PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 29, 2018

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, March 29, 2018.

CLOSED SESSION

2:00 p.m. To Discuss Property, Personnel and Litigation

WORK SESSION

2:30 p.m. – Council Questions and Comments

2:45 p.m. – Social Equity Innovation Challenge Update PAGE 4

3:30 p.m. – Project ABC - Arts, Beauty, Culture - Final Update PAGE 46

4:15 p.m. – 2018 Sundance Film Festival Debrief PAGE 50

5:15 p.m. – Hillside Avenue Traffic Discussion PAGE 55

5:45 p.m. – BREAK

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

- Season Two: Summit Bike Share PAGE 59
- Park City Transit Spring Service Change Day PAGE 62

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from March 2 and 8, 2018 PAGE 68

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with Advanced Engineering and Environmental Services, Inc., for a Condition Assessment of Water Distribution Meters and Tank Level Sensors, and a Communications Upgrade to Some Distribution Meters, in an Amount Not to Exceed $118,624 PAGE 94

VI. OLD BUSINESS

1. Strategic Code Enforcement Update PAGE 97

(A) Public Input

VII. NEW BUSINESS

1. Consideration to Approve Resolution 05-2018, a Resolution Recognizing April 2, 2018, as World Autism Awareness Day, and the Month of April as Autism Awareness Month in Park City, Utah PAGE 103

(A) Public Input (B) Action

2. Consideration to Authorize the City Manager to Execute the Loan Purchase and Sale Agreement Between H & B Partners, LLC, and Park City Municipal Corporation in the Amount of $1,050,000.00 in a Form Approved by the City Attorney PAGE 106

(A) Public Hearing (B) Action

3. Consideration to Approve a New Level Three Event, Avalanche Invitational Soccer Showcase, to be Held June 14-17, 2018, Based on Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney's Office PAGE 115

(A) Public Hearing (B) Action

4. Consideration to Approve March for Science, a Level Three First Amendment Event to be Held on Saturday, April 14, 2018 from 10:30 A.M. to 2:00 P.M., and Fee Reduction in the Amount of $ 7,361.00, Based on Findings of Fact, Conditions of Approval and Conclusions of Law in a Form Approved by the City Attorney's Office PAGE 119

(A) Public Hearing (B) Action

5. Consideration to Approve Ordinance 2018-12, an Ordinance Approving the Second Amended Silver Strike Lodge Condominium Plat, Combining Units 201 and 203 with an Adjacent Hallway, Located at 8902 Empire Club Drive in Park City, Utah PAGE 123

(A) Public Hearing (B) Action

6. Consideration to Continue an Ordinance Approving Park City Heights Phase 2 Subdivision, Located at 3900 Calamity Lane, South of Richardson Flat Road and West of US Highway 40 PAGE 149

(A) Public Hearing (B) Continue to April 19, 2018

7. Consideration of a Courchevel Municipal Employee Exchange PAGE 151

(A) Public Input

VIII. ADJOURNMENT

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

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

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

During the City Council Strategic Planning Retreat, Council hosted a Social Equity Innovation Challenge which encouraged the creation or expansion of forward-thinking programs and/or projects that promoted inclusiveness, diversity, and equity. A community-based judging panel recommended five of the proposals for Council to consider. This study session will allow Council to review in a more in-depth manner the recommended proposals and make a final determination of which proposals are granted funding.

Respectfully:

Michelle Kellogg, City Recorder

City Council
Staff Report

Subject:	**Social Equity Update**
Authors:	**Jed Briggs, Budget Operations & Strategic Planning Manager**
Departments:	**Budget, Debt, and Grants**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation

Staff recommends that Council review five proposals as recommended by the community judging panel and give direction on which ones they would like to see implemented. Staff also recommends that Council give direction on whether to seek alternative funding for those project that exceed the $50,000 limit in order to fund more of the proposals.

Executive Summary

During the City Council Strategic Planning Retreat, Council hosted a Social Equity Innovation Challenge which encouraged the creation or expansion of forward-thinking programs and/or projects that promoted inclusiveness, diversity, and equity. A community-based judging panel recommended five of the proposals for Council to consider. This study session will allow Council to review in a more in-depth manner the recommended proposals and make a final determination of which proposals are granted funding.

For Council Consideration

Park City is an inclusive, diverse, and equitable community. We define diversity broadly, including but not limited to all races, ages, sexual orientations, gender identification, socio-economic backgrounds, and cultural beliefs. We strive to be a fair and balanced society where everyone can participate and has the opportunity to fulfill their potential because they have access to healthy, affordable food, transportation, quality education, and living wage jobs. We create unique ways to connect through community gatherings and a variety of communication channels. We strive to understand the needs of those who are underserved or the most vulnerable of our community. We recognize that it is our diversity that is the source of our strength and community foundation as we try to reflect that in all that we do.

The Social Equity Innovation Challenge was created to provide PCMC staff with a meaningful method to sidestep these common barriers and potentially deliver change more effectively. The Innovation Challenge reduces the risks associated with innovation, and provides staff with a safe place to present idea generation techniques and use data-driven approaches to delivering results. $50,000 was allocated for this program financed through the Council and General Contingency budgets.

The City has created a value statement and five goals to help clarify what Park City is trying to do to further the social equity cause:

Value statement: *Recognize our diverse populations within our complete community and strive for equitable public administration of services, justice and social well-being for all. Value and appreciate our differences and embrace our common humanity and contributions as the source of our town's strength.*

1. **Affordability** – Identify areas where the City can positively impact the cost of living
2. **Connection** – Engage and empower diverse experiences to foster an inclusive, multi-cultural and - generational community
3. **Enhance Communication** – Determine the best channels of communication and use them to engage our community members
4. **Issue Awareness** - Identify and address the multi-cultural and generational groups' concerns and interests
5. **Reflect Community Diversity** - Encourage participation and remove barriers in process of local government and community groups

During the Retreat there were 12 proposal presentations for five minutes apiece, from an overall submittal of 13. The community-based judging panel was allowed to ask questions for further clarity, but the judges were able to review all the proposals beforehand in a more in-depth manner. After the presentations the judging panel went into a conference room and deliberated on the proposals. Due to time constraints, it was determined that it would be easier for the panel to just make a prioritized list of the proposals that they liked rather than trying to fit their overall recommendation into the $50,000 budget. For this reason the recommended proposals exceed the established threshold.

The first recommended proposal is actually two of the Library's requests combined into one. The second recommended proposal was from Environmental Sustainability. The next two proposals are actually tied for third from Economic Development and Recreation. They're listed as 1-5 to help distinguish them.

Rank	Proposal	Presentor	Amount
1	Spanish Materials	Katrina Kmak	$8,000
2	Erika Sanchez	Katrina Kmak	$6,143
3	Energy Reduction Plan	Celia Peterson	$33,000
4	Enspire Hub	Jon Weidenhamer	$23,000
5	Mobile Recreation Trailer	Ken Fisher	$24,800
		Total	**$94,943**

1. **Spanish Materials – Katrina Kmak (Library): $8,000**

Funding for Spanish materials (books, DVDs, etc.) at the Park City Library.

2. **Erika Sanchez (speaker) – Katrina Kmak (Library): $6,143**
   Bring in author Erika Sanchez (I Am Not Your Perfect Mexican Daughter) to present at the Library. Her writing reflects her upbringing as an undocumented Mexican immigrant, as well as her struggle with mental illness.

3. **Energy Reduction Plan – Celia Peterson (Environmental Sustainability): $33,000**
   Outreach to underserved populations and groups in an effort to reduce carbon and energy bills. Those interested will be able to check out DIY Energy Detection kits from the Library. With assistance from SCPW, Environmental Sustainability will put on energy conservation workshops, assist with home fixes, and launch "green challenge" website to incentive and track energy savings.

4. **Enspire Hub – Jon Weidenhamer (Economic Development): $23,000**
   Enspire Hub is a collaborative mentorship program that builds on existing programs established by PandoLabs and Quatere—two local nonprofits working closely together. This program helps immigrants and children of immigrants get exposure to local professional networks and career growth opportunities and fills gaps that are complementary to existing local resources but cannot be fulfilled by the school district or government institutions alone.

5. **Mobile Recreation Trailer – Ken Fisher (Recreation): $24,800**
   Create a mobile recreation trailer that could be brought to different locations in Park City. These locations would be neighborhood parks, athletic fields and apartment complexes. The trailer would contain a variety of athletic equipment, art supplies, and games that would meet a variety of interests and ages. There would be no sign-ups in advance or no fees; just a schedule of where the mobile recreation trailer will be. It would be filled with items such as football and baseball equipment, Frisbees, yard games, tug of war ropes, street hockey equipment, and kickballs. In addition to the athletic equipment, the Recreation Department would have art supplies such as water color paints, side walk chalk, crayons, Play Doh etc.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Fund proposals 1-4 within the Council and general contingency budgets ($70,143). Have the Mobile Recreation Trailer (#5) go through the budgeting process since it has ongoing expenses tied to it.
   <u>Pro:</u> This is more expensive than the $50,000 earmarked funds, but each proposal is highly valued by the judging panel and gets to the heart of social equity issues.
   <u>Con:</u> The $20k overage would eat into the Council and general contingency budgets.
2. **Other Alternative:** Fund proposals 1-3 within the Council and general contingency budgets ($47,143). Have proposals 4 and 5 go through the budgeting process.
   <u>Pro:</u> Funding would match allocated budget for Social Equity Innovation Challenge.
   <u>Con:</u> Less proposals would be guaranteed funding, but still go through the budget process.

3. **Other Alternative:** Fund proposals 1-5 within the Council and general contingency budgets ($94,943).
   Pro: Every recommended proposal is granted funding.
   Con: The Council and general contingency budgets would be very tight for the remainder of the fiscal year. Ongoing funds for proposal #5 still not determined.

Department Review

The following departments have reviewed this staff report: Legal and Executive.

Appendix A: Spanish Materials
Appendix B: Erika Sanchez
Appendix C: Energy Reduction Plan
Appendix D: Enspire Hub
Appendix E: Mobile Recreation Trailer

PARK CITY LIBRARY

February 23rd, 2018

Park City Council,

The Park City Library is on a mission to Empower Minds, Inspire Imagination, and Connect Community – but we need the Social Equity Funding to help us reach our goal! In 2018 we would like to significantly increase the amount of Spanish materials available to the Latino Community in Park City.

In order to reach our goal, the Library would need $5,000-$8,000 to increase the amount of materials in Spanish for all ages. Funding for our Spanish collections is currently $2,127 yearly (2.4% of budget for library materials), which allows roughly 100 new items per year. Additionaly, the library team has asked for a 10%-15% increase for materials in FY19.

By submitting this proposal, we are asking PCMC to look towards the future and help us provide an equitable library for all we serve. We want to improve our services for all of our patrons and this starts with having a fair representation in the items available for all. Our Spanish collection currently represents 2.8% of all the materials we offer, while the Latino popluation represents at least 25% of the population we serve.

We have utilized all of the materials, and do not have enough to keep up with our Latino populations interests, making them less likely to make return visits to the Library. Creating a vibrant and diverse Spanish collection at the library will support Social Equity goals by making it a library for all.

If granted this funding, this would be a jumping off point for the Library to make serious headway within the Latino Community. Positive public relations from this opportunity would increase awareness about what the Library has to offer, and could set forth a pathway to more programs and engagement with the Latino Community.

Thank you for the opportunity to show interest in funding, and I look forward to answering any questions you may have.

Katrina Kmak

Youth & Spanish Services Librarian

katrina.kmak@parkcity.org

February 23rd, 2018

Park City Council,

The Park City Library is on a mission to Empower Minds, Inspire Imagination, and Connect Community – but we need the Social Equity Funding to help us reach our goal! In 2018, we would like to engage the Latino population by bringing in *New York Times* Bestselling author and a National Book Awards Finalinst, Erika L. Sánchez.

The Park City Library is requesting $8,500 to bring in Erika Sánchez, author of the Young Adult book, *I Am Not Your Perfect Mexican Daughter*. Ms. Sánchez's fee is $5,000 plus transportation and accomodations. In the proposed cost, we have also included funding to market and properly advertise the event.

In FY16, the Park City Library served roughly 19,000 people in our community with a program budget of $6,143. The library team has proposed to increase our budget for programming, but in the meantime hopes to provide more inclusive and engaging opportunities within our community with this program. Erika Sánchez's background aligns with many of our community members, and would have great impact with our youth especially. There have not been many opportunities for young Latino's in our community to witness and meet nationally renowned authors who represent them. Her writing (both in her book and her poetry), reflect her upbringing of undocumented Mexican immigrants, as well as her struggle with mental illness. This opportunity would give the community a platform to be able to continue these very important, and often difficult conversations.

If granted this funding, this would be a jumping off point for the Library to make serious headway within the Latino Community. Positive public relations from this opportunity would increase awareness about what the Library has to offer, and could set forth a pathway to more programs and engagement with the Latino Community.

Thank you for the opportunity to show interest in funding, and I look forward to answering any questions you may have.

Katrina Kmak

Youth & Spanish Services Librarian

katrina.kmak@parkcity.org

Social Equity Innovation

Social Engagement and Reducing Energy Poverty

FACT: In Summit County, 25% of income is spent on energy bills for households below 50% of poverty level. Estimated annual energy cost is almost $2000*

We can significantly reduce this with outreach and assistance to underserved populations.

* https://www.theatlantic.com/business/archive/2016/06/energy-poverty-low-income-h

Energy Equity

Owners and residents of multifamily rental housing are underserved when it comes to access to the benefits of energy efficiency compared to owners and residents of other forms of housing. Affordable multifamily rental housing tends to have far fewer energy efficient attributes.*

Our aim is to engage with underserved populations and empower them with tools and knowledge to increase the comfort level of their homes and reduce their monthly utility bills; all while making progress on our community-wide energy goals.

** Gary Pivo, Unequal access to energy efficiency in US multifamily rental housing: opportunities to improve (Building Research and Information, 2014), 42:5, pp. 551-573.*

The Program in a Nutshell:

Step 1: Outreach with diverse people and groups

Step 2: Check out DIY Energy Detection kits from library

Step 3: Energy conservation workshops and free conservation kits for DIY weatherization. Assistance with fixes from SCPW volunteers.

Step 4: Summit Community Power Challenge. Form teams, track savings and WIN!

Result: Healthier, more comfortable homes and significant $$ savings

Step 1: Outreach and Raising Awareness Activities

Engage together with other local, trusted community partners that already have ties to target population to raise awareness

a. Holy Cross Ministries
b. Christian Center
c. Latinos in Action
d. Schools
e. KPCW slots: Cada Domingos, This Green Earth, Local News Hour
f. The Park Record
g. Work with SCPW (a non-governmental, community organization) to craft and deliver energy equity outreach activities
h. Utilize social media assets of all

The point is to meet people in-person, where they are at

Make “how-to” videos (bilingual)

Key questions, messages and goals for outreach:

What do you want or need? (double check that our program is useful)
We want to make it easy for you! We are there to help.
You can increase the comfort level of your home AND save money and energy with conservation kits.
Engage people to check out library detection kits and attend conservation workshops.

And then...

Step 2: Library Detection Kits

"Energy Audit" detection kits (10) available to check out from the Park City Library and via interlibrary loan

With the kits, anyone can assess their homes "hidden" thermal and water leaks, as well as phantom electricity consumption.

Kits to include:

- Flir thermal camera, for use with Smartphones, uses infrared to identify thermal leaks, i.e. where insulation will help -or- Infrared camera for those who don't have Smartphones (different kits have different versions)
- Color tablets to drop in toilet tank to check for leaks
- Kill-A-Watt meters show how much electricity your appliances use
- Guidebook on how to use equipment (bilingual)
- Checklist of what to fix (bilingual)

Make the invisible visible with library kits

Check for Thermal Leaks, Toilet Leaks, Phantom Electricity Use

And then...

Step 3: How-to Workshops, Conservation Kits and Assistance

Attend a workshop to learn how to make easy conservation fixes at home and receive a free box of tools to do so

In a rush? SCPW volunteers will come to you and make the fixes for you (free, donations accepted).

Conservation kits include:

- (1) 30' Rope Caulk
- (1) Pack of Child Safety Caps
- (1) Refrigerator Temperature Card
- (1) LED Night Light
- (2) 9W LED Bulbs - 60W Equivalent
- (10)Foam Switch Gaskets
- (10)Foam Outlet Gaskets

- (1) Chrome 1.5 gpm showerhead
- (2) 1.0 gpm faucet aerators
- (1) 1.5 gpm swivel kitchen aerator
- (1) Packet of toilet leak detection tablets
- (1) Toilet Tank bank

Free and Easy fixes with Conservation Kits

Workshop on understanding your utility bills and DIY weatherization, energy saving, and water conservation

Available assistance from SCPW

And then...

Step 4: Track Savings and Compete

PCMC Environmental team & SCPW to co-launch a “green challenge” website which helps people commit to actions, and automatically calculates real energy, water and financial savings

Groups can compete to save the most energy and win additional prizes

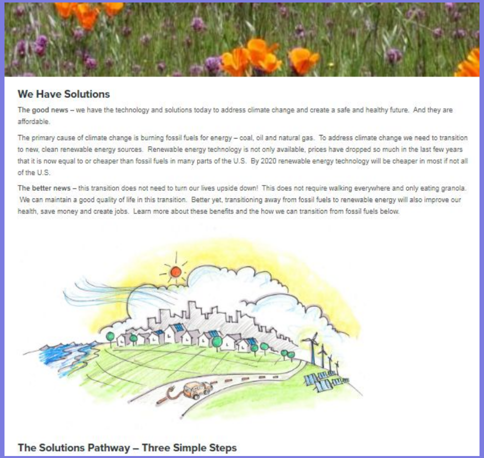
Example: Fremont Green Challenge

Website: Summit Community Power Challenge

Localized blog

Climate 101

Focus on practical solutions


We Have Solutions

The good news – we have the technology and solutions today to address climate change and create a safe and healthy future. And they are affordable.

The primary cause of climate change is burning fossil fuels for energy – coal, oil and natural gas. To address climate change we need to transition to new, clean renewable energy sources. Renewable energy technology is not only available, prices have dropped so much in the last few years that it is now equal to or cheaper than fossil fuels in many parts of the U.S. By 2020 renewable energy technology will be cheaper in most if not all of the U.S.

The better news – this transition does not need to turn our lives upside down! This does not require walking everywhere and only eating granola. We can maintain a good quality of life in this transition. Better yet, transitioning away from fossil fuels to renewable energy will also improve our health, save money and create jobs. Learn more about these benefits and the how we can transition from fossil fuels below.

The Solutions Pathway – Three Simple Steps

70 Actions

Ranging from Easy to challenging

Automatically calculates challenge pts, CO_2 and energy savings, $$ savings, and cost to implement

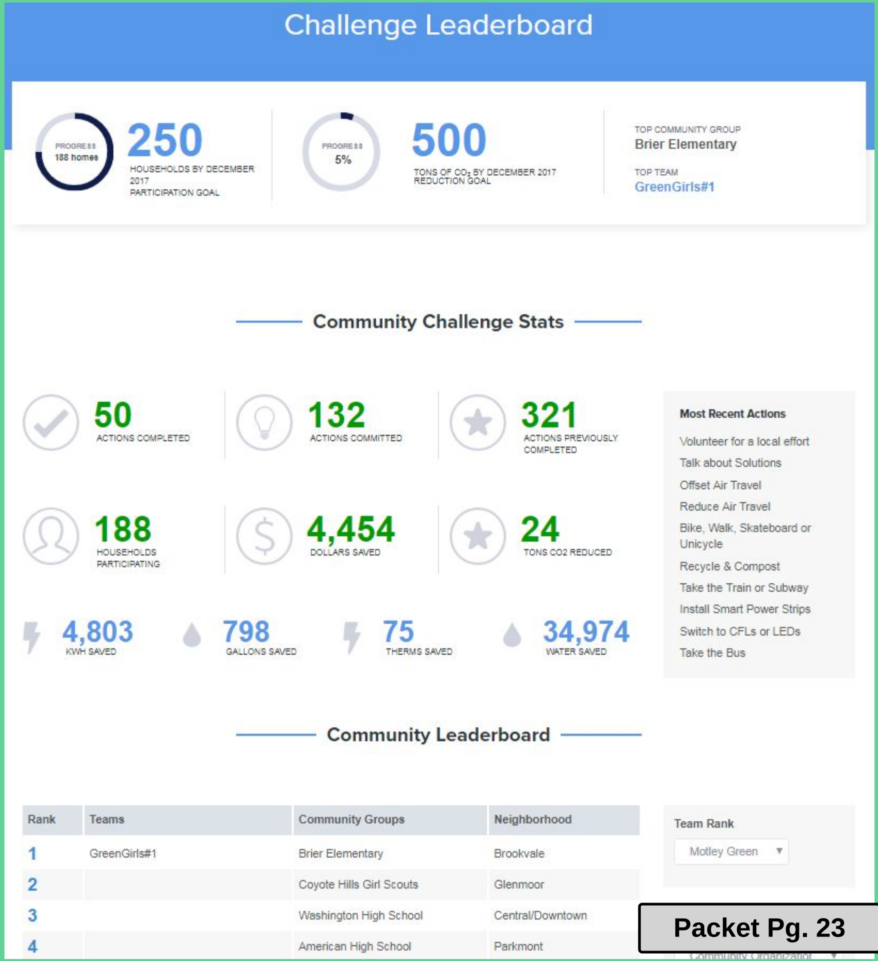
Local resources to help achieve actions, e.g. local rebates and service provider and assistance info

Challenge

Tallies community savings to show that collective action makes a large community impact

Leaderboard highlights local success stories and recognizes teams that save the most energy (prizes from local businesses)

Website establishes identity for Park City's community-wide energy saving activities and rewards leaders for sustained energy savings and climate actions



The team:

Lovely leading big league ladies

Women are in charge

Celia Peterson, Environmental sustainability

Rhoda Stauffer, Housing

Holly Lopez & Chris Morgan, Water

Adriane Juarez and Katrina Kmak, Library

Erin Bragg (ED) and Makena Hawley (volunteer), SCPW

Lisa Yoder, Summit County sustainability

Why Summit County and SCPW?

The County: Many people who work in Park City and are an integral part of our community do not live within city limits. Also, Lisa Yoder has many years of experience working at the State level on affordable housing and is a valuable asset to the team.

Summit Community Power Works: SCPW was formed by the City as the community-engagement arm for our work towards the City's energy goals. Also, for assistance installing conservation kits, we thought that many customers might be wary of inviting "the government" into their homes and an NGO would seem more trustworthy. City employees will help out as SCPW volunteers.

Budget

Library boxes (10): $6000

Conservation kits (200): $6000

Website: $8000

Additional marketing, graphic design and materials: $3000

SCPW outreach, program assistance and website maintenance: $10,000

Total cost: $33,000

How does this further the values of social equity?

1. **Affordability-** direct savings from reduced utility bills
2. **Connection-** focus on face-to-face encounters to build trust
3. **Enhance communication-** extensive outreach; we come to you (not you come to us) and work with existing community organizations
4. **Issue awareness-** combines social equity AND energy goals
5. **Reflect community diversity-** all outreach materials in English AND Spanish; women are in charge

Proposal questions

1. How much are we requesting?
   $33,000 (see slides 17, 22, 23 for budget and breakdowns)
2. What are we buying?
   Library kits (see slide 22), Conservation kits (see slide 23), Challenge website, outreach and assistance from SCPW

   What problem or process are we addressing?
   Energy efficient and comfortable housing for low income and underserved populations

   What makes this innovative and different from business as usual?
   This program integrates the work of several City departments, local non-profits and the County to reach underserved communities
3. How does your proposal make a difference?
   This program will improve comfort of homes AND save money for low income residents AND contribute to Park City's community-wide Energy goals
4. Do we need sustained funding?
   No. This project needs a single round of funding to purchase the materials and website. Ongoing outreach will be maintained via the Park City library and SCPW.
5. What is the likelihood this could be funded through another existing city budget process?
   It could be funded through next year's budget, and we could take a staggered approach. However, to be most impactful, we want to move fast and capitalize on coinciding utility engagement projects (wattSmart Communities), SCPW relaunch, springtime and Earth Day (April 22). Also, one time funding would make this easier as this would be difficult to allocate budget from multiple departments.

Supplemental info

- Kits

Activity flow

1. Check out detection kits from the library
2. Use thermal cameras to check for insulation leaks, toilet tablets to check for toilet leaks, and kill-a-watts to understand plug loads
3. Write down results and action items on worksheet, save thermal images on phone
4. Return detection kit to library
5. Sign up for workshop and free conservation kits
6. Attend workshop and receive free conservation kit with instructions and sign up for SCPC challenge -or- sign up for SCPW to come and install kits
7. Compete for energy savings and win prizes from SCPW

Library detection kits: Contents & Costs

Thermal cameras	
Flir thermal cameras- iOS (5*$200), Android (3*$200), handheld(2*$230)	=$2060
Kill-a-watts (10*$70)	=$700
Toilet leak testing tablets (500*$0.45)	=$225
How-to guides and worksheets (creation, translation, printing)	=$3015
Total	**=$6000**

Conservation kits: Contents & Costs

Energy conservation kits ($12.25*200)	=$2450
Water conservation kits ($10.00*200)	=$2000
Boxes and stickers	=$500
How-to guides and videos (creation, translation, printing)	=$1050
Total	**=$6000**

Supplemental info

- Outreach plan

Goal:

Save energy

Improve energy efficiency of low income households in Park City

Engage 500 households

Install ‘fixes’ in 200 households

Background:

Park City has the community-wide Energy goal to be net-zero carbon and running on 100% renewable electricity by 2032.

Deep energy efficiency retrofits are necessary to achieve this goal.

Low income households spend a higher % on energy, but have lower access to efficiency improvements

Audience:

Low income households

Families

Park City’s workforce

PCHC and TMMS students

Property managers and HOAs

Messaging

Park City's residences use a LOT of energy; we need your help to tackle this

Make the invisible visible- Fun and free energy detection kits available from the library

DIY weatherization will make your home more comfortable AND save you money

We are here to help! SCPW will help install the kits if you need assistance (Spanish speakers available)

Media Tools

Owned

PCMC newsletter

PCMC Facebook

PCMC Instagram

Busboards

“In The Spotlight” on parkcity.org

Engage Park City

Earned

KPCW (Local news hour, This Green Earth, Cada Domingo)

The Park Record

PCTV

Other social media:

SCPW

Future Park City

Community board at The Lucky Ones (library cafe)

Community contacts:

Holy Cross Ministries: Leonel Nieto lnieto@hcmutah.org

Christian Center: rob@ccofpc.org and Pete Stoughton pete@ccofpc.org

Latinos in Action: Anna Williams awilliams@pcschools.us

Schools: Eric Esquivel eesquivel@pcschools.us

KPCW slots: Cada Domingo jorge@kpwc.org ocal News Hour lthatcher@kpcw.org This Green Earth chris@cherniakenvironmental.com and nell.larson@usu.edu

The Park Record: Jay Hamburger citynews@parkrecord.com

Summit Community Power Works: erin.bragg@scpw.org

Executive Summary

We need to engage with the world to find our passion; passion gives us the energy and motivation to overcome obstacles and reach our full potential. Traditionally, family members provide guidance and support from K12 education to university and beyond. Yet, first and second generation immigrants face different challenges when it comes to reaching their full potential including but not limited to: Language barriers, unfamiliarity navigating systems in the US, and a very limited or non-existent professional network.

