000	7	
PRODUCTION SUPPORT/OFFICES	25,000	7	
			73,000
LIGHTING & GRIP WORKSHOP/EQUIPMENT STORAGE	10,500 10,500	8 8	
			21,000
EFFECTS STAGE/ OFFICES	46,000	9	
			46,000
TOTAL SF			374,000

Figure 1: Film Studio MPD Approved Uses and Density

To date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density. **Currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD.**



Figure 2: Film Studio MPD Approved Phasing and Site Plan

Article II, Section 2.5(c) of the [Annexation Agreement](#) (page 3) states that no Open Space, Setbacks, or Affordable Housing requirements may be imposed on the MPD.

In 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density. The former City Council designated City Councilmembers Steve Joyce and Nann Worel to review the applicant's initial concept plan in more detail and provide feedback.

On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record ([Ordinance 2022-06](#)). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. ***The applicant is not proposing any changes to this portion of the site, and the existing MPD would still govern Lot 1A.*** See Figure 3 on next page.



Analysis

Project Description and Proposed Phasing

The applicant is proposing a mixed-use project with 60,000 square feet of Commercial Uses, up to 100 for-sale, market-rate residential units totaling 142,000 square feet, and a minimum of 185 for-rent, affordable residential units.

Per the City's current Affordable Housing Resolution [05-2021](#), the project requires 42.4 Affordable Unit Equivalents (AUEs), which the applicant is proposing to deliver in Phase 1, in the form of 65 deed-restricted units, ***meeting the Project's Housing Obligation in Phase 1.***

In addition to the *required* affordable units, the applicant is proposing at least 120 "*additional*" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units are as follows:

Affordable Units	Number	Size
Studio	77	400
1 Bedroom	63	600
2 Bedroom	30	800
3 Bedroom	15	1,100
Units	185	

Phase 1 consists of a transit stop and bus shelter, the plaza area, and two mixed-use buildings totaling 90,000 square feet (Buildings 05 on the plan below). Each building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. We anticipate Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market-rate units in Phase 1.

Phase 2 consists of two commercial buildings totaling 30,000 square feet (Buildings 03 on the plan below). Each building is 1-story with a maximum Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

Phases 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant constructs at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

Phase 3 consists of a maximum of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet (Buildings 11 on the plan below). Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed maximum Building Height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A single-car garage and access to surface parking are included with each townhome. End units have a two-car garage. There are no affordable units proposed for Phase 3.

Phase 4 consists of one market-rate Multi-Unit Dwelling of 60,000 square feet (Building 01 on the plan below). The building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. This building will contain a maximum of 50 for-sale, market-rate units, and 72 underground parking stalls for residents of the building. There is also an outdoor pool associated with this building which will require a CUP prior to construction.

The site plan also includes one additional 4-story, for-rent, affordable Multi-Unit Dwelling totaling 58,632 square feet to be built concurrently with the Phase 4 market-rate building, or earlier (Building 09 on the plan below). The building will have a maximum Building Height of 45 feet, exceeding the zone height of 28 feet. The balance of the “*additional*” affordable units, at least 65 units, will be constructed in this building. The Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be tied to the issuance of Certificates of Occupancy for the market-rate units, so that all affordable units have Certificates of Occupancy prior to the completion of the market-rate units (COA 8).

Section 4.5 of the Film Studio [MPD](#) expressly states that “Pursuant to the Annexation Agreement, no affordable housing is required for this MPD.” However, the recent Subdivision, approved by Council on February 3, 2022 ([Ordinance 2022-06](#)), Condition of Approval 8, states “The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City’s current Affordable Housing Resolution shall apply.” The applicant is proposing to meet and exceed the City’s affordable housing requirements with this project. ***It is because the applicant is proposing to construct at least 185 affordable housing units that the Council was willing to conceptually support the proposed project’s further consideration.***

The proposed site plan for Lot 1B includes 320,632 square feet of total development. However, because affordable units that are *required* as part of an MPD do not count towards the calculated Density, the project totals 282,472 square feet, just under the remaining conditionally approved Density of 282,575 square feet in the original [MPD](#). With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 373,897 square feet, just under the 374,000 square feet of Density the site was originally approved for.

The Planning Department recommends a Condition of Approval include that no additional Density be built on Lot 1A, and that Lot 1B is subject to a maximum square footage of 320,632 square feet of total development, consistent with the site plan

reviewed by the Planning Commission on November 9, 2022 (COA 9).



Figure 4: Proposed Site Plan

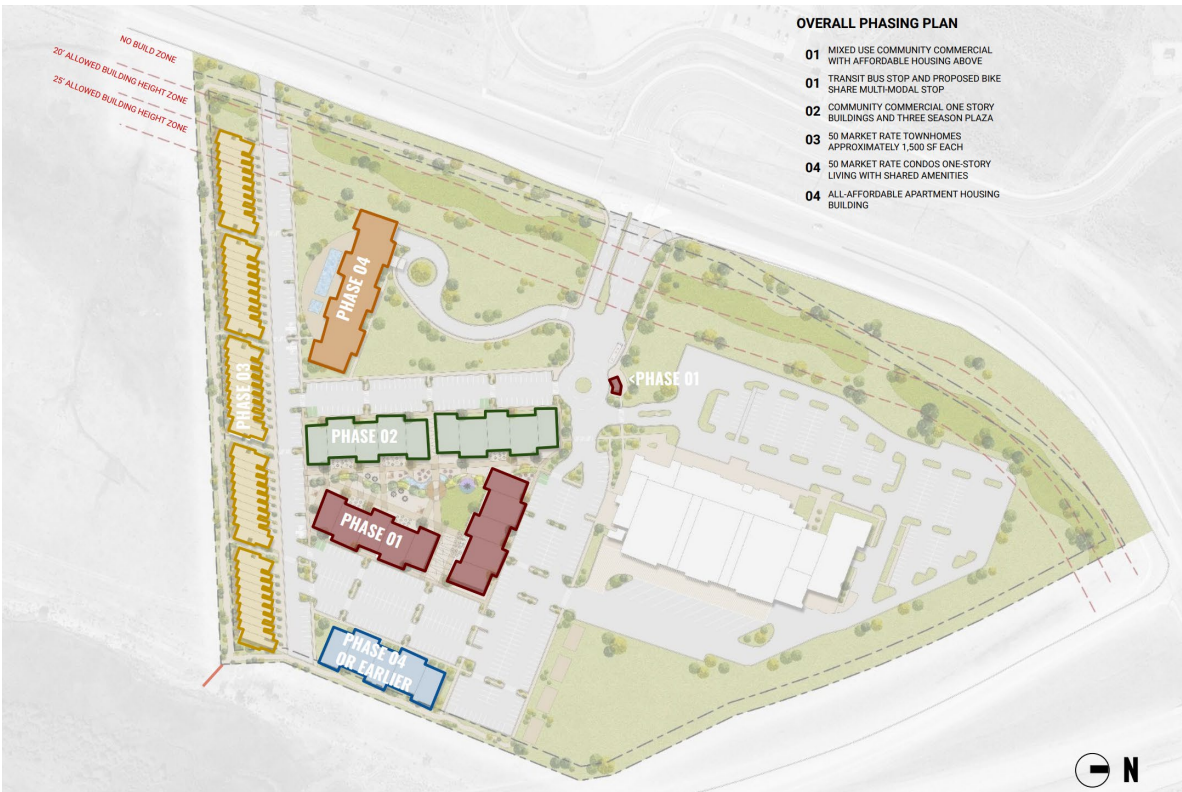


Figure 5: Proposed Phasing Plan

Building Height

The maximum Building Height in the CT zone is 28. The RCO allows for the **City Council** to grant height exceptions upon recommendation from the Planning Commission. The standards for review of any height exception include the following:

1. The visual impacts of the Structure on existing Structures.
2. Potential shadows, loss of solar Access, air circulation, view corridors, or ridge line intrusion.
3. Traffic, circulation, and adjacent Open Space.
4. Compatibility of the proposed Building with adjacent Buildings.
5. Landscaping, buffer Areas, and other physical separations to mitigate and buffer the Building from adjacent Uses.
6. The Side Yard between Building(s), adjacent Streets, and alleys and their relationship to pedestrian traffic and Open Space.
7. Provision of more than the required sixty percent (60%) Transferred Development Right (TDR) Open Space within the project.
8. Reduction of the height of other Buildings or portions of a Building to a point that is lower than the underlying Zone Height.
9. Provision of exemplary architecture, high-quality materials and finishes, and in general, a superior plan and project results.
10. No net increase in the allowable square footage or Building volume above Grade over what is possible under the Zone Height.

MPDs also allow for the Planning Commission to consider an increase in Building Height based on a Site-specific analysis. The Applicant must request a Site-specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made, according to Subsections (1) through (5) below. To grant Building Height in addition to that which is allowed in the underlying Zoning District, the Planning Commission must find that:

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis;
3. There is adequate Landscaping and buffering from adjacent Properties and Uses;
4. Increased Setbacks and separations from adjacent projects are proposed;
5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;
6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the

Design Guidelines for Park City's Historic Districts and Historic Sites if the Building is located within the Historic District.

If and when the Planning Commission grants additional Building Height based on a Site-specific analysis, the approved additional Building Height shall only apply to the specific plans reviewed and approved by the Planning Commission. Additional Building Height shall be specified as a Finding of Fact in the Master Planned Development Approval, in the Development Agreement, and on each plat within the Master Planned Development that includes a Building with an additional Height allowance.

Section 2.5(e) of the [Annexation Agreement](#) specifically discusses Building Height for ***the existing MPD and allows for Building Height exceptions*** including:

- The maximum building height of 50 feet for sound stages, or a maximum height not to exceed 60 feet in Pad 7 of the site plan in the event a major, long-term film production contract necessitates the full studio height. (Pad 7)
- Non-Sound stage buildings:
 - No more than 70% of the remaining buildings on the campus are between 36-40 feet in height.
 - Remaining buildings on the campus are not greater than 28 feet in height (the CT Zone height limit).
 - No building shall be greater than 28 feet in height unless located more than 150 feet from the centerline of a public roadway.
 - Smaller buildings are massed and/or placed strategically to break up the volumes of the Sound Stage Buildings. This “stepping” will mitigate the appearance of the vertical façade of the taller buildings.

The MPD Site Plan shown on Page 8 of Exhibit C shows that there are 7 buildings allowed over the zone height of 28 feet. The applicant is now proposing 5 buildings that exceed the zone height, including the existing Sound Stage building on the Film Studio side of the campus.

Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the ECPO 150-foot Setback requirement.

The applicant's proposed Maximum Building Height is 45 feet for the tallest building at the back of the site, requiring the City Council to grant Building Height Exceptions from the CT-RCO 28-foot zone Height for four of the proposed Multi-Unit Dwellings, upon recommendation from the Planning Commission.

At the November 9, 2022 public hearing, the Planning Commission found that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building

Height Exceptions, and meet the standards for review of the CT-RCO zone included above.

1. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures, and there will be no loss of solar access, view corridors, or ridge line intrusions (Review Criteria 1 & 2 and MPD Building Height Criteria 2).
2. The height exceptions do not result in additional traffic or loss of Open Space as compared to the approved Film Studio MPD (Review Criteria 3 and MPD Building Height Criteria 5).
3. The height exceptions are consistent with the approved Film Studio MPD (Review Criteria 4).
4. The landscape buffer required by the Film Studio MPD is being carried forward and will mitigate and buffer the buildings from adjacent Uses (Review Criteria 5 and MPD Building Height Criteria 3).
5. The application meets or exceeds all Setback requirements (Review Criteria 6 and MPD Building Height Criteria 4).
6. The Film Studio MPD has no Open Space requirements, and the applicant is increasing the amount of Open Space with this Amendment (Review Criteria 7).
7. Both the Commercial Buildings (Buildings 3 on the Site Plan) and the townhomes have maximum Building Heights of 25 feet, which is lower than the underlying Zone Height of 28 feet (Review Criteria 8 and MPD Building Height Criteria 6).
8. The project includes high quality architecture, transit and trail connections, and a significant amount of affordable housing beyond what the LMC requires (Review Criteria 9).
9. The amendment to the MPD does not result in a net increase in the allowable square footage or Building volume above Grade over what is possible under the existing MPD (Review Criteria 10 and MPD Building Height Criteria 1).

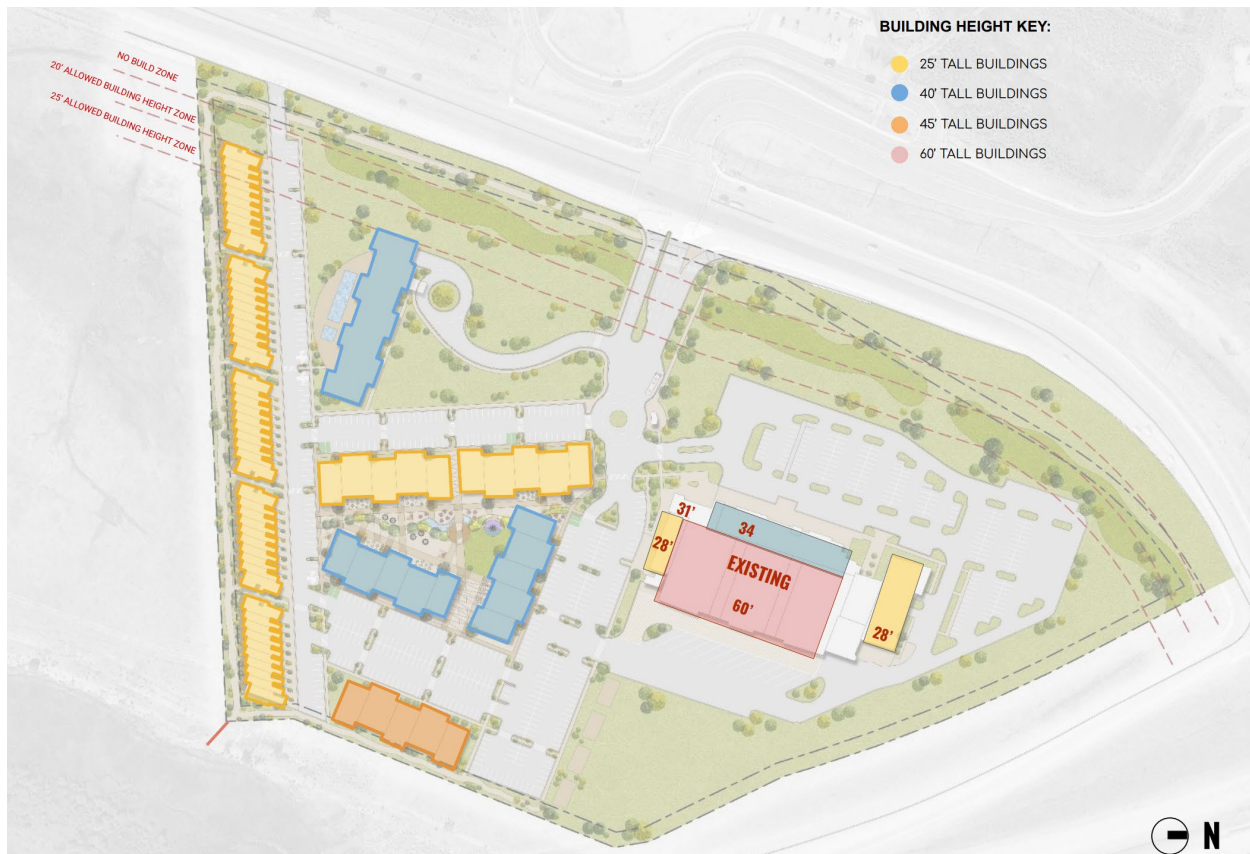


Figure 6: Applicant's Site Plan with Building Heights.

Commercial Uses

Under the current MPD, the remaining 282,575 square feet of Density is conditionally approved for commercial Uses as specifically identified in the Settlement Agreement and Annexation Agreement (see Page 3 of Exhibit J), including lodging, amphitheater, destination spa, store, offices, food services, etc. The applicant is now seeking to modify the Uses allowed under the CT-RCO zoning applicable to the MPD.

See LMC § [15-2.17-2](#) and § [15-2.23-2](#), *Uses*, for a complete list of Allowed and Conditional Uses in the CT and RCO Districts. Allowed Uses in the RCO zone include Nightly Rentals, Home Occupation, Child Care, Private Recreation Facilities, and Food Trucks. Commercial Uses that require a CUP in the RCO zone include Multi-Unit Dwellings, Child Care Center, Hotel, Office and Medical Clinic, Retail and Service Commercial, Neighborhood Convenience, Restaurant and Bar, Parking or Garage, Recreation Facility, and Entertainment.

LMC § [15-2.17-4](#), *Criteria For Commercial Development*, in the RCO zone, requires that each proposal must include one commercial anchor, a minimum of 30,000 square feet in size, and a maximum of 65,000 square feet. The Planning Department notes that none of the proposed buildings include a footprint greater than 15,000 square feet. At the May 25, 2022, Work Session, the majority of the Commission indicated that they were comfortable allowing the Film Studio to serve as the commercial anchor for the

project site.

As noted above, the majority of Commercial Uses are considered Conditional Uses in the RCO zone and require a Conditional Use permit (see LMC § [15-2.17-2\(B\)](#), *Conditional Uses*). However, the Planning Commission agreed some Conditional Uses shall be prohibited in the project including Hotels, any business with a drive-up window, or a Gasoline Service Station (COA 4). Additionally, the Planning Commission agreed that Commercial Uses with a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP to locate in the project, to ensure there is sufficient parking. The Planning Commission chose to make an exception for a Child Care Center, which they specifically identified as a need in the community and will not require a CUP to locate in the project. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP (COA 3).

The Planning Commission consistently expressed a desire that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community-oriented retail/commercial Uses. Planning believes the 15,000 square foot maximum footprints of the commercial spaces will help to limit big box retailers and other uses that may generate intense traffic and parking requirements. The requirement for a CUP from the Planning Commission for any Intensive Office, Retail, or Service Use will also help to ensure that the majority of the Uses are smaller-scale and community-oriented.

Parking and Trip Generation

The applicant submitted a Parking Analysis indicating the proposal requires approximately 655 parking stalls depending on the Commercial Uses (Exhibit D).

The applicant is proposing 566 stalls, leaving an 89-stall deficit for the proposed commercial Uses (14% reduction), as the applicant is proposing to meet the parking requirements for the residential portion of the site.

The LMC [§ 15-3-6\(A\)](#), Parking Ratio Requirement for Residential Uses is detailed below, indicating that 343 stalls are required for the market-rate and affordable units, leaving 223 stalls available for the 60,000 square feet of commercial Uses.

Unit Type	Number	Parking Ratio	Parking Requirement
Units < 1,000 sf.	170	1	170
Units > 1,000 sf.	115	1.5	172.5
Total Residential Requirement	285		342.5

* All Units are under 2,000 SF

The LMC [§ 15-3-6\(B\)](#), Parking Ratio Requirement for Non-Residential Uses varies, depending on the intensity of the Use. For example, Office and Retail Uses require 3-5 spaces per 1,000 sf of leasable floor area. Shopping Centers or complexes of multi-tenant retail spaces require 3.5 spaces per 1,000 sf of leasable floor area. Restaurants

require 1 space for every 100 sf of net leasable area. Child Care Centers require 1 per on-duty staff per shift and one per 6 children.

If the “Shopping Centers or complexes of multi-tenant retail spaces” ratio of 3.5 stalls per 1,000 square feet were applied to the 60,000 square feet of proposed commercial space the parking requirement would be 210 stalls. 210 commercial Use stalls plus 343 residential stalls equal 553 stalls. With 566 stalls proposed, the applicant would meet the parking requirements under this scenario.

However, if more intense Uses such as Restaurants, Medical Office, or Major Retail occupy more of the space, the parking requirement increases. The Parking Analysis proposes a potential breakdown of commercial Uses and Parking Requirements below, requiring 312 commercial Use parking stalls, which exceeds the available 223 commercial stalls. If the commercial Uses were granted a 30% parking reduction, the 312-parking stall requirement becomes 218 stalls, 94 less than the number of commercial parking stalls available.

Use	1,000 sf	Parking Ratio	Parking Requirement
Restaurant	12	1 per 100 sf	120
General Office	6	3 per 1000 sf	18
Medical Office	6	5 per 1000 sf	30
Minor Retail	18	3 per 1000 sf	54
Major Retail	18	5 per 1000 sf	90
Total	60		312

LMC [§ 15-3-7](#), Parking in Master Planned Developments and Conditional Use Permits, allows the Planning Commission to reduce the initial parking requirement to prevent excess parking and paving, provided the applicant can prove that the proposed parking is adequate with a parking study. The parking study must analyze whether “parking uses will overlap, commercial spaces within the project will serve those residing within the project rather than the general public, or other factors that support the conclusion that the project will generate less parking than the Code would otherwise require.”

The applicant’s parking analysis includes a comparison of the project to the applicant’s Newpark development project, which indicates that the development will generate up to 527 parking stalls of demand, with the implementation of shared parking and TDM strategies to encourage other modes of transportation. As noted earlier, the applicant expects internal capture, shared uses, and parking reductions due to mode shifts such as trips made by residents, bike, and bus. Additionally, the applicant had identified areas that could be reprogrammed to offer additional parking if needed or required.

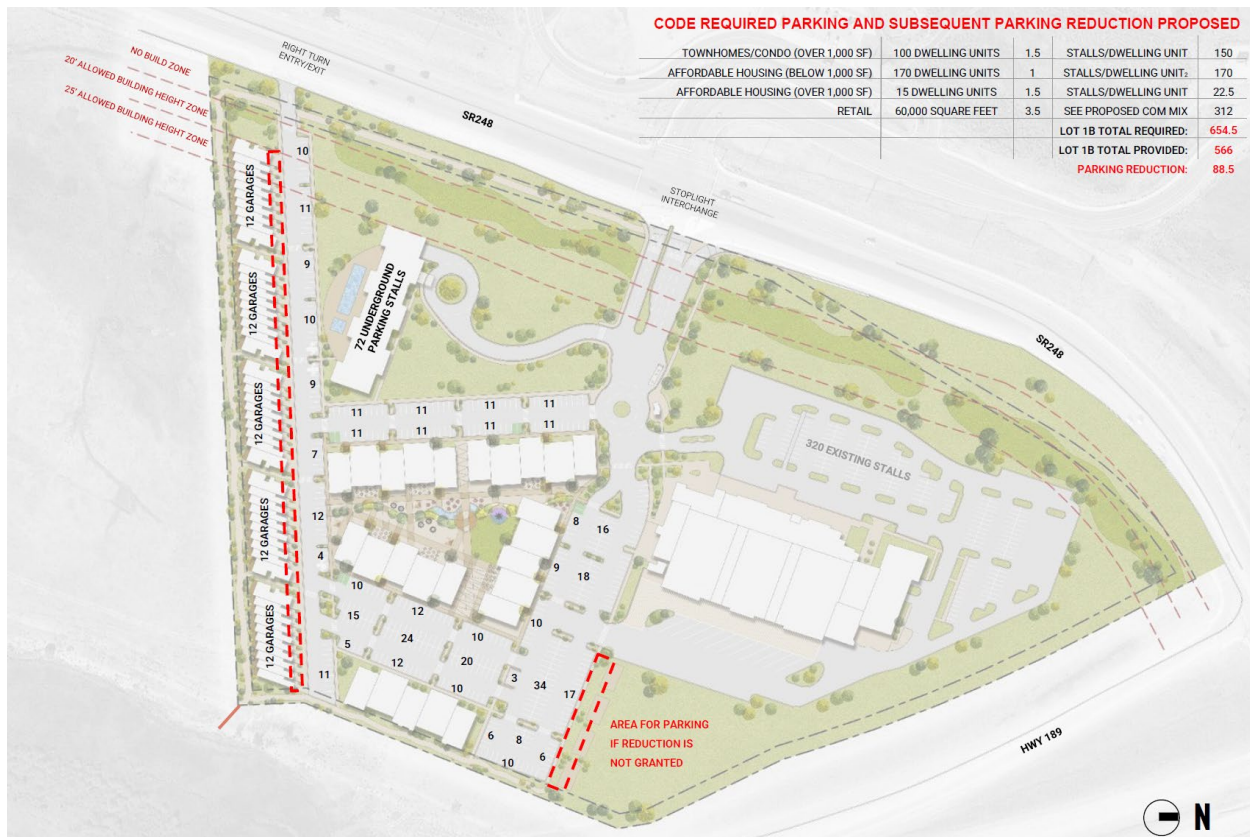


Figure 7: Additional Parking Options

The applicant submitted a Trip Generation Memorandum, which compares the trip generation of the proposed MPD to the Film Studio MPD (Exhibit E). The resulting analysis purports that the proposed mixed-use project decreases daily trips by 36% when compared to an all-commercial project (the remaining uses to be constructed under the current MPD).

Based on the above, as part of the MPD amendment, the Planning Commission approved a parking waiver of up to 30% for the Commercial Uses in the project subject to Condition of Approval 8, which states that “Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP with the exception of Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application.”

Affordable Housing Resolution Requirements

Park City Resolution [05-2021](#) is the City’s Affordable Housing Resolution currently in place, and requires that Developers provide affordable housing units in an amount of Affordable Unit Equivalents (AUEs) equal to 20% of the total Residential Unit Equivalents (RUEs) in the project. Required AUEs developed on-site in fulfillment of this requirement are not included in the Density calculation for the MPD. For Commercial Development, the Developer is required to mitigate 20% of the employees generated, according to formulas in Table 1, Resolution 05-21.

The applicant submitted a Housing Mitigation Plan, calculating the AUEs required for the Residential and Commercial portions of the project (Exhibit F). The applicant's Draft Housing Mitigation Plan notes the applicant is proposing 142,000 square feet of market-rate residential development, or 71 RUEs.

71 RUEs multiplied by the residential mitigation rate of .2 equals 14.2 AUEs required. Pursuant to the Affordable Housing Resolution, one AUE = 900 square feet. Therefore, the applicant is required to provide 12,780 net square feet of AUEs to mitigate their market-rate housing.

For the 60,000 square feet of commercial Uses, the project is estimated to generate 211.44 employees. 211.4 employees multiplied by the mitigation rate of .2 equals 42.3 employees. 42.3 employees divided by 1.5 workers per household equals 28.2 AUEs required. Therefore, the applicant is required to provide 25,368 net square feet of livable space for the proposed commercial Density.

The applicant, therefore, has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. *If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.*

REQUIRED AFFORDABLE HOUSING

Studio Crossings Residential Density

Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Studio Crossings Assumed Use Based on Newpark Retail Mix

Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation rate X 0.2				42.3	
AUEs / 1.5				28.2	25,367.44

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Total Affordable Housing Obligation

Net Livable Space	AUE
38,160	42.40

1 AUE = 900 SF

Figure 8: Table from the Applicant's Housing Mitigation Plan

The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size	Total
Studios	27	400	10,800
1 Bedroom	23	600	13,800
2 Bedrooms	10	800	8,000
3 Bedrooms	5	1,100	5,500
Units	65		38,100
@ 900 SF			42.4 AUEs

Additional Affordable Housing Units

In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	
@ 900 SF		78.8 AUEs

As noted earlier, the Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be tied to the issuance of the Phase 4 market-rate unit Certificates of Occupancy to ensure that all affordable units are completed concurrently with the final market-rate units.

Eligibility and Pricing

The applicant is proposing that the majority of the affordable units, both the 65 required and the 120 "additional" affordable units, are rental units available at 80% AMI or lower. All 77 studios intend to be available to households making 60-80% AMI, broadening these units' affordability. It is expected that 27 studios are available at 60% AMI and 50 studios at 70% AMI. This is reflected in the applicant's Housing Mitigation Plan. Although rents will be charged at 80% of AMI (or lower for studios), households making up to 120% of AMI will be allowed in the "additional" affordable units so that residents do not have to move if their income increases.

The 2021 Park City [Housing Needs Assessment](#) indicates an extreme shortage of long-term *rental* inventory, and the City has set a goal of developing 800 new units by 2026. ***The applicant's proposed 185 units would contribute significantly to the City's affordable housing needs and goals.*** With proposed commercial uses, bus stop, e-bike station, bike storage, and connections to existing trails, the site amenities provide a quality location for affordable as well as market-rate housing. The Planning Department notes that the adjacent mixed-income Park City Heights neighborhood contains 79 affordable housing units, and the recently annexed Clark Ranch property may include additional affordable units in the immediate vicinity in the future.

All 65 of the required affordable housing units will be deed-restricted, will meet the City's current Affordable Housing Resolution, and will be built in the first phase of construction. A qualified third-party professional property management company will manage the

rental of the units. Rental rates will be priced affordable to households with incomes ranging up to 80% of Summit County AMI, consistent with Resolution 05-21.

The applicant stated that initially, the applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, National Ability Center, etc.
2. Qualifying applicants employed within Park City Municipal boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County ("*additional*" affordable units only).

The applicant has stated that the "*additional*" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, all rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. This allows for tenants to stay in the project if their income increases above 80% AMI, but below 120% of AMI. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, as stated in the Housing Mitigation Plan.

Amenities available to residents of the affordable units include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Housing Needs Assessment/General Plan Consistency

The need for affordable housing is underscored by Park City's population and employment statistics. According to the 2021 [Housing Needs Assessment](#), Park City is the only city in Utah where the number of jobs (11,000) outnumbers the population (8,500), requiring extraordinary levels of commuting by relatively lower-wage employees. The lack of affordable housing contributes to the local labor shortage, the high cost of local services, reduced air quality, and traffic congestion at peak hours.

Goal 7 in Park City's General Plan addresses the need to create a diversity of primary housing opportunities. "By creating a mix of housing stock at varying price ranges, sizes, and designs, residents will have local options, whether they are seasonal workers, young professionals, families, empty nesters, or retirees." Varying price ranges are essential if the city is to meet its goal of 15% of workforce housing needs.

The applicant's proposal includes studios, 1-, 2-, and 3-Bedroom units and range in AMI from 60% to 80%, and up to 120% for the additional units, providing variety in unit size and price in the much-needed long-term rental market. . The 185 affordable units would meet the demand of approximately 2.3% of the more than 8,000 out-of-county workers

commuting daily to Park City, bringing the City's affordable housing inventory up to approximately 8.3% of the workforce.

Fire Access and Water Issues

The final site plan is subject to review by all Utility Departments, including but not limited to the Park City Fire District, Park City Public Utilities, and Snyderville Basin Water Reclamation District. Condition of Approval 26-31 are included below.

26. Final utility plans have not been reviewed for approval, and must be submitted for review prior to the issuance of any utilities or building permits.
27. The Park City Fire District shall review and approve final plans prior to the issuance of any utilities or building permits.
28. The Snyderville Basin Water Reclamation District shall review and approve plans prior to the issuance of any utilities or building permits. All items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.
29. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
30. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
31. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

Open Space

The existing MPD has no minimum Open Space requirement per the Annexation Agreement.

The applicant's conceptual site plans include an Open Space Analysis indicating that the original MPD would have had 39.3% Open Space, and the proposed site plan will have 55.8% Open Space, therefore increasing the amount of Open Space on the site overall compared to the current MPD.

Sensitive Land Overlay

Although this site is in the SLO, neither the Ordinance, Annexation, nor MPD discuss

this or impose specific restrictions or conditions with respect to this overlay.

The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps. The Planning Department finds that no additional Visual Assessment images from Vantage Points listed in the SLO are necessary. Although there is some evidence of wildlife crossings from the south to the north across SR-248 in the general area, there is significant open space surrounding the project site. We are not concerned that the project will materially impact wildlife.

Sustainability

When reviewing an MPD, the Planning Commission must be able to make the findings listed in LMC § [15-6-6](#), including that the project "incorporates best planning practices for sustainable development, including water conservation measures and energy-efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application."

The Applicant's proposal addresses the sustainability of the project on pages 55-63 of Exhibit C. The applicant has committed to using water efficient low flow fixtures and Energy Star-rated appliances in all units; designing the building envelopes to be energy efficient; using water-wise native landscaping and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site, including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition, the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J). These measures are COA 28.

Secondary Egress onto SR-248

The applicant is working with both UDOT and the City on a median or "pork-chop" style island and signage that will limit turns to right in and right out only, from this secondary access point. As the primary access is signalized, it is not anticipated that patrons to the site other than residents will choose to use this access as it is less convenient and requires driving through the parking area. The original MPD includes a secondary access onto SR-248 in approximately the same area. COA 13 requires the applicant to work with UDOT and the City's Engineering Department to design an access that limits access to right in/right out only that must be reviewed and approved by the City's Engineering Department prior to the issuance of a building permit.

Pedestrian and Bike Trails

The applicant's conceptual site plans include a 12-foot-wide multi-use path system around the site and a connection to the City's Trail System in addition to sidewalks and pathways throughout the site. Condition of Approval 16 requires that the applicant locate an e-bike share and bike fix-it station on site, and that the applicant shall be responsible for the costs, including annual operational and maintenance costs of the stations. Condition of Approval 27 requires the applicant to construct a trail connection

to the Park City Rail Trail, reviewed and approved by the City's Open Space Manager, and that the City reimburse the applicant up to \$75,000 for the cost of the connection. In accordance with the Film Studio MPD, the applicant provided the City with \$75,000 in 2014 for the construction of a trail connection from the site to the Rail Trail. However, this connection has not been constructed to date, which is why the City is willing to reimburse the applicant for the construction of the connection up to the \$75,000 already paid to the City

Transit

The applicant has conceptually located a bus pick-up and drop-off area on site that minimizes conflicts with other vehicles and has created a dedicated area out of traffic for the bus stop. The bus stop includes a shelter and adjacent e-bike station. Condition of Approval 15 requires the applicant locate a sheltered bus station on site and that the location and design of the bus stop and shelter be reviewed and approved by the Engineering Department prior to the issuance of a building permit.

Nightly Rentals

Nightly rentals are not allowed in the CT Zoning District but are allowed under the RCO District. ***The City's current Housing Resolution restricts nightly rentals in all affordable units.***

The applicant has indicated that the ability for nightly rentals in the market-rate units directly contributes to the number of *additional* affordable housing units they are able to provide and does not expect more than 20% of the market-rate units to be nightly rentals. The applicant also notes that the Film Studio MPD allows for a 100 key Hotel.

The applicant will present additional information on this issue at the public hearing. The Planning Commission voiced concern with the allowance of nightly rentals and the potential impacts in creating a primary residence community but did not opt to restrict nightly rentals in the market rate units in their approval of the MPD.

Exhibits

- Exhibit A: Draft Ordinance 2022-47
- Exhibit B: Film Studio MPD Approved Site Plan
- Exhibit C: Applicant's Project Narrative
- Exhibit D: Applicant's Conceptual Site Plans Dated October 26, 2022
- Exhibit E: Applicant's Parking Analysis
- Exhibit F: Applicant's Trip Generation Analysis
- Exhibit G: Applicant's Housing Mitigation Plan
- Exhibit H: Letter of Support from the City's Housing Team
- Exhibit I: Public Input

Ordinance No. 2022-47

AN ORDINANCE AMENDING THE ANNEXATION AND ZONING [ORDINANCE NO. 2012-12](#), FOR APPROXIMATELY 20.46 ACRES OF PROPERTY LOCATED AT 3981 KEARNS BOULEVARD, IN THE QUINN'S JUNCTION AREA, KNOWN AS THE PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION LOT 1B, PARK CITY, UTAH. THE SITE WAS PREVIOUSLY ZONED COMMUNITY TRANSITION (CT) WITH A REGIONAL COMMERCIAL OVERLAY (RCO) DESIGNATION.

WHEREAS, the property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County; and

WHEREAS, as a result, Park City approved a [Settlement Agreement, Annexation Agreement](#), and the Quinn's Junction Partnership Annexation [Master Planned Development \(MPD\)](#) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement); and

WHEREAS, the site is in the [Community Transition](#) (CT) zone, with a [Regional Commercial Overlay](#) (RCO), [Entry Corridor Protection Overlay](#) (ECPO), and [Sensitive Land Overlay](#) (SLO) in addition to the MPD; and

WHEREAS, the existing MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the [Annexation Agreement](#) and the zoning was adopted at the time of annexation to enable the Film Studio MPD; and

WHEREAS, to date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density; and

WHEREAS, currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD; and

WHEREAS, in 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density; and

WHEREAS, On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record ([Ordinance 2022-06](#)). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. The applicant is

not proposing any changes to this portion of the site and the existing MPD still governs Lot 1A; and

WHEREAS, Lot 1B consists of 20.464 acres and will contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only; and

WHEREAS, on July 27, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on July 27, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on August 10, 2022, and October 26, 2022, to receive input on the proposed amendment to the MPD and Zoning and Annexation Ordinance; and

WHEREAS, the Planning Commission, on November 9, 2022, unanimously approved the amendment to the MPD for a mixed-use project with at least 185 affordable rental units on Lot 1B; and

WHEREAS, the Planning Commission, on November 9, 2022, forwarded a positive recommendation to the City Council to amend the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, on December 15, 2022, the City Council held a public hearing to receive input on the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, it is in the best interest of Park City, Utah to approve an amendment to the Zoning and Annexation Ordinance and exceptions to the Zone Height for Lot 1B only.

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

SECTION 1. APPROVAL. The Zoning and Annexation Ordinance 2012-12 as it applies to Lot 1B only, is hereby amended, including for exception to the Zone Height, as shown in Attachment 1, and 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 3981 Kearns Boulevard.

2. The site is in the [Community Transition](#) (CT) zone, with a [Regional Commercial Overlay](#) (RCO), [Entry Corridor Protection Overlay](#) (ECPO), and [Sensitive Land Overlay](#) (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an [Annexation Agreement](#) and the Quinn's Junction Partnership Annexation Master Planned Development Agreement ([MPD](#)).
4. The applicant submitted applications to amend 1) the [MPD](#), to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and [Ordinance 12-12](#), the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.
5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and at least 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
 - a. Conceptual Site Plans including a Phasing Plan;
 - b. A Parking Analysis;
 - c. A Trip Generation Analysis; and
 - d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

Affordable Units	Number	Size
Studios	77	400
1 Bedrooms	63	600
2 Bedrooms	30	800
3 Bedrooms	15	1,100
Units	185	

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and

30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.

10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a maximum Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phase 3 consists of no more than 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a maximum Building Height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
12. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a maximum Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
13. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, exceeding the zone height and the balance of the "additional" affordable units, ~65 units, will be constructed in this building.
14. Section 4.5 of the existing [MPD](#) expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision approved by Council on February 3, 2022 ([Ordinance 2022-06](#)), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct at least 185 affordable housing units that the Council was willing to conceptually support the proposed project.
15. The site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equal to or less than the 374,000 square feet the site was originally approved for.
16. The Planning Commission approved the amendment to the MPD on November 9, 2022, and unanimously voted to recommend the amendment to the zoning and annexation Ordinance including exceptions to the Zone Height, to the Council for consideration on December 15, 2022.

17. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on December 15, 2022.
18. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.
19. The applicant will construct all 65 units or 42.4 AUEs (38,160 square feet) of required Affordable Housing in Phase 1, meeting the City's current Affordable Housing Resolution, as follows.

Type	Units	Size
Studios	27	400
1 Bedroom	23	600
2 Bedrooms	10	800
3 Bedrooms	5	1,100
Units	65	
@ 900 SF		42.4 AUEs

20. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant will construct at least an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of at least 120 "additional" affordable housing Units or 78.8 AUEs as follows:

Type	Units	Size
Studios	50	400
1 Bedroom	40	600
2 Bedrooms	20	800
3 Bedrooms	10	1,100
Units	120	
@ 900 SF		78.8 AUEs

21. All the affordable units, both the 65 required and the 120 "additional" affordable units, will be rental units available up 80% AMI, except for 27 studios, that will be

available to households making 60-80% AMI, broadening the affordability of these units.

22. The applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
 - a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
 - b. Qualifying applicants employed within Park City boundaries.
 - c. Qualifying applicants employed within the Park City School District boundaries.
 - d. Qualifying applicants employed within Summit County (additional affordable units only).
23. The "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Seven (7) studio units will be available at 60% AMI and 20 studio units will be available at 70% AMI.
24. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
25. Section 2.5(e) of the [Annexation Agreement](#) specifically discusses Building Height for the existing MPD and allows for Building Height exceptions.
26. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the [ECPO](#). Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, with a maximum Building Height of 40 feet. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are located outside of the EOPC 150-foot Setback requirement.
27. The RCO allows for the City Council to grant Building Height exceptions upon recommendation from the Planning Commission.
28. On November 9, 2022, the Planning Commission found that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
29. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps

30. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement. The proposed new site plan increases the amount of Open Space over the previously approved MPD.
31. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § [15-2.17-4](#).
32. With respect to Building Height, the Council finds that the proposed Building Height exceptions are consistent with the Film Studio MPD Building Height Exceptions, and meet the standards for review of the CT-RCO zone:
 - a. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures, and there will be no loss of solar access, view corridors, or ridge line intrusions (Review Criteria 1 & 2 and MPD Building Height Criteria 2).
 - b. The height exceptions do not result in additional traffic or loss of Open Space as compared to the approved Film Studio MPD (Review Criteria 3 and MPD Building Height Criteria 5).
 - c. The height exceptions are consistent with the approved Film Studio MPD (Review Criteria 4).
 - d. The landscape buffer required by the Film Studio MPD is being carried forward and will mitigate and buffer the buildings from adjacent Uses (Review Criteria 5 and MPD Building Height Criteria 3).
 - e. The application meets or exceeds all Setback requirements (Review Criteria 6 and MPD Building Height Criteria 4).
 - f. The Film Studio MPD has no Open Space requirement, and the applicant is increasing the amount of Open Space with this Amendment (Review Criteria 7).
 - g. Both the Commercial Buildings (Buildings 3 on the Site Plan) and the townhomes have maximum Building Heights of 25 feet, which is lower than the underlying Zone Height of 28 feet (Review Criteria 8 and MPD Building Height Criteria 6).
 - h. The project includes high quality architecture, transit and trail connections, and a significant amount of affordable housing beyond what the LMC requires (Review Criteria 9).
 - i. The amendment to the MPD does not result in a net increase in the allowable square footage or Building volume above Grade over what is possible under the existing MPD (Review Criteria 10 and MPD Building Height Criteria 1).

Conclusions of Law:

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

5. The modification to the Master Planned Development:
- a. complies with all requirements of the Land Management Code;
 - b. meets the minimum requirements of Section 15-6-5;
 - c. provides the highest value of Open Space, as determined by the Planning Commission;
 - d. strengthens and enhances the resort character of Park City;
 - e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
 - f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
 - g. provides amenities to the community so that there is no net loss of community amenities;
 - h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
 - i. meets the Sensitive Lands requirements of the Land Management Code and is designed to place Development on the most developable land and least visually obtrusive portions of the Site;
 - j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
 - k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
 - l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
 - m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
 - n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
 - o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
 - p. addresses and mitigates traffic.

Conditions of Approval:

- 1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Film Studio Annexation, Zoning, and MPD agreements.
- 2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
- 3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community-oriented commercial Uses set forth in the

Application and Final Plan Set dated October 26, 2022, and the applicant shall not be required to return to the Planning Commission for a CUP unless noted herein. Any Conditional Use that requires a CUP in the RCO Zoning District and has a parking requirement of 5 stalls per 1,000 square feet or greater, shall require a CUP except for Restaurants, Bars or Child Care Center. A detailed parking analysis shall be submitted at the time of CUP application. Telecom Antennas, Office Intensive, Retail/Service Intensive, and Medical Office/Clinic shall require a CUP.

4. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
5. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of at least 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
6. In addition to the required affordable units, the applicant is proposing at least 120 "additional" affordable units that will be delivered partially in phase 1 (~55 affordable units) and partially in Phase 4 or earlier (~65 affordable units).
7. The site plan includes one additional 4-story, for-rent affordable building totaling 58,632 square feet, to be built concurrent to the Phase 4 market-rate building, or earlier. The building has a maximum Building Height of 45 feet, and the balance of the "additional" affordable units will be constructed in this building.
8. Certificates of Occupancy for the Phase 4 building affordable units shall be tied to the issuance of Certificates of Occupancy for the market-rate units, so that all affordable units have Certificates of Occupancy prior to the completion of the market rate units.
9. No additional Density shall be built on Lot 1A, and Lot 1B is subject to a maximum Density of 320,632 square feet of total development (including required affordable housing units), consistent with the site plan and final plan set reviewed by the Planning Commission on November 9, 2022.
10. Parking and lighting shall meet requirements of the LMC, except for the parking reduction granted by the Planning Commission as part of the MPD. See LMC § [15-3](#) and § [15-5](#).
11. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
12. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer and High Valley Transit prior to the issuance of a building permit.
13. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for all costs, including annual operational and maintenance of the stations. The City shall review and approve the final location of the share station and the minimum number of bikes it can accommodate. A land easement to the bike share/County may be required. The applicant shall be responsible for providing electricity, adequate lighting, and access around the station.
14. Bike racks shall be provided for the various commercial uses as required by LMC § [15-3](#).

15. The undulating berm required by the Film Studio MPD shall be constructed and maintained consistent with the original MPD.
16. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
17. Rooftop mechanical equipment shall be architecturally screened from public view.
18. Trash and recycling enclosures shall be screened with landscaping or fencing.
19. All signage shall comply with the LMC.
20. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
21. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
22. A final subdivision plan shall be recorded prior to construction of the condominium units.
23. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable for the site.
24. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to \$75,000 for the cost of this connection.
25. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the Rail Trail, and providing covered bike storage in all Multi-Unit Dwellings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § [15-5-5\(J\)](#).
26. Final utility plans have not been reviewed for approval, and must be submitted for review prior to the issuance of any utilities or building permits.
27. The Park City Fire District shall review and approve final plans prior to the issuance of any utilities or building permits.
28. The Snyderville Basin Water Reclamation District shall review and approve plans prior to the issuance of any utilities or building permits. All items required under the Line Extension Agreement must be completed prior to the issuance of any building permits.
29. Minor administrative modifications to the site plan shall be allowed by the Planning Director. Any substantive modifications to the site plan such as changes in access, building locations, or Density shall be reviewed by the Planning Commission for consistency with the conceptually approved site plans reviewed on November 9, 2022.
30. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and

proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.

31. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
32. A Plat Note shall indicate that 3891 Kearns Boulevard, Lot 1B, is subject to Ordinance 2022-47.

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

PASSED AND ADOPTED this 15th day of December, 2022.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Conceptually Approved MPD Site Plans

Exhibit A: MPD Approved Site Plan



PROJECT DESCRIPTION

The Applicant seeks to modify the Development Agreement for the Quinn's Junction Partnership Annexation Master Plan Development Park City, Summit County, Utah (the "Development Agreement") governing the development of the property at 4001 Kearns Blvd., in Park City, Utah (the "Property"). The intention is to allow additional conditional uses under the RCO zone and to modify the number, heights, and footprints of the remaining buildings. Currently, there are 283,000 square feet of remaining density to be built at the Property. The proposed plan will result in a more community-focused mixed-use development with affordable housing, market-rate senior-focused housing, small-scale retail such as grocery and restaurants, and offices for local residents.

USE CHANGES

Under the current Development Agreement, the remaining 283,000 square feet of density to be built at the Property are all entitled with "commercial uses." See Development Agreement, at 1. These commercial uses were specifically identified and described in a Settlement Agreement and Annexation Agreement that were included as attachments and expressly incorporated in the Development Agreement. These commercial uses include: "Recreation, International Film School, Commercial Support Retail, Entertainment Center, Hotel/Lodging, Motion Picture Media Campus, Sound Stages/Studios, and Event Center." The majority of these uses are not allowed or conditional uses in the CT Zone. Instead, under the Development Agreement, the City applied a Regional Commercial Overlay (RCO) zone specific to the Property. Under the RCO Zoning, the commercial uses identified above are either allowed or conditional uses.

In order to build a project in harmony with the surrounding area that meets the needs, goals, and objectives of the City, the Applicant is seeking to modify the uses allowed under the RCO zoning applicable to the Development Agreement. Specifically, the Applicant is seeking to drop the Hotel/Lodging use in favor of a Multi-Unit Dwelling. The Applicant's intention is to build a mix-use development with a strong Multi-Unit Dwelling and affordable housing component.

Under the Development Agreement, the original developer and the City agreed that "pursuant to the Annexation Agreement, no affordable housing is required for this MPD." In light of the severe affordable housing shortage, Park City is experiencing, the Applicant would like to rectify this deficiency in the current Development Agreement. The Applicant is open to input from the City as to the number and mix of affordable housing units that should ideally be constructed to meet Park City's current needs. That

said, the Applicant has spoken with a number of stakeholders and major employers in the Park City area to solicit input on the type and mix of affordable housing units that will best serve the area. The Applicant is not requesting additional density. Rather, the Applicant is proposing to convert existing commercial density to residential affordable housing density and meeting the Affordable Housing requirement imposed under the plat by constructing an additional 36,000 square feet of affordable housing consistent with Park City Code and the Housing resolution.

The Development Agreement also includes several types of commercial uses that are not defined in the Park City Code. The Applicant proposes that through this modification of the Development Agreement, those terms be updated to apply similar uses included in the Allowed and Conditional uses identified in the Park City Land Management Code as applying in the RCO zone. For example, rather than the term “Village Venues/Offices,” the Applicant proposes that “Office and Clinic, Medical” and “Office General” apply. See LMC 15-2.17-2.

HEIGHTS AND SITING

The Applicant seeks to modify the number, siting, and footprint of the remaining buildings to be constructed on the Property. The Applicant’s purpose is to reduce the impact of the remaining buildings on the surrounding area and to update the site plan with the changing needs of the community in light of the use change from Commercial/Hotel/Lodging to Multi-Unit Dwelling.

Specifically, the Applicant proposes to eliminate 4 buildings bringing the total number of remaining buildings to be built to 6. The Applicant is also requesting to site the buildings further back from the main entry corridor of Highway 248, to allow for the maximum buffer and view corridor. The original Development Agreement specifically waived any “open space, setbacks or affordable housing requirements.” Annexation Agreement, at 3. But the Applicant feels that maximizing open space and setbacks is in the best interest of the Property and the community.

The Development Agreement also provided that “[n]o more than 70% of the remaining buildings on the campus are between 36-40 feet.” Annexation Agreement, at 4. Meaning that at least 30% of the remaining buildings are required to be 28 feet in height, the height limit imposed by the CT Zone. See *id.* The Applicant is requesting that this requirement be modified so that the remaining buildings can all be constructed at 48-50 feet of maximum height. This will allow the Applicant to reduce the number of buildings to be built, resulting in open space and set back improvements.

PARKING

The existing parking from the Development Agreement of 466 stalls will remain, with 56 stalls from the film studio being dedicated and re-located to this development.

Community amenities abound, including a transit hub, outdoor seating/dining, a trail loop with parklets, multi-purpose courts, and open space surrounding a new wildflower field as a community-oriented development meeting the requirements of development in this area.

The development boasts not only amenities, transit-oriented development, and right-scaled community-focused affordable housing, but also creates a larger open space than the original Master Planned Development. We believe that this mixed-use project will be a great opportunity to provide a destination in Quinn's Junction to reduce the traffic within the immediate context and greater community.

CODE

In accordance with Section 15-2.17-4 Criteria For Commercial Development Option, the development complies with each minimum standard:

*A. The minimum Lot size is five (5) acres. Each proposal must include one commercial anchor, a minimum of 30,000 square feet in size, and a maximum of 65,000 square feet. **The lot size is over five acres, at 29.55 acres. The commercial anchor is between 30,000 SF - 65,000 SF at 60,000 SF of commercial anchor.***

B. The Planning Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable Building Height of some or all of the Buildings in the Development by up to twenty-five percent (25%) of the Zone Height of the underlying zone. The City Council may grant a height exception upon recommendation from the Planning Commission. Standards for review of any height exception Areas follows

- 1. The visual impacts of the Structure on existing Structures.*
- 2. Potential shadows, loss of solar Access, air circulation, view corridors, or ridgeline intrusion.*
- 3. Traffic, circulation, and adjacent Open Space.*
- 4. Compatibility of the proposed Building with adjacent Buildings.*
- 5. Landscaping, buffer Areas, and other physical separations to mitigate and buffer the Building from adjacent Uses.*

6. *The Side Yard between Building(s), adjacent Streets, and alleys and their relationship to pedestrian traffic and Open Space.*

7. *Provision of more than the required sixty percent (60%) Transferred Development Right (TDR) Open Space within the project.*

8. *Reduction of the height of other Buildings or portions of a building to a point that is lower than the underlying Zone Height.*

9. *Provision of exemplary architecture, high-quality materials and finishes, and in general, a superior plan and project results.*

10. *No net increase in the allowable square footage or Building volume above Grade over what is possible under the Zone Height.*

The building heights are as follows: nine buildings at 28', two buildings at 45', and one building at 40'. Each building's height is in accordance with the allowable building height.

C. An anchor of at least 30,000 square feet is required to be built first. During Phase 01, two buildings each at 45,000 square feet will be built. A total of 90,000 square feet will be built at first.

D. Good internal circulation with limited Access to arterial Streets. The development features exceptional internal circulation. All aspects of the site are connected with continuous roads, sidewalks, and community plazas.

E. Buffering the Frontage Protection Zone with extensive landscaping and berms. The development features extensive landscaping and berms. The applicant has worked to develop a proposed landscaping plan with native trees, shrubs, and plants in order to create a site that includes extensive landscaping.

F. Screened parking. Portions of surface parking lots are along the edge of a sidewalk, the parking lots are properly screened with landscaping. Each area of parking contains island end caps or centrally located trees in order to maintain screened parking throughout the site.

G. An extensively landscaped buffer is required between commercial Development and adjacent Residential Uses. The Planning Commission may determine the size of the buffer depending on proposed Uses and proposed buffer design. The Planning Commission may require the buffer be constructed and landscaped prior to the remainder of the construction. An extensively landscaped buffer is to be provided between commercial development and

adjacent residential uses. The applicant has worked to develop a proposed landscaping plan with native trees, shrubs, and plants in order to create a site that includes extensive landscaping.

H. Compliance with all requirements of LMC Chapter 6, Master Planned Development (MPD) review process and criteria. The development complies with all requirements of LMC Chapter 6, Master Planned Development (MPD) review process and criteria.

I. Architecture that is consistent with the Park City Architectural Design Guidelines in LMC Chapter 15-5 and is Compatible with the community and neighborhood. The applicant will work diligently with the design staff to ensure the architecture is consistent with the Park City Architectural Design Guidelines in LMC Chapter 15-5 and is compatible with the community and neighborhood.

J. Submission of a sign plan at the time of Master Planned Development Application in accordance with the City Sign Code, Title 12. The applicant will work diligently with planning staff to ensure a sign plan is provided during the application process.

K. The Site plan for the Master Planned Development must take into consideration significant natural features such as existing vegetation, wetlands, Stream channels, and ridgelines. Development must occur outside of these sensitive Areas. The Site Plan for the Master Planned Development takes into consideration significant natural features. The first 150 feet off of SR248 meets the entry corridor protection regulations. The development does not occur within a marked sensitive area.

L. Submission of a lighting plan at the time of Master Planned Development Application in accordance with LMC Chapter 15-3. The applicant will work diligently with planning staff to ensure a lighting plan is provided during the application process.

M. Enhanced pedestrian and bicycle circulation. The development features enhance pedestrian and bicycle circulation.

N. Enhanced public plazas and Open Space Areas. The development features enhanced public plazas and open space areas.

O. Fully Screened service and delivery areas. Fully Screened dumpster locations. No service, delivery, or dumpster activities shall occur adjacent to Residential Uses.

PARKING REQUIREMENTS (ALSO ON THE ARCHITECTURAL SITEPLAN DRAWINGS)

SQ FOOTAGE	TYPE	REQUIREMENTS	COMMENT	TOTAL
189,550.00	MultiFamily	Apartment/ Condominium not greater than 1,000 sf floor Area	700 SF Average Dwelling Unit	271
33,450.00	Accessory Corridors	Zero Parking requirements		0
30,000.00	Office and Clinic	3 spaces per 1,000 sf of leasable floor Area		90
30,000.00	Retail	3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces		105
			TOTAL	466
SQ FOOTAGE	TYPE	REQUIREMENTS	COMMENT	TOTAL
Existing	Existing	Per development agreement as originally planned for the remainder of site development		410 total
Existing	Existing	Moving parking stalls from greater Film Studio area outside fencing		56 stalls

			TOTAL	466
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PREVIOUS AGREEMENTS

Existing MPD Agreement – Exhibit attached

EXISTING ZONING AND NEW REQUESTS

Community Transition Zone – RCO Overlay from Existing MPD.

LANDOWNERS WITHIN 300' OF THE PROPOSED DEVELOPMENT:

PARK CITY MUNICIPAL CORPORATION, PO BOX 1480, PARK CITY, UT 84060-1480

UTAH DEPARTMENT OF TRANSPORTATION, 4501 CONSTITUTION BLVD, SALT LAKE CITY, 84119-5977

UNITED STATES OF AMERICA/INTERIOR DEPT, 125 S STATE ST, SALT LAKE CITY, UT 84138-1102



Welcome to **STUDIO CROSSING**

YOUR HOME in Quinns Junction

NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 122,303 square feet of prime retail with Best Buy as its anchor tenant.

THE COMMONS

Over 22,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

UTAH FILM STUDIOS

State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet, Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.

**Local Family
Local Developments
Building Communities for all**

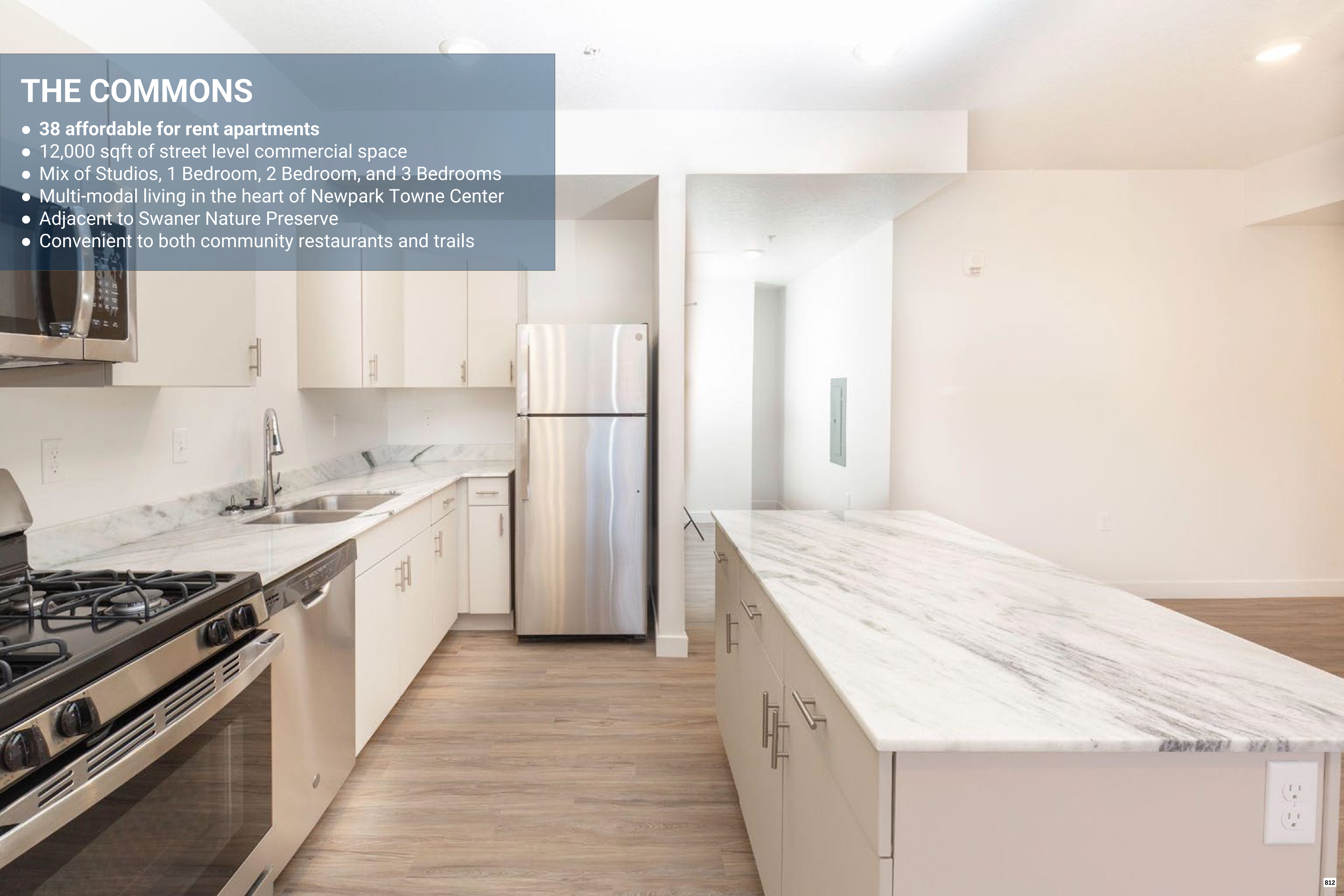
THE COMMONS

- 38 affordable for rent apartments
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails



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PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS



PROPOSED STUDIOS
AFFORDABLE LIVING
STUDIO CROSSINGS
185 QUALITY APARTMENTS



2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10000	18'
9	Guard House	50	10'

2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15"
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34"

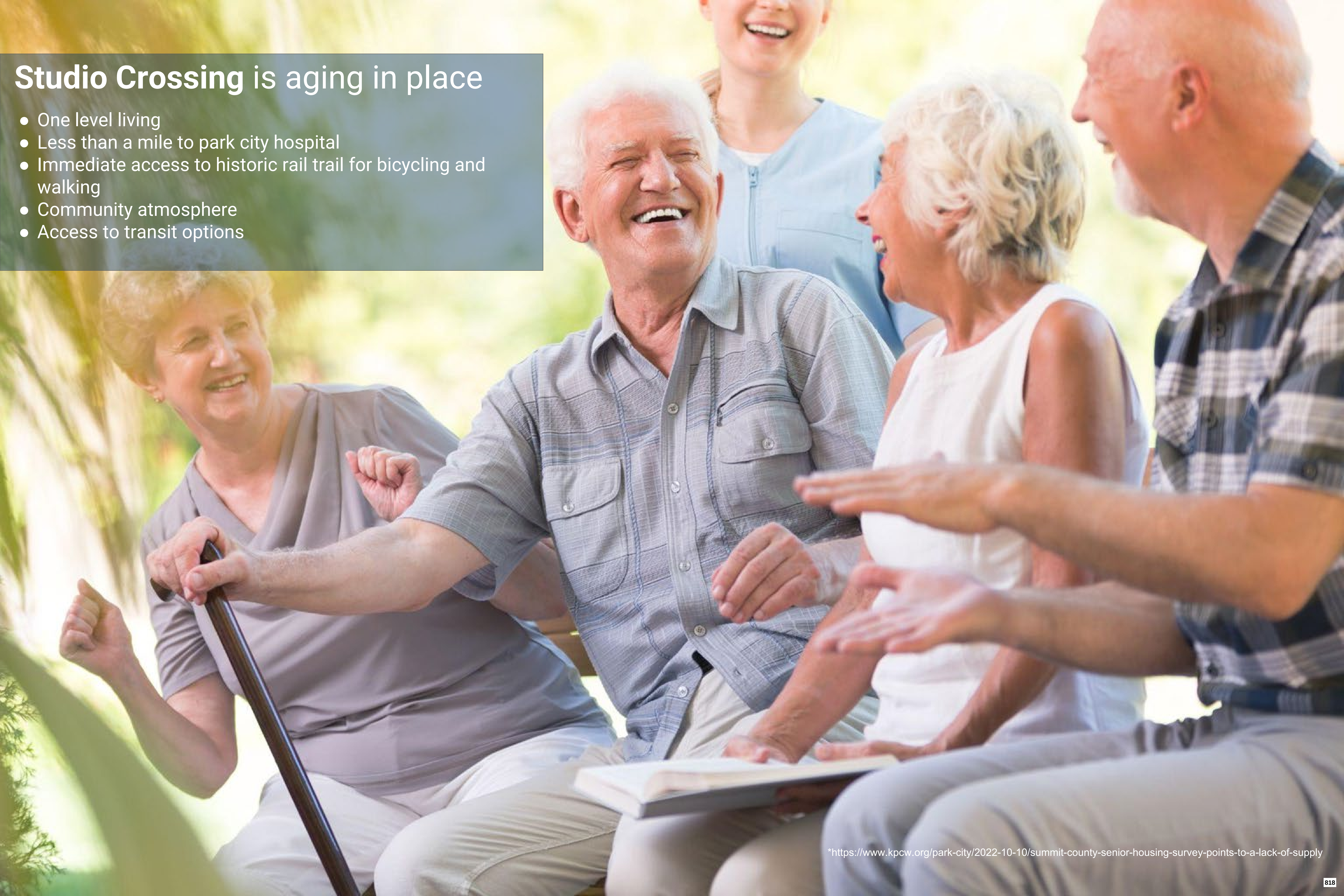
Studio Crossing is Multi-generational

- Adaptive floor plans provide options for guests
- Flexible amenities create spaces for activity and play
- On-site shopping and dining
- Diverse housing options for families
- Mixed age community



Studio Crossing is aging in place

- One level living
- Less than a mile to park city hospital
- Immediate access to historic rail trail for bicycling and walking
- Community atmosphere
- Access to transit options



[*https://www.kpcw.org/park-city/2022-10-10/summit-county-senior-housing-survey-points-to-a-lack-of-supply](https://www.kpcw.org/park-city/2022-10-10/summit-county-senior-housing-survey-points-to-a-lack-of-supply)

PLANNING COMMISSION COMMENTS (08/10)	WE LISTENED, UPDATES TO DESIGN (10/26)
01. Protect the EPOC Zone, no exceptions	Building heights and locations have been lowered and shifted to be compliant with the Entry Protection Overlay Corridor Zone
02. Not in favor of height exceptions for buildings (48’ original design)	Building heights have been lowered, (1) at 45’ (3) at 40’ (52) at 25’
03. UDOT coordination of SW Entry/Exit	Met with UDOT 8/31, no issues with proposed design, UDOT prefers median curb in lieu of original porkchop design, next meeting October 04 setup for engineering review
04. More information on the community amenities	10 Amenities highlighted and analyzed in presentation
05. Narrow down allowed commercial uses, more community focused	Community Commercial has been further refined and narrowed down to focus on small scale community benefit
06. Shared parking study needed	Original and shared parking study included in Planning packet, our parking count is succinctly in between code requirements and shared parking study
07. Would you consider less than 80% AMI, especially for the single income households?	Our team met with Jason Gidden and Housing team and revised AMI 60%, 70%, 80% (STUDIOS RENTED (20 UNITS) AT 60% AMI AND (60) AT 70% AMI)
08. Can you provide more information on sustainability?	5 Different sustainable organizations studied through 6 divisions, findings and proposed sustainability objectives (LEED, USGBC, PASSIVE, ETC)
09. More Rail Trail connection information	Our team met with Heinrich Deters and Rick Fournier with Mountain Trails Foundation 8/31 and all agree a Rail Trail Connection can be easily be made
10. Concern about the 4 story affordable building blocking the view of the project from the interstate, can we step it down?	Affordable Housing building height lowered, rotated and moved closer to the Plaza in order to promote community connectivity and to hide parking
11. Can you consider deed restrictions on nightly rentals?	Proposed Partnership with Park City for LITE DEED RESTRICTION Affordable housing will require a minimum 6 month lease and qualify Nightly rentals are allowed in the RCO Zone Nightly rental restrictions greatly impact for-sale home ownership Current Entitlement MPD allows 100% nightly rentals

SITE AND BUILDING LEGEND:

- 01** 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING

02 TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER

03 COMMUNITY FOCUSED COMMERCIAL 1-STORY

04 COMMUNITY POCKET PARKS

05 60%, 70 & 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL

06 COMMUNITY PLAZA FEATURE AND DINING AREAS

07 E-BIKE DOCKING STATION
- 08** HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID

09 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING

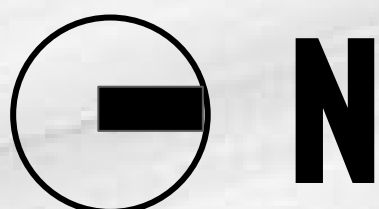
10 RESIDENT USE AMENITY MULTI-USE SPORTS COURT

11 MARKET RATE TOWNHOMES 2-STORY WITH GARAGE

12 CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS

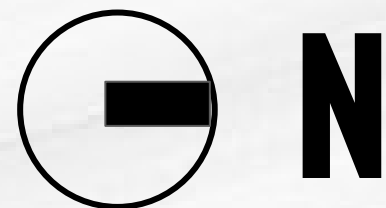
13 ELECTRIC CAR CHARGING STATIONS

14 UDOT MEDIAN, RIGHT TURN ONLY



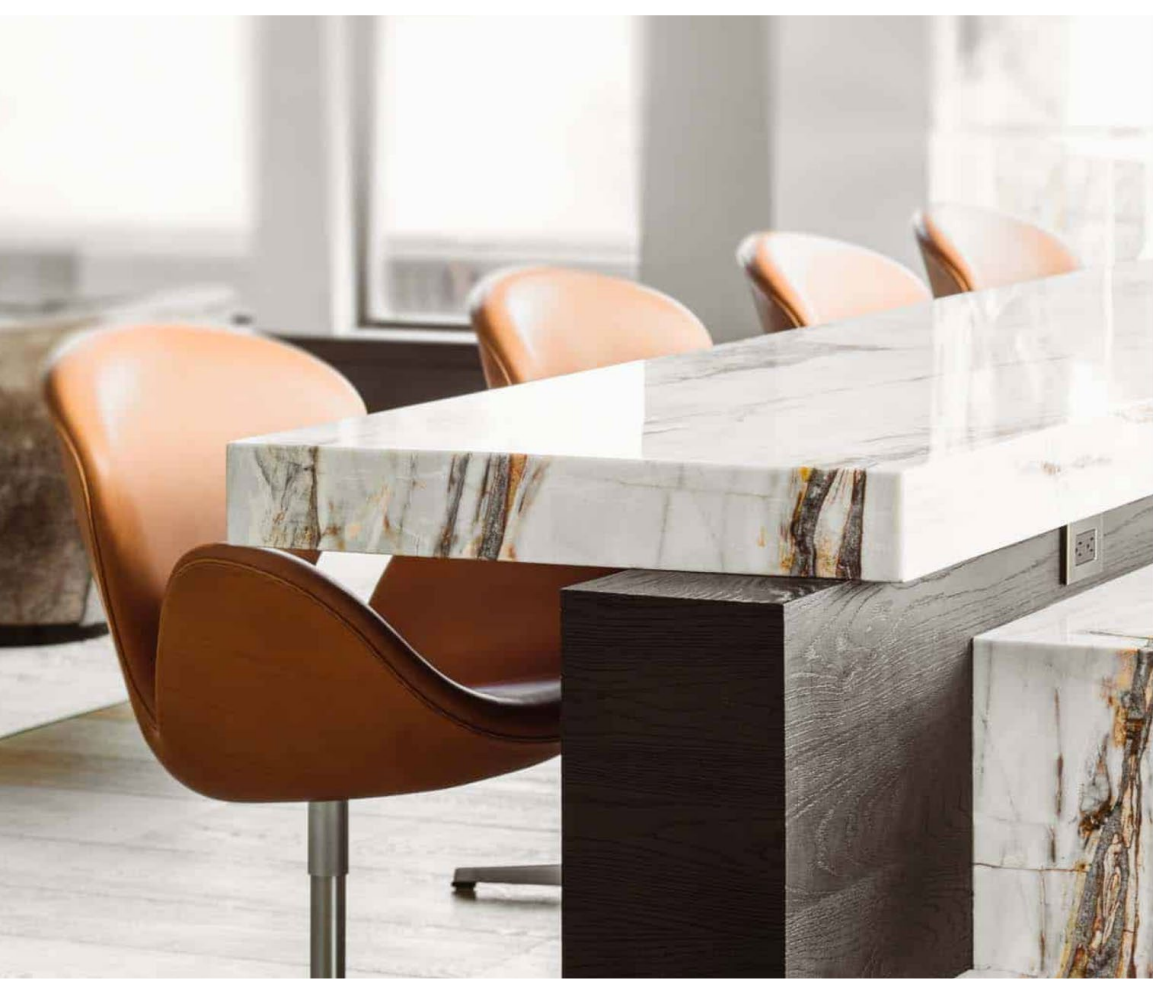
OVERALL PHASING PLAN

- 01 MIXED USE COMMUNITY COMMERCIAL WITH AFFORDABLE HOUSING ABOVE
- 01 TRANSIT BUS STOP AND PROPOSED BIKE SHARE MULTI-MODAL STOP
- 02 COMMUNITY COMMERCIAL ONE STORY BUILDINGS AND THREE SEASON PLAZA
- 03 50 MARKET RATE TOWNHOMES APPROXIMATELY 1,500 SF EACH
- 04 50 MARKET RATE CONDOS ONE-STORY LIVING WITH SHARED AMENITIES
- 04 ALL-AFFORDABLE APARTMENT HOUSING BUILDING



PHASE 01: MIXED USE AFFORDABLE HOUSING





PHASE 01: MIXED-USE AFFORDABLE HOUSING

BUILDING 01:

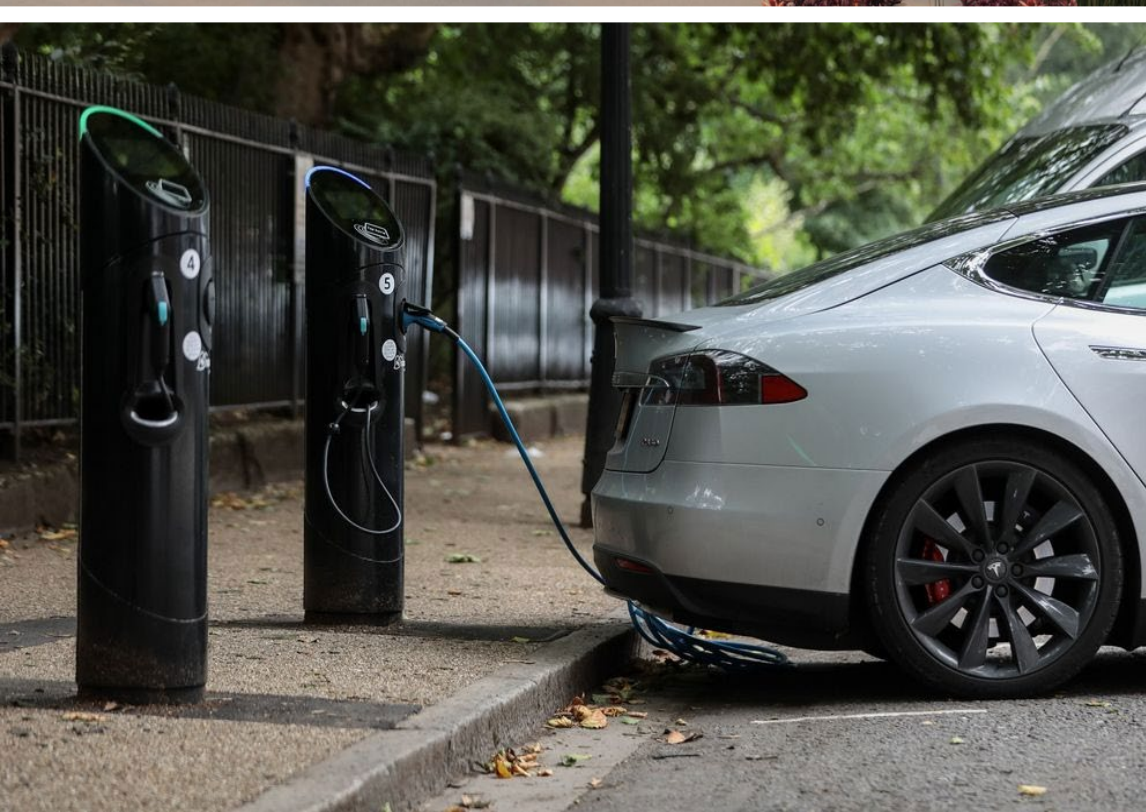
- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

BUILDING 02:

- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

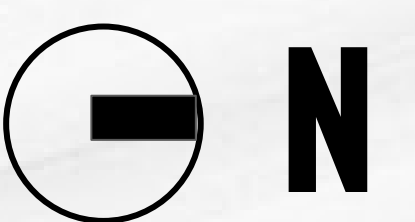
- 40' TOTAL HEIGHT
- 45,000 SF X 2 BUILDINGS = **90,000 SF TOTAL**





PHASE 01: TRANSIT STOP / BUS STOP

- BUS SHELTER, FINAL LOCATION TBD WITH PLANNING
- MEET ALL PC TRANSPORTATION REQUIREMENTS
- FOCUS ON BUS PICKUP AT EXIT
- E-BIKE PICKUP AREA WITH SUMMIT BIKE SHARE



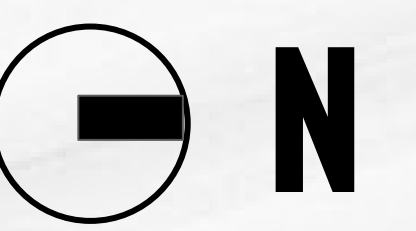
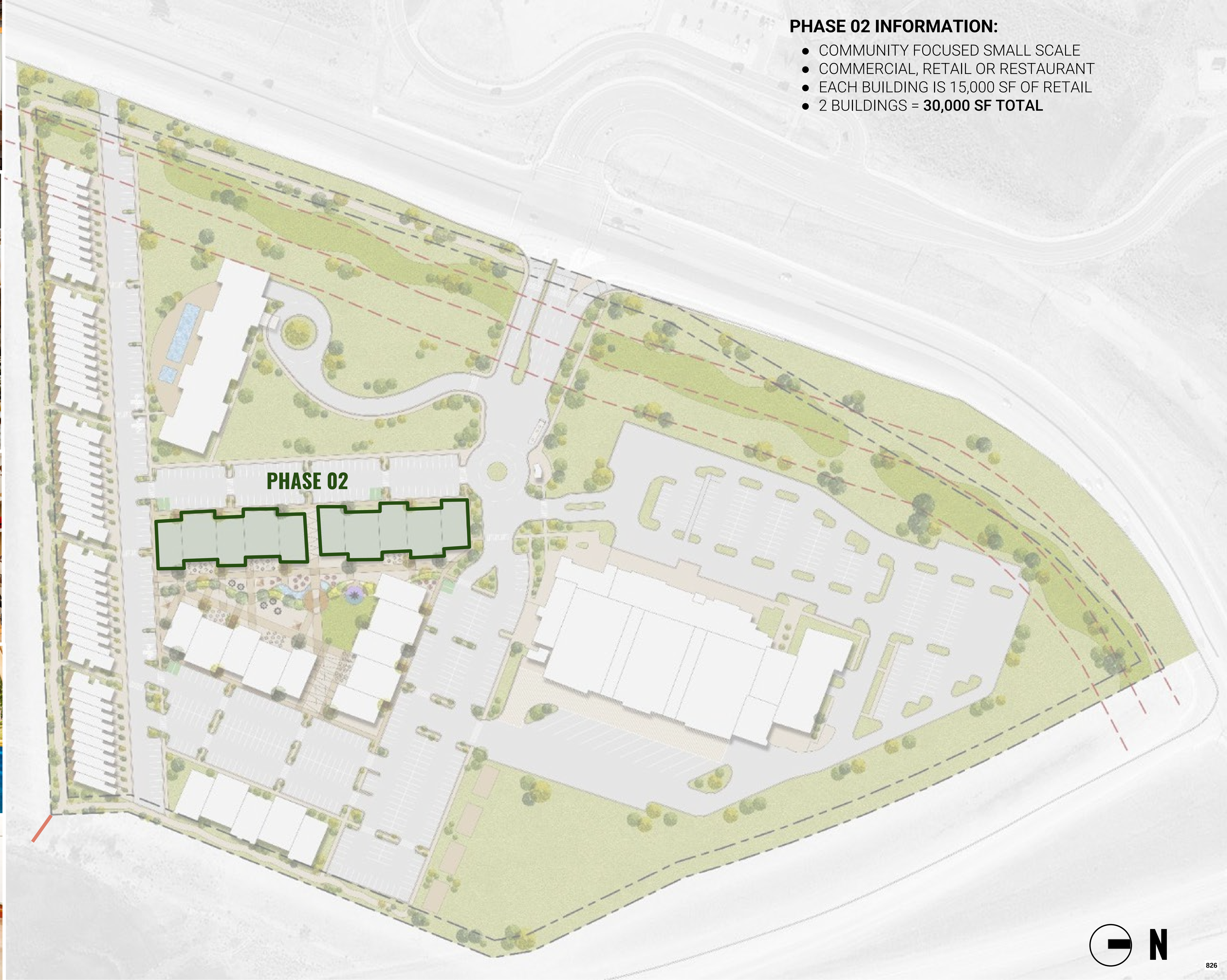
PHASE 02: COMMUNITY FOCUSED COMMERCIAL





PHASE 02 INFORMATION:

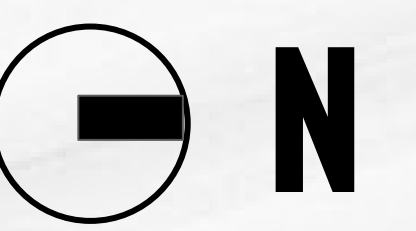
- COMMUNITY FOCUSED SMALL SCALE
- COMMERCIAL, RETAIL OR RESTAURANT
- EACH BUILDING IS 15,000 SF OF RETAIL
- 2 BUILDINGS = **30,000 SF TOTAL**

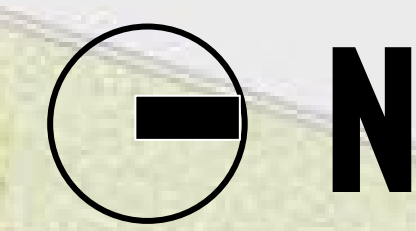




PHASE 02 INFORMATION:

- COMMUNITY PLAZA AREA
- OUTDOOR DINING OUTSIDE OF EACH COMMERCIAL SPACE
- WATER FEATURED INSTALLED THROUGH CENTER OF PLAZA
- DESIGNATED AREAS FOR POTENTIAL CHRISTMAS TREE LIGHTING
- SET UP TO MAXIMIZE VIEWS TO THE SOUTH





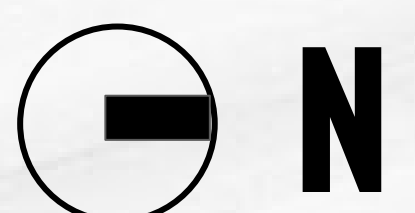
PHASE 03: MARKET RATE TOWNHOMES





PHASE INFORMATION FOR APPROX 50 BUILDINGS:

- 2 & 3 BEDROOM TOWNHOMES
- 1,500 - 1,700 SF UNITS, 2 STORIES
- 50 PARKING STALLS DEDICATED TO TOWNHOMES
- 5 LIVABLE CLUSTERS OF 10 TOWNHOMES
- 82,000 SF MARKET RATE FOR-SALE UNITS
- **MAXIMUM** 100 MARKET RATE UNITS TOTAL



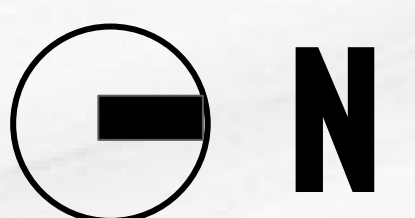
PHASE 03: MARKET RATE CONDOS





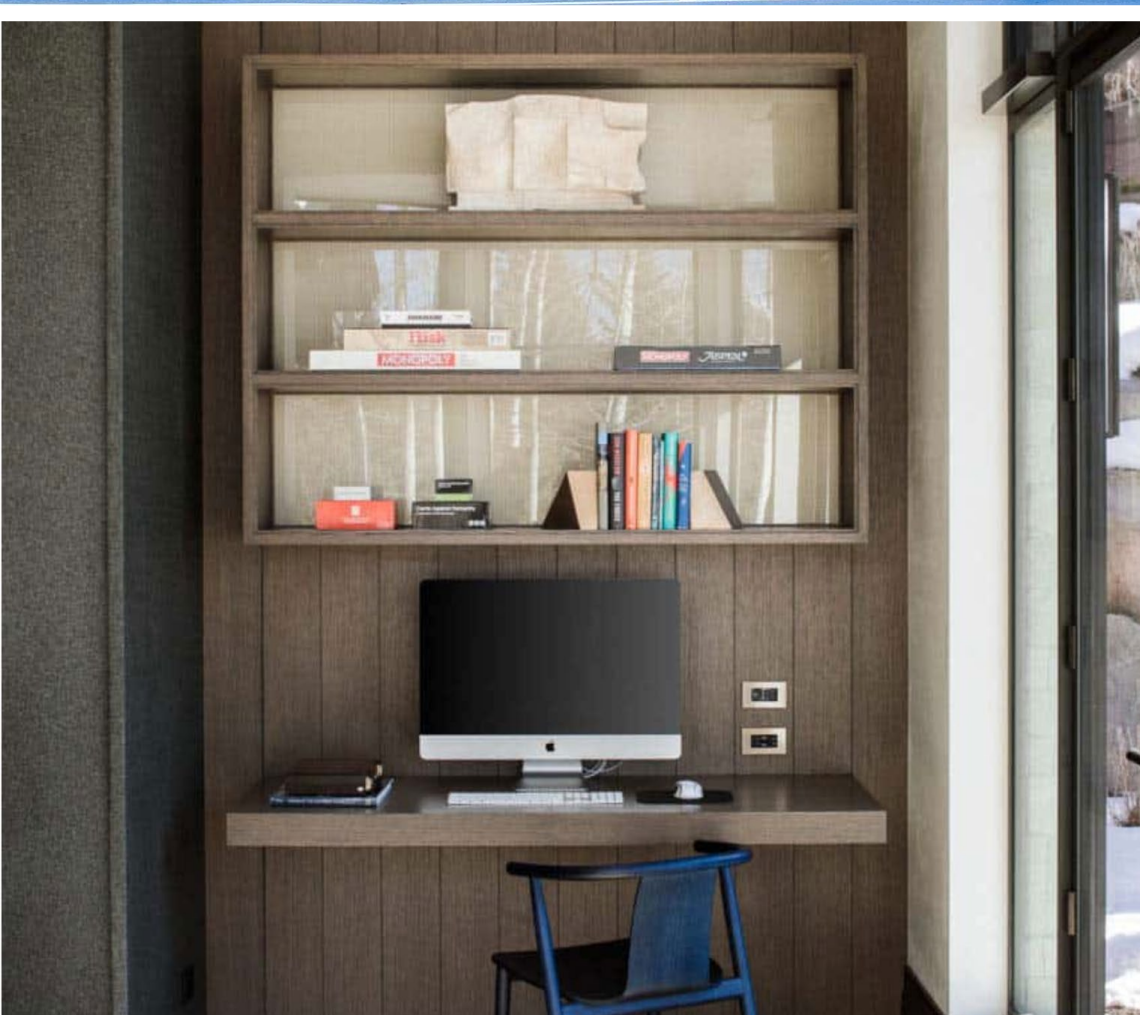
PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: MARKET RATE CONDOS
- LEVEL 02: MARKET RATE CONDOS
- LEVEL 03: MARKET RATE CONDOS
- 40' TALL BUILDING
- 60,000 SF MARKET RATE CONDOS
- APPROXIMATELY 50 UNITS
- EACH UNIT UNDER 2,000 SF
- **MAXIMUM** 100 MARKET RATE UNITS TOTAL



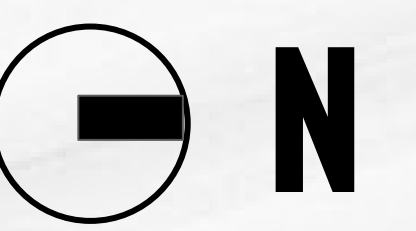
PHASE 04: AFFORDABLE HOUSING





PHASE INFORMATION FOR 1 BUILDING:

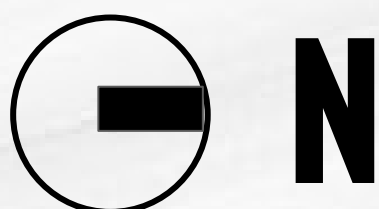
- LEVEL 01: 60%, 70% 80% AMI HOUSING
- LEVEL 02 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING
- EACH FLOOR IS ~11' TALL = 45' TALL BUILDING
- TOTAL BUILDING SIZE = 58,632 SF



BUILDING HEIGHT KEY:

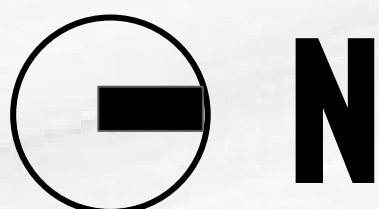
- 25' TALL BUILDINGS
- 40' TALL BUILDINGS
- 45' TALL BUILDINGS
- 60' TALL BUILDINGS

NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE



SETBACK KEY:

- 25' PROPERTY LINE SETBACK
- NO BUILD ZONE
- 20' ALLOWED BUILDING HEIGHT ZONE
- 25' ALLOWED BUILDING HEIGHT ZONE



NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

RESIDENTIAL ZONE

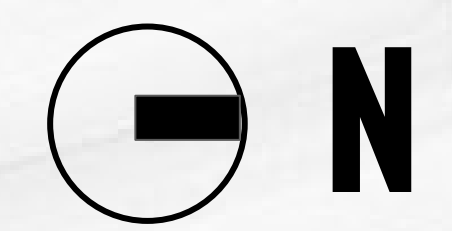
RESIDENTIAL
ZONE

RETAIL
ZONE

RETAIL +
RESIDENTIAL

RESIDENTIAL

STUDIO ZONE



VEHICULAR CIRCULATION

NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

RIGHT TURN
ENTRY/EXIT

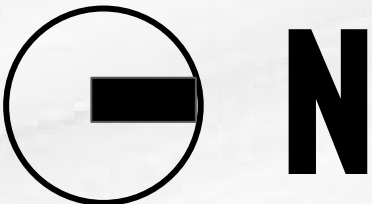
SR248

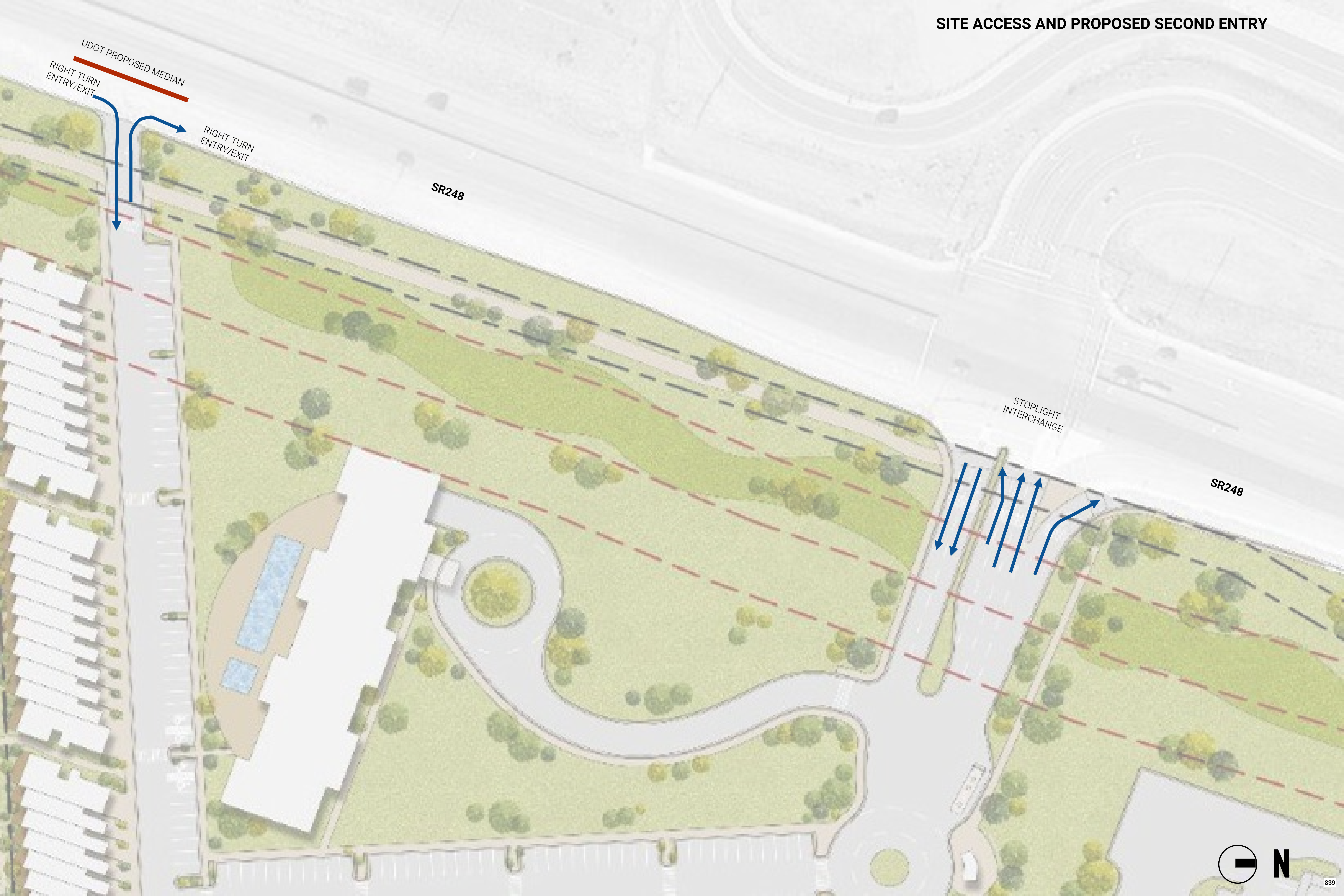
STOPLIGHT
INTERCHANGE

SR248

TRANSIT
STOP

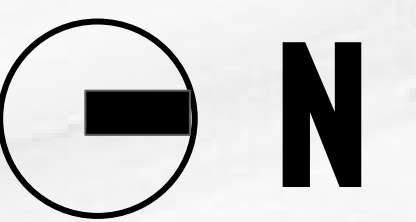
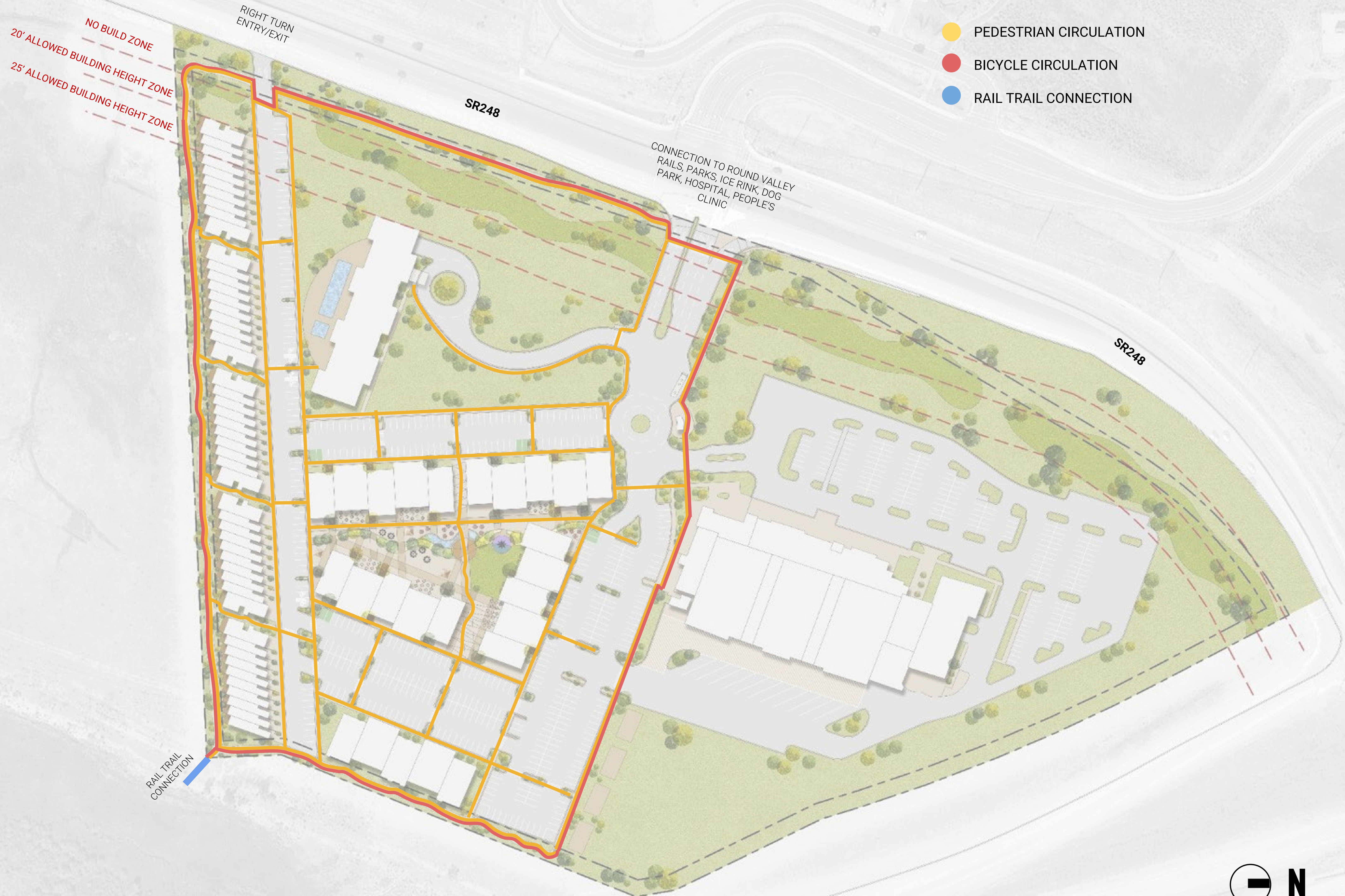
HWY 189





DIFFERENT MODES OF CIRCULATION

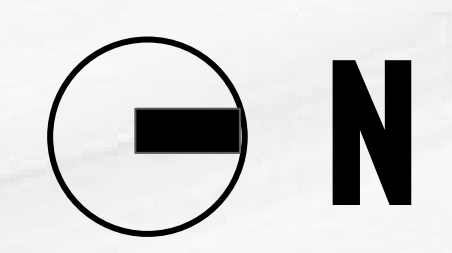
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RAIL TRAIL CONNECTION



NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE

PUBLIC ACCESS

SECURE ACCESS



CODE REQUIRED RESIDENTIAL PARKING
BASED ON PROPOSED HOUSING MIX

UNIT TYPE	NUMBER	PARKING RATIO	PARKING REQ.
MARKET-RATE UNITS	100	1.5	150
AFFORDABLE UNITS < 1,000 SF	170	1	170
AFFORDABLE UNITS > 1,000 SF	15	1.5	22.5
TOTAL RESIDENTIAL REQ	285		342.5

*ALL UNDER 2,000 SF

**CODE REQUIRED COMMERCIAL PARKING BASED ON PROPOSED
COMMERCIAL USE MIX ASSUMPTIONS (GRAYSHELL COMMERCIAL SPACE)**

USE	1,000 SF	PARKING RATIO	PARKING REQ.
RESTAURANT	12	1 PER 100 SF	120
GENERAL OFFICE	6	3 PER 1000 SF	18
MEDICAL OFFICE	6	5 PER 1000 SF	30
MINOR RETAIL	18	3 PER 1000 SF	54
MAJOR RETAIL	18	5 PER 1000 SF	90
TOTAL	60		312

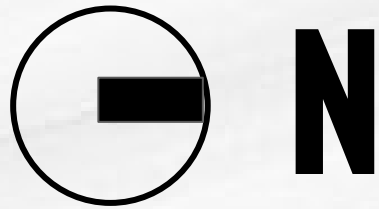
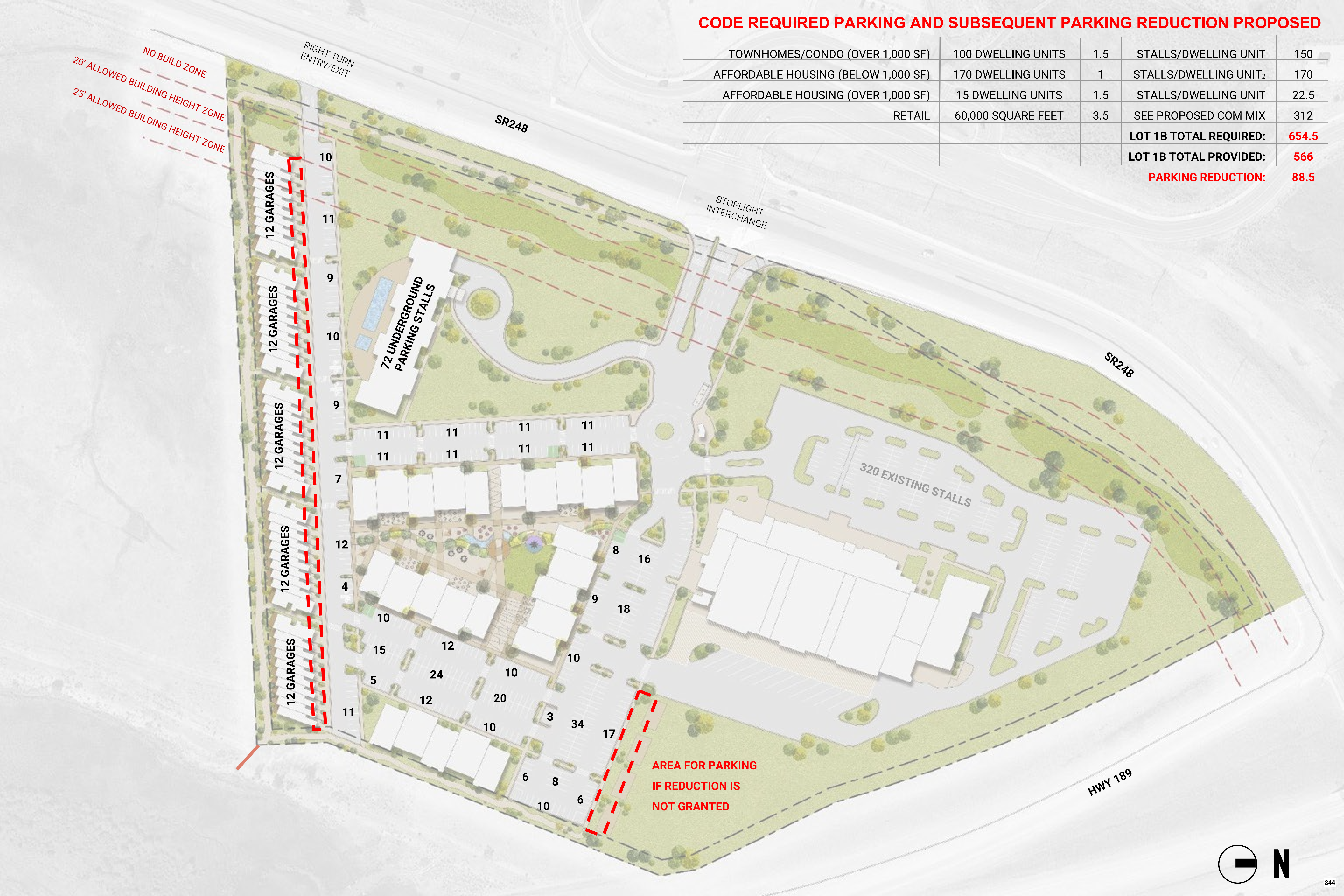
LMC §15-3-7, PARKING IN MASTER PLANNED DEVELOPMENTS AND CONDITIONAL USE PERMITS, ALLOWS THE PLANNING COMMISSION TO REDUCE THE INITIAL PARKING REQUIREMENT WITH THE SUBMITTAL OF A PARKING STUDY SHOWING PARKING USES WILL OVERLAP, COMMERCIAL SPACES WITHIN THE PROJECT WILL SERVE THOSE RESIDING WITHIN THE PROJECT RATHER THAN THE GENERAL PUBLIC, OR OTHER FACTORS THAT SUPPORT THE CONCLUSION THAT THE PROJECT WILL GENERATE LESS PARKING THAN THE CODE WOULD OTHERWISE REQUIRE.

THE APPLICANT HAS SUBMITTED A SHARED PARKING ANALYSIS (SEPARATE FILE NOT IN PRESENTATION) TO HELP ANALYZE A REASONABLE PARKING REDUCTION FOR THE COMMERCIAL PORTION OF THE SITE, SO THE APPLICANT DOES NOT NEED TO AMEND THE MPD AS COMMERCIAL USES CHANGE OVER TIME. THE PLANNING DEPARTMENT ALSO RECOMMENDS THAT ALL COMMERCIAL USES REQUIRE AN ADMINISTRATIVE CUP TO ENSURE THAT THE PARKING REDUCTION IS NOT EXCEEDED.

CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	170 DWELLING UNITS	1	STALLS/DWELLING UNIT ₂	170
AFFORDABLE HOUSING (OVER 1,000 SF)	15 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
LOT 1B TOTAL REQUIRED:				654.5
LOT 1B TOTAL PROVIDED:				566

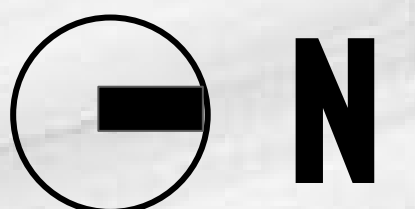
PARKING REDUCTION: 88.5



PLANT KEY:

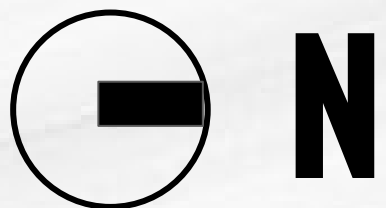
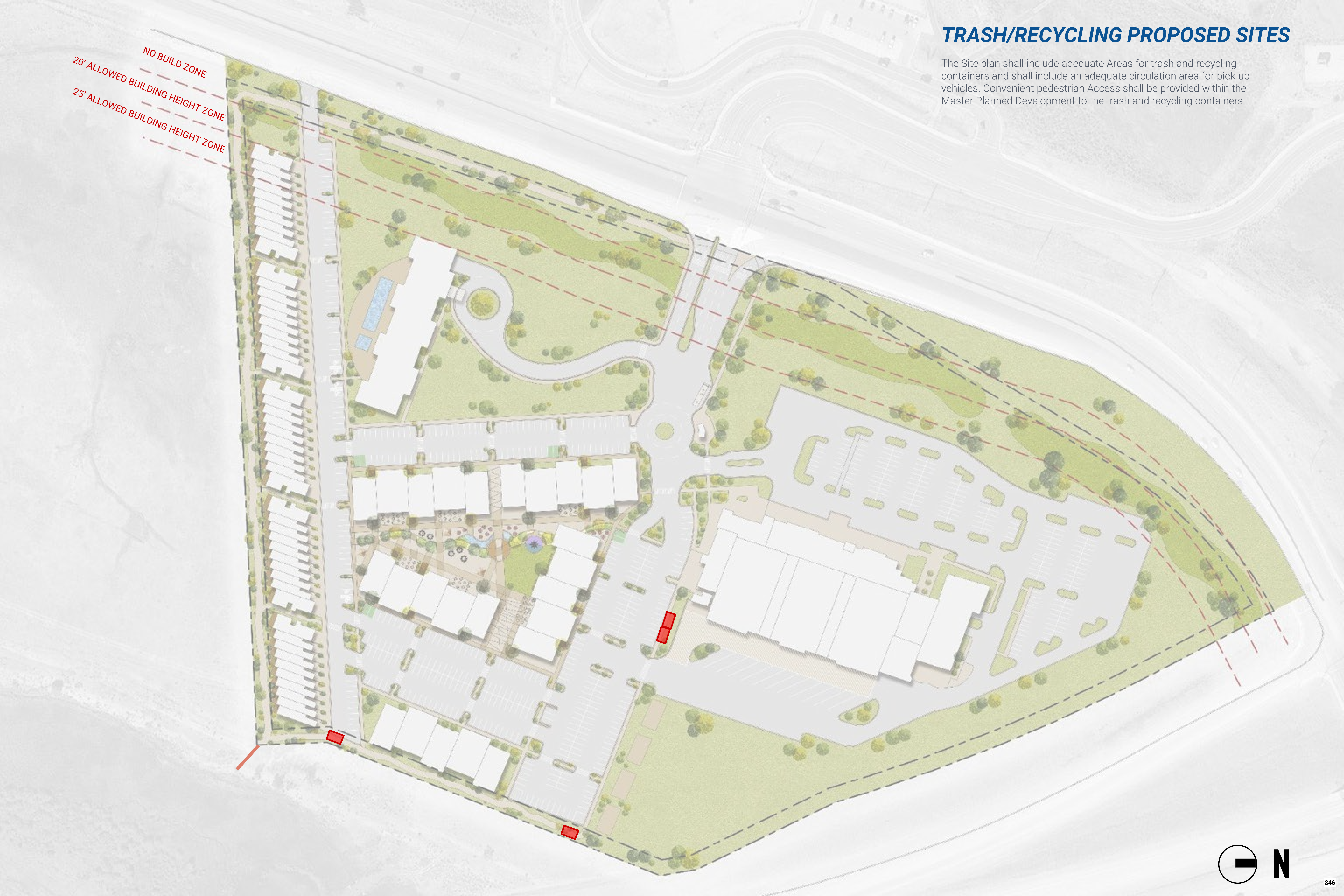
- DOUGLAS HAWTHORNE, SERVICEBERRY
- BLUE SPRUCE, PONDEROSA PINE
- PINYON PINE
- GLOBE MALLOW
- PAXISTIMA MYRSINITES
- GOLDEN CURRANT

NO BUILD ZONE
20' ALLOWED BUILDING HEIGHT ZONE
25' ALLOWED BUILDING HEIGHT ZONE



TRASH/RECYCLING PROPOSED SITES

The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Master Planned Development to the trash and recycling containers.



PROPOSED PLANTS



DOUGLAS HAWTHORN (NATIVE, SALT TOLERANT)



PONDEROSA PINE (NATIVE, SALT TOLERANT)



SERVICEBERRY (NATIVE, SALT TOLERANT)



BLUE SPRUCE (UTAH STATE TREE)



PINYON PINE (UTAH NATIVE)



GLOBE MALLOWS (UTAH NATIVE)



PAXISTIMA MYRSINITES (UTAH NATIVE)



GOLDEN CURRANT (UTAH NATIVE)

TRAIL CONNECTIVITY



Convenient Secure On-Site Storage



LOW DENSITY



E-BIKE CHARGING



Convenient Secure On-Site Storage



HIGH DENSITY



REPAIR TOOLS



PROTECTED



ROAD CONNECTIVITY



DENSITY

USE	UNITS	SF
COMMERCIAL USES	NA	60,000
MARKET RATE UNITS	100	142,000
AFFORDABLE UNITS	185	118,632
TOTAL		320,632
LESS REQUIRED UEs	42.3	(38,057)
TOTAL DENSITY		282,575

NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK, WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS SIMILAR IN NATURE TO THOSE AT NEWPARK.

13.3%

*TERRACE NIGHTLY RENTAL RATE
MIXED-USE CONDOMINIUM PROJECT

16.7%

*NEVIS NIGHTLY RENTAL RATE
CONDO / TOWNHOME PROJECT

16.8%

*NEWPARK TOWNHOME PROJECT
TOWNHOME PROJECT

*ACCORDING TO SUMMIT CO BUSINESS LICENSES



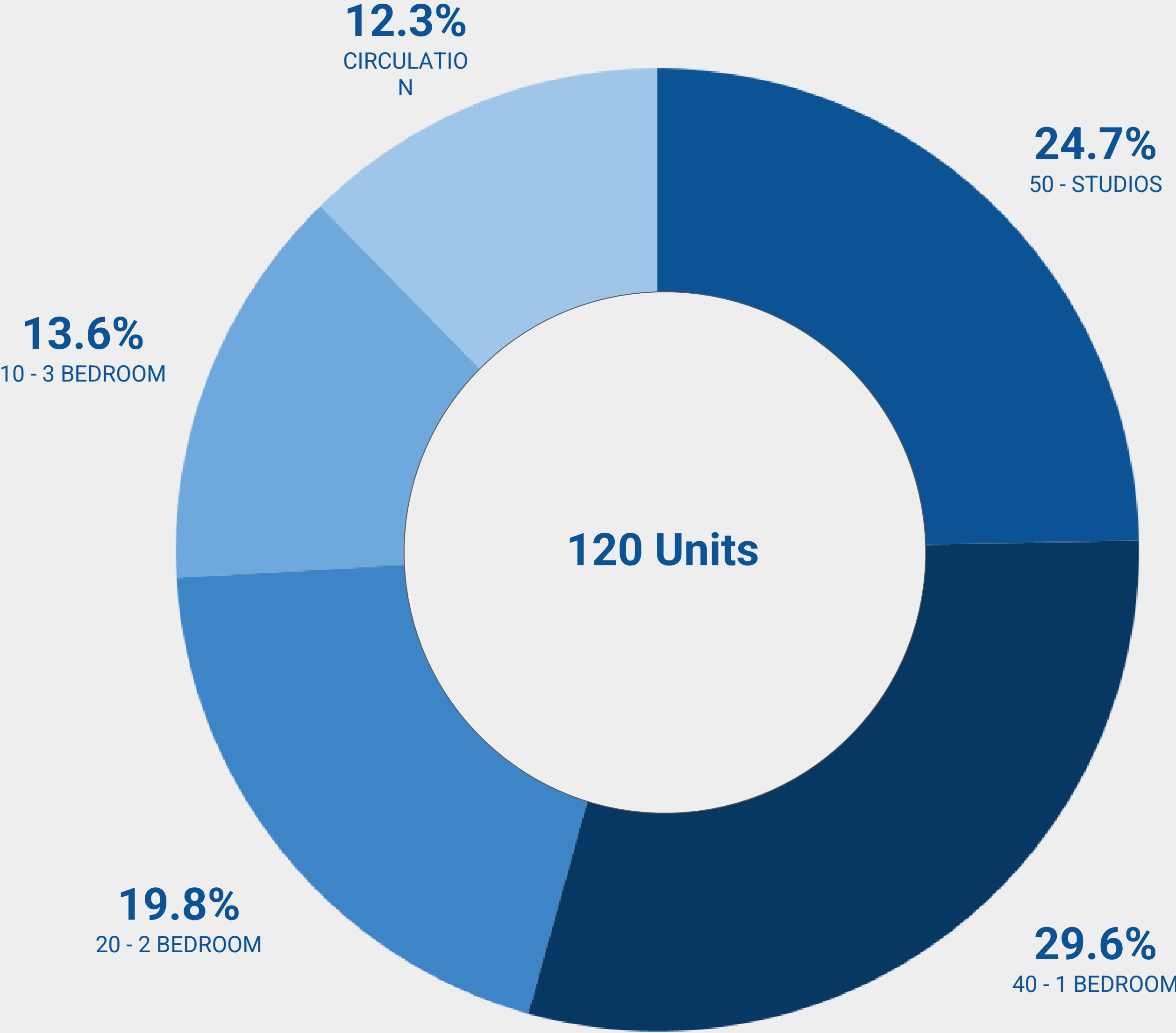
BUILDING HEIGHT FINDINGS

- 1. THE INCREASE IN BUILDING HEIGHT DOES NOT RESULT IN INCREASED SQUARE FOOTAGE OR BUILDING VOLUME OVER WHAT WOULD BE ALLOWED UNDER THE ZONE-REQUIRED BUILDING HEIGHT AND DENSITY, INCLUDING REQUIREMENTS FOR FACADE VARIATION AND DESIGN, BUT RATHER PROVIDES DESIRED ARCHITECTURAL VARIATION, UNLESS THE INCREASED SQUARE FOOTAGE OR BUILDING VOLUME IS FROM THE TRANSFER OF DEVELOPMENT CREDITS;
- 1. BUILDINGS HAVE BEEN POSITIONED TO MINIMIZE VISUAL IMPACTS ON ADJACENT STRUCTURES. POTENTIAL PROBLEMS ON NEIGHBORING PROPERTIES CAUSED BY SHADOWS, LOSS OF SOLAR ACCESS, AND LOSS OF AIR CIRCULATION HAVE BEEN MITIGATED AS DETERMINED BY THE SITE-SPECIFIC ANALYSIS;
- 2. THERE IS ADEQUATE LANDSCAPING AND BUFFERING FROM ADJACENT PROPERTIES AND USES;
- 3. INCREASED SETBACKS AND SEPARATIONS FROM ADJACENT PROJECTS ARE PROPOSED;
- 1. THE ADDITIONAL BUILDING HEIGHT RESULTS IN MORE THAN THE MINIMUM OPEN SPACE REQUIRED AND RESULTS IN OPEN SPACE THAT IS PUBLICLY ACCESSIBLE;
- 1. THE ADDITIONAL BUILDING HEIGHT IS DESIGNED IN A MANNER THAT PROVIDES A TRANSITION IN ROOF ELEMENTS IN COMPLIANCE WITH CHAPTER 15-5, ARCHITECTURAL REVIEW, OR THE DESIGN GUIDELINES FOR PARK CITY’S HISTORIC DISTRICTS AND HISTORIC SITES IF THE BUILDING IS LOCATED WITHIN THE HISTORIC DISTRICT.

BACKGROUND

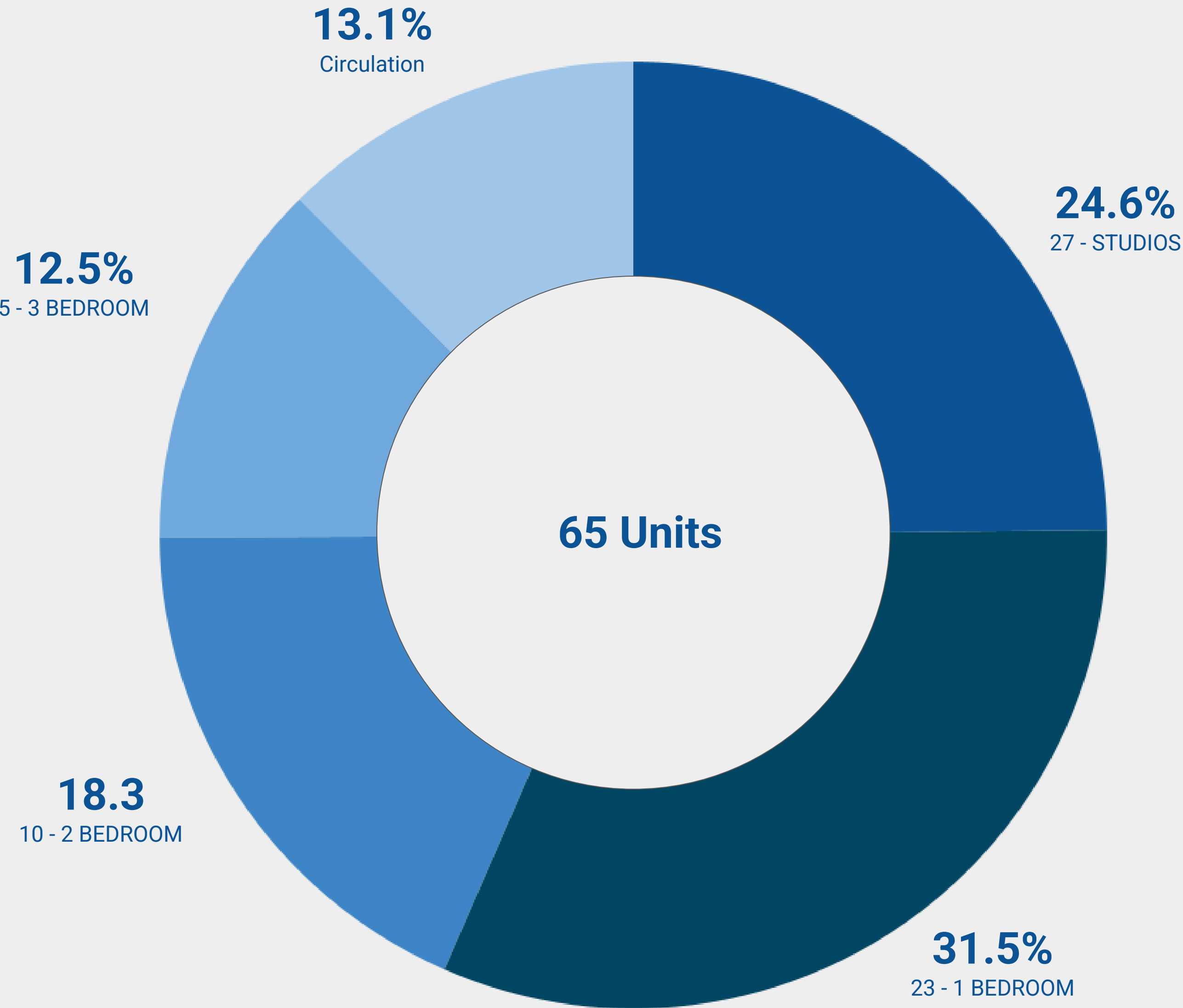
- COUNCIL MEMBERS STEVE JOYCE AND NANN WOREL DESIGNATED TO REVIEW THE OWNERS' NEW CONCEPT PLAN.
- APPLICANT PRESENTED A PROPOSAL TO THE COUNCIL ON DECEMBER 9, 2021, FOR A MIXED-USE DEVELOPMENT WITH A STRONG COMPONENT OF AFFORDABLE/ATTAINABLE HOUSING.
- COUNCIL UNANIMOUSLY SUPPORTED POTENTIAL CHANGES WITH AFFORDABLE HOUSING COMPONENT AT AN AVERAGE OF 80% OF AREA MEDIAN INCOME (AMI) AND AT A DENSITY CONSISTENT WITH THE ORIGINAL MPD.

80,575 SF AFFORDABLE HOUSING



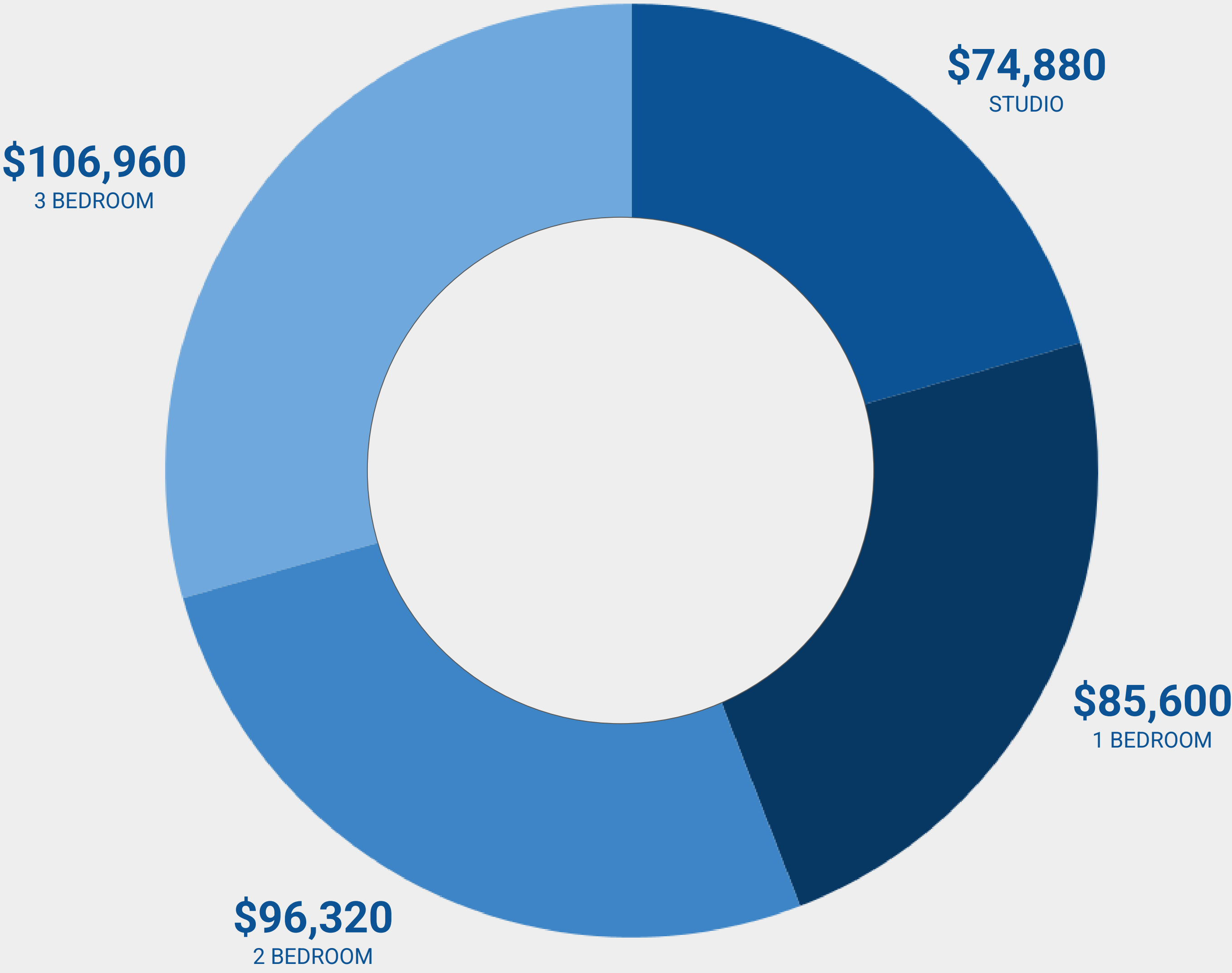
120 AFFORDABLE AVERAGE 80% AMI UNITS

38,057 SF AFFORDABLE HOUSING OBLIGATION

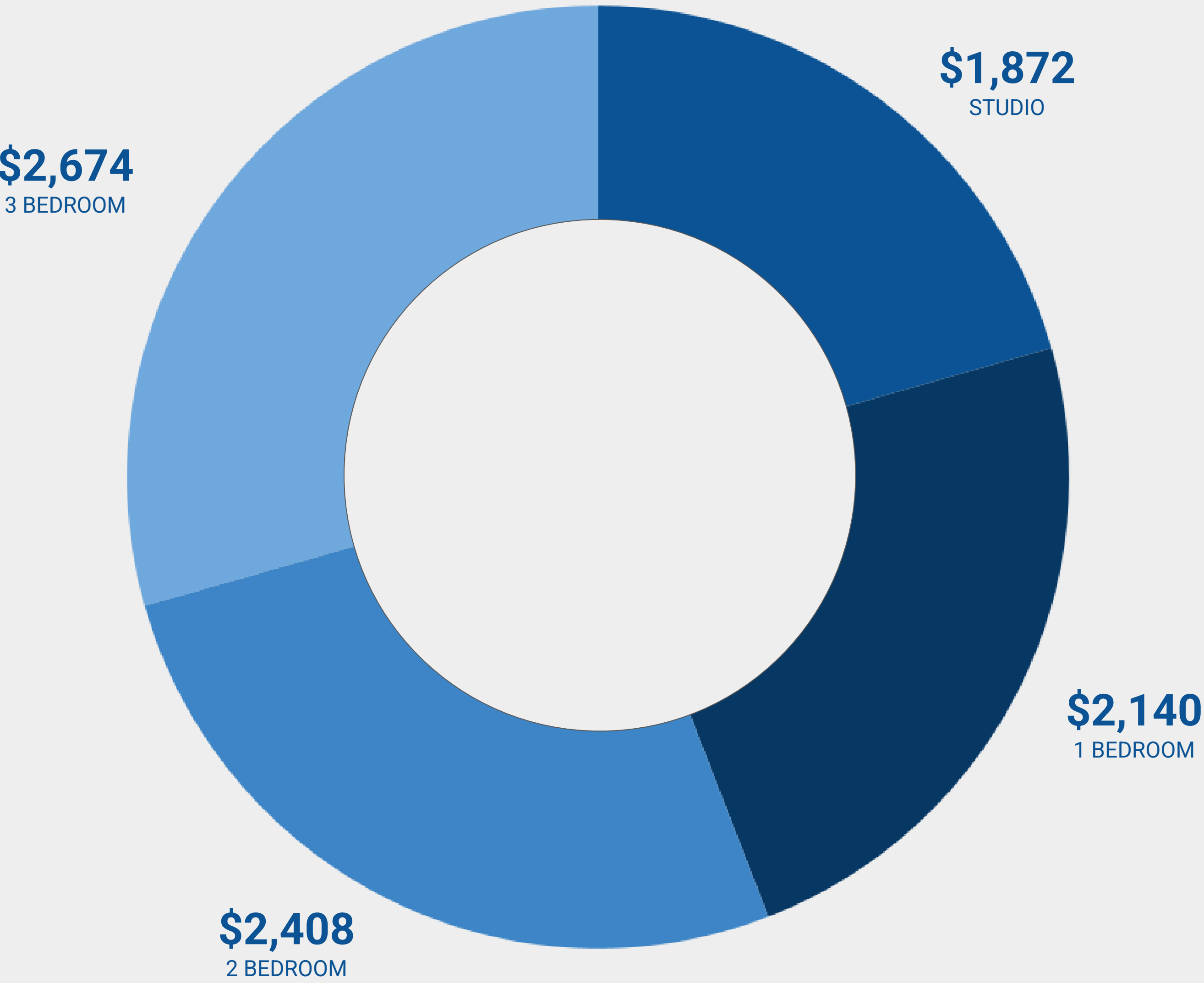


65 AFFORDABLE AVERAGE 80% AMI UNITS

2022 SUMMIT COUNTY 80% AMI RENTS



MAXIMUM MONTHLY RENT INCLUDING UTILITIES, ASSOCIATION DUES, AND PARKING FEES



REQUIRED AFFORDABLE HOUSING

Studio Crossings Residential Density

Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Studio Crossings Assumed Use Based on Newpark Retail Mix

Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation rate X 0.2				42.3	
AUEs / 1.5				28.2	25,367.44

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Total Affordable Housing Obligation

Net Livable Space	AUE
38,160	42.40

1 AUE = 900 SF

CURRENT STUDIO AFFORDABLE HOUSING OBLIGATION:

- SECTION 4.5 OF THE MPD EXPRESSLY STATES THAT “PURSUANT TO THE ANNEXATION AGREEMENT, NO AFFORDABLE HOUSING IS REQUIRED FOR THIS MPD.”
- ARTICLE II, SECTION 2.5(C) OF THE ANNEXATION AGREEMENT (PAGE 3) STATES THAT NO OPEN SPACE, SETBACKS, OR AFFORDABLE HOUSING REQUIREMENTS MAY BE IMPOSED ON THE MPD.
- CONDITION OF APPROVAL 8 STATES “THE PLAT SHALL NOTE THAT IF LOT 1B IS NOT DEVELOPED IN ACCORDANCE WITH THE ZONING AND ANNEXATION ORDINANCE 2012-12, THE CITY’S CURRENT AFFORDABLE HOUSING RESOLUTION SHALL APPLY.”

REQUIRED AFFORDABLE HOUSING:

- 27 - STUDIOS - 400 SQ FT = 10,800 SQ FT
- 23 - 1 BEDROOMS - 600 SQ FT = 13,800 SQ FT
- 10 - 2 BEDROOMS - 800 SQ FT = 8,000 SQ FT
- 5 - 3 BEDROOMS - 1,100 SQ FT = 5,500 SQ FT
- 65 UNITS = 38,100 SQ FT
- CIRCULATION = 5,715 SQ FT
- TOTAL BUILDING SIZE = 43,815 SQ FT
- MEETS CITY’S CURRENT HOUSING RESOLUTION @ 900 SF / 42.4 AUEs

THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

ALLOWED USES INCLUDE NIGHTLY RENTALS, HOME OCCUPATION, CHILD CARE, PRIVATE RECREATION FACILITIES, AND FOOD TRUCKS

CONDITIONAL USES INCLUDE MULTI-UNIT DWELLING, CHILD CARE CENTER, OFFICE AND MEDICAL CLINIC, RETAIL AND SERVICE COMMERCIAL, NEIGHBORHOOD CONVENIENCE, RESTAURANT AND BAR, PARKING OR GARAGE, RECREATION FACILITY, ENTERTAINMENT.

PROPOSED ALLOWED USES:

- Child Care, Family
- Child Care, In-Home Babysitting
- Child Care Center
- Food Truck Location
- Café, Deli
- Restaurant, General
- Restaurant, Outdoor Dining
- Bar
- Outdoor Event
- Entertainment, Indoor
- Nightly Rental
- Multi-Unit Dwelling
- Recreation Facility, Private
- Recreation Facility, Commercial
- Alternative Professional Health-Related Services
- Ancillary Support Commercial
- Neighborhood Convenience Commercial
- Telecommunication Antenna
- Transit Facilities
- Parking Structure with more than 5 spaces
- Private Residence Club Project
- Office, General
- Office, Moderate Intensive
- Office, Intensive
- Office and Clinic, Medical
- Financial Institution
- Retail and Service Commercial, Minor
- Retail and Service Commercial, Major

THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

2012 IBI PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

495,713 sf = 11.60 acres = 39.3% (Within Property Lines)

841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)

2022 UPDATE PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

710,490 sf = 16.31 acres = 55.8% (Within Property Lines)

1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

LOT 1B (GREEN) BY ITSELF

458,447 sf = 10.52 acres = 36% (Within Property Lines)

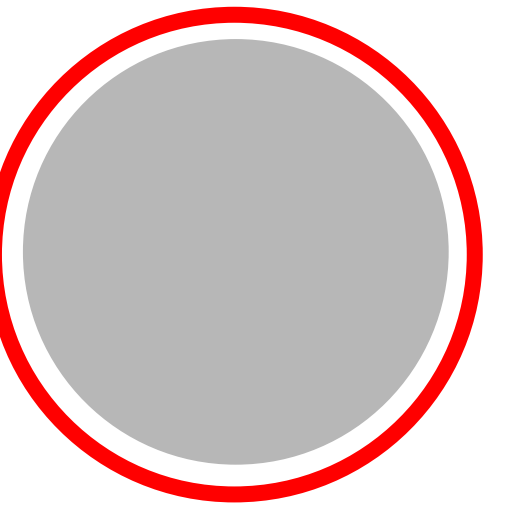
804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)



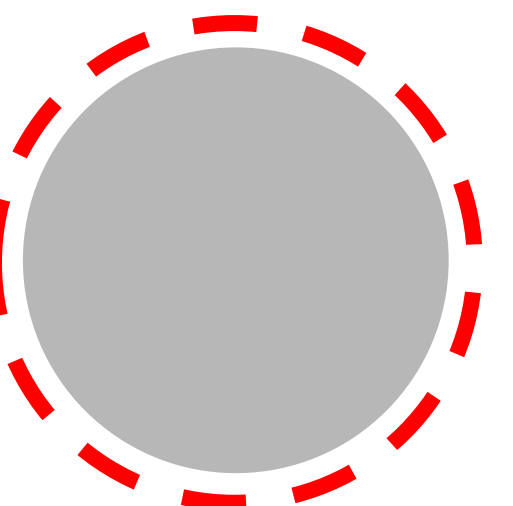


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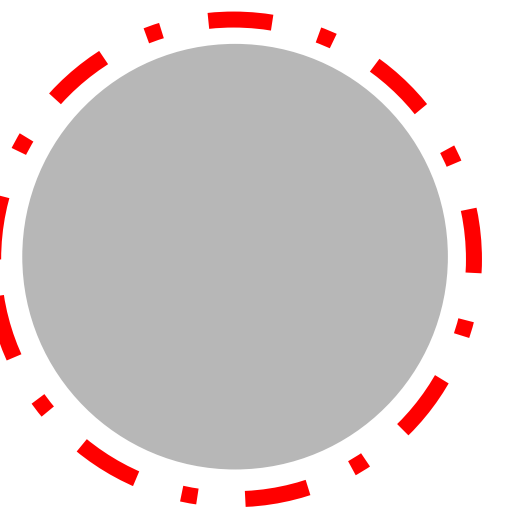
Standard Complies With -



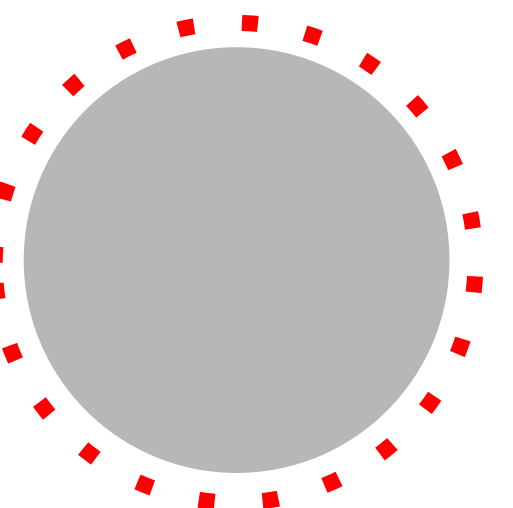
One Organization



Two Organizations



Three Organizations



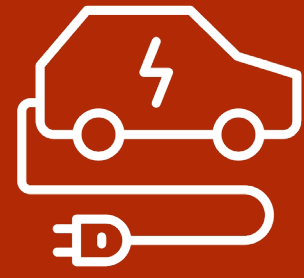
Four+ Organizations



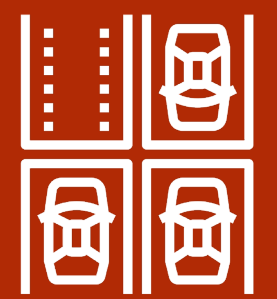
SURROUNDING
DENSITY
& DIVERSE USES



PRIORITY SITE &
EQUITABLE
DEVELOPMENT



ELECTRIC VEHICLES



REDUCED PARKING
FOOTPRINT



ACCESS TO
QUALITY TRANSIT



STUDIO CROSSINGS incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.



REDUCED THERMAL
BRIDGING



AIR SEALING



BUILDING-LEVEL
ENERGY
METERING



ENERGY STAR
APPLIANCES



OPTIMIZE ENERGY
PERFORMANCE

STUDIO CROSSINGS achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.



RAINWATER
MANAGEMENT



LIGHT POLLUTION
REDUCTION



PLANT
SELECTION



SITE ASSESSMENT



OPEN SPACE



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The development provides 5 more acres of open space over current MPD.



LOCAL
MECHANICAL
EXHAUST



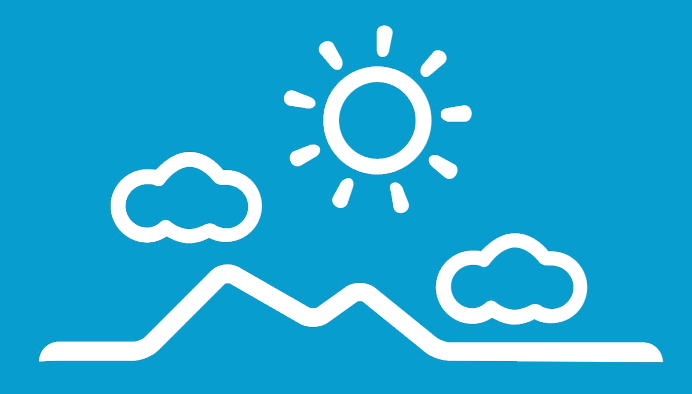
LOW-EMITTING
MATERIALS



ENVIRONMENTAL
TOBACCO SMOKE
CONTROL



INDOOR AIR
QUALITY
STRATEGIES



DAYLIGHT

STUDIO CROSSINGS connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.



MOISTURE
CONTROL



SOURCING OF RAW
MATERIALS



CONSTRUCTION &
DEMOLITION WASTE
MANAGEMENT



MATERIAL
INGREDIENTS



STORAGE &
COLLECTION OF
RECYCLABLES



STUDIO CROSSING works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

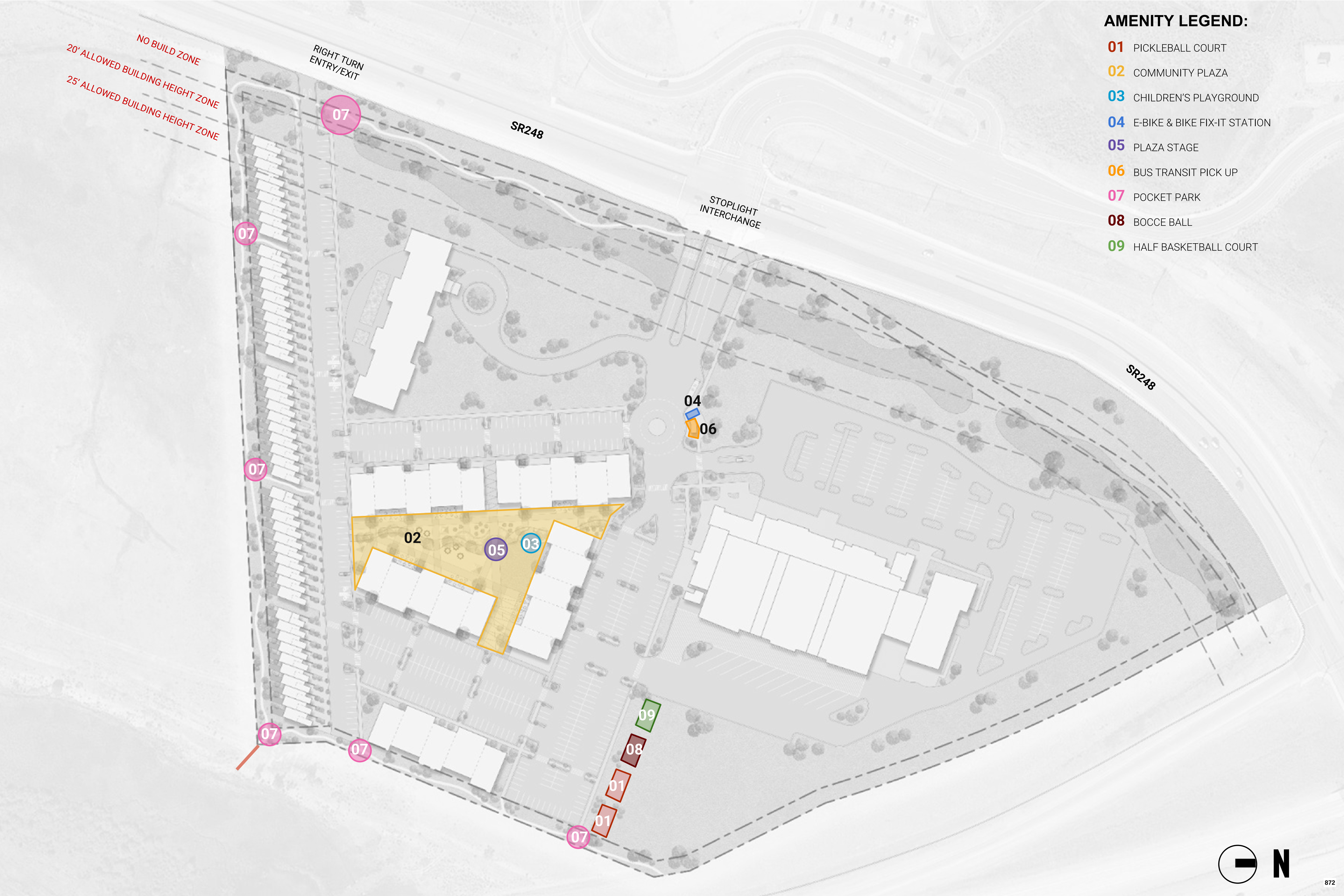
REDUCED PARKING FOOTPRINT To minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.	Site design aims to reduce automobile independence by keeping a range of amenities accessible through walkable site connectivity. Rainwater runoff is minimized through landscape buffers.
ACCESS TO QUALITY TRANSIT To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Transit stop pick up located directly on site. Pick up is easily accessible by multi use paths. Aims to reduce greenhouse gas emissions and carbon footprint.
OPTIMIZED ENERGY PERFORMANCE To reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems	Residential spaces aim to improve energy performance through Energy Star washer and dryers, refrigerators, light fixtures, etc.
ADVANCED ENERGY METERING To support energy management and identify opportunities for additional energy savings by tracking building-level and system level energy use.	Building wide energy meter checks will be conducted in order to track building and system energy usage and look for ways to improve energy efficiency long term.
LIGHT POLLUTION REDUCTION To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.	All street lights on site will be downward facing lights. Additional lights on residential buildings will be motion sensor to reduce light pollution and save energy.
PLANT SELECTION To make ecologically conscious landscaping decisions. Selection includes choosing non invasive plant species, drought tolerant plants, and local species to promote a healthy biodiversity.	Site plan features local, drought tolerant, low water plants in order to control excessive water usage on site while promoting a healthy biodiversity.
LOW-EMITTING MATERIALS To reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of occupants.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
OPTIMIZE INDOOR AIR QUALITY PERFORMANCE To contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ).	Indoor air quality minimum standards will be created and enforced on site.
BUILDING-LEVEL WATER METERING To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Building wide water meter checks will be conducted in order to track building and system water usage and look for ways to improve water conservation long term.
INDOOR WATER USE REDUCTION To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.	Residential units will be built with low-flow plumbing fixtures, high efficiency toilets, and high efficiency washing machines in order to conserve water.
MATERIAL INGREDIENTS To select products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved impacts.	Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy.
STORAGE AND COLLECTION OF RECYCLABLES To reduce the disproportionate burden of landfills and incinerators that is generated by building occupants’ waste through reduction, reuse, and recycling service and education.	Committed to properly disposing of and, where possible, recycling of construction materials during the building process on site.

The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

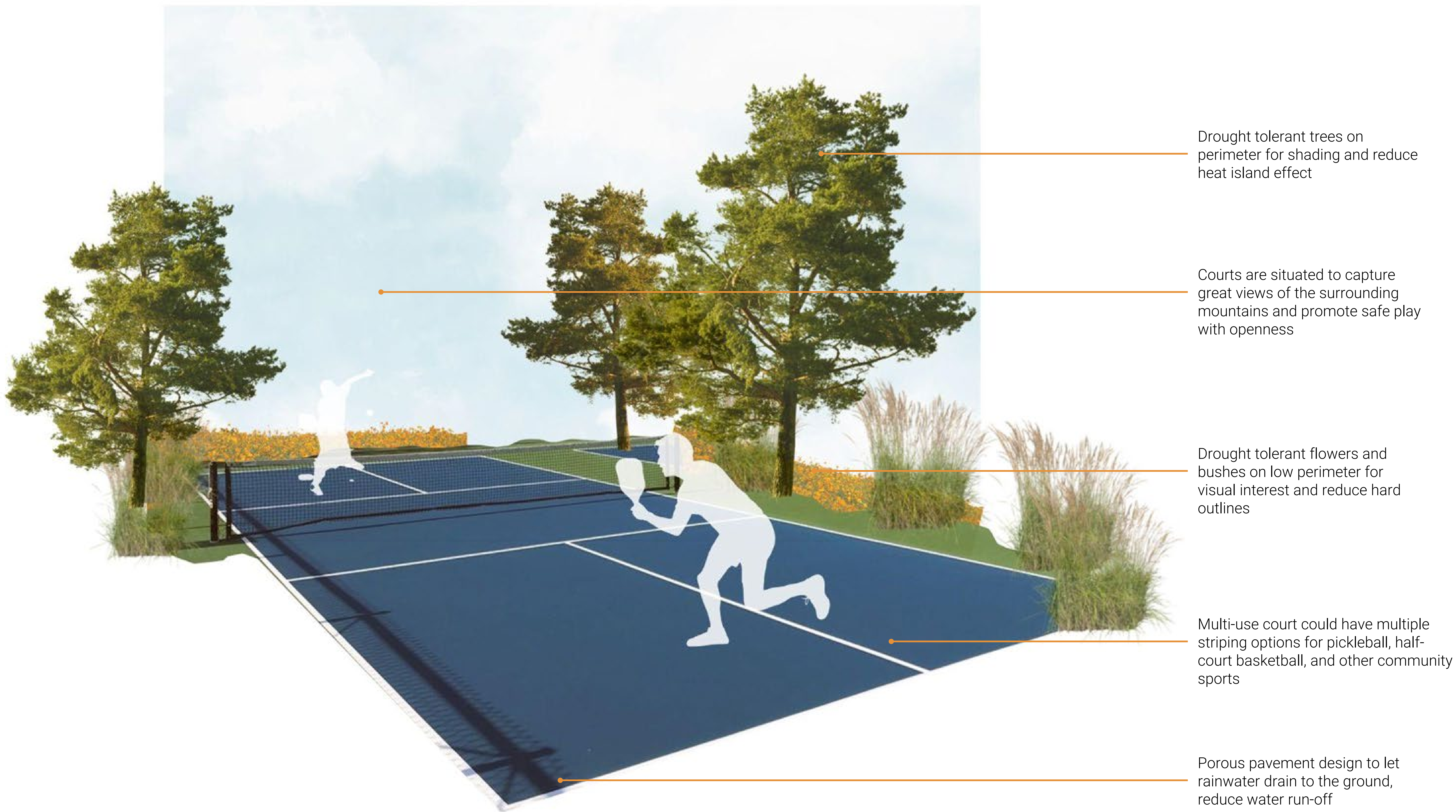
These measures are a recommended Condition of Approval.

AMENITY LEGEND:

- 01 PICKLEBALL COURT
- 02 COMMUNITY PLAZA
- 03 CHILDREN'S PLAYGROUND
- 04 E-BIKE & BIKE FIX-IT STATION
- 05 PLAZA STAGE
- 06 BUS TRANSIT PICK UP
- 07 POCKET PARK
- 08 BOCCE BALL
- 09 HALF BASKETBALL COURT



AMENITY PICKLEBALL COURT



Drought tolerant trees on perimeter for shading and reduce heat island effect

Courts are situated to capture great views of the surrounding mountains and promote safe play with openness

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Multi-use court could have multiple striping options for pickleball, half-court basketball, and other community sports

Porous pavement design to let rainwater drain to the ground, reduce water run-off

AMENITY COMMUNITY PLAZA

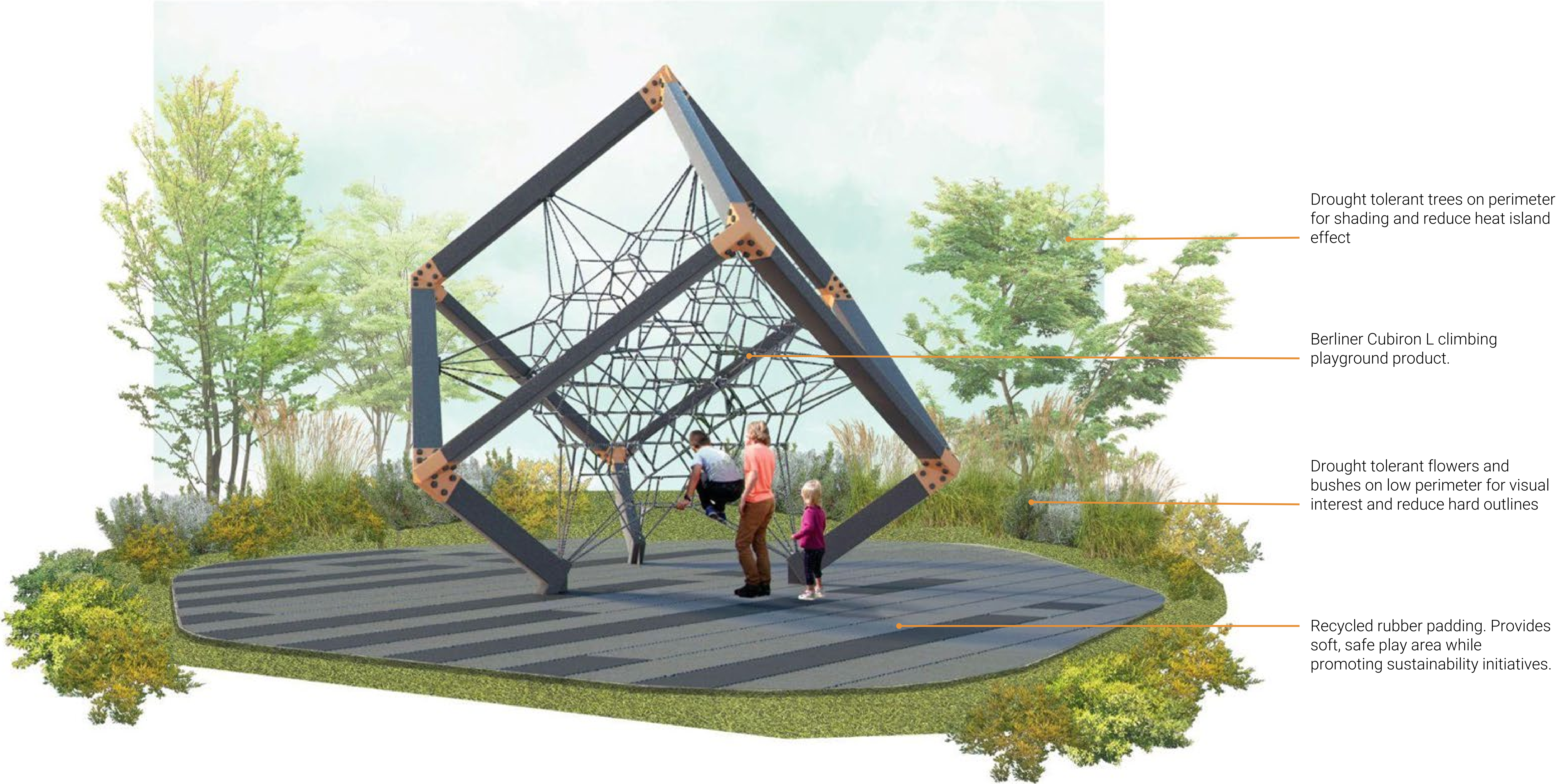


Ability to use space for day or night events

Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY CHILDREN'S PLAYGROUND



AMENITY E-BIKE DOCKING STATION



Solar panels to charge E-Bikes.
Reduces long term cost and
environmental impact.

Rentable e-bikes. Provides tenants
and visitors with the option for
timed bike rentals.

AMENITY COMMUNITY PLAZA // SUMMER



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY COMMUNITY PLAZA // AUTUMN



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

AMENITY COMMUNITY PLAZA // WINTER



Event stage can be used for seasonal displays

Mix of greenspace and hardscape. Ability to host events in large open hardscape

Weatherproof plaza material for use year round

AMENITY BIKE FIX-IT STATION



Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

AMENITY BUS TRANSIT PICKUP



Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

AMENITY 6 COMMUNITY POCKET PARKS

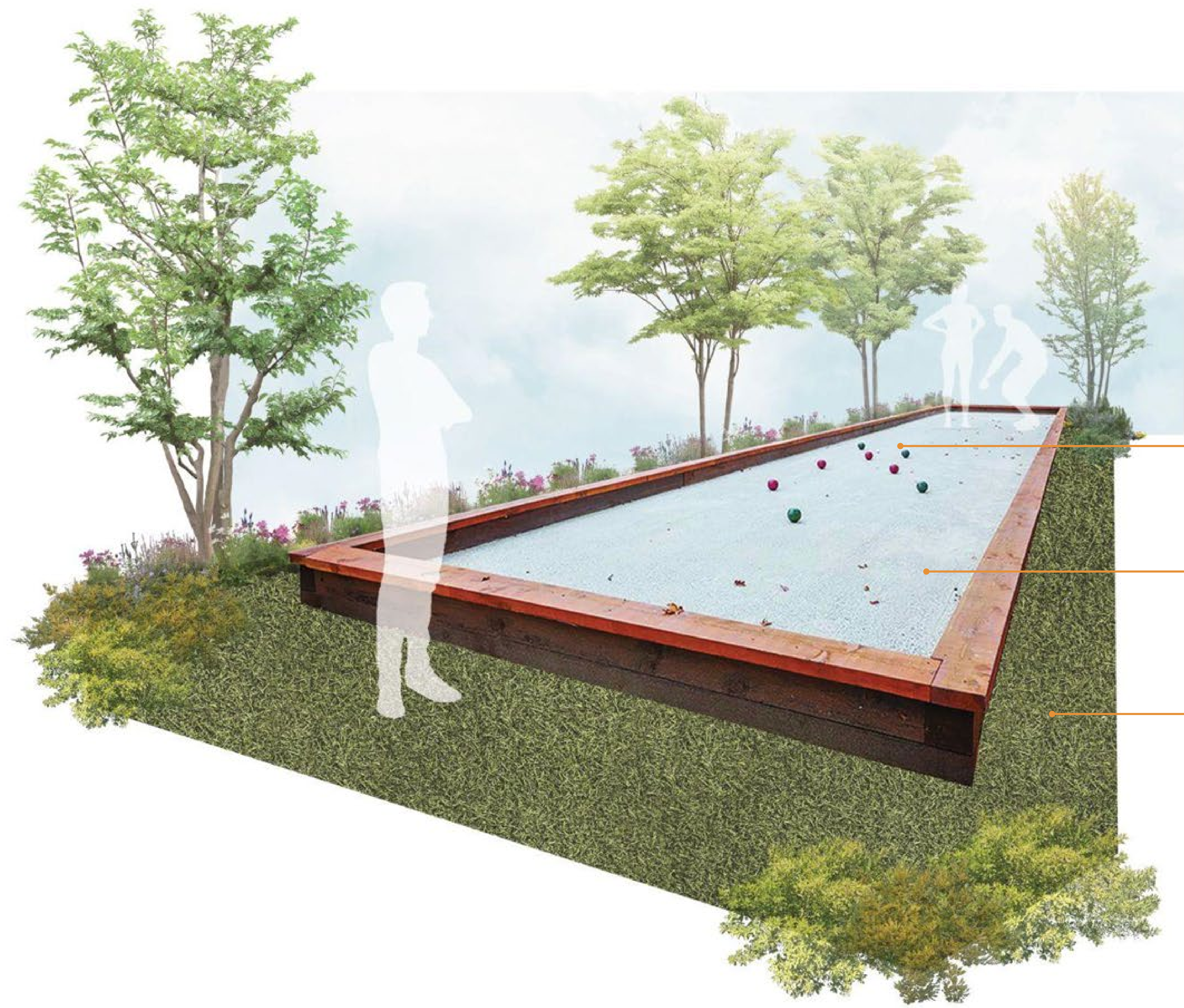


Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

AMENITY BOCCE BALL COURT



Rentable bocce balls to monitor use and preserve materials

Weather proof synthetic grass court to mimic real grass without maintenance

Located on site, easily accessible to tenants and visitors









MEMORANDUM

Date: October 21, 2022

To: Ryan Crandall, Quinn Capital Partners

From: Seishi Yamagata, PE, Fehr & Peers
Chris Bender, PE, Fehr & Peers
Katelynn Hall, Fehr & Peers

Subject: Studio Crossing Parking Requirement Evaluation

UT22-2377

INTRODUCTION

This memorandum summarizes Fehr & Peers' parking demand estimation for the updated land uses for the Studio Crossing development located in Park City, Utah. Fehr & Peers evaluated the parking needs of the proposed land uses in the updated plan using three methods: the first time per Park City requirements, the second time using Urban Land Institute's (ULI) *Shared Parking*, and the third time using hybrid of the two methods. The analysis presented in this memorandum follows the Park City Land Management Code requirements for off-street parking, as presented in 15-6-5, stating the following:

The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of the Land Management Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a Parking analysis submitted by the Applicant at the time of Master Planned Development submittal. The Parking analysis shall contain, at a minimum, the following information:

1. The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
2. A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.



3. Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
4. An analysis of time periods of Use for each of the Uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
5. A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
6. Provisions for overflow Parking during peak periods.
7. An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.

LAND USE

Fehr & Peers estimated the parking demand for the following proposed land uses (note that the land uses are based on preliminary assumptions, and could change depending on the land use program):

- Condominium (50 dwelling units, 1300 square feet)
- Townhomes (50 dwelling units, 1500 square feet)
- Affordable Housing Studio (77 units, 400 square feet)
- Affordable Housing 1 Bed (63 units, 600 square feet)
- Affordable Housing 2 Bed (30 units, 800 square feet)
- Affordable Housing 3 Bed (15 units, 1100 square feet)
- Restaurants (12,000 square feet)
- General Office (6,000 square feet)
- Medical Office (6,000 square feet)
- Minor Retail (18,000 square feet)
- Major Retail (18,000 square feet)

PARKING

Fehr & Peers evaluated the parking requirements of the proposed development per the parking ratio requirements as presented in 15-3-6 of the Park City municipal code. **Table 1** shows the breakdown of parking needs by land use and overall parking needs for the development.



Table 1 Parking Demand Based on Park City Municipal Code

Building	Units	SqFt	Parking Requirement	Stalls
Housing				
Condominium	50	1300	1.5 per unit	75
Townhomes	50	1500	1.5 per unit	75
Affordable Housing				
Studio	77	400	1 per unit	77
1 Bed	63	600	1 per unit	63
2 Bed	30	800	1 per unit	30
3 Bed	15	1100	1.5 per unit	22.5
Commercial				
Restaurant		12000	1 per 100 sq ft	120
General Office		6000	3 per 1000 sq ft	18
Medical Office		6000	5 per 1000 sq ft	30
Minor Retail		18000	3 per 1000 sq ft	54
Major retail		18000	5 per 1000 sq ft	90
Total				655

Source: Fehr & Peers, Park City Municipal Code 15-3-6 *Parking Ration Requirements for Specific Land Use Categories*.

Fehr & Peers performed two additional analyses using recommendations from ULI's *Shared Parking* manual. *Shared Parking* outlines the national state-of-the-practice method for estimating parking demand within mixed-use developments. The manual demonstrates that different land uses experience a range of parking demands at different hours of the day and months of the year. For example, office parks are generally not busy in weekends, and restaurants are often busier at mealtimes and on weekends. Accounting for the range of parking demands that each land use in a mixed-use development will generate allows a broad range of land uses to share the same supply of parking spaces. Since mixed-use developments often generate more walking, bicycling, and transit trips than single-use developments, additional adjustments for modal shift (the percent of walking, bicycling, and transit trips) and non-captive ratios (the percent of trips where a person parks in one stall for multiple uses in the area) are accounted for in this methodology. The land uses do not match exactly with Park City Code as used in the first analysis, to complete the ULI facilitated analyses the following land uses were used:

- Residential Studio (77 units)
- Residential 1 bed (63 units)
- Residential 2 bed (80 units)



- Residential 3 bed (65 units)
- Fine/Casual dining (12,000 square feet)
- Office < 25ksf (6,000 square feet)
- Medical/Dental Office (6,000 square feet)
- Retail <400ksf (36,000 square feet)

Table 2 shows the results of the parking demand analysis using the ULI *Shared Parking* method and parking rates.

Table 2 Parking Demand Based on Shared Parking

Building	Units	SqFt	Weekday	Weekend
Housing				
Studio	77	-	29	32
1 Bed	63	-	25	28
2 Bed	80	-	58	65
3 Bed	65	-	71	81
		Reserved	175	175
		Visitor	28	42
Commercial				
Restaurant	-	12000	177	204
General Office	-	6000	2	0
Medical Office	-	6000	7	0
Retail < 400 ksf	-	36000	114	81
Total			686	661

Source: Fehr & Peers, Urban Land Institute *Shared Parking, Third Edition*.

As shown in **Table 2**, the results of the *Shared Parking* analysis indicate that the development will experience 686 stalls of demand on weekdays and 661 stalls of demand on weekends. These values are greater than the original analysis because the ULI manual includes baseline parking rates informed by parking surveys on numerous operational uses across the United States. While these are generally acceptable in many land use contexts, the baseline ULI parking rates are based on nationwide suburban area parking demands and do not perfectly mimic the unique travel and development patterns and intensities found in the study area. To address this discrepancy, Fehr & Peers performed a third analysis that used Park City's minimum parking requirements as the base parking rates of the shared parking analysis. This "hybrid" approach reflects the parking demand typically anticipated in Park City, while also accounting for the benefits of shared parking at the



development. In this analysis, Fehr & Peers recategorized the land uses to represent the parking only available to condo and townhome residents. As there will be some parking only available to the residents of the condos and townhomes, these spaces were reserved in the analysis. Office space was also reserved for employee use. Reserving a parking stall prohibits it from being shared between land uses and increases the overall number of required stalls.

- Residential Studio (77 units)
- Residential 1 bed (63 units)
- Residential 2 bed (30 units)
- Residential 3 bed (15 units)
- Residential 2 bed (condo) (50 units)
- Residential 3 bed (townhome) (50 units)
- Fine/Casual dining (12,000 square feet)
- Office < 25ksf (6,000 square feet)
- Medical/Dental Office (6,000 square feet)
- Retail <400ksf (36,000 square feet)

Table 3 shows the results of the parking demand analysis using the *Shared Parking* method and Park City parking rates.

Table 3 Parking Demand Based on *Shared Parking* and Park City Parking Rates

Building	Units	SqFt	Weekday	Weekend
Housing				
Studio	77	-	52	56
1 Bed	63	-	43	46
2 Bed	30	-	22	24
3 Bed	15	-	17	19
Condo	50	-	71	70
Townhome	50	-	72	70
		Reserved	143	140
		Visitor	17	25
Commercial				
Restaurant		12000	114	105
General Office		6000	17	17
Medical Office		6000	8	0
Retail < 400 ksf		36000	95	39
Total			527	470



As shown in **Table 3**, the results of the hybrid analysis indicate that the development will experience 527 stalls of demand on weekdays and 470 stalls of demand on weekends; this parking analysis indicates that the parking demand will likely be approximately 20% lower than was indicated by the previous analyses.

Detailed summary sheets of both ULI analyses (**Tables 2 and 3**) are included in the appendix.

REDUCTION MEASURES

The reductions in the shared parking presented previously not only accounts for internal capture and shared uses, but reductions due to mode shifts. This could be achieved by Transportation Demand Management (TDM) strategies that the development can provide. The proposed development may implement or enforce the following TDM strategies to reduce parking demand by discouraging visitors from using Single Occupancy Vehicles (SOVs) to access the development:

- Connection to the Park City Historic Rail Trail to encourage shift to other modes of active transportation
- Utilize the bike share program by placing a bike share station on-site
- Provide a transit station on-site
- Provide amenities for active transportation users, such as bike parking

COMPARISON TO SIMILAR PROJECT

Studio Crossing is proposed to be a mixed-use development, with unique shared parking opportunities as previously outlined.

The Newpark development, located near Kimball Junction, is also a mixed-use development in proximity within Summit County. This site was discussed in a meeting with Park City staff and was determined to be a comparable site to the proposed Studio Crossing development. Newpark includes the following land uses and parking supplies:

- Newpark Retail: 123,000 square feet of retail – 566 stalls
- Newpark Terrace: 60 dwelling units – 68 stalls + 3 ADA stalls
- Newpark Residences: 71 townhomes – 71 stalls
- Newpark Flats: 43 apartments – 53 stalls
- The Commons: 38 dwelling units, 12,500 square feet of retail – no dedicated stalls



The Newpark development has 212 total residential units and 135,500 ft² of total commercial space, providing a total of **761** parking stalls. In comparison, the proposed Studio Crossing development has 285 total residential units and 60,000 ft² of total commercial space, and the shared parking analysis recommends **527** parking stalls.

The Newpark development allocates 195 stalls for the 212 total residential units, and the remaining 566 stalls for the 135,500 ft² of total commercial space. This yields to a parking rate of roughly 1 stall/residential unit, and 4 stalls/1,000 ft² commercial space. Note that this is a rough estimate, which does not take into account factors such as bedroom numbers, guest stalls, type of commercial space, etc. In comparison, if using the rates currently developed at Newpark, the Studio Crossing development would require **513** parking stalls for the 285 total residential units and 60,000 ft² total commercial space. This shows that the **527** total stalls recommended by the shared parking analysis is adequate, compared to the existing Newpark development.

CONCLUSION

Fehr & Peers evaluated the anticipated parking demand of the proposed development according to Park City's minimum parking requirements, ULI's *Shared Parking* manual, and a hybridized approach between the two. As shown above, the hybridized shared parking analysis anticipates that the development will generate up to **527 parking stalls** of demand. The proposed Studio Crossing development is currently planned to provide **560 parking stalls**, which provides a surplus of 33 stalls above what is recommended from the shared parking analysis. As shown previously, compared to a similar project in proximity, and with the implementation of shared parking and TDM strategies to encourage other modes of transportation, the proposed 560 stall supply for Studio Crossing should be adequate to meet the demand for the site.

APPENDIX

Project: UT22-2377
Description: Studio Crossing Shared Parking - ULI Rates

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 7 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											7 PM	December		10 PM	December	
Retail																		
Retail (<400 ksf)	36,000	sf GLA	2.90	98%	96%	2.74	ksf GLA	3.20	98%	98%	3.08	ksf GLA	90%	100%	89	35%	100%	38
Employee			0.70	98%	98%	0.67		0.80	98%	98%	0.77		100%	100%	25	45%	100%	13
Food and Beverage																		
Fine/Casual Dining	12,000	sf GLA	13.25	98%	97%	12.55	ksf GLA	15.25	98%	94%	14.11	ksf GLA	100%	100%	151	90%	100%	158
Employee			2.25	98%	98%	2.16		2.50	98%	98%	2.40		100%	100%	26	100%	100%	29
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Urban																0%		
Studio Efficiency	77	units	0.49	100%	100%	0.49	unit	0.49	100%	100%	0.49	unit	75%	100%	29	85%	100%	32
1 Bedroom	63	units	0.52	100%	100%	0.52	unit	0.52	100%	100%	0.52	unit	75%	100%	25	85%	100%	28
2 Bedrooms	80	units	0.96	100%	100%	0.96	unit	0.96	100%	100%	0.96	unit	75%	100%	58	85%	100%	65
3+ Bedrooms	65	units	1.45	100%	100%	1.45	unit	1.45	100%	100%	1.45	unit	75%	100%	71	85%	100%	81
Reserved	42%	res spaces	0.61	100%	100%	0.61	unit	0.61	100%	100%	0.61	unit	100%	100%	175	100%	100%	175
Visitor	285	units	0.10	98%	100%	0.10	unit	0.15	98%	100%	0.15	unit	100%	100%	28	100%	100%	42
Office																		
Office <25 ksf	6,000	sf GFA	0.30	98%	100%	0.29	ksf GFA	0.03	98%	100%	0.03	ksf GFA	2%	100%	-	0%	100%	-
Reserved		empl	0.00	98%	100%	0.00		0.00	98%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.50	98%	74%	2.55		0.35	98%	74%	0.25		15%	100%	2	0%	100%	-
Medical/Dental Office	6,000	sf GFA	3.00	98%	99%	2.91	ksf GFA	0.00	98%	100%	0.00	ksf GFA	30%	100%	5	0%	100%	-
Employee			1.60	98%	74%	1.16		0.00	98%	74%	0.00		30%	100%	2	0%	100%	-
Additional Land Uses																		
													Customer/Visitor	274	Customer	238		
													Employee/Resident	238	Employee/Resident	248		
													Reserved	175	Reserved	175		
													Total	686	Total	661		
Shared Parking Reduction 16% 20%																		

Project: UT22-2377
Description: Hybrid Approach Studio Crossing Shared Parking - Custom Rates

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 7 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											7 PM	December		10 PM	December	
Retail																		
Retail (<400 ksf)	36,000	sf GLA	2.42	99%	97%	2.31	ksf GLA	2.40	99%	98%	2.33	ksf GLA	90%	100%	75	35%	100%	29
Employee			0.58	99%	97%	0.56		0.60	99%	97%	0.58		100%	100%	20	45%	100%	10
Food and Beverage																		
Fine/Casual Dining	12,000	sf GLA	8.55	99%	95%	8.06	ksf GLA	8.59	99%	90%	7.69	ksf GLA	100%	100%	97	90%	100%	89
Employee			1.45	99%	97%	1.40		1.41	99%	97%	1.36		100%	100%	17	100%	100%	16
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency		units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	89%	100%	-
1 Bedroom		units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	89%	100%	-
2 Bedrooms	50	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	89%	100%	-
3+ Bedrooms	50	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	89%	100%	-
Reserved	100%	res spaces	1.43	100%	100%	1.43	unit	1.40	100%	100%	1.40	unit	100%	100%	143	100%	100%	140
Visitor	100	units	0.06	99%	100%	0.06	unit	0.08	99%	100%	0.08	unit	100%	100%	6	100%	100%	9
Residential, Urban																0%		
Studio Efficiency	77	units	0.89	100%	100%	0.89	unit	0.85	100%	100%	0.85	unit	75%	100%	52	85%	100%	56
1 Bedroom	63	units	0.90	100%	100%	0.90	unit	0.86	100%	100%	0.86	unit	75%	100%	43	85%	100%	46
2 Bedrooms	30	units	0.94	100%	100%	0.94	unit	0.92	100%	100%	0.92	unit	75%	100%	22	85%	100%	24
3+ Bedrooms	15	units	1.44	100%	100%	1.44	unit	1.42	100%	100%	1.42	unit	75%	100%	17	85%	100%	19
Reserved		res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	185	units	0.06	99%	100%	0.06	unit	0.08	99%	100%	0.08	unit	100%	100%	11	100%	100%	16
Office																		
Office <25 ksf	6,000	sf GFA	0.24	99%	100%	0.23	ksf GFA	0.24	99%	100%	0.23	ksf GFA	2%	100%	-	0%	100%	-
Reserved	100%	empl	2.76	99%	100%	2.74		2.76	99%	100%	2.74		100%	100%	17	100%	100%	17
Employee			0.00	99%	74%	0.00		0.00	99%	74%	0.00		15%	100%	-	0%	100%	-
Medical/Dental Office	6,000	sf GFA	3.26	99%	99%	3.20	ksf GFA	0.00	99%	100%	0.00	ksf GFA	30%	100%	6	0%	100%	-
Employee			1.74	99%	74%	1.27		0.00	99%	74%	0.00		30%	100%	2	0%	100%	-
Additional Land Uses																		
													Customer/Visitor	195	Customer	142		
													Employee/Resident	173	Employee/Resident	170		
													Reserved	160	Reserved	157		
													Total	527	Total	470		

Shared Parking Reduction 14% 20%

October 20, 2022

Quinn Capital Partners, LLC Housing Mitigation Plan

Quinn Capital Partners, LLC is pleased to be able to incorporate this housing mitigation plan as a part of its Amended Master Planned Development. This proposal will convert a substantial portion of the existing commercial square footage to affordable housing and create a vibrant, year-round neighborhood compatible with surrounding residents. The proposed modifications will also reduce daily traffic and enhance the quality of life for our residents, all while helping to meet community environmental and housing goals.

This housing mitigation plan is part of the 2022 Amendment to the Master Planned Development Agreement and Annexation Agreement. The original 2012 Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development expressly provided that no affordable housing was required to be built as a condition of development. Recognizing the needs of the community and benefits to the community in constructing affordable housing, QCAP is proposing to construct a minimum of 185 units of affordable housing units as part of its proposal to amend the 2012 Development Agreement.

Background

The 2012 Development Agreement did not require the construction of any affordable housing. (DA Section 5, Affordable Housing). When QCAP subdivided the subject property earlier in 2022, the City required as a condition of plat approval a note requiring QCAP to provide affordable housing meeting the current code requirements if it any point it amended the 2012 Development Agreement. In addition to meeting the code-based requirements for affordable housing, QCAP is proposing to convert existing commercial entitlements to affordable housing.

Proposed Plan

QCAP proposes to construct more than enough affordable housing units to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation. The same resolution requires 20% of condominium units to be affordable units. Per the resolution, each affordable unit is calculated as containing 900 square feet.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Forecasted calculations for the affordable housing are shown in Table 1 below:

Table 1

Studio Crossings Residential Density			
Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Studio Crossing Assumed Use Based on Newpark Retail Mix					
Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.3	
Mitigation Rate X 0.2				42.3	
AUEs/1.5				28.2	25,367.44

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Total Affordable Housing Obligation	
Net Livable Space	AUE
38,057.00	42.40

For the affordable housing required by the plat amendment note, QCAP proposed to construct the 42 Unit Equivalents in the following mix:

27 - Studios - 400 sqft = 10,800 sqft
 23 - 1 bedrooms - 600 sqft = 13,800 sqft
 10 - 2 bedrooms - 800 sqft = 8,000 sqft
5 - 3 bedrooms - 1,100 sqft = 5,500 sqft
 65 units = 38,057 sqft

QCAP is also voluntarily converting 79 Unit Equivalents of currently entitled commercial space to affordable housing in the following anticipated mix:

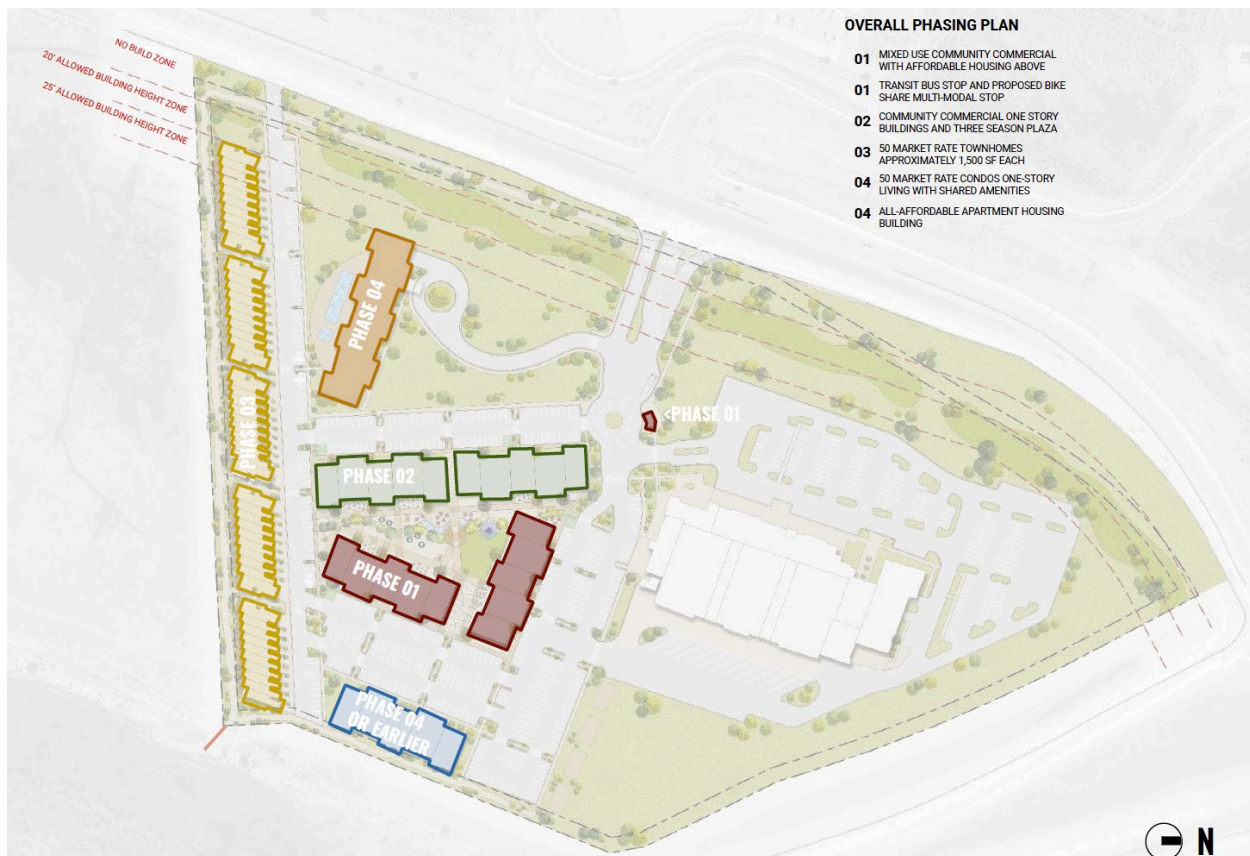
50 - Studios - 400 sqft = 20,000 sqft
 40 - 1 bedrooms - 600 sqft = 24,000 sqft
 20 - 2 bedrooms - 800 sqft = 16,000 sqft
 10 - 3 bedrooms - 1,100 sqft = 11,000 sqft
 120 units = 80,575 sqft

All affordable housing shall be deed restricted and subject to Park City affordable housing guidelines including affordable rent restrictions. All the affordable housing will be built in the

1st and 4th (anytime) phase. An unconditional certificate of occupancy, or a temporary certificate of occupancy if it allows for operation of the affordable housing units will not issue for each phase until the affordable housing requirement is met.

Site plans showing the proposed affordable housing, including the parking, are included in Exhibit A below:

Exhibit A



Eligibility and Pricing

All units will be maintained as deed restricted affordable for rent units. A qualified third-party professional property management company shall manage the rental of the units.

Eligibility for the affordable for-rent housing will be based on the AMI standards of for-rent affordable housing. In initially filling the units, QCAP shall use a geographic waterfall approach in selecting from applicants, in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including, but not limited to, employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County.

There shall be no time limit required in selecting between orders of priority. Rather, when all qualifying applicants from a category have been exhausted, applicants from the next order of priority shall immediately be given priority. This waterfall provision shall only apply at the initial generation of any waitlist and selection for the Studio Crossing affordable housing units. From that point, all applications shall be made on a first-come-first-serve basis on the existing waitlist.

QCAP may enter into one or more master leases with local employers whereby local employers may lease a block of units to meet the housing needs of their qualifying employees. The priority of any such master leases shall follow the same geographic waterfall provided previously. Any such master leases must be consistent with the remaining provisions of this Housing Mitigation Plan, as it may be amended from time to time.

For the 65 units required by the plat amendment note—and subject to the 2021 Housing Resolution—all rentals will be to households of 80% AMI or below for Summit County and will be at the allowable rental rates for households at 80% AMI as determined by the then-applicable Summit County AMI numbers, updated on an annual basis. All rental units will submit annual compliance surveys in accordance with the recorded deed restrictions.

For the 120 units QCAP is constructing from its existing commercial density, all rentals will be to households of 120% AMI or below for Summit County. However, like the units required by the plat amendment note, all rental rates charged will be at 80% of AMI, regardless of the AMI of individual households. All gross rental rates shall include any Home Owner Association fees or assessments that may be charged against the unit.

Additionally, QCAP agrees that all (currently projected to be 77) of the studio unit rentals will be to households of 60% and 70% of AMI for Summit County and will be at the allowable rental rates for households at 60% and 70% AMI as determined by the then-applicable Summit County

AMI numbers, updated on an annual basis. QCAP will rent 27 units at 60% AMI and 50 units at 70% AMI.

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$66,960	30%	\$20,088.00	\$1,674.00	0
1	2	\$76,480	30%	\$22,944.00	\$1,912.00	63
2	3	\$86,080	30%	\$25,824.00	\$2,152.00	30
3	4	\$95,600	30%	\$28,680.00	\$2,486.00	15

Table 3 – 70% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$58,560	30%	\$17,568.00	\$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	\$50,200	30%	\$15,060.00	\$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Amenities

The Studio Crossings development will include a number of amenities available to residents of the affordable housing units. These amenities include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Studio Crossings will be a transit and trail-oriented development. There will be a dedicated and improved transit stop within the development. QCAP is also working to ensure that an electric bikeshare location is included on site. In addition to these public transit options, there will be covered bike storage available for each of the affordable housing buildings. It is QCAP's intention to enable and encourage alternative transit options to private vehicle ownership.

MEMORANDUM

Date: September 22, 2022
To: Ryan Crandall, Quinn Capital Partners
From: Seishi Yamagata, PE, Fehr & Peers
Preston Stinger, PTP, Fehr & Peers
Subject: **Studio Crossing Trip Generation Update**

UT22-2357

INTRODUCTION

The purpose of this memorandum is to summarize the evaluation of trip generation for the updated land uses for the Studio Crossing development located in Park City, Utah. Fehr & Peers evaluated the trip generation of the proposed land uses in the previous master plan and of the proposed land uses in the updated plan in comparison. Fehr & Peers performed a comparison of trip generation summarized in a memorandum dated June 4, 2021. Since then, the proposed land uses of the development have been updated to add affordable housing units. Also, the Institute of Transportation Engineers (ITE) have published an updated edition of trip generation rates. This memorandum summarizes the evaluation of trip generation for the proposed land use changes, with the latest ITE trip generation rates.

LAND USE

The previous master plan concept (site plan attached in Appendix) proposed the following land uses:

- Hotel (100 rooms)
- Movie Theater (15,000 square feet)
- Entertainment Venue (14,500 square feet)
- Mixed Use (33,350 square feet)
- Mixed Use (25,625 square feet)



- Sound Effects Stage (15,700 square feet)
- Office (37,200 square feet)
- Workshop Office (10,000 square feet)

Fehr & Peers used trip generation rates published in the ITE Trip Generation, 11th Edition, 2021, to estimate trip generation rates for this study. To keep consistent with land uses presented in the ITE manual, the following ITE land uses were used to evaluate the previous master plan concept:

- Hotel (ITE Land Use 310) – 100 rooms
- Movie Theater (ITE Land Use 445) – 15,000 square feet
- High-Turnover Restaurant (ITE Land Use 932) – 14,500 square feet
- Strip Retail Plaza (ITE Land Use 822) – 33,350 square feet
- Strip Retail Plaza (ITE Land Use 822) – 25,625 square feet
- General Office Building (ITE Land Use 710) – 15,700 square feet
- General Office Building (ITE Land Use 710) – 37,200 square feet
- Small Office Building (ITE Land Use 710) – 10,000 square feet

The updated plan (site plan attached in Appendix) for the project site consists of the following land uses, along with the corresponding ITE land uses:

- Affordable Housing (ITE Land Use 223) – 185 dwelling units
- Low-Rise Multifamily Housing (ITE Land Use 220) – 100 dwelling units
- Strip Retail Plaza (ITE Land Use 822) – 30,000 square feet
- Strip Retail Plaza (ITE Land Use 822) – 30,000 square feet

The ITE land use for affordable housing is new in the ITE manual and had a low sample size with limited data. Therefore, the ITE land use code for multifamily housing (land use 220) was used for the 185 units of affordable housing.

TRIP GENERATION

To capture the mixed-use component of the land uses (for both the previous master plan concept and the updated plan), internal capture was incorporated into the trip generation evaluation for this study using Fehr & Peers' mixed-use development (MXD+) methodology. The MXD+ trip generation methodology accurately captures the trip-reducing benefits of mixed-use development projects and is used throughout the United States to help developers, agencies, and the public to quantify these trip reductions. The MXD+ trip generation model is promoted by the United States



Environmental Protection Agency (EPA) and has been adopted by the San Diego Association of Governments (SANDAG), American Society of Civil Engineers (ASCE), American Planning Association (APA), and many others as a recommended resource for trip generation of smart-growth developments. The MXD+ model uses ITE trip generation rates and applies additional variables to those trip generation rates. Some of the additional variables include:

- Employment
- (Population + Employment) per square mile
- Land area
- Total jobs / population diversity
- Retail jobs / population diversity
- Number of intersections per square mile
- Employment within a mile
- Employment within a 30-minute trip by transit
- Average household size
- Vehicles owned per capita

The calculated trip generation for the previous master plan concept is shown below in **Table 1**.



Table 1 Previous Master Plan Trip Generation

Land Use ¹	Number of Units	Unit Type	Daily Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Daily Trips
Hotel (310)	100	Rooms	660	3%	50%	50%	319	319	638
Movie Theater (445)	15,000	Square Feet	1,171	3%	50%	50%	566	566	1,132
High-Turnover Restaurant (932)	14,500	Square Feet	1,554	3%	50%	50%	751	751	1,502
Strip Retail Plaza (822)	33,350	Square Feet	1,816	3%	50%	50%	878	878	1,756
Strip Retail Plaza (822)	25,625	Square Feet	1,395	3%	50%	50%	674	674	1,348
Office (710)	15,700	Square Feet	232	3%	50%	50%	112	112	224
Office (710)	37,200	Square Feet	491	3%	50%	50%	237	237	474
Small Office (712)	10,000	Square Feet	144	3%	50%	50%	70	70	140
Net Weekday Trips							3,607	3,607	7,214
Land Use ¹	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New AM Peak Hour Trips
Hotel (310)	100	Rooms	43	7%	56%	44%	22	18	40
Movie Theater (445)	15,000	Square Feet	0	7%	-	-	0	0	0
High-Turnover Restaurant (932)	14,500	Square Feet	139	7%	55%	45%	71	58	129
Strip Retail Plaza (822)	33,350	Square Feet	79	7%	60%	40%	44	29	73
Strip Retail Plaza (822)	25,625	Square Feet	60	7%	60%	40%	34	22	56
Office (710)	15,700	Square Feet	34	7%	88%	12%	28	4	32
Office (710)	37,200	Square Feet	72	7%	88%	12%	59	8	67
Small Office (712)	10,000	Square Feet	17	7%	82%	18%	13	3	16
Net Weekday AM Peak Hour Trips							271	142	413
Land Use ¹	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New PM Peak Hour Trips
Hotel (310)	100	Rooms	46	11%	51%	49%	21	20	41
Movie Theater (445)	15,000	Square Feet	93	11%	94%	6%	78	5	83
High-Turnover Restaurant (932)	14,500	Square Feet	131	11%	61%	39%	71	46	117
Strip Retail Plaza (822)	33,350	Square Feet	220	11%	50%	50%	98	98	196
Strip Retail Plaza (822)	25,625	Square Feet	169	11%	50%	50%	75	75	150
Office (710)	15,700	Square Feet	36	11%	17%	83%	5	27	32
Office (710)	37,200	Square Feet	73	11%	17%	83%	11	54	65
Small Office (712)	10,000	Square Feet	22	11%	34%	66%	7	13	20
Net Weekday PM Peak Hour Trips							366	338	704
Land Use ¹	Number of Units	Unit Type	Saturday Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Saturday Trips
Hotel (310)	100	Rooms	644	4%	50%	50%	310	310	620
Movie Theater (445)	15,000	Square Feet	1,490	4%	50%	50%	717	717	1,434
High-Turnover Restaurant (932)	14,500	Square Feet	1,776	4%	50%	50%	855	855	1,710
Shopping Plaza (821) ⁵	33,350	Square Feet	2,704	4%	50%	50%	1,302	1,302	2,604
Shopping Plaza (821) ⁵	25,625	Square Feet	2,078	4%	50%	50%	1,001	1,001	2,002
Office (710)	15,700	Square Feet	36	4%	50%	50%	17	17	34
Office (710)	37,200	Square Feet	82	4%	50%	50%	39	39	78
Small Office (712)	10,000	Square Feet	22	4%	50%	50%	11	11	22
Net Saturday Trips							4,252	4,252	8,504

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 11th Edition Trip Generation Manual (ITE Manual)

2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual

3. Percentage of trips Entering and Exiting the development according to the ITE Manual.

4. Internal capture derived from the MXD+ methodology.

5. Saturday trip generations not available for Strip Retail Plaza (822). Saturday rates for Shopping Plaza (821) were used.

SOURCE: Fehr & Peers, 2022

The calculated trip generation for the updated plan is shown below in **Table 2**.



Table 2 Studio Crossing Updated Plan Trip Generation

Land Use ¹	Number of Units	Unit Type	Daily Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Daily Trips
Multifamily Housing (220)	285	Dwelling Units	1,902	5%	50%	50%	900	900	1,800
Strip Retail Plaza (822)	30,000	Square Feet	1,496	5%	50%	50%	708	708	1,416
Strip Retail Plaza (822)	30,000	Square Feet	1,496	5%	50%	50%	708	708	1,416
Net Weekday Trips							2,316	2,316	4,632
Land Use ¹	Number of Units	Unit Type	AM Peak Hour Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New AM Peak Hour Trips
Multifamily Housing (220)	285	Dwelling Units	111	7%	24%	76%	25	78	103
Strip Retail Plaza (822)	30,000	Square Feet	59	7%	60%	40%	33	22	55
Strip Retail Plaza (822)	30,000	Square Feet	59	7%	60%	40%	33	22	55
Net Weekday AM Peak Hour Trips							91	122	213
Land Use ¹	Number of Units	Unit Type	PM Peak Hour Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New PM Peak Hour Trips
Multifamily Housing (220)	285	Dwelling Units	143	13%	63%	37%	78	46	124
Strip Retail Plaza (822)	30,000	Square Feet	170	13%	50%	50%	74	74	148
Strip Retail Plaza (822)	30,000	Square Feet	170	13%	50%	50%	74	74	148
Net Weekday PM Peak Hour Trips							226	194	420
Land Use ¹	Number of Units	Unit Type	Saturday Trip Generation ²	% Internal Capture ⁴	% Entering ³	% Exiting ³	Trips Entering	Trips Exiting	New Saturday Trips
Multifamily Housing (220)	285	Dwelling Units	1,297	5%	50%	50%	613	613	1,226
Shopping Plaza (821) ⁵	30,000	Square Feet	2,026	5%	50%	50%	958	958	1,916
Shopping Plaza (821) ⁵	30,000	Square Feet	2,026	5%	50%	50%	958	958	1,916
Net Saturday Trips							2,529	2,529	5,058

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 11th Edition Trip Generation Manual (ITE Manual)

2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual

3. Percentage of trips Entering and Exiting the development according to the ITE Manual.

4. Internal capture derived from the MXD+ methodology.

5. Saturday trip generations not available for Strip Retail Plaza (822). Saturday rates for Shopping Plaza (821) were used.

SOURCE: Fehr & Peers, 2022

As shown in **Table 1**, vehicle trip reductions of approximately 3%, 7%, 11%, and 4% for daily, AM peak hour, PM peak hour, and Saturday, respectively, were applied due to internal capture for the previous master plan concept. For the updated plan, vehicle trip reductions of approximately 5%, 7%, 13%, and 5% for daily, AM peak hour, PM peak hour, and Saturday, respectively, were applied due to internal capture as shown in **Table 2**.

The comparison of total trips generated for the development between what was presented in the previous master plan and the calculated updated results for this study are shown below in **Table 3**.

Table 3 Trip Generation Comparison

Calculated Trip Generation (Total Trips)				
	Daily	AM Peak	PM Peak	Saturday
Previous Master Plan	7,214	413	704	8,504
Updated Plan	4,632	213	420	5,058

SOURCE: Fehr & Peers, 2022



As shown in **Table 3**, the updated trip generation shows lower total trips generated for daily (36% trip decrease), AM peak hour (48% trip decrease), PM peak hour (40% trip decrease), and Saturday (41% trip decrease). There is also higher daily, PM peak hour, and Saturday trip reductions for the updated plan compared to the previous master plan due to the introduction of residential land use in the mix.

CONCLUSION

Fehr & Peers evaluated the total trips generated by the proposed land uses in the previous master plan, and also evaluated the trip generation of the development with redefined land uses. As shown previously above, there is a decrease in trip generation due to the redefined land uses at the proposed Studio Crossing development for daily, AM peak hour, PM peak hour, and Saturday trips.

APPENDIX

Previous Master Plan Concept

Updated Studio Crossing Concept



Building Legend

- 1A Hotel Lodging
- 1B Recording Studio
- 1C Stage Venue
- 1D Residence - omitted
- 1E Grand Ball Room
- 1F Atrium
- 2 Screening Rooms/Theater
- 3 Entertainment Venue
- 4 Mixed Use
- 5 Mixed Use
- 6 Sound Effects Stage
- 6A Office, Effects Stage
- 7 Sound Stages
- 7A Workshop
- 7B Production Support/Offices
- 8 Workshop Office



BUILDING LEGEND:

- | | | | |
|-----------|---|-----------|---|
| 01 | 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING | 08 | HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID |
| 02 | TRANSIT HUB & E-BIKE PARKING BUS STOP AND PICKUP CENTER | 09 | 80% AMI AFFORDABLE HOUSING 2 STORY ALL HOUSING |
| 03 | COMMUNITY FOCUSED COMMERCIAL 1-STORY | 10 | RESIDENT USE AMENITY MULTI-USE SPORTS COURT |
| 04 | COMMUNITY POCKET PARKS | 11 | MARKET RATE TOWNHOMES 2-STORY WITH GARAGE |
| 05 | 80% AMI AFFORDABLE HOUSING 3 STORY WITH COMMERCIAL | 12 | CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS |
| 06 | COMMUNITY PLAZA FEATURE AND DINING AREAS | 13 | ELECTRIC CAR CHARGING STATIONS |
| 07 | E-BIKE DOCKING STATION | | |





Housing Team

August 4, 2022

RE: 4001 Kearns Boulevard (Studio Crossing) Amendment to the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD)

Dear Planning Commissioners:

The Housing Team has reviewed the MPD Amendment application associated with 4001 Kearns Boulevard (Studio Crossing), and supports the major components of the project for the following reasons:

- The project meets the requirements of the 2021 Housing Resolution to produce 42.3 Affordable Unit Equivalents (AUEs) on-site through the creation of 65 units or 38,100 SF.
- The project exceeds the required housing obligation, with an additional 120 units (approximately 78.8 AUEs) created through the production of an estimated 71,000 SF of affordable housing.
- The recent Park City Housing Needs Assessment stated that well over 800 units are likely needed over the next five years, and this project's production of 120 additional affordable units would meet approximately 15% of this need.
- The project produces a diversity of unit types, from studios to three-bedroom units, which will help to meet demand across different housing needs.
- The inclusion of commercial uses in the project will support the long-term vitality and sustainability of not only the housing created on site, but also other housing projects in the area, including the affordable and attainable units built in Park City Heights and other future area projects.
- The commercial space will increase access to goods and services for residents of affordable and attainable housing residents in the project and in the surrounding area, which may reduce vehicle miles traveled.
- The location of the project utilizes existing free public transportation for access to major employment centers and is well positioned to take advantage of future transit improvements on the SR-248 corridor.
- The location of the project and connection to the rail trail enables multi-modal transportation options and can help to reduce vehicle miles traveled by locating workers within closer proximity to their employment.



CHAMBER OF COMMERCE | CONVENTION & VISITORS BUREAU

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

Re: Affordable Housing

Dear Park City Planning Commissioners:

We understand that you will be considering many projects related to affordable housing in the upcoming months, and I write to voice our support for action on this dire community need. The high price of Park City housing is woven into every aspect of our lives to harmful effect, pricing out service workers and up-and-coming Parkites, and our seniors, whose options have been drastically reduced.

We urge you to support the development of additional affordable units for many reasons.

In interaction with hundreds of Chamber/Bureau members, I regularly hear of the urgent need, verging on desperation, many employers feel about the need for action. Businesses' ability to hire and retain employees is increasingly negatively impacted by the lack of affordable housing. Those who take jobs in Park City often have no choice but to commute long distances to find housing. This contributes to local traffic congestion while adding commuting costs, wasted time and increased stress to workers' lives, often affecting their job commitment. It is a major factor in employee turnover and difficulty in hiring.

As you are aware, the median home price in Park City is more than \$2.5 million, which excludes virtually the entire US population from our housing market. Park City's commitment to equity and inclusion means we must create a mix of housing options that allows people of varying income levels to live here, paying a reasonable percentage of their income for housing costs. Failure to meet this challenge will discourage all but the wealthy from residing in Park City. That's not who we are – or who we want to become.

One of the objectives of our Sustainable Tourism Plan (STP), recently recognized by the Park City and Summit County Councils, states, "...unintended consequences of the visitor economy have disproportionately affected residents and workers with lower household incomes. This objective seeks to both better distribute positive impacts and to mitigate negative impacts for all." Housing costs are one of those disproportionate effects, as documented in thousands of surveys and in public meetings and focus groups during the STP process.

Without a housing scheme that permits middle to upper-middle-class earners to live here – firefighters, accountants, nurses and small business owners – we risk excluding from our civic and cultural life the

very people without whom Park City cannot exist. Every healthy, engaged civic environment needs the participation and the buy-in of people who live – as well as work and play - in that community.

Economically, people who live where they work spend their wages in that community – boosting sales, increasing municipal tax revenue, and making employment more secure for everyone. Yet, today, Park City "exports" locally generated dollars because of a housing market that forces workers to leave town at the end of the day, shopping and recreating where they live, not where they earn. As a result, in addition to losing their civic commitment and participation, we pay a financial price.

I want to add my voice to the others you are hearing, encouraging you to be flexible and imaginative in considering affordable housing opportunities that come before you.

Thank you for your attention, consideration, and service.

Sincerely,

A handwritten signature in black ink, appearing to read 'JWesselhoff', with a stylized, cursive script.

Jennifer Wesselhoff
President & CEO
Park City Chamber & Visitors Bureau



Build strength, stability and self-reliance through shelter

To Whom It May Concern:

Habitat for Humanity of Summit and Wasatch County submits the following comments regarding the affordable housing development in Studio Crossings, located adjacent to Utah Film Studios.

As part of the stewardship of their project and the Park City community, Crandall Capital is stepping up to address a critical need for affordable rentals in our community. As proposed, the development of Studio Crossings adds 181 affordable rental apartments to Park City.

Park City Municipal recognized the importance of affordable housing to the livability and viability of Park City and acknowledged through assessment that housing costs continue to outpace wages in the service sector. In response, they approved Affordable Housing Guidelines Resolution 05-2021 with the goal to provide affordable housing to increase the number of Park City's workforce living in the community.

Habitat for Humanity of Summit and Wasatch Counties has seen firsthand the generational changes that happen as a result of living in stable, affordable housing in the community where you work. Children do better in school, and parents report more family time when school, work, and home are all in the same community. Families become more active and civic-minded.

In addition to generational changes, the World Health Organization states "physical, mental and social wellbeing correlate strongly with stable, structurally sound housing" (Rolfe, *et al*, 20 July, 2020)

Placement of these units, adjacent to the rail trail and on a Park City Transit route, encourages residents to use multimodal transportation and reduce traffic generated from these new dwellings.

Studio Crossings' development plan includes community commercial uses. Community-oriented local businesses are necessary to provide this workforce with needed resources that create strong local relationships.

The Wasatch Back is facing record housing prices and needs that far exceed the existing inventory at all levels of the housing continuum. Habitat for Humanity of Summit and Wasatch Counties supports the proposed location and proposed development of affordable housing as part of the proposal for Studio Crossings. We agree it is important for communities to invest throughout the housing continuum allowing stabilization and growth throughout the affordable housing spectrum.

Sincerely,

Shellie Barrus
Executive Director

Alexandra Ananth

From: planning
Sent: Wednesday, October 26, 2022 9:08 AM
To: Alexandra Ananth
Subject: FW: [External] Proposal to build near the Film Center

-----Original Message-----

From: Bea Mayes <carriecamier@gmail.com>
Sent: Wednesday, October 26, 2022 8:47 AM
To: planning <planning@parkcity.org>
Cc: b.mayes@opposablethumb.com
Subject: [External] Proposal to build near the Film Center

[CAUTION] This is an external email.

I believe housing in this area would be much more beneficial to Park City and its people than the original proposal for a hotel.

Bea Mayes

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060
RE: Studio Crossings Application

Dear Park City Planning Commissioners:

Please accept this letter in support of the Studio Crossing application that is before you for a vote on October 26, 2022.

As you and the majority of the of people that live and work in Park City are aware, there is a desperate need for affordable housing in Park City. Every aspect of life in Park City—from service workers who provide for our daily needs, younger Parkites who can't find housing, and even our aging senior Parkite population who have few housing options. The Crandalls' proposal to convert existing density at Quinn's Junction to a mixed-use affordable housing community addresses all these needs.

185 affordable deed restricted units and 100 market rate units with supporting neighborhood commercial, provides a great service to our Park City community. The ideal location at I-40 and 248, will have a minimal effect on traffic, and the close location to town and proposed trail connections would allow for residents to bike to work.

As a business owner and employer in Park City, I am aware of the significant need for affordable housing. Many of our staff and other business owners staff have to live in other towns and commute long distances in order to find affordable housing. This backs up our roads and creates traffic issues that have significantly changed the feel of Park City. In addition, with the rising gas prices this is not making the commute to be employed in Park City any easier, and people are looking for employment closer to where they live.

The Crandall's have proven to be great stewards in Park City development with the communities that they have created in Park City/Summit County. The Studio Crossings community is certainly a pinnacle development that will benefit it's future residents as well as the greater Park City Community.

I am encouraging the planning commission to approve the Studio Crossings community. Thank you for all that you do in shaping our community and for your consideration of this new development.

Respectfully,
Charlie Taylor

VIA EMAIL

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

Re: Studio Crossings Application

Dear Park City Planning Commissioners:

Please accept this letter in support of the Studio Crossings application that is before you for a vote on October 26, 2022.

I have had the good fortune of knowing and working for the Crandall family for over 10 years. They are delightful as both businessmen and people. They are local; they are hands-on; and they are involved. They care about the local community and this shows in the previous projects they have built including Newpark Terrace and Newpark Commons, both of which have been highly successful residential developments. They stay highly involved and they care as evidenced by their success with the Newpark Town Center which is currently bustling with activity and a proper local mix of businesses.

I encourage the Planning Commission to approve the proposed project, Studio Crossings. This plan is coming forward just in time to fulfill an overwhelming need for affordable housing in our community. The location is prime and gives many people a chance to live close to their jobs, while also providing the residents with the best of mountain living through trail connections and other recreation and transit. The proposed mixed use plan is well thought-out, mixing commercial, affordable residential with market rate residential, transportation access, open space, e-bike docking, trails and more. This is exciting!

I am a small real estate company owner in town. I have lived here my entire life and have been selling real estate in Park City for 25 years. The nightly rental case study that the Crandall's present in the slide deck corroborates my experience that approx 15% of the market rate units will turn into nightly rental units at any single time. Buyers like to have the opportunity to rent their residence out on a nightly basis, but at the end of the day, only a few do this at any single time. To successfully sell the market rate units, it is crucial to have the nightly rental capability. However, once closed and enjoying the property, the majority of owners will keep it for themselves without renting it, rent it out to a local professional on a full time basis, or very, minimally, rent the property on a nightly basis (around 15% of the total units). With 185 proposed affordable deed restricted units also in the mix, this approval appears to be an easy decision. This is a very responsible real estate plan and I'd like to add my voice in support of Studio Crossings.

Sincerely,
Jake Doilney

VIA EMAIL

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

Re: Studio Crossings Application

Dear Park City Planning Commissioners:

Please accept this letter in support of the Studio Crossing application that is before you for a vote on October 26, 2022.

The acute need for affordable housing in Park City impacts every aspect of life in Park City—from service workers who provide for our daily needs, up-and-coming Parkites who can't find housing, and even our aging senior Parkite population who have few housing options. The Crandalls' proposal to convert existing density at Quinn's Junction to a mixed-use affordable housing community addresses all these needs.

When confronted with the alternatives—another 100-room hotel and attendant commercial density versus a residential development with 185 affordable deed restricted units and 100 market rate units with supporting neighborhood commercial—this is an easy choice. It is clear which outcome provides the greater community benefit.

The proposed community is also ideally located. It is at the intersection of two major roadways entering town while also being centrally located for public transit and trail connectivity. This project will provide housing opportunities within walking or biking distance for many workers in the Quinn's Junction area. The Crandalls' proposal includes trail connections and public transit improvements that will make this a community that intentionally takes advantage of alternative forms of transportation for its residents.

As an employer in the Park City market, I can personally attest that there is a desperate need for affordable housing. Many of my employees have no choice but to commute long distances in order to find affordable housing. This adds congestion to our road, worsening already untenable traffic issues. And it also adds hefty commuting costs to our employees. All these issues have impacted my ability to attract and retain qualified employees.

I would like to add my voice to the others encouraging you to approve this project. Thank you in advance for your time and attention.

Very Truly Yours,

Jennifer & Dean Tutor
Indigo Highway

STUDIO CROSSING

VIA EMAIL

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

Re: Studio Crossing's Application

Dear Park City Planning Commissioners:

This letter is to ask for your consideration and approval of the Studio Crossing application before you for the upcoming vote on October 26, 2022.

There are many compelling reasons for approval of the application. It squarely addresses the two major issues confronting our community, affordable housing and traffic, in a highly positive and effective way.

- Studio Crossing would be in a low-density area of Park City.
- Local businesses will benefit from a major addition of affordable housing. They will be more attractive to new employees as the costs will be very manageable and they will save considerable money by eliminating the cost of commuting. The development, as planned, also allows them a highly desirable lifestyle with on-site shopping, outdoor dining, a playground for the kids, access to trails, etc.
- With on-site shopping and other activities available, it lessens the traffic into Park City that is required of other developments. The location also provides beautiful views of the countryside that will add to potential residents' interest. It will have high appeal to singles with the nearby trails; to families with the playground; and to seniors with single floor living and the hospital nearby. All will benefit from the on-site shopping and outdoor amenities.
- Traffic will also be reduced by the on-site transit stop.
- The entire development will incorporate the latest in ecological advances, resulting in a smaller impact on the environment.
- The ratio of affordable housing to regular rental/owner/properties is far higher than in any of the other proposed developments that I've seen.

Another strong component in consideration of this proposal is the developers themselves. The Crandalls are locals and have a history of giving back to the community. The Utah Film Studios have brought both revenue and recognition to Park City. In addition, they have extended the use of these facilities to many local nonprofits at no cost. They have a stake in our community, and I believe Studio Crossing is a good example of their vision and caring.

Thank you for your time and your commitment to our community,

Richard Gary
2505 Silver Cloud Drive
Park City, UT 84060
435-658-1023

Alexandra Ananth

From: planning
Sent: Wednesday, October 26, 2022 3:45 PM
To: Alexandra Ananth
Subject: FW: Quinn's Junction Studio Crossing planning meeting 10/26/22

From: Francie McNally <franciemcnally@hotmail.com>
Sent: Wednesday, October 26, 2022 2:14 PM
To: Nann Worel <nann.worel@parkcity.org>; max.doliney@parkcity.org; Jeremy Rubell <jeremy.rubell@parkcity.org>; Ryan Dickey <ryan.dickey@parkcity.org>; Becca Gerber <becca.gerber@parkcity.org>; Tana Toly <tana.toly@parkcity.org>; planning <planning@parkcity.org>
Subject: [External] Quinn's Junction Studio Crossing planning meeting 10/26/22

[CAUTION] This is an external email.

I would like to add my comments to this planning meeting regarding the Quinn's Junction Studio Crossing.

VIA EMAIL

Park City Planning Commission
445 Marsac Avenue
Park City, Utah 84060

Re: Studio Crossings Application

Dear Park City Planning Commissioners:

Please accept this letter in support of the Studio Crossing application that is before you for a vote on October 26, 2022.

As a Senior citizen in Park City, I can personally attest that there is a desperate need for Senior affordable housing. Many Seniors are forced to leave their homes and community in order to have their aging needs met. I want to be able to age in place in the community I have lived in with my friends and family. I have been working with the City to secure a location at the Woodside II project and that I believe is going to happen, but that is only a start. The Crandall project also adds amenities on site that are valuable to me. Also having the hospital only a few minutes away is such a plus.

The acute need for affordable housing in Park City impacts every aspect of life in Park City—from service workers who provide for our daily needs, up-and-coming Parkites who can't find housing, and our aging senior Parkite population who have few housing options. The Crandalls' proposal to convert existing density at Quinn's Junction to a mixed-use affordable housing community addresses all these needs.

When confronted with the alternatives—another 100-room hotel and attendant commercial density versus a residential development with 185 affordable deed restricted units and 100 market rate units with supporting neighborhood commercial—this is an easy choice. It is clear which outcome provides the greater community benefit.

The proposed community is also ideally located. It is at the intersection of two major roadways entering town while also being centrally located for public transit and trail connectivity. This project will provide housing opportunities within walking or biking distance for many workers in the Quinn's Junction area. The Crandalls' proposal includes trail connections and public transit improvements that will make this a community that intentionally takes advantage of alternative forms of transportation for its residents.

I would like to add my voice to the others encouraging you to approve this project. Thank you in advance for your time and attention.

Very Truly Yours,

Francie McNally
Park City, UT



Housing
Resource
Center

October 11, 2022

To Whom it May Concern,

On behalf of The Housing Resource Center at Mountainlands Community Housing Trust, I am writing in support of the proposed Studio Crossings development.

From an affordable housing perspective, it's far from perfect but it's a significant improvement from the developer's original proposal. The proposed development includes 185 affordable rental units. Of the 185 affordable rentals, only 65 are required. That's 120 additional affordable rental units added to our very limited inventory. While we would love to see 100% affordable housing and reduced maximum rents (below 80% AMI), we are realistic that current, private development incentives for affordable housing are not in alignment with that ideology.

The market rate units may also be a good opportunity to promote the Lite Deed program as well as a downsizing option for senior residents wishing to do so. The location, amenities, and size of the market rate units are inline with some of the senior housing needs identified in the recent Leadership senior housing survey. The community centered commercial, sustainability objectives, trail connection, and public access to outdoor amenities are also a welcomed addition.

While the proposal highlights the need for greater City and County investment in affordable housing to incentivise and subsidize deeper affordability in private development, The Housing Resource Center appreciates the time and resources the developer put into the new proposal and is happy to support the significant addition of affordable housing inventory.

Thank you for your time and consideration,

Megan McKenna

Housing Resource Center- Housing Advocate
Mountainlands Community Housing Trust

megan@housinghelp.org

(435) 659-8465

October 11, 2022



Gary Crandall
Crandall Capital
1776 Park Ave. #145
Park City, UT 84060

RE: Studio Crossing

Dear Gary,

Thank you for sharing your vision for the Studio Crossing project in Quinn's Junction with me. As you well know, there is a dire need for a broad range of housing solutions in our community. I applaud your willingness to propose an alternative development plan for your property in Quinn's Junction that will, if approved, provide much needed housing opportunities.

Mountainlands has served our community by providing and advocating for housing for nearly three decades. Many of the homes developed and owned by Mountainlands were borne out of a housing obligation imposed on a developer by a municipality. We are grateful to the developers and municipalities who have worked together to provide such opportunities and are excited for similar opportunities in the future. However, the housing deficit will continue to worsen if this form of inclusionary zoning is the only method applied to the housing crisis. Mountainlands fully supports the efforts by our local governments to provide a broad range of solutions that result in a higher ratio of restricted housing to market-rate housing.

In the case of your proposed development for Studio Crossing, the voluntary addition of a greater number of price- and income-restricted housing units is certainly commendable. I wish you the best of luck as you proceed with this project.

Sincerely,

A handwritten signature in black ink that reads "Pat Matheson". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Pat Matheson
Executive Director

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a Form Approved by the City Attorney

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[2023 Sundance Supplemental Plan Staff Report](#)

[Exhibit A: 2023 SFF Level Five Special Event Permit \(Draft\)](#)

[Exhibit B: 2023 SFF Operations Analysis](#)

[Exhibit C: SFF Special Event Application and Supplemental Documents](#)

City Council Staff Report

Subject: 2023 Sundance Film Festival Supplemental Plan Approval
Author: Jenny Diersen
Department: Special Events
Date: December 15, 2022
Type of Item: Administrative

Recommendation

Hold a public hearing and consider a Level Five Special Event Permit (Exhibit A) for the 2023 Sundance Film Festival (SFF/Festival) in a form approved by the City Attorney.

Material Changes to this year's event include:

- Returning the event to a 10-day in-person Festival. Virtual participation will be available in the second half of the event;
- Updated Drop and Load areas and consider a request to enable a Lyft staging area on City property at the Art and Culture District and Swede Alley;
- Align Transit and Parking plans to align with the City's Winter Transportation Plans;
- Noise Variance for Acura Festival Village at Bob Wells Plaza until midnight the first Friday and Saturday of the Festival and, 10 p.m. throughout the rest of the Festival; and
- Renovated Health Protocols.

Executive Summary

Founded in Utah in 1981, Sundance Institute (Sundance) is a long-standing partner and local nonprofit organization headquartered in Park City. SFF is one of the top five international film festivals in the world, including festivals held in Cannes, Berlin, Venice, and Toronto. SFF is the premier North American film festival and has been central to Park City's identity for decades. Sundance and the Festival reinforce unique cultural experiences, increase exposure to new visitors, and create significant economic vitality for Park City, the state of Utah, and independent film enthusiasts worldwide.

Throughout the Festival's 38-year history, our community has been provided with a firsthand look at some of the most exciting, influential, and impactful independent films of our time. Per Sundance, during its 10-day run, the 2020 Festival generated \$167 million in additional economic impact for the State (increase in State GDP) and \$18 million in state and local tax revenue through increases in visitors' lodging, food and beverage, employee wages, and rents to property owners. This economic impact does not include Sundance sponsors' spending and physical activations in Park City and is not funding received by Sundance Institute, a non-profit organization. SFF20 was attended by over 1,300 accredited journalists from 33 countries, whose coverage—much of which originated from "Park City, Utah"—generated a publicity value of \$89 million.

The City holds a [Master Festival License and City Service Agreement](#) (Agreement) with Sundance to host the Festival for ten days each January in Park City through 2026. Annually, as part of the Agreement, the Council retains the authority to review and

either approve or deny proposed material changes in a Supplemental Plan. Supplemental Plans *follow plans for the previous Festival unless changes are mutually acceptable and promote the efficient and successful operation of the Festival. Failure to agree on changes to Supplemental Plans will result in the use of the prior year's Supplemental Plan.* The background of the Festival can be found here ([background](#)).

On December 16, 2021 ([report](#) p. 726 / [minutes](#) p. 15), Council approved the 2022 Supplemental Plan for the Sundance Film Festival. These plans remain intact unless material changes are approved by City Council.

Analysis

The ten-day Festival returns to a traditional scope in terms of venues, sponsors, and partner activity. The first five days of the event (January 19 – 23, 2023) will be in-person only, and the second five days (January 24 – 29, 2023) will offer both in-person and virtual platforms.

The Special Events Team has assessed the changes recommended by Sundance for the 2023 Festival and find them to comply with the requirements of a Level Five Special Event Permit (Exhibit A) according to section [4A of the PCMC code](#) and the Agreement. All event operations and a full analysis, including items that are status quo from 2022, are included in Exhibit B.

Sundance Recommended Changes (Exhibit C)

Dates:

The Festival is being held during its contractual dates, Thursday, January 19 to Sunday, 29, 2023. Operations will occur from Monday, January 2, to Saturday, February 4.

Official Festival Sponsors.

- New Official Sponsors of the Festival include Wall Street Journal, Lyft, MACRO, Stacy's Pita Chips, Stanley, World of Hyatt, Shutterstock, and United Airlines.
- The following are no longer Official Sponsors: Michelob Ultra, Shadow and Act (Blavity), Aflac, Amazon Studios, Warner Media, Dell Technologies, Unity, The Atlantic, and Southwest Airlines.
- All Sundance Official Sponsors that fall under the Special Event Permit are outlined in Exhibit C.

Venue/Sponsor Changes - City/Public Property include:

- Bob Wells Plaza will return as the Acura Festival Village (details in Exhibit C). As part of their activation, they are requesting a noise variance until midnight on the first Friday and Saturday of the Festival, and 10 p.m. throughout the rest of the Festival.
 - Per section [6-3-11 of the municipal code](#), Noise exemption requests are made to the Chief of Police.
 - The Chief of Police recommends allowing the noise exemption until 11 p.m. on Friday, and Saturday (January 19 to 20), and 10 p.m. on all other days.
 - This was discussed and approved by Council for the 2020 Festival and was successful with no noise complaints received.

- A final list of activations will be mutually agreed upon and approved administratively by the Special Event Manager and Chief of Police.
- Miners Park will continue as the traditional Acura display, and sponsor activations.
- Bear Bench Plaza is returning as a traditional sponsor giveaway location. The Instagram wall will no longer take place.
- Art and Culture District City property is being requested as a Lyft staging area
- Swede Alley parking area behind Dolly's Bookstore and the Museum will be used exclusively for a Lyft drop and loading area.
- A final list of activations will be mutually agreed upon and approved administratively by the Special Event Manager and City Manager. Anything of major significance may require an additional public hearing and action by City Council.

Venue Changes - Private Property:

- New Official Sponsor Venues include:
 - 427 Main / The Cabin - Stanley
 - 660 Main / Old Zoom Restaurant – Stacy's Pita Chips
 - 675 Main / Kimball Terrace – Audible and Variety

Programs:

- Sundance is committed to improving experiences for audiences and artists of all abilities. Sundance considers "inclusion and accessibility the drivers of institutional excellence and aims for our programs and platforms to reflect these core values at every level." It is Sundance's practice to:
 - Provide closed captioning for all screenings, and audio description whenever possible;
 - Offer sign language interpretation for any event upon reasonable request; and
 - Conduct ongoing accessibility audits of all Sundance-hosted in-person and online venues as the Institute will only use venues that are ADA compliant.

Health and COVID-19 precautions:

Sundance COVID-19 protocols are designed to provide the safest possible experience for the residents of Summit County and all Festival attendees. Protocols will be adjusted when/if needed to adhere to current requirements issued by local health authorities. The festival will no longer require masks or vaccine verification to enter venues and is no longer requesting City Property for COVID-19 testing or verification.

However, given Covid-19, RSV, and the flu, the Festival will strongly suggest patrons wear masks. The Institute has been working diligently with Dr. Phil Bondaurent, Director of the Summit County Health Department, and Dennis Keith, previous Director of Environmental Health Service for Davis County. Yasmin Abbyad, an experienced epidemiologist, has also been working with Sundance Institute to develop plans for this year's event.

City Recommended Operational Changes (Exhibit B)

Drop and Loading

There is no parking or drop and loading on Main Street. Any active loading on Main Street requires a Special Use of Public Parking Permit from the Parking Department. Drop and load areas are available for anyone dropping and loading (no staging or parking allowed) and do not require a DLS permit or specific brand of plaque (such as Lyft, Uber, etc.).

Drop and Load areas will be managed by Kane Security at the following locations:

1. South Marsac Lot;
2. Ninth Street Turn Around;
3. Brew Pub North section of the Lot; and
4. Near the Courchevel Restaurant on Heber Avenue.

Lyft has also returned as a Festival sponsor and requests the area behind Park City Museum on Swede Alley as an exclusive Pick Up Drop Off for Lyft. This is the same operation that took place in 2020, with considerable success from the vantage point of City teams. Additionally, Lyft requested the Art and Culture District area as a staging location to provide drivers with a place to rest and reduce their potential for circulation in residential neighborhoods. The Special Event and Transportation Department reviewed the Lyft operational requests and support both requests as a traffic mitigation measure.

Public Transit

Park City and High Valley Transit (HVT) services are imperative to mitigate Festival impacts and improve safety, access, and circulation during the Festival. Sundance has worked in close collaboration with the City and HVT to develop coordinated transit and transportation plans for the 2023 Festival.

With the reduction of two theatre venues (PC MARC and Temple) and the addition of Richardson Flat winter service, PC Transit plans to provide service from Richardson Flat to Old Town, from 5:45 a.m. to 1:45 a.m. with 20-minute frequencies, from January 19 to January 28 (previously this service was required to be provided by Sundance as mitigation). In exchange for the change, Sundance will instead provide two additional transit routes with 10 to 15-minute frequencies through the Theatre District (Headquarters at Sheraton Hotel, Prospector Theatre, Eccles Theatre, Bonanza, Walgreens, and Fresh Market), which we strongly support.

Parking

The Parking and Special Events Departments recommend minor changes to the City's paid parking structure from January 24 to 28. The updated rates align with the new daytime paid parking and updated Special Event rates and are based on data trends from 2020 and 2021.

Parking Rates during Sundance Film Festival		
Day of the Week	Date	Proposed Rates
Thursday	January 19	\$40
Friday & Saturday	January 20 & 21	\$50

Sunday & Monday	January 22 & 23	\$40
Tuesday to Thursday	January 24 to 26	Normal Peak Parking Rates: 8 a.m. to 6 p.m.: \$1 per hour/ 5 th hour \$30 6 p.m. to 12:00 a.m. \$4 per hour
Friday & Saturday	January 27 & 28	\$7/hr, max \$30

The Homestake Parking Lot will continue as registered employee parking while also supporting the Kimball Art Center's 40-space parking lease. Due to recent work to clear unnecessary and unpermitted storage from the Homestake Parking Lot, additional parking inventory was created that will continue to accommodate both uses during the Festival.

Sundance will not use the Galleria parking lot this year. Instead, the lot will be utilized for additional ADA parking spaces.

Full details regarding parking closures, costs, employee parking options, and more can be found in Exhibit B.

Police

Public Safety is vital to the success of the Festival. Sundance has coordinated with the Police Department, including focusing on safety, transportation, and neighborhood impact mitigation. No significant changes are planned for the Festival.

Community Outreach

A significant and comprehensive outreach program is planned to inform the community of Festival operations focused on transportation, traffic, and parking. In the first week of January, door-to-door outreach will be conducted with old-town residents, merchants, and the business community. Additional public information and a community guide will be published on the City's website in English and Spanish and shared with community partners and local media. An informational postcard will also be mailed to all 84060 residents this year.

The Special Events Department worked closely with many departments and Sundance to develop this year's Festival plans. We recognize it has been two years since an in-person Festival, so we proactively met with the HPCA Winter Ops Committee and the Restaurant Association. After plans are approved, we will also attend the Lodging and HPCA board meetings to help prepare those associations for this year's Festival. In addition, we will join Sundance in their door-to-door outreach within the Theatre District area (Ray, Holiday Village, and Park Ave Theatres) to ensure property owners' questions are adequately addressed.

Funding

Included in the approved FY23 budget, City services and costs are waived pursuant to

the [Agreement](#) with Sundance, estimated at \$1,091,344 (details in Exhibit B). City services are budgeted and tracked within individual department budgets.

Exhibits

- A SFF 2023 Special Event Permit (Draft)
- B SFF Analysis of Operations
- C SFF Special Event Application and Supplemental Documents



DRAFT SPECIAL EVENT PERMIT & 2023 SUPPLEMENTAL PLAN

Type of Permit: Level 5 Special Event
Event Name: 2023 Sundance Film Festival
Event Date(s): Thursday, January 19 through Sunday, January 29, 2023
Event Location: Various locations throughout Park City
Permittee: Sundance Institute
Contact Person: Betsy Wallace, Managing Director
Approved By: City Council of Park City
Approval Date: December 15, 2023

The Park City Council has approved the annual Supplemental Plan and Level Five Special Event Permit for the 2023 Sundance Film Festival as part of the current City Services Agreement that was executed on October 30, 2013. This annual Supplemental Plan and Level Five Special Event Permit have been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. Sundance Film Festival is a unique cultural and entertainment activity held for non-profit and for-profit purposes occurring for a limited duration that impacts the City by having use of and impact on City property. The activity requires licensing beyond the scope of normal business, liquor regulations and is a temporary event that does not normally occur within the permitted Venue use as defined by the municipal code and creates public impacts through the following:
 - a. Interruption of the safe and efficient flow of transportation in Park City, including streets or public rights-of-way. Due to the nature of the event, the City proposes changing traffic flow on Main Street, Swede Alley, Park Avenue, and Hillside Avenue to provide a safe and efficient flow of transportation and pedestrian movement in Park City.
 - b. The event uses City Property, including parking and facilities and parks as outlined in the Use Area Matrix.
 - c. The activity requires public safety staffing beyond their normal scope of operations.
2. The event involves the use of an impact on City Property. Based on the degree of City Impacts of anticipated attendance of 70,000, venue use, and transportation and public safety impacts, the event has been determined to be a Level Five, Community Identifying Event based on the following factors:
 - a. Overall attendance is estimated at 70,000 people, with anticipation of 9,000 people in Park City at any one time. The event anticipates 1,700 volunteers throughout the Festival.
 - b. The event is held over ten consecutive days.
 - c. The event has major or severe impacts on surrounding areas and cannot be held within existing Venues or use areas.
 - d. The event has major or severe transportation needs including the requirement for parking removal, requires a transportation mitigation plan, offsite parking, and major residential mitigation. The event also requires increased Park City Transit and requires Sundance to bring in a transportation provider from outside of Park City to provide the

services required.

- e. Public Safety staffing is required beyond normal operations including major to severe support in venues and for transportation mitigation. This includes the requirement for public safety personnel from outside of the City's jurisdiction.
3. The Sundance Film Festival is a Community Identifying Event as it honors Park City's unique community goals and enhances the collective goodwill that features distinct traditions, and authentic local culture including ties to the people, places, and history of Park City. It fundamentally aligns with the City's Critical Priorities including Sustainability, Transportation, and Social Equity. While attendance is targeted from outside of Park City and Summit County, Sundance offers robust opportunities to the community, and youth for participation both during the Festival and year-round, including free and affordable options for local Park City and Summit County attendance. Sundance Film Festival also offers affordable options for underserved populations.
4. The City holds a City Services Agreement outlining the dates of the Festival. Special Events Department received a Pre-Application on November 11 and provided Sundance with a notice to proceed with a Special Event Application which was received on December 1.
5. The 2023 Sundance Film Festival will be held Thursday, January 19 through 29, 2023. Set up and breakdown of the event will occur between January 2 and February 5, 2023, or as outlined in the Use Area Matrix, Operations Plan, Transportation, and Parking Plans.
6. The Special Event Manager has required the Applicant to provide Insurance Coverage, waiver and release of damages, indemnification and Hold Harmless Agreement and Certificate of Insurance naming the City as additionally insured.
7. The event is held during a Peak Time, and is allowed to proceed, as it is not a new event and the City holds an Agreement to enable the event on the dates as outlined.
8. Sundance Film Festival provides positive economic, cultural, and community value and aligns with the goals as outlined in the Park City General Plan. The cultural event creates a complete community through its core values and partnerships in Park City with both businesses and the community as a whole and provides diversity, and uniqueness and is one of the defining events Park City Event Calendar. The event does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, or locations. The event is not primarily retail in nature and provides economic benefit to the City through sales tax, overnight visitation, marketing and branding as compared to community impacts and costs of services.
9. The conduct of the Special Event will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venues as attached to this permit.
10. The conduct of the Special Event will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
11. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
12. The Special Event will not substantially interfere with any other Special Event during the timeframe, or with the provision of City services in support of other events or governmental functions. There are no other Special Events during the Sundance Film Festival timeframe.
13. The event provides sufficient traffic controllers, signs and other City required barriers and traffic devices, monitors for crowd and safety, safety, health, sanitation and facilities to reasonably ensure that the event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment. Additionally, the event provides adequate transportation, off-site parking, and traffic circulation. The event has

provided required insurance and cash deposit to the City, as well as any other services or facilities necessary to ensure compliance with City ordinances.

14. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
15. The Permittee has obtained approval of other public agencies as required, within whose jurisdiction the event or a portion thereof will occur, and the applicant has obtained approval of private properties of which the event or a portion thereof will occur.
16. The Permittee has been working with City Staff and applicable departments to address operations of the event. The Permittee demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
17. Staff finds the annual Supplemental Plan for the 2023 Sundance Film Festival is consistent with the measures as outlined in the City Services Agreement as entered into on October 30, 2013 and promotes the City Council's Goals of creating a sense of place. The international event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Sundance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Furthermore, Sundance allows Park City to grow as an arts and culture hub encouraging creative expression.

Conclusions of Law:

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

Conditions of Approval:

1. The permittee, unless otherwise affirmatively agreed in writing, at its' cost, shall incorporate such measures as directed by Staff to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Permittee.
2. The Permittee, is required to provide supplemental documents including a Transportation and traffic control plan, Contingency plans, Site Identification and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with from the Chief of Police, Transportation Manager, Public Works Director, Chief Building Official and Economic Development Manager or their designees.
3. The permittee is required to provide a sufficient number of traffic controllers, signs and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.
4. The permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the PCMC Event Sustainability Standards. Sundance shall report sustainability statistics in the debrief of the event.
5. In accordance with the Transportation Demand Management Plan, the permittee is required to

distinguish a transportation and parking plan, including obtaining private property permission or executing lease agreements for such public property use, that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking for shall be identified, managed and secured for ADA, VIP, Staff and Volunteers, and Drop and Go/Taxi/For-Hire Lot, as well as Transit Services provided and managed by the Permittee. Offsite parking areas for spectators and the general public are required with Transit Service secured by the permittee at the Park City School District and/or Resort properties and the permittee must provide such proof of permission to the City. Such plans shall be reviewed and approved by the Chief of Police and Transportation Planning Manager. Access to area businesses, public facilities residential homes must be maintained at all times.

6. The permittee has requested an exemption to the noise ordinance 6-3-11, Noise will be allowed up to 90 decibels on Friday and Saturday, January 20 and 21 from noon to midnight., and up to 90 decibels on Sunday, January 22 through Saturday, January 28 until 10 p.m. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses and public facilities. If a complaint is received by Park City Police Department, the police department will investigate the complaint. If asked by the Park City Special Event staff or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise levels.
7. The Permittee is responsible for assisting the City in an outreach and communication plan, including event impact information in a form to be approved by the Special Events Manager to surrounding businesses and residents no later than January 10, 2023.
8. The permittee shall provide with a final plan for the 2023 Sundance Film Festival, which includes final site plans, transportation, security/public safety and parking management plans including details of the operations for venues as required by the Special Event Manager, Chief of Police and Transportation Planning Manager no later than December 31, 2022.
9. The Permittee, is required to provide a waiver and release of damages and indemnification insurance coverage in an amount as required by the Special Events Manager or the City Attorney's Office, including \$2,000,000 per occurrence/ \$4,000,000 aggregate general liability, \$2,000,000 Auto Liability each accident, combined single limit (hired/non owned/owned), and \$2,000,000 Liquor Liability and Proof of Workers Compensation in the amounts of \$1,000,000 per accident, \$1,000,000 disease each employee, \$1,000,000 disease policy limit. Such policies shall further name Park City Municipal Corporation as additional insured. The permittee shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees as described in sections 4A-2-6 and 4A-2-4.F.5. The insurance must name Park City Municipal Corporation shall be named as additionally insured. For any claims related to this permit, the Permittee's insurance coverage shall be primary insurance coverage as respect to PCMC, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by PCMC, its officers, officials employees, or volunteers shall be in excess of the Permittee's insurance and shall not contribute with it. The Worker's Compensation policy shall be endorsed with a waiver of subrogation in favor of the Entity for all work performed by the Permittee, its employees, agents, and subcontractors.
10. Required Insurance and Hold Harmless Waiver as required above shall be attached to this permit as an exhibit to this permit.
11. All plans for tents, stages, and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than January 12, or no less than one week prior to the first day of set up for each Sundance Theatre, Official Sundance

Venue or Official Sponsor Venue.

12. The Permittee is responsible for maintaining a staff and volunteers plan for their venues. Venue Managers contact list shall be provided to the Special Events Manager.
13. The Permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
14. All third party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by January 19, 2023 and submitted to Park City Municipal Corporation.
15. The Permittee will provide an official Sundance Venue and Sponsor list and sign plan for the event. If Sundance adds a Sponsor after approved by City Council in the Supplemental Plan the Economic Development Manager may approve additional Sponsors at venues with minimal impacts. Any sponsors that are added after Council approval that cause substantial impacts may shall be approved by City Council at a subsequent meeting. Sundance venues and Sponsors using City Property (Use Areas) are outlined in the City Property Use Matrix.
16. All sign plans shall comply with the Park City Municipal sign code and be reviewed by the Parks and Planning Departments.
17. The 2023 Sundance Film Festival will operate for eleven (11) days, plus set up and break down from January 5 to February 5, or as outlined in the Use Matrix. Sundance Institute reserves the right to review and make recommendations regarding the approval of any other Special Event Permit during this time.
18. Sundance estimates overall attendance of the Sundance Film Festival in 2023 in Park City will be 70,000. Sundance shall modify operations as directed by Staff to address any substantive change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic, and transportation impacts to the City.
19. Sundance will address any requirements from the Chief Building Official, and Public Safety Personnel regarding the placement of emergency staff and equipment. Sundance will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.
20. The Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management Departments have the right to cancel the event upon any condition, violation or weather that jeopardizes the life, safety, or property of the residents or visitors of Park City. The permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Municipal Code 4A-2-4.
21. The approval identification provided with the approval of this permit must be in possession of the permittee at all times and must be made available for inspection when requested by City authorities or the public.

PASSED AND APPROVED this Thursday, the 15th Day of December, 2022.

PARK CITY MUNICIPAL CORPORATION

City Manager, Matt Dias

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Attachments:

- A City Property Use Area Matrix & Leases
- B Sundance Official Venues, Sponsors and Events
- C Transportation & Parking Plans
- D Certificate of Insurance
- E Hold Harmless Agreement

DRAFT

Each year, the supplemental plan for the annual Sundance Film Festival is amended to recognize changes from the previous year per the long-term [City Services Agreement](#). Unless affirmatively modified by both parties, supplemental plans for future Festivals will follow the plan for the previous Festival. Due to the size and scope of the event, a large coordinated effort occurs between every City Department, Sundance Institute, and many community stakeholders in order to both support opportunities and mitigate challenges during the event. We have been coordinating with Sundance to gain perspective from many stakeholders through outreach efforts, as well as create mitigation for the supplemental plans.

Event Timeline and Operations

The Sundance Film Festival will be held from January 19 to 29, 2023. Set up and breakdown will occur between January 2 and February 5, unless otherwise noted in the Use Matrix. Festival and Official Sponsor Activities will occur daily during the dates indicated above between 7:00 a.m. and 2:30 a.m. Set up and breakdown for the festival will occur as described specifically for each venue as described in the Use Matrix included Exhibit C.

- There are no other events currently scheduled during the 2023 SFF. The FIS World Cup at Deer Valley will be held February 2 to 4, which is the weekend following the Festival.
- All Official Sundance Venues and Sponsors are listed in Exhibit C, and will be attached to the Special Event Permit.

Park City Theater Venue Changes

- No new proposed changes with the Temple Har Shalom (in the County) and MARC being removed in line with SFF2022 supplemental Plan. The Festival will use: The Eccles, Egyptian, four Holiday Cinemas, Park Avenue (DoubleTree Hotel), Park City Library, Prospector, and The Ray along with the three Redstone theaters located in Kimball junction in the County.

Official Festival Sponsors.

- New Official Sponsors of the Festival include Wall Street Journal, Lyft, MACRO, Stacy's Pita Chips, Stanley, World of Hyatt, Shutterstock, and United Airlines.
- The following are no longer Official Sponsors: Michelob Ultra, Shadow and Act (Blavity), Aflac, Amazon Studios, Warner Media, Dell Technologies, Unity, The Atlantic, and Southwest Airlines.
- All Sundance Official Sponsors that fall under the Special Event Permit are outlined in Exhibit C.

Venue/Sponsor Changes - City/Public Property include:

- Bob Wells Plaza will return as the Acura Festival Village (details in Exhibit C). As part of their activation, they are requesting a noise variance until midnight on the first Friday and Saturday of the Festival, and 10 p.m. throughout the rest of the Festival.
 - Per section [6-3-11 of the municipal code](#), Noise exemption requests are made to the Chief of Police.
 - The Chief of Police recommends allowing the noise exemption until 11 p.m. on Friday, and Saturday (January 19 to 20), and 10 p.m. on all other days.
 - This was discussed and approved by Council for the 2020 Festival and was successful with no noise complaints received.
 - A final list of activations will be mutually agreed upon and approved administratively by the Special Event Manager and Chief of Police.
- Miners Park will continue as the traditional Acura display, and sponsor activations.
- Bear Bench Plaza is returning as a traditional sponsor giveaway location. The Instagram wall will no longer take place.

Exhibit B: 2023 Sundance Film Festival Operations Analysis

- Art and Culture District City property is being requested as a Lyft staging area
- Swede Alley parking area behind Dolly's Bookstore and the Museum will be used exclusively for a Lyft drop and loading area.
- A final list of activations will be mutually agreed upon and approved administratively by the Special Event Manager and City Manager. Anything of major significance may require an additional public hearing and action by City Council.

Venue Changes - Private Property:

- New Official Sponsor Venues include:
 - 427 Main / The Cabin - Stanley
 - 660 Main / Old Zoom Restaurant – Stacy's Pita Chips
 - 675 Main / Kimball Terrace – Audible and Variety

Programs:

- Sundance is committed to improving experiences for audiences and artists of all abilities. Sundance considers "inclusion and accessibility the drivers of institutional excellence and aims for our programs and platforms to reflect these core values at every level." It is Sundance's practice to:
 - Provide closed captioning for all screenings, and audio description whenever possible;
 - Offer sign language interpretation for any event upon reasonable request;
 - Conduct ongoing accessibility audits of all Sundance-hosted in-person and online venues; and

Health and COVID-19 precautions:

Sundance COVID-19 protocols are designed to provide the safest possible experience for the residents of Summit County and all Festival attendees. Protocols will be adjusted when/if needed to adhere to current requirements issued by local health authorities. The festival will no longer require masks or vaccine verification to enter venues and is no longer requesting City Property for COVID-19 testing or verification.

However, given Covid-19, RSV, and the flu, the Festival will strongly suggest patrons wear masks. The Institute has been working diligently with Dr. Phil Bondaurant, Director of the Summit County Health Department, and Dennis Keith, previous Director of Environmental Health Service for Davis County. Yasmin Abbyad, an experienced epidemiologist, has also been working with Sundance Institute to develop plans for this year's event.

Changes to City Operations – Recommended by Staff, not specifically requested, but supported by Sundance

City Parking Plans (including rates and locations) –

The Municipal code states the following in section [9-1-5 Regulation Not Exclusive](#)

The parking regulations established by this Title (Parking Code) are not all encompassing, and additional regulations may be established by posting permanent or seasonal signs stating the additional regulation imposed, or by police officers directing traffic during periods of heavy traffic volume or during periods of emergencies, or during special events as designated by the City Manager.

After the debrief of the 2019 Sundance Film Festival, with many transportation changes, it was clear that with specific input and feedback from the Historic Park City Alliance, we needed to focus on parking rates during the Festival. Staff has continued to work with HPCA and individual merchant outreach through summer events and leading to the Festival. In combination with that engagement, as well as

Exhibit B: 2023 Sundance Film Festival Operations Analysis

with the data and analysis of last year's Festival and summer events, staff recommends the following parking rates during the Film Festival. We believe we will strike a better balance between bringing business back to merchants on Main Street the second half of the Festival, while maintaining transportation management.

2023 Sundance Parking Rate Proposed	
Thursday	\$40 Flat Fee
Friday & Saturday	\$50 Flat Fee
Sunday & Monday	\$40 Flat Fee
Tuesday to Thursday	Normal Peak Parking Rates: 8 a.m. to 6 p.m.: \$1 per hour/ 5 th hour \$30
	6 p.m. to 12:00 a.m. \$4 per hour
Friday & Saturday	\$7/ hour \$30 Max
Sunday	Rates back to normal
2023 Merchant Parking Areas Proposed	
Business, Carpool, Employee	North Marsac
Business, Carpool, Employee	Gateway
Business, Carpool, Employee	Flagpole
Free - Open to the Public - No Permit Required	Sandridge
Free - No Permit Required	Homestake w existing transit connections
Free - No Permit Required	Richardson Flat w/ Transit (all 10 days of the Festival)

Drop and Loading

There is no parking or drop and loading on Main Street. Drop and load areas are available for anyone dropping and loading (no staging or parking allowed) and do not require a permit or specific brand of plaque. The City has taken on operations of all drop and load areas at the following locations. Drop and Load areas will be managed by Kane Security.

1. South Marsac Lot;
2. Ninth Street Turn Around;
4. Brew Pub North section of the Lot; and
5. Near Courchevel on Main on Heber Avenue.

Lyft has also returned as a Festival sponsor and requests the area behind Park City Museum on Swede Alley as an exclusive Pick Up Drop Off for Lyft. This is the same operation that took place in 2020, with considerable success from the vantage point of City teams. Additionally, Lyft requested the Art and Culture District area as a staging location to provide drivers with a place to rest and reduce their potential for circulation in residential neighborhoods. The Special Event and Transportation Department reviewed the Lyft operational requests and support both requests as a traffic mitigation measure.

Transit

The City's free transit system is imperative to mitigate impacts and improve safety, access, and circulation during the Festival. Sundance has been working in close collaboration with the City and County to develop transit plans for the Festival. Changes to this year's transit plan are outlined below.

10 White-15 minute frequency from 6:40 am-1:10 am

Citywide-15 minute frequency from 11:40pm-1:40am.

6 Silver (Richardson Flat P&R) -Run 20-minute frequency from 5:45 am inbound to Main St. to 2:05am outbound from Main St., Eccles at 2:10 am, service concludes at R.Flat at 2:20 am.

25 Gold- 8:30am-2:00am 20 minute frequency 8:30am-5:00pm, 15 minute frequency 5pm-11:30pm, 30 minute frequency 11:30pm-2:00am.

3 Blue-extends from 5:30pm-11:30pm

Supplemental Transit Provided by Sundance

Orange 24 Theatre District Express 10-15 minutes frequency 7:05am-12:05am

28 Redstone Looper (1x transit) 10 minute frequency 10:00am-12:50am.

City Operations Same as Years Past

Traffic Circulation Changes:

These changes are recommended by City Staff (Transportation Planning, Parking, Transit, Police, Engineer, Building, Special Events) whose goals have focused specifically on changes to reduce residential impacts, and increase transit priority, and ensure emergency access

Based on direction from Council in 2019, Staff has evaluated numerous changes to the Festival transportation plan aimed at increasing public safety, reducing impacts on residential neighborhoods and increasing capacity through a transit first priority. While staff has looked at the "Olympic model", without the major budgets adjustments and satellite parking lots, significant increase in transit fleet and commensurate levels of programming on Main Street, this plan can't be replicated at the current scale of the Festival. Staff instead, focused on operational changes within the existing system that create one ways traffic flows, and reduce access to residential oriented streets and enhance transit access and throughput.

Based on the [success of the one-way Park Avenue circulation plan from 2020](#), and [input from Council on November 18, 2021](#), Expanding circulation pattern including Park Avenue (one way north), Swede Alley (one way south), and Main Street (one way north) from Thursday, January 19 to Saturday, January 28 is recommended to help with traffic flow.

The City hired Fehr & Peers, who completed a [peer review](#) of circulation plans, recommends Council defer authority about when to revert back to normal circulation patterns to the Police Chief and City Engineer. Residents with an access pass, public safety/emergency, public works, Sundance venue staff, and transit will be allowed to travel in both directions on Park Avenue, which will remain in place all ten days of the Festival. Only emergency services will be allowed to travel in both directions on

Exhibit B: 2023 Sundance Film Festival Operations Analysis

Swede Alley and Main Street. HPCA and Sundance are supportive and will work with the City to help communicate circulation changes.

One way street directionality (same as in 2020)

- 4th and 5th Streets - east only further deter traffic from Main Street turning into the residential district.
- Hillside Ave. - One Way West (towards Main Street) to further deter traffic from Main Street entering the residential district and should reduce a large portion of trips on Hillside and reduce the aggravated 2 way traffic on this street. This includes adding possible security at Swede and Main with signage to deter south bound traffic from entering the residential district. Emergency vehicles, City Fleet and Old Town residents would be able to maintain 2-way access.
- Park Avenue (King Road to DV Drive) - One way north to create a flow out of town . Doing so will fundamentally reduce nonresidents from trying to use northern old town to circumvent the system (ie backdoor to Main Street). Exempt (still allowed to travel south bound): Emergency vehicles, PCMC Transit; Residential and Business owners w/access passes; Sundance Festival Venues w/access passes. Staff will work closely with Sundance Institute to ensure Sundance has access to the four venues on Park Ave (Library, the Shop, Miners Hospital and Recreation Building). Additionally staff recommends continuing traffic mitigation at Park Ave and Deer Valley Drive/Empire to further reduce traffic on Park, and continuing Kane security locations to ensure cut through traffic is mitigated. Removal of parking from the east side of Park Avenue is now permanent (pilot program in 2020) will help with snow removal and allow transit better access on narrow roadways. Resident only parking will be on the west side of the street. We will complete outreach with residents to ensure residents that depend on Street parking (don't have private driveway parking), have adequate access to parking in City Park or on the west side of Park Avenue.

Increased Police presence at key intersections

- Increased police at key intersections around the resort base, at 9th and Park Avenue and at the Park Ave/Empire/Deer Valley Drive and Main and Swede to further deter traffic and in some cases direct traffic. We are also adding addition police presence at Grappa intersection (coupled with Kane Security), Hillside and Lower Main to reinforce traffic patterns.

Additional signage at key intersections

- This includes implementing additional no left or no right turns, and having more clearly marked signs regarding where parking is available.

Continued Outreach with Access Passes to Old Town Residents

- While staff has done extensive outreach distributing access passes, the changes added would require additional outreach and boots on the ground. This has been a 'team work makes the dreamwork' effort, and additional all hands in approach is needed to pull this additional outreach off.

Traffic Management

The Traffic Operations Center (TOC) establishes the proper network and communications systems to integrate with UDOT, Park City Transit, Police, and the EOC.

The TCC will oversee and monitor critical ITS and transportation network solutions that will include:

Exhibit B: 2023 Sundance Film Festival Operations Analysis

- UDOT Closed Circuit Television Camera Surveillance: provides a real-time picture of highway conditions and incidents on routes throughout the highway system and is available on the UDOT traffic mobile application and website.
- Road Weather Information System: provides forecasting, and real-time information on weather and pavement conditions that can then be relayed to the traveling public, incident management personnel, and UDOT to best prepare for traffic conditions. It should be noted that UDOT recently installed a new station at the intersection of SR 224 and Meadows Drive.
- Variable Message Signs: Update and provide the traveling public with advanced warning and real-time information about road conditions, special event impacts, and travel time so the driver can take appropriate action and adjust travel routes and times. Information collected through existing Bluetooth readers will be used to calculate travel times
- Transportation Information Website and Apps: provide real-time information on construction and maintenance projects, road closures, major delays, special events, weather and road conditions, and transit operations.
- Traffic, Transit and Emergency Vehicle Signal Interconnect Coordination: With the recent implementation of Transit and Emergency Signal Priority, the TCC will monitor the traffic signals to allow better access and throughput for traffic, transit and emergency vehicles.

Chain Businesses

Park City has reached a cap of Chain Businesses South of Heber (17). There is still room for chains south of Heber (3).

Environmental Sustainability Plan

Sundance has provided a detailed statement and list of their sustainable commitment which can be found in Exhibit C.

Community Engagement

Staff has been working on community engagement for the Festival and supplemental plan. Staff intends to continue outreach beginning the week of January 5 leading up to the Festival as we have done in years past.

Staff's outreach efforts are outlined in the Staff report under community engagement. The focus of outreach up to this point has been regarding property use and heavily focused on transportation and parking plans.

Information & Outreach

After the Supplemental Plan is approved, staff's focus will shift to Festival operations/implementation and will include the following:

- Continued use of the PCEVENTS text alert system leading up to and during the Festival. During this year's festival we will continue specific Festival Specific Text alert system (FILMFEST), in which Sundance will also help to promote. This text alert system will continue to be used only for emergency and transportation information.
- Local Community Guide posted on website after the Holiday Break (English and Spanish)
- Transportation Impact Map on the City's website by the second week of January (having this up too soon creates confusion).
- Coordination with the Community Engagement Team for Merchant-to-Merchant and Old Town Door to Door residential outreach reminders, HPCA and Chamber Newsletter Reminder, social

Exhibit B: 2023 Sundance Film Festival Operations Analysis

media outreach and local media interviews. We will continue to push information out to all stakeholders and community partners.

Costs for City Operations

Direct contributions and City service funding necessary to support the SFF comes from the City's General and Transit Funds, both of which are funded through sales tax. Estimated costs and fees are within department budgets.

Item	2023 Estimated Fees and Costs
Transit Services	\$93,294
Police Services	\$336,190
Kane Security (Residential, Pedestrian, Drop & Load, Traffic Management)	\$200,000
City Facility Use	\$32,925
Parks and Streets Equipment & Signs	\$18,655
Parks – Increased Trash and Recycling	\$11,760
Building Maintenance – Increased Cleanings and Products	\$11,520
Parking Removal from Main Street (Special Use of Parking)	\$30,000
Parking Passes for China Bridge	\$18,000
Building Permits	\$17,000
Park City Fire Dept Stand By	\$12,000
Annual Festival Payment (Estimate)	\$310,000
Total Costs	\$1,091,344

Special Event Pre-Application Form

[SAVE](#)[PRINT](#)[SUBMIT](#)

The Special Events Department no longer accepts rolling applications. All applicants must submit the following Special Event Pre- Application Form and receive administrative permission from the Park City Special Events Department prior to submitting a Special Event Application. Any new or significantly changed event should also review the [Peak Time Period Calendar](#) which restricts new events during peak times. Special Event Applications are accepted up to 18 months in advance and are due as follows:

1. First Friday in December for events through June, reviewed and approved/denied by end of February.
2. First Friday in April for events through October, reviewed and approved/denied by end of June.
3. First Friday in August for events through February, reviewed and approved/denied by end of October.

Events that are determined a Level 1 or Level 2 are exempt from these deadlines but must submit a completed application no less than 30 days prior to the scheduled start of the event, unless otherwise approved by the Economic Development Manager.

Special Event Date(s) or Application is not approved until the Special Event Application is reviewed and approved in a Special Event Permit according to Section 4A of the Municipal Code. All Special Event Pre-Application Forms should be sent to Stephanie Valdez in the Special Events Department at stephanie.valdez@parkcity.org. For questions, please call 435.615.5194.

Please provide the following information:

EVENT Contact Information	
Event Name	Sundance Film Festival
Primary Contact First & Last Name	Al Bialick, Jesse Schaefer
Email Address	al_bialick@sundance.org jesse_schaefer@sundance.org
Phone Number	435-640-2681 801-604-4623
Website	sundance.org
Business/Organization Name	Sundance Institute

EVENT Date & Time	
Requested Date(s) of Event	Jan. 19-29 2023
Proposed Time of Event	8AM-2AM
Total attendance from previous year	NA
Estimated total attendance for upcoming year	50K-70K
Is your event changing? What changes do you anticipate?	smaller footprint than 2020

EVENT Location (*Please list all that apply. Event Location, Fields, Parks, Public Facilities, Trails, Private Facilities & Letter of Permission, Streets, Other)

Santy Auditorium, Miners Hospital, Rec Center (City Park), Miners Park on Main, Bear Bench walkway on Main, Bob Wells Plaza for Acura



Park City Municipal Corporation

Special Event Permit Application

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

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

Applications for Level 3, 4, or 5 Special Event Permits are due:

First Friday in December for events occurring between March-June,

First Friday in April for events occurring between July-October, and

First Friday in August for events occurring between November-February.

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

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

Jenny Diersen	jenny.diersen@parkcity.org	435-615-5188	Chris Phinney	chris.phinney@parkcity.org	435-615-5194
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APPLICATION FEES & EXPENSES

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

October 1 - for events January 01 to June 30, April 1 - for events July 01 to December 31

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING:

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

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

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

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

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

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: Sundance Film Festival				DATE(S) OF EVENT: January 19th - January 29, 2023			
FIRST TIME EVENT:	Yes	☒ No	ANNUAL EVENT:	☒ Yes	No	IF ANNUAL, HOW MANY YEARS: 45	
ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR:						Yes	☒ No
ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR:						☒ Yes	No
NAME OF APPLICANT (FIRST & LAST): Al Bialick							
TITLE / POSITION: Sr. Mgr Transportation & Operations							
BUSINESS / ORGANIZATION NAME: Sundance Institute							
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?:				☒ Yes, a copy of IRS paperwork is attached	No		
MAILING ADDRESS FOR BUSINESS / ORGANIZATION: 1500 Kearns Blvd. Suite B110							
CITY, STATE, ZIP: Park City, UT, 84060							



Park City Municipal Corporation

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Special Events Department City
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445 Marsac Avenue
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stephanie.valdez@parkcity.org

PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 1500 Kearns Blvd. Suite B110

CITY, STATE, ZIP: Park City, UT, 84060

PHONE (PRIMARY): 435-658-3546

PHONE (SECONDARY):

EMAIL:

BUSINESS / ORGANIZATION WEBSITE: sundance.org

SOCIAL MEDIA LINKS:

DAY OF EVENT PRIMARY CONTACT

ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Al Bialick, Jesse Schaefer

ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 435-640-2681, 801-604-4623

ON-SITE DAY OF PRIMARY CONTACT EMAIL: institute@sundance.org

PUBLIC EVENT INFORMATION

WEB SITE FOR PUBLIC EVENT INFORMATION: festival.sundance.org

PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435-658-3456

EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: institute@sundance.org

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

EVENT LEVEL DETERMINATION

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

☒ FESTIVAL / FAIR	☐ PARADE	☐ SKI / SNOW BOARD	☐ RUN	☐ BIKE	☐ WALK	☐ TRAIL USE	☐ CONCERT	☐ CULINARY	☐ FILMING
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☒ ARTS & CULTURE EVENT

☐ HOLIDAY CELEBRATION

☐ RECREATION / SPORTING EVENT

OTHER:

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

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

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

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

THIS EVENT WILL: (Check all that apply)

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

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

EVENT DATE(S): January 19 - January 29, 2023

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

NUMBER OF EVENT(S): many screenings/panel/ever NUMBER OF CONSECUTIVE DAYS: 11



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ONE DAY EVENT HOUR(S)			
EVENT START TIME: 8:00AM		EVENT END TIME: 2:00AM	
EVENT SET-UP DATE: starts January 11, 2023		EVENT BREAK-DOWN DATE: January 30 - February 1	
EVENT SET-UP TIME(S): all day		EVENT BREAK-DOWN TIME(S): all day	
MULTIPLE DAY EVENT HOUR(S)			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
INCLEMENT WEATHER INFORMATION			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	
☒	No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the city due to hazardous or damaging conditions.		
EVENT ATTENDANCE			
IF ANNUAL EVENT: 50 to 70K in Park City			
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR: No in person event in 2022		TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR: No in person event in 2022	
ESTIMATED # OF PARTICIPANTS:		ESTIMATED # OF VENDORS:	
ESTIMATED # OF SPECTATORS: 50 to 70K in Park City		ESTIMATED # OF VOLUNTEERS: 1700	
ESTIMATED # OF STAFF: 150		ESTIMATED DAILY ATTENDANCE: ?	
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 9K in Park City		ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 70K in Park City	
☒	I anticipate the event to have an attendance of 500 or more people and understand, as the applicant, I may be required to obtain a mass gathering permit from summit county: http://www.summitcountyhealth.org/		



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SIDEWALK & STREET USE

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

STREETS

☐ STREET CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN/MARKING INFORMATION IS ATTACHED	
☐ ROLLING CLOSURE	☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE
NAMES OF STREETS TO BE CLOSED:		TIMES (START / END OF CLOSURE):	
		START:	END:
		START:	END:
		START:	END:
		START:	END:

REASON FOR CLOSURE:

SIDEWALKS

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

REASON FOR CLOSURE:

TRAILS

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

PARADE

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

OTHER PARADE INFO:



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CITY PARKING FACILITIES REQUEST

GENERAL PARKING

HOW MANY PARKING SPACES DOES THE EVENT NEED?



MAIN STREET



CHINA BRIDGE



FLAGPOLE LOT



BREW PUB LOT



SANDRIDGE PARKING LOTS



PARK AVENUE



CITY PARK



MAWHINNEY LOT



QUINNS LOT



RICHARDSON FLATS

OTHER:

WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?:

YES

NO

WILL THE EVENT HAVE ADA PARKING AVAILABLE?:



YES

NO

WILL THE EVENT WILL REQUIRE PARKING REMOVAL?:



YES

NO

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

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

NAME OF AREA OR STREETS:

BETWEEN:

START / END TIME:

REASON:

TRANSPORTATION

WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?



BUS



BIKE



WALK

NAME OF TRANSPORTATION PROVIDER / COMPANY: LeBus - Bryan Copyak

PHONE: 801-975-0202 ext 301

EMAIL: bryan@lebus.com



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



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

ADDITIONAL TRANSPORTATION INFORMATION: walking

PUBLIC FACILITY USE



MINERS HOSPITAL AT CITY PARK



PARK CITY LIBRARY MEETING ROOMS



JIM SANTY AUDITORIUM



SOUTH CITY PARK



CITY PARK COVERED BBQ AREA



CITY PARK GAZEBO / STAND



CITY PARK SOFTBALLFIELD



CITY PARK RUGBY FIELD



SKATE PARK AT CITY PARK



QUINN'S SPORTS COMPL FIELDS



ROTARY PARK



SCHOOL DISTRICT FIELDS



DIRT JUMP PARK



PARK CITY ICE ARENA



OTHER:

CHECK ALL THAT APPLY:



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

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

TENTS 10X10 OR UNDER	HOW MANY?:
----------------------	------------

☒ TRAILER	HOW MANY?: 4
---	--------------

☒ STRUCTURES OVER 6 FEET TALL	PURPOSE: Waitlist tents/ticket holder tents/press tent	HOW MANY: 5
---	--	-------------

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

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

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

NAME SUCH MATERIALS: propane for tents and mushroom heaters(venue/theaters/shuttle stops)

WASTE MANAGEMENT AND RECYCLING

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

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

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

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

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

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

☒ THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.
--

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

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

TYPES OF ANIMALS: bomb sniffing dogs

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

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

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

FOOD & MERCHANDISE SALES

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

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

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

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

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

☒	☒	☒
BEER	WINE	LIQUOR



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☒	I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.		
☒	I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.		
WILL FOOD ITEMS BE PRE-PACKAGED?:		☒ YES	☐ NO
WILL FOOD ITEMS BE COOKED ON SITE?:		☒ YES	☐ NO
☒	I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.		
WILL FOOD ITEMS BE PREPARED OFFSITE?:		☒ YES	☐ NO
DESCRIBE ITEMS:			
TEMPORARY SIGNS			
WILL THERE BE TEMPORARY SIGNS AT THE EVENT?:		☒ YES	☐ NO
☐	I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.		
SAFETY - SECURITY			
☐	THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.		
THE EVENT WILL HAVE AMPLIFIED SOUND:		☒ YES	☐ NO
THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL:		☒ YES	☐ NO
COMMUNICATION NEEDS			
WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?:		☒ YES	☐ NO
☒	INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.		
MARKETING OF EVENT			
PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com			
☒	I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.		
☐	I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.		
WHO IS THE TARGET MARKET FOR THIS EVENT?:		all film-goers, locals, all invited to participate in some way	
WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)			
☒ LOCAL	☒ REGIONAL	☒ NATIONAL	☒ INTERNATIONAL
WILL THIS EVENT BE FILMED AND TELEVISED?: (choose all that apply)		☒ YES	☐ NO
☒ LOCAL	☒ REGIONAL	☒ NATIONAL	☒ INTERNATIONAL
PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:			
MEDIA (RADIO/TV):			
NEWSPAPER:			
MAGAZINES:			
OTHER:			
PLEASE SELECT RANGE OF MARKETING BUDGET:			
☐ \$100 OR UNDER	☐ \$100 - \$500	☐ \$500 - \$1,000	☒ \$1,000 - \$2,500
		☒ ABOVE \$2,500	



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APPLICANT AGREEMENT & SIGNATURE

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

Name (Printed):

Betsy Wallace

Signature:

Date: NOV 17, 2022



PARK CITY MUNICIPAL CORPORATION

Special Event Hold Harmless and Indemnification Agreement

This Hold Harmless and Indemnification Agreement must be completed and returned to the Special Event Manager ten (10) working days prior to the event or the event will be cancelled.

PLEASE PRINT:

Sundance Institute

Name of Business/Organization

Sundance Film Festival

Name of Special Event

January 19 - January 29, 2023

Date(s) of Event

Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to Park City Municipal Corporation that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid legal agreement and binding on such party and enforceable in accordance with its terms.

The person signing this Agreement represents and warrants to Park City Municipal Corporation that it has insurance coverage in place that covers the scope of activities associated with this event. This person further represents and warrants that the insurance coverage limits meet or exceed the coverage required to obtain this permit.

For and in consideration of Park City Municipal Corporation (PCMC) issuing a permit permitting the use of City streets and/or City owned/public property for the conducting of an event to be held as reported above, hereby agrees to defend, hold harmless, and indemnify PCMC, its officers, agents, servants, employees, and their successors, from and against all claims, loss, or demands for damages, including claims for loss of life, personal injury or wrongful death and/or damage to property arising out of the conduct of said Special Event as defined by Title 4 of the Park City Municipal Code, and further agrees that Applicant is indemnifying and holding harmless PCMC irrespective of whether the scope or limits of Applicant's insurance policies adequately cover any of the aforementioned claims or demands.

Sundance Institute

Name of Business/Organization

Signature

Betsy Wallace

Name Printed

Managing Director

Title

1500 Kearns Blvd. Suite B110

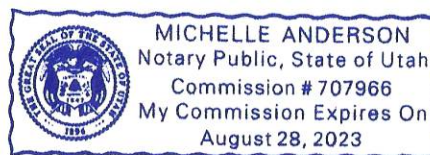
Park City UT 84060

Address and Phone Number

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

On this 17th day of November, 20 22, before me, the undersigned notary, personally appeared Betsy Wallace, personally known to me/proved to me through identification documents allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose as Special Permit for Sundance Film Festival.

Michelle Anderson
Notary Public





Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

This outdoor special event emergency operations plan (EOP) is meant to train event volunteers/personnel as well as to create a more specific EOP for events. It is the event organizer/responsible party's duty to train event personnel in the following potential emergencies and to make sure that all key and supervisory event personnel are documented on the attached section with a number to contact them at during the event, their assignment and its location. With this event EOP, a map of all areas that the event will encompass is included. It outlines the area of the event, evacuation routes and ingress/egress for emergency personnel.

Fire & Medical Emergencies

Police, Fire and Ambulance will respond based on the initial call. Police personnel are trained in first aid and can provide stabilization until the ambulance arrives.

In Case of a Medical Emergency:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information). Give the nature of emergency,
2. Location (Your specific site location),
3. Your name and phone number where you can be called back,
4. Do not move victim unless absolutely necessary,
5. And stay on the telephone until the Dispatcher has all needed information and allows you to hang up.

In Case of a Fire:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).
2. Give the nature of emergency and the location. Stay on the phone long enough to answer any questions the dispatcher might have. This will ensure that proper equipment and personnel respond. Police will provide rescue, traffic, communications and crowd control.
3. Alert people in the immediate vicinity to evacuate to safest designated areas. [SEE ATTACHED MAP(S)]
4. Use fire extinguisher if the fire is small and you have been trained in how to operate the device.
5. Never breathe the smoke from fire. Stay low and crawl if necessary to avoid it. Smoke from some plastics and other common materials are toxic. Stay upwind so combustion products will blow away you.
6. **DO NOT REENTER THE AREA.** If a life may be in jeopardy, notify the professionals and let them enter with proper equipment. A significant number of fire fatalities result when people who have successfully evacuated a fire area return to retrieve a valued item or to search for someone missing.

Weather Related Emergency

The on-site event organizer will be responsible for determining if weather conditions become a hazard to personnel/patrons at the activity. Choose the safest alternative.

Before Any Event:

Before any event, the on-site event organizer shall research types of weather that may occur during the particular time of year the event is scheduled. Once potential hazardous weather or conditions are identified, mitigation, preparedness and training efforts will be included in the event planning.

Lightning:

In the event of weather conditions with the potential of lightning activity, careful monitoring of the weather dynamics is required. Such factors as the developing cloud patterns in the area, the lightning, and thunder activity should be considered. In conditions where there is observable thunder and lightning, outdoor activities shall be suspended until thunder can no longer be heard.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

There is no safe place outside when thunderstorms are in the area. Evacuate to substantial buildings, enclosed parking structures and hard-topped vehicles are safe options. A safe building is one that is fully enclosed with a roof, walls and floors, and has plumbing or wiring (excludes temporary, portable, or metal buildings).

Lightning Safety Rules:

- Keep an eye on the sky,
- If you see or hear a thunderstorm coming, immediately suspend outside activity and go to a safe building or vehicle,
- Postpone activities promptly; do not wait for rain.
- If you cannot get to a shelter, stay away from trees,
- If you are out in a field, get to the lowest point,
- Move away from a group of people,
- Avoid metal,
- Avoid contact with electrical equipment or cords,
- Avoid contact with plumbing,
- Stay away from windows and doors, and stay off porches,
- Do not lie on concrete floors and do not lean against concrete walls.

Wind:

Power outages may occur with as little as twenty-five mile per hour winds and can up-root trees with shallow roots. If an event has tents, be cautious of the stability of the structure. All tents must have a City permit, have 50# of weight per leg and be inspected by the PCMC Building Dept. Wind can pose a hazard to participants or spectators, and if the on-site event organizer determines that winds pose a life safety issue, then activities shall be suspended.

Hail:

Most hailstorms develop in the presence of cumulonimbus clouds and other severe weather phenomena. Hailstones can cause serious damage, notably to automobiles, aircraft, skylights, glass-roofed structures, and people. Hailstorms rarely last more than 15 minutes. Some safety tips for hailstorms that an on-site event organizer should know or may want to pass on to participants are as follows:

- If you are outside, get inside.
- If you cannot find shelter, at least find something to protect your head.
- Stay away from windows.

Excessive Heat:

Heat is the number one weather-related killer in the United States, resulting in hundreds of fatalities each year. On average, excessive heat claims more lives each year than floods, lightning, tornadoes, and hurricanes combined. In planning for outdoor activities during a heat wave, consider certain precautions, e.g., can the event be scheduled in the morning or evening hours when it is cooler? The on-site event organizer will offer or encourage participants to:

- Drink or have plenty of water available. Avoid alcoholic and high sugar drinks.
- Encourage participants to wear lightweight, light-colored, and loose-fitting clothing,
- Wear a wide-brimmed hat, sunglasses, and sunscreen.

Provide cooling places with misting stations.

Microburst Rainfall:

Microburst rainfalls occur within a plume of air with high amounts of moisture are directed around a cold-core low or tropical cyclone. Flash flooding can frequently occur in of slow-moving thunderstorms in urban environments where less plants and bodies of water are present to absorb and contain the extra water. Should excessive rainfall occur during an event, the on-site event organizer will:

- Listen to the radio or television for information.
- Be aware that flash flooding can occur. If the event site is in a low-lying area with the potential to flood, move immediately to higher ground.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

- Be aware of streams, drainage channels, and other areas known to flood suddenly.
- Let participants know not to walk through moving water. Six inches of moving water can make you fall.
- Let participants know not to drive in flooded areas. If floodwaters rise around a car, abandon it. Move to higher ground.

Ice Storm:

Ice storms are caused by liquid precipitation freezing on cold surfaces and leads to the gradual development of a thickening layer of ice. The accumulation of ice during the storm can be extremely destructive. Trees and vegetation can be destroyed and ice can down power lines, causing loss of heat and communication lines. Because ice storms are usually slow developing, the on-site event organizer will monitor the weather before, during, and after the event. Mitigation efforts may include sanding or salting walkways, stairways, and roads, shortening the event, or offering shuttle service to minimize the number of cars and/or pedestrians on hazardous roadways.

Blizzard:

- Find a dry shelter. Cover all exposed parts of the body
- If shelter is not available:
 - Prepare a lean-to, wind break, or snow cave for protection from the wind.
 - Build a fire for heat and to attract attention. Place rocks around the fire to absorb and reflect heat.
 - Do not eat snow. It will lower your body temperature. Melt it first.

Earthquake:

The danger of an earthquake is high however it is unknown when such earthquake will happen. Should the large earthquake that's predicted happen (that is a 7.0 magnitude in the valley), it may result in a 5.6-5.8 magnitude here in Park City and surrounding areas. Precautions should be in place should the earthquake occur and event personnel should be aware of the danger and the procedures for safety and evacuation.

- Initially Drop Cover and Hold On
- Stay calm and await instructions from emergency personnel or a designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by a designated official. Be aware of falling objects as you exit a structure or hazards on the ground or in the area.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Event Details

Event Name: Sundance Film Festival
 Date(s) of Event: Jan 19 - Jan 29, 2023
 Event Location(s): Park City, Summit County, SLC and S
 Street Address of Event: many venues across multiple co

On-site Day of Event Organizer/Responsible Party (please print clearly)

Primary Coordinator

Name: Al Bialick, Jesse Schaefer
 Mobile Number: 435-640-2681, 801-604-4623

Co-Coordinator

Name: Kevin Kane
 Mobile Number: 310-266-8614

Co-Coordinator

Name: Chad Glissmeyer
 Mobile Number: 530-945-2274

Other Event Personnel, i.e. volunteers, security, parking

Name: Holden Payne
 Mobile Number: 206-999-5345
 Assignment: Technical Dir. & Production
 Assignment Location: Park City

Roving? – Yes ☒ No ☐

Name: Margaret Bedikian
 Mobile Number: 713-504-6358
 Assignment: Events Manager
 Assignment Location: Park City

Roving? – Yes ☒ No ☐

Name: Burchie Benton
 Mobile Number: 203-912-2035
 Assignment: Sr. Mgr. Safety and Security
 Assignment Location: Park City

Roving? – Yes ☒ No ☐



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

EMERGENCY – Dial 911

Park City Police Dept ----- 435 -615-5500
(Non-Emergency Number)

Park City Fire Dist ----- 435-940-2500
(Non-Emergency Number)

Summit County Sheriffs ----- 435-615-3600
(Non-Emergency Number)

Summit County Health ---- 435-333-1500
(Non-Emergency Number)

Park City Building Department - 435-615-5100

Park City Special Events:

Jenny Diersen ----- 435-602-3539

Chris Phinney ----- 435-602-3539

Park City Emergency Management - 435-615-5911
(24hr On-Call Number)

GREEN EVENTS CHECKLIST:

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

Name of Event: Sundance Film Festival		Organization/ Business: Sundance Institute	
Total Estimated Attendance at Event: 50-70K		Number of Vendors: 100+	
Date of Event: Jan 19 - Jan 29, 2023			
Name of person responsible for overseeing green event practices for your event, including training staff and volunteers in sustainable practices: (recycling, composting, reuse, waste and energy reduction, etc.).		each individual mgr. at each location	
Email Address:		Cell Phone: 435 901 2815	
Signature of Event Producer: <i>Betsy WALLACE</i>		Date: NOV 17 2022	
☒	Standard	☒	Extraordinary Measures
☒	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.	☒	Use vendors that have an environmental policy, recycle and compost, use local food sources, use energy efficient appliances, or otherwise offset their carbon footprint.
☒	Use electric spider boxes for power needs.	☒	Eliminate the use of fossil fuels for on site power needs.
☒	Use sand or other reusable ballasts for securing tents instead of water.	☒	Commit to and publicize water conservation efforts at event.
☒	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.	☒	Sponsors/Vendors distribute bags, bottles, or serving material made from recycled material, or that can be reused or recycled.
☒	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed.	☒	Event Applicant does not offer printed materials. All promotional materials are available electronically.
☒	Remind guests to bring their reusable bags and water bottles. Use, sell, or promote reusable bags and waterbottles.	☒	Event Applicant does not sell or give away plastic bottled water unless the bottle is compostable. (To try using watering stations and reusable containers).
☒	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	☒	Use reusable linens instead of paper or plastic table covers.
☒	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.	☒	Offer a Bike Valet (Summer Events - May through October)
☒	Enforce a no idling policy for staff, volunteers, vendors and attendees.	☒	Incorporate alternative transportation plans into your event. Supplement City Transit with additional transit options. (This must be approved before implementing).
☒	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings.	☒	Provide vegetarian meal options. Be local - offer food or vendor items that are made, grown and produced within 100 miles of Park City.
☒	Be Styrofoam Free!	☒	Be Glass Free!
☒	Prepare food with reusable cutlery and dishes, or products that can be composted.	☒	Serve food in bulk – (avoid cans, bottles, sugar packets and serve at stations)
☒	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.		Tell us what else you are doing. We love new ideas and solutions!!

For Municipal Purposes

Trash Plan Approved by:	Date:
Public Works:	Date:
Health Department:	Date:
Sustainability Department:	Date:

MASTER FESTIVAL LICENSE & CITY SERVICES AGREEMENT CITY PROPERTY USE MATRIX

Sundance Film Festival 2023

Use Area	Address	Use Period *	Intended Use	Type of Use	Basic City Services	Access Control	Traffic Control
Santy Auditorium of Park City Public Library and Education Center, all associated furnishings, fixtures, and equipment; including projection booth & projector, North Field, 16 parking spaces, courtyard and sponsor car display	1255 Park Avenue	Wednesday January 11th through Thursday, February 2nd	Screening venue, tents (Press and Wait list) and operational parking and propane storage, car display	Parking – Nonexclusive (except 16 reserved via permit; All others – Exclusive	Park City shall maintain regular Cleaning, Waste Removal and snow and ice removal inside and outside the use area. In addition, Park City shall clear snow, ice and debris from the field & courtyard for placement of Sundance's Tent & other activities.	Sundance and Park City	Sundance and Park City
Library Rooms 301, 201, 101, North Conference Room & Community Room	1255 Park Avenue	Thursday January 12th through Tuesday, January 31	Concessions/ Hospitality; Wait list Line; Box Office, kiosk, volunteer use, storage	Parking – Nonexclusive (except 16 reserved via permit; All others – Exclusive	Same as above	Sundance and Park City	Sundance and Park City
Mawhinney Parking Lot	Park Avenue	January 19 - January 29, 2023	Overflow parking Area	Parking – exclusive via permit in the west half of lot (26 spaces); otherwise public	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance and Park City	Sundance and Park City
Miners Hospital -Entire building with option of pavilion and surrounding park areas. All Parking around facility during the festival.	1354 Park Avenue	December 1, 2022– February 28, 2023	Sundance Festival Office space	Parking – Exclusive-adjacent to Recreation and Miners; Other - Nonexclusive	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance	Sundance and Park City
PCMC Recreation Building – Entire building	1354 Park Avenue	December 1, 2022 – February 17, 2023	Sundance Storage or other Sundance use	Currently, use as storage	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice removal inside and outside the use area.	Sundance	Sundance and Park City
Miners Park on Main Street	Main Street	Festival Dates (Tuesday January 17th-	Sundance Film Festival or Sponsor Activation	Sponsor Product Placement	Park City shall maintain regular, Cleaning, Waste Removal and snow and ice	Sundance	Sundance

		Sunday, January 29th)		(Acura) and Daily Community Giveaways	removal inside and outside the use area. Sundance is responsible for snow removal from vehicle once vehicle is placed. Sundance is responsible for ensuring crowd does not interfere with Main Street or Sidewalk traffic.		
Bear Bench Walk Way on Main Street	Main Street	Tuesday, January 17th through Monday, January 30th	Sundance Film Festival or Sponsor Activation	Sponsor Product Placement (Acura) and Daily Community Giveaways	Park City shall maintain regular cleaning, waste removal, and snow and ice removal. Sundance is responsible for snow removal from vehicle once vehicle is placed. Sundance is responsible for ensuring crowd does not interfere with Main Street or Sidewalk traffic.	Sundance	Sundance
Park City Museum - First Right of Refusal for Sundance or Sundance Sponsors	Main Street	TBD	Sponsor Use	Cannon	Refer to City Lease Agreement with Museum	Sundance	Sundance and Park City
Park Avenue- Between Heber & 9 th St.	Park Ave	January 17	Parking mitigation	Removal of Parking for Permitted Parking	Park City shall place barricades and enforce the operations plan	Park City	Park City
Park Avenue- Between 9th and 14th St	Park Ave	January 17	Parking mitigation	Removal of Parking for Permitted Parking	Park City shall place barricades and enforce the operations plan which includes residential-only parking.	Park City	Park City
Main Street - Entire east & west sides.	Main Street	January 19- January 29	Parking control to increase response time and increase traffic mitigation	Pedestrian	Park City shall place the barricades, provide snow removal and place "no parking" and "drop zone" signs	None	None

North Marsac Parking Lot	Marsac Avenue	January 19th – January 31 , 2023	Public Safety and Emergency Management	Command Center	Park City shall post and maintain Public Safety parking spaces in North Marsac.	Park City	Park City
Brew Pub Parking Lot South & North after January 23	Swede Alley	January 19 through January 30th, 2023	Snow Storage, Drop and Load Area, ADA Parking & UHP Parking	Communications and Snow Storage	Park City shall place the barricades, provide snow removal and place “no parking” signs.	Park City	Park City
Arts District	Bonanza Dr.	January 5 through February 2, 2023	Communication (Mother command center)	Communication	Park City shall maintain regular snow and ice removal inside and outside the use area.	Sundance	Sundance and Park City
Richardson Flat Park n Ride	Richards on Flat Road	January 17 - January 30, 2023	Park N Ride Lot, & Bus staging area	Park N Ride Lot, Bus staging area	LeBus to use Richardson Flat for all bus staging needs during the festival including washing and overnight storage. Park City shall provide waste management, cleaning and snow removal operations.	Park City	Park City
528 Swede Alley	Swede Alley	January 20 – 28, 2023	Lyft Pick Up and Drop Off (PUDO)	Passenger Transportation for Lyft	Lyft is responsible for securing their own barricades. Park City municipal will provide initial snow removal. Lyft is responsible for keeping sidewalk and parking spaces clear of ice and snow. City will secure the lot initially and Lyft is responsible for maintaining space during their use.	Lyft	Lyft

Art District	Kearns Blvd	January 19 – 28, 2023	Lyft driver parking/rest area	Driver Staging / Main Street Traffic Mitigation	Lyft is responsible for snow removal in their use area.	Lyft	Lyft
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Sundance Film Festival 2023

PARK CITY / SUMMIT COUNTY - THEATERS

Theaters	Venue Address	Notes and Access
Eccles Theatre	1750 Kearns Blvd. Park City, UT 84060	
Egyptian Theatre	328 Main Street Park City, UT 84060	
Holiday Village Cinemas	1776 Park Ave. Park City, UT 84060	4 screens, limited public screenings, primarily Industry & Press
Library Center Theatre	1225 Park Ave. Park City, UT 84060	
Park Avenue Theater	1800 Park Ave. Park City, UT 84060	Located At DoubleTree by Hilton Hotel Park City
Prospector Square Theatre	2175 Sidewinder Dr. Park City, UT 84060	

The Ray Theatre	1768 Park Avenue Park City, UT 84060	
The Black Box at The Ray	1768 Park Avenue Park City, UT 84060	The Ray - Lower Level
Redstone Theatre	6030 Market Street Park City, UT 84098	3 screens This is in the County, and not part of City approval or permit.

OFFICIAL & PRIVATE FESTIVAL NON-THEATRE VENUES

VENUES	Venue Address	Notes and Access
The Basin Recreation Fieldhouse	1388 Center Drive Park City, UT 84098	Private Event: Opening Night Fundraising Event This is in the County, and not part of City approval or permit.
Festival Headquarters	1895 Sidewinder Dr. Park City, UT 84060	Park City Marriott Hotel
Filmmaker Lodge	550 Main Street Park City, UT 84060	
Iron Horse Warehouse	1150 Iron Horse Drive Park City, UT 84060	Non Public Access (5 units - year round)

Miner Hospital	1354 Park Avenue Park City, UT 84060	Non Public Access Festival Offices for certain departments
The Park	950 Ironhorse Drive Park City, UT 84060	Adjacent to Walgreens
Park City Main Box Office/Pass & Package	136 Heber Avenue, Suite 102 Park City, UT 84060	The Gateway Building
Sundance Institute HQ	1500 Kearns Blvd, Ste B110 Park City, UT 84060	Year round Staff Offices

Sponsors

Presenting Sponsors

Acura
AMC Networks
Chase Sapphire®
Adobe

Leadership Sponsors

Audible
DIRECTV
Netflix
Omnicom Group
Shutterstock
Stacy's Pita Chips
United Airlines
XRM Media

Sustaining Sponsors

Canada Goose
Canon U.S.A., Inc.
DoorDash
Dropbox
World of Hyatt®
IMDb

Lyft
 MACRO
 Rabbit Hole Bourbon & Rye
 Stanley
 University of Utah Health
 White Claw Hard Seltzer

Media Sponsors

IndieWire
 Los Angeles Times
 NPR
 Variety
 Vulture
 The Wall Street Journal

Sponsor Venues - Under Master Festival License

Sponsor/Group	Venue Address	Notes and Access
Presenting		
Acura (with IMDb)	Acura Festival Village - 480 Swede Alley (Bob Wells Plaza) 364 Main Street (Alpine Distillery)	Public More Private access
AMC+	No Venue	-
Chase Sapphire (with Los Angeles Times)	Chase Sapphire on Main - 573 Main Street (ClaimJumper)	Sapphire Cardmembers & Private
Adobe (with IndieWire and Dropbox)	IndieWire Studio, Presented by Dropbox 625 Main Street (Summit/Sotheby's)	Private - Invite Only
Leadership		
Audible (with Variety)	The Variety Studio, presented by Audible 675 Main Street (Kimball Terrace)	Private with some public access
DIRECTV	No Venue	-
Netflix	No Venue	-
Omnicom Group	No Venue	-
Shutterstock	With Canon likely for portrait studio	Private

Stacy's Pita Chips	Stacy's Roots to Rise Marketplace 660 Main Street (X Zoom and Cottage)	Public and Private
United Airlines	No Venue	-
XRM Media	No Venue	-
Sustaining		
Canada Goose	Canada Goose Basecamp - 558 Main Street (PC Fine Arts Gallery)	Public
Canon	Canon Creative Studio 528 Main Street (PC Museum)	Private (filmmakers)
DoorDash	No Venue	-
Dropbox (with IndieWire and Adobe)	IndieWire Studio, Presented by Dropbox 625 Main Street (Summit/Sotheby's)	Private
Hyatt, World of	No Venue	-
IMDb (with Acura)	The IMDb Studio at Acura Festival Village 364 Main Street (Alpine Distillery)	Invite only
Lyft	1. Swede Alley - Behind PC Museum: Pick Up Drop Off 2. Arts and Culture District empty lot: Driver's hub 3. Old Kimball Art Center property - 2 parking lots: Driver's hub	Public Pick Up Drop Off or Driver's Hub locations. All locations pending confirmation.
MACRO	MACRO Lodge, presented by Chase Sapphire 201 Heber Avenue (Courchevel)	Private
Rabbit Hole Bourbon and Rye	No Venue	-
Stanley	Stanley at the Cabin 427 Main Street (The Cabin)	Public & Private
University of Utah Health	Festival Headquarters Wellness Hub	Public
White Claw Hard Seltzer	608 Main Street (Montgomery Lee).	Public

Media Sponsors		
IndieWire (With Adobe and Dropbox)	IndieWire Studio, Presented by Dropbox 625 Main Street (Summit/Sotheby's)	Private
Los Angeles Times (with Chase Sapphire)	Los Angeles Times Studio presented by Chase Sapphire TBD	Private
NPR	No Venue	-
Variety (with Audible)	The Variety Studio, presented by Audible 675 Main Street (Kimball Terrace)	Private
Vulture	The Vulture Spot 591 Main Street (Lunds Fine Arts Gallery)	Private
The Wall Street Journal	TBD	
Festival Host State		
State of Utah/Utah Film Commission	No Venue	-

Partner Venues - Not Under Master Festival License - Private/Invitation Only

Partner/Group	Venue Address
Institute Associates	
Blackhouse	The Star Bar, 227 Main Street, 3rd floor
Disney StudioLab	TBD
Latinx House	268 Main (OP Rockwell)
1497	The Shop, 1167 Woodside Ave
Gold House	Riverhorse on Main, 540 Main St
Illuminative	The Star Bar, 227 Main Street, 2nd floor
NYU Tisch School of the Arts	317 Main Street, The Eating Establishment

SFF23 Venues & Contact List

Operations- Al Bialick: [REDACTED]
Jesse Schaefer: [REDACTED]

Theaters- Inez Czech: [REDACTED]

Headquarters

Sheraton Park City
1895 Sidewinder Drive

Venue Manager: Kaitlyn Ryan

Contact: [REDACTED]

Filmmaker Lodge

Elks Lodge
550 Main St

Venue Manager: Boji Wong

Contact: [REDACTED]

The Park

Beside Walgreens
950 Ironhorse Dr.

Venue Manager: Margaret Bedikian

Contact: [REDACTED]

The Box at The Ray

Center doors
1768 Park Ave

Venue Manager: Lisa-Marie Provo

Contact: [REDACTED]

Main Box Office

136 Heber Ave
Gateway Center (1st Floor)
Venue Manager: Brittany Sheffield
Contact: [REDACTED]

The Ray Theatre

1768 Park Avenue

Venue Manager: Syd VanRoosendaal

Contact: [REDACTED]

The Egyptian

328 Main St

Venue Manager: Steve Kun

Contact: [REDACTED]

Holiday Cinemas

1776 Park Avenue

Venue Manager: Syd VanRoosendaal

Contact: [REDACTED]

Library Theatre

1255 Park Avenue

Venue Manager: Ashley Unruh

Contact:

Park Avenue Theatre

1800 Park Ave

Venue Manager: Ashley Unruh

Contact:

Prospector Square Theatre

2175 Sidewinder Drive

Venue Manager: Samantha Carlson

Contact: [REDACTED]

Eccles Theatre

1750 Kearns Boulevard

Venue Manager: Brian Patterson

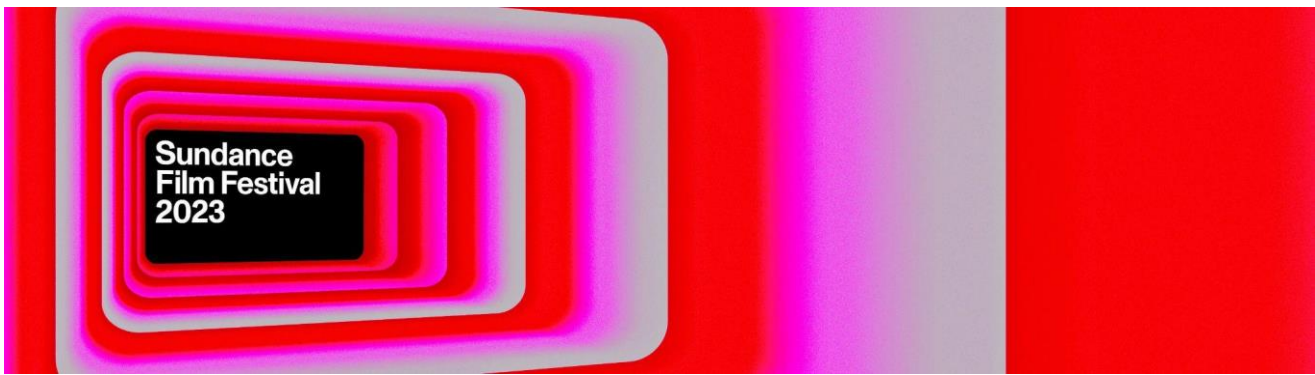
Contact: [REDACTED]

Redstone Cinemas

6030 Market Street

Venue Manager: Steve Kun

Contact: [REDACTED]



Sustainability Commitment and Activities

Sundance Institute is committed to reducing its environmental impact during the Sundance Film Festival and throughout the year. The Institute's sustainability plan is focused on lowering energy consumption, reducing waste streams and conserving natural resources. Inviting guests into a small mountain town each January is not without its environmental challenges; however it is our belief that every person can make a difference.

At the Festival, Sundance Institute's environmental sustainability initiatives include: reducing bottled water waste; increasing recycling stations at all venues and theaters; and encouraging patrons to take shared rides to/from the airport to Park City, use the free shuttle system to travel around town, walk between venues where possible and not rent cars. Supplementing free transportation with electric and biodiesel buses in the shuttle system, encouraging attendees to reduce the environmental impact on their own. Festival experiences, and promoting the environmentally-conscious activities of our sponsor community are some of the ways the Institute is working to reduce its environmental impact.

Lowering Energy Consumption

Shuttle System: A free system of shuttles offers transportation between all Park City theaters and venues. At least six electric buses (possibly more) will be in service during the 2023 Festival, with charging stations in Old Town and Kimball Junction transit centers. A portion of the non-electric shuttles provided through a relationship between Sundance and Park City Transit are fueled by biodiesel.

Ecker Hill Park and Ride: (I-80 & Hwy 224) offers free parking and shuttle service to Kimball Jct, Canyons and PCMR. Ecker Hill is open 365 days a year, with a parking capacity for 100 vehicles, on a first come first serve basis.

Richardson Flat Park and Ride: (Hwy 40 & Hwy 248) offers free parking and shuttle service every 20 minutes to Prospector Theatre with connecting service to all Park City theaters and venues. Open from Thursday January 19th through Saturday, January 28th, 7am - 2:30am. Richardson Flat has a capacity for 400+ vehicles.

Walking Trails: A well-marked and maintained system of walking paths and sidewalks, shown on the Festival website, allows attendees to walk safely between the Festival's theaters and venues in Park City.

Reducing Waste Streams

Reducing Bottled Water Waste: Sundance Institute is partnering with Sustaining Sponsor Stanley, the Official Drinkware and Sustainability Sponsor, to provide free, reusable water bottles. The Festival provides hydration stations at all official venues, events, and theaters where patrons can refill their bottles. *30,000 + reusable plastic water bottles were distributed at the 2020 Sundance Film Festival. We encourage people to bring back bottles for the 2023 Sundance Film Festival. If they forget they can pick-up the 2023 reusable bottles.

Hydration Stations are supported by Stanley, providing water for over 10,000 water bottles for Festival staff, filmmakers, volunteers, and patrons.

Digital Online Film Guide which enables audience members to explore all the latest programming and talks, which can be accessed by computers and other digital devices.

Digital Film Tickets: 100% of our in-person Festival film tickets will be digital this year, eliminating the need for paper tickets.

Mobile Festival Application will be available to all patrons to download for free onto their mobile devices. The App will include an active map of Park City including bus stops, venue locations and other information about the Festival, giving patrons immediate digital access to a broad amount of materials and communications.

Digital Communication / Promotion: Digital communication has been more effective in reaching target audiences and saves money and paper. Digital event invites and correspondence with our Artists and Filmmakers is done through digital Evites and emails.

The transit map will be online only this year. No printed map for 2023

The film program guide will be online only this year. No printed Film Guide for 2023.

Recycling: The Festival continues to install and service temporary recycling stations at Festival theaters, venues, events, and shuttle stops in Park City in conjunction with Park City Municipal Corporation's recycling stations on Historic Main Street. The Festival has developed enhanced instructional signage, drawing the Festival attendees' attention to recycling facilities. As a result, the 2020 Sundance Film Festival recycled an estimated 70,000 lbs. of material.

Reducing Consumption of Disposables: The disposable items at officially sanctioned Festival events are contractually required to be made with 100% recycled paper or with materials made of natural fibers such as corn, potato, and sugarcane.

Hire Locals: We hire many local concessionaires to save with food and beverage transportation. Serve fresh and healthy foods. Buy bulk products when available to help reduce packaging waste. We work with local companies.

Sponsor Donations: Working closely with our sponsors to recycle throughout the Festival. Post Festival our sponsors donate items to local businesses; furniture, building materials, etc, that can be reused or recycled.

Conserving Natural Resources

Recycled & Repurposed materials: Festival merchandise stores feature a range of products made from repurposed materials, including bags made of repurposed street banners from prior Festivals. All in store shopping bags used by customers are made from 100% recycled materials.

Most of the 2023 Festival merchandise is made or printed in the USA.

Specific merchandise that does not sell by the end of the Festival is donated to the Hopi and Navajo people throughout Utah and the four corners reservations.

The Institute uses locally sourced supplies and vendors whenever possible. (painters, contractors, plumbers, rental companies, concessionaires, transportation, etc)

Digital Signage is used at any of our venues to reduce material usage and replace signage with energy efficient LED screens. These screens can be easily updated to provide our patrons with up to the minute changes in information and changes to programming.

Environmental Films and Programs

2023: We have films that will be part of the program that focus on environmental responsibility and will be announced shortly, particularly in the World Documentary Competition, World Dramatic Competition, Premieres, NEXT, and KIDS sections this Festival, addressing among other themes:

- The impact and potential consequences of deep-sea mining
- The intersection of environmental preservation, healing, and decolonization
- The challenges around sustainable and responsible fishing

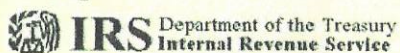
Community Screenings and Community Tickets Programs

During the Festival, the Institute offers complimentary tickets to environmentally-focused films to local groups as a way to foster community dialogue on important issues. Groups we provide tickets to for the Sundance Film Festival include Swaner EcoCenter, Recycle Utah, EATS (Eat Awesome Things At School), Utah Clean Energy, Summit Land Conservancy, and the Utah Society for Environmental Education.

Year-round Commitments to Sustainability

Office Recycling: In addition to our efforts at the Festival, Sundance Institute promotes sustainability year-round.

Our office works with Curb It Recycling Company to offer paper and plastic recycling. They come on a weekly basis to collect our recyclable materials which allows our office to keep up a steady pace with our recycling needs. We also collect and recycle batteries and light bulbs at Recycle Utah. The Institute recycles approximately 18,000 pounds each year. We strive to purchase office supplies that are either partially or fully made from recycled material such as printer paper, tri-fold paper towels and toilet paper. This year we have made an effort to reduce disposable and single use plastic products from staff events, using reusable materials where possible.



Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248159680
Sep. 07, 2010 LTR 4168C E0
87-0361394 000000 00

00018439
BODC: TE

SUNDANCE INSTITUTE
PO BOX 684429
PARK CITY UT 84068-4429



010857

Employer Identification Number: 87-0361394
Person to Contact: Ms Schadler
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Aug. 26, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1981.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I

Internal Revenue Service
District Director

Department of the Treasury

SF:EO:1055

Date: 30 JUN 1982

Our Letter Dated:

February 13, 1981

Person to Contact:

Desk Officer

Contact Telephone Number:

(415) 556-5353

EIN: 87-0361394

Sundance Institute for Film
and Television
19 Exchange Place
Salt Lake City, UT 84111

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization which is not a private foundation until the expiration of your advance ruling period.

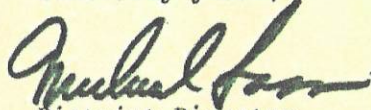
Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Internal Revenue Code, because you are an organization of the type described in section *170(b)(1)(A)(vi). Your exempt status under section 501(c)(3) of the code is still in effect.

Grantors and contributors may rely on this determination until the Internal Revenue Service publishes notice to the contrary. However, a grantor or a contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section *170(b)(1)(A)(vi) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section *170(b)(1)(A)(vi) organization.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,


District Director

*509(a)(1) and

Internal Revenue Service
District Director

Department of the Treasury

EP/EO:1

SF:EO:81-271

Date:

13 FEB 1981

Employer Identification Number:

87-0361394

Accounting Period Ending:

September 30

Foundation Status Classification:

509(a)(1) & 170(b)(1)(A)(vi)

Advance Ruling Period Ends:

September 31, 1981

Person to Contact:

Desk Officer

Contact Telephone Number:

(415) 556-5353

The Sundance Institute for
Film and Television
529 South Temple
Salt Lake City, UT 84102

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in section 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section*170(b)(1)(A)(vi) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section*170(b)(1)(A)(vi) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section*170(b)(1)(A)(vi) organization. *509(a)(1) and

P.O. Box 36040, San Francisco, Calif. 94102

(over)

Letter 1045(DO) (6-77)

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. Also, you should inform us of all changes in your name or address.

Generally, you are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. If you have paid FICA taxes without filing the waiver, you should call us. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are required to file Form 990, Return of Organization Exempt from Income Tax, only if your gross receipts each year are normally more than \$10,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late, unless there is reasonable cause for the delay.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

Michael Sam

District Director

See Attached

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2023 Calendar Year: Property Insurance: \$316,267 and Auto Physical Damage: \$98,568 to Liberty Mutual; Public Entity Liability Insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: \$243,820 for the Workers Compensation Fund; Crime Insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and Drone Insurance: \$1,688 to Global Aerospace
(A) Public Input (B) Action

Suggested Action:

Attachments:

[2023 Annual Insurance Placements Staff Report](#)

City Council Staff Report



Subject: 2023 Insurance Placements
Author: Marissa Marleau
Department: Executive Department
Date: 12/15/2022

Summary Recommendation

Review and consider authorizing the annual insurance premiums to fund Park City's insurance placements for the calendar year 2023:

1. **Property Insurance:** \$316,267 annual premium to Liberty Mutual and **Auto Physical Damage:** \$98,568;
2. **Public Entity Liability Insurance:** \$264,233 annual premium to States.
3. **Workers' Compensation Insurance:** \$243,820 annual premium for our Workers' Compensation Fund ("WCF");
4. **Crime Insurance:** \$4,427 annual premium to Travelers Insurance Co., plus another \$4,500 for a special Treasurer's Bond;
5. **Drone Insurance:** \$1,688 annual premium to Global Aerospace Co.; and
6. other liability insurance.

Park City insurance coverage expires each year December 31. Therefore, the City must renew its various forms of insurance coverage by purchasing new policies prior to the new year. An internal team plans throughout the year to administer the City's insurance portfolio, including Executive, Emergency Management, Human Resources, Attorney's Office, and Information Technology.

Background

Park City is required to renew its insurance coverage annually to protect employees and the public, physical assets, equipment and property, and the vast array of municipal operations. Park City's exposures and risks are somewhat unique due to its world-class resort environment. The City aggressively promotes and implements safety policies, procedures, and loss-prevention methodologies, and requires safety training to improve risk management.

The required safety training program produces cost savings for the City by reducing annual premiums and rebates for training taken and attended. Risk management procedures also ensure that the City's assets, facilities, and public property are protected from losses and that the employees, residents, and visitors are provided with a safe and enjoyable place to live, work, and play.

In 2019 Council approved a professional service agreement with Moreton & Company (Moreton) Insurance Brokerage Services for broker, risk management, and consulting services. Staff and Moreton meet quarterly to evaluate the City's ongoing liabilities and exposures. We are very pleased with the proactive nature and expertise of Moreton representatives.

Analysis:

1. **Property Insurance**

Renew the Liberty Mutual premium at \$316,267. This reflects a premium increase of \$73,383, our largest year over year increase in memory. The increase is mainly due to market-wide property value increases and the result of growing wildfire concerns in the Western United States. The auto physical damage premium is \$98,568, an increase of \$4,971, and mainly the result of 13 additional fleet vehicles.

Park City has used Provider Liberty Mutual for three years in a row and is pleased with their services and responsiveness. Liberty Mutual is a “best-in-class” property insurer that distributes property insurance and engineering solutions through a network of partners across the country. Traditionally, “Liberty Mutual” was not engaged in the Utah municipal market, as they focused on commercial and intuitional markets in Utah. We recommend continuing our working relationship based on their performance.

2. **Public Entity Liability Insurance**

Renew with States-Insurance Risk Retention Group Insurance at a premium of \$264,233, maintaining a \$10,000,000 policy limit for Park City. The new premium reflects an annual increase of \$44,705 over the previous year, mainly due to Park City losses and national increases resulting from law enforcement claims.

States Insurance Group is a member-owned company with policies written to address the unique exposures and operations of municipalities and related public entities. Park City has been a member of States for the past eleven years and is very familiar with their representatives and claims processes and is confident in its continued ability to perform.

3. **Workers’ Compensation Fund (WCF)**

Renew our Workers’ Compensation insurance at an annual premium of \$243,820, an increase of \$33,341 over the previous year. The premium reflects a nationwide increase in overall claims (mostly accidents occurring in the workplace), as well as a 12% increase in our own Experience Modification (E-Mod) factor and an increase to our overall payroll. It is important to note that, while our premium increased, Park City remains just below the nationwide E-Mod average at .99%.

A great deal of effort continues to target lowering Park City’s on-duty accidents over the past decade, and Park City is often lauded for its low E-Mod by insurance experts. Despite our past successes, our E-Mod has increased over time as we expand our public service offerings to residents and businesses.

4. **Crime Insurance**

Renew with Travelers Insurance Co. at a premium of \$4,427, with a \$525,000 policy limit. This is a decrease of \$1,900 over the previous year. The Utah State Legislature recently made it possible to add a treasurer bond to our municipal crime policy. We recommend adding our Treasurer to our policy for an additional \$4,500, resulting in a total amount of \$8,927.

5. **Drone Coverage**

Renew coverage for the City’s increasing use of drones with Global Aerospace Co. at a

premium of \$1,688 for a \$1,000,000 policy limit. The premium remains the same as the prior year. For several years, we have utilized a drone for trails and open spaces, property monitoring, traffic and parking information, public safety, and GIS purposes. Moreton strongly recommends covering Park City's use of drones with insurance and supports our certification program for those operating drone equipment.

Funding Source

Due to the overall increase in premiums, the FY23 budget will need to be adjusted later this year to account for the differences.

Council Agenda Item Report

Meeting Date: December 15, 2022

Submitted by: Michelle Kellogg

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve the Studio Crossing Housing Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Proposed Studio Crossing Project

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Studio Crossing Housing Mitigation Plan Staff Report](#)

[Exhibit A: Studio Crossing Housing Mitigation Plan Proposal](#)

[Exhibit B: Draft Action Letter](#)

Housing Authority Staff Report

Subject: Studio Crossing - Affordable Housing Mitigation Plan
Author: Jason Glidden, Affordable Housing Program
Department: Affordable Housing
Date: December 15, 2022
Type of Item: Administrative

Recommendation

Review the Affordable Housing Mitigation Plan proposed by Quinn Capital Partners, hold a public hearing, and consider approving the plan to fulfill the affordable housing obligation generated by the proposed Studio Crossing project.

Summary

The purpose of the [Park City Housing Resolution 05-2020](#) is to ensure that new development does not adversely affect the supply of affordable housing in the City and works to maintain the social, economic, and cultural fabric of Park City's community character. The requirements imposed are roughly proportionate and reasonably related to the impacts of a development.

In accordance with our [Housing Resolution](#), development agreements resulting from Master Planned Developments (MPDs) trigger a housing obligation of 20% of the number of residential units built and/or 20% of employees generated in commercial projects. The proposed Studio Crossing project is a mixed-use project containing residential and commercial units. The current proposal includes the following:

- 185 Affordable Rental Units
- 100 Market Rate Residential Units; and
- 60,000 Square Feet of Mix-Commercial Space.

Park City's Housing Authority is tasked with reviewing and approving plans to ensure that the requirements and standards outlined in the Housing Resolution are met. Based on the findings of the review and with consideration of the Planning Commission's recommendation, the Housing Authority shall either approve or deny a proposed plan.

Overall, the Housing Team believes that the proposed changes to the MPD provide a large amount of community benefit. The original MDP had no affordable housing requirement and none that was planned to be developed. In addition, the 100 residential units in exchange for the proposed 100-room hotel will reduce the number of nightly rentals on the property. The Housing Team has reviewed the plan and believes it is compliant with the Housing Resolution, exceeds the number of units required, and is supportive of approving the proposed Housing Mitigation plan.

Background

The proposed development at 4001 Kearns Blvd. is adjacent to the Park City Film Studio. The property's annexation into Park City came after extensive litigation between the original owners and Summit County for the development of the property. The litigation resulted in a settlement that allowed Park City to consider the annexation before development in the County. Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) to construct 374,000 square feet of "a motion picture studio and media campus" (as stated in the Settlement Agreement). As part of the Settlement Agreement, no affordable housing requirement was assigned to the development.

In 2021, while considering a phasing plan amendment to construct the allowed hotel building, City Council indicated a willingness to entertain further modifications to the Annexation and MPD to produce additional community benefits and allow for other uses, including affordable residential, for the remaining entitled density. Former Mayor Andy Beerman and City Council designated Councilmembers Steve Joyce and Nann Worel (now Mayor) to review the applicant's new concept plan in more detail and provide feedback under the guise of creating more affordable housing.

On December 9, 2021, the applicant returned to Council to present their new concept for the proposed parcel 1B ([Staff Report](#), [Minutes](#)). Overall, the City Council appeared to unanimously support the change from a Film Studio Campus to a mixed-use development with a significant affordable/attainable housing component at an average of 80% of Area Median Income (AMI) and a density consistent with the original MPD.

For additional context, the Park City Film Studios Subdivision consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).

The Developer received approval from the Planning Commission on November 9, 2022 ([Staff Report](#), [Audio](#)), to amend the MPD to allow for different uses and to modify the number, footprints size, and building heights for the remaining density allocated in the MPD on Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements. The amendment to the existing MPD allows the Developer to construct a mixed-use development project, including 185 affordable for-rent units at 60-80% AMI, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. In addition to approving the MPD, the Commission forwarded a positive recommendation for the Housing Authority to approve the proposed Housing Mitigation Plan.

Analysis

Section 8 of Park City's Current Housing Resolution [05-2021](#) requires that developers provide Affordable Unit Equivalents (AUEs) equal to 20% of the total Residential Unit Equivalents (RUEs) developed. Required AUEs produced on-site in fulfillment of this

requirement are not included in the Density calculation for the MPD. Housing Requirements are converted from AUEs to a square foot requirement, with each AUE equivalent to 900 square feet. We calculated the Housing Obligation to include the total number of square feet of affordable housing required. The Developer can propose any mix of unit types or sizes to meet the proposed square footage total.

For the Commercial Development calculation under the agreement, the Developer is required to mitigate 20% of the employees generated. Each commercial use has a ratio of employees per 1,000 square feet used to calculate the total number of employees generated. A complete calculation of the housing requirements for Studio Crossing's proposed residential and commercial development is presented in Table 1 below.

The applicant submitted a Housing Mitigation Plan, calculating the Unit Equivalents required for the Residential and Commercial portions of the project (Exhibit A). The applicant's Draft Housing Mitigation Plan notes that the applicant is proposing 142,000 square feet of market-rate residential development, or 71 RUEs. 71 RUEs multiplied by the residential mitigation rate of .2 equals 14.2 AUEs required. Under the Affordable Housing Resolution, one AUE = 900 square feet. Therefore, the applicant must provide 12,780 net square feet of AUEs to mitigate the market rate housing.

Table 1

Studio Crossings Residential Density			
Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Studio Crossing Assumed Use Based on Newpark Retail Mix					
Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.3	
Mitigation Rate X 0.2				42.3	
AUEs/1.5				28.2	25,367.44

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Total Affordable Housing Obligation	
Net Livable Space	AUE
38,057.00	42.40

Fulfillment of the Housing Obligation:

Section 9 of the Housing Resolution outlines potential methods for fulfilling a housing obligation. The six methods are listed in the order of preference of the Housing Authority, and Quinns Capital Partners proposes fulfillment by constructing all required affordable units on-site. They also propose to build 185 affordable housing units throughout the Studio Crossing project, including 65 units in the first phase. The unit type breakdown is provided below:

27 - Studios - 400 sqft = 10,800 sqft
23 - 1 bedroom - 600 sqft = 13,800 sqft
10 - 2 bedrooms - 800 sqft = 8,000 sqft
5 - 3 bedrooms - 1,100 sqft = 5,500 sqft
65 units = 38,057 sqft

While the affordable units completed in phase 1 will satisfy the housing requirement for the entire project, Quinn Capital Partners proposes constructing an additional 120 affordable units in phase 4.

Eligibility and Selection Process

All units will be maintained as deed-restricted affordable for-rent units. A qualified third-party professional property management company shall manage the rental of the units.

The applicant proposes that the affordable for-rent housing eligibility be based on the AMI standards of for-rent affordable housing. For the 65 units produced to meet the project's housing requirements, qualified renters must meet an income requirement of 80% or below. For the remaining 120 units, qualified renters must meet an income requirement of 120% AMI or below. In initially filling the units, the applicant proposes the use of a geographic waterfall approach to select applicants in the following priority order:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including, but not limited to, employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics;
2. Qualifying applicants employed within Park City boundaries;
3. Qualifying applicants employed within the Park City School District boundaries; and
4. Qualifying applicants employed within Summit County.

Affordability Level

Quinns Capital Partners is proposing a pricing schedule to meet various affordability levels. All 77 studio units will be set at either 70% or 60% AMI. The remainder (108 units) will be priced at 80% AMI. The rents will be adjusted annually as HUD adjusts AMI levels.

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$66,960	30%	\$20,088.00	\$1,674.00	0
1	2	\$76,480	30%	\$22,944.00	\$1,912.00	63
2	3	\$86,080	30%	\$25,824.00	\$2,152.00	30
3	4	\$95,600	30%	\$28,680.00	\$2,486.00	15

Table 3 – 70% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$58,560	30%	\$17,568.00	\$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	\$50,200	30%	\$15,060.00	\$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Phasing

All affordable housing requirements for the project will be satisfied in phase 1. The Housing Team is proposing a condition of approval that no certificates of occupancy will be issued on any market-rate units until a minimum of 100 affordable units are occupied.

Attachments

Exhibit A Studio Crossing Housing Mitigation Plan Proposal
Exhibit B Draft Action Letter

November 29, 2022

Quinn Capital Partners, LLC Housing Mitigation Plan

Quinn Capital Partners, LLC is pleased to be able to incorporate this housing mitigation plan as a part of its Amended Master Planned Development. This proposal will convert a substantial portion of the existing commercial square footage to affordable housing and create a vibrant, year-round neighborhood compatible with surrounding residents. The proposed modifications will also reduce daily traffic and enhance the quality of life for our residents, all while helping to meet community environmental and housing goals.

This housing mitigation plan is part of the 2022 Amendment to the Master Planned Development Agreement and Annexation Agreement. The original 2012 Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development expressly provided that no affordable housing was required to be built as a condition of development. Recognizing the needs of the community and benefits to the community in constructing affordable housing, QCAP is proposing to construct a minimum of 185 units of affordable housing units as part of its proposal to amend the 2012 Development Agreement.

Background

The 2012 Development Agreement did not require the construction of any affordable housing. (DA Section 5, Affordable Housing). When QCAP subdivided the subject property earlier in 2022, the City required as a condition of plat approval a note requiring QCAP to provide affordable housing meeting the current code requirements if it any point it amended the 2012 Development Agreement. In addition to meeting the code-based requirements for affordable housing, QCAP is proposing to convert existing commercial entitlements to affordable housing.

Proposed Plan

QCAP proposes to construct more than enough affordable housing units to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation. The same resolution requires 20% of condominium units to be affordable units. Per the resolution, each affordable unit is calculated as containing 900 square feet.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Forecasted calculations for the affordable housing are shown in Table 1 below:

Table 1

Studio Crossings Residential Density			
Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Studio Crossing Assumed Use Based on Newpark Retail Mix					
Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
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Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.3	
Mitigation Rate X 0.2				42.3	
AUEs/1.5				28.2	25,367.44

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Total Affordable Housing Obligation	
Net Livable Space	AUE
38,057.00	42.40

For the affordable housing required by the plat amendment note, QCAP proposed to construct the 42 Unit Equivalents in the following mix:

27 - Studios - 400 sqft = 10,800 sqft
 23 - 1 bedrooms - 600 sqft = 13,800 sqft
 10 - 2 bedrooms - 800 sqft = 8,000 sqft
5 - 3 bedrooms - 1,100 sqft = 5,500 sqft
 65 units = 38,057 sqft

QCAP is also voluntarily converting 79 Unit Equivalents of currently entitled commercial space to affordable housing in the following anticipated mix:

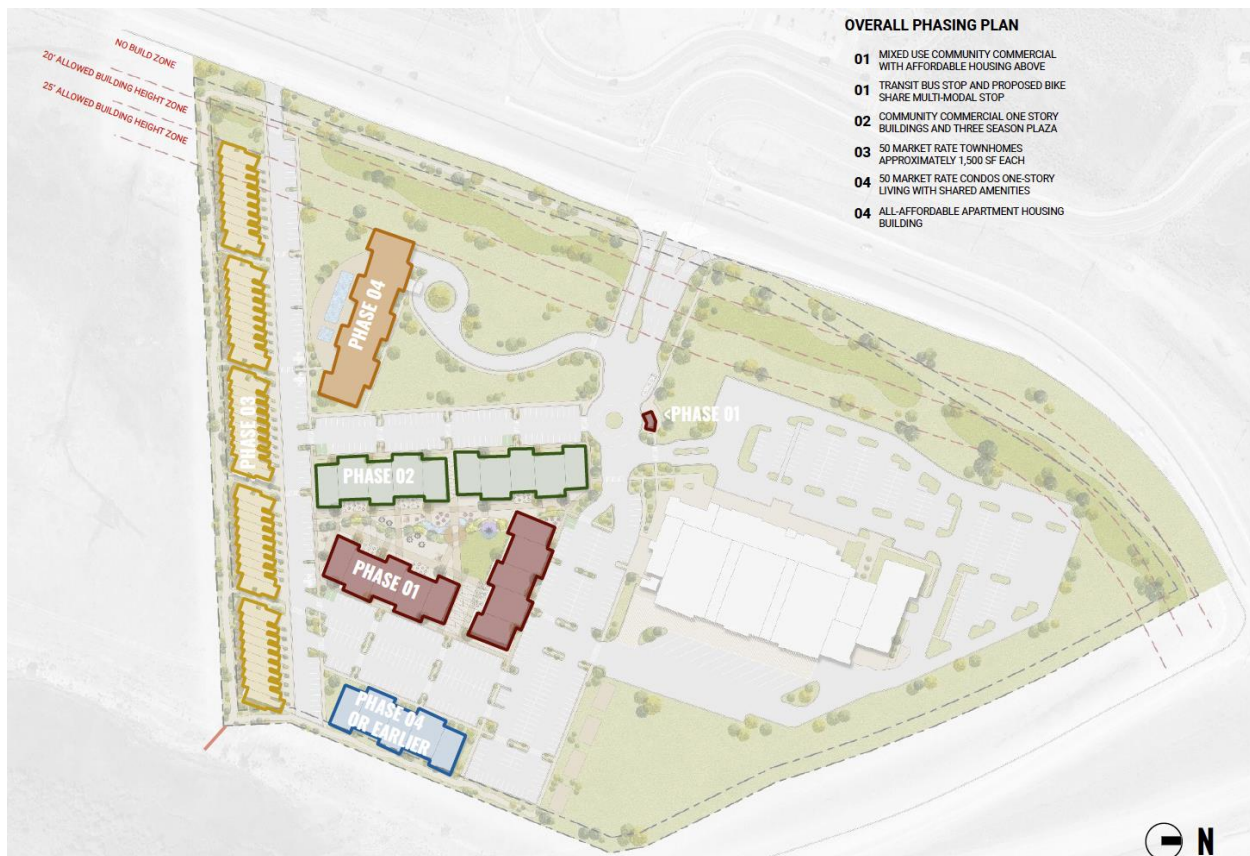
50 - Studios - 400 sqft = 20,000 sqft
 40 - 1 bedrooms - 600 sqft = 24,000 sqft
 20 - 2 bedrooms - 800 sqft = 16,000 sqft
 10 - 3 bedrooms - 1,100 sqft = 11,000 sqft
 120 units = 80,575 sqft

All affordable housing shall be deed restricted and subject to Park City affordable housing guidelines including affordable rent restrictions. All the affordable housing will be built in the

1st and 4th (anytime) phase. An unconditional certificate of occupancy, or a temporary certificate of occupancy if it allows for operation of the affordable housing units will not issue for each phase until the affordable housing requirement is met.

Site plans showing the proposed affordable housing, including the parking, are included in Exhibit A below:

Exhibit A



Eligibility and Pricing

All units will be maintained as deed restricted affordable for rent units. A qualified third-party professional property management company shall manage the rental of the units.

Eligibility for the affordable for-rent housing will be based on the AMI standards of for-rent affordable housing. In initially filling the units, QCAP shall use a geographic waterfall approach in selecting from applicants, in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including, but not limited to, employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County.

There shall be no time limit required in selecting between orders of priority. Rather, when all qualifying applicants from a category have been exhausted, applicants from the next order of priority shall immediately be given priority. This waterfall provision shall only apply at the initial generation of any waitlist and selection for the Studio Crossing affordable housing units. From that point, all applications shall be made on a first-come-first-serve basis on the existing waitlist.

QCAP may enter into one or more master leases with local employers whereby local employers may lease a block of units to meet the housing needs of their qualifying employees. The priority of any such master leases shall follow the same geographic waterfall provided previously. Any such master leases must be consistent with the remaining provisions of this Housing Mitigation Plan, as it may be amended from time to time.

For the 65 units required by the plat amendment note—and subject to the 2021 Housing Resolution—all rentals will be to households of 80% AMI or below for Summit County and will be at the allowable rental rates for households at 80% AMI as determined by the then-applicable Summit County AMI numbers, updated on an annual basis. All rental units will submit annual compliance surveys in accordance with the recorded deed restrictions.

For the 120 units QCAP is constructing from its existing commercial density, all rentals will be to households of 120% AMI or below for Summit County. However, like the units required by the plat amendment note, all rental rates charged will be at 80% of AMI, regardless of the AMI of individual households. All gross rental rates shall include any Home Owner Association fees or assessments that may be charged against the unit.

Additionally, QCAP agrees that all (currently projected to be 77) of the studio unit rentals will be to households of 60% and 70% of AMI for Summit County and will be at the allowable rental rates for households at 60% and 70% AMI as determined by the then-applicable Summit County

AMI numbers, updated on an annual basis. QCAP will rent 27 units at 60% AMI and 50 units at 70% AMI.

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$66,960	30%	\$20,088.00	\$1,674.00	0
1	2	\$76,480	30%	\$22,944.00	\$1,912.00	63
2	3	\$86,080	30%	\$25,824.00	\$2,152.00	30
3	4	\$95,600	30%	\$28,680.00	\$2,486.00	15

Table 3 – 70% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$58,560	30%	\$17,568.00	\$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (60%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	\$50,200	30%	\$15,060.00	\$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Amenities

The Studio Crossings development will include a number of amenities available to residents of the affordable housing units. These amenities include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Studio Crossings will be a transit and trail-oriented development. There will be a dedicated and improved transit stop within the development. QCAP is also working to ensure that an electric bikeshare location is included on site. In addition to these public transit options, there will be covered bike storage available for each of the affordable housing buildings. It is QCAP's intention to enable and encourage alternative transit options to private vehicle ownership.



December 15, 2022

Gary Crandal
Quinns Capital Partners
1776 Park Ave. #145
Park City, UT 84060

Dear Gary,

Please find below an Action Letter confirming the decision made by the Park City Housing Authority on December 15, 2022, to accept an on-site development of 42.20 AUEs as fulfillment for the housing obligation generated by the Studio Crossings development, as follows:

NOTICE OF HOUSING AUTHORITY ACTION

<u>Description:</u>	Affordable Housing Mitigation Plan
<u>Project Title:</u>	Studio Crossings Development
<u>Date of Action:</u>	December 15, 2022

Summary of Housing Authority Action

On December 15, 2022, the Park City Housing Authority approved the Housing Mitigation Plan (Attachment 1) in fulfillment of the housing obligations for the Studio Crossings development pursuant to the Studio Crossings Master Planned Development, approved by the Planning Commission on November 9, 2022. In fulfillment of the housing obligation, the Housing Authority approved an on-site development of sixty-five on-site affordable units to satisfy 42.20 total Affordable Unit Equivalents (AUEs).¹ In addition, Studio Crossings has agreed to build 120 affordable units for a total of 185 affordable rental units.

1. On December 9, 2021, the City Council unanimously supported the proposed change from a Film Studio Campus to a mixed-use development with a significant affordable/attainable housing component at an average of 80% of Area Median Income (AMI) and a density consistent with the original MPD.
2. On November 9, 2022, the Planning Commission unanimously approved amending the MPD to allow for additional uses and to modify the number, footprints size, and building heights for the remaining density allocated in the MPD on Lot 1B only. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements. The

¹ One AUE is equal to 900 square feet.

amendment to the existing MPD allows the developer to construct a mixed-use development project, including 185 affordable for-rent units at 60-80% AMI, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units. Studio Crossings fulfills 42.20 AUEs by building 65 on-site units totaling 38,057 square feet.

3. Rental rates will be set as described in the attached Housing Mitigation Plan and adjusted annually based on the Area Median Income for Summit County published by HUD.
4. The project is proposed to be developed in four phases. Sixty-five on-site affordable units are required in Phase I. The remaining units will be built in Phase II and Phase IV.

Conditions of Approval:

1. All required affordable units shall be rented to qualified renters who have an income at or below 80% of the Area Median Income (AMI) for Summit County.
2. The remaining 120 affordable units shall be rented to a qualified renter who has an income of 120% AMI for Summit County.
3. The Applicant shall submit a draft Studio Crossing Homeowner Association Declaration that includes the affordable housing obligations outlined in the approved Housing Mitigation Plan for review and approval by the Planning, Housing, and Legal Departments prior to submitting a subdivision or condominium mylar. The Declaration shall be approved, executed, and recorded simultaneously with the condominium plat.
4. The required 42.20 AUEs built on site shall be occupied before any market rate unit.
5. A total of 100 units built on-site shall be occupied before any market-rate units.
6. A final housing calculation shall be conducted once final market-rate residential units and commercial uses have been determined. If the required number of affordable units changes based on a change in the number of market-rate residential units or changes in the commercial employee generation calculation prior to occupancy of the commercial spaces. In that case, the Housing Mitigation Plan must be updated and re-submitted for Housing Authority approval.

If you have any questions about this action letter, please contact Jason Glidden at 435-615-5268 or via email at jglidden@parkcity.org.

Attachments:

1. Studio Crossings Housing Mitigation Plan dated November 2022.

CONFIRMED AND ADOPTED this 15th DAY OF December 2022.

PARK CITY HOUSING AUTHORITY

Nann Worel, CHAIR



Attest:

Michelle Kellogg, City Recorder

Approved as to Form:

Mark Harrington, City Attorney