



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
December 15, 2016**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, December 15, 2016.

CLOSED SESSION

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

WORK SESSION

3:45 p.m. Council Questions and Comments

4:00 p.m. – Request to Authorize the Transit Department to Place an Order for Three (3) New Clean-Burning Diesel Buses with Gillig LLC **PAGE 5**

4:15 p.m. – Affordable Housing Update - 2016 Housing Needs Assessment **PAGE 12**

5:00 p.m. – Discuss a Possible Merger Between Park City Police Department (PCPD) and Summit County Sheriff's Office (SCSO) Dispatch Centers **PAGE 68**

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Presentation of the 2015 Historic Preservation Award to the Commercial Building at 562 Main Street **PAGE 83**

Staff Communications Reports:

- Transportation Related Community Outreach and Engagement **PAGE 87**
- 2017 Winter Traffic Management Plan Update **PAGE 92**

III. APPOINTMENTS

Consideration to Approve the Appointment of Elizabeth Schirf to Fulfill a Vacant Term on the Park City Public Art Advisory Board (PAAB) for a Three-Year Term that Will Expire in

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

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 17, 2016 and November 22, 2016 **PAGE 115**

VI. CONSENT AGENDA

1. Request to Approve the Comprehensive Annual Financial Report and Formally Accept the Audit for the Fiscal Year Ended June 30, 2016 **PAGE 134**

2. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney, for Closed Circuit Video (CCV) Upgrades to the Park City Municipal Athletic and Recreation Center (PC MARC) in an Amount Not to Exceed \$74,209.00 **PAGE 310**

3. Request to Accept a Public Donation, in the Form of a Memorial Bench, to be Placed on the Sandstone Cove Open Space Parcel, Located on the Southern Aspect of Quarry Mountain **PAGE 318**

VII. OLD BUSINESS

Consideration to Approve Part Two of the 2017 Sundance Film Festival Supplemental Plans - Overall Approval Including Traffic Mitigation and Circulation Plans and Community Outreach Plans and Services Agreement and Contract in a Form Approved by the City Attorney **PAGE 328**

(A) Public Input (B) Action

VIII. NEW BUSINESS

1. Consideration to Approve the Following Special Event Temporary Alcoholic Beverage License Applications for Operation During the 2017 Sundance Film Festival **PAGE 394**

CSL License Applicants:

Applicant Name	Location Address
To Be Approved	
AFCI Beyond Cinema	305 Main Street
Lucy Stepp/Deadline Photo Studio	900 Main Street
Uintah Partners	136 Heber Avenue
TAO	1251 Kearns Blvd.
William Morris	221 Main Street
Chef Dance	427 Main Street

Previously Approved	
Slamdance Film Festival	255 Main Street
Indie Lounge	710 Main Street
Variety Media Lounge	625 Main Street

Liquor License Applicants:

Applicant Name	Location Address
To Be Approved	
Sundance Inst./Done to Your Taste	268 Main Street
Sundance Inst./Church & State Spirits	449 Main Street
Indie Lounge	710 Main Street
Sundance Inst./Top Shelf Services	825 Main Street
Sundance Inst./Top Shelf Services	475 Swede Alley
Sundance Inst./Top Shelf Services	751 Main Street
Sundance Inst./Top Shelf Services	573 Main Street
AFCI Beyond Cinema	305 Main Street
Precious Entertainment	738 Main Street
Variety Media Lounge	625 Main Street
Lucy Stepp, LLC	900 Main Street
Uintah Partners	136 Heber Avenue
DC Berridge/Best Events	825 Main Street
DC Berridge/Best Events	836 Park Avenue
DC Berridge/Best Events	820 Park Avenue
TAO	1251 Kearns Blvd.
Top Shelf Services/IMDB	570 Main Street
Top Shelf Services/Jaunt	580 Main Street
NVE	657 Park Avenue
William Morris	221 Main Street
Chef Dance	427 Main Street
PC Performance	328 Main Street
Previously Approved	
Brilliant Consulting/YouTube	449 Main Street
Stella Lounge	449 Main Street
Chase Sapphire	573 Main Street
Utah Film Commission	1167 Woodside Ave.
Utah Film Commission	625 Main Street
Brilliant Consulting/Kola House	591 Main Street
Acura	825 Main Street
Stella	364 Main Street

****Staff recommends a condition of approval for a security plan for the highlighted address locations****

(A) Public Hearing (B) Action

2. Request to File a Petition to Intervene with the Utah Public Service Commission on Docket 14-035-114 Regarding Rocky Mountain Power's Proposed Changes to Net-Metering and Residential Roof-Top Solar **PAGE 406**

(A) Public Input (B) Action

3. Request to Authorize the City Manager to Sign the Professional Services Agreement in a Form Approved by the City Attorney with Dixon Resources Unlimited in an Amount Not to Exceed \$113,654.00 for Project Management and Consulting Per the Park City Municipal Corporation Parking Technology and Infrastructure RFP **PAGE 415**

(A) Public Input (B) Action

4. Consideration to Approve a Fee Reduction Request for the Additional Public Safety Fees of \$3000.00 for the Level Three Special Event Permit – Shot Ski Event, Scheduled for October 22, 2017, to Raise Money for a Non-Profit Organization **PAGE 469**

(A) Public Hearing (B) Action

5. Consideration of Ordinance 2016-53, an Ordinance Approving the 2nd Amendment to a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, Amending Lot D of Silver Lake Village No. 1 Subdivision and Amending Lots F, G and H of a Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision, Located at 7520-7570 Royal Street East, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney **PAGE 473**

(A) Public Hearing (B) Action

IX. ADJOURNMENT

X. HOUSING AUTHORITY MEETING

A. ROLL CALL

B. NEW BUSINESS

1. Consideration to Approve Park City Heights Amended Housing Mitigation Plan **PAGE 561**

(A) Public Hearing (B) Action

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



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Executive Summary

The Transit Department anticipates the need to replace three (3) buses that are approaching the end of their useful life, according to Federal Transit Administration (FTA) Guidelines. The three (3) new clean-burning diesel buses will replace less environmentally efficient, high mileage and aging buses. It is imperative that these vehicles be ordered now due to the extensive lead time in the manufacturing process. The Transit Department recommends clean-burning diesel over electric buses for this current order due to their proven reliability, the inability of electric buses to hold an extended duration charge and to charge during a power outage, and overall ability to align with Park City Emergency Management needs and readiness to support other local municipalities and agencies.

Respectfully:

Blake Fannesbeck, Public Works Director



City Council Staff Report

Subject: Low-Floor Replacement Bus Purchase
Author: Blake Fannesbeck
Department: Transit Department
Date: December 15, 2016
Type of Item: Administrative

Summary Recommendation

Authorize the City Manager or her designee to place an order for three (3) new clean-burning diesel buses with Gillig LLC in order to replace buses that are nearing the end of their useful life. This purchase exercises three (3) options from the contract approved on July 10th, 2015 with Gillig LLC, which allowed for the purchase of up to forty (40) buses over a five (5) year period.

Executive Summary

The Transit Department anticipates the need to replace three (3) buses that are approaching the end of their useful life, according to Federal Transit Administration (FTA) Guidelines. The three (3) new clean-burning diesel buses will replace less environmentally efficient, high mileage and aging buses. It is imperative that these vehicles be ordered now due to the extensive lead time in the manufacturing process. The Transit Department recommends clean-burning diesel over electric buses for this current order due to their proven reliability, the inability of electric buses to hold an extended duration charge and to charge during a power outage, and overall ability to align with Park City Emergency Management needs and readiness to support other local municipalities and agencies.

Acronyms

BRT – Bus Rapid Transit
CNG – Compressed Natural Gas
FTA – Federal Transit Administration
RFP – Request for Proposals
UDOT – Utah Department of Transportation

The Problem

The Transit Department has three (3) buses that are approaching the end of their useful life cycle. These buses currently have over 400,000 miles on them, are not clean burning, emit high levels of Nitrogen Oxides and Carbon Dioxide into the environment, and they are worn out both physically and mechanically due to use and salt corrosion. New bus orders currently have a production lead time of 14-18 months and need to be ordered immediately to ensure they arrive before the existing vehicles begin incurring excessive repair costs or become unsafe to operate.

Background

- Fleet expansion and replacement needs identified in the 2007 and 2011 Short-Range Transit Development Plans. (See link below)
- Request for Proposal (RFP) Number 1130 issued in December 2014 for up to forty (40) Low-Floor Transit buses. (See link below)
- Council approved award of contract to Gillig LLC at the July 9, 2015 City Council Meeting. The Transit Department entered into a contract with Gillig LLC to provide up to forty (40) low-floor buses over a five (5) year period and placed an initial order for thirteen (13) buses. (See link below)
- All buses contained in the initial bus order were delivered by November 3, 2016. These buses will be ready for route service on December 6, 2016.
- This current order of three (3) buses is to replace 2006 inventory buses.
- FTA Guidelines recommend that buses be replaced at approximately 400,000 miles and/or 12 years of service.
- New bus production has a 14-18 month lead time for delivery, plus one additional month for testing, preparation, and licensing by the Transit Department. If the replacement buses are ordered in December 2016, the anticipated delivery will occur between February and June 2018.
- Future orders for anticipated bus replacement needs are detailed in 'Bus Schedule' report (attached below).
- Price escalation and cost estimates have already been negotiated in the July 2015 contract with Gillig LLC.

<u>Date</u>	<u>Item</u>
2007/2011	Short-range Transit Development Plan
December 2014	RFP Number 1130 Issued
July 9, 2015	City Council Staff Report, Subject: Contract for Low-Floor Transit Buses (Pages 33-36)

Alternatives for City Council to Consider

1. Recommended Alternative:

Order three (3) clean-burning diesel buses from Gillig Corp and work on new RFP for spring 2017.

Pros

- a. Positive impact to Transit's environmental footprint
- b. Balances the Transit fleet across multiple operations platforms (i.e. Diesel, electric)
- c. Allows electric bus technology to advance to point of surpassing clean-burn diesel technology in Park City's extreme mountain environment.

Cons

- a. If the City decides to replace these three (3) buses within the 12-year life expectancy, then the remaining FTA funding interest is bought-out allowing electric buses to be purchased.

2. Write new RFP for three (3) electric buses, and do not order clean-diesel buses from Gillig Corp.

Pros

- a. Bus fleet will be most energy efficient procurement available.
- b. Park City will tailor RFP to electric bus specifications.

Cons

- a. Lack of long term reliability data on electric bus technology – not yet tested in Park City's operating environment.
- b. Electric batteries need repeat charging every several round trips, not yet applicable for most Park City Routes, and lack capabilities to backup and store energy during power outages.
- c. Buses will not be delivered until Summer 2018 to Fall 2018, further pushing replacement schedule behind causing potential service delays due to aging and unreliable fleet.
- d. Electric technology not yet proven within Park City Transit routes and conditions.

Consequences of Selecting This Alternative

If this alternative is selected then the lengthy process of writing and releasing a new RFP will need to take place. This will extend the delivery of buses considerably with the lead time necessary to build, deliver and ready buses for Park City utilization, dramatically increasing the probability of incurring major maintenance expenses and possible service interruptions.

3. Null Alternative:

Do Nothing, and Continue with the Item

Pros

- a) There is no penalty from Gillig in not ordering these additional buses at this time. It will cost nothing to not order additional buses.

Cons

- a) This alternative will cause buses to become unreliable and possibly unsafe.
- b) Service levels and quality goals will be forced to decrease, with the potential of service interruptions due to increased probability of incurring major and costly maintenance expenses.
- c) Continuing with current buses would lengthen overall lead time to future bus delivery and alter anticipated bus replacement schedule.

Consequences of Selecting This Alternative

If this alternative is selected then Park City Transit will operate with a less than ideal number of buses to satisfy service levels, and will not be able to continue with further service enhancements.

Analysis

Transit has opted to purchase three (3) new clean-burning diesel buses in conjunction with the anticipated arrival of new electric buses. While electric bus technology is continually advancing, this relatively new product remains without a long history of in-service use. Electric buses remain yet to be tested in Park City's severe weather, traffic

conditions, and steep mountain roads. Most importantly, there are concerns about the frequent charging needs of electric buses in relation to overall reliability during power outages.

The Cummins ISC/ISL Urban Bus Emissions: NO_x vs CO₂ attachment shows how much cleaner modern diesel buses are when compared to the 2005 inventory that they will be replacing.

Electric buses, while anticipated to be effective in their role on BRT-lite express routes, current technology limitations require a brief charge from the single Park City Transit overhead charging station at the Kimball Junction Transit Center after each drive to Old Town Transit Center and back. Furthermore, electric bus batteries become ineffective during a power outage, due to lack of ability to backup and charge additional batteries. As part of the FTA Low-No Grant program, Park City has partnered with Proterra Bus Group to provide electric buses. Proterra's technology specific batteries and charging stations are anticipated to have the time duration hour/miles batteries to function effectively when placed on BRT-lite express transit routes, but it is unclear how well they will perform on longer routes where charging stations do not exist.

A portion of Park City Transit buses must have the ability to serve as mobile safe havens and/or warming huts, et al. in cases of emergency. The clean-burn diesel buses have the ability to respond in such cases, as well as to help other municipalities and agencies in cases of emergency. These clean-burning diesel buses have the capability to run for upwards of 24 hours straight if necessary, where an electric bus is confined to an operating range near charging stations in Park City and has a limited effective continuous operating time without charging.

The City need not necessarily keep these three (3) new clean-burn diesel buses through the duration of their useful life, if other, and better options for Park City present themselves; the City can buyout the FTA's interest in the remaining service life of the bus. The Transit Department is open, as always, to creating an environmentally sustainable and well-balanced transit fleet in order to continue enhancing service and routes. The Transit Department is committed to considering all options and plans to release an RFP to capitalize on new bus technologies in order to be in a position to act in the best interest of the City with the most operationally feasible and environmentally friendly buses.

Due to the long lead time from bus manufacturers, the bus replacement schedule is currently behind schedule on its 5-year plan, with the goal to receive new bus orders prior to each incoming ski season.

Department Review

The City Manager's Office, the City Attorney's Office, Budget\Debt and Grants and Public Works have reviewed this Staff Report.

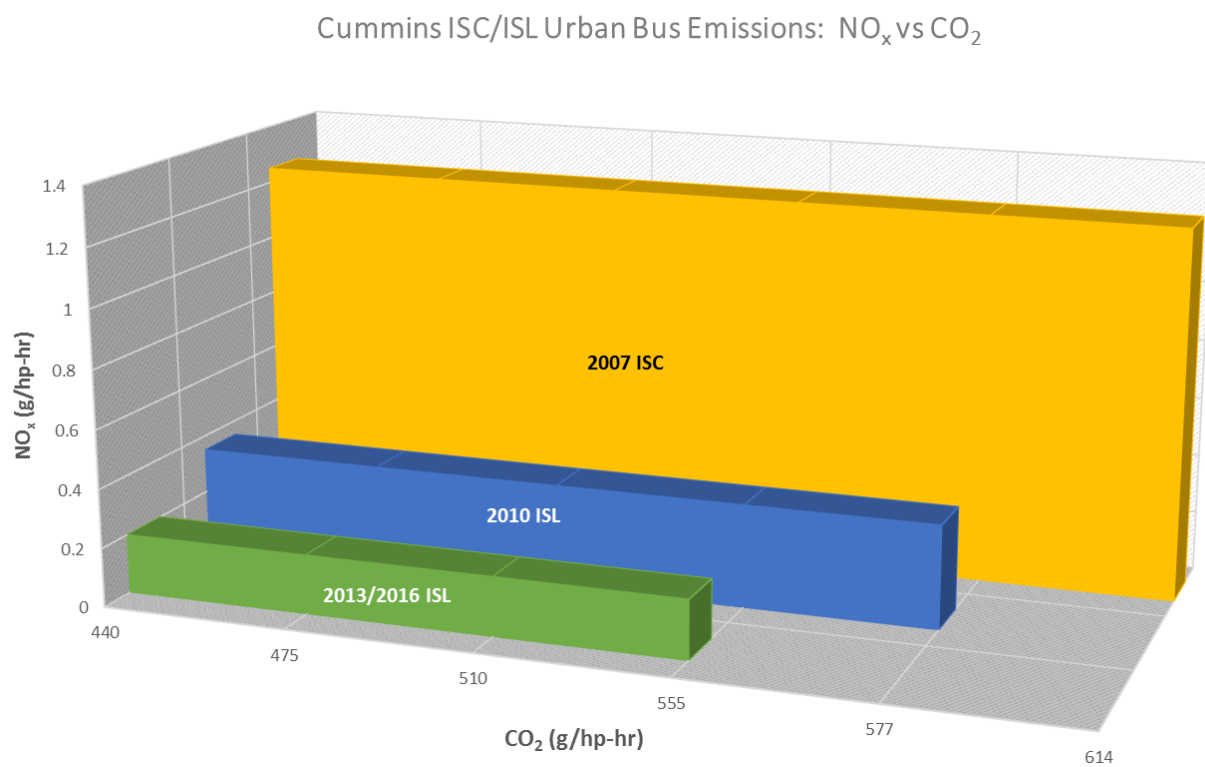
Funding Source

The Transit Department has applied for FTA funds, administered by UDOT, which may reimburse the City up to 80% of the cost of each vehicle. The remaining 20% would be local match funds.