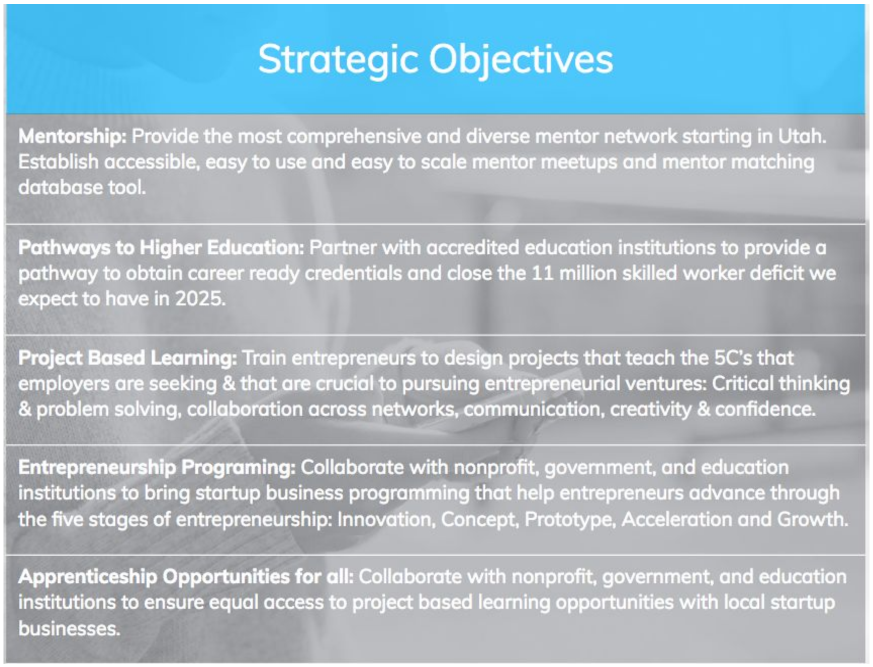
Enspire Hub is a collaborative mentorship program that builds on existing programs established by PandoLabs and Quatere two local nonprofits working closely together. ***This program expands our reach to specifically help immigrants and children of immigrants get exposure to local professional networks and career growth opportunities;*** *we fill gaps that are complementary to existing local resources but cannot be fulfilled by the school district or government institutions alone.*

Our Pilot Project leverages our current network of more than 500 entrepreneurship program alumni, over 50 active members of the Park City Angel network, over 100 PandoLabs Mentors and Bright Future's network of over 20 first generation college bound students. We will engage Apprentices, Entrepreneurs, and Mentors in meaningful collaborative projects that foster a powerful community environment where participants (both Park City's immigrant population, and our existing network) play a role in learning, practicing or teaching skill sets in their field of passion.

Our pilot phase during Spring 2018 will assess needs, test solutions, and track progress to design a scalable "blueprint" that we can be sustained locally, and that other ne centric business incubators can adopt around the state of Utah.

Mission

Our mission is to even the playing field for immigrants and children of immigrants to have equal access to professional networks and career opportunities while fostering local entrepreneurship to strengthen & diversify local economies.



Vision

Our vision is to establish and scale a program that taps into local governments, nonprofits, and education entities to provide equal access to professional networks and career opportunities for underserved populations across the US.

Key Performance Indicators

We strive to impact our community in different ways:

1. ***Apprentices:*** Obtain access to a professional network and quality career opportunities that they wouldn't otherwise have access to.
2. ***Entrepreneurs***: Get help moving through the five stages of entrepreneurship: Innovation, Concept to Prototype, Pre-launch, Acceleration, and Growth. They also learn to put together a project that teaches apprentices the 5C's (Critical thinking & problem solving, collaboration across networks, oral and written communication, creativity & confidence) needed to thrive in the workplace.
3. ***Mentors***: An opportunity to give back in form of mentorship while solidifying and expanding their knowledge base.

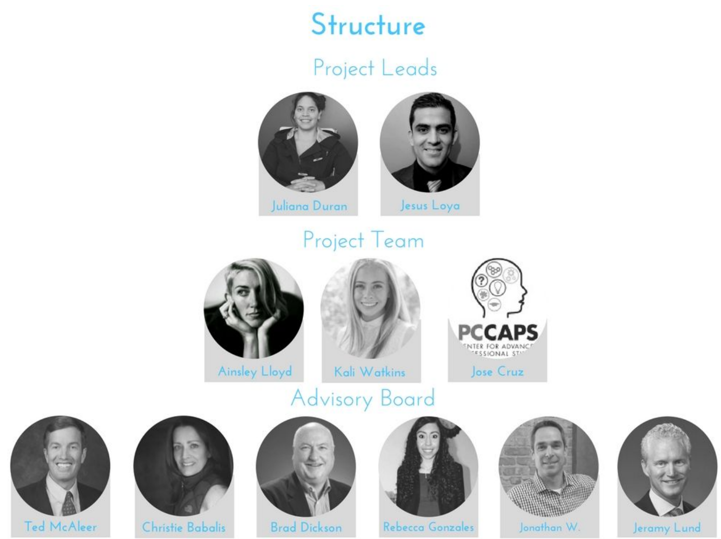
By the end of the pilot phase, we should have:

1. Engaged at least 73 Summit County Residents: 13 Community Stakeholders, 40 local entrepreneurs, 20 immigrants and children of immigrants.
2. Five completed case studies highlighting the experience in engaging immigrant populations with entrepreneurial projects in the local economy and meeting mentors in their field of interest. That's five improved resumes for college.

Strategic Initiatives

During the pilot phase, for which we seek your support, we'll conduct a two part needs assessment: one large meeting with the Park City School District, and seven smaller weekly meetings involving five "apprentices", five "entrepreneurs" and five "mentors".

Week One: We'll first hold a workshop to help entrepreneurs develop and structure their projects for the program.
Week Two to Six: During each of the subsequent five weekly meetings, apprentices, entrepreneurs and mentors will work together on one entrepreneur's project per week, gaining exposure to and exchanging ideas around each project, and getting to know each other in the process. Throughout these six weeks, program administrators will observe and identify needs within the group and continually solicit feedback from individual participants, both as inputs to the subsequent program design.
Week Seven: Apprentices, entrepreneurs and mentors will be matched based on their interests and preferences for the next phase of the program, the beta phase.



Budget

Pilot Phase	Identify and connect apprentices (60 Hrs)	$2,400
	Identify and connect entrepreneurs (40 Hrs)	$1,600
	Identify and connect mentors (100 Hrs)	$4,000
	Summit School District needs assessment (38 Hrs)	$1,520
	Meeting space, technology, food, materials, community outreach	$1,000
	Two month focused needs assessment: 6 weekly meetings with 15 participants. Five apprentices, five entrepreneurs, five mentors. (160 Hrs)	$8,000
	Meeting space, technology, food, materials, community	$2,000

	outreach	
	Apprenticeship Scholarship to ensure beneficiaries focus on the project	$2,480
	Total Needed to Execute Pilot Phase	**$23,000**

Beta Phase (Actively Applying for other grants for this phase)	Beta program design, implementation and evaluation for three months (360 Hrs)	$9,520
	Apprenticeship Scholarship to ensure beneficiaries focus on the project	$2,480
	Human capital solutions development and testing: Events, Cohorts.	$5,000
	Technology solutions development and testing. Database creation and management, Quatere cohort platform integration, metrics, tracking system, collaboration software licenses	$10,000
	Total Needed to Execute Beta Program	**$27,000**

The Need

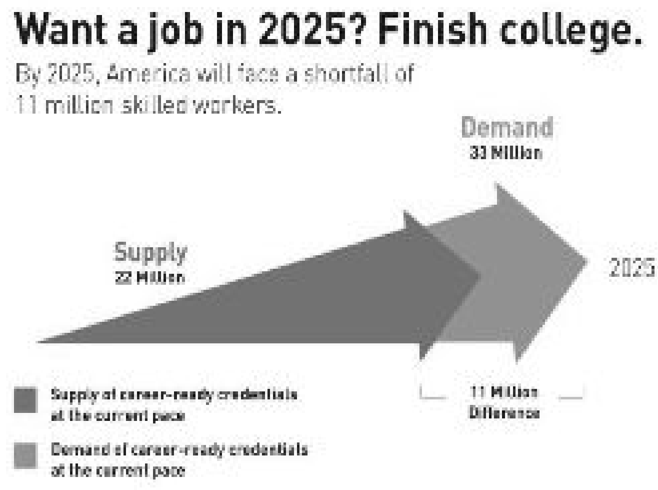
Why is this project important for Park City Municipal to consider funding?

When Immigrants come to the US, they are starting from the bottom of this ladder. No matter how high they climbed up in their home country. They take the first job that enables them to meet the Physiological and Safety needs for their family. Immigrants need a “Pathway” to Self Fulfillment and Enspire Hub can provide that pathway through a network of entrepreneurs and mentors combined with our proven apprenticeship model.

Opportunity Gap in the US

The US is expecting an 11 Million Skilled Worker Deficit in 2025.

In the US, 831 of 100,000 latinos are incarcerated, 2,306 of 100,000 African Americans are incarcerated. Compared to 450 of 100,000 whites incarcerated.



By spring of eighth grade, only 23 percent of Hispanic students plan to enroll in a college preparatory curriculum, compared with 25 percent of blacks, 31 percent of whites, and 37 percent of Asian Americans (U.S. Department of Education, 1990). Some of this can be attributed to first generation immigrant parents' limited experiences with the U.S. education system.

Many Hispanic students will enter the labor force immediately after high school, a pathway that economists have estimated will eventually lead to unstable employment and low wages (Levy, 1995)

Opportunity Gap in the state of Utah

Latinos have a 14% chance of dropping out of high school as of 2014 compared to 5% for non-hispanic white students.

Recent data show the percentage of minorities sentenced to prison in Utah has increased more than 40 percent — up from 33 percent in 2015

Opportunity Gap in Park City

According to the Park City School District, only about 25 percent of first-generation collegians earn a four-year degree. This is the closest statistic we found that can be compared to non first generation students nationally: “While 64 percent of students whose parents attended college graduated within six years, only 50 percent of first-generation students earned their degrees in that time frame.”

There’s an uneven representation of the latino population in leadership positions and groups locally.

“Recent estimates show that between 2000 and 2008 the minority population in Summit County accounted for nearly 30 percent of the population growth of the county. Seventy five percent of the increase in minorities was individuals of Hispanic or Latino origin. The growth of the Hispanic population combined with the scarcity of existing and new affordable housing has likely led to more overcrowding in the Park City housing market, particularly in the rental market.

pcrecreation

To: Social Equity Innovation Challenge
From: Ken Fisher, Recreation Manager
Date: February 21, 2018
Subject: Mobile Recreation

1. **How much are you requesting? Total request is for $24,800**

This is broken down as follows:

6’ X 12’ Logo Cargo Trailer	$3,600
Athletic Equipment	$6,000
Art Supplies	$3,500
Tables/Chairs	$2,500
Misc. Supplies (snacks)	$2,000
Staffing	$7,200
Total	**$24,800**

2. **What are we buying? What problem or process is your proposal addressing? What makes this project/program an innovative solution and different from business as usual?**

The innovative idea is to create a mobile recreation trailer that could be brought to different locations in Park City. These locations would be neighborhood parks, athletic fields and apartment complexes. The trailer would contain a variety of athletic equipment, art supplies and games that would meet a variety of interests and ages.

One of the challenges the Recreation Department has is that in order for someone to participate in a program they need to come to us. In other words they need to sign up & then they need to get to the activity. These programs are usually highly structured with certain days & times for games, uniforms, practices etc. There is also a fee associated with the program or activity. If they wish to participate & cannot afford it then there is additional paperwork & time needed to sign-up.

The idea is that we would bring the recreation to them! There would be no sign-ups in advance, no fees, just a schedule of where the mobile recreation trailer will be. It would be filled with items such as football & baseball equipment, Frisbees, yard games, tug of war ropes, street hockey equipment, & kickballs. In addition to the athletic equipment we would have art supplies such as water color paints, side walk chalk, crayons, Play Doh etc.

The trailer would also contain such items as squirt guns, water balloons, table & chairs, water coolers and healthy snacks.

Here is a potential summer schedule to begin the Mobile Recreation Program

Day	**Location**	**Time**
Monday	PCHS Softball Field	9 - 11 a.m.
	Prospector Park	12 - 2 p.m.
Wednesday	City Park	9 - 11 a.m.
	TMJHS	12 - 2 p.m.
Friday	PC MARC Park	9 – 11 a.m.
	McPolin Field	12 -2 p.m.

This program would expand to provide afterschool activities during the school year if needed.

3. How does your proposal make a difference? Will it facilitate an increased level of service? Does it meet an unmet need in a creative way? Is it a demonstration program to test a new approach? Why are you recommending this approach?

I think this proposal makes a difference by changing our recreation model from one where we expect participants to come to us & sign up for a program to one where we bring recreation to them at no charge and there are no sign-ups.

We have always had a generous scholarship program for youth that qualify for the free or reduced lunch program. The challenge has been getting them to take advantage of the program as there are many barriers to entry. These are everything from transportation to language. By locating the Mobile Recreation Program close to where many low income resident live they will be able to walk to the location to participate eliminating the need for transportation.

Boise Idaho has had a similar program for many years that this proposal is modeled after. The information below is taken from https://parks.cityofboise.org/activities,-classes-and-sports/mobile-recreation/

The Mobile Recreation Unit was launched in February 2008 to address programming deficiencies identified by the Mayor's Council on Children and Youth. Accessibility, both in terms of location and cost, was identified as a major obstacle facing families looking for safe, quality after-school programming for *their children. The Mobile Recreation Unit is intended to help alleviate the accessibility issue and provide safe, supervised activities near to home.*

WHAT IS MOBILE RECREATION?

We deliver healthy activities and nutrition education to kids all over town! Our Mobile Recreation Vans are large cargo vehicles outfitted with balls, jump ropes, bases and other supplies for field games, fitness, nutrition, and fun art projects for kids.

The vans are funded by the City of Boise and operated by Boise Parks and Recreation staff. Additional support has been provided by the University of Idaho's Expanded Food and Nutrition Education Program, the Boise Sunrise Rotary Club and the Boise Southwest Rotary club.

4. **Can this innovation be sustained without additional funding?**
   This program ultimately would need ongoing funding. The Boise program uses a combination of city funds and funds from other entities to keep the program operational. I think there are many avenues outside of City Funding to help with ongoing costs. The startup funding would take care of many of the capital costs but there would be supplies, staffing, and equipment replacement that would need to occur on an ongoing basis.

5. **What is the likelihood it could be funded through another existing budget process?**
   General Fund requests face the highest level of competition for city funds which results in the most scrutiny. If funding was through the city budget process implementation would be delayed resulting in a scaled back program this summer. The city budget doesn't go into effect till July 1.

PARK CITY 1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

City Council should consider a final report from the Park City Summit County Arts Council regarding Project ABC - Arts, Beauty, Culture, the Arts and Culture Master Planning process (Exhibit B). Arts and Culture is a top priority. The City expanded the special service contract with Summit County Arts Council to financially participate in the Study ($15,000). City Council should consider what the City is currently doing to support arts and culture and discuss Project ABC recommendations for the City. Staff recommends using Project ABC recommendations as a guiding document for PCMC strategic planning and will return to future meetings to discuss specific projects, programs and possible funding as such items come to fruition.

Respectfully:

Jennifer Diersen,

City Council
Staff Report

Subject:	**Project ABC - Arts, Beauty, Culture Update Report**
Author:	**Jenny Diersen, Project ABC Staff Liaison**
Department:	**Economic Development**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation
City Council should consider the final report from the Park City Summit County Arts Council regarding Project ABC – Arts, Beauty, Culture, the Arts and Culture Master Planning process (Exhibit B). Staff recommends using Project ABC recommendations as a guiding document for PCMC strategic planning and will return to future meetings to discuss specific projects, programs and possible funding as such items come to fruition.

Executive Summary
City Council should consider a final report from the Park City Summit County Arts Council regarding Project ABC – Arts, Beauty, Culture, the Arts and Culture Master Planning process (Exhibit B). Arts and Culture is a community Top Priority. The City expanded the special service contract with Summit County Arts Council to financially participate in the Study ($15,000). City Council should consider what the City is currently doing to support arts and culture (Exhibit D) and discuss Project ABC recommendations for the City. Staff recommends using Project ABC recommendations as a guiding document for PCMC strategic planning and will return to future meetings to discuss specific projects, programs and potential funding as such items come to fruition.

Many members of our community and numerous organizations, including the City and County, have helped to ensure that the arts were and still are a vital part of our City's culture and identity. Today more than 20 local arts and culture non-profit organizations work together in our community to leverage partnerships, and have created important amenities and experiences for our community and visitors. Throughout our community, organizations work to strengthen our community by connecting people with our story and history, strengthening Park City's sense of place, and providing experiences, amenities and opportunities. Additionally, arts and culture preserve, protect and promote our City's unique identity and our authentic culture, as well as, serve as an avenue to explore and inspire the future – it connects us community wide.

Acronyms/Definitions

PCMC	Park City Municipal Corporation
PCSCAC / Arts Council	Park City Summit County Arts Council
Project ABC	Project Arts Beauty Culture

The Problem and the Opportunity

Arts & culture plays a vital role in creating sense of place and connecting our community. As the Park City community continues to evolve, the Park City Municipal Corporation (PCMC) continues to define its role in facilitating arts and culture. Potential results of doing so include enabling the following goals:

- Transformations in our community that protect and preserve our culture;
- Promote and create an authentic sense of place;
- Connection to critical priorities such as social equity, transportation, energy and housing; and
- Define PCMC's role in creating a sustainable path for arts and culture's future development.

Background

There is an extensive background regarding Project ABC which can be found here.

Analysis

PCMC Strategic Role

Looking across collective priorities and strategies through the community, Project ABC has developed a condensed list of relevant strategies and potential roles for PCMC (Exhibit B) in the areas listed below. The Arts Council and staff have discussed strategies from Project ABC in coordination with the City's Goals and Strategies for Arts and Culture. Staff has coordinated with Summit County regarding the recommendations.

1. Spaces - Develop, support, and protect high-quality facilities and venues for the creation, cultivation, and exhibition of Arts and Culture countywide.
2. Data - Develop systems and tools that use data to drive decision-making and track the future of Arts and Culture in Summit County.
3. Places - Support the development and connection of places for Arts and Culture across Summit County geographies.
4. Funding - Develop diverse and sustainable funding mechanisms to ensure long-term success and vibrancy for Arts and Culture in Summit County.
5. Governance/Policy - Create administrative structures, systems, and policies to support the sustained vitality and growth of Arts and Culture in Summit County.
6. People/Organizations - Support the needs of people and organizations through Arts and Culture in Summit County
7. Programming - Build creative programs that respond to our diverse community needs, interests, and dreams

Park City Arts District in Bonanza Park

- Project ABC believes that a number of the strategies that have emerged from the data connect directly to opportunities for development of the Park City Arts District.
    - The Project ABC team has met with Webb Consulting twice and shared relevant data from the stakeholder reports to inform recommendations.

- Webb has shared information collected from its assessment with the Project ABC team which has been integrated into the beta version of the Project ABC Directory and served to validate many of the ABC strategies.

Funding Implication
PCMC will continue to explore our role in arts and culture, both in this broader community process, as well as specifically within Park City Arts District. The anticipated timing of Project ABC recommendations coincide with the beginning of the fiscal year 2019 budget process, where expansion of resources/priorities can be contemplated regarding this project, as well as, arts and culture as a whole. Staff time/resources are being monitored and can also be addressed in the next budget process as necessary.

The City currently funds a number of arts and culture initiatives including Public Art which has a current budget of $454,000, City Service Fee Reduction for Events (including contracted events) is estimated at $1,250,000, Special Service Contracts which for FY 17 &18-(two year) is $793,000. For the Bonanza Park Arts and Culture District it is anticipated that the total development cost will range, depending on development scope, from $90 to $120 million for the entire district including all City, Kimball Art Center and Sundance Institute facilities as well as transit, parking and affordable housing.

Department Review
Economic Development, Community Engagement, Community Development, Executive, Budget, and Legal Departments. Comments from the Arts Council have also been incorporated into this report.

Funding Source
The City's portion of funding for Project ABC ($15,000) comes from a Special Service Extraordinary Request. State code (Utah Code 10-7-85) specifically allows for municipal support of the arts for the purpose of enriching the lives of its residents and may establish guidelines for the support of the arts. Government Accounting Standards Board (GASB 54) also precludes local governments from giving money to other organizations for capital projects if the City does not own the capital asset.

Alternatives for City Council to Consider
Recommended Alternative:
City Council should consider the final report from the Park City Summit County Arts Council regarding Project ABC – Arts, Beauty, Culture, the Arts and Culture Master Planning process (Exhibit B). Staff recommends using Project ABC recommendations as a guiding document for PCMC strategic planning and will return to future meetings to discuss specific projects, programs and possible funding as such items come to fruition.

Attachments/Links
Exhibit A Project ABC Background, History & Funding
Exhibit B Project ABC Final Recommendations for PCMC
Exhibit C Special Service Contract Project ABC
Exhibit D PCMC Strategic Planning & current projects for Arts and Culture

PARK CITY 1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

In 2018, both the City and the Sundance Institute (Sundance) made significant changes to the Sundance Film Festival (Exhibit B) which included changes to venues and overall operations. The incredible collaborative effort to implement these measures was made on behalf of Sundance, many community members and partners, as well as, outside jurisdictions and City staff and was attributed to the success of this year's Festival. Staff is seeking Council input on several areas of focus for planning next year's event.
Staff anticipates returning to City Council for continued discussions of these topics over the next 8 months after further data analysis and coordination. An economic impact summary of the Sundance Film Festival, contracted by The Sundance Institute, is currently being prepared by Y2 Analytics and is anticipated to be reported later in the Spring/Summer.

Respectfully:

Jennifer Diersen,

City Council
Staff Report

Subject:	**2018 Sundance Film Festival Debrief**
Author:	**Jenny Diersen, Special Event & Economic Development Program Manager**
Department:	**Special Events & Economic Development**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation

City Council should receive and consider the informational debrief of the 2018 Sundance Film Festival. Based on feedback gathered from City Departments, Sundance Institute, general public, and multiple stakeholder groups, staff is seeking Council input regarding the following items:

1. Parking – Rates & Better coordination regarding Load-in/out Permits, and Remote Parking utilization;
2. Finance - CSL Rate Changes, Vacancy Ordinance, Convention Chain Business Restrictions;
3. City Property Use – New and Existing Sundance venues and sponsors activations;
4. Transportation & Enforcement – Taxi Zones & Residential Access Management;
5. Engagement & Outreach – Planning Coordination; and
6. Financial Considerations – Increased Service and Costs

Executive Summary

In 2018, both the City and the Sundance Institute (Sundance) made significant changes to the Sundance Film Festival (Exhibit B) which included changes to venues and overall operations. The incredible collaborative effort to implement these measures was made on behalf of Sundance, many community members and partners, as well as, outside jurisdictions and City staff and was attributed to the success of this year's Festival. Staff is seeking Council input on several areas of focus for planning next year's event. Staff anticipates returning to City Council for continued discussions of these topics over the next 8 months after further data analysis and coordination. An economic impact summary of the Sundance Film Festival, contracted by The Sundance Institute, is currently being prepared by Y2 Analytics and is anticipated to be reported later in the Spring/Summer.

Acronyms

CSL	Convention Sales License
CVB	Conventional Chain Business
HPCA	Historic Park City Alliance
PCMC	Park City Municipal Corporation
SEAC	Special Events Advisory Committee
Sundance	Sundance Institute

Festival	Sundance Film Festival
FY	Fiscal Year
USSA	United States Ski and Snowboard Association

The Problem and Opportunity

It is as important to capture the positive feedback of this year's Festival, as it is to understand the areas that need improvement.

- As the economy continues to strengthen, the cost of renting/leasing space on Main Street and lodging grows higher, placing significant stress on Sundance Institute, its sponsors and Festival attendees. The sponsors of the Festival mitigate these financial constraints by seeking venues off of Main Street or staying for shorter periods of time.
- As the Festival's popularity and attractiveness continues to grow in Park City, so does the need to improve public safety, transportation options and residential mitigation while balancing the positive community, cultural and economic benefits event provides.
- Changes to Festival and non-affiliated Festival operations have the potential to positively and negatively impact residential neighborhoods, community and culture, local businesses, non-profits and community partners/ stakeholders, transportation and sustainability goals, multi-jurisdiction event coordination, and the Festival itself.
- It is important to note that as staff works on plans for the 2019 Festival, they are coordinating with Sundance and USSA and other community partners/stakeholders as the 2019 Freestyle World Championships overlap with the second weekend of the 2019 Festival.

Background

There is an extensive background regarding the 2018 Sundance Film Festival Supplemental Plan which can be found here. PCMC entered into the current contract with Sundance Institute in October of 2013. The intent of the contract was to accomplish the following:

- Secure the Festival location in Park City through 2026;
- Move the Festival dates off of Martin Luther King Holiday Weekend; and
- Maintain the health of the Festival by providing:
    - Financial Contribution to fund festival operations;
    - Provide City Services during the Festival such as increased transportation and public safety; and
    - Ensure the continued success of the Festival with minimal adverse impacts and maximum cultural benefits to the residents of Park City.

Analysis

This year's Festival was an overall success particularly regarding transportation planning, festival operations, public safety, community engagement and overall reduction of impacts (Exhibit B). A full analysis of the Festival regarding City Department, Community & Stakeholder Feedback analysis can be found in Exhibit C.

Staff identified several goals with the implementation of 2018 Film Festival, including non-affiliated activities, including:

1. Minimizing impacts from temporary rental load-in/out timelines,
2. Reducing single occupant vehicles on roads and overall vehicle trips,
3. Decreasing traffic and congestion in and through residential neighborhoods, and
4. Creating a consistent and predictable transportation plan, while facilitating the positive community, cultural and economic benefits outcomes the Festival provides.
5. Ensuring the Festival experience is safe and enjoyable for residents and visitors alike

Questions for Council Include:

1. Is City Council supportive of the steps taken to increase mitigation efforts (and therefore costs) which allowed for remote parking, robust community engagement and outreach, residential, pedestrian and taxi management among other transportation and public safety staffing items? If so, there will be ongoing budget implications that will need to be considered during the FY 2019 budget process and for future FY's.
2. Is Council supportive of continuing to increase large scale, regional event transportation planning – including further implementing a demand based, predictable and consistent parking and transportation management plan? If Council is supportive, staff anticipates continuing to pilot such planning during major summer event weekends and will return to Council this spring for further discussion.
3. If supportive, staff anticipates additional cost going forward to develop a comprehensive mitigation monitoring and reporting program that will require additional staff time, equipment, and post event data gathering, synthesis, and post event reporting. Staff recommends that this past year be considered the "bench mark" going forward as many changes and strategies were implemented that can now be comparable year over year.
4. Is Council supportive of staff proposing changes to PCMC that would increase costs of Type 2 CSL licenses, and reduce opportunities for temporary liquor licenses? This would further the City's role in facilitating Sundance and Sundance sponsor venues as per the City Services Agreement. Finance is currently reviewing the Type 2 CSL fees as well as all license fees and working to prepare a fee study recommended increase in fees with data/fee study. Staff anticipates returning Council work session on this item end of April 2018.

Department Review

Special Events & Economic Development, Transportation Planning, Parking Services Transit, Public Works, Streets, Parks, Building Maintenance, Police Department, Emergency Management, Community Engagement, Planning, Building, Finance, Budget, Legal and Executive.

Community Engagement

Sundance Institute has reviewed this report and their comments have been incorporated. Many groups including an ad-hoc group of local businesses, restaurant, lodging, taxi stakeholders, Deer Valley and Park City Resort, School District and others provided debrief regarding the Festival. Additionally, HPCA provided debrief of the 2018 Festival at their February 19 meeting. SEAC provided debrief of the 2018 Festival at the February 21 SEAC Meeting. Staff has included a community Feedback in Exhibit C.

Funding Source
The direct contribution and funding of departmental costs for Sundance contract comes through the City's General Fund and Transit Funds (Exhibit B). The cost of this event has increased over the years which can be attributed to a combination of regular cost of doing business going up and staff requested level of service increase, which are offset by additional direct and indirect revenues the Festival brings to the City. Any documented change order needs to go through the change order process as per the terms of the contract.

Attachments & Links
Exhibit A – Sundance City Services Contract
Exhibit B – Outline of Changes to the 2018 Sundance Film Festival
Exhibit C – Sundance 2018 Staff Analysis including Community Debrief

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

This work session discussion is focused on the increased traffic on Hillside Avenue along with discussion concerning the Parametrix prepared report titled Main Street, Swede Alley and Hillside Avenue Traffic Circulation Analysis.

Respectfully:

Matthew Cassel, City Engineer

City Council
Staff Report

Subject: **Hillside Avenue Traffic Discussion**
Author: **Matthew Cassel, Engineering**
Date: **March 29, 2018**
Type of Item: **Informational**

Summary Recommendations:
Staff would like to discuss the Hillside Avenue traffic issue with Council with staff providing numerous recommendations to address the traffic volume growth.

Executive Summary:
This work session discussion is focused on the increased traffic on Hillside Avenue along with discussion concerning the Parametrix prepared report titled Main Street, Swede Alley and Hillside Avenue Traffic Circulation Analysis.

Acronyms
AADT – Average Annual Daily Traffic
ADT – Average Daily Traffic
NTMP – Neighborhood Traffic Management Program
OTIS – Old Town Improvement Study
ROW – Right-of-Way

The Problem:
In response to residents concern with the increased volume of traffic on Hillside and the possible traffic impacts created by the proposed Brew Pub Plaza, staff commissioned Parametrix to evaluate traffic circulation in the area. With the Brew Pub Plaza off the table, this report will evaluate current traffic issues on Hillside Avenue specifically the impacts of commercial vehicles on the street.

Background:

- Hillside Avenue was re-constructed in the summer of 2009. At the narrowest section of the re-constructed road, the width is 20 feet, which includes 2.5 feet of rolled curb and gutter, 15.5 feet of asphalt and a 2 foot wide concrete shoulder. This road width meets the minimum Fire Code requirements.
- On December 1, 2014, a request came to the NTMP to evaluate the traffic volumes on Hillside Avenue,
- On December 29, 2014, staff prepared an internal report addressing this Hillside traffic volume concern and outlining a plan of attack,
- On December 4, 2017, Parametrix completed a DRAFT report analyzing the traffic circulation in the Main Street, Swede Alley and Hillside Avenue area.

Analysis:
Based on the internal study (Hillside Avenue 2014 Internal Traffic Study) and the Parametrix study (Parametrix Hillside Traffic Study) and the information provided in the Additional Analysis Section hyperlinked here Additional Analysis, staff made the following determinations;

- Hillside Avenue is currently functioning within its capacity,
- Staff does not recommend completely closing the street or to close the street to just cars (no commercial vehicles),
- Solutions to Hillside Avenue traffic volume are like a balloon. If staff squeezes the balloon at Hillside, the balloon is going to expand elsewhere in the City's street network, and
- Transportation Planning's success with the holistic trip reduction in the City will only have a positive effect on Hillside Avenue.

After all the previous analysis and discussion, staff proposes the following measures to help mitigate the current traffic volume on Hillside Avenue.

- Constructed a bulb-out at the southwest corner of Main Street and Swede Alley intersection. The bulb out will be designed to better influence those looking for parking to turn onto Swede Alley instead of heading up to Hillside Avenue. The bulb-out is shown in the Parametrix report,
- Along with the bulb-out, improve signage at this intersection directing cars and delivery vehicles to turn onto Swede Alley,
- Another sign near the bulb-out will be an "Entering Residential Area" signs just south of the intersection, and
- Remove the Public Parking language on the sign at the Hillside Avenue/Daly Avenue intersection.

While some residents would prefer completely banning all commercial traffic from Hillside Avenue, The collected traffic data does not support the notion that commercial traffic, including shuttles, are the root of the issue. Expected commercial traffic trips as a percentage of all trips are typically around 10%. Hillside Avenue's trip data indicates that commercial/shuttle trips are only 6.36% of the total trips. Staff does not believe banning commercial/shuttle traffic will have any significant impact to reducing current trips and will more than likely have a negative impact on other residents and have additional unintended consequences including significant enforcement costs. Even so, staff proposes the following two additional mitigation measures as first steps toward a solution.

- Meet with the major shuttle originators (Montage, St. Regis, others) to request they direct their drivers to a non-Hillside Avenue route, and
- Meet with the shuttle companies to request they also direct their drivers to a Non-Hillside Avenue route.

Next Steps – If Council concurs with staff on the above recommendations, the next steps will be;

- Using NTMP funds, modify the existing signage. This task can be completed before the end of 2018 summer,
- Submit a CIP request for the design and construction of the bulb-out along with the signage located on the bulb-out. The CIP request would occur spring 2018 with construction complete by the end of the autumn of 2018 (if funds are allocated),
- Meet with the major shuttle originators to emphasize using non Hillside Avenue routes. This task can be completed before the summer of 2018,
- Meet with the shuttle companies to also emphasize using non Hillside Avenue access routes. This task can be completed before the summer of 2018,
- Continue to take counts during the winter and summer seasons, and
- Report back to Council immediately after traffic counts from next year's Thanksgiving weekend are collected for comparison purposes.

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

Funding:
Currently, funding has not been allocated for any of the recommendations listed above except the funding for the bulb-out could come from the Main Street sidewalk project.

Recommendation:
Staff would like to discuss the Hillside Avenue traffic issue with Council with staff providing numerous recommendations to address the traffic volume growth.

Hyperlinks:

- Hillside Avenue 2014 Internal Traffic Study
- Parametrix Hillside Traffic Study

PARK CITY 1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Following the successful first season of the Summit Bike Share program, Park City Municipal Staff, in partnership with Summit County Staff and Bewegen Technologies Inc., continues to make significant improvements and upgrades in preparation for the season two opening of the program on April 27th, 2018.

Respectfully:

Matthew Hartnett, Transportation Analyst

City Council
Staff Communications Report

Subject: **Season Two: Summit Bike Share Program**
Author: **Alfred Knotts, Transportation Planning Manager**
Julia Collins, Senior Transportation Planner
Matthew Hartnett, Associate Transportation Planner
Department: **Transportation Planning**
Date: **March 29, 2018**
Type of Item: **Informational**

Acronyms Used in This Report:

FHWA	Federal Highway Administration
TIGER	Transportation Investment Generating Economic Recovery
UTA	Utah Transit Authority
USDOT	United States Department of Transportation

Executive Summary:
Following the successful first season of the Summit Bike Share program, Park City Municipal staff, in partnership with Summit County staff and Bewegen Technologies Inc., continues to make significant improvements and upgrades in preparation for the season two opening of the program on April 27th, 2018.

Background:
Following the first year of the Summit Bike Share program, the partners continue to improve and prepare for season two. The Summit Bike Share program provides first/last mile connections by enhancing transit access and increasing the accessibility of biking options for residents and visitors alike. It is anticipated the program will reopen on April 27, 2018 and be available through late Fall 2018. The following modifications and adjustments of the Summit Bike Share program have been competed by staff from Park City Municipal, Summit County and Bewegen Technologies Inc.

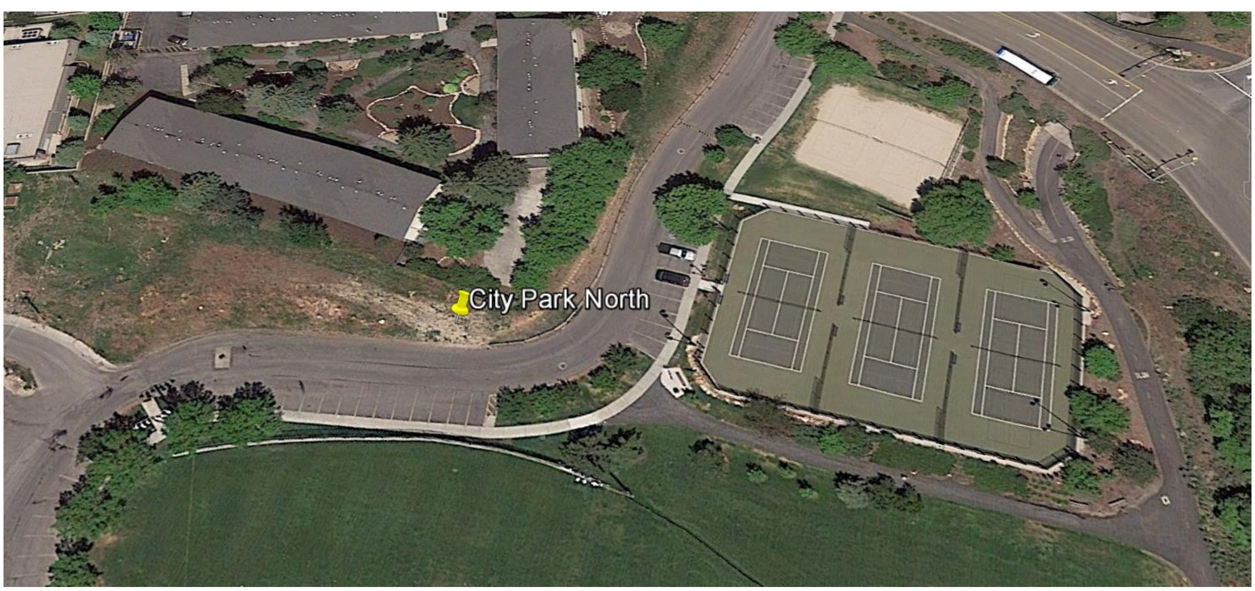
Improvements and New Partnerships:

- Creation and hiring of a part-time brand manager that will provide information on the system and be available locally to users.
- Improvements to the user interface of the mobile application, website and kiosk.
- Development of instructional videos for users that will be available through the mobile application and website i.e. how to adjust the saddle and test the battery life.
- Due to the high user demand, the partners recognized the need to increase in the amount of available bikes to 128 (increase of 40 bikes). The purchase of additional 30 bikes was split evenly by Summit County and Park City Municipal, and Bewegen Inc. included an additional 10 complimentary bikes.
- Increased protocols for bike maintenance and service.
- The Park City Chamber has become the main corporate sponsor for the program.

Station Improvements:
In July 2016, the United States Department of Transportation (USDOT) awarded Utah Transit Authority (UTA) a $20 million dollar Transportation Investment Generating Economic Recovery (TIGER) grant for various active transportation projects throughout the state of Utah. UTA is administrating the grant and adhering with the Federal contractual requirements by providing construction management, hiring a contractor to complete the construction of the awarded projects, and managing the grant reporting and funding requirements. The Summit Bike Share

program was granted funds to go towards six new bike share stations. The funds will be used for three additional stations within Park City Municipal boundaries and three stations within the Summit County jurisdiction. Staff has identified two future station locations of the Park City Municipal Athletic & Recreation Center and North City Park and is the process refining the third location. The grant funding may also go towards access improvements surrounding the stations, which could include enhanced crosswalks, increased signage, curb cuts, additional multi-use pathway/bike lane improvements, etc. Staff had initially anticipated the funding would allow the construction of the stations in early spring in time for the reopening of the program. However, the timeline of the funding is completely dependent on USDOT and UTA, and staff will continue to update City Council as the grant award progresses.

Exhibit A: Phase II Locations



DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

On Monday, April 9, 2018, Park City Transit will cease operations of its winter service levels and begin spring service. Park City Transit will operate spring service levels through June 8, 2018. Park City Transit's spring service involves the following changes from winter service levels:

- Daily service on routes 1(Red), 2 (Green), 7 (Pink) , and 8 (Brown) will extend only through 10:30pm
- Operation of routes 3 (Blue), 4 (Orange), 5 (Yellow), 9 (Purple), and 16 (Lime Express) will be suspended for the spring service period (routes 4 and 9 will resume operation again in the summer, and routes 3, 5, and 16 will resume operation again in the winter)
- Starting Sunday, April 8, 2018, Utah Transit Authority will suspend operation of 901 service and 902 weekend service until winter 2018-19

To communicate the spring service changes to the public, staff will be engaging in outreach, including radio PSAs, print and digital ads, individual email, and the like, to run during the weeks of March 26, April 2, and April 9.

Staff has developed a more robust protocol to inform visitors, the general public, and businesses of route changes and decrease in level of service in order to not adversely affect riders. Please see the attached exhibits for additional information, including bilingual information.

Respectfully:

Matthew Hartnett, Transportation Analyst

City Council
Staff Communication Report

Subject:	**Park City Transit Spring Service Change Day and Associated Service Changes**
Author:	**Alfred Knotts, Transportation Planning Manager** **Blake Fonnesbeck, Transit and Public Works Director** **Matthew Hartnett, Associate Transportation Planner** **Elizabeth Quinn Fregulia, Senior Communications Associate**
Department:	**Transportation Planning and Transit**
Date:	**March 29, 2018**
Type of Item:	**Informational**

On Monday, April 9, 2018, Park City Transit will cease operations of its winter service levels and begin spring service. Park City Transit will operate spring service levels through June 8, 2018. Park City Transit's spring service involves the following changes from winter service levels:

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- Starting Sunday, April 8, 2018, Utah Transit Authority will suspend operation of 901 service and 902 weekend service until winter 2018-19
- Given the commuter nature of route 10 (White Electric Express), there will be no seasonal service changes to this route

To communicate the spring service changes to the public, staff will be engaging in outreach, including radio PSAs, print and digital ads, individual email, and the like, to run during the weeks of March 26, April 2, and April 9.

While these service changes are consistent with past seasonal service changes, this year staff has developed a more robust protocol to inform visitors, the general public, and businesses of route changes and decrease in level of service in order to not adversely affect riders. Please see the attached exhibits for additional information, including bilingual information.

Exhibits

Exhibit A	Change Day Communications Protocol
Exhibit B	Spring Service 2018 Change Day Flyer (English)
Exhibit C	Spring Service 2018 Change Day Flyer (Spanish)

Route Change Communications Protocol
(4.5 times a year—April, June, September, November, December)

- **Newspapers**
        - English & Spanish: mirror image
    - Park Record
        - Print: run ¼-page ad in two consecutive issues
            - Week prior
        - Digital
    - Summit County News / Wasatch Wave
        - Print
- **Council Communication**
    - Staff Communications (City Council packet)
- **KPCW**
    - On-air: Caroline, Alfred, Diane, Council member mention on-air
    - PSA:
        - PSAs due Tuesday by noon the week before they run
        - EQF can read on-air
        - Confirm text
- **HPCA newsletter/Email**
    - Meisha Lawson
    - Lisa Phinney
- **Chamber newsletter/email**
    - Ryan Cray: member services manager
    - Julianne Rosen-Caron: Visitor Information Services Director
    - Sarah Myers: director of digital content
    - Pat Ball, Shirlene McAffee: receptionist
- **Social media channels**
    - Facebook
    - Twitter
    - Instagram
- **Email ad to local media**
    - KPCW
    - Park Record
    - PCTV
    - Park City Magazine
    - Summit County Bee
    - Wasatch Wave
- **PCMC monthly newsletter**
- **Stand-alone eblast**
- **Senior Center:** Heather Nalette
- **Signs on buses** (same as ad)
- **Email HR departments of large employers with flyer**
    - See other list of employer contacts for Park City-proper
    - Kimball Junction
        - UOP: Colin Hilton (CHilton@uolf.org), Jennifer Clark (JClarke@uolf.org)
        - Tanger: Candice Wilson (Candice.Wilson@tangeroutlets.com), Gina Greene (Gina.Greene@tangeroutlets.com)
        - KJ Business: Pam Woll (pamwoll@whitneyonline.com)

Route Change Communications Protocol
(4.5 times a year—April, June, September, November, December)

- **Email resorts to share on their social media channels (for guests)**
  - Park City Mountain:
    - Eric Hoffman
    - Brand Equity Manager, Park City Mountain
    - eahoffman@vailresorts.com
    - 435.647.5416
- **(Eventually):**
  - Direct text alerts to opt-ins and/or route riders
  - Push notification through myStop app or other app

SPRING
TRANSIT SERVICE

STARTING MONDAY, APRIL 9
DAILY SERVICE FOR THE FOLLOWING ROUTES WILL END AT 10:30 PM

1 Red Prospector Square

2 Green Park Meadows & Thaynes Canyon

7 Pink Kimball Junction West

8 Brown Kimball Junction East

THE FOLLOWING ROUTES WILL RETURN MID-JUNE

4 Orange Silver Lake

9 Purple Empire Pass

THE FOLLOWING ROUTES WILL RETURN IN WINTER

3 Blue Thaynes Canyon

5 Yellow Prospector Express

16 Lime Canyons Evening Express

PC-SLC connect

EFFECTIVE SUNDAY, APRIL 8, THE FOLLOWING PC/SLC CONNECT SERVICE WILL BE DISCONTINUED UNTIL WINTER

PC-SLC Connect 901 (originates at Meadowbrook Station)

PC-SLC Connect 902 weekend service

THE 10 WHITE ELECTRIC XPRESS WILL RUN UNTIL MIDNIGHT.
THE KAMAS COMMUTER MAINTAINS ITS REGULAR SCHEDULE.

PARKCITYTRANSIT.ORG

Download the **myStop App** to track your bus in real time.

Do you commute with Park City Transit or the PC-SLC Connect? Check **Ride Home"** program for emergencies or unforeseen circumstances: **www.parkcity.org/grh**

PARK CITY 1884

SUMMIT COUNTY UTAH

SERVICIO DE TRANSITO DE PRIMAVERA

PARTIR DEL LUNES, 9 ABRIL
EL SERVICIO DIARIO PARA LAS SIGUIENTES RUTAS
TERMINARÁ A LAS 10:30 PM

- **1 Rojo PROSPECTOR SQUARE**
- **2 Verde Park Meadows & Thaynes Canyon**
- **7 Rosado Kimball Junction West**
- **8 Marrón Kimball Junction East**

LAS SIGUIENTES RUTAS REGRESARAN A MEDIADOS DE JUNIO

- **4 Anaranjado Silver Lake**
- **9 Morado Empire Pass**

LAS SIGUIENTES RUTAS VOLVERÁN EN INVIERNO

- **3 Azul Thaynes Canyon**
- **5 Amarillo Prospector Express**
- **16 Limon Canyons Evening Express**

PC-SLC connect

EFFECTIO EL DOMINGO, 8 DE ABRIL, SE DESCONTINUARÁ EL SIGUIENTE SERVICIO PC / SLC CONNECT HASTA EL INVIERNO

- **PC-SLC Connect 901** (se origina en Meadowbrook Station)
- **PC-SLC Connect 902 servicio de fin de semana**

LA10 XPRESS ELÉCTRICA BLANCA FUNCIONARÁ HASTA MEDIA NOCHE.
EL VIAJERO DIARIO A KAMAS MANTIENE SU CALENDARIO REGULAR.

PARKCITYTRANSIT.ORG

Descarga la aplicación **myStop** para rastrear tu autobús en tiempo real.

¿Viaja con Park City Transit con PC-SLC Connect? Mire nuestro progra **Home"** para emergencias o circunstancias imprevistas: **www.parkcity.org/grh**

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the minutes for the March 2 and 8, 2018, City Council meetings. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder

PARK CITY COUNCIL MEETING MINUTES - DRAFT
1255 PARK AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

March 2, 2018

The Council of Park City, Summit County, Utah, met in open meeting on March 2, 2018, at 8:30 a.m. in the Community Room at the Park City Library.

STRATEGIC PLANNING RETREAT

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Mayor	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Steve Joyce	Council Member	Present
Lynn Ware Peek	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Matt Dias	Asst. City Manager	Present
Mark Harrington	City Attorney	Present
Katie Madsen	Deputy City Recorder	Present

II. OPEN SESSION

Community Critical Priorities and Top Priorities:

Mayor Beerman gave an outline of what Council would be discussing in the session including: Council's homework, an affirmation of their three critical priorities, top priorities, and whether they wanted to add priorities. He asked whether Council wanted to keep their critical priorities of energy, housing, and transportation in place.

Council Member Gerber stated she would like to keep all three of the critical priorities in place. Council Member Worel said our priorities were coming from feedback from the community, so she would like to keep focusing on these three.

Council Member Joyce stated that the critical priority of energy was something he supported, but he did not think it met the threshold of importance as much as housing and transportation did. He was willing to let it stay a critical priority because they had a lot of work to do regarding energy, but he wanted help explaining how it met the threshold of a priority that if we did not do something about it, it would affect Park City forever. Council Member Gerber explained that climate change was urgent for the world, so Park City should also make it an urgent priority. If everyone waited fifty years to tackle climate change it would be too late. Mayor Beerman said was important for Park City to focus on energy because it was a community that was very close to the environment and we wanted to preserve that. He thought leadership in this role was very important. Park City was driving change in this area. Council Member Joyce said he thought the energy goal seemed different because climate change was not something Park City could change on its own, but it was something we could be a leader for.

Council Member Henney agreed that the energy priority was focused on leadership more than the others. He felt the community had asked the Council to take a leadership role to show others it could be done at a local level, which would cause a ripple effect in other communities. Mayor Beerman thought there would also be a local benefit to the energy goal. He said that Park City would have cleaner air, cleaner water, and healthier forests.

Council Member Joyce said he understood the leadership aspect of the goal, but did not think it seemed as time sensitive as the other goals. He thought that energy may be a top priority rather than a critical priority.

Council Member Worel thought that the traffic and housing priorities were reactive because they were behind in those areas and had inherited those issues. She felt that having an energy goal as a critical priority was an area in which they could be proactive.

Council Member Ware Peek added that when energy was added as a critical priority it seemed that only a small segment of the community wanted it as a focus. She mentioned that on the citizen survey people thought the City was doing a pretty good job with their efforts on climate change. Ware Peek thought that energy could possibly be made a top priority, but she also thought that taking a leadership role in this area was powerful.

Council Member Gerber thought that all the critical priorities had a sense of urgency to them and that energy should be included because we could already feel it with the loss of the seasons. She felt that if we were not doing everything we could in Park City we could not tell everyone else to focus on climate change.

Council Member Henney said that he wanted to still focus on the current three critical priorities, but he did not think they were as urgent as they had been in the past. They had made good progress on them. He was looking forward to the day when one of the critical priorities could be pulled off the list because it was no longer critical. He said that energy as a critical priority had changed in the last couple years because of young people who had spoken up. He felt the City had made incredible progress with Rocky Mountain Power on getting energy from renewable sources. He said the whole dynamic had changed in Park City in two years. We had condensed the time from 40 years to five years with Rocky Mountain Power.

Mayor Beerman was excited about the progress we had made with our critical priorities. He would also love to see them taken off the board, but said it may be years before that would happen. He thought that the community who came out to support the energy goal was a large group and not just a small group. He stated that it sounded like Council wanted to keep all three critical priorities.

Mayor Beerman asked if the City had too many top priorities. Council Member Joyce said we did not need to have open space as a top priority if it meant that was where we would put staff time and money. Council Member Worel wanted to have Social Equity as a priority and also Arts & Culture.

Council Member Ware Peek said that Social Equity was important to focus on and it was something that covered Latino people as well as many other groups. She saw Social Equity as the most critical priority and maybe it was something that should be a lens that we look at everything through. Regarding Arts & Culture, Council Member Ware Peek thought with the purchase of Bonanza Park and other initiatives that we were doing well in Arts & Culture. She did not feel like it needed to be elevated to a top priority.

Council Member Gerber stated that adding Social Equity to the critical priorities helped bring it into the discussion. She suggested maybe putting it as a rainbow over the tree. She said it was easier to talk about Social Equity as a critical priority rather than creating a new category for it. Regarding Arts & Culture, she thought we were doing well.

Mayor Beerman suggested we could do some consolidation of the top priorities and combine them with other values. He thought the four top priorities could be: Community Engagement, Citizen Well-Being, Social Equity, and Arts & Culture. He wanted to look at everything through the lens of Social Equity.

Council Member Joyce thought the lens concept would be helpful when looking at other projects. He asked whether we wanted Social Equity to be viewed through a lens or should it be a priority where there are specific projects attached to it.

Mayor Beerman said he wanted to keep Social Equity as a top priority and focus on it internally and be a leader for it externally. He wanted to make it a community project rather than a City project.

Council Member Worel stated that Arts & Culture would play a more and more important role in the community as the snow levels declined.

Council Member Joyce wanted to focus on a resilient economy that was not as dependent on snow. He said that Arts & Culture could be a part of it and other types of businesses could also be a part of it. Mayor Beerman thought that Arts & Culture should remain a top priority.

Council Member Henney talked about the soulful expressions of our community, which included Arts & Culture. He thought the City's role was to empower others in the community to do Arts & Culture. He said that Arts & Culture landed in a core value for him.

Council Member Worel thought Arts & Culture needed to be a priority rather than a core value because we did need to put time and money into it to make things like Bonanza Park happen. She thought we needed strategic plans for Social Equity and Arts & Culture.

Council Member Ware Peek thought the strategic plan that PC Unidos had come up with had been in partnership with the City and others. Council Member Gerber said that Arts & Culture needed to stay as a top priority for now. She said that the Library was very involved with it. Council Member Henney said he was nervous about adding another critical priority, but if there was one that needed to be added, it would be Social Equity.

Mayor Beerman said he would like to see Social Equity as a core value and would like to have the community give the direction and be the leadership.

Council Member Gerber stated that coming out and saying Social Equity was a critical priority would send a message to the community that it was important to the City and the leadership of the City. It would be making a statement. Council Member Ware Peek would like Social Equity it to be a critical priority and agreed that it would send a message to the County and community.

Council Member Joyce suggested that critical priorities have departments and he did not think we would own enough of the task to make a department for Social Equity. Council Member Henney said the Wellness Alliance seemed to be a good model, and wondered if the City could have the same model for Social Equity.

Council Member Worel also thought the Wellness Alliance was a good model. She said there were many groups that had come together to make the strategic plan. She wondered where the best place was for Social Equity to live.

Council Member Ware Peek thought we owed it to the community to make a statement about Social Equity. She would like someone in each department to be focusing on Social Equity and it would need to have a hub.

Council Member Gerber did not think it was Council's job to tell people what they needed. Council needed to listen to the community and hear from them. When we made our energy goal we did not know how we would go about it. But we made it a critical priority and then moved forward. Council Member Joyce also thought the Wellness Alliance was a good model. He asked if we expected to have a Social Equity department. Mayor Beerman said he would like Council to think about the issue for a minute and would like to invite the public to give input.

Mayor Beerman opened the meeting for public comment.

Katie Wright, Park City Community Foundation Executive Director, stated she would like to make Social Equity a critical priority. She said the community would like the leadership from the City and the actions Council would take were clear to her. We would need people of various ethnicities in higher positions in the community.

Juliana Duran, Pando Labs, said that innovation came from a room full of diversity.

Diego Zegarra, Park City Community Foundation, said he would like to endorse Social Equity becoming a critical priority.

Hadley Dynak, Park City Summit County Arts Council Executive Director, stated that the critical priorities were designed to focus attention. She said that Arts & Culture was a key to achieving other priorities and that the current Arts & Culture framework was a fragile network of nonprofits. She said they would need continued support from the City to be successful. Dynak asked for additional resources for Arts & Culture.

Terri Orr, Park City Institute Executive Director, felt that the funding for Arts & Culture was fragile and that they would need additional support from the City to keep it going. She asked that Arts & Culture remain elevated.

Lola Beatlebrox suggested Council use the “no chance test.” She explained there was no chance that a young person could live in Park City without the support of their parents. There was no chance a Latino person could live here without being afraid of deportation. So she would like to have Social Equity as a critical priority.

Sarah MacCarthy, Park City Community Foundation Bilingual Outreach Coordinator, wanted to support Social Equity as becoming a critical priority. The Park City Community Foundation had met with PC Unidos and with the Christian Center and everyone agreed that Social Equity needed the support of the City and the community.

Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek and Diego Zegarra read a document with points from PC Unidos. Council Member Ware Peek said the underserved communities in town would want to have the services more than a bold statement, but she would like to take a vote on it to see if it would be a critical priority or not.

The Council agreed on combining the top priorities to add more focus to them.

Council Member Ware Peek said she would like to make sure the community collaboration continued to be strong even if removed from the top priorities.

Mayor Beerman asked who would like to move Arts & Culture to a critical priority. Only Council Member Worel wanted to move it to a critical priority.

Mayor Beerman asked who would like to make Social Equity a critical priority. Council Member Henney said he was hearing from the community that they would like to have the statement made.

Council Member Joyce said Council should explain what they were talking about doing and the difference between Social Equity and equality. He asked if Council could get good at explaining what Social Equity was and what it was not. He suggested Council needed to craft the messaging early on. He could not say yet what Social Equity was exactly.

Mayor Beerman asked if Council wanted to move or combine any of the Critical Priorities. Council Member Henney said Council should do a pilot program of having four critical priorities and see how it went. Council Member Gerber said Council could be nimble and respond to the community and take action through the critical priorities. Council Member Ware Peek stated the community survey showed what was on the minds of the residents. She thought the three points that stood out were housing, transportation, and Social Equity.

Mayor Beerman stated Council would move Social Equity to a critical priority and would combine the top priorities into three.

Council Member Joyce said he would like to have the discussion next year about how Park City's economy was going. Mayor Beerman said the City was not doing as well on specific services. He suggested Building, Planning, and Engineering could improve as well as the bus routes. Council Member Ware Peek said residents had a hard time with knowing what to do once they come to City Hall for services.

Diane Foster, City Manager, wanted to come back and have a discussion on critical and top priorities and what Council wanted to see happen. She would also like to have a work session on City services and what Council would like to specifically focus on.

Mayor Beerman requested work sessions on Social Equity, economic resilience, and customer service and core services. He would also like a mini retreat in July to look at those subjects as future priorities. Mayor Beerman thanked Council and the community for the discussion.

Community Visioning 2020 Preview:

Linda Jager, Community Engagement Manager, showed a video of highlights from the last year. Because of limited time, Mayor Beerman decided to move the Community Visioning portion of the retreat to another day.

Growth in the Roles of Mayor and City Council:

Mayor Beerman asked for Council to have a discussion on the roles of the Mayor and Council and if there were any changes that needed to be made. Council Member Joyce said he would like to cut back on the liaison role time. He would like to make sure the Council role could be done by someone with a job. Council Member Gerber said Council needed to have people who were lay people and not just retired people on Council. Council Member Ware Peek suggested that maybe Council should start with changing the application. Council Member Joyce suggested the application could say 15-20 hours per week. Council Member Henney agreed that he attended many meetings where he wondered why he was there. Council Member Joyce suggested that each Council member could decide what their role was as the liaison. Council Member Worel felt that the time with the liaison groups was very beneficial.

Mayor Beerman suggested Council could take on less, but then more would need to be given to staff. He asked if Council could realistically cut back on the service they gave and continue with Council's aspirations.

Council Member Gerber said it would be nice to have most Council meeting-related events on Thursdays. Council Member Worel stated that having meetings for too long on Thursdays made it hard to focus.

Mark Harrington, City Attorney, said Council was doing well in their role. He said they should be discussing how to represent the community and that was how the liaison roles came to be. He said that everyone approached their Council role differently. He suggested they should clearly delineate the minimum responsibilities and then each Council Member could decide how much time they would like to spend on those.

Council Member Worel asked how Council decided who was a liaison. Council Member Henney said the late meetings were harder than the length of the meetings.

Foster asked if they would like to continue interviewing and appointing all the boards that they do. Harrington said that the Library board was different than other boards by statute. He said that Council could get more technical recommendations, but those recommendations could be viewed unfavorably by the community. Mayor Beerman suggested there were different things Council could do with meetings and interviews to make them more efficient.

Council Member Henney suggested Council should be clearer on what the minimum expectations were and then let Council members know they could do more if they would like. Council Member Ware Peek said Council should be sensitive to the differences with Council members' schedules and not have expectations that everyone would be the same. Mayor Beerman suggested having subcommittees for board interviews in the future. Council Member Joyce suggested keeping the applications open to everyone, but pruning them down before interviews. Mayor Beerman asked to have the applications be typed. Matt Dias said he would take on that project.

Council Member Ware Peek requested feedback from the Mayor if Council was talking too much. Mayor Beerman asked Council to let him know if he was being too strong.

Council Member Gerber moved to close the meeting to discuss property, personnel, and litigation at 12:30 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

III. CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 2:00 p.m. Council Member Joyce seconded the motion.

ADJOURNMENT

With no further business, the meeting was adjourned.

____

Katie Madsen, Deputy City Recorder

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

March 8, 2018

The Council of Park City, Summit County, Utah, met in open meeting on March 8, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property, personnel, and litigation at 2:00 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

WORK SESSION

Margaret Bose, Executive Director of Colorado Association of Ski Towns (CAST), reviewed that CAST was a membership organization. Resort communities had a lot in common, and CAST brought them together to participate in information sharing and networking. It was also formed to ensure that the elected officials in Colorado knew the issues that the ski industry and tourism faced. CAST met four times per year, and they also distributed surveys. Housing and transportation, as well as short term rentals and climate action, had been the top issues for members. Bose indicated CAST valued Park City's involvement and participation. Mayor Beerman stated Myles Rademan was a founder of CAST when he worked in Colorado. He recommended that all the Council members make the trip to attend the CAST meetings. Council Member Joyce asked if Park City was the only Utah member. Bose stated Moab was the newest member.

Council Questions and Comments:

Council Member Gerber attended the Ski Utah board meeting and listened to presenters from Clean Air and the Outdoor Recreation Office. There was a grant offered for trails and outdoor recreation opportunities. Heinrich Deters, Trails and Open Space Manager, stated Logan Jones attended the workshop and would be submitting a grant request. Council Member Gerber attended the Lodging Association meeting and indicated lodging would be strong in March. She attended the Friends of the Farm Snowshoe Event and thanked Minda Stockdale for her work on that event.

Council Member Ware Peek indicated she was continuing the onboarding process and was reviewing the General Plan. She attended the Geodesign Hub workshop and it was enlightening to see priorities layer over each other. She talked with PC Unidos and they were flattered with the interest the City had taken with their community. She stated the Council retreat was enlightening and a lot of work. She went to Jackson and Whitefish and saw affordable housing being constructed in Jackson Hole. They had acquired 112 units since 1992, so Park City was doing well in comparison.

Council Member Joyce felt the Council retreat was good. He also indicated he was getting into his role as a liaison.

Council Member Worel stated she spent time with the Mental Wellness Alliance and noted this group was being viewed as best practices by other agencies, who referred people to Mental Wellness. She talked with those in the Solomon Fund and they were in the process of accepting applications for grants. They wanted to serve the underserved five to twelve year olds in the community. She met with the EATS Board and they talked how food played into Social Equity.

Council Member Henney stated he attended a few meetings. He indicated this was his fifth Council retreat and he was a fan of the process and was pleased with the outcome of the priorities and the plan. He also liked the visual minutes.

Mayor Beerman thanked staff for their efforts in making the Council retreat successful. He indicated the State Legislature was on its final day. Luke Cartin stated the plastic bag ban might come up for a vote before midnight. Mayor Beerman thanked Matt Dias for his time spent at the Legislature. He asked if the October 25th Council meeting could be changed to Tuesday the 23rd so that Council could attend the CAST meeting in Colorado.

Blake Fonnesbeck indicated he was a member of the Summit Mosquito Abatement District. Park City had two votes on that board and he didn't want to give that up. He suggested Council appointing two staff members to fill the Council liaison vacancy for that board. Council agreed to having two staff members sit on that board. Fonnesbeck also talked about the Transit app, and indicated staff was putting together needed and wanted features and would be drafting an RFP. He noted that the contract with the current company had expired and he hoped the RFP would result in better service.

McPolin Farm Update
Minda Stockdale, McPolin Barn Manager, presented this item. She thanked Denise Carey for her stewardship over the Farm and for her mentoring efforts as Stockdale took over this position. She reviewed the barn upgrade was completed in 2016, and the board expressed interest in conducting educational tours for small groups. But the farm administrative policy prohibited any use of the barn. She asked if Council would like to expand the use, and noted changes would need to be made to the policy. Stockdale also noted the Chief Building Official was working on ADA accessibility at the barn.

Council Member Worel asked what the difference was for allowing 25 people through the barn and this small group request. Stockdale indicated groups hadn't been through, but the Chief Building Official had approved the one request on the condition that Council approved the expanded use request. She stated she wanted the policies to align with the practices. Mayor Beerman stated the goal of the Council was to allow tours and that was a reason for the structural upgrades.

Council Member Gerber indicated the board was in favor of having tours, but thought additional staff would be needed to accommodate the tour requests. She referred to a survey which indicated the residents wanted more access to the barn. Council Member Ware Peek agreed more events should be held at the barn, and noted that it was a magnificent facility. The barn was approved for 12 events per year under the CUP, but currently, only three events were held there per year. She hoped more events could be scheduled there.

Council Member Worel indicated the residents bought the barn and should have access to it. She asked if a volunteer could manage it. Stockdale responded in the affirmative. Council Member Henney stated he would like to see a plan where volunteers were used. He was concerned about assigning staff to accomplish the goal. He stated the residents didn't want active use but passive use only. He thought there would be community support for giving tours to school children. Council Member Gerber referred to the survey and indicated 82% of people wanted nonprofits to hold events there. She felt people might be open to having more than just tours take place at the barn.

Mayor Beerman also supported expanding the activation of small group tours. He felt the community was protective of this space, but thought it could be expanded little by little.

Council Member Joyce expressed concern about parking and estimated only 20 vehicles could fit in the parking lot. He didn't want to see a lot of staff time dedicated to the barn, and suggested giving more thought about adding constraints for more events. Mayor Beerman stated the question was for small group tours, and proposed the board could come back with other suggestions for events. Council Member Gerber stated the events would know that a transportation plan would be necessary if they wanted an event there. Also, events would know their limits since there was a maximum occupancy. Council agreed to expand barn activities to small groups and change the land use documents to accommodate the additional activity.

Request to Issue an RFP for Public Art at Creekside Treatment Plant in an Amount Not to Exceed $13,000.00:
Jenny Diersen, Special Events Manager, introduced Meghan Newsome, the Water Quality intern. Newsome had a public art project idea for Council consideration. She stated she was hired to test meters for accuracy. The meters could not be recycled so she had the thought to turn them into public art. She proposed the public art piece be displayed at the new Creekside Treatment Plant, where it could be viewed by community members. It would be interactive and would bring awareness to water conservation. The project would have a budget of $13,000. Diersen stated it was a great project to combine Arts and Culture with Sustainability. The Council supported the idea. Council Member Worel asked if children would be able to climb on it. Newsome indicated that interactivity with the piece was the goal.

Lower Park Avenue Affordable Housing: Discuss Options for Woodside Park Phase 2 - Conceptual Designs:
Jason Glidden, Affordable Housing Manager, Jarrett Moe and Gentry Griffin, Method Studio, presented this item. Griffin discussed shared goals with the project and stated the project would be in compliance with the City's net zero goal. He indicated the underground parking on Option One would cut deep into the slope of the terrain, and indicated they only had a full conceptual design for Option Two. The pedestrian walkway would go from City Park through the housing projects to the Park City Mountain Resort.

Council Member Joyce asked how they determined the trade-off between the number of stacked flats and townhomes. Griffin stated it was split to encourage interaction on the street. Council Member Henney liked Option Two with the pedestrian plaza. Glidden stated Option One would be very expensive since the hillside would have to have such a deep cut and the underground parking would need ventilation. Option Two didn't have cuts in the hillside. Council Member Joyce asked if Option Two could be sold at market rate. Glidden stated Option Two would work well because market rate units could be built next to the affordable units on Empire.

Council Member Gerber asked if there were the same number of units in Options One and Two. It was indicated Option One had 44 units planned and Option Two had 48 units planned. Glidden indicated the six townhomes could be sold at market rate if the Council chose to go in that direction. Council Member Gerber asked where storage would be located. Griffin stated storage would be incorporated with the parking area, but noted there would also be cubbies in the units. Council Member Gerber asked if there would be parking spaces available for electric vehicles. Glidden explained there would be charging stations in the parking area. Council Member Gerber suggested under-parking some of the project since the units were close to transit and the resort. Glidden stated he hoped to have an ordinance changing some of the parking requirements by late April. Griffin indicated a three bedroom unit would have two parking spaces. Council Member Ware Peek asked if the walkway would go all the way through if the market rate units on Empire were pursued. It was confirmed that the walkway would go through to the resort, but the separation would be with the green space. Council Member Ware Peek favored metal grate staircases and asked for it to be considered with this project.

Council Member Worel struggled with the concept because the units looked like dorms on a college campus. She hoped there could be a design that would blend with the community. She thought there was an opportunity on the walkway for public art, especially with wayfinding. She was also concerned with the amount of excavation, and asked if the soil was clean. Griffin indicated the soil looked good. Council Member Ware Peek stated she thought the units looked like dorms as well, but then she thought attention could be added to the outside in order to mask the dorm look. Council agreed Option Two was preferred. They requested pictures of the design included with the rest of the street in order to verify how the project would fit in the neighborhood. Council Member Joyce requested picnic tables along the walkway and gathering spaces. Mayor Beerman requested a location for a community garden.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Mayor	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Steve Joyce	Council Member	Present
Lynn Ware Peek	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Matt Dias	Asst. City Manager	Present
Mark Harrington	City Attorney	Present
Michelle Kellogg	City Recorder	Present

II. EMPLOYEE RECOGNITION

Consideration to Approve Resolution 04-2018, a Resolution Acknowledging Denise Carey's Retirement from Park City Municipal Corporation and Recognizing Her Many Contributions in Providing Public Service, Support to Her Fellow Employees, and Contributions to Park City Community:
Vaughn Robinson, Golf Manager, stated Denise Carey was being honored for being an employee with the City over 31 years, starting in September, 1986. He stated there were many coworkers here to honor her, but they were here as friends. Foster stated

Carey was an amazing team member who had great business acumen. Minda Stockdale read an email from George Hull that praised Carey for her event planning expertise. Matt Dias indicated Carey's wish before retiring was to preserve the McPolin Barn.

Council Member Gerber read the resolution honoring Carey. Carey stated these weren't coworkers and friends, but rather they were family.

Council Member Gerber moved to approve Resolution 04-2018, a Resolution acknowledging Denise Carey's retirement from Park City Municipal Corporation and recognizing her many contributions in providing public service, support to her fellow employees, and contributions to Park City community. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

III. APPOINTMENTS

Consideration to Appoint the Following to the Planning Commission: Sarah Hall and Mark James Sletten to Terms Ending July, 2020; John Kenworthy to a Term Ending July, 2021; and Re-Appoint Laura Suesser and John Phillips to Terms Ending July, 2022:
Bruce Erickson announced the newest members of the Planning Commission: Sarah Hall, Mark Sletten, John Kenworthy, Laura Suesser and John Phillips. Mayor Beerman congratulated the appointees.

Council Member Joyce moved to appoint the following to the Planning Commission: Sarah Hall and Mark James Sletten to terms ending July, 2020; John Kenworthy to a term ending July, 2021; and re-appoint Laura Suesser and John Phillips to terms ending July, 2022. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Mayor Beerman recognized Mike McComb as the new Emergency Manager.

Council Member Joyce disclosed that he was part of the Planning Commission when Alice Claim received a positive recommendation last year, but felt he could be unbiased in tonight's presentation.

Staff Communications Reports:

- **2018 Special Event Calendar Preview**

Council Member Gerber thought the graphs were a little confusing, but noted over 100,000 people were attending the events.

- **Professional Service Agreement with Ward Engineering Group Update**
- **Citywide Employee Safety Program Update**

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not listed on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 22 and 28, 2018:

Council Member Henney indicated that in the February 28th minutes, Planning Commission applicant Jeff Batterson withdrew and the Council interviewed Bob Dillon via phone. Council Member Ware Peek commented that her name was omitted from the roll and Closed Session vote.

Council Member Worel moved to approve the City Council Meeting minutes from February 22 and 28, 2018, as amended. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII. CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with Pure Technologies US Inc., D.B.A. Wachs Water, for Acoustic Leak Detection of the Park City Water System in an Amount Not to Exceed $141,500:

2. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with WaterSmart Software Inc. for a Water Conservation and Usage Customer Portal in an Amount Not to Exceed $185,500:

3. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering

Group. for the Golf Course Maintenance Building Engineering Services, in an Amount Not to Exceed $48,556.00:

Council Member Worel moved to approve the Consent Agenda. Council Member Joyce seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VIII. NEW BUSINESS

1. Consideration to Adopt Council Liaison Assignments:
Matt Dias, Assistant City Manager, presented this item and indicated Council reaffirmed its liaisons, commenting that they were on over 50 boards and commissions throughout the community.

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

Council Member Ware Peek moved to adopt Council liaison assignments. Council Member Gerber seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Gerber, Henney, Joyce, Ware Peek and Worel

2. Consideration to Approve Ordinance No. 2018-08, an Ordinance Approving the Alice Claim Subdivision and Plat Amendment, Located at the Intersection of King Road, Ridge Avenue, Sampson Avenue, and Woodside Gulch, Park City, Utah:
Francisco Astorga, Senior Planner, presented this item and stated the Alice Claim Subdivision and plat amendment and the Ridge Avenue plat amendment would be presented together since they were related. He reviewed the history of the application. The applicant was requested to work on five items prior to bringing this item back to Council. He distributed two emails from the applicant's attorney and one public comment that were left out of the packet materials.

Astorga referred to a plat map and explained the zoning within the proposed subdivision. In 2016, the former layout was abandoned and replaced with the concept shown today. He explained the engineer didn't find any detrimental traffic components with the subdivision. The wildfire/hazard condition was considered and the fire plan was reviewed by the Building Department and nothing of note was found. With regard to conditions for sewer and water, the applicant filed a line extension agreement so that condition was standard language. There was concern because the FEMA flood plain study did not show information on this parcel, therefore the applicant would still be responsible for completing the study. Astorga noted the conditions of approval on the ordinance would be checked against the mylar to ensure all restrictions get on the mylar.

Gregg Brown, Jerry Fiat, Brad Cahoon, and Joe Tesch represented the owner, and they indicated they were available for questions. Brown noted there was a land swap with a parcel on Ridge Subdivision, but the total acreage did not change. Council Member Worel asked if Lot Nine was large enough to build on without the land swap. Astorga affirmed the lot was large enough to build on.

Council Member Henney asked Mark Harrington to address issues brought up by the applicant's attorney. Harrington stated the application for the density was not an issue since it wouldn't be considered until after the subdivision approval. But they agreed on the density application being vested. He thought staff could address the other conditions of approval.

Mayor Beerman opened the public hearing.

Carol Sletta stated she heard from the Council on the City's core values. The dump trucks, cement trucks and workers would travel through the City to reach this development. She believed this project was not appropriate and wanted it to remain as open space. If this was approved, it would set precedence for more development in Old Town. She hoped the Council would deny the subdivision.

Brooke Hontz stated her letter to Council was on Page 119 of the Council packet. The subdivision standard should be applied to each subdivision. The findings of fact and conditions were made by her neighborhood group. She hoped the City would use the same requirements that each development was required to follow. She had comments on the findings which said no duplexes, but they did not mention accessory apartments. Also, "shack" on Number 25 should be "shaft." She didn't think nine lots were appropriate, but noted the subdivision was better today than in the past.

Tom Gadek spoke about the risk of fire in that area. The Alice Claim was undeveloped wildland and the Park City Fire Department recognized the poor accessibility to the property, single access and steep access. There were substandard roads and that brought an unacceptable risk to the community. He gave an example of a fire in Oakland, California in 1991, where 25 people died as a result of poor roads with unacceptable access. He recommended Council reject the application.

Kathryn Deckert thanked the City and applicants for all the time spent getting the subdivision right. She wondered why the applicant only chose nine lots. She thought a new nine lot subdivision was not in line with the City's core values. The new critical priority of Social Equity was not addressed with this subdivision. The development also didn't meet the Wildland Urban Development Plan. She was not in favor of the subdivision.

Jim Doilney stated an approval would constitute a density increase. The proposal would create 14% grade roads. The conclusions of fact stated the approval of the plat would not adversely affect the community, but on any snowy day he would drive down King Road and would have to back up if a car was coming in the opposite direction. Nine lots would grossly overestimate King Road. He recommended remanding this to the Planning Commission to decide the appropriate density.

Mary Wintzer stated the Old Town residents made the community what it was over the years. She emphasized the fire hazard was real. Also, she stated the City worked hard to be sustainable, to protect the core values, fought the nightly rentals, and she didn't want to give away City right-of-ways. She wanted everyone to go by the rules. She felt there were steps that could be taken to minimize the impact on Ridge Avenue.

Mayor Beerman closed the public hearing.

Brown stated he had a concern with Condition of Approval Number 12, which talked about FEMA Flood Plain studies. The concern was requiring FEMA to review the flood study. His advisors felt FEMA might not want to review such a small water shed. He wanted to find a way to move forward if FEMA wasn't interested in reviewing it. Matt Cassel, City Engineer, stated he was agreeable to make some changes to the wording. He read a proposed amendment to Number 12 that would clarify the City's need. The developer would do a study and present it to FEMA."Acceptance or denial of the study by FEMA is not required prior to plat recordation." Cassel stated there should not be a flood zone through the property. He noted all lots would require an elevation certificate"

Council Member Gerber asked about accessory apartments in the subdivision. Astorga stated if an accessory unit was built, the house would have to be smaller and the City would have to review any requests for accessory buildings. Another regulation for accessory apartments was that there could only be one every 300 feet.

Council Member Worel asked if the road that had a 14% grade was owned by the City. It was indicated it was a private road. She asked if the road would be gated, and the response was no. She asked if there would be a pedestrian access, and it was indicated there would be access for pedestrians because there would be a trail. She also asked if proposed density versus vested rights had been considered. Astorga indicated it wasn't that simple to divide lots from total property. He gave an example to better explain the division exercise, and stated 95% of area was a meets and bound parcel so it was not buildable until the subdivision was granted. He felt this was the density exercise.

Council Member Worel stated there could be nine more cars on King Road if the accessory apartments were 300 feet apart. Astorga stated a lot of land would have to be given up to have an accessory building. Council Member Joyce added that the layout of the subdivision would only allow two or three accessory apartments at the most due to the 300 foot requirement.

Council Member Worel was concerned about the Wildland Urban Interface. Dave Thacker, Chief Building Official, indicated there would be additional requirements for interior and exterior automatic fire sprinklers. She asked if the subdivision was defensible as a whole. Thacker stated the building permits were considered separately, so each lot would be considered on its own. Council Member Worel thought there was a disconnect in getting conditions of approval. Thacker indicated all conditions were carried over to the construction mitigation plan and great effort was made to ensure all conditions of approval were transferred appropriately. Council Member Worel asked why the City would approve a subdivision without knowing if they had access to water. Cassel indicated it had been determined the pressure was there to provide water to the lots.

Mayor Beerman had concern with the steep road, and asked if the City could condition the road for construction and make it weather dependent. Thacker stated some enforceable conditions could be set. Jerry Fiat stated 1,000 trucks had been traveling the road to remove contaminated soil and there had never been issues. He salted the road and prohibited his trucks from working in bad weather.

Council Member Ware Peek stated she sat through Planning Commission and City Council meetings where this subdivision had been discussed. She learned a lot from the neighbors. She asked if there would be trailhead parking to which Astorga indicated there would not be trailhead parking, but a hammerhead turnaround. He indicated the developer would need to put up “No Parking” signs. Council Member Ware Peek indicated cars would park on King Road and Sampson which would impact the neighborhood. Astorga recommended beefing up the parking policy. Council Member Ware Peek talked about the public comment on the build out time and asked how that would be addressed. Thacker stated the building code didn't give a time limit as long as building was continuous. He suggested something could be put into the code to address that.

Council Member Ware Peek asked Fiat if he could put in provisions so construction could move along. Fiat wanted to address parking and said he was giving 37 spots to the City on Sampson and King. It would be the City's decision on use because he was giving the land to the City. He said it would be impossible to address every variable and there needed to be trust that he would do what made sense as things came up. Council Member Ware Peek asked Cassel if the plat could be recorded without FEMA's approval. Cassel stated the plat could be recorded after the study was completed. FEMA was stressed with the hurricanes and wouldn't get to this in a timely manner.

Council Member Ware Peek stated the biggest threat to the community was wildfire, and asked what had been done with regard to defensible space. Thacker stated defensible space included requirements on siding, distance and number of trees in proximity to the house. These requirements would be looked at for each lot. It was indicated the Fire Chief had reviewed this proposed subdivision. Brown noted there would be interior and exterior sprinklers.

Council Member Joyce appreciated the concern for adding density in Old Town. He requested a future Council discussion on freezing new development in Old Town. But since it hadn't been done yet, he would have to comply with the code. He also noted the developer cleaned up their property, as well as the City property in the area, and that improved the aesthetics of the area. He also complimented them for leaving so much open space. He noted having nine lots in the subdivision in order to avoid affordable housing was a flaw in the code and that needed to be addressed.

Council Member Henney stated this project went through many changes, and the most recent proposal looked very different. The code allowed for this subdivision. The developer was given conditions and they complied. He agreed that the code was in conflict with the City's core values, but with the work from neighbors, staff, and developers, this application was solid and he couldn't see how it could be denied.

Council Member Gerber agreed with Council Member Joyce about a discussion on a moratorium on new development. She thought these homes would have landscapers, housekeeping, and property management, which would increase employment in the City. Council Member Henney indicated that the affordable housing requirement kept this development from having 20 lots so it was effective to a degree. He wanted to see affordable housing on every development from here out.

Mayor Beerman agreed with Council Member Joyce that Council could not be arbitrary in approving developments. He also agreed with Council Member Henney that there were things in conflict with the core values, but Council couldn't go against State law. There were property rights that had to be respected.

Council Member Ware Peek stated the neighbors allowed easements for the retaining walls and they needed to be acknowledged. Council Member Worel stated this was a prime example of balancing property rights with the rights of the neighbors. She understood the impacts to the community. She was not comfortable approving this subdivision until it was determined that there was enough water there, especially to comply with the Wildland Urban Interface. Cassel stated there was water pressure for that area. Mayor Beerman noted Condition Eight that referred to having sufficient water.

Council Member Gerber moved to approve Ordinance No. 2018-08, an ordinance approving the Alice Claim Subdivision and Plat Amendment, located at the intersection of King Road, Ridge Avenue, Sampson Avenue, and Woodside Gulch, Park City, Utah, as amended by the City Engineer and with Condition 27 amended by the City Planner. Council Member Ware Peek seconded the motion.

RESULT: APPROVED	
AYES: Council Members Gerber, Henney, Joyce, and Ware Peek	
NAY: Council Member Worel	

3. Consideration to Approve Ordinance No. 2018-09, an Ordinance Approving the Ridge Avenue Plat Amendment, Located at 123 Ridge Avenue, Park City, Utah:

It was indicated this item was discussed in conjunction with the previous item.

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

Council Member Joyce moved to approve Ordinance No. 2018-09, an ordinance approving the Ridge Avenue Plat Amendment, located at 123 Ridge Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED	
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel	

4. Consideration of the Mountaintop Subdivision Annexation Petition to Allow Further Review and Recommendation by the Planning Commission:

Bruce Erickson, Planning Director, and Kirsten Whetstone, Senior Planner, presented this item and indicated this application was from a 12 lot subdivision. The Planning Department did not feel like there was sufficient information to approve the petition, and noted there had been no attempt made by the applicant to review financing mechanisms to put in infrastructure with the County, and employee housing for the subdivision had not been discussed. Staff also determined this was in the sensitive land zone. It was indicated the applicant could resubmit an application when they came up with a finance plan.

Whetstone stated the request for annexation was made because the owners wanted to hook up to the City's water system due to insufficient water flow to the homes. She indicated annexation was a legislative act and the application had to be presented to the Council to accept before moving forward for further analysis. The owners were willing to make the required upgrades if the property was annexed but had requested financing the cost with the City. The Planning Department didn’t support the proposed zoning nor the proposal to be exempt from the housing resolution, and recommended rejecting the annexation petition.

Council Member Worel asked what the water situation was like for other properties in that area. Whetstone stated other homes had wells. Council Member Worel asked if those other properties would request annexation if this subdivision was annexed into the City. Erickson felt that was a possibility.

Council Member Ware Peek asked if this petition would return. Erickson indicated it would return and Rockwood recommended having 100% of the property owners sign the petition since they would be assessed for funding the improvements.

Ware Peek asked the applicants to address not building on the ridgeline. Rob Karz indicated the 10 existing homes would not be in compliance with the ridgeline requirements. Council Member Ware Peek was concerned that the applicant didn't want to be held to the affordable housing requirement. Karz expressed his surprise that financing was an issue in the staff report because it was not discussed with them. They had been working on the zoning issues. Karz also indicated financing would not be a problem. They were ready to self-finance up to $1.3 million. With regard to affordable housing, Karz felt the resolution did not apply to the subdivision because it only applied to new construction. There were two vacant lots so those would be considered new development. He thought the residents would step up and comply with the requirements of the City. They were here tonight to seek guidance and asked if the zoning concept was something the Council could accept. He stated accepting the petition would allow the applicants to continue to discuss and proceed with zoning changes and present those to the Planning Commission. Erickson stated the first time Planning saw the zoning request was when the petition was received. He also commented that he didn't know if the self-funding was intended for upgrades to the City system or upgrades to the existing system.

Mayor Beerman indicated there were areas of concern and asked if the applicants would agree to have this item continued so they could work with the Planning Department to resolve those concerns and provide additional information to staff.

Karz stated his property line was the City/County line, the well was on another property. He started talks with the City for annexation in 2014. He reviewed the process he had gone through in the last four years to get to this point. He felt the City would have no risk and any perceived risks would be mitigated in the annexation agreement.

Council Member Gerber asked Erickson if a checklist could be given to help them apply. Erickson responded that they had the checklist but there were bigger issues to be considered, such as a substandard well, ridgeline equity, and a financial plan. Council Member Gerber asked if they were willing to meet that. Erickson stated if all issues were resolved, it would be typical practice to annex the area. Staff recommended not accepting the petition until the requirements had been met.

Council Member Worel stated this subdivision would be a pre-existing noncompliant so if there was a fire, the owners could rebuild on the original footprint but not bigger. She asked about continuing the item. Harrington stated Council could continue to a date uncertain if both parties agreed. She asked if the current road met City code. Erickson indicated the road would need to be upgraded to comply with the City standards. Harrington stated one of the owners was protesting road upgrades by saying they had a prescriptive right to keep the road where it was currently located, which was outside the easement.

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

Council Member Joyce expressed concern about spot zoning. He would like to see a line-by-line analysis and wanted to know if they just wanted a ridgeline exception or were there several exceptions to the current code that they requested. He also supported them paying the affordable housing fee for just the two vacant lots.

Council Member Henney was surprised staff was recommending the rejection of the petition. The County allowed substandard roads, water, etc. He thought this could move forward. Erickson stated Planning would be happy continuing this item to gain more clarity with water and financing.

Council Member Ware Peek favored continuing the item. Council agreed to assess affordable housing fees only for the two vacant lots. It was indicated zoning would be addressed as well as a finance plan. Erickson stated zoning on the sensitive lands ordinance was an issue and also starting with zoning as a single family home.

Harrington suggested continuance to allow for the completion of the petition. The applicants agreed to that wording.

Council Member Worel moved to continue Mountaintop Subdivision Annexation Petition to allow for the completion of the petition. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

5. Consideration to Approve the Snyderville Basin Special Recreation District (SBSRD) Trail Easement Across City-Owned Property on Iron Mountain:
Heinrich Deters, Trails and Open Space Manager, stated this easement would be for two trails on Iron Mountain, and the City would be accepting the existing conditions on the easement.

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

Council Member Gerber moved to approve the Snyderville Basin Special Recreation District (SBSRD) Trail Easement across City-owned property on Iron Mountain. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

<u>6. 2018 Legislative Update:</u>
Matt Dias, Assistant City Manager, stated the bill spreadsheet was given to Council, but it would change before midnight and he would give a final summary at the next meeting. Bills that were being watched were the alcohol bill and the transportation bill. He and Mayor Beerman worked in a provision to the transportation bill that would ensure the City would receive tax benefits like the first class cities. The final bill they were watching was the plastic container bill. It would be debated tonight. He thanked Representative Quinn and Senator VanTassell for their work supporting Park City. He also talked about the homeless bill and stated he would know more for the next meeting.

Council thanked Dias for all his work at the Legislature.

IX. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Chairman	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Steve Joyce	Committee Member	Present
Lynn Ware Peek	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	Secretary	Present

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

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

III. NEW BUSINESS

1. Consideration to Authorize the City Manager to Execute a Contract with Earthworks Landscape for the Construction of Chambers Trail, in a Form Approved by the City Attorney's Office in the Amount of $44,880:
Julia Collins, stated this project would landscape the new trail, recently named Chambers Trail. Work on the trail would consist of sidewalk improvements, benches and erosion control. She reviewed her outreach efforts and indicated the residents were in favor of this project. She received four bids, and a local business was the lowest bidder. Council Member Ware Peek asked if the chain link fence would be removed. Collins stated the fence would be removed. She noted the retaining walls were historic and would not be removed. Mayor Beerman liked the connection to Old Town Park.

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

Council Member Ware Peek moved to authorize the City Manager to execute a contract with Earthworks Landscape for the construction of Chambers Trail, in a form approved by the City Attorney's Office in the Amount of $44,880. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Committee Members Gerber, Henney, Joyce, Ware Peek and Worel

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

PARK CITY
1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Staff seeks authorization to secure professional services to assess the City's distribution meters and tank level sensors. In addition some meters will be upgraded from analog communications to digital communications. Where Water Conservation has been identified by City Council as an important strategic outcome, this is an important step as this effort will increase data validity, and assist in reducing water loss, identifying theft, increasing energy efficiency and shorten the detection time of larger leaks. The assessment report will also provide the basis, if needed, for future efforts to improve these meters and sensors.

Respectfully:

Jason Christensen, Water Resources Manager

City Council
Staff Report

Subject:	**Water Instrumentation Assessment**
Author:	**Jason Christensen, Water Resources Manager**
Department:	**Public Utilities**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation
Authorize the City Manager to enter into a contract, in a form approved by the City Attorney's office, with Advanced Engineering and Environmental Services, Inc. for a condition assessment of water distribution meters and tank level sensors, and a communications upgrade to some distribution meters in an amount not to exceed $118,624.

Executive Summary
Staff seeks authorization to secure professional services to assess the City's distribution meters and tank level sensors. In addition some meters will be upgraded from analog communications to digital communications. Where Water Conservation has been identified by City Council as an important strategic outcome, this is an important step as this effort will increase data validity, and assist in reducing water loss, identifying theft, increasing energy efficiency and shorten the detection time of larger leaks. The assessment report will also provide the basis, if needed, for future efforts to improve these meters and sensors.

The Opportunity
Staff is seeking to better track and account for water as it moves through the distribution system by improving the accuracy of data collected by distribution meters and tank level sensors.

Background
- Reducing Water Loss was identified as a conservation method in our Water Conservation Plan (pg. 35).
- The City upgraded our Supervisory Control and Data Acquisition system in 2015 (pg. 208), and substantially completed that system in 2016. This project was a success, bringing a 1980's era system up to date.
- The updated system creates an opportunity to better track water as it moves through the system which can reduce water loss, help identify theft, increase energy efficiency, and allow large water breaks to be detected earlier.
- In order to take advantage of that opportunity, staff must ensure that existing sensors (tanks and meters) are providing reliable and valid data.
- The meters included in this effort are not customer/billing meters. Instead they are larger meters that track the flow of water as it moves from one area of town to another.

- Some existing instrumentation is capable of communicating digitally rather than over an analog channel. Where possible and cost effective this instrumentation will be changed from analog to digital communication as part of this project.
- This will be the first stage of this process, with additional stages, if needed, being scoped and driven by the results of this assessment.

Alternatives for City Council to Consider

1. **Approve the Request:** This will authorize the generation of a report on existing sensors (tanks and meters) and upgrade some meters to digital communication.
   Pros – Increases the ability to accurately track water; allowing for a reduction in water loss and earlier detection of large water breaks.
   Cons – Requires expending funds.

2. **Do Nothing:** This alternative would eliminate this as a project. Current workloads will likely preclude staff from performing this work in-house for the foreseeable future.
   Pros – Funding would remain unspent.
   Cons – It will remain difficult to accurately track water, preventing possible reductions in water loss and earlier detection of larger water breaks.

Department Review

Public Utilities, Legal, and Executive.

Funding Source

An approved Capital Improvement Project line item, funded by the energy surcharge.

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

The Code Enforcement team's approach is a hybrid or strategic code enforcement (as opposed to strictly proactive or strictly reactive). Park City code enforcement is primarily complaint based with the ability to be proactive on specific, high priority topics, such as the ones that City Council has identified.

Respectfully:

Michelle Downard, Deputy Chief Building Official

City Council
Staff Report

Subject:	**Strategic Code Enforcement Update**
Author:	**Dave Thacker, Chief Building Official/Fire Code Official** **Michelle Downard, Deputy Chief Building Official**
Department:	**Building Department**
Date:	**March 29, 2018**
Type of Item:	**Informational**

Summary
Staff is returning to Council with a strategic code enforcement update. Staff continues to balance their strategies between providing community education, compliance, and responding to community concerns while not being punitive. Efforts have been focused on high priorities such as conditions of approval in construction mitigation plans, noise, special events, designing a newsletter, parking enforcement and implementing online complaint submittals- all of which have proven effective. Staff will continue to adjust enforcement activity to ensure increased code compliance throughout the city.

Background
The Code Enforcement team's approach is a hybrid or strategic code enforcement (as opposed to strictly proactive or strictly reactive). Park City code enforcement is primarily complaint based with the ability to be proactive on specific, high priority topics, such as the ones that City Council has identified.

Analysis
Staff is returning with a strategic code enforcement update related to the City Council discussions on the May 11, 2017 (packet pg. 192), the June 8, 2017 (packet pg. 75), Aug. 17, 2017 (packet pg. 22) and the November 9, 2017 (packet pg. 4) Council Meetings.

Conditions of Approval/Construction Mitigation Plans

- Consistent with previous Council discussions, staff is prioritizing the coordination of conditions of approval and Construction Mitigation Plans. Applicable construction conditions of approval from Planning Commission and Historic Preservation Board Action Letters are being delivered to Building for inclusion within the Construction Mitigation Plan at the time of Planning's sign off on the permit. Staff has agreed to revise these documents to clarify conditions and increase the visibility / enforcement of Planning Commission conditions.   (see Exhibit A)
- New construction mitigation plans are reflective of the reduced number of restricted work dates as previously discussed with Council.
- Staff conducted process engineering to maximize efficiency and effectiveness of parking passes related to construction sites.

Noise
Amendments to the Park City Noise Ordinance were adopted by Council on November 16, 2017 (packet pg. 238). Code enforcement, the police department and the city attorney's office have been working in coordination with each other to conduct training for enforcement staff, develop and distribute informational fliers and conduct community outreach. Staff will be returning to Council with an additional update specific to the noise ordinance after approximately 6 months of implementation.

Hawking
Recently, staff has witnessed and received complaints regarding businesses calling to passersby on Main Street and passing out advertising material, in violation of Park City Municipal Code 4-2-11, Certain Acts Prohibited. Code Enforcement has applied strategic enforcement with escalating enforcement action. Enforcement is ongoing.

Newsletter
Staff designed and is circulating a newsletter to local contractors and designers to inform them of Building Department staff changes, new website tools and upcoming restricted work dates, (which were decreased from previous years).

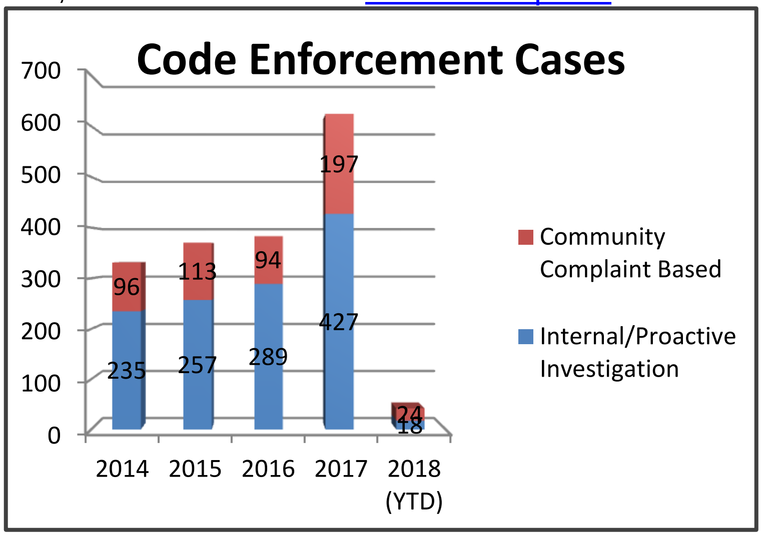
Parking/Gravel
Code Enforcement activities related to construction and parking are heavily influenced by external conditions unrelated to the actual activity itself. Construction and parking impacts that would have gone un-reported are now very visible and impactful. The dwindling number of vacant lots and maximization of development on small lots further compound construction in the residential districts in comparison to 5 to 10 years ago. Materials storage, size of excavation, construction timelines and large cranes for delivery are all consequences of this same trend. Additionally, the increased occurrence of rental units and recreational vehicles (travel trailers, snowmobiles and boat) has increased parking demands.

On August 4, 2016, following numerous citizen concerns regarding enforcement of parking regulations, City Council approved an ordinance executing a stay of enforcement until October 31, 2016 for Parking and Driveway Standards, Municipal Code of Park City (MCPC) 15-3-4 (A)(3)(b). (Packet pg. 198 and Ordinance No. 2016-40) Specifically, this stayed the enforcement of driveway areas being utilized for storage of trailers, campers, motor homes, boats and equipment. The stay of enforcement has since expired and the city code is in effect.

Code Enforcement continues to receive complaints about parking violations related to using driveways for storage. Enforcement of parking has been a difficult issue for code enforcement as citizens have voiced concerns on both sides of the issue. Code enforcement has an obligation to respond to complaints, and continues to be complaint based regarding this matter. Planning staff will be bringing proposed code revisions to the planning commission related to this in May 2018.

Complaint Submittals

For some time, code enforcement has accepted complaints through email, hard copy and telephone. However, concerns remained about the lack of anonymity involved with each of these options. In order to accommodate anonymous citizen complaints and provide another manner to submit a complaint, staff has created an Online Complaint Form. The form can be completed and submitted online. Complainants may choose to remain anonymous or provide their contact information. Code enforcement officers receive notification of the submittal and investigate the issue regardless of complainant contact information being provided.



With the addition of a code enforcement officer about 1 year ago, staff has focused on taking on more job duties, including stormwater inspections and focusing additional resources on accommodated community feedback through tools like online submittals. This has allowed staff to dedicate resources to the issues that the community is concerned about and caused code enforcement cases to increase.

Staff has been striving to accomplish the goals of community education, compliance, and responding to Council and community concerns while not being punitive. Code enforcement strategies and priorities will continue to adjust as a result of evolving concerns, construction activity fluctuation, seasonal changes and the specific needs of special events.

Department Review

The Legal, Parking, Planning, Police, Special Events, Water and Executive Department have reviewed this report.

Exhibits

Exhibit A – Planning Action Letter with Conditions of Approval

<u>Sample Re-formatted Conditions of Approval for Inclusion with Construction Management Plans</u>

<u>Date Sent to Building Department</u>

<u>Sender</u>

1. **This approval will expire on January 10, 20XX** if a building permit has not been issued by the building department before the expiration date, unless a written request for an extension is submitted prior to the expiration date and the extension is granted by the Planning Director.

2. All **<u>Standard Project Conditions</u>** shall apply. (Attached)

CONSTRUCTION MITIGATION

1. City approval of a Construction Mitigation Plan is a condition precedent to the issuance of any building permits.
   a. <u>No construction related parking or material storage shall be allowed on the street.</u>
   b. <u>There shall be no construction vehicle staging on the street and deliveries shall be "just in time" to the satisfaction of the City Engineer and Building Department.</u>
   c. <u>Two separate traffic control personnel will be onsite for any construction related deliveries.</u>
   d. <u>These requirements shall be shown in the Construction Mitigation Plan.</u>

2. The applicant shall submit a detailed shoring plan prior to the issue of a building permit. The shoring plan shall include calculations that have been prepared, stamped, and signed by a licensed structural engineer.

CONDITIONS FOR LAND USE

1. One unit, either the main Dwelling Unit or the Accessory Apartment, shall be occupied by the Owner of the Structure and the Accessory Apartment shall not be sold separately.
2. A deed restriction "Notice to Purchaser" must be filed with the County Recorder, which states:

   "A permit for an Accessory Apartment was issued to ______________________, the current Owner of this Property on ________________. This permit runs with the land and is automatically transferred to the new owner by the sale or Transfer of this Property, provided however, if the Use by the new Owner does not continue to comply with the conditions of approval, the permit may be invalidated by the Planning Department pursuant to Section 15-4-7(B)(1). Prospective purchasers should be advised that only one (1) unit on the Property may be rented; the other must be occupied by the Owner. The Owner shall strictly adhere to all the conditions of approval and the prohibition of the rental of either Dwelling Unit for short term rentals of less than thirty (30) days."

3. Nightly rentals are not allowed. Neither the main Dwelling Unit nor the Accessory Apartment may be rented for periods of time less than thirty days.
4. The density cannot increase on this lot. If the use is approved and the applicant wants to apply for an accessory apartment, the duplex will need to be converted to a single-family dwelling.
5. Parcel A is appurtenant to Lot 1. This lot can never be further subdivided or sold separately. The property on both sides of the road will always be 277 McHenry Avenue as noted on the 277 McHenry Avenue subdivision plat.

CONDITIONS FOR ARCHITECTURAL REVIEW

1. No building permits shall be issued for this project unless and until the design is reviewed and approved by the Planning Department staff for compliance with this Conditional Use Permit and the Design Guidelines for Historic Districts and Historic Sites.
2. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission, subject to additional changes related more specifically to the architectural design made during the Historic District Design Review.
3. A final landscape plan shall be submitted for review and approval by the City Planning Department, prior to building permit issuance.

CONDIOTIONS FOR UTILITIES

1. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit submittal and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
2. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
3. As part of the building permit review process, the applicant shall submit a certified topographical survey of the property with roof elevations over topographic and U.S.G.S. elevation information relating to existing grade as well as the height of the proposed building ridges to confirm that the building complies with all height restrictions.
4. No parking is allowed within the 10 foot front yard setback area of the Accessory Apartment parcel. The parking in front of the existing structure shall be maintained adequate for two cars to park parallel to the street consistent with the Land Management Code. This existing parking area shall remain in good repair and private snow removal must be adequate to maintain two parking spaces.
5. A letter of completion for the conversion of the existing duplex to a single unit including the removal of one of the kitchens and demising walls shall be issued before a Certificate of Occupancy can be issued for the Accessory Apartment structure.

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Rocky Mountain Power is partnering with the Carmen B. Pingree Autism Center in Salt Lake City to raise funds and awareness for the Center in April as part of its efforts to increase its community participation. Please see the attached resolution recognizing Autism Awareness Day and Autism Awareness Month.

Respectfully:

Michelle Kellogg, City Recorder

Resolution 05-2018

A RESOLUTION RECOGNIZING APRIL 2, 2018, AS WORLD AUTISM AWARENESS DAY, AND THE MONTH OF APRIL AS AUTISM AWARENESS MONTH IN PARK CITY, UTAH

Whereas, we believe that all residents of Park City deserve the opportunity to realize their potential and fulfill their dreams. On April 2 – **World Autism Awareness Day**, and throughout the month of April – **Autism Awareness Month**, Park City affirms our dedication to supporting our citizens living on the Autism spectrum. We also recognize the outstanding work done by our community members who nurture and support those living with autism, including parents, family members, guardians, educators, health care providers, and volunteers.

Whereas, Autism Spectrum Disorder is a complex developmental disability, affecting a person's ability to communicate and interact with others. In 2016, the Centers for Disease Control and Prevention issued a report concluding that Autism affects one in 68 births in the United States, and almost one in 54 boys. The State of Utah has the third highest diagnosed rate of Autism Spectrum Disorder in the nation.

Whereas, community members living with Autism play an important role in our community, with this Proclamation we reaffirm our belief these individuals have the right to the same opportunities as all of our citizens to work hard, reach their full potential, and realize their dreams.

Whereas, as the effort to address Autism continues, doctors, therapists, and educators can help persons with Autism overcome or adjust to its challenges, and can provide early, accurate diagnosis and the resulting appropriate education, intervention, and therapy that are vital to future growth and development; and

WHEREAS, Park City is honored to take part in the annual observance of World Autism Awareness Day and Autism Awareness Month, the hope is that it will lead to a better understanding of the disorder.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Park City hereby proclaim April 2, 2018 as World Autism Awareness Day and April, 2018 as Autism Awareness Month in Park City, Utah, to raise public awareness of Autism and the myriad of issues surrounding Autism, as well as to increase knowledge of the programs available to support individuals with Autism and their families. And we reaffirm our obligation to help make sure every man, woman, and child, regardless of ability or background, is accepted for who they are and able to lead a life free from discrimination and filled with opportunity.

PASSED AND ADOPTED this 29th day of March, 2018

PARK CITY MUNICIPAL CORPORATION

____

Mayor Andy Beerman

Attest:

____

Michelle Kellogg, City Recorder

Approved as to form:

____

Mark Harrington, City Attorney

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

In April 2008, Talisker Housing, LLC (Talisker) issued a promissory note to Frontier Bank in the principal amount of One Million Fifty Thousand Dollars and no cents ($1,050,000.00) with a maturity date of May 1, 2038 in return for Frontier's disbursement to Talisker of funds in that amount. Talisker used the funds to purchase twenty-one (21) condominium units in Prospector. Pursuant to the terms of a trust deed executed by Talisker and Frontier Bank contemporaneously with the promissory note, the units comprise the collateral securing the loan.

In March 2012, Talisker and PCMC entered into an affordable housing agreement that restricted the rental of the condominium units to qualified renters. (See Deed Restriction here). The affordable housing agreement affected the aforementioned twenty-one (21) units and two additional Talisker-owned condominium units that were not purchased with the loan proceeds. The twenty-three (23) condominium units satisfy a portion of Talisker's obligation under the affordable housing requirement set out in the Flagstaff development agreements and comprise part of the Flagstaff Mountain Resort Employee/Affordable Housing Plan.

In December 2013, Frontier Bank assigned the Talisker loan and deed of trust to H&B, LLC. Talisker subsequently defaulted on the loan and H&B Partners, LLC commenced a non-judicial foreclosure of the Talisker trust deed, including the noticing of a trustee's sale on April 19, 2018. Talisker also stopped paying owner association fees to the Prospector Square Condominium Association and the Association has recorded a lien of $70,000 against the twenty-three (23) units.

Respectfully:

Michelle Kellogg, City Recorder

City Council
Staff Report

Subject:	**Loan Purchase Agreement related to Condominiums at 2015 Prospector Ave.**
Author:	**Deputy City Attorney Tom Daley**
Department:	**City Attorney's Office**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation

Authorize the City Manager to execute the Loan Purchase and Sale Agreement attached hereto as Exhibit A.

Executive Summary and Background

In April 2008, Talisker Housing, LLC (Talisker) issued a promissory note to Frontier Bank in the principal amount of One Million Fifty Thousand Dollars and no cents ($1,050,000.00) with a maturity date of May 1, 2038 in return for Frontier's disbursement to Talisker of funds in that amount. Talisker used the funds to purchase twenty-one (21) condominium units in Prospector. Pursuant to the terms of a trust deed executed by Talisker and Frontier Bank contemporaneously with the promissory note, the units comprise the collateral securing the loan.

In March 2012, Talisker and PCMC entered into an affordable housing agreement that restricted the rental of the condominium units to qualified renters. (See Deed Restriction here). The affordable housing agreement affected the aforementioned twenty-one (21) units and two additional Talisker-owned condominium units that were not purchased with the loan proceeds. The twenty-three (23) condominium units satisfy a portion of Talisker's obligation under the affordable housing requirement set out in the Flagstaff development agreements and comprise part of the Flagstaff Mountain Resort Employee/Affordable Housing Plan.

In December 2013, Frontier Bank assigned the Talisker loan and deed of trust to H&B, LLC. Talisker subsequently defaulted on the loan and H&B Partners, LLC commenced a non-judicial foreclosure of the Talisker trust deed, including the noticing of a trustee's sale on April 19, 2018. Talisker also stopped paying owner association fees to the Prospector Square Condominium Association and the Association has recorded a lien of $70,000 against the twenty-three (23) units.

Additional background information from Jason Glidden:

- Pursuant to the Housing Plan for these units, the initial rental rates for AUEs shall be set at sixty-percent (60%) of AMI as adjusted for household and unit size. The initial sales prices for ownership shall be set at eighty-percent (80%) of AMI as adjusted for household and unit size. The deed restrictions reflect priority to persons whose principal place of work is within the Empire Pass or Deer Valley Master Planned development areas. Council also indicated a preference to rent these condominiums to people with a combined household income $36,624 or less (which was roughly fifty-percent (50%) of AMI in 2008).

- The monthly HOA fee for each unit is $420 per month.
    - $100/month of those dues goes to pay a debt from a renovation of all the units (siding, water heaters, roof, grounds, etc.) which occurred recently.
    - That debt is scheduled to be paid off in 2030 (or $14,400 per unit) or $302,400 for all 21 units.
    - There are no scheduled or proposed special assessments
- Currently, the maximum rent that can be charged is $520.
- The interior of the units have deferred maintenance that would require a significant investment to fix the units. It is estimated that each unit would require $10,000 in repairs to bring it up to the standards of the market rate units (or $230,000 for all 23 units). Although the Deed Restriction requires the owner to cause each Unit to be maintained, it would be difficult to enforce this requirement against Talisker.
- Prospector Square Condo units have sold on the open market in the past 360 days. The best comp sold for $90K.

DATE	ITEM
March 27, 2008	Empire Pass Employee/Affordable Housing
April 3, 2008	Flagstaff Mountain Resort Employee/Affordable Housing Plan

Acronyms

AMI	Area Median Income
AUE	Affordable Unit Equivalent
PCMC	Park City Municipal Corporation

The Problem

If the trustee's sale of the twenty one (21) units goes forward on April 19, 2018: 1) the condominiums would be sold to the highest bidder; 2) H&B Partners, LLC will be paid the amount owed to it under the promissory note, plus interest, fees and costs; 3) any sale proceeds over and above the amount paid to H&B Partners, LLC would be paid to Talisker; and 4) the affordable housing deed restriction would be foreclosed due to its junior position to the loan and trust deed (i.e., the affordable housing agreement would terminate).

Alternatives for City Council to Consider

1. **First Alternative:** Authorize the City Manager to execute the attached Loan Purchase and Sale Agreement. THIS IS THE RECOMMENDED ACTION.
   Pros
   a. The trustee's sale will not go forward on April 19, 2018.
   b. As holder of the note, PCMC would be able to subordinate the loan to the existing affordable housing agreement.

c. PCMC would be in a position to attempt to resolve Talisker's default while preserving the viability of the affordable housing agreement.
d. PCMC would acquire the right to conduct a trustee's sale in the future whereby PCMC could recoup the purchase price of the loan and the units could be sold subject to the existing affordable housing agreement.

<u>Cons</u>

a. PCMC would be stepping into the position of lender only; PCMC would not acquire title to the units by entering into the Loan Purchase and Sale Agreement.
b. PCMC would pay $1,150,000 after having already given value for the affordable housing deed restrictions through the issuance of development approvals to Talisker.
c. PCMC would not be increasing the overall affordable housing inventory.

2. **Second Alternative:** Do not enter into the Loan Purchase and Sale Agreement and allow the trustee's sale to go forward on April 19, 2018.

   <u>Pros</u>

   a. PCMC would not spend $1,150,000 to purchase just the loan.
   b. If H&B Partners, LLC, acquires the units at the trustee's sale, PCMC could exercise its right of first refusal to buy the units from H&B Partners, LLC for the amount of H&B Partners, LLC's bid. Under PCMC ownership, PCMC would treat the condominiums as affordable housing units.

   <u>Cons</u>

   a. There is a high likelihood that H&B Partners, LLC's bid will be well in excess of $1,150,000.
   b. The funds used to purchase the units through the trustee's sale would take funds away from the affordable housing fund, thereby reducing the number of units PCMC could build.
   c. PCMC would not be increasing the overall affordable housing inventory.

3. **Third Alternative:** PCMC could use its standing as a junior lienholder (based on the affordable housing agreement) to ask the trustee to sell only as many units as needed to pay H&B Partners, LLC the amount of the loan plus interest, penalties, and costs.

   <u>Pros</u>

   a. This would likely result in foreclosure and sale of fewer than twenty three (23) units.
   b. The units not sold at the trustee's sale would remain under Talisker ownership with the deed restrictions unchanged as to those units.

Cons

a. PCMC would have no control over how many units were sold to third party bidders at the trustee sale.

Analysis

By acquiring the loan, PCMC can subordinate the loan to the existing affordable housing agreement and thus preserve the affordability of the units. Talisker would still own the units and be responsible for paying the Prospector Square Condominium Association dues in addition to making loan payments to PCMC. If Talisker were to remain in default after PCMC acquired the loan, PCMC could conduct its own trustee sale to foreclose the loan. In this scenario, PCMC would have the ability to use the amount of the outstanding loan as a credit bid and add funds to it as needed in order to be the highest bidder for some or all of the units. At the time of a trustee sale conducted by PCMC, the condominium units would be sold subject to the affordable housing agreement and therefore the bidding would be more tempered in comparison to unrestricted units being auctioned at market value. If Talisker remained in default for a significant period of time before PCMC conducted a trustee sale, the accrued interest on the loan would also limit interest in bidding.

There is no indication that Talisker intends to cure the default on the loan, and therefore PCMC should anticipate being in a position to foreclose on the loan in the future. That could result in Talisker conveying title to the units to PCMC in lieu of proceeding with a trustee sale.

-

Department Review

This report has been reviewed by the Budget, Community Development, and Executive departments and the City Attorney’s Office.

Funding Source

Purchase of these units could come through funding from the Lower Park Avenue RDA Capital Asset Fund (033). Funding for affordable housing may occur outside the boundaries of the RDA. An alternative funding source would be through the Transportation and Parking Fund.

EXHIBIT "A"
LOAN PURCHASE AND SALE AGREEMENT
[21 UNITS, PROSPECTOR SQUARE CONDOMINIUMS]

This Loan Purchase and Sale Agreement ("**Agreement**") is dated this ______ day of ____________________, 2018, between H & B PARTNERS, LLC, a Utah limited liability company, ("**H & B**") and PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, ("**PCMC**").

RECITALS

A. WHEREAS, on or about April 30, 2008, Talisker Housing, LLC ("**Talisker Housing**") issued a Promissory Note to Frontier Bank, FSB in the principal amount of One Million Fifty Thousand Dollars and no cents ($1,050,000.00) with a maturity date of May 1, 2038 in return for Frontier Bank, FSB's disbursement of funds in that amount, which funds were in fact disbursed by Frontier Bank, FSB, (the "**Talisker Housing Note**"), which Promissory Note forms the basis for the obligation referred to herein as the "**Talisker Housing Loan**;"

B. WHEREAS, also on or about April 30, 2008, Talisker Housing's payment obligations under The Talisker Housing Loan were fully guaranteed by Tuhaye (the "**Second Tuhaye Guaranty**");

C. WHEREAS, also on or about April 30, 2008, Talisker Housing's payment obligations under The Talisker Housing Loan were secured by a Deed of Trust issued by Talisker Housing as Trustor in favor of Frontier Bank, FSB as Beneficiary and Trustee and covering twenty one (21) parcels of real property commonly known as Prospector Square Condominiums, Park City, Utah 84060, Units 100, 101, 103, 104, 107, 109, 110, 111, 112, 113, 119, 121, 123, 125, 127, 128, 131, 135, 137, 139 and 301 and more particularly described as:

> ALL OF UNITS 100, 101, 102, 103, 105, 107, 108, 111, 112, 113, 114, 117, 119, 121, 123, 125, 133, 135, 137, 141 AND 201, PROSPECTOR SQUARE CONDOMINIUMS, TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES, ACCORDING TO THE CONDOMINIUM DECLARATIONS AND AMENDMENTS THERETO, RECORDED AUGUST 2, 1978, AS ENTRY NO. 14828; RECORDED AUGUST 11, 1978, AS ENTRY NO. 148407; RECORDED DECEMBER 8, 1978, AS ENTRY NO. 151587; RECORDED MAY 10, 1979, AS ENTRY NO. 155665; AND RECORDED AUGUST 7, 1981, AS ENTRY NO. 182368; AND RECORD OF SURVEY MAPS RECORDED AUGUST 2, 1978, AS ENTRY NO. 148127; RECORDED DECEMBER 8, 1978, AS ENTRY NO. 151588; AND RECORDED MAY 10, 1978, AS ENTRY NO. 155666 OF OFFICIAL RECORDS AND ANY OTHER AMENDMENTS THEREOF, WITH ALL OTHER APPURTENANCES, FIXTURES AND IMPROVEMENTS ON, OR, OR ASSOCIATED WITH THE SAME. (Real Property Tax ID Nos. PSC-100, PSC-101, PSC-102, PSC-103, PSC-105, PSC-107, PSC-108, PSC-111, PSC-112, PSC-113, PSC-114, PSC-117, PSC-119, PSC-121, PSC-123, PSC-125, PSC-133, PSC-135, PSC-137, PSC-141, PSC-201),

which Deed of Trust was recorded with the office of the Summit County Recorder as Entry No. 843597 on May 2, 2008, and which Deed of Trust was subsequently modified to correct the legal description of the collateral pledged by Talisker Housing on or about March 9, 2012 by: (i) that certain Amendment to Deed of Trust recorded with the office of the Summit County

Recorder as Entry No. 941028 on March 9, 2012; and (ii) that certain Partial Reconveyance recorded with the office of the Summit County Recorder as Entry No. 941029 on March 9, 2012, (as to Unit 127 only) and which Deed of Trust was assigned to H & B by that certain Assignment of Deed of Trust recorded with the office of the Summit County Recorder as Entry No. 986966, on December 31, 2013 (as amended and assigned, the "**Talisker Housing Deed of Trust**");

D. WHEREAS, also on or about April 30, 2008, Talisker Housing's payment obligations under the Talisker Housing Note were secured by that certain Assignment of Rents recorded with the office of the Summit County Recorder as Entry No. 843598 on May 5, 2008, which Assignment of Rents was assigned to H & B on December 31, 2013 (as assigned, the "**Talisker Housing Assignment of Rents**");

E. WHEREAS, also on or about April 30, 2008, Talisker Housing's payment obligations under the Talisker Housing Note were guaranteed by Tuhaye, Inc., pursuant to that certain Commercial Guaranty, which Guaranty was assigned to H & B on December 31, 2013 (as assigned, the "**Tuhaye Guaranty**");

F. WHEREAS, on or about December 31, 2013, H & B purchased all of Frontier Bank FSB's right, title and interest in the Talisker Housing Loan, and all security pledged therefor, including, without limitation, Frontier FSB's interest in: (i) the Talisker Housing Note; (ii) the Tuhaye Guaranty; (vii) the Talisker Housing Deed of Trust; and (viii) the Talisker Housing Assignment of Rents; and (ix) any other agreements or resolutions executed by Talisker Housing in connection with the Talisker Housing Loan (collectively, the "**Talisker Housing Loan Documents**"); and

G. WHEREAS, the Talisker Housing Loan is in default, and H & B has appointed Attorney Matthew B. Hutchinson as successor trustee under the Talisker Housing Deed of Trust, who commenced a nonjudicial foreclosure of the Talisker Housing Deed, including the noticing and scheduling of a Trustee's Sale for March 20, 2018 at 4:30 p.m.

NOW, THEREFORE, H & B and PCMC agree as follows:

AGREEMENT

1. **Purchase and Sale of Talisker Housing Loan**. PCMC hereby agrees to purchase, and H & B hereby agrees to sell, all of H & B's interest in the Talisker Housing Loan for a total purchase price of One Million, One Hundred and Fifty Thousand Dollars and no cents ($1,150,000.00) (the "**Purchase Price**"). The Purchase Price shall be paid at Closing to H & B's attorney's trust account, i.e., Matthew B. Hutchinson of the law firm of Hoggan Lee Hutchinson.

2. **No Express or Implied Warranties**. PCMC hereby agree and acknowledge that H & B is agreeing to convey only its interest in the Talisker Housing Loan and the Talisker Housing Loan Documents, whatever the same may be, and that H & B is conveying said interest without any express or implied warranty of any kind whatsoever, except that H & B will warrant that it has not assigned any of its interest in the Talisker Housing Loan or any of the Talisker Housing Loan Documents to any other person or entity.

3. **PCMC Will Conduct All Necessary Due Diligence**. PCMC hereby agrees and acknowledges that it will evaluate H & B's interest in the Talisker Housing Loan Documents, that it will conduct all of the investigation and due diligence required for PCMC to evaluate the advisability of PCMC's entry into this transaction, and that PCMC is not relying, and has not relied upon any representation made by H & B or any of its attorneys, agents, officers, or employees at any time, in connection with deciding whether to purchase H & B's interest in the

Talisker Housing Loan and the Talisker Housing Loan Documents. H & B has already supplied PCMC with all documents in its control with regard to the Talisker Housing Loan and the real property securing the same.

4. **Settlement Deadlines, and Closing**. The Settlement Deadlines shall be , 2018 at 3:00 p.m., Mountain Standard Time. Closing shall occur at the offices of Hoggan Lee Hutchinson, 1225 Deer Valley Drive, Suite 201, Park City, Utah. At Closing, PCMC shall deliver funds in the amount of the full Purchase Price in return for: (i) the original Talisker Housing Note and allonge attached thereto, endorsed to PCMC, and executed in the name of H & B by an authorized signatory; (iii) original Assignment of the Talisker Housing Deed of Trust and Assignment of Rents executed in the name of H & B by an authorized signatory and in a form suitable for recordation with the office of the Summit County Recorder; (iv) original Assignments of Commercial Guaranties for the Tuhaye Guarantee, respectively; and (v) a statement of the outstanding balance of the Talisker Housing Note.

5. **Mutual Release**. Upon the closing of the transaction contemplated by this Agreement, provided such closing occurs on or before the Settlement Deadline, the parties hereto shall, for themselves and for their heirs, executors, administrators, successors and assigns release, acquit and forever discharge one another, and their related companies and their successors in interest, and his, her, their or its agents, servants, successors, heirs, executors, administrators, officers, directors and employees and insurers, and all other persons, firms, corporations, associations, partnerships or other entities of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation whatsoever, which either party has had, now has, or which may hereafter accrue on account of or in any way arising from the Talisker Housing Loan Documents.

6. **Signatures and Counterparts**. This Agreement will be binding upon the parties based upon faxed signatures or scanned and emailed signatures thereof. This Agreement may also be executed in multiple counterparts and when each party has executed and faxed its signature hereto, this Agreement shall be binding and in full force and effect.

7. **Severability**. Should any one or more of the provisions of this Agreement be determined to be illegal or unenforceable, all other provisions of this Agreement shall be given effect separately from the provision or provisions determined to be illegal or unenforceable and shall not be affected thereby.

8. **Construction**. This Agreement, or any provision thereof, shall not be construed against any party due to the fact that this Agreement, or any provision thereof, was drafted by that party's agent, but rather this Agreement shall be construed and interpreted as if it was the product of the joint effort of the parties, with each party having equal input thereto.

9. **Choice of Law, Jurisdiction and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah. H & B and PCMC, by execution of this Agreement, each hereby consent and submit to personal jurisdiction over the party by, and venue in, the courts of the State of Utah in and for Summit County, regarding any legal action arising from, or otherwise related to, this Agreement. In the event of any legal action arising from, or otherwise related to, this Agreement, H & B and PCMC hereby agree to submit such legal action to the courts of the State of Utah in and for Summit County and/or to transfer venue of any pending legal action to the courts of the State of Utah in and for Summit County upon the request of any other party.

10. **Amendment**. No amendment, change or modification of this Agreement shall be valid unless in writing, signed by both H & B and PCMC and expressly stating that the parties specifically intended to amend, change or otherwise modify this Agreement thereby.

11. **No Assignment**. This Agreement is not assignable by either Party.

12. **Attorneys' Fees**. In the event of any litigation or other legal proceeding arising from this Agreement, to enforce this Agreement, or concerning the rights or duties of any party under this Agreement, in addition to any other relief which may be granted, the prevailing party shall be entitled to recover its reasonable costs and attorney fees incurred therein.

IN WITNESS WHEREOF, the parties have executed this Loan Purchase and Sale Agreement as of the date first-above written.

H & B PARTNERS, LLC a Utah limited liability company

By: HENDERSON DEVELOPMENT, LLC, a Utah limited liability company, Member

____
Blake Henderson, Manager

By: BASCOM THOMAS BAYNES, Member

____

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

____
By: ____________________________
Its: ____________________________

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Staff recommends City Council hold a public hearing, review, and approve a new Level Three event, Avalanche Invitational Showcase, to be held June 14, 15, 16, & 17, 2018 based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office in accordance with Park City Municipal Code 4A-2-4C.

Respectfully:

Tommy Youngblood, Events Coordinator

City Council
Staff Report

Subject:	**Level Three Special Event - 2018 Avalanche Invitational Showcase**
Author:	**Tommy Youngblood, Special Events Coordinator**
Department:	**Special Events Department**
Date:	**March 29, 2018**
Type of Item:	**Administrative**

Summary Recommendation
Staff recommends City Council hold a public hearing, review, and approve a new Level Three event, Avalanche Invitational Showcase, to be held June 14, 15, 16, & 17, 2018 based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office in accordance with Park City Municipal Code 4A-2-4C.

Executive Summary
On December 18, 2017, representatives for the Avalanche Invitational Showcase applied for a Level Three Special Event Permit. Though this event occurred from 2011 to 2015, it did not occur in 2016 or 2017, due to a conflict in dates with other approved field events which no longer exists Therefore, in accordance with the Park City Municipal Code 4A-2-3C City Council shall review and approve a Level Three event which was not renewed for a period exceeding one year and the use of city property.

Acronyms
PCMC	Park City Municipal Corporation
SEAC	Special Event Advisory Committee
Avalanche	Utah Avalanche Girls Soccer Club Showcase

The Problem and Opportunity
This event is proposed on the calendar at a time that is still considered the shoulder season within Park City. The business community sees this as an opportunity to increase economic benefits.

- This event adds to the overall event activity for the month of June by taking place one week after the Ski Town Youth Lacrosse Tournament, another youth event that uses the same fields.
- There are four (4) other events on the calendar for this time period, see Exhibit B.
- The event provides local economic opportunity for lodging, retail, and restaurants during a time of lower daily occupancy rates.
- This event is unique in that it showcases female athletes on Park City's fields.

Council should be aware that there is another Level Three event (Latino Arts Festival) proposed for this timeframe at another location which will come to Council for approval at a later date. There is a list of other events to be held on these dates listed in Exhibit B.

Background

Date	Item
January 27, 2011	Minutes discussing original approval of Avalanche in 2011 beginning on page 11)
December 7, 2017	Work Session minutes to discuss potential Avalanche Soccer Invitational

Alternatives for City Council to Consider

1. **Recommended Alternative:**
   Staff recommends City Council approve the Level Three Event, Avalanche Invitational Showcase, to be held June 14, 15, 16,& 17, 2018 based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office in accordance with Park City Municipal Code 4A-2-4C.
   Pros
   a. The location and size of the proposed activity is within the capacity of the use areas and the resulting increase in traffic on adjacent streets can be managed effectively.
   b. This event positively impacts the Councils stated desired outcome of varied and Multi Seasonal Event Offerings, balance between tourism and Local Quality of life and having a wide variety of exceptional recreation.
   c. The event provides local economic opportunity for lodging, retail, and restaurants during a time when occupancy averages 32%.
   Cons
   a. This would add an event to the calendar - which may be seen to some community members as adding more events during a time when there are already approved events.

2. **Modify Alternative**
   Council could modify approval to reduce the number of teams allowed or limit the field use.
   Pros
   a. There would be decreased traffic at the Quinn's Sports Complex and Park City School District fields along Kearns Boulevard.
   Cons
   b. This would cause the event organizers to reschedule games and add additional fields outside of Park City.

3. **Denial Alternative:**
   Deny the Event Application.
   Pros
   a. The event would not take place within city limits.
   Cons
   a. The city would not receive field rental revenue anticipated by this event.

Analysis

The Utah Avalanche, based in Sandy, Utah, was formed in 2001 as Utah's only all-girls competitive soccer club. The Avalanche Invitational provides opportunities for female athletes of all ages to compete and be seen by college coaches from around the country. City Council previously discussed this item at their December 7th, 2017 Meeting. This event draws recruiting college coaches from throughout the country and is a great opportunity to showcase female athletes and creates opportunities for potential college scholarships. The event would use the fields a Quinn's Sports Complex and the Park City School District Fields. Staff finds impacts have been mitigated. While this is an all-female tournament in Park City limits, Avalanche has partnered with Apex Soccer in Summit County who will be hosting a male tournament. A summary of the event is attached as Exhibit B, regarding the following topics:

- Event Dates, Timeline and Operations.
- Transportation Parking and Transit Impacts.
  - No additional transit or parking mitigation measures will be required for this event.
  - The applicant continues to work with the City to promote off-site parking and traffic circulation in the vicinity of the event. The applicant is asking participants to carpool, walk and take transit – utilizing existing transportation routes.
- Environmental Sustainability.
  - Recycling at all fields.
- Estimate of City Service Fees.
  - The event has requested no fee waivers.

Special Event Advisory Committee (SEAC) Review

SEAC met and discussed the Avalanche Tournament at the November 15, 2017 and February 21, 2018 meetings SEAC. Staff and the general public commented at the December 7, 2017 (page 4, 5, & 6) Council meeting. At the February 17, 2018 meeting SEAC went through a prioritization of this event and forwarded a list of pros and cons. These items are summarized in Exhibit B.

Departmental Review

Special Events and Economic Development, Budget, Transportation Planning, Sustainability, Parks & Recreation, Police Department, Community Engagement, Legal and Executive have reviewed and commented on this report.

Funding Source

No city service fee waivers will be requested for the 2018 event. The event has not received fee reductions in the past. The total estimated city service fees to be paid by the applicant are $11,613.

Attachments and Links

Exhibit A – Avalanche Invitational Showcase Event Application
Exhibit B - Avalanche Invitational Showcase Analysis 2018
Exhibit C – DRAFT Avalanche Invitational Showcase finding and conditions

PARK CITY 1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

On January 11, 2018, staff received a First Amendment Event Application for March for Science to be held on Saturday, April 14 from Josh Hobson. While events create an increased need for city services, the overall City Service fees for the 2018 event have decreased. This item is coming to Council as pertains to section 4A-2-3-C of the code, as Council retains authority to approve Level Three Events that have substantially changed, which in this case includes increased use of Main Street as compared to the 2017 event.

Respectfully:

Tommy Youngblood, Events Coordinator

City Council
Staff Report

Subject: **First Amendment Event Approval – March for Science 2018**
Author: **Tommy Youngblood, Special Event Coordinator**
Department: **Special Events Department**
Date: **March 29, 2018**
Type of Item: **Administrative**

Summary Recommendation
Staff recommends City Council review and approve the March for Science, a Level Three First Amendment Event to be held on Saturday, April 14, 2018 from 10:30 a.m. to 2:00 p.m. and Fee Reduction in the amount of $ 7,361.00, based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office.

Executive Summary
On January 11, 2018, staff received a First Amendment Event Application for March for Science to be held on Saturday, April 14 from Josh Hobson. While events create an increased need for city services, the overall City Service fees for the 2018 event have decreased. This item is coming to Council as pertains to section 4A-2-3-C of the code, as Council retains authority to approve Level Three Events that have substantially changed, which in this case includes increased use of Main Street as compared to the 2017 event.

Acronyms
HPCA	Historic Park City Alliance
SEAC	Special Event Advisory Committee

The Problem
March for Science, a Level Three First Amendment Event, requested significantly changed property use for the 2018 event, including adding Lower Main Street to their use. Activities from this event will cause:

- Increased public property use as compared to the 2017 event.
- Decreased costs as compared to the 2017 event including Public Safety,

Background
Council reviewed and approved this event on March 30, 2017 as a one-time event. At that time the organizer was unsure if he would like to do annual march.
.

Alternatives for City Council to Consider
1. **Recommended Alternative:**
   Staff recommends City Council review and approve the March for Science, a Level Three First Amendment Event to be held on Saturday, April 14, 2018 from 10:30

a.m. to 2:00 p.m. and Fee Reduction in the amount of $7,361.00, based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office.

Pros:

a. As proposed the event reduced the amount of public parking removed for the event compared to 2017 and continues to minimize the impact on transportation congestion and transit delays on Main Street by minimizing the duration of the march and reducing the activity in the Brew Pub lot as compared to 2017.
b. The event positively supports Councils critical priority of Energy and the top priority of Citizen Engagement by informing residents on the environmental impacts of our day to day lives and working toward solutions.

Cons

a. The activity may create brief transportation congestion in the affected areas adjacent to the March route.

Consequences of Selecting This Alternative

This event will maintain a minimal event footprint and community impacts as compared to 2017. The event will cause brief transportation congestion in the areas adjacent event route.

2. **Modify Alternative:**

City Council could modify the approval of the March for Science to be held on Saturday, April 14, 2018 by doing any of the following:

a. Shorting or changing the course of the march to have less impact on Main Street.
b. Modify City Service fees making the applicant pay.

Pros

a. Modifying the course may result in less of an impact on Main Street transportation flow and parking, but would likely effect all other city departments regarding current event plans and costs.
b. Asking the applicant to incur more city service fees would be less impactful on the city funds, but would place hardship on the applicant.

Cons

a. Applicant would be asked to pay more city service fees which could affect overall event.

Analysis

In accordance with section 4A-2-3 of the Municipal Code, staff finds the March for Science, First Amendment Event Permit is an activity conducted for the purpose of expressing political, social, religious or other views protected by the First Amendment of the United States Constitution and Article 1, Section 15 of the United States Constitution, including speechmaking, marching, demonstrating and debating public issues. Staff finds impacts have been mitigated.

Staff finds impacts have been mitigated. Analysis of the event is included as Exhibit B, including:

- Event time and Operations: April 14, 10:30 a.m. to 2:00 p. m.
- Parking Removal
  - Main Street will be posted "No Street Parking" from 11:00 a.m. – 12:00 p.m. and closed to traffic at the start of the march at 11:25.
  - March is scheduled to last 25 – 30 minutes
- Transportation and Parking Plans
  - Transportation Planning in coordination with Parking Services, Transit and Special Events anticipate no additional transit or parking mitigation measures will be required for this event.
  - Transit changes to their spring service on April 9^{th} , 2018
  - Parking will be available at China Bridge, Swede Alley Lots, and other parts of Main Street and Park Avenue.
- Community Engagement & Notification
  - Local and Social Media
  - Resident and merchant outreach leading up to the event
- Financial Considerations
  - Requested fee reduction amount is 7,361.00 and includes fees for Special Events, Building, Parking, Facilities, and Public Safety

Community Engagement

Special Events staff has discussed with event with HPCA and will continue outreach informing merchants of the events impacts. No negative impacts are anticipated on the adjacent residential areas.

Department Review

Special Events, Public Safety, Transportation Planning, Transit, Community Engagement, Budget, Streets, Economic Development, Executive and Legal have reviewed this report.

Funding Source

According to 4A-2-9, of the fee reduction policy Council retains authority on the fee reduction request as the $200,000 annual threshold for event fee reduction has been exceeded. Any fees waived for this event would come from existing department budgets. The applicant has provided a letter of hardship in Exhibit A, and did not apply for fee reduction at the time the application was due, as he was unaware of the event.

Links & Attachments

A March for Science 2018 First Amendment Event Application
B Exhibit B - Event Analysis and Site Plan for the March for Science
C DRAFT Findings for the March for Science 2018 First Amendment Event

PARK CITY
1884

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

This application is a request for approval of a Second Amendment to the Silver Strike Lodge Condominiums plat to combine Units 201 and 203 with an adjacent hallway (**Exhibit A**). The amendment also converts the hallway from common area to private area. Unit 201 was previously a deed restricted unit, converted to private area with the First Amendment to the Silver Strike Lodge (**Exhibits B and C**).

The City purchased Unit 201 as an affordable unit and in October of 2017 agreed to sell Unit 201 to the owner of Unit 203 to resolve the unaffordable HOA fees and eliminate future payments to the HOA. The deed restriction was removed at the time of the sale and revenue from the sale was put in the City's housing fund for affordable units. The owners of Units 201 and 203 desire to combine these units and hallway in order to create one 2,572 sf unit.

The property is located in the Residential Development (RD) District subject to the Flagstaff Annexation and Development Agreement (Exhibit G- link to VEP MPD approval <http://www.parkcity.org/Home/ShowDocument?id=48678>), as amended and recorded on March 3, 2007. On February 28, 2018, the Planning Commission conducted a public hearing and voted unanimously to forward a positive recommendation to City Council. No public input was provided at the hearing.

Respectfully:

Kirsten Whetstone, Senior Planner

PARK CITY 1884
PLANNING DEPARTMENT

City Council Staff Report

Subject: **Silver Strike Lodge Condominiums Second Amended plat**
Author: **Kirsten Whetstone, MS, AICP**
Department: **Planning**
Date: **March 29, 2018**
Type of Item: **Legislative– Public Hearing**

Summary Recommendation

Staff recommends the City Council hold a public hearing for the Second Amended Silver Strike Lodge condominium plat and consider approving the plat amendment pursuant to the findings of fact, conclusions of law and conditions of approval in the attached Ordinance.

Description

Applicants:	Elie and Joni Antar, owners and Silver Strike Lodge Homeowners' Association
Applicant representative:	Marshall King, Alliance Engineering
Location:	8902 Empire Club Drive (Units 201 and 203)
Zoning:	Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD) and Village at Empire Pass MPD
Adjacent Land Uses:	Condominiums and other development parcels of the Village at Empire Pass, Open Space and Deer Valley Resort ski lift and ski runs.

Executive Summary

This application is a request for approval of a Second Amendment to the Silver Strike Lodge Condominiums plat to combine Units 201 and 203 with an adjacent hallway (**Exhibit A**) to create a new Unit 203. The amendment also converts the hallway from common area to private area. Unit 201 was previously a deed restricted unit, converted to private area with the First Amendment to the Silver Strike Lodge (**Exhibits B and C**). The City purchased Unit 201 as an affordable unit and in October of 2017 agreed to sell Unit 201 to the owner of Unit 203 to resolve the unaffordable HOA fees and eliminate future payments to the HOA. The deed restriction was removed at the time of the sale and revenue from the sale was put in the City's housing fund for affordable units. The current owner of Units 201 and 203 desires to combine these units in order to create one 2,572 sf unit.

The property is located in the Residential Development (RD) District subject to the Flagstaff Annexation and Development Agreement (Exhibit G- link to VEP MPD approval), as amended and recorded on March 3, 2007. The property is also subject to the July 28, 2004, Village at Empire Pass MPD and the January 25, 2006, Conditional

Use Permit for 34 residential units, 2 ADA units, one Employee Housing Unit (EHU) and 1,106 square feet of retail commercial space totaling 71,200 sf. The retail space was converted to common area with the First Amended Silver Strike Lodge plat.

On February 28, 2018, the Planning Commission conducted a public hearing and voted unanimously to forward a positive recommendation to City Council.

Acronyms

ADA	American Disability Act
CUP	Conditional Use Permit
EHU	Employee Housing Unit
LMC	Land Management Code
MPD	Master Planned Development
PUD	Planned Unit Development
RD	Residential Development
SBWRD	Snyderville Basin Water Reclamation District
UE	Unit Equivalent
VEP MPD	Village Empire Pass Master Planned Development

Background

June 24, 1999 - Council adopted Ordinance 99-30 and Resolution 20-99 approving an annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

July 28, 2004 - the Planning Commission approved a Master Planned Development (MPD) for the Village at Empire Pass, aka Pod A. Silver Strike Lodge is Building 6.

May 26, 2005 - City Council approved the Village at Empire Pass West Side subdivision plat which was recorded on August 12, 2005. The Silver Strike project is located on Lot 14.

January 25, 2006 - the Planning Commission approved a Conditional Use Permit (CUP) for the Silver Strike Lodge. The CUP approved 34 units totaling approximately 71,200 square feet for approximately 35.6 Unit Equivalents. In addition, 2 ADA units, one Employee Housing Unit and 1,106 sf of support retail space were approved.

August 24, 2006 - the Silver Strike Lodge condominium plat was approved by City Council. The condominium created 34 residential units ranging in size from 1,647 square feet to 3,386 square feet. The previously proposed retail space was eliminated (**Exhibit B**).

August 27, 2009 - the First Amended Silver Strike Lodge condominium plat was approved. The first amendment was for Sheet 3 of 11 only and changed the Employee

Housing Unit #201 from Common to Private ownership for the purpose of selling the unit under the City's deed restrictions. The plat was recorded at Summit County on March 17, 2010 (**Exhibit C**). Unit 201 was purchased by the property manager who was a qualified buyer of this affordable, deed restricted unit.

August 2017 - Due to issues regarding the high monthly Homeowners Association (HOA) dues and issues between the Owners and the HOA the City purchased Unit 201 to resolve the unaffordable HOA fees, and eliminate future payments to the HOA.

October 12, 2017 - City Council approved removal of the deed restrictions and agreed to disposition of Unit 201, pursuant to Municipal Code 2-3-11-link. City Council approved the Real Estate Purchase Contract (REPC) with Joni Antar, for the city-owned property located at 8902 Empire Club Drive, #201.

January 23, 2018 - the City received a complete application for the Second Amended Silver Strike Lodge Condominium plat (**Exhibit A**) to combine Units 201 and 203 with an adjacent common area hallway creating amended Unit 203 consisting of 2,572 square feet. See **Exhibits D, E and F** for applicant's letter, aerial photo and photos of the site.

February 28, 2018 - the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation to City Council. No public input was provided at the hearing.

Alternatives

- City Council may approve the Second Amended Silver Strike Lodge condominium plat as conditioned or amended, or
- City Council may deny the Second Amended Silver Strike Lodge condominium and direct staff to make Findings for this decision, or
- City Council may continue the hearing and discussion on the Second Amended Silver Strike Lodge condominium plat to a date certain to allow the applicant and/or staff time to provide additional information and analysis necessary to make a final decision.

Analysis

The First Amended Silver Strike Condominium plat identified Employee Housing Unit #201 as Private area. A deed restriction for Unit 201 was recorded with the original plat and an amended deed restriction was recorded with the First Amended plat. The City removed the deed restriction from Unit 201 at the time of sale of Unit 201 to the owners of Unit 203, which was approved by City Council on October 12, 2017.

The HOA voted to approve conversion of the adjacent hallway from common area to private area and documentation of the vote was provided with the submittal. All other elements of the condominium record of survey remain in place and are compliant with the Master Planned Development and Land Management Code. Combining Units 201 and 203 does not change the number of market units and increases the UE from 35.6 to 36.2. This will be noted on the amended Flagstaff Development density summary.

Staff reviewed the emergency egress with the Building Department and Fire District and recommends a condition of approval that prior to plat recordation and building permit issuance to combine the hallway with the Units 201 and 203, an amended emergency and ADA exit plan for the building is given final approval by the Park City Fire District and the Park City Building Department. This may entail additional exit signs, relocation of fire sprinklers and possible relocation of common utilities from the hallway area.

Staff finds good cause for this amended condominium plat as it combines Units 201 and 203, does not increase the number of market units, makes no changes to the exterior of the building, creates no additional parking demand and is substantially consistent with the original approvals. This is the final action of the sale of a deed restricted unit that became unaffordable due to HOA fee structure that resulted in additional revenue for the City's housing fund. This action allows the buyer to combine the units into a single unit.

Department Review

This project has gone through an interdepartmental staff review meeting held on February 6, 2018. No further issues were brought up at that time.

Notice

On February 14, 2018, the property was posted and notice was mailed to property owners within 300 feet. On February 10, 2018, legal notice was published in the Park Record and Utah public notice website. No public input was provided at the Planning Commission hearing on February 28, 2018.

Public Input

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

Future Process

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

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The units and hallway could not be combined to create a single unit.

Recommendation

Staff recommends the City Council hold a public hearing for the Second Amended Silver Strike Lodge condominium plat and consider approving the plat amendment pursuant to the findings of fact, conclusions of law and conditions of approval in the attached Ordinance.

Exhibits

Ordinance
Exhibit A- **Proposed plat amendment**
Exhibit B- **Silver Strike Lodge Condominium plat**
Exhibit C- **First Amended Silver Strike Lodge Condominium plat**
Exhibit D- **Applicant letter of intent**
Exhibit E- **Aerial photo of property**
Exhibit F- **Photos**
Exhibit G- **Flagstaff Development Agreement (link)**

Ordinance No. 2018-12

AN ORDINANCE APPROVING THE SECOND AMENDED SILVER STRIKE LODGE CONDOMINIUM PLAT LOCATED AT 8902 EMPIRE CLUB DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property known as the Silver Strike Lodge, located at 8902 Empire Club Drive, Lot 14 of the Village at Empire Pass West Side Subdivision, have petitioned the City Council for approval of the Second Amended Silver Strike Lodge Condominium plat; and

WHEREAS, on February 14, 2018, the property was posted and notice was sent to all affected property owners according to the requirements of the Land Management Code; and

WHEREAS, on February 10, 2018, proper legal notice was published in the Park Record and posted to the public notice website according to requirements of the Land Management Code; and

WHEREAS, on February 28, 2018, the Planning Commission held a public hearing to receive input on the Second Amended Silver Strike Lodge condominium plat; and

WHEREAS, on February 28, 2018, the Planning Commission forwarded a positive recommendation to the City Council; and

WHEREAS, on March 29, 2018, the City Council held a public hearing to receive input on the Second Amended Silver Strike Lodge condominium plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Second Amended Silver Strike Lodge condominium plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Second Amended Silver Strike Lodge condominium plat as shown in Exhibit A 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 8902 Empire Club Drive.
2. The Silver Strike Lodge is located in the RD-MPD zoning district.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development

Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement, which was amended and recorded in March of 2007, sets forth maximum densities, location of densities, and developer-offered amenities.

4. On July 28, 2004, the Planning Commission approved a Master Planned Development for the Village at Empire Pass, aka Pod A. Silver Strike Lodge is Building 6 of the MPD.
5. On May 26, 2005, City Council approved the Village at Empire Pass West Side subdivision plat which was recorded on August 12, 2005. Silver Strike Lodge is located on Lot 14.
6. On January 25, 2006, the Planning Commission approved a Conditional Use Permit for the Silver Strike Lodge. The Conditional Use Permit approved 34 units totaling approximately 71,200 square feet for approximately 35.6 Unit Equivalents. In addition, 2 ADA units, one Employee Housing Unit, and 1,106 square feet of retail commercial space were proposed within the building.
7. On August 24, 2006, the City Council approved the Silver Strike Lodge condominium record of survey for 34 residential units ranging in size from 1,647 square feet to 3,386 square feet. The previously proposed retail space was eliminated. An Employee Housing Unit (EHU) of 874 square feet (Unit #201) was provided.
8. The recorded page 3 of 11 showed Employee Housing Unit 203 as Common, contrary to what was reviewed and approved by the City or intended by the applicant.
9. A First Amended Silver Strike Lodge condominium plat was approved by City Council on August 27, 2009, recorded at Summit County on March 17, 2010. The first amended condominium plat corrected the designation for Unit 201 from common to private area.
10. In August of 2017, due to issues regarding the high monthly Homeowners Association (HOA) dues and issues between the Owners and the HOA, the City agreed to purchase Unit 201 to resolve the unaffordable HOA fees and eliminate future payments to the HOA. In October, the affordable unit was sold at market rate and revenue from that sale went to the City's affordable housing program. The deed restriction was removed from the unit.
11. This Second Amended Silver Strike Lodge condominium plat combines Units 201 (874 sf) and 203 (1,364 sf) with 334 sf of adjacent hallway to create a single Unit 203 consisting of 2,572 sf. The amendment also changes the designation of the hallway from common area to private area.
12. Combining Units 201 and 203 does not change the number of market units and increases the UE from 35.6 to 36.2, to be noted on the amended Flagstaff Development density summary.
13. No exterior changes are proposed. The Silver Strike Lodge meets the minimum setback requirements.
14. At the time of the MPD approval, a height exception was granted for this building for a total height of 92 feet above existing grade and no changes are proposed to the existing building height.

15. Parking is provided at 75% of the Code requirement consistent with the Development Agreement. No additional parking is required with this plat amendment.
16. The proposed amended plat is consistent with the approved Master Planned Development for the Village at Empire Pass.

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

Conditions of Approval:
1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amended plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat amendment will be void.
3. A plat note indicating that all conditions of approval of the Village at Empire Pass Master Planned Development, the Village at Empire Pass West Side subdivision plat, and the Silver Strike Conditional Use Permit shall continue to apply.
4. Prior to plat recordation and issuance of a building permit to combine the hallway with the Units 201 and 203, any common utilities within the hallway area shall be relocated as determined by the Chief Building Official, and an emergency and ADA exit plan for the building shall be approved by the Park City Fire District and Park City Building Department.
5. Flagstaff Development density summary shall be amended to reflect the change of Unit Equivalents from 35.6 to 36.2.

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

PASSED AND ADOPTED this 29th day of March, 2018.

PARK CITY MUNICIPAL CORPORATION

____

Andy Beerman, MAYOR

ATTEST:

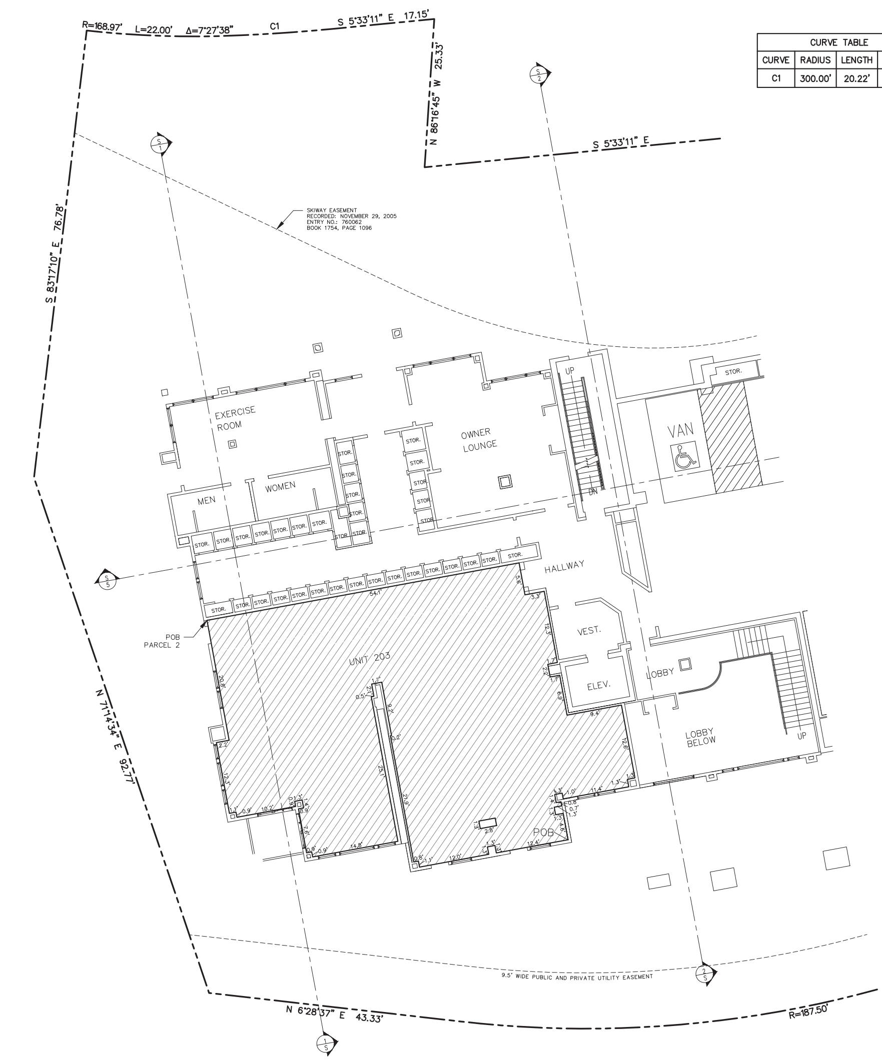
____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

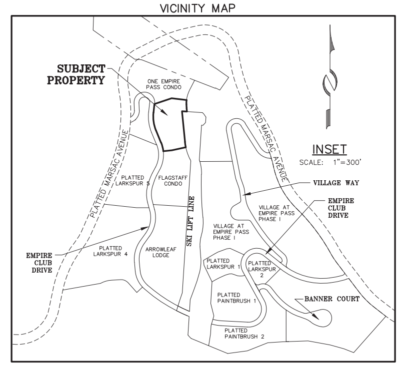
Exhibit A – Amended Condominium plat

EXHIBIT A



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	20.22'	3°51'42"

VICINITY MAP



PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owners, this SECOND AMENDED SILVER STRIKE LODGE, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

PARCEL 1

Units 201 and Unit 203, First Amended Sheet 3 of 11 Condominium Record of Survey Plat of Silver Strike Lodge, a Utah condominium project, together with the appurtenant undivided interest in the common areas, as identified on the original condominium plat recorded November 28, 2006, as Entry No. 797588 and the Amendment thereto recorded March 17, 2010 as Entry No. 894239 and in the Declaration of Condominium recorded November 28, 2006, as Entry No. 797589 in Book 1831 at Page 1879 and the First Amendment thereto recorded March 17, 2010 as Entry No. 894240 in Book 2024 at Page 1406 in the office of the Summit County Recorder.

PARCEL 2

An area within Silver Strike Lodge, a Utah Condominium Project, located on Lot 14, The Village at Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Recorder, Summit County, Utah, said area being described as follows:

Beginning at a point that is South 89°40'53" West 63.54 feet from the northwesterly corner of Lot 14, the Village at Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 in the Office of the Recorder, Summit County, Utah, said point also being the northeasterly corner of a hallway as shown on the attached Exhibit "A", said hallway being on Level 2 of Silver Strike Lodge First Amended Sheet 3 of 11, recorded March 17, 2010, as Entry No. 894239 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the easterly wall of said hallway South 10°26'39" East 54.3 feet; thence South 79°33'21" West 5.6 feet to a point on the interior wall of Unit 203 as shown on Level 2 of said Silver Strike Lodge; thence coincident with the interior wall of Unit 203 the following six (6) courses: 1) North 10°26'39" West 7.0 feet; thence 2) South 79°33'21" West 1.2 feet; thence 3) North 10°26'39" West 6.1 feet; thence 4) North 79°33'21" East 1.2 feet; thence 5) North 10°26'39" West 14.3 feet; thence 6) South 79°33'21" West 10.2 feet; thence North 10°26'39" West 1.3 feet to a point on the interior wall of Employee Unit 201 as shown on Level 2 of said Silver Strike Lodge; thence coincident with the interior wall of Employee Unit 201 the following four (4) courses: 1) North 79°33'21" East 7.9 feet; thence 2) North 10°26'39" West 5.5 feet; thence 3) North 79°33'21" East 2.3 feet; thence 4) North 10°26'39" West 20.1 feet; thence North 79°33'21" East 5.6 feet to the point of beginning.

ASSOCIATION CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, on behalf of Silver Strike Lodge Owners Association, Inc., a Utah nonprofit corporation, as to Parcel 2, having complied with the requirements of both Statutes and the Recorded Declaration as amended hereby consents to the recording of this amended record of survey map.

____
Bart Longson, President
Silver Strike Lodge Owners Association, Inc.

ACKNOWLEDGMENT

State of Utah:
ss:
County of Summit:

On this _____ day of ____________, 2018, personally appeared before me, the undersigned Notary Public, in and for said County and State, Bart Longson, being duly sworn, acknowledged to me that he is the president of Silver Strike Lodge Owners Association, Inc., and that he signed the above Owner's Consent to Record for, on, and in behalf of all of the unit owners at Silver Strike Lodge acting as a group (under the name of Silver Strike Lodge Owners Association, Inc.) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Silver Strike Lodge, a Utah Condominium Project.

____
A Notary Public Commissioned in Utah

____
Printed Name

Residing in: ________________________

My commission expires: ______________

OWNER'S CONSENT TO RECORD

Know all men by these presents that the owners of Unit 201 and Unit 203 of this SECOND AMENDED SILVER STRIKE LODGE, hereby certify that they have caused this condominium plat to be prepared, and we, Elie Antar and Joni Antar, husband and wife as joint tenants, as to Parcel 1, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication this ____ day of ________________, 2018.

____
Elie Antar

____
Joni Antar

ACKNOWLEDGMENT

State of _______________)
:ss
County of ______________)

On this ______ day of ______________, 2018, Elie Antar personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

____________________ Residing in: ________________
Signature

A Notary Public Commissioned in _______________

__________________ My Commission Expires: ____________
Printed Name

ACKNOWLEDGMENT

State of _______________)
:ss
County of ______________)

On this ______ day of ______________, 2018, Joni Antar personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Consent to Record freely and voluntarily.

___________________ Residing in: _________________
Signature

A Notary Public Commissioned in _______________

___________________ My Commission Expires: ___________
Printed Name

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
2. All conditions of approval of the Village at Empire Pass Master Planned Development, the Village at Empire Pass West Side Subdivision Plat, and the Silver Strike Conditional Use Permit remain in full force and effect and shall continue to apply.
3. The declarations recorded with the Summit County Recorder's Office bearing Entry #00797589 have not been modified to date and remains the operative Declaration for this property.
4. This plat amendment combines Unit 201, Unit 203 and the adjacent hallway as shown on the First Amended Sheet 3 of 11, Silver Strike Lodge, recorded March 17, 2010, as Entry No. 894239 in the Office of the Summit County Recorder.

10' 0 10' 20'

LEVEL TWO

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE	
203	2572	8081.00'	N 17523.62	E 23460.46

NOTE:
SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

SECOND AMENDED SHEET 3 OF 11
CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

1/23/18 JOB NO.: 8-11-17 FILE: X:\Empire\dwg\srv\plat2017\081117.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF __________, 2018 BY _______________ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2018 BY _______________ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF __________, 2018 BY _______________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF __________, 2018 BY _______________ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF __________, 2018 BY _______________ MAYOR	I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF __________, 2018 BY _______________ PARK CITY RECORDER	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ____________________________ _______ FEE ____________________ RECORDER TIME ______ DATE ________ ENTRY NO. ___________

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner(s), this Condominium Plat of SILVER STRIKE LODGE, a Utah Condominium Project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

JOHN DEMKOWICZ, L.S. #154491 — 10/19/06 DATE

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

BOUNDARY DESCRIPTION

All of Lot 14, The Village at Empire Pass West Side, subdivision plat, according to the official plat of record and on file in the office of the Summit County Recorder, Recorded August 12, 2005, as Entry No. 746744.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the IRONWOOD CPI EMPIRE PASS LLC, a Delaware limited liability company, the owner of the tract of land described herein as SILVER STRIKE LODGE, a Utah Condominium project located on said tract of land, hereby certify that they have caused this survey to be made and this Record of Survey Map consisting of eleven (11) sheets to be prepared, and does hereby consent to the recordation of this Record of Survey Map and submit this property to the Utah Condominium Ownership Act.

The owner certifies that the buildings shown on this plat, but not constructed at the time the plat was recorded, will, when completed, be substantially as shown on the plat.

The owner or his representative dedicates to Park City Municipal Corporation and Snyderville Basin Water Reclamation District all public utility, public access, and snow storage easements shown hereon in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has executed this certificate and dedication this 13 day of OCTOBER 2006.

IRONWOOD CPI EMPIRE PASS, LLC, a Delaware Limited Liability Company

By: Jacek Koson, Manager

TIFFANY G. [illegible] NOTARY PUBLIC • STATE of UTAH [illegible] PARK CITY, UT [illegible] COMM. EXP. 6-13-2010

ACKNOWLEDGMENT

State of Utah
County of Summit ss:

On this 13th day of October 2006, personally appeared before me, the undersigned Notary Public, in and for said County and State, Jacek Koson, being duly sworn, acknowledged to me that he is the Manager Member of IRONWOOD CPI EMPIRE PASS LLC, a Delaware limited liability company, and that the foregoing Owner's Certificate and Dedication was signed on behalf of said company by authority of its operating agreement, and said Jacek Koson acknowledged to me that he executed the same on behalf of said company or authorizing resolution.

Tiffany C. Ringel
A NOTARY PUBLIC COMMISSIONED IN UTAH

Residing in: Summit County
My commission expires: 6/13/2010

UPCM SUBORDINATION

The undersigned, as the beneficiary under that certain (i) Deed of Trust, Security Agreement and Assignment of Rents and Leases (Contingent Land Price) recorded on September 30, 2005 as Entry No. 752680, in Book 1738, Page 1006 of the records of the Summit County, Utah, and (ii) Deed of Trust, Security Agreement and Assignment of Rents and Leases (Talisker Club Opportunity Obligation) recorded on September 30, 2005 as Entry No. 752681, in Book 1738, Page 1023 of the records of the Summit County, Utah (collectively, the "Deeds of Trust"), hereby consents to the recording of this plat for the herein described property and the dedications provided herein, and hereby subordinates the Deeds of Trust to any easements, dedications, covenants and restrictions created by the recording of this plat; provided that the foregoing subordination is not intended, and shall not be construed, to (a) subordinate the liens, assignments and security interests of the Deeds of Trust to any other liens, assignments or security interests whatsoever, including, without limitation, any liens created by this plat, that certain Declaration of Covenants, Conditions Restrictions and Easements of Silver Strike Lodge dated October ___ 2006, executed by Ironwood CPI Empire Pass LLC, as Declarant, and/or any other deed of trust or mortgage encumbering the herein described property; or (b) modify that certain Subordination Agreement and the priority rights established thereunder, dated June 16, 2006, by and between Ironwood CPI Empire Pass LLC, the undersigned, and Societe Generale, as Administrative Agent.

UNITED PARK CITY MINES COMPANY, a Delaware corporation

By: [signature]
Name: David J. Smith
Title: Authorized Signing Officer

ACKNOWLEDGMENT

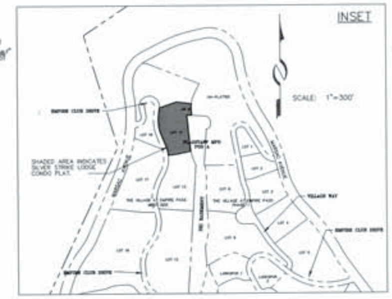
State of Utah
County of Summit ss:

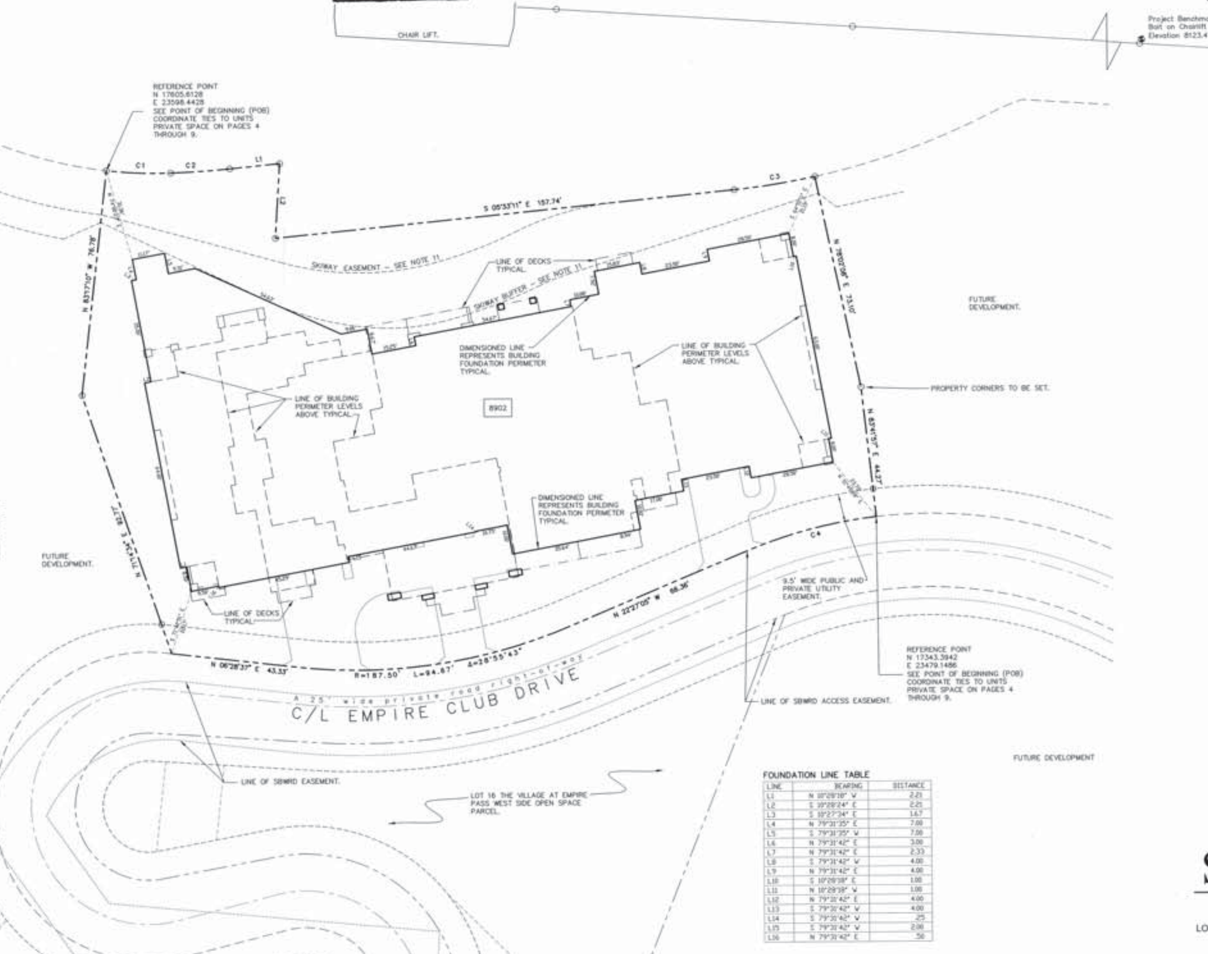
On October 13, 2006, personally appeared before me David J. Smith who being duly sworn, did say to me that he is the Authorized Signing Officer of United park City Mines (UPCM), a Delaware corporation which executed the above and foregoing instrument and that the instrument was signed on behalf of Societe Generale with full authority, and he acknowledged to me that Societe Generale executed the same.

Lorrie J. Hoggan
A NOTARY PUBLIC COMMISSIONED IN UTAH

Residing in: Oakley, Utah
My commission expires: 10-11-07

NOTARY PUBLIC STATE OF UTAH My Commission Expires October 11, 2007 LORRIE J. HOGGAN 4549 N SR32 Oakley, Utah 84055





BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°33'11" E	17.15
L2	N 86°16'45" W	25.33

BOUNDARY CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	150.00	22.01	8°24'20"
C2	300.00	20.22	3°51'42"
C3	250.00	27.98	6°24'41"
C4	182.50	45.81	18°09'02"

LEGEND:

- Property corner to be set
- 8902 Street Address on Empire Club Drive
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP

FOUNDATION LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°28'18" W	2.21
L2	S 10°28'24" E	2.21
L3	S 10°27'34" E	1.67
L4	N 79°31'35" E	7.00
L5	S 79°31'35" W	7.00
L6	N 79°31'42" E	3.00
L7	N 79°31'42" E	2.33
L8	S 79°31'42" W	4.00
L9	N 79°31'42" E	4.00
L10	S 10°28'18" E	1.00
L11	N 10°28'18" W	1.00
L12	N 79°31'42" E	4.00
L13	S 79°31'42" W	4.00
L14	S 79°31'42" W	.25
L15	S 79°31'42" W	2.00
L16	N 79°31'42" E	.50

LENDER CONSENT

The undersigned, in its capacity as Administrative Agent for the benefit of certain Lenders, and as the beneficiary under that certain Construction Deed of Trust, Assignment of Rents and Financing Statement recorded on June 16, 2006 as Entry No. 781217, in Book 1798, Page 422 of the records of the Summit County, Utah (the "Deed of Trust"), hereby consents to the recording of this plat for the herein described property and the dedications provided herein, and hereby subordinates the Deed of Trust to any easements, dedications, covenants and restrictions created by the recording of this plat; provided that the foregoing subordination is not intended, and shall not be construed, to (a) subordinate the liens, assignments and security interests of the Deed of Trust to any other liens, assignments or security interests whatsoever, including, without limitation, any liens created by this plat, that certain Declaration of Covenants, Conditions Restrictions and Easements of Silver Strike Lodge dated October ___ 2006, executed by Ironwood CPI Empire Pass LLC, as Declarant, and/or any other deed of trust or mortgage encumbering the herein described property; or (b) modify that certain Subordination Agreement and the priority rights established thereunder, dated June 16, 2006, by and between Ironwood CPI Empire Pass LLC, the undersigned, and United Park City Mines Company.

SOCIETE GENERALE, in its capacity as Administrative Agent

By: [signature]
Name: JEFFREY C SCHULTZ
Title: DIRECTOR

ACKNOWLEDGMENT

State of TEXAS
County of DALLAS ss:

On October 16 2006, personally appeared before me Jeffrey C. Schultz who being duly sworn, did say to me that he is the Director of SOCIETE GENERALE, a French banking corporation which executed the above and foregoing instrument and that the instrument was signed on behalf of Societe Generale with full authority, and he acknowledged to me that Societe Generale executed the same.

Megan Jensen
A NOTARY PUBLIC COMMISSIONED IN TEXAS
Megan Jensen

Residing in: TEXAS
My commission expires: 12/14/06

MEGAN JENSEN Notary Public, State of Texas My Commission Expires 12-14-06

NOTES:

1. The dimensions of the private spaces and square footage calculations are based on drawings supplied by JSA Architecture. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Covenants, Conditions, Restrictions and Easements of Silver Strike Lodge, A Utah Condominium Project. Such calculation typically differs somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
2. All common structural elements are designated as Common Areas, as described in the Declaration of Condominium.
3. Building ties on this sheet are from the property line to the building foundation as shown.
4. All Common Area is dedicated as a non-exclusive easement to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Service District, Summit County, for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
5. Access to the units is by private roads and is not warranted by Park City.
6. The units of the Silver Strike Lodge Condominium Development are served by a Common Private Lateral Wastewater Line. The Empire Pass Master Owners Association, Inc. (the "Master Association") shall be responsible for the maintenance and replacement of said Private Lateral Wastewater Line serving the Silver Strike Lodge. The cost of such maintenance and replacement shall be paid by the Silver Strike Lodge Owners Association, Inc. as part of the common expenses.
7. The property corners at Empire Club Drive will be set at the intersection of the 9.5' wide public and private utility easement and the lot line or as shown hereon.
8. Unit 201: Deed Restricted Employee/Affordable Housing Unit.
9. All conditions of approval of The Village at Empire Pass Master Planned Development, The Village at Empire Pass, West Side Subdivision Plat, and the Silver Strike Conditional Use Permit shall to apply.
10. Units 701 and 702: ADA Accessible.
11. Skiway easement and buffer. Recorded November 29, 2005; Entry #760062, Book 1754, Page 1096 Summit County Recorders Office.

CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

PAGE 1 OF 11

JOB NO.: 8-09-05 FILE: Silver Strike Lodge\Plat\SHEETS\SHT01_SSL.dwg

Alliance Engineering Inc	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	# 799588 RECORDED
(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 20th DAY OF October, 2006 A.D. BY [signature] S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 9TH DAY OF AUGUST, 2006 A.D. BY [signature] CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 20th DAY OF OCTOBER, 2006 A.D. BY [signature] PE PARK CITY ENGINEER	APPROVED AS TO FORM THIS 21st DAY OF November, 2006 A.D. BY [signature] PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 24TH DAY OF AUGUST, 2006 A.D. BY [signature] PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 24TH DAY OF AUGUST, 2006 A.D. BY [signature] MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title DATE 11-28-2006 TIME 8:25 AM BOOK ___ PAGE ___ $369.00 FEE [signature], Deputy RECORDER

LEVEL ONE

	COMMON OWNERSHIP
	PRIVATE OWNERSHIP
	LIMITED COMMON OWNERSHIP

10 0 10 20 FEET

CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

SHEET 2 OF 11

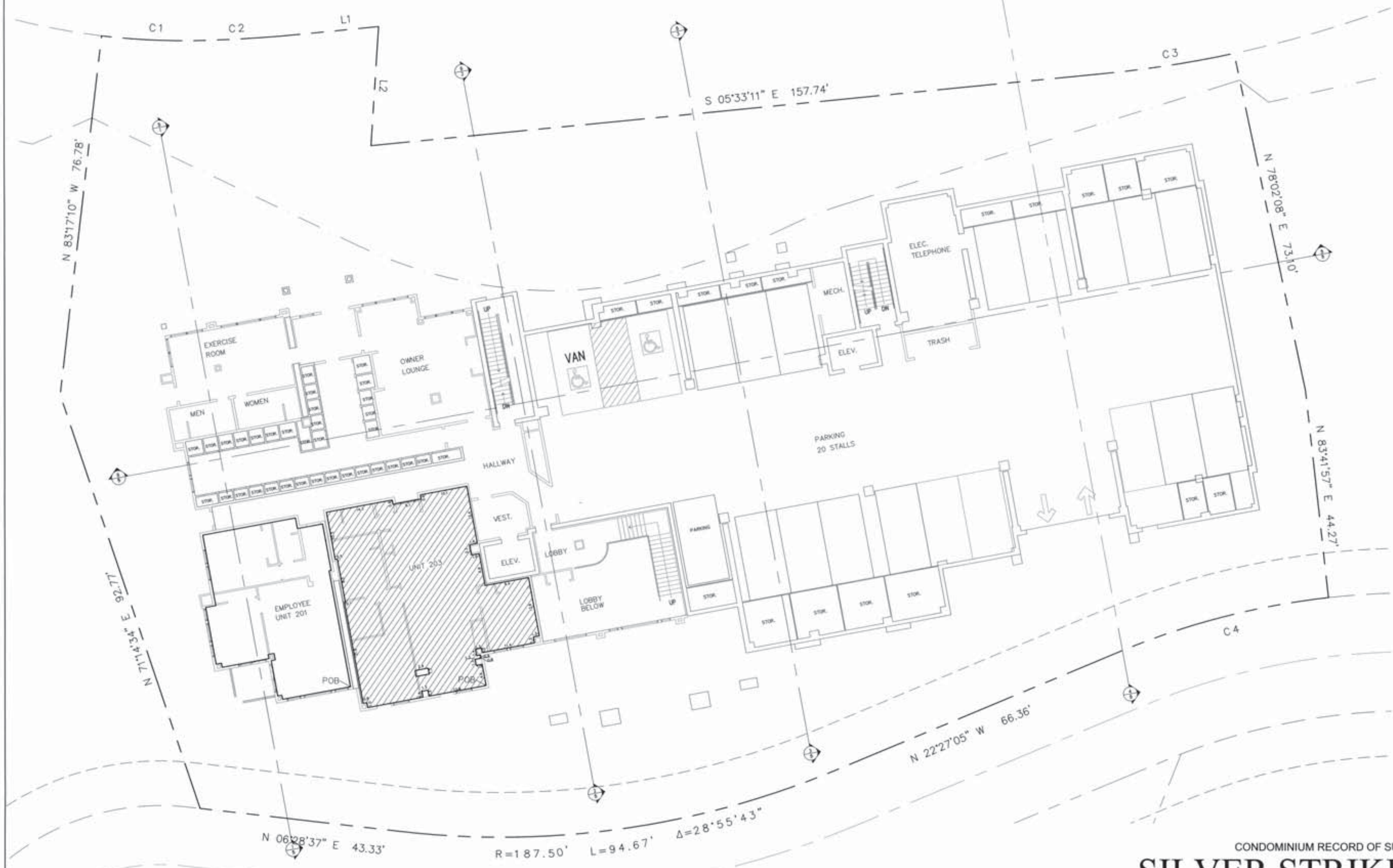
#797588 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title

DATE: 11-28-06 TIME: 8:20am BOOK: —— PAGE: ——

$349 FEE

RECORDER, Deputy



CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

SHEET 3 OF 11

LEVEL TWO

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE	
201	874	8081.00'	N 17552.60	E 23460.21
203	1364	8081.00'	N 17523.62	E 23460.46

NOTE:
SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

10 0 10 20 FEET

797588

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title
DATE: 11-28-06 TIME: 8:25am BOOK: — PAGE: —

$369.00 FEE

Daniel S. Bowen, Deputy RECORDER

LEVEL THREE

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE	
301	2257	8093.00'	N 17523.94	E 23481.48
302	2235	8093.00'	N 17566.77	E 23539.85
303	1647	8093.00'	N 17511.28	E 23482.80
304	2137	8093.00'	N 17514.67	E 23535.22
305	1677	8093.00'	N 17466.55	E 23468.19
306	2140	8093.00'	N 17400.46	E 23565.68
307	2190	8093.00'	N 17431.85	E 23521.25

NOTE:
SEE SHEET 1 OF 11 FOR BOUNDARY CORNER REFERENCE COORDINATES & BEARINGS.

COMMON OWNERSHIP
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP

10 0 10 20 FEET

CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium for Silver Strike Lodge.

SHEET 4 OF 11

#7?7588 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF Coalition Title
DATE: 11-28-06 TIME: 8:25Am BOOK: —— PAGE: ——
\$369.00 FEE
[signature] Bowen, Deputy RECORDER

EXHIBIT C

LEVEL TWO

NOTES:

1. All conditions of approval of the Village at Empire Pass Master Planned Development,the Village of at Empire Pass West Side Subdivision Plat, and the Silver Strike Conditional Use Permit shall continue to apply.
2. The declarations recorded with the Summit County Recorder's Office bearing Entry # 00797589 have not been modified to date and remains the operative Declaration for this property.

10 0 10 20 FEET

UNIT SQUARE FOOTAGE AND P.O.B. TIE TABLE

UNIT NUMBER	SQUARE FOOTAGE	ELEVATION	P.O.B. TIE	
201	874	8081.00'	N 17552.60	E 23460.21
203	1364	8081.00'	N 17523.62	E 23460.46

COMMON OWNERSHIP

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the IRONWOOD CPI EMPIRE PASS LLC, a Delaware limited liability company, the owner of the tract of land described herein as SILVER STRIKE LODGE, a Utah Condominium project located on said tract of land, hereby certify that they have caused this survey to be made and this Record of Survey Map consisting of eleven (11) sheets to be prepared, and does hereby consent to the recordation of this Record of Survey Map and submit this property to the Utah Condominium Ownership Act.

The owner certifies that the buildings shown on this plat, but not constructed at the time the plat was recorded, will, when completed, be substantially as shown on the plat.

The owner or his representative dedicates to Park City Municipal Corporation and Snyderville Basin Water Reclamation District all public utility, public access, and snow storage easements shown hereon in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has executed this certificate and dedication this 1 day of February 2010.

IRONWOOD CPI EMPIRE PASS, LLC,
a Delaware Limited Liability Company

By: Matt Mullin, Manager

ACKNOWLEDGMENT

State of Utah
County of Summit ss:

On this 1st day of February 2006, personally appeared before me, the undersigned Notary Public, in and for said County and State, Matt Mullin, being duly sworn, acknowledged to me that he is the Manager Member of IRONWOOD CPI EMPIRE PASS LLC, a Delaware limited liability company, and that the foregoing Owner's Certificate and Dedication was signed on behalf of said company by authority of its operating agreement, and said Jacek Kosan acknowledged to me that he executed the same on behalf of said company or authorizing resolution.

A NOTARY PUBLIC COMMISSIONED IN UTAH

Residing in: Summit County

My commission expires: April 10, 2012

FIRST AMENDED SHEET 3 OF 11
CONDOMINIUM RECORD OF SURVEY PLAT

SILVER STRIKE LODGE

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER SECTION 21 AND THE NORTHWEST QUARTER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 3 OF 11

JOB NO.: 8-9-05 FILE: Silver Strike Lodge\Plat\SHEETS\SHT01_SSL.dwg

Alliance Engineering Inc
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 3rd DAY OF February, 2010 A.D.
BY ______ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12TH DAY OF AUGUST, 2009 A.D.
BY ______ CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11th DAY OF February, 2010 A.D.
BY ______ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 11th DAY OF March, 2010 A.D.
BY ______ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 24TH DAY OF AUGUST, 2009 A.D.
BY ______ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 27TH DAY OF AUGUST, 2009 A.D.
BY Dana Williams MAYOR

 # 894239 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title
DATE 3-17-10 TIME 2:16pm BOOK ___ PAGE ___
$30.00 FEE
______ RECORDER

EXHIBIT D

SECOND AMENDED SHEET 3 OF 11
SILVER STRIKE LODGE
UNITS 201, 203 AND ADJACENT HALLWAY

(8902 Empire Club Drive)

January 16, 2018

PROJECT INTENT

Silver Strike Lodge is a condominium project recorded November 28, 2006, as Entry No. 797588 in the Office of the Recorder, Summit County, Utah and is located on Lot 14 of the Village at Empire Pass West Side, recorded August 12, 2005, as Entry No. 746744 within the Empire Pass development and is adjacent to Silver Strike Express ski lift at Deer Valley Resort.

Unit 201 and Unit 203 have the same owner of record. Unit 201 is a former employee housing unit which was recently purchased by the applicant. These two units are currently accessed separately (there is no access between Unit 201 and Unit 203) by a hallway designated as Common Ownership on the First Amended Sheet 3 of 11, Silver Strike Lodge, recorded March 17, 2010, as Entry No. 894239. The owners of Unit 201 and Unit 203 have agreed to purchase, should the plat amendment be approved, the Common Ownership hallway from the homeowners' association with the goal of incorporating this hallway into Unit 201 and Unit 203. The resulting space combining Unit 201, Unit 203 and the hallway would be known as Unit 203. The interior entry to the newly created space will be at the south end of the current hallway and the existing exit at the north end of the hallway will remain in its current location.

EXHIBIT E

Alliance Engineering Inc. (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING RYAN BETZ DATE: 1/11/18	AERIAL PHOTOGRAPH SILVER STRIKE LODGE FOR: ELIE & JONI ANTAR JOB NO.: 8-11-17 FILE: X:\Empire\dwg\Exhibits\Silver Strike Lodge-ortho.dwg	SHEET 1 OF 1

EXHIBIT F

Silver Strike Lodge, looking southeasterly

Current exit from hallway, to remain as exit from combined Unit.

Silver Strike Lodge, looking southwesterly

Silver Strike Lodge level 2 hallway, looking north

Silver Strike Lodge level 2 hallway, looking south


EXIT
EXIT

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

This item is a request for final subdivision plat approval of 39 single family lots as Phase 2 of the Park City Heights Subdivision. Staff requests the Council conduct a public hearing and continue this item to April 19, 2018, to allow time for the Planning Commission to review and forward a recommendation. Planning Commission is scheduled to conduct a public hearing on this item on March 28th.

Respectfully:

Kirsten Whetstone, Senior Planner

City Council
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject:	**Park City Heights Phase 2 Subdivision plat**
Author:	**Kirsten Whetstone, MS, AICP**
Date:	**March 29, 2018**
Type of Item:	**Legislative- Subdivision plat**
Project #:	**PL-17- 03552**

Summary Recommendation
Staff recommends the City Council conduct a public hearing for the Park City Heights Phase 2 Subdivision plat and continue this item to April 19, 2018, to allow additional time for the Planning Commission to review and forward a recommendation.

Topic

Applicant:	Ivory Development LLC
Applicant representative:	Brad Mackay
Location:	3900 Calamity Lane (Located south of Richardson Flat Road and west of US Highway 40)
Zoning:	Community Transition (CT), subject to the Park City Heights Master Planned Development
Adjacent Land Uses:	Single family homes and lots of Park City Heights Phase 1, Open Space, and future Park City Heights phases.

Disclosure: The City retains a security interest as the holder of a Trust Deed in conjunction with a prior transaction regarding the property. However, the City is not an “applicant” and does have any current ownership in the property.

Executive Summary
This is a request for approval of a final subdivision plat for Phase 2 of the Park City Heights Subdivision, pursuant to a revised approved Park City Heights preliminary plat for 239 residential lots. This second phase consists of thirty-nine (39) single family lots ranging in area from 12,596 to 27,752 square feet and one 105.91 acre open space parcel (Parcel D), located south and west of Park City Heights Subdivision Phase 1.

Phase 2 includes construction of the extension of Calamity Lane and two short cul-de-sacs. The applicants are required to construct a water tank this summer and plan to access the site from the extension of Calamity Lane. Street and utility designs are under review by the City Engineer, Water Department, and Snyderville Water Reclamation District. Parcel D will include easements for public trails and utilities. An access easement is provided for the landlocked Byers parcel (PCA-89) consistent with the preliminary plat.

The Planning Commission conducted a public hearing on February 28, 2018 and voted to continue the public hearing and discussion to March 28th.

DATE: March 29, 2018

TO HONORABLE MAYOR AND COUNCIL

Council should consider a request from the Mayor of our Sister-City, Courchevel, France, to pilot a municipal employee exchange program in the summer of 2018. For years, Courchevel officials have been interested in learning more about Park City's land use, trails and transportation, housing, and overall tourism economy and special events via an employee immersion program.

- In 1984, the Park City Council passed "a resolution of good will to the people of Courchevel, France," which created a Sister-City relationship between the two municipal jurisdictions.
- Courchevel is located in the French Alps and is part of Les Trois Vallées, which is the largest connected ski resort area in the world. Courchevel is best known for its massive size, superior guest experiences and small town/historic atmosphere.
- Since 1984, there have been numerous visits by citizens, business leaders, students and teachers, and public officials between Courchevel and Park City.
- Tina Quayle is president of the Park City Sister-City Association and organizes various aspects of annual programing, as well as the high school student exchange trip.
- For several years, Courchevel has sought to expand and deepen the ties between Courchevel and Park City – the deepest ties traditionally maintained within the Park City School District.
- Employee exchanges provide professional development opportunities and organizational benefits, and are also fairly popular among European communities.
- Over the past four years, the relationships between Courchevel and Park City Municipal officials has grown stronger:
    - Park City officials and resort representatives travelled to Courchevel in 2014, as well as the annual student exchange;
    - Courchevel officials and resort representatives travelled to Park City in 2016, as well as the annual student exchange; and
    - Park City residents (a private trip – 38 individuals) travelled to Courchevel and were received by municipal, resort, and community members in 2018.
- Courchevel has proposed the following exchange for summer and fall of 2018:
    - June and July – Park City employee to live and work in Courchevel.
    - October and November – Courchevel employee to live and work in Park City
    - Both employees, Courchevel proposed, will continue to telecommute and work for their own jurisdiction, yet will also provide support for the other municipality.
    - Courchevel proposed their Director of Planning and Development given the

interest in our land use policies (open space, historic preservation, land management, etc., etc.).
    - Courchevel is hopeful the first PCMC employee speaks, at a minimum, conversational French.
- Courchevel has committed to continue to pay their employees salary, benefits, insurance, and travel expenses. In return, they ask that Park City provides a housing accommodation on public transit route.
    - They have committed to providing the same in return.
- If Council supports a pilot employee exchange, staff would determine the least expensive housing accommodations – there may be PCMC employees interested in hosting, as one potential low-cost example – and conduct and open and transparent PCMC recruitment process to evaluate potential candidates.

Respectfully:

Matt Dias, Asst City Manager

City Council
Staff Report

Subject: **Courchevel (Sister-City) Employee Exchange**
Author: **Matthew Dias**
Department: **Executive**
Date: **March 29, 2018**
Type of Item: **Administrative**

Summary Recommendation

Consider a request from the Mayor of our Sister-City, Courchevel, France, to pilot a municipal employee exchange program in the summer of 2018. For years, Courchevel officials have been interested in learning more about Park City's land use, trails and transportation, housing, and overall tourism economy and special events via an employee immersion program.

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- If Council supports a pilot employee exchange, staff would determine the least expensive housing accommodations – there may be PCMC employees interested in hosting, as one potential low-cost example – and conduct and open and transparent PCMC recruitment process to evaluate potential candidates.

Alternatives for City Council to Consider

Recommended Alternative: Consider a request from the Mayor and City of Courchevel, France, to pilot a municipal employee exchange in the summer of 2018. Courchevel is interested in learning more about Park City's land use, trails, transportation, and economy, and municipal exchanges are common among European communities.

Pros

a. Piloting a municipal exchange will deepen our ties with Courchevel officials and residents/community members
b. Employee exchanges provide professional development opportunities for staff

Cons

a. Staff time and resources would be required to find housing accommodations and plan for the exchange
b. Some in the community might not agree with an employee exchange, and telecommuting may not be as productive as having an employee at their desk and local – there will likely be some impact to workload and productivity
c. Limited to singular employee opportunity during pilot- period

Null Alternative: Do nothing.

Pros

a. No staff time or resources would be required to organize the exchange
b. No departmental impacts

Cons

a. Courchevel officials would be disappointed
b. Less professional development opportunities for PCMC employees

Department Review

Legal

Funding Source

Funding for the Courchevel Sister-City program has traditionally come from a few sources – Economic Development & Tourism, City Council, Communications, and Contingency budgets. In addition, the Chamber and both resorts have supported the program.