Attachments

- Cummins ISC/ISL Urban Bus Emissions: NO_x vs CO₂
- Park City Municipal Fleet Equipment Replacement Schedule

Attachment 1



Attachment 2

Park City Municipal Corp. Low Floor Bus RFP 1130 Bus Replacement Schedule

Order #	Number of Buses	Date of Order	Estimated Delivery Date	Order Cost Estimate
1	13	July 2015	August 2016	\$6,092,739 - \$6,803,001
2	3	February 2016	April 2017	\$2,242,124 - \$2,849,820
3	7	February 2017	April 2018	\$3,923,717 - \$4,531,413
4	4	September 2018	November 2019	\$2,242,124 - \$2,849,820
5	4	September 2020	November 2021	\$2,242,124 - \$2,849,820



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Housing Staff updates the Park City plan for affordable housing in five year increments as per state direction. The last Housing Plan was adopted by Park City Council in 2012 and the updated plan will be completed in 2017. Data and information is drawn from a number of sources to complete the plan, one being a Housing Needs Assessment recently completed by James Wood of the University of Utah Kem C. Gardner Policy Institute. Staff is presenting key findings of the Assessment here.

Respectfully:

Rhoda Stauffer, Housing Specialist



City Council Staff Report

Subject: Affordable Housing Update – Needs Assessment
Author: Rhoda Stauffer, Affordable Housing Program Manager
Department: Community Development
Date: December 15, 2016
Type of Item: Informational

Summary Recommendation

Staff is providing an update on a recently completed housing needs assessment. No Council action is required.

Executive Summary

Housing Staff updates the Park City plan for affordable housing in five year increments as per state direction. The last Housing Plan was adopted by Park City Council in 2012 and the updated plan will be completed in 2017. James Wood of the University of Utah Kem C. Gardner Policy Institute completed an updated Housing Needs Assessment. Staff is presenting key findings of the Assessment here.

Acronyms

AMI	Area Median Income
CHAS	Comprehensive Housing Affordability Strategy (HUD data)
CPD	HUD Office of Community Planning and Development
HUD	US Department of Housing and Urban Development
LEHD	US Census data: Longitudinal Employment Household Dynamics

The Opportunity

Housing Staff updates the Park City plan for affordable housing in five year increments in accordance with state direction. The last Housing Plan was adopted by Park City Council in 2012 and the updated plan will be completed in 2017.

Background

Affordable housing is one of City Council's three Critical Priorities and has been an annual City Council goal since the early 1990s. Staff is presenting the latest needs assessment, one of the data sources on which to base our goals and plans for the next five years.

Analysis

Below are highlights from the 2016 Housing Market Assessment based on HUD CHAS and CPD Mapping Tool, US Census Bureau, Utah Department of Workforce Services and LEHD.

- There are 497 affordable units in Park City – 398 rental units and 99 owner-occupied.

- Park City is ahead of the game in many ways as compared to other Utah municipalities – in the development requirements of the Housing Resolution, the commitment of funds and the use of city-owned property for affordable housing development.
- Based on a growth rate of less than one percent annually, Park City is just under 3,200 households.
- There is a shortage of rental units overall since new development of rental apartment buildings hasn't occurred for more than 20 years. Specifically, the City has a 200 unit shortage for households with incomes at or below 30 percent of AMI (\$26,500 annual household income for a family of 3).
- There is also a shortage of rental units for households earning 80 percent of AMI and above (\$70,848 annual household income for a family of 3).
- There are no for-sale units that are affordable to households at 100 percent of AMI (\$88,560 annual income for a family of three) with the exception of Park City Heights.

About 15 percent of Park City's workforce lives within City limits and another 17 percent live in Snyderville Basin, Kimball Junction, Silver Summit and Jeremy Ranch. Sixty eight percent (8,170 people) of Park City's workforce are commuting into Park City from outside Summit County.

The breakdown of annual wages for the 8,170 commuters is as follows:

- 40 percent have incomes at or below 30 percent of AMI (annual household incomes less than or equal to \$26,500 annually);
- 32 percent have incomes between 31 and 60 percent of AMI (annual household incomes between \$26,501 and \$60,000); and
- 28 percent have incomes above 60 percent of AMI (annual household incomes greater than \$60,000).

Staff also analyzed the waiting list for Mountainlands Community Housing Trust rental units within city limits. These households are at 40 & 50% of AMI. There are a total of 175 on the waiting lists for affordable rentals within the city limits:

- 59 households for a one bedroom
- 104 households for a two bedroom
- 12 households for a three bedroom

Staff will be drafting a housing plan that reflects City Council's number goal of 800 units by 2026. Unless Council would like staff to focus more on for-sale units, as has been Council direction in the past, staff will likely be recommending that production be a mix of rental as well as for-sale units. Information to date leads staff to project the need to be split 50/50 between for sale and rental units. Also early indications are that the incomes needing the most assistance are:

1. 40 to 50 percent of AMI (\$34,545 to \$44,280 annual household income) for rental properties; and
2. 60 to 80 percent of AMI (\$53,136 to \$70,484 annual household income) for owner-occupied units.

Next Steps:

Staff will return in to the next three to four months with an initial draft of the 2017 Affordable Housing Plan. As part of this effort, Council will have opportunities for further policy discussion and staff direction.

The 2017 Affordable Housing Plan will set goals for unit sizes, types and costs (rental/for-sale prices) based on the following:

1. Council's housing goals;
2. 2016 Housing Needs Assessment;
3. Meetings with and survey of City Employees and their housing needs and preferences;
4. Financial analysis of the cost of building to Council's goal with the housing mix recommended by the 2016 Housing Needs Assessment;
5. Review of waiting lists for both subsidized rentals within City limits as well as those waiting to purchase units; and
6. Public input from key stakeholders such as Main Street Businesses, Park City School District, IHC, ski resorts, County government and other large employers.

Staff will return to City Council with the final 2017 Affordable Housing Plan for consideration and approval by the end of FY2017.

How this work furthers the goals of the General Plan

Goal seven of the General Plan states "Create a diversity of primary housing opportunities to address the changing needs of residents" and goal eight states: "increase affordable housing opportunities and associated services for the workforce of Park City" ([Link here to pages 70-77 of the Sense of Community section of the General Plan](#)) All efforts and issues identified here are to increase the number of units affordable to members of Park City's workforce. General Plan objectives that are addressed by this work include:

- 7A - Increase diversity of housing stock to fill void within housing inventory.
- 7E - Create housing opportunities for the city's aging population.
- 8A - Provide increased housing opportunities that are affordable to a wide range of income levels.
- 8C - Increase housing ownership opportunities for workforce within primary residential neighborhoods.

Department Review

The following Departments have reviewed this staff Report: Community Development, City Attorney, Budget and Executive.

Funding Source

Funding has been reserved for housing goals and programs. A combination of Resort Sales Tax and RDA funding – both Capital budgets.

Attachments

- Exhibit A – 2016 Park City Housing Needs Assessment

Park City Housing Needs Assessment

2016

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Summary of Conclusions and Key Findings

Characteristics of Park City's Housing Supply

- Park City's housing inventory totaled 9,727 units in 2014. Only 3,192 of these units were occupied year-round. The occupied units include 2,053 owner occupied units and 1,139 renter occupied units. The 5,650 vacant seasonal and recreational units account for sixty percent of the housing inventory.
- The rental inventory in Park City is much older than the owner occupied inventory. The typical rental unit was built in 1979 compared to 1989 for the typical owner occupied unit. Ten percent of all rental units were built before 1939. The relative age of the rental inventory raises the likelihood of deterioration of the rental stock and the need for rehabilitation programs targeting rental units.
- Residential building activity in Park City, for both owner occupied and renter occupied units, was concentrated in the twenty-year period from 1970 to 1990. Two-thirds of all rental units were built in these two decades and fifty-three percent of all owner occupied units. During the decade of the 2000s twenty percent of the owner occupied inventory was built compared to only four percent of the renter occupied inventory
- Since 2000 a total of 2,065 building permits have been issued for residential units in Park City. Half of the permits were issued for condominium units, forty-three percent for single family homes and the remainder for town homes. No permits were reported for apartment units. Apartments provide affordable housing alternatives but it's clear from these data this affordable housing alternative is limited and becoming a smaller share of the housing inventory.
- The median sales price of a single-family home in Park City in 2016 (through September) is nearly \$1.6 million and the median sales price of a condominium is \$687,111. Park City is by far the highest price housing market in the state.
- The 2016 median gross rent (gross rent includes utilities) for a two bedroom apartment in Summit County is \$1,148. Over the past five years the rent for a two bedroom apartment has increased at 2.7 percent annually whereas rent for a one bedroom unit has increased at seven percent annually.
- Occupancy rates in the Park City rental market have been collected since 2013 by the Mountainlands Community Housing Trust. The Mountainlands survey is comprised exclusively of tax credit and Rural Development assisted rental communities in Summit County. The survey covers eleven apartment communities with about 650 units. Over the past four years the survey has consistently recorded occupancy rates above 97 percent.
- Since the late 1990s the additions to the Park City affordable housing inventory have been largely through inclusionary zoning requirements. A total of 128 affordable units have been completed; seventy-five affordable owner occupied units priced between \$125,000 and \$250,000 and fifty-three affordable rental units with rents targeted at 50% to 80% AMI.

●Park City's Department of Community Development provided a list of the current inventory of affordable units in the city. Affordable in this case is defined as owner and renter occupied units with target prices or rents for household generally at less than 100% AMI. The city has a total of 497 affordable units; 99 owner occupied units and 398 renter occupied units, which includes 326 tax credit units.

Characteristics of Demand: Demographic and Economic Trends

●Park City's population and household growth over the past fifteen years has slowed dramatically. During the 1990s the average annual growth rate for population was 5.1 percent and 5.4 percent for households. Since 2000 the annual growth rate for both population and households has slowed to less than one percent annually however, in the past few years the rate of growth has increased. In 2015 the population of Park City was 8,128 and the number of households in the city was 3,192.

●Certainly two important and related factors slowing population and household growth in Park City are housing affordability and land cost/availability. It's very unlikely the influence of these factors will fade.

●As Park City's population growth has slowed the median age of the population has increased. In 2000 the median age was 32.7 years but by 2014 it had increased to 38.5 years. One of the age groups with the most rapid growth is the 65 to 74 year age group, almost ten percent of the population of the city is between 65 and 74 years of age.

●While Park City is predominately white (white alone not Hispanic), the city does have a sizeable share of residents who are of Hispanic origin. In 2000 the decennial Census reported a Hispanic population in Park City of 1,448, representing 19.6 percent of the population. By 2010 the Hispanic share of the population had jumped to twenty-four percent; 1,819 individuals.

●One in eight households in Park City is Hispanic. The typical Hispanic household has a median household size of 4.8 persons, has a ninety percent chance of renting, and a fifty percent chance of living in poverty. These characteristics produce conditions that are important considerations for housing policy.

●Park City has the highest median and average household income of any city in the state. In 2014 the median income was \$88,438 and the average income was \$151,386. These numbers would be even higher if not for the large number of low income Hispanic households. The income disparity between white households and Hispanic households results in significant levels of income inequality. The median income for a Hispanic household in 2014 was \$24,270 compared to \$105,200 for a white households. According to the Gini Coefficient produced by the federal government Park City ranks first among all Utah cities in income inequality.

●The most recent employment estimates for those working in the city is 11,657 in 2014. Park City accounts for nearly half the jobs in Summit County. Employment trends in Park City show that the peak was 15,400 jobs in 2008, at the front edge of the Great Recession. Since then the number of jobs in the city has drifted steadily down some twenty-five percent.

●About fifteen percent of workers employed in Park City are residents of the city. Another seventeen percent of Park City workers come from Snyderville Basin and Summit Park. The cities in Summit County including Park City and the unincorporated area account for a little more than one out of three workers in the city while the remaining two-thirds of workers commute from outside the county to Park City; a daily total of 8,170 workers.

Housing Affordability and Needs Assessment

●High rents and low wages lead to high housing cost burdens for renters in Park City. Two-thirds of all renters with incomes below fifty percent AMI have severe housing cost burdens; they pay more than fifty percent of their income for housing and utilities. Statewide about half of all renters with incomes below fifty percent AMI have severe cost burdens. The need for more affordable rental housing is made clear by the cost burden data.

●The housing cost burden for homeowners in Park City is not quite as serious as for renters but it still high. For those extremely low income ($\leq 30\%$ AMI) households and very low income ($>30\%$ to $\leq 50\%$) households lucky enough to own a home about two-thirds have moderate cost burdens (more than 30% of income for housing) and well over half have severe housing cost burdens.

●According to HUD's Comprehensive Housing Affordability Strategy (CHAS) and the Utah Affordable Housing Forecast Tool (UAHFT) there are 183 affordable rental units in Park City compared to 385 extremely low income renter households creating an affordability gap of 202 units. The tools show a surplus of affordable units, for both very low and low income renter households but for renters with incomes above 80 percent AMI there's a deficit of 191 affordable rental units.

Deficit / Surplus of Affordable Rental Units in Park City by Income Category

	Units	Renters	Deficit/Surplus
$\leq 30\%$ AMI	183	385	-202
$>30\text{--}\leq 50\%$ AMI	319	150	169
$>50\text{--}\leq 80\%$ AMI	328	205	123
$>80\text{+}$ AMI	319	510	-191

Source: HUD CHAS and HUD CDP Mapping Tool.

●The availability of affordable owner occupied housing is almost non-existent in Park City. To determine the number of homes affordable for various income groups data from the Park City Multiple Listing Service was used. There are 364 current listing; 140 single family homes and 224 condominiums and town homes. No single-family home is affordable to households with income below the median income. The lowest priced single-family home is listed at \$800,000.

●Condominiums and town homes have lower prices but not low enough to provide housing alternatives for households with incomes less than 100 percent AMI. Of the 224 condominiums and town homes listed for sale only four are "affordable" and they are affordable to households with incomes from 80% to 100% AMI.

●Three population and household projection scenarios were developed—high, medium, and low. Results from the medium scenario, the most likely outcome, show that by 2020 the population of Park City would reach 8,704 and the number of households 3,442. The average annual growth rate for the medium scenario is 1.38 percent, just slightly higher than the growth rate over the past five years.

●During the next five years 185 affordable housing units will be developed through funding by the RDA and inclusionary zoning provisions. This near-term release or relaxation of the very “tight” affordable housing supply constraints is an anomalous condition for Park City not accounted for in past patterns of demographic growth. Therefore these affordable units under development should be added to the population and household growth that would normally occur (medium scenario). The affordable units will not crowd out the development of high priced condominiums and single-family homes. Including the RDA and IZ units the population of Park City will be 9,175 in 2020 and the number of households 3,627.

Population and Household Projections for Park City 2020

	2015 Estimates	Medium Growth Scenario 2020	Plus RDA & IZ Units	Total 2020
Population	8,128	8,704	471	9,175
Households	3,192	3,442	185	3,627

Source: U.S. Census Bureau, Park City Department of Community Development and James Wood.

●How do these projections for population and households compare to the need for additional affordable housing. The daily volume of out-of-county commuting into Park City by workers (8,000+ per weekday), the extremely tight market conditions for affordable rental units, the near absence of any affordable owner occupied opportunities all demonstrate the need for additional affordable units; a need well beyond what the market or even private-public partnerships can provide.

●Park City’s affordable rental inventory—affordable to households at $\leq 80\%$ AMI—according to the HUD CDP Mapping Tool is 830 units. The addition of 90 affordable rental units through RDA and IZ provisions over the next five years increases the affordable rental inventory by eleven percent, certainly the largest increase in at least twenty years.

●Based on sales data from the Park City MLS probably no more than twenty percent or four hundred of the owner occupied housing units in Park City are affordable to households at or below the median household income of \$88,438. An increase of ninety-five units from RDA funds and IZ provisions will increase the affordable owner occupied inventory by nearly twenty-five percent in five years.

●Although the need for affordable housing in Park City will continue to exceed supply an unprecedented addition to the affordable inventory will occur of the next five years due to RDA funds and inclusionary zoning. By 2020 the inventory will increase by 185 units a significant achievement for the least affordable housing market in the state.

Despite slow population and employment growth the need for affordable housing in Park City is acute. All market indicators point to a housing market with little opportunity for moderate and low income households. Housing cost burdens are very high for both renters and owners and over the past fifteen years very few affordable units have been added to relieve cost burdens, burdens that are particularly onerous for low income Hispanic households.

While the gap analysis from the HUD CHAS shows a sufficient number of affordable rental units for the 30% to 50% AMI renters strong anecdotal evidence suggest otherwise. Mountainlands Community Housing Trust and others familiar with rental market conditions cite serious shortages for this income group based on demand at apartment communities they own or manage. The shortage of affordable rental units very likely extends to all income groups.

The future need for affordable housing in Park City is not driven by demographic and employment projections but rather the need to provide, in small measure, additional affordable housing for the existing workforce, reduce commuting and traffic congestion, and expand housing opportunities for households below the median income. Broader housing choices make for a healthier community and housing market.

Unfortunately land costs have made it nearly impossible for the market to provide affordable housing. The most effective solution to meet this impasse between critical need and implacable market forces is public-private partnerships sustained by local government support. Park City's recent commitment to target \$40 million in RDA funds for affordable housing as well as the city's inclusionary zoning provisions—the only inclusionary zoning in the state—offer the best path to expanding the supply of affordable housing.

I. Characteristics of Park City's Housing Supply

The Park City housing inventory is unique. No other housing market in the state even remotely resembles the Park City market. Only one-third of the housing units are occupied by year-round residents, the average sales price of a detached single family home is \$1.6 million and \$687,100 for a condominium, and “seasonal, recreational, and occasional use” units account for nearly sixty percent of all housing units. While Park City is an atypical housing market for Utah it has all the characteristics of a typical high-end resort community; most prominently scarcity of affordable housing.

Changes in the Housing Inventory

The most recent U.S. Census Bureau estimates show that Park City has an inventory of 9,727 housing units in 2014 *Table 1*. About 3,200 are occupied by year-round residents; 2,053 owners and 1,139 renters. Since 2000 the housing inventory has increased by nearly fifty percent in Park City but eighty-five percent of the increase has been in seasonal and recreational homes; only 487 of the total increase of 3,066 units were year-round occupied units. Almost all of the increase in seasonal and recreational homes occurred between 2000 and 2010. Undoubtedly the 2002 Olympics and the international exposure helped boost demand for seasonal and recreational homes in the city during the aftermath of the games. Since 2010, however the number of seasonal and recreational homes has been almost unchanged.

The occupied housing inventory has grown at a faster pace in the past four years than it did from 2000 to 2010. But a large share of this growth—90%—has been in owner occupied units while the increase in renter occupied units in the past four years is only twenty-nine units; an increase in the rental inventory of only 2.5 percent in the past four years. In 2010 renter occupied units accounted for thirty-eight percent of the occupied housing units in Park City *Figure 1*. By 2014 the percent share of rental units had dropped to thirty-six percent and certainly is even lower by 2016.

Vacancy Status

The most recent detailed data on “occupancy and vacancy status” for Park City is from the American Community Survey 2010-2014 *Table 2*. The large number of “for rent” units is comprised almost entirely of condominiums and town homes for rent rather than traditional rental units. These vacant units are high priced rentals and are not part of the primary resident rental market. Vacancy rates for the apartment market in Park City are below three percent (discussed later).

Occupancy by Tenure – Park City 2010

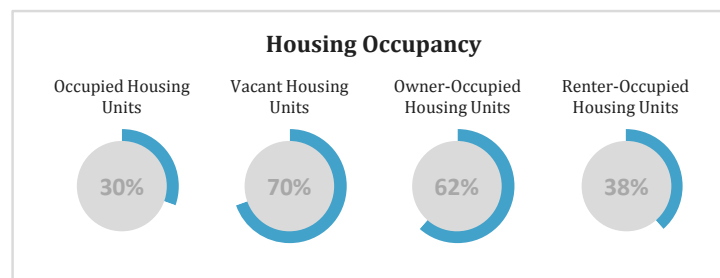


Table 1
Characteristics of Housing Inventory in Park City

	2000	2010	2014*	Numeric Change 2000-14	Numeric Change 2010-14
Total Housing Units	6,661	9,471	9,727	3,066	256
Occupied	2,705	2,885	3,192	487	307
Share of Total Units	40.8%	30.5%	32.8%		---
Vacant	3,956	6,586	6,535	2,579	-51
Share of Total Units	59.2	69.5	67.2%		---
Owner Occupied	1,660	1,775	2,053	393	278
Share of Units	24.9%	18.70%	21.1%		---
Renter Occupied Units	1,045	1,110	1,139	94	29
Share of Total Units	16.0%	11.7%	11.7%		---
Vacant Seasonal, Recreational	3,383	5,609	5,641	2,172	-54

*average for 2010-2014.

Source: U.S. Census Bureau.

Figure 1
Housing
Table 2
Vacant Units in Park City Housing Inventory

	2000	2010	2014
Vacant Units	3,956	6,586	6,535
For Rent	261	669	600
For Sale Only	84	152	110
Rented or Sold Not Occupied	56	104	68
For Seasonal, Recreational, or Occasional Use	3,383	5,609	5,641
For Migratory Workers	2	0	0
Other Vacant	170	52	88

Source: U.S. Census Bureau.

Bedroom Types

The occupied housing inventory in Park City is very similar to other housing markets (Salt Lake County and State of Utah) in terms of the share of bedroom types. The share of owner occupied homes with four or more bedrooms is fifty-five percent of total owner occupied units in Park City, Salt Lake County and Utah. The percent of three bedroom homes is approximately thirty percent of owner occupied units in all three locations. For renter occupied housing units the mix of bedroom types is quite similar, although one exception is the share of three bedroom units in Park City which is considerably higher than Salt Lake County but consistent with the statewide share. Three bedroom rental units account for about twenty-five percent of the rental inventory statewide and in Park City but in Salt Lake County three bedroom units are only seventeen percent of the rental inventory.

Table 3
Housing Units by Number of Bedrooms in Park City - 2014

	Units	% Share
Total Occupied Units	3,192	
Owner Occupied	2,053	100.0%
No Bedroom	23	1.1%
1 Bedroom	55	2.7%
2 Bedrooms	224	10.9%
3 Bedrooms	608	29.6%
4 Bedrooms	731	35.6%
5 or more Bedrooms	412	20.1%
Renter Occupied	1,139	100.0%
No Bedroom	36	3.2%
1 Bedroom	258	22.7%
2 Bedrooms	439	38.5%
3 Bedrooms	307	27.0%
4 Bedrooms	99	8.7%
5 or more Bedrooms	0	0.0%

Source: U.S. Census Bureau.

Age of Housing Inventory

The rental inventory in Park City is much older than the owner occupied inventory. The median age of a rental unit in Park City is ten years older. The typical rental unit was built in 1979 compared to 1989 for the typical owner occupied unit *Table 4*. The median age of a rental unit in Park City is two years older than the statewide rental inventory. The relative age of the rental inventory raises the likelihood of deterioration of the rental stock and the need for rehabilitation programs targeting rental units.

Residential building activity in Park City, for both owner occupied and renter occupied units, was concentrated in the twenty-year period from 1970 to 1990 *Table 5*. Two-thirds of all rental units were built in these two decades and fifty-three percent of all owner occupied units.

During the decade of the 2000s twenty percent of the owner occupied inventory was built compared to only four percent of the rental inventory *Figures 2-3*. And almost ten percent of the rental inventory was built prior to 1939 while less than two percent of the owner occupied inventory was built before 1939. These data indicate that the oldest homes in the rental inventory have likely transitioned from owner occupied many years ago to renter occupied units currently.

Table 4
Median Year Housing Unit Built in Park City

	Year
Owner Occupied	1989
Renter Occupied	1979
Total	1984

Source: U.S. Census Bureau.

Table 5
Tenure by Year Housing Unit Built in Park City
2014

Year Built	Units	% Share
Owner Occupied	2,053	100.0%
2010 or later	25	1.2%
2000 to 2009	411	20.0%
1990 to 1999	453	22.1%
1980 to 1989	544	26.5%
1970 to 1979	544	26.5%
1960 to 1969	36	1.8%
1950 to 1959	8	0.4%
1940 to 1949	0	0.0%
1939 or earlier	32	1.6%
Renter Occupied	1,139	100.0%
2010 or later	0	0.0%
2000 to 2009	44	3.9%
1990 to 1999	189	16.6%
1980 to 1989	308	27.0%
1970 to 1979	455	39.9%
1960 to 1969	21	1.8%
1950 to 1959	25	2.2%
1940 to 1949	0	0.0%
1939 or earlier	97	8.5%

Source: U.S. Census Bureau.

Figure 2
Owner Occupied Units by Year Built in Park City – 2010

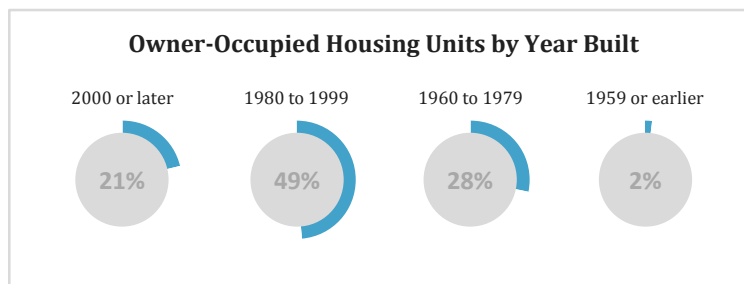
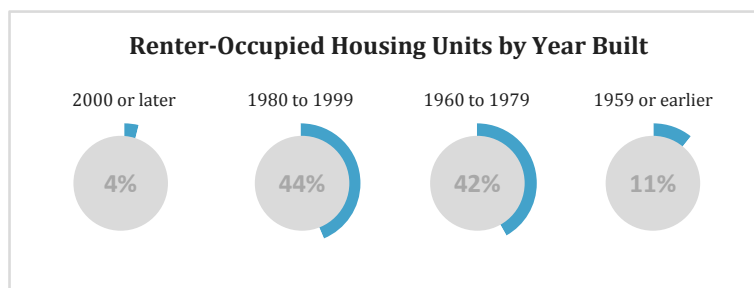


Figure 3
Renter Occupied Housing Units by Year Built in Park City - 2010



Housing Problems: Kitchen and Plumbing Facilities

HUD classifies housing units “with problems” as those units that do not have complete kitchen or plumbing facilities. Census data show that these types of “housing problems” are absent from the Park City market however, there are some housing units that do not receive telephone service. This one percent of housing units without telephone service is classified as units with “housing problems” but clearly the most serious housing problems are units lacking plumbing and kitchen facilities which are not present in the Park City inventory.

Table 6
Units Without Complete Kitchen or Bathrooms in Park City - 2014

Occupied Housing Units	3,192
Lacking Complete Plumbing Facilities	0
Lacking Complete Kitchen Facilities	0
No Telephone Service	37

Source: U.S. Census Bureau.

Permit Authorized Residential Construction

Since 2000 a total of 2,065 building permits issued have been issued for residential units in Park City *Table 7*. Half of the permits were issued for condominium units and forty-three percent for single family homes. Much of this construction was in the Deer Valley resort area. Permits were issued for some town homes as well but no permits were reported for apartment units. Apartments provide affordable housing alternatives but it’s clear from the data this affordable housing alternative is limited and becoming a smaller share of the housing inventory.

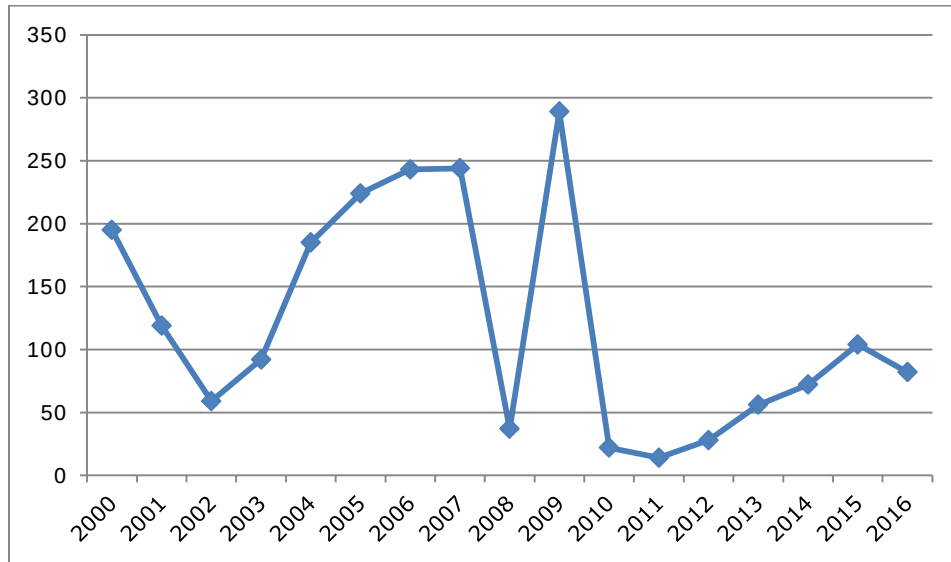
Table 7
Permits Issued for Residential Units in Park City

	Single Family	Town Home Duplexes	Condominiums	Apartments	Other	Cabin	Manufactured Home	Total
2000	83	4	108	0	0	0	0	195
2001	54	4	61	0	0	0	0	119
2002	51	8	0	0	0	0	0	59
2003	62	8	22	0	0	0	0	92
2004	97	44	44	0	0	0	0	185
2005	84	10	130	0	0	0	0	224
2006	122	22	99	0	0	0	0	243
2007	62	18	164	0	0	0	0	244
2008	30	4	3	0	0	0	0	37
2009	27	0	262	0	0	0	0	289
2010	20	2	0	0	0	0	0	22
2011	14	0	0	0	0	0	0	14
2012	24	4	0	0	0	0	0	28
2013	32	8	16	0	0	0	0	56
2014	52	4	16	0	0	0	0	72
2015	51	4	49	0	0	0	0	104
2016	18	2	33	0	0	0	0	82
Total	883	146	1,036	0	0	0	0	2,065
% Share	42.8%	7.1%	50.2%	0.0%	0.0%	0.0%	0.0%	100.0%

Source: Ivory-Boyer Construction Database, Kem Gardner Policy Institute.

Building permit activity in Park City is very volatile due to the relatively small size of the housing market and the occasional and sudden impact of a large Deer Valley projects on permit activity *Figure 4*. The figure does show the drop off in residential building activity in Park City in recent years. Over the past six years the number of residential permits issued has averaged fifty units, far below activity during the 2000s.

Figure 4
Permits Issued for Residential Construction Permits in Park City



Housing Prices

The median sales price of a single-family home in Park City in 2016 (through September) was nearly \$1.6 million *Table 8*. This median sales price is \$1.3 million higher than the median sales price of a home in Salt Lake County. As mentioned earlier Park City's housing market is unique and distinguished by its resort level housing prices for both single-family homes and condominiums. The median sales price of a condominium in Park City in 2016 (through September) was \$687,111 *Table 9*. In each case the median sales price of single-family homes and condominiums has recovered from the low point of this housing cycle but is still below the peak prices of 2007 and 2009.

Table 8
Median Sales Price of Single-Family Homes Sold in Park City

	Median Sales Price	Number Sold
2011	\$1,093,294	155
2012	\$1,094,623	173
2013	\$1,290,219	193
2014	\$1,380,063	181
2015	\$1,585,648	160
2016 Sept	\$1,595,427	124

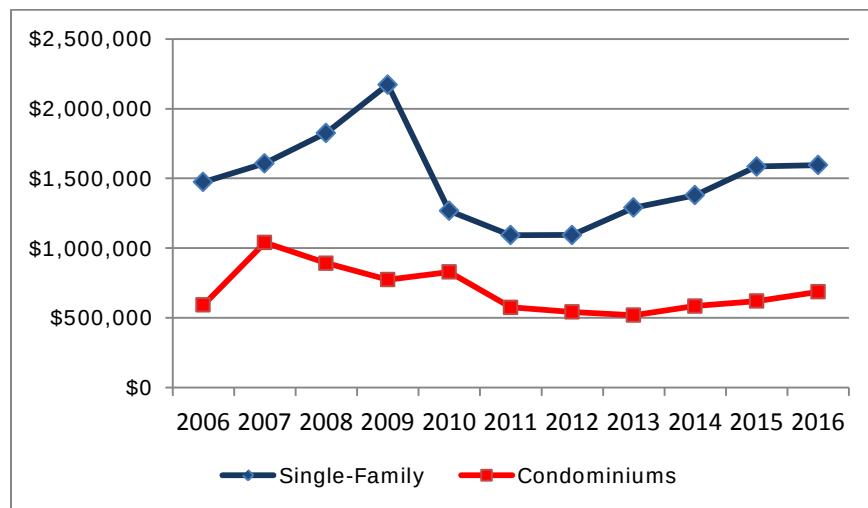
Source: Park City MLS.

Table 9
Median Sales Price of Condominiums Sold in Park City

	Median Sales Price	Number Sold
2011	\$575,241	235
2012	\$541,813	263
2013	\$518,925	304
2014	\$584,508	292
2015	\$620,575	285
2016 Sept.	\$687,111	225

Source: Park City MLS.

Figure 5
Median Sales Price for Single-Family Homes and Condominiums in Park City



Rental and Occupancy Rates

There is no regularly published survey of rental rates in Park City or Summit County. The nature of the Park City market makes it difficult to survey since there are very few traditional apartment projects. The rental market in Summit County is divided into two market segments: apartment units and condominiums for rent. The “condominium for rent” units are a relatively large segment of the rental inventory. This unique structure of the rental market is due to the economic base of Summit County: skiing and winter sports activities. The condominium inventory reflects the lodging needs of the thousands of skiers at Park City and Deer Valley. During the offseason many of these condominiums are placed in a rental pool. These units are very high priced and not affordable for Park City’s workforce and low income renter households.

Many of the year-round rental units in the city are in family homes. Thirty-five percent of all rental units in the city are in detached single-family homes or an attached apartment unit to single-family homes. Surveying these units regarding rental and vacancy rates is very difficult and time consuming. As a substitute for a rental survey data the 50 percentile rents from the U.S. Department of Housing and Urban Development are used as the source for rental rate data. The 2016 median *gross rent (gross rent includes utilities)* for a two bedroom apartment in Summit County is \$1,148 *Table 8*. Over the past five years the rent for a two bedroom apartment

has increased at 2.7 percent annually whereas rent for a one bedroom unit has increased at seven percent.

Table 8
Median Gross Rental Rates in Summit County by Bedroom Type

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
2011	\$651	\$704	\$1,004	\$1,406	\$1,761
2012	\$674	\$741	\$1,002	\$1,390	\$1,395
2013	\$687	\$755	\$1,022	\$1,417	\$1,422
2014	\$730	\$803	\$1,086	\$1,506	\$1,512
2015	\$780	\$994	\$1,150	\$1,676	\$2,008
2016	\$779	\$995	\$1,148	\$1,675	\$2,023
AAGR	3.7%	7.2%	2.7%	3.6%	2.8%

AAGR = average annual growth rate.

Source: HUD 50% percentile rents.

Another measure of local rental rates is provided by the U.S. Census Bureau however, this data includes only median gross rents. No estimates are made of rents by bedroom type. The median gross rent for Park City in 2014 was \$1,185. This estimates is a composite rent for all bedroom types *Table 9*.

Table 9
Median Gross Rent in Park City

	Median Gross Rent
2009	\$1,087
2010	\$1,030
2011	\$1,122
2012	\$1,297
2013	\$1,265
2014	\$1,185

Source: U.S. Census Bureau.

Occupancy or vacancy rates for the Park City rental market have been collected since 2013 by the Mountainlands Community Housing Trust, a nonprofit housing developer and advocate located in Park City. The Mountainlands survey is comprised exclusively of tax credit and Rural Development assisted rental communities in Summit County. The survey covers eleven apartment communities with about 650 units. Over the past four years the survey has consistently recorded occupancy rates above 97 percent *Table 10*. An occupancy rate above 97 percent is a virtually fully occupied rental market. Another sign of the very tight rental market is the waiting lists of six months or longer at many of the surveyed properties.

Table 10
Occupancy Rates

	Occupancy Rate
2013	97.4%
2014	97.1%
2015	98.3%
2016 August	98.2%

Source: Mountainlands
Community Housing Trust.

Affordable Rental Inventory

There are six tax credit apartment projects in Park City with a total of 326 units. A sizeable majority—eighty-two percent—of the tax credit units have target rents at fifty percent AMI or greater. Only fifty-nine of the tax credit units in the six projects are targeted for very low income renter households *Table 11*. Also the tax credit units have a relatively high percentage of three bedroom units. Fifty-five percent of the tax credit units are three bedroom units serving an important market segment, the low income family. New tax credit projects should target the one and two bedroom market; that is the workforce housing market *Table 12*.

Due to the difficulty of developing rental property in Park City and Summit County—scarcity and cost of developable land—most of the existing traditional apartment communities are properties that were developed twenty to thirty years ago with tax credit assistance. New rental developments since 2000 are almost non-existent consequently the rental inventory has had very little growth and tax credit have a disproportionate share of the inventory. In 2016 there are 671 tax credit units in Summit County. Tax credit units amount to 21 percent of the rental inventory in the county, the second highest share of Utah’s 29 counties *Table 13*.

Table 11
AMI Rents for Tax Credit Projects in Park City

Project	30% AMI	35% AMI	39% AMI	40% AMI	43% AMI	48% AMI	50% AMI	53% AMI	56% AMI	58% AMI	59% AMI	60% AMI	Total
Iron Horse													
Three Bdrm						14		36		44			94
Silver Meadow													
One Bdrm													0
Two Bdrm							5						5
Three Bdrm		3									6		9
Washington Mill													
Two Bdrm							2		6				8
Aspen Villa													
Two Bdrm												18	18
Three Bdrm												70	70
Holiday Village													
One Bdrm							24					16	40
Two Bdrm							24					16	40
Parkside													
Two Bdrm		18		12									30
Three Bdrm				12									12
Total	0	21		24		14	55	36	6	44	6	120	326

Source: Utah Housing Corporation.

Table 12
Unit Mix in Park City Tax Credit Projects

	Studio	One Bedroom	Two Bedroom	Three Bedroom	Total Units
Aspen Villas			18	70	88
Holiday Village		40	40		80
Iron Horse				94	94
Parkside			30	12	42
Silver Meadows		3	5	6	14
Washington Mill			8		8
Total		43	101	182	326

Source: Utah Housing Corporation.

Table 13
Tax Credit Units as Percent of Rental Inventory by County - 2016

County	Total Units in Tax Credit Projects*	Tax Credit Units	Rental Inventory	Tax Credit Units as Share of Rental Units
Rich	24	24	112	21.40%
Summit	674	671	3,171	21.20%
Tooele	742	712	4,327	16.50%
Box Elder	577	560	3,628	15.40%
Grand	166	166	1,290	12.90%
Wasatch	361	250	1,991	12.60%
Weber	2,656	2,499	22,909	10.90%
Salt Lake	14,739	12,374	116,355	10.60%
Davis	2,346	2,187	21,693	10.10%
San Juan	82	82	836	9.80%
Iron	599	551	5,622	9.80%
Carbon	219	218	2,355	9.30%
Washington	1,381	1,347	14,821	9.10%
Duchesne	148	148	1,670	8.90%
Beaver	39	39	517	7.50%
Kane	47	47	643	7.30%
Cache	907	874	12,335	7.10%
Sevier	102	98	1,613	6.10%
Uintah	157	157	2,737	5.70%
Juab	28	28	589	4.80%
Sanpete	86	86	2,051	4.20%
Utah	1,890	1,767	47,549	3.70%
Emery	23	23	678	3.40%
Garfield	9	9	390	2.30%
Millard	6	6	1,038	0.60%
Daggett	0	0	57	0.00%
Morgan	0	0	394	0.00%
Piute	0	0	76	0.00%
Wayne	0	0	142	0.00%
Total	28,008	24,923	271,589	9.20%

*Some tax credit projects also have market rate units. The difference between column 2 and 3 is the number of market rate units.
Source: Utah Housing Corporation.

Since the late 1990s the additions to the Park City affordable housing inventory have been largely through inclusionary zoning requirements. A total of 128 affordable units have been completed; seventy-five affordable owner occupied units priced between \$125,000 and \$250,000 (60% to 120% AMI) and fifty-three affordable rental units with rents targeted at 50% to 80% AMI. The Flagstaff Mountain Resort development provided thirty-eight affordable rental units, the most units of any inclusionary zoning project *Table 14*.

Park City's Department of Community Development provided a list of the current inventory of affordable units in the city. Affordable in this case is defined as owner and renter occupied units with target prices or rents for household generally at less than 100% AMI. The city has a total of 497 affordable units; 99 owner occupied units and 398 renter occupied units. The affordable owner occupied units account for 3.6 percent of the owner occupied inventory and the affordable rental units account for thirty-five percent of the rental inventory. In addition to the existing units the Park City's Department of Community Development expects 294 affordable units will be added to the housing inventory over the next several years. The source of funding for these units will be approximately \$40 million in RDA funds and inclusionary zoning requirements. The housing units developed will have rental rates and sales prices targeted from 50% AMI to 100% AMI. It's anticipated that 115 of the future units will be owner occupied and 143 will be renter occupied *Table 15*.

Special Needs Population

Generally, special needs housing is developed in counties or areas with populations much larger than Summit County or the Park City. Most smaller communities do not provide special needs housing however, Mountainlands Community Housing Trust does have a small number of units for transitional housing and victims of domestic violence in Park City. There are seven transitional housing units in Park City and the Peace House provides space for up to 15 victims of domestic violence.

Table 14
Inventory of Park City's Affordable Housing Inventory

Project Name		Funding	Yr. Built	Owned	Rental	AMI	Sales Pricing	Rent
Units built prior to 2003								
	Holiday Village (1br apts)	LIHTC, RD	1978		80	35-60%		30% of Income
	Parkside (1 & 3br apts)	LIHTC, RD	1980		42	35-60%		30% of Income
	Washington Mill (1br apts)	LIHTC	1995		8	35-60%		\$972-\$1,100
	Silver Meadows Estates (2 & 3br duplexes)	35 IZ 14 LIHTC	1996	21	28	35-60%	\$120,000 in 1996 - around \$195,000 today	\$632 to \$1,300
	Aspen Villas (1 & 3br apts)	LIHTC	1997		88	35-60%		\$1,200
	1465 Park Avenue (3br condos)	IZ units*	1998	3	5	60-100%	\$160,000 in 1998 - around \$245,000 today	\$930 to \$1,800
	Iron Horse (3br apts)	LIHTC	1998		94	35-60%		\$933-\$1,127
Total prior to 2003				24	345			
Units built or purchased in past 10 years								
<i>On-Mountain units</i>								
	Silver Strike Condominium (2 br condo)	IZ Flagstaff	2006	1		50-80%	\$123,800	
	Ironwood at Deer Valley (2 br condo)	IZ Flagstaff	2005		1	50-80%		\$1,170
	Flagstaff Residences (2 br condo)	IZ Flagstaff	2008		1	50-80%		\$1,073
	Arrow Leaf Residences (2br condos)	IZ Flagstaff	2007		3	50-80%		\$1,151
	Montage Hotel and Residences (1 br condos)	IZ Flagstaff	2010		10	50-80%		\$1,022
	St. Regis Hotel and Residences (2br condos)	IZ Deer Crest	2010		2	50-80%		\$775 - \$933
	Silver Star (studios, 1 & 2 br condos)	IZ Spiro Tunnel	2008	20		60-80%	studio \$125,000, 1br \$195,000, 2br \$227,500	
<i>In and Around Town</i>								
	Prospector (studios)	IZ Flagstaff	2009		23	50-80%		\$450 - \$525
	The Line (1, 2 & 3 br condos)	Nonprofit	2006	22		60-100%	\$119,000 - \$190,000	
	Snow Creek Cottages (2 & 3br homes)	City Subsidized	2010	13		60-120%	2br \$228,000, 3br \$264,000	
	Marsac Avenue HH (3 br homes)	Habitat for Humanity	2013	2		30-60%	\$230,000	
	Black Rock (1, 2 & 3 br condos)	IZ Flagstaff	2013	17		60-100%	1 br \$179,000, 2br \$219,900, 3br \$249,000	
	Transit Seasonal Housing (SRO units)	FTA Grant	2013		13	35-60%		\$500 +/-
Total in 10 years (2003 - 2013)				75	53			
Total completed as of August of 2016				99	398	497		

*IZ = inclusionary zoning.

Source: Department of Community Development, Park City.

Table 15
Affordable Housing Projects in Development and Proposed

	Project Name	Owned	Rental	Yr. Built	AMI	Funding	Sales Pricing	Rent
Projects in Development								
	Lower Park Avenue (Park Avenue)	8		2017	60-80%	RDA		
	Lower Park Avenue (Fire Station)	8	5	2017	60-100%	RDA		
	Lower Park Avenue (Woodside Park)		52	2018	30-80%	RDA		
	Park City Heights (2 & 3 br detached units and townhomes)	79		2015	60-100%	IZ	Approximate pricing: 2br \$240,000, 3br \$295,000, 4br \$365,000-\$400,000	
	Rail Central (SRO units)		24	TBD	35-80%	IZ		TBD
	1440 Empire Avenue (2br apts)		9	TBD	35-80%	IZ		\$900- \$1,300
Total Units in Development		95	90	TBD				
5 to 10 year pipeline								
	On-mountain units - Empire Pass/Deer Valley		15	TBD	50-80%	IZ		TBD
	Physicians Holdings	5		TBD	60-100%	IZ	TBD	
	IHC Medical Support Commercial	15	15	TBD	60-100%	IZ	TBD	TBD
	PC Mountain Resort (Vail) base development		23	TBD	50-80%	IZ		TBD
Total Units in Pipeline		20	53					
Future unit estimates		115	143					
*IZ = inclusionary zoning. Source: Department of Community Development, Park City.								

II. Characteristics of Housing Demand: Demographic and Employment Trends

Population and Households

Park City's population and household growth over the past fifteen years has slowed dramatically. During the 1990s the population of the city increased from 4,556 to 7,462, a sixty-three percent increase. The average annual population growth during the 1990s was 5.1 percent and household growth 5.4 percent. Over the next fifteen years the population of the city increased by only 666 individuals, an increase of just nine percent; growing from 7,462 in 2000 to 8,128 in 2015. The number of households in Park City in 2015 was 3,192, an increase of 423 households since 2000 *Table 1 and Figure 1.*

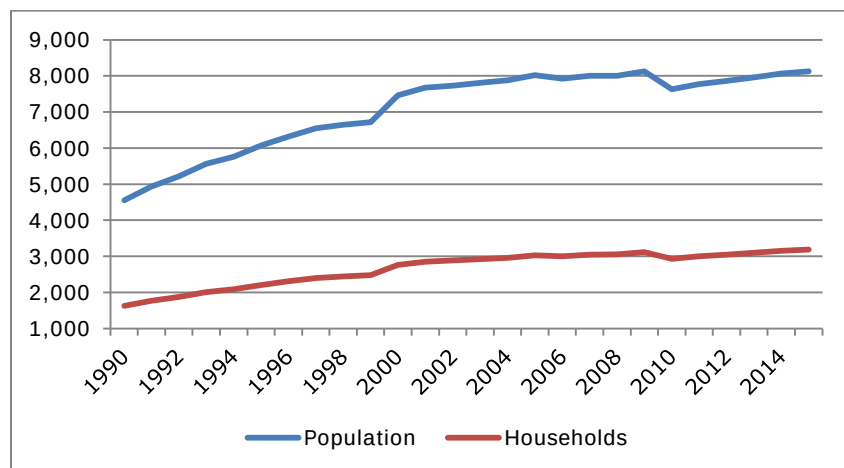
Certainly two important and related factors slowing population growth in Park City are housing affordability and land cost/availability. It's very unlikely the influence of these factors will fade. It should be noted that Summit County planners are expecting much slower long-term rates of population growth for the county and cities than initially projected by the Governor's Office of Management and Budget in 2012. One of the principal reasons the county believes previous projections will not be met is the high cost of housing.

Table 1
Population and Household Trends in Park City

	Population	Households	Average Household Size
1990	4,556	1,627	2.80
2000	7,462	2,764	2.70
2010	7,627	2,933	2.60
2015	8,128	3,187	2.55
Average Annual Growth Rate			
1990-2000	5.1%	5.4%	
2000-2010	0.2%	0.59%	
2010-2015	1.28%	1.67%	

Source: U.S. Census Bureau.

Figure 1
Population and Household Trends in Park City

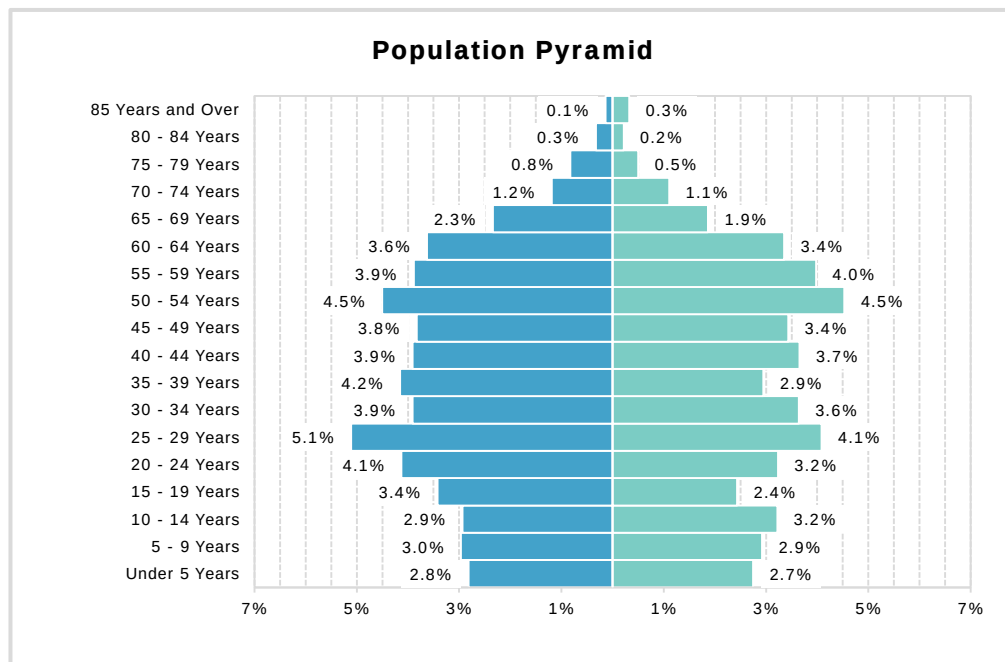


As Park City's population growth has slowed the median age of the population has increased. In 2000 the median age was 32.7 years but by 2014 it had increased to 38.5 years. One of the age groups with the most rapid growth is the 65 to 74 year age group, which increased by fifty-three percent from 2010 to 2014, almost ten percent of the population of the city is between 65 and 74 years. *Figure 2* shows the population pyramid for Park City as generated by the Utah Affordable Housing Forecast Tool of the Utah Department of Housing and Community Development. The pyramid is skewed toward males, with 112 males for every 100 females in 2010. This weighting toward males is common in resort towns, which disproportionately attract young men who come to recreate and work. In the 22 to 29 year age group the number of males exceeded females by twenty-two percent.

Table 2
Population by Age in Park City

	2000	2010	2014
Under 5 Years	372	411	518
5 to 9 years	439	435	502
10 to 14 years	533	455	345
15 to 19 years	549	436	510
20 to 24 years	667	544	353
25 to 34 years	1,373	1,238	1,318
35 to 44 years	1,214	1,084	981
45 to 54 years	1,276	1,205	1,145
55 to 59 years	388	581	651
60 to 64 years	223	516	683
65 to 74 years	243	481	737
75 to 84 years	78	138	94
85 years and over	16	34	8
Median Age	32.7	34.6	38.5
Total	7,371	7,558	7,845

Figure 2
Population Pyramid of Park City – 2010
Blue = Male Green = Female



Race and Ethnicity

Race and ethnicity are important to the housing needs assessment. First, race (people of color) and ethnicity (Hispanic origin) are classifications used by HUD in the designation of protected classes. Federal law prohibits housing discrimination based on a person's color or ethnicity. While Park City is predominately white (white alone not Hispanic), the city does have a sizeable share of residents who are of Hispanic origin. In 2000 the decennial Census reported a Hispanic population in Park City of 1,448, representing 19.6 percent of the population. By 2010 the Hispanic share of the population had jumped to twenty-four percent but by 2014, according to the American Community Survey, the number of people of Hispanic origin had declined to 1,474, 18.7 percent of the population *Table 3*.

It should be emphasized that the 2000 and 2010 estimates of Hispanic population are considered more accurate due to the large sample size of the decennial Census. The 2014 estimate is based on a much smaller sample size therefore the estimate carries a large margin of error. The margin of error for the 2010-2014 estimate of Hispanic persons in Park City is +/-368. The sizeable margin of error combined with the large estimated decline in the Hispanic population is troublesome. It's unlikely that the Hispanic population in Park City would drop by twenty percent in four years without some obvious underlying cause for out migration. No such cause is apparent therefore it is reasonable to assume that the number of Hispanics living in the city remains close to the 2010 estimate of 1,800.

For the housing needs assessment household data is more relevant than the population. It is clear from the household data that the Hispanic population has very large households, hence the large Hispanic population of 1,819 persons (24 percent of the population) makes up 380 households (13.2 percent of households). The average household size of a Hispanic households is 4.8 persons; more than two persons larger than household size for all races in Park City *Table 4*.

Ninety-two percent of all Hispanic households are renters compared to thirty percent for all races in Park City; an indicator that most Hispanic households are low income. The local Hispanic population is employed primarily in the leisure and hospitality, landscaping, construction and restaurant sectors at low wage occupations. Half of all Hispanic households are living below the poverty line *Table 5*.

One in eight households in Park City is Hispanic. The typical Hispanic household has a median household size of 4.8 persons, has a ninety percent chance of renting, and a fifty percent chance of living in poverty. These characteristics produce conditions that are important considerations for housing policy.

Table 3
Race and Ethnicity – Park City

	2000	2010	2014	% Share	% Share
White alone	5,687	5,429	6,115	71.8%	77.95%
Black or African	31	22	27	0.3%	0.34%
American Indian	22	19	7	0.1%	0.09%
Asian alone	137	150	217	2.0%	2.77%
Pacific Islander	1	13	0	0.1%	0.00%
Two or more races	88	77	5	1.0%	0.06%
Hispanic or Latino	1,448	1,819	1,474	24.0%	18.79%
Total	7,371	7,558	7,845	100.0%	100.0%

Source: U.S. Census Bureau.

Table 4
Households by Race in Park City - 2010

	Households	% Share
White Alone Not Hispanic	2,175	75.4%
Hispanic	380	13.2%
Black	14	0.4%
American Indian	9	0.3%
Asians	49	1.6%
Pacific Islander	6	0.2%
Other	252	8.7%
Total	2,885	100.0%

Source: U.S. Census Bureau.

Table 5
Poverty by Households by Ethnicity in Park City - 2014

	Households	% Share
Households in Poverty		
White Alone not Hispanic	2,797	
In Poverty	130	4.65%
Hispanic	306	
In Poverty	158	51.60%
Total Households	3,192	
In Poverty	265	8.3%

Source: U.S. Census Bureau.

Household Income and Wages

Park City has the highest median and average household income of any city in the state. In 2014 the median income was \$88,438 and the average income was \$151,386. These numbers would be even higher if not for the large number of low income Hispanic households. The income disparity between white and Hispanic households results in significant levels of income inequality. The median income for a Hispanic household in 2014 was \$24,270 compared to \$105,200 for a white households. The city ranks first among all Utah cities in income inequality with a Gini Index of .57. The higher the Gini Index number the more unequal the income distribution. Perfect income equality would have an index value of 0 and perfect inequality would have an index of 1. The state of Utah has the lowest level of income inequality among all states with a Gini Index of .419.

Table 6
Household Income in Park City

	Median Income	Average Income
2000	\$65,800	
2010	\$61,912	\$112,145
2011	\$61,383	\$116,259
2012	\$70,662	\$121,761
2013	\$81,548	\$124,724
2014	\$88,438	\$151,386

Source: U.S. Census Bureau.

Household income by tenure shows that thirty-six percent of all renters have incomes below \$35,000. In fact seventeen percent of renters have incomes below \$15,000 *Figure 3*. In sharp contrast sixty percent of homeowners in Park City have incomes above \$100,000 and forty-one percent have incomes above \$150,000 *Figure 4*. These household income numbers are not surprising given the high price of homes in Park City. They are a reflection of housing costs. In both cases, potential renter and potential owners face a housing affordability issue. The availability of affordable (80% AMI) housing for owners and renters is nearly non-existent—due primarily to market forces.

Figure 3
Household Income of Renters in Park City - 2014

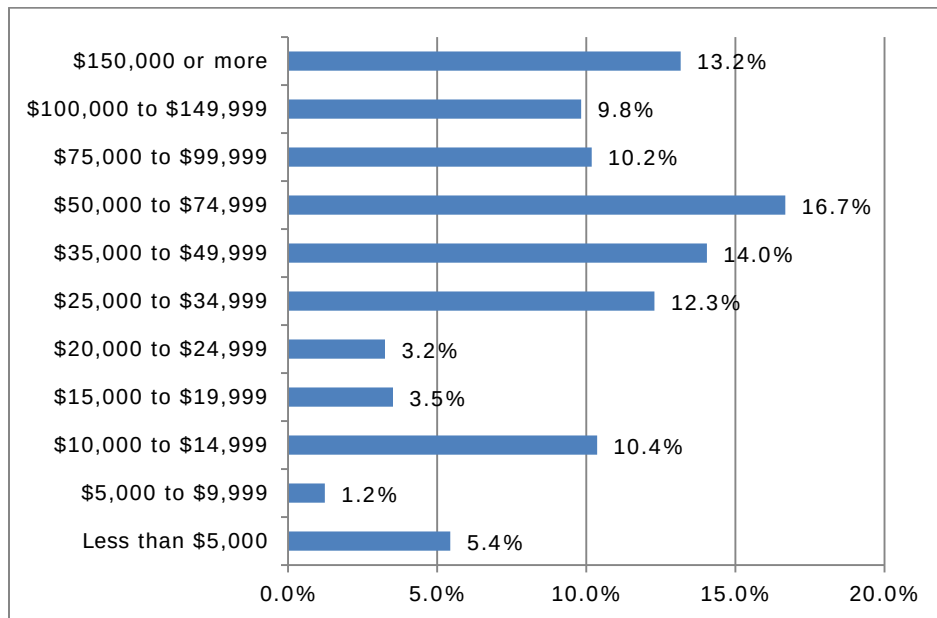
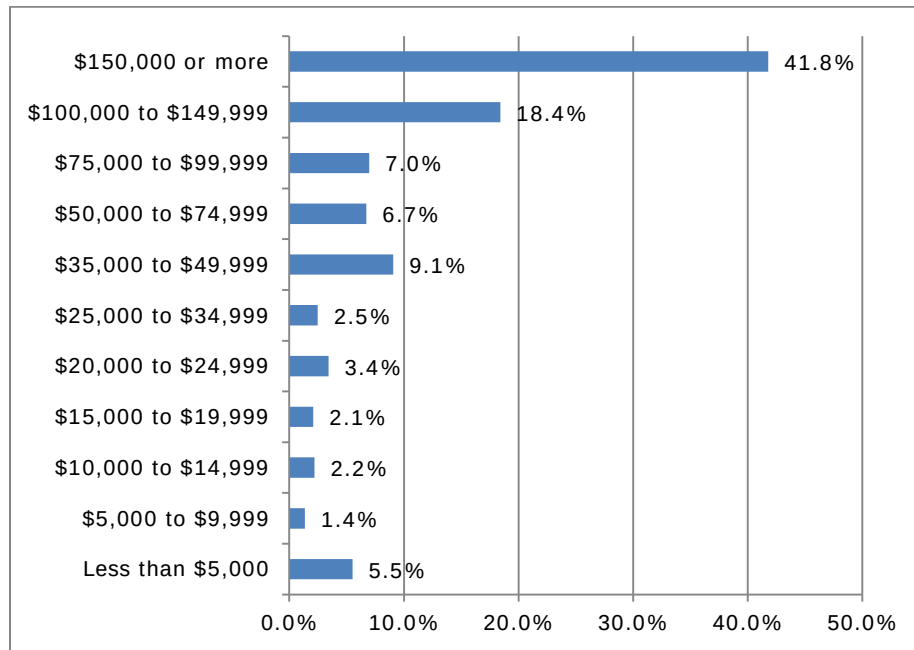


Figure 4
Household Income of Homeowners in Park City – 2014



Wages Rates

The average wage rate for workers in Park City in 2014 was \$36,060 well below the average wage rate statewide of \$42,180. The low wages leave local workers vulnerable to severe housing cost burdens. Those Park City households with very high incomes generally do not work in Park City. They commute to Salt Lake County working in high priced professional occupations.

Table 7
Comparison of Average Wage Rates

	Park City	Summit	State	Park City as % of Summit Average Wage	Park City as % of State Average Wage
2006	\$30,504	\$30,888	\$34,596	98.8%	88.2%
2007	\$32,856	\$33,180	\$36,516	99.0%	90.0%
2008	\$32,988	\$33,072	\$37,452	99.7%	88.1%
2009	\$32,292	\$32,556	\$38,052	99.2%	84.9%
2010	\$32,664	\$34,380	\$38,820	95.0%	84.1%
2011	\$33,876	\$35,028	\$39,660	96.7%	85.4%
2012	\$34,068	\$36,036	\$40,644	94.5%	83.8%
2013	\$34,800	\$36,588	\$41,064	95.1%	84.7%
2014	\$36,060	\$38,424	\$42,180	93.8%	85.5%

Source: Utah Department of Workforce Services.

Employment Characteristics and Trends

The most recent employment data for Park City shows the number of jobs at 11,657 in 2014 *Table 8 and Figure 5*. Park City accounts for nearly half the jobs in Summit County. But just fifteen years ago three out of four jobs in Summit County was located in Park City. There has been a pronounced shift in employment in the county to the unincorporated area of Snyderville Basin, the location of several hundred thousand square feet of new retail and commercial space

over the past several years. It's important to note that the wages of employers in the unincorporated area are also relatively low reflecting the job base of retail and leisure and hospitality. Local workers whether employed in Park City or the Snyderville Basin area work in low wage occupations.

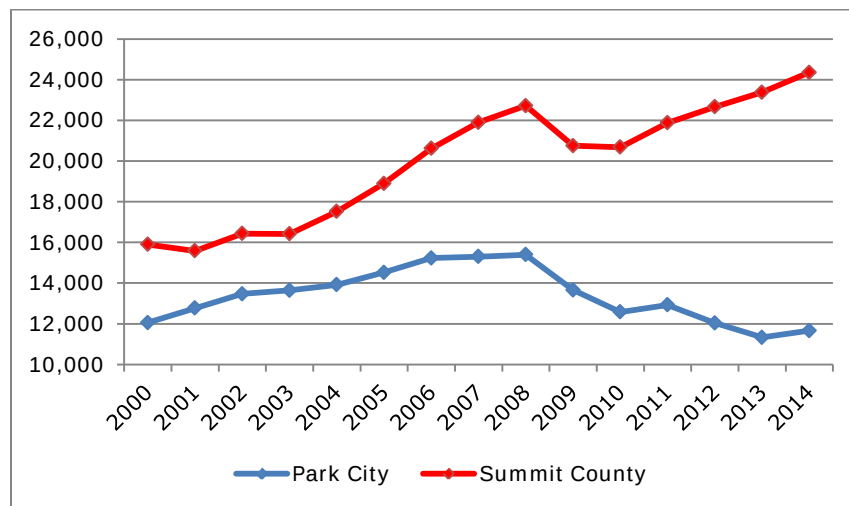
Employment trends in Park City show that the peak job year was 2008, at the front edge of the Great Recession. Since then the number of jobs in the city has drifted steadily down some twenty-five percent from the peak.

Table 8
Employment in Park City Compared to Summit County

	Park City	Summit County	Park City % Share of County
2000	12,052	15,896	75.8%
2001	12,768	15,585	81.9%
2002	13,472	16,432	82.0%
2003	13,643	16,418	83.1%
2004	13,914	17,517	79.4%
2005	14,526	18,899	76.9%
2006	15,234	20,620	73.9%
2007	15,303	21,900	69.9%
2008	15,399	22,716	67.8%
2009	13,656	20,755	65.8%
2010	12,577	20,681	60.8%
2011	12,925	21,877	59.1%
2012	12,040	22,666	53.1%
2013	11,328	23,379	48.5%
2014	11,657	24,356	47.9%
2015	NA	25,388	NA

Source: Utah Department of Workforce Services.

Figure 5
Employment Trends in Park City and Summit County



Over half of all workers in Park City are employment in accommodations and food services; that is lodging and restaurants. The average annual wage in this sector is \$27,912; near poverty

wages for a family of four. Another ten percent of jobs are in retail (ninety percent of jobs in trade, transportation and utilities are in retail trade) which has an average wage of \$31,344. The low wages result in low income levels for workers living and working in Park City, which limits housing opportunities and increases housing cost burdens.

Table 9
Employment in Park City

	Employment	Average Wage	% Share of Park City Employment
Mining	D		
Construction	252	\$50,172	2.2%
Manufacturing	D		
Trade, Transportation, Utilities	1,235	\$31,344	10.6%
Information	151	\$53,136	1.3%
Financial Activities	747	\$56,076	6.4%
Professional & Bus. Services	794	\$52,908	6.8%
Health Care & Education	873	\$46,764	7.5%
Accommodations and Food Service	5,987	\$27,912	51.4%
Other Services	358	\$48,468	3.1%
Government	1,134	\$39,132	9.7%
Total	11,657	\$36,060	100.0%

Source: Utah Department of Workforce Services.

Jobs in Park City have long outnumbered the population of the city. In 2008 the number of jobs was almost double the population of the city; 15,399 jobs and 8,008 population. Most recently, the ratio has fallen to 1.44 jobs for every one resident of Park City *Table 10*. Similarly the employment to population has been increasing in Summit County as well. The county does not yet have more jobs than people but the ratio has grown from .5 jobs per resident to .64 jobs per resident *Table 11*. The employment to population ratios for both Park City and Summit County underscore the role and need of net in-commuting as a source of labor supply for employers in the city and the county.

Table 10
Employment to Population Ratio in Park City

	Population	Employment	Employment to Population Ratio
2000	7,462	12,052	161.5%
2001	7,680	12,768	166.3%
2002	7,726	13,472	174.4%
2003	7,806	13,643	174.8%
2004	7,877	13,914	176.6%
2005	8,019	14,526	181.1%
2006	7,923	15,234	192.3%
2007	8,004	15,303	191.2%
2008	8,008	15,399	192.3%
2009	8,127	13,656	168.0%
2010	7,627	12,577	164.9%
2011	7,775	12,925	166.2%
2012	7,860	12,040	153.2%
2013	7,962	11,328	142.3%
2014	8,065	11,657	144.5%

Source: U.S. Census and Utah Department of Workforce Services.

Table 11
Employment to Population Ratio in Summit County

	Population	Employment	Employment to Population Ratio
1990	15,690	7,989	50.9%
1991	17,051	8,273	48.5%
1992	18,546	8,963	48.3%
1993	20,221	9,945	49.2%
1994	21,863	11,143	51.0%
1995	23,632	12,076	51.1%
1996	25,051	12,705	50.7%
1997	26,224	13,001	49.6%
1998	27,674	13,764	49.7%
1999	28,799	14,348	49.8%
2000	30,012	15,896	53.0%
2001	30,329	15,585	51.4%
2002	31,357	16,432	52.4%
2003	32,053	16,418	51.2%
2004	32,847	17,517	53.3%
2005	33,600	18,899	56.2%
2006	34,051	20,620	60.6%
2007	34,864	21,900	62.8%
2008	35,540	22,716	63.9%
2009	35,802	20,755	58.0%
2010	36,496	20,681	56.7%
2011	37,208	21,877	58.8%
2012	37,904	22,666	59.8%
2013	38,486	23,379	60.7%
2014	39,136	24,356	62.2%
2015	39,633	25,388	64.1%

Source: Utah Department of Workforce Services.

Commuting Patterns of Park City Residents and Workers

The Longitudinal Employment Household Dynamics (LEHD) tool from the U.S. Census Bureau shows the home origin of workers in Park City. LEHD estimates the total employment in the city in 2014 at 12,911, slightly higher than the Utah Department of Workforce Service's estimate *Table 12*. About fifteen percent of workers employed in Park City are residents of the city. Another seventeen percent of those working in Park City come from Snyderville Basin and Summit Park. The cities in Summit County including Park City and the unincorporated area account for a little more than one out of every three workers in the city while the remaining two-thirds of workers commute from outside the county to Park City; a total of 8,170 workers daily in 2014.

Table 12
City Origin for Workers Commuting into Park City

City of Origin	2010	2014	% Share
Total Employment	12,127	12,911	100.0%
Park City	2,028	1,901	14.7%
Summit Park	1,320	1,059	8.2%
Snyderville	1,148	1,118	8.6%
Silver Summit	514	600	4.6%
Coalville	72	63	0.5%
Total In County Commuting	5,082	4,741	36.7%
Total Out of County Commuting	7,045	8,170	63.3%

Source: U.S. Census, Longitudinal Employment Household Dynamics.

Table 13 shows in greater detail the city of origin of Park City workers. Heber is the city of origin for the largest number of out-of-county workers. In 2014 the LEHD estimated 1,028 Park City workers commuted from Heber Table 13. Salt Lake City ranks second in out-of-county commuting with 864 individuals commuting from Salt Lake City to Park City for employment.

Table 13
Place of Residence of Park City Workers

	2010	% Share		2014	% Share
Total Employment	12,127		Total Employment	12,911	
Park City	2,028	16.7%	Park City	1,901	14.7%
Summit Park	1,320	10.9%	Snyderville	1,118	8.7%
Snyderville Basin	1,148	9.5%	Summit Park CDP	1,059	8.2%
Salt Lake City	807	6.7%	Heber City	1,028	8.0%
Heber	797	6.6%	Salt Lake City	864	6.7%
Silver Summit	514	4.2%	Silver Summit	600	4.6%
Millcreek	353	2.9%	Millcreek CDP	377	2.9%
Sandy City	205	1.7%	Sandy City	234	1.8%
Midway	202	1.7%	Midway	214	1.7%
Holladay	189	1.6%	Holladay	204	1.6%
Other	4,564	37.6%	Other	5,312	44.1%

Source: U.S. Census, Longitudinal Employment Household Dynamics.

Most of the 24,500 workers in Summit County (including Park City) live in the county. Commuting patterns reported by the American Community Survey show that 13,647 workers in Summit County are residents of the county. But Salt Lake County and Wasatch County are the origin counties of a considerable number of workers in the Summit County employment base; 4,530 workers come from Salt Lake County and 2,924 from Wasatch County Table 14. The other three major nearby counties, Davis, Utah and Weber Counties are the origin counties of much smaller numbers of workers.

Table 14
County Origin of Workers in Summit County 2009-2013

County Origin	Summit County Workers
Summit County	13,697
Salt Lake County	4,530
Wasatch County	2,924
Utah County	489
Davis County	399
Weber County	216

Source: U.S. Census Bureau.

Just as there are a significant number of workers commuting into Park City and Summit County there are also a substantial number of Summit County residents that commute out-of-county for work. By far the most likely work destination is Salt Lake County. Each work day nearly 4,200 Summit County residents travel to Salt Lake County for work *Table 15*. No other county comes close as a work destination. Wasatch County ranks second with 262 Summit County residents traveling to Wasatch County for work.

Table 15
Summit County Residences Commuting Outside County

County Destination	Workers
Salt Lake County	4,170
Wasatch County	262
Davis County	219
Utah County	130
Los Angeles County	96
Weber County	95
Morgan County	76

Source: U.S. Census.

More recent 2014 estimates from the U.S. Census Bureau show that forty-three percent of those commuting into Park City from outside the city earn less than \$15,000; 3,967 employees *Table 16*. Similarly, forty percent of those commuting into Summit County from outside the county earn less than \$15,000; 5,363 employees *Table 17*.

Table 16
Commuting into Park City by Wage of Employee 2014

	Commuting Into City from Outside City	Living and Working In City
Less than \$15,000	3,967	724
\$15,000 to \$40,000	2,872	457
more than \$40,000	2,269	330
Employed in Park City but living outside of city	9,108	---
Employed in Park City and living in city	---	1,511
Total Employed in Park City	10,619	

Source: U.S. Census Bureau, On the Map Application.

Table 17
Commuting into Summit County by Wage of Employee 2014

	Commuting into the County from Outside County	Living and Working in the County
Less than \$15,000	5,363	3,860
\$15,000 to \$40,000	4,271	2,563
more than \$40,000	3,699	2,519
Employed in Summit County but living outside of the county	13,333	---
Employed in Summit County and Living in Summit County	---	8,942
Total Employed in Summit County	22,275	

Source: U.S. Census Bureau, On the Map Application.

III. Housing Affordability and Needs Analysis

Income Thresholds

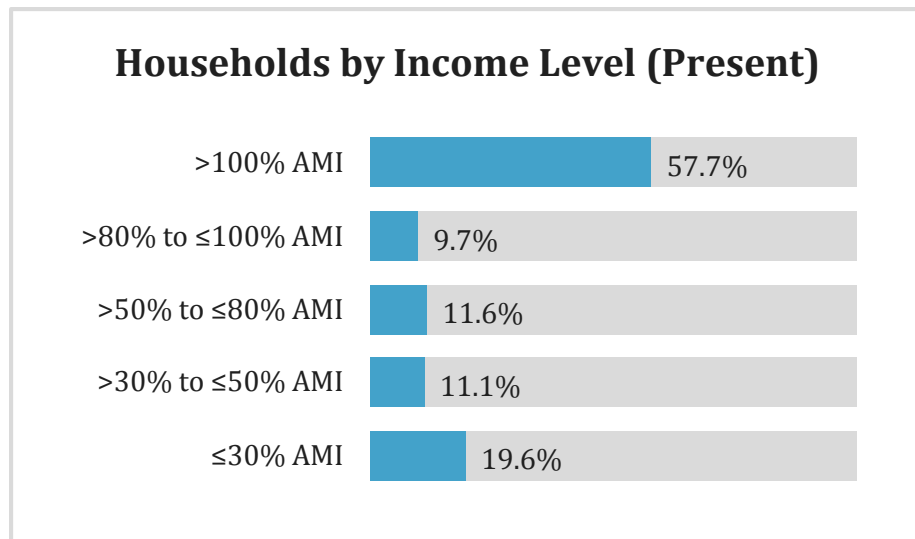
Park City's median income in 2014 (most recent data) was \$88,438, forty-five percent higher than the median income statewide. Fifty-eight percent of all households in Park City have incomes above \$88,438 while nearly twenty percent have incomes below \$26,531 *Figure 1*. The wide dispersion of income levels in Park City is a mark of prevailing income inequality in the city.

Table 1
Incomes Thresholds by AMI Levels for Park City

AMI Levels	Income Thresholds
≤30%	≤\$26,531
30% to 50%	>\$26,531 to ≤\$44,219
50% to 80%	>\$44,219 to ≤\$70,750
80% to 100%	>\$70,750 to ≤\$88,438
100% to 120%	>\$88,438 to ≤\$106,125

Source: U.S. Census Bureau.

Figure 1
Households by Income Level



Source: Derived from U.S. Census Bureau data and produced by Utah Affordable Housing Forecast Tool.

Housing Cost Burden - Despite the high incomes in Park City the high cost of housing for both rental units and owner occupied units inevitably leads to housing cost burdens. HUD defines moderate housing cost burden as a household paying from 30 percent to 50 percent of their income for housing and utilities. A severe cost burdened is defined as paying more than 50 percent of their household income for housing and utilities.

The HUD CHAS data show cost burdens by tenure for Park City over the 2009-2013 period. Given that housing prices and rental rates have increased since 2013 the estimate of the number of households with housing cost burdens should be considered a lower bound; it's very likely

that a greater share of households have cost burdens in 2016 than the average number from 2009-2013.

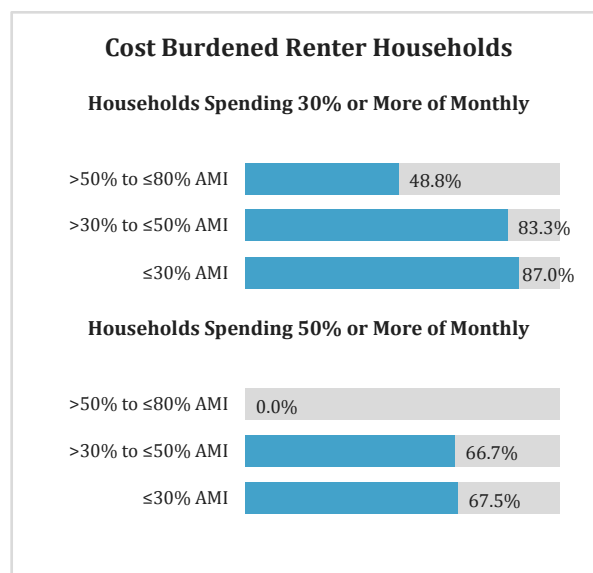
Three quarters of all renters with incomes below 80% AMI (\$70,750) have housing cost burdens above thirty percent of their income. Eighty-seven percent of extremely low income renter households ($\leq 30\%$ AMI) have housing cost burdens above thirty percent *Table 2 and Figure 1*. More troublesome is the number of renter households with severe housing cost burdens; that is paying more than fifty percent of their income for rent and utilities. Two-thirds of all renters with incomes below 50% AMI have severe housing cost burdens. Statewide a little less than half of all renters with incomes below 50% AMI have severe cost burdens, still an alarming share but not as shocking as the two-thirds share in Park City. The need for more affordable rental housing is obvious from the housing cost burden data.

Table 2
Cost Burdened Renter Households in Park City

Cost Burdened Households (>30%)	Households with Burden	Total Households	% Share
$\leq 30\%$ AMI	335	385	87%
>30% to $\leq 50\%$ AMI	125	150	83%
>50% to $\leq 80\%$ AMI	100	205	49%
>80% to $\leq 100\%$ AMI	45	130	35%
>100% AMI	85	380	22%
Severely Cost Burdened Households (>50%)	Households With Burden	Total Households	% Share
$\leq 30\%$ AMI	260	385	68%
>30% to $\leq 50\%$ AMI	100	150	67%
>50% to $\leq 80\%$ AMI	0	205	0%
>80% to $\leq 100\%$ AMI	0	130	0%
>100% AMI	0	380	0%

Source: HUD CHAS 2009-2013.

Figure 2
Cost Burdened Renter Households



Source: Derived from HUD CHAS 2009-2013 for Park City and Utah Affordable Housing Forecast Tool.

The housing cost burden for homeowners in Park City is not quite as serious as for renters but it still high. For those extremely low income ($\leq 30\%$ AMI) households and very low income ($>30\%$ to $\leq 50\%$) households lucky enough to own a home about two-thirds have moderate cost burdens (more than 30% of income for housing) and well over half have severe housing cost burdens (above 50% of their income for housing) *Table 3 and Figure 3*.

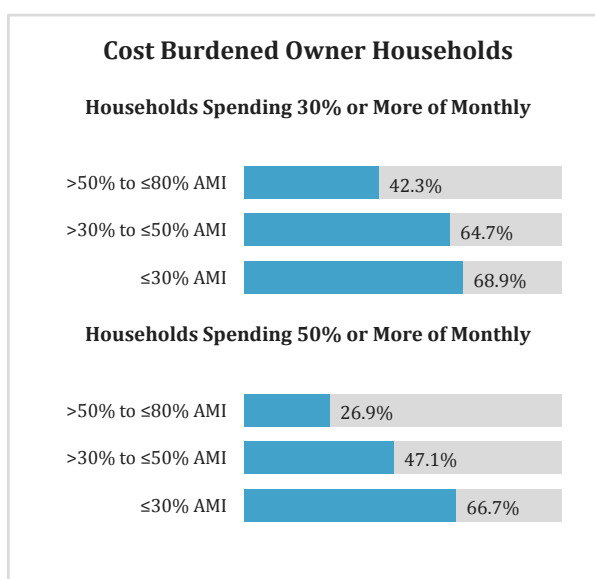
Twenty-five percent of homeowners in Park City have incomes at or below 80% AMI, a surprising high number but very likely due to owners of condominiums, town homes and twin homes. The Census does not distinguish between home owner of detached single-family home and town homes, twin homes and condominiums.

Table 3
Cost Burdened Owner Households in Park City

Cost Burdened Households ($>30\%$)	Households With Burden	Total Households	% Share
$\leq 30\%$ AMI	124	180	69%
$>30\%$ to $\leq 50\%$ AMI	110	170	65%
$>50\%$ to $\leq 80\%$ AMI	55	130	42%
$>80\%$ to $\leq 100\%$ AMI	100	150	67%
$>100\%$ AMI	175	1,285	14%
Severely Cost Burdened Households ($>50\%$)	Households With Burden	Total Households	% Share
$\leq 30\%$ AMI	120	180	67%
$>30\%$ to $\leq 50\%$ AMI	80	170	47%
$>50\%$ to $\leq 80\%$ AMI	35	130	27%
$>80\%$ to $\leq 100\%$ AMI	15	150	10%
$>100\%$ AMI	65	1,285	5%

Source: HUD CHAS 2009-2013.

Figure 3
Cost Burdened Owner Households



Source: Derived from HUD CHAS 2009-2013 for Park City and Utah Affordable Housing Forecast Tool.

Housing Affordability Calculator for Park City

The Utah Department of Housing and Community Development provides an affordability calculator in the Utah Affordable Housing Forecast Tool. Using specified inputs the affordability calculator determines the monthly income for rent and the maximum mortgage loan amount by income category *Table 4 and Figure 4*.

Table 4
Affordability Calculator from Utah Affordable Housing Forecast Tool

Category	Amount
County	Summit
City	Park City
Year	2016
AMI	\$88,438
Monthly Utility Costs	\$200
Loan Terms (Years)	30
Interest Rate	5.00%
Mortgage Insurance	Yes
Mortgage Insurance Rate	1.00%
<i>Monthly Income for Housing Expenses</i>	
≤30% AMI	\$596
>30% to ≤50% AMI	\$994
>50% to ≤80% AMI	\$1,591
>80% to ≤100% AMI	\$1,989
<i>Maximum Mortgage Loan Amount</i>	
≤30% AMI	\$64,009
>30% to ≤50% AMI	\$128,182
>50% to ≤80% AMI	\$224,441
>80% to ≤100% AMI	\$288,614

Source: Utah Affordable Housing Forecast Tool

Figure 4
Affordability Calculator from Utah Affordable Housing Forecast Tool

Summary of Affordability		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$597	\$64,009
>30% to ≤50% AMI	\$995	\$128,182
>50% to ≤80% AMI	\$1,592	\$224,441
>80% to ≤100% AMI	\$1,990	\$288,614

The number of units by rental rates appears in the HUD CDP mapping tool as shown in *Table 5*. For extremely low income renters (≤30% AMI) there are 183 rental units available. This estimate was determined by comparing the affordable rent range to number of “units for rent” giving an estimate of 183 units, which accounts all units under \$600 in Park City (see *Table 4*).

This methodology was applied for each income category to determine the number of available rental units.

Table 5
Number of Affordable Units Available by AMI Rents

Rent	Units	AMI Levels
No Cash Rent	102	
\$0-\$499	82	≤30% AMI
\$500-\$599	101	
Total	183	
\$600-\$699	8	>30% to ≤50% AMI
\$700-\$799	64	
\$800-\$899	104	
\$900-\$999	143	
Total	319	
\$1000-\$1249	227	>50% to ≤80% AMI
\$1250-\$1499	75	
\$1500-\$1,600	26	
Total	328	
>\$1,600	319	>80% AMI
Total	319	
Total	1,251	

Source: HUD CDP Mapping Tool.

Gap Analysis for Renters

HUD's CHAS gives the number of renters by income category *Figure 5*. These estimates were then compared to the number of rental units affordable to the respective income category. For example, for extremely low income households there are 183 affordable rental units in Park City but there are 385 extremely low income renter households. Therefore there's a deficit or a gap of 202 units. There is a surplus of affordable units, according to the Utah Affordable Housing Forecast Tool for both very low and low income renter households. For renters with incomes above 80 percent AMI there's a deficit of 191 rental units *Table 6*.

Figure 5
Renter Households by Income Level 2009-2013

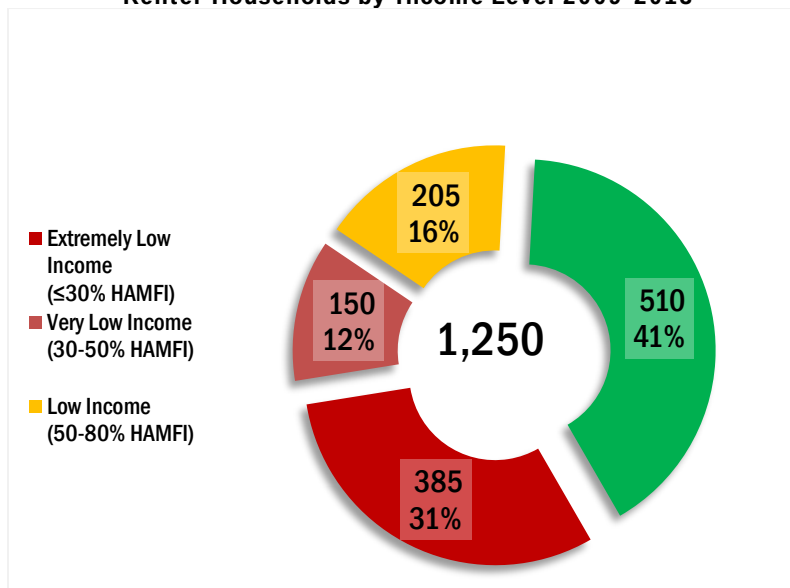


Table 6
Deficit / Surplus of Affordable Rental Units in Park City by Income Category

	Units	Renters	Deficit/Surplus
≤30% AMI	183	385	-202
>30-≤50% AMI	319	150	169
>50-≤80% AMI	328	205	123
>80+ AMI	319	510	-191

Source: HUD CHAS and HUD CDP Mapping Tool.

Gap Analysis for Owner Occupied Housing

The Park City Multiple Listing Service is the data source for affordable owner occupied housing. According to the affordability calculator the maximum mortgage loan amount for a home for each income group is as follows:

≤30% AMI	\$64,009
>30% to ≤50% AMI	\$128,182
>50% to ≤80% AMI	\$224,441
>80% to ≤100% AMI	\$288,614

These maximum loan amounts were matched against the prices of single-family homes and condominiums currently listed on the Park City Multiple Listing Service to determine the number of homes affordable for each income group. There are 364 current listing; 140 single family homes and 224 condominiums and town homes. No single-family home is affordable to households with income below the median income. The lowest priced single-family home is listed at \$800,000. Condominiums and town homes have lower prices but not low enough to provide housing alternatives for households with incomes less than 80 percent AMI. Of the 224 condominiums and town homes listed for sale only four are “affordable” and they are affordable to households with incomes from 80% to 100% AMI. The inventory of affordable housing in Park City is given in *Table 7*. The affordable housing in Park City is almost entirely rental housing and for two income categories; extremely low income and moderate income households, there are sizeable deficits of affordable rental housing.

Table 7
Inventory of the Number of Affordable Units in Park City by Income Category

For Sale Units (Single Family and Condominiums) Affordable at Each Income Level	Number	Percentage
≤30% AMI	0	0.0%
>30% to ≤50% AMI	0	0.0%
>50% to ≤80% AMI	0	0.0%
>80% to ≤100% AMI	4	1.0%
>100% AMI	364	99.0%
For Rent Units Affordable at Each Income Level	Number	Percentage
≤30% AMI	183	16.0%
>30% to ≤50% AMI	319	27.8%
>50% to ≤80% AMI	328	28.5%
>80% AMI	319	27.7%
Available Units Affordable at Each Income Level	Number	Percentage
≤30% AMI	183	16.8%
>30% to ≤50% AMI	319	31.2%
>50% to ≤80% AMI	328	13.5%
>80% AMI	586	38.4%

Source: HUD Mapping Tool and Multiple Listing Service.

Five Year Affordable Housing Need Projections

The Utah Department of Housing and Community Development recommends that the housing needs assessment include five year population projections for the subject jurisdiction. The UHAFT provides population estimates and projections for every city in the state from 2000 to 2060 in ten year intervals. These projections were developed by the Governor's Office of Management and Budget (GOMB) in 2012.

The Park City projection for 2020 is 9,373, an increase of 1,815 individuals from the 2010 estimate of 7,558. The projected average annual growth for the city from 2010 to 2020 is 2.2 percent. This is a very optimistic growth rate. Population growth in Park City has not exceeded two percent annually since the 1990s. From 2000 to 2010 the annual growth rate was less than one percent and from 2010 to 2015 the population growth rate averaged 1.3 percent annually.

Three projection scenarios were developed; a high, medium or midpoint, and low scenario. The high scenario uses the GOMB projected growth rate of 2.2 percent and the low scenario uses the average annual growth rate from 2000 to 2015 of .57 percent. The midpoint between the high and low projection is 1.4 percent; very close to the recent rate of growth. For each scenario household growth was also projected using a rate of growth ten percent higher than the population growth rate. A slightly higher household growth rate is typical in demographic projections due to the declining size of households.

The population estimate for Park City in 2015 was 8,128 and the household estimate was 3,192. Applying the high, medium, and low growth rates to these estimate produces the projections for 2020 *Table 8*. In 2020 the population of Park City would be 9,062 and the number of households 3,599, under the high growth scenario; an increase of 934 individuals and 466 households. For both population and households the high scenario would produce an increase of over ten percent in both population and households in just five years. The medium scenario appears quite reasonable whereas the low scenario would yield anemic increases in population and households. The medium scenario increases population at about 115 individuals and 50 households annually. The low scenario generates less than half the rate of increase of the medium scenario.

Table 8
Population and Household Projections for Park City

	2015 Estimate	2020 Projection	Change
Population	8,128		
Annual Growth Rates for Population			
High Scenario 2.2%		9,062	934
Medium Scenario 1.38%		8,704	576
Low Scenario 0.57%		8,362	234
Households	3,192		
Annual Growth Rates for Households			
High Scenario 2.4%		3,599	407
Medium Scenario 1.52%		3,442	250
Low Scenario 0.63%		3,293	102

Source: Governor's Office of Management and Budget and James Wood.

Keep in mind these scenarios are based on past patterns of population growth. The medium scenario seems most reasonable with a population increase over the next five year of 576 and

household increase of 250. But is this reasonable rate of growth, which reflects past patterns, valid for the next five years? Two important factors make a case for higher rates of growth in the near term; (1) the commitment of up to \$40 million in Park City RDA funding for affordable housing and (2) inclusionary zoning provisions that will produce an increased number of affordable units.

Based on information from the Park City Department of Community Development, over the next five years 185 affordable housing units will be developed through funding by the RDA and inclusionary zoning provisions. This near-term release or relaxation of the very “tight” affordable housing supply constraints is an anomalous condition for Park City not accounted for in past patterns of demographic growth. Therefore these affordable units under development should be added to the population and household growth that would normally occur (medium scenario) over the next five years. These affordable units will not crowd out the development of high priced condominiums and single-family homes.

Therefore, the population and household projections for Park City over the next five years are shown in *Table 9*.

Table 9
Population and Household Projections for Park City 2020

	Medium Growth Scenario	Plus RDA & IZ Units	Total 2020
Population 2020	8,704	471	9,175
Households 2020	3,442	185	3,627

Source: U.S. Census Bureau, Park City Department of Community Development and James Wood.

How do these projections for population and households compare to the need for additional affordable housing. The daily volume of out-of-county commuting into Park City by workers (8,000+ weekdays), the extremely tight market conditions for affordable rental units, the near absence of any affordable owner occupied opportunities all demonstrate the need for additional affordable units; a need well beyond what the market or even private-public partnerships can provide.

Nevertheless, one measure of progress toward meeting future affordable housing needs is to compare the likely increase in units due to RDA funds and inclusionary zoning to the existing affordable inventory. This will give us a sense of proportion and provides a context of what the additional units mean for affordable housing demand.

The affordable rental inventory—affordable to households at $\leq 80\%$ AMI—according to the HUD CDP Mapping Tool is 830 units (*see Table 7*). The addition of 90 affordable rental units through RDA and IZ provisions increases the affordable rental inventory by eleven percent in five years, certainly the largest increase in at least twenty years.

There are about 2,100 owner occupied (year round) housing units in Park City. Based on sales data from the Park City MLS probably no more than twenty percent or four hundred of these owner occupied housing units are affordable to households at or below the median household

income of \$88,438. An increase of ninety-five units from RDA funds and IZ provisions will increase the affordable owner occupied inventory by nearly twenty-five percent.

Although the need for affordable housing in Park City will continue to exceed supply an unprecedented addition to the affordable inventory will occur of the next five years due to RDA funds and inclusionary zoning. The total inventory of affordable housing is about 1,230 units (830 rental units and 400 owner occupied units). By 2020 the inventory will increase by 185 units, a sixteen percent increase in five years; a significant achievement for the least affordable housing market in the state.

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ADVISORY COMMITTEES AND BOARDS

Ex-Officio Member of the Board of Trustees Downtown Alliance Salt Lake City.
Committee Member of Revenue Assumption Working Group, State of Utah.
Board Member of NeighborWorks Salt Lake City
President of Wasatch Economic Forum 2008-2009
Advisory Board Member of the Salt Lake County Housing Trust Fund 2009-2014
Board Member Salt Lake Home Builders Association
Member Salt Lake County Consortium Housing (HOME) Committee

UNIVERSITY RESEARCH STUDIES AND PUBLICATIONS

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DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

- PCPD and SCSO want to merge dispatch centers in order to build efficiencies and enhance communication efforts between the two entities.
- PC Dispatch will no longer be able to access state 911 funding for communication equipment and replacement.
- There are some communication issues that have occurred over the years that could be remedied by merging the dispatch centers.
- Staff supports a merger of the two dispatch centers as long as the level of service can be enhanced with formal agreements and the creation of a multijurisdictional board to influence dispatch operations.

Respectfully:

Jed Briggs, Budget Operations Manager



City Council Staff Report

Subject: Merge PCPD and SCSO Dispatch Centers
Author: Wade Carpenter, Chief of Police
Jed Briggs, Budget Operations Manager
Department: Police and Budget Departments
Date: December 15, 2016
Type of Item:

Summary Recommendation

Staff is recommending that the Park City Police Department's (PCPD) Communication Division (Dispatch) merge with the Summit County Sheriff's Office's (SCSO) Communication Center (Dispatch). Staff is looking for direction from Council on whether to proceed with working toward formalizing the necessary agreements with Summit County to make a merger possible.

Executive Summary

- PCPD and SCSO want to merge dispatch centers in order to build efficiencies and enhance communication efforts between the two entities.
- PC Dispatch will no longer be able to access state 911 funding for communication equipment and replacement.
- There are some communication issues that have occurred over the years that could be remedied by merging the dispatch centers.
- Staff supports a merger of the two dispatch centers as long as the level of service can be enhanced with formal agreements and the creation of a multijurisdictional board to influence dispatch operations.

Acronyms & Definitions

- **PCPD** – Park City Police Department
- **SCSO** – Summit County Sheriff's Office
- **PSAP** - Public Safety Answering Point: An entity responsible for receiving 911 calls and processing those calls according to a specific operational policy ([link](#))
- **Primary PSAP** (Summit County Sheriff's Office) – A PSAP to which 911 calls are routed directly from the 911 Control Office
- **Secondary PSAP** (PC Police) - A PSAP to which 911 calls are transferred from a Primary PSAP
- **UCA** – Utah Communications Authority: A state agency with the goal of providing a public safety communications network, facilities, and 911 emergency services on a statewide basis
- **911 Advisory Committee** – Review and make recommendations for statewide 911 grant funding

Problem Areas

Currently Park City does not *directly* receive 911 calls

Today, when someone within the Park City limits dials 911, their call is sent automatically to Summit County Dispatch. If the call is for police service within Park City's limits, the call is transferred from Summit County Dispatch to Park City Dispatch. Any 911 calls for medical or fire are transferred to the Fire District, even if they are within the City limits. PCPD Dispatch has never received 911 calls directly from a caller.

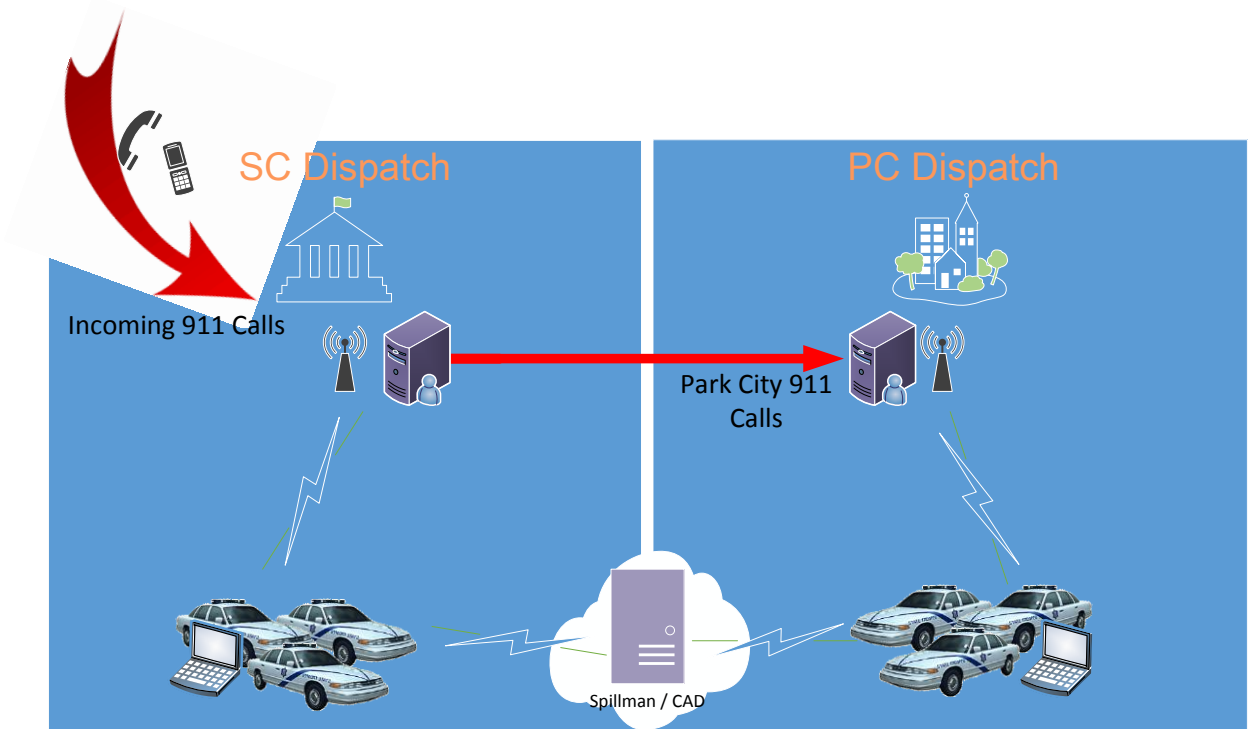
Current state law allows 911 emergency calls to be transferred from Summit County to Park City, however there's a possibility, in the future, that the State could eventually preclude Park City and other secondary PSAPs from receiving transferred 911 calls. This would be consistent with legislative intent (demonstrated through the 2016 change in PSAP definition and funding) and the national trend towards regionalization and the consolidation of services to enhance public safety delivery and to more efficiently utilize tax payer funds.

Loss of State 911 Funding

- State Auditor wants to reduce number of PSAPs to reduce "needless duplication." Recommended restructuring state 911 grant funding to only allow primary PSAPs. In a report published in February 2016 the State Auditor said that secondary PSAPs "appear to be inefficient" ([link](#)).
- The State Legislature changed the definition of a PSAP that was made effective May 10, 2016. The new law specified that in order to receive state 911 funds a PSAP must receive "direct 911 emergency" calls ([link](#)).
- Since 2007 PC Dispatch has received a cumulative total of \$376,741 for equipment replacement and maintenance from state 911 funds. The City will no longer have access to this funding as a Secondary PSAP.

Communication & Collaboration with County

- **Agreements on established 911 standards/protocols** – Agreeing to set communication standards and protocols takes a lot effort and continual collaboration. Even with established written standards, mistakes or misunderstandings can occur.
- **Miscommunication in transferring of 911 calls** – There have been several miscommunication issues in the past of transferring 911 calls between SCSO and PCPD. Reducing the number of call transfers wherever possible is a goal of both the 911 community as a whole and the Legislators. The fewer transfer of calls, the more efficient the system and in general the higher the level of service provided to the caller. If mistakes happen in a call transfer, it could result in loss of life.



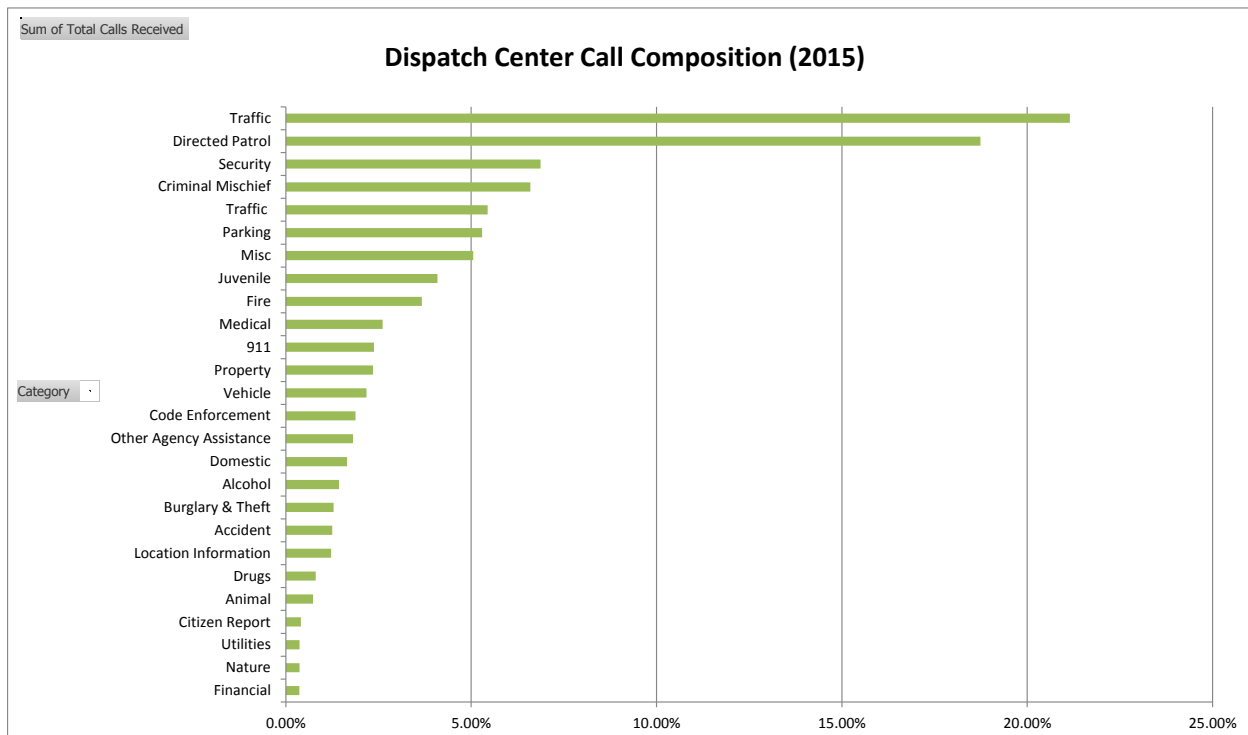
- **Not multi-channel simulcasting** – The County Dispatch does not simulcast all 911 calls to all officers (i.e., Summit County Deputies, Highway Patrol, and PCPD) unless there is a significant event in the County. This means the County Dispatchers must choose which 911 calls get simulcast and which ones go only to the unit that they choose. This can cause confusion and communication issues in dealing with incidents. Simulcasting 911 calls to all officers in the area is left up to the discretion of SCSO and PCPD would like 911 calls that could impact the City to simulcast more frequently.
- **Transferring administrative calls** – Currently PC Dispatch fields a lot of calls (10-15/day) from County residents calling for assistance that actually live in the unincorporated Summit County—they just think they live in Park City. Those calls need to be transferred currently. This happens in reverse with Summit County as well, but less frequently.

Background

PCPD Communication Division (Dispatch)

The Communication Division (Dispatch) places a high emphasis on excellence in customer service to the Park City community. This multi-communications center acts as a liaison between internal municipal divisions, community businesses, city, state, and federal agencies. Communications personnel aid in the City's Emergency Operations Center (EOC). The EOC has gone operational on major events and has been set up on stand-by during major events in case it needed to go operational. The City's Reverse 911 system has proven invaluable in getting messages out to the community. The Reverse 911 has the ability to send updates to residents by phone, fax, page, text, and e-mail. This program serves as an early warning system should the City have a situation the community needs to be notified of such as drinking water concerns, fire or any

public safety issue. Dispatch is instrumental in sending these messages out to the community.



The Dispatch Center has a staff of eight full-time dispatchers and is supervised by a Communications Coordinator. The total budget for Dispatch in FY17 is \$968k, which includes personnel and materials & supplies. All the dispatchers and their supervisor are paid out of this budget as well as the Police Records Clerk. The Police Records Clerk will not be part of the merge and will need a new supervisor. The Dispatch Center received over 40,000 phone calls of which 23,176 were calls for service in 2015.

All Park City Police dispatchers are certified with Utah Peace Officer's Standards and Training (POST) as a dispatcher with the state and maintain a high-level of training standards and certifications. The Communications Department participates in the Shop with a Cop Program at Christmas time and bowling with the Big Brothers Big Sisters of Utah in March. The City's dispatchers organize and conduct an annual county-wide blood drive which is a very successful event and provides a valuable service to the community.

Council Decision

Council is considering the decision on merging the two dispatch centers per Municipal Code: [2-4-8 Departments Created](#). While staff is looking for specific direction regarding Council's interest in pursuing merging PCPD Dispatch with SCSO Dispatch, should Council be supportive of pursuing this direction, staff would still need to return to Council for formal action. If Council is supportive, staff will not return for a formal vote until:

1. Staff has negotiated an agreement with SCSO that details:
 - a. Financial Clarity

- b. Multijurisdictional Board
 - c. Inter-local Communication & Collaboration Protocols
 - d. Technical Specifics
2. Staff has worked with SCSO to develop a transition plan and an organizational development plan that addresses all of the issues related to merging and to ensuring that PCPD staff who transition have a clear path that they understand.

Legislation

In February of 2016 the State Auditor presented a review of statewide 911 surcharges to the State Legislature ([link](#)). These are the key findings:

- Any city or town may assess the local 911 fee and operate its own PSAP, though larger PSAPs may be more efficient and effective.
- The local 911 fee is a significant source of revenue for PSAPs.
- 95% of calls for PCPD were non-emergency administrative (i.e., not 911 calls) calls.
- Questioned whether awarding funding to dispatch centers where most calls are administrative satisfied the purpose of the 911 surcharges.
- Pushed for Legislature to consider stipulating a minimum level of capability or service area below which a PSAP should not be created or operated.
- Recommended to restructure 911 distribution revenue to promote efficiency and effectiveness of state 911 system.
- Concluded that it could be more cost-effective use of taxpayer funds to combine PSAPs to reduce needless duplication.

On May 10, 2016 the State Legislature changed the definition of a PSAP to include “direct 911 emergency” calls. The Legislature is not requiring PSAP consolidation, but rather eliminating funding for secondary PSAPs in hopes of regional consolidation. These are the results:

- PCPD will no longer be considered a PSAP (primary or secondary).
- PCPD in the near future will not be able to access statewide 911 grant funding for equipment replacement/updates.
- SCSO says they won’t transfer 911 calls to PCPD since we’re no longer considered a PSAP.

Statewide 911 Fees ([Link](#))

There are three pockets of 911 funding that the City could potentially lose out on due to the change in definition of PSAP:

- **E911 Emergency Telephone \$.61** (monthly charge per telephone line) – These funds go directly to the primary PSAP. County received \$429,028.01 of funding last year for this charge. It’s estimated that ~\$175k is Park City’s share that the City doesn’t receive, based off of number of telephone lines. It should be noted, that the County pays \$7,200k/year in PC Dispatch’s phone bills (data circuits that support the telephone system).

- **Unified Statedwide 911 \$.09** – This funding goes into a state pool managed by the Utah Communications Authority (UCA) to upgrade/replace 911 telephone systems. PSAPs can access funds through grant applications. Since 2007 the City has received \$376,741 for equipment replacement and maintenance. The City will no longer have access to this funding ([link](#)) since we're no longer considered a PSAP.
- **Computer Aided Dispatch \$.06** – This funding goes into a state pool managed by Utah Communications Authority (UCA) to upgrade/replace 911 computer systems. PSAPs can access funds through grant applications. The City has never accessed this funding and will no longer have access to this funding.

Analysis

Even though PCPD and SCSO had kicked around the idea of merging for several years, it wasn't until after the change in Utah State Code that changed the definition of a PSAP that the two entities started to talk more aggressively about the possibility of a merger. Eventually, these discussions were brought up internally and staff began to analyze different scenarios that might address the various issues PCPD Dispatch faces. Criteria were established that focused on several areas including the life safety of the community, the ability to enhance communication and collaboration with SCSO, control of Dispatch operations, sensitivity to current Dispatch staff, technical needs, capital and operating costs as well as political realities.

This led to the establishment of four options that we're taken to Council in the form of "2X2" discussions. These options are as follows:

1. Status Quo – do nothing
2. Primary PSAP
3. Merge Dispatch Centers
4. Hybrid (Consolidated Phone System)

After these discussions with Council as well as SCSO it was clear that the Hybrid option wasn't feasible and was removed from further consideration. The reason that the Hybrid option didn't work was because it was actually created as an idea before the Legislature changed the State Code as a way to further consolidate PCPD and SCSO's Dispatch Centers by having the same phone system without physically moving into the same location. This would have required a great deal of collaboration with the County in order to make it work. SCSO wasn't that interested in the idea when it was presented and UCA said that it probably went against the spirit of the new legislation that was working on physical consolidation, which is why the option was scraped.

Option 1 – Status Quo/ Null Option

PCPD Dispatch will remain in its current location without the ability to relay 911 dispatch calls to its officers as it does now. All Fire, Medical, and emergency calls will be dispatched through Summit County to Park City Officers if the call is in the City limits. Park City Dispatch will be a stand-alone communication center functioning primarily as

a local call center. Funding for the center will come strictly from the City budget without the ability to access 911 state grant monies.

Pros

- No impact to administrative calls
- Control remains the same

Cons

- Lose 911 calls because County will no longer transfer them
- Loss of funding for capital replacement (\$37k/year on average)
- Dispatchers lose “Public Safety” retirement benefits
- Communication & collaboration issues remain the same
- Impacts to County relationships

Option 2 – Seek State approval to become a Primary PSAP

There is nothing directly prohibiting Park City from establishing a PSAP boundary and requesting the tax commission collect and disburse the locally collected fee amount of \$.61 per line directly to the new PSAP ([link](#)). To meet the definition of a PSAP per the newly enacted legislation, Park City would have to directly receive 911 calls for service, which would require the telecommunication providers in the City’s area to route 911 calls directly to the new PSAP from the City’s newly established PSAP boundary, rather than to Summit County as they are now.

It must be noted, that this approach may have been more of an option several months ago, but with the current political climate it feels like this option would be an uphill battle for the City against Summit County, the State Legislature, the State Auditor, and UCA. It was said to us that this approach would be “met with resistance at all levels.”

Pros

- No impact to administrative calls
- Control would remain the same
- Future telephone/computer capital costs paid with 911 grant funding
- \$179k/year in new local 911 revenue
- Very few 911 transfer issues

Cons

- Doesn’t solve communication and collaboration issues with SCSO
- County would be very averse to this option because of no merger and loss of \$179k/year
- Fire District won’t allow us to dispatch 911 calls to them
- “Would be met with resistance at all levels”
- Runs contrary to intent of the new legislation
- Legislature might make PCPD Dispatch merge in the future anyway

Option 3 – Phased Merge of Dispatch Centers (recommended option)

Once all the agreements have been worked out that address any issues (including level of service) that the City has then the City’s dispatchers would physically co-locate with SCSO dispatchers. It has been suggested by SCSO that in order to accommodate the

new dispatch staff that the location would need some minimal construction, which the City would contribute to. The phased merge would allow the two dispatch centers to get comfortable with each other and start to work out any kinks of procedures and protocol.

Currently, the suggestion is that the two dispatch centers would co-locate for a year, the PCPD dispatchers would still work for the City during this time. If vacancies arise in SCSO then PCPD dispatchers could apply for those jobs. After a year (if everything goes as planned), then the two dispatch centers would formally merge, where PC dispatchers would become county employees. The City would contribute to the cost of those employees as well as the dispatch service at it would any other contracting service. This cost has yet to be determined.

Additionally, a multijurisdictional Communications Board comprised of Park City Police administration and Summit County Sheriff administration would be established to address dispatch and personnel issues. Specifically if a 911 call comes in or a call involving a major incident, everyone is in the same room and getting the same information and they can take the steps necessary to communicate that for a proper, rapid response. Being in the same room together also resolves the problem of 'Simulcasting' a call to all officers (i.e., Summit County Deputies, Highway Patrol, and PCPD).

Pros

- Solve communication & collaboration issues with County
- Follow the nudges of State to merge dispatch centers
- County very supportive of this option
- Probable operating savings
- Future telephone/computer capital costs paid by County

Cons

- Police administrative calls now taken over by County dispatchers
- Loss of direct control over dispatch communications
- Technology and LOS issues need to be worked out
- Multijurisdictional board must be agreed to by County
- Lose staff loyal to Park City Municipal
- Need to ensure no job loss
- Need to integrate PCPD's camera system into County (recommended \$100k for new data line)
- \$40-\$50k in upfront capital costs

Staff Recommendation

Staff recommends Option 3: Phased Merge of Dispatch Centers. Staff feels like this option best fits the City's needs when taking into account the life safety of the community, the ability to enhance communication and collaboration with SCSO, control of Dispatch operations, sensitivity to current Dispatch staff, technical needs, capital and operating costs as well as political realities.

But it's important to note, an agreement needs to be reached between the County and City to ensure continued levels of customer service would be provided by the combined center before a change can be made. In fact, staff feels like this option cannot succeed without working out all the details of potentially several agreements: transitional agreement, long-term agreement, and a multijurisdictional agreement and bylaws. These agreements must answer the following questions:

1. Financial Clarity

- a. What's the annual dollar contribution that SCSO will require to dispatch for PCMC?
- b. How long is the contract going to run for?
- c. Is there an inflationary component to the annual contribution?
- d. Is SCSO going to charge more to add additional FTEs for the January 2018 merge deadline?
- e. Would PCPD pay into Spillman system or would this be absorbed into new contribution?
- f. What's the required PCPD capital contribution in order to enhance SCSO's dispatch center?

2. Staffing Plan

- a. What's the timeline and key dates for the staffing plan?
- b. What does the first year look of consolidation look like?
- c. What does the January 2018 merging look like for PCPD staff?

3. Multijurisdictional Board

- a. Need to have a charter to define roles and responsibilities.
- b. Who are the members of the board?
- c. How often is the board meeting?
- d. What authority do they have?
- e. Appeals process should a jurisdiction have an issue?
- f. Should the new board be absorbed by the technology board with an enhanced mandate and scope?

4. Inter-local Communication & Collaboration Protocols

- a. How do we establish agreed upon protocols and methods?
- b. How do we enhance multi-channel simulcasting?
- c. How do we ensure dispatching to closest and most appropriate resource?
- d. Can PCPC act as redundancy? How would that work?
- e. How would special events work?

Staff feels like ultimately a merged dispatch center will enhance the level of service and officer safety in the community as the City works toward more collaboration and communication with Summit County. This approach gives our community the best chance to remain safe now and in the future.

Alternatives for City Council to Consider

1. Alternative: Become a Primary PSAP

Pros: City would still receive 911 calls, but directly from the caller. City would add to operating budget with enhanced revenues.

Cons: Probably not feasible since many governmental agencies would oppose such an approach.

2. Null Alternatives: Status quo

Pros: City would maintain administrative control over Dispatch.

Cons: Loss in 911 communications to PCPD dispatch. Loss in 911 statewide grant revenue.

Department Review

The Police, Budget, Human Resources, Legal, IT, and Executive Departments have reviewed this report.

Funding Source

The General Fund pays for Dispatch services currently. Any increases to expenses would need come go through the BFO process. Any decreases (savings) to ongoing expenses would go back to the General Fund and potentially used for other needs within the General fund.

EXHIBITS

A – Letter from PCPD Sergeants

B – Letter from Fraternal Order of Police



Police Department

December 1, 2016

Park City Council
445 Marsac Avenue
Park City, UT 84060

Members of the City Council,

We, the Police Sergeants of the Park City Police Department, are writing in support of, and are asking for your vote for, the proposed merger of dispatch services between Park City and Summit County. The decision to support the consolidation of services does not come with malice toward our current dispatch staff. Contrarily, we are extremely grateful for the service and professionalism that our dispatch center provides to our officers, visitors and citizens of Park City.

However, personal feelings and affinities for our colleagues and friends in the dispatch center must not be the focus of this critically important decision. As field supervisors, we feel strongly about doing all that we can to protect the lives of our officers and the citizens of Park City. The very nature of being a secondary 911 center creates an inherently greater risk for officers, visitors and citizens. Minutes and even seconds can be precious in active shooter, domestic violence, medical aid, and a variety of other calls for service. Generally we estimate a three to five minute delay from the time a 911 call is received at Summit County, transferred, and then dispatched to our officers; and we believe this to be an unacceptable and unnecessary risk.

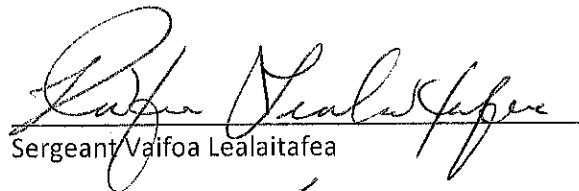
2016 has been one of the deadliest years on record for police officers. As this letter was being written we were learning of the shooting death of yet another police officer in Tacoma Washington, and the day before many of our officers attended the funeral of Trooper Eric Ellsworth of the Utah Highway Patrol. Trooper Ellsworth is the third officer in Utah to lose his life this year. The leading cause of death for officers in 2016 has been by gunfire, and many of those murders have been premeditated ambush style attacks. According to the National Law Enforcement Memorial, 132 officers have been killed in the line of duty this year, and 60 of those deaths have been the result of gunfire. Line of duty deaths are up 12% from last year and gunfire deaths are up 64%.

The Park City Police Department currently shares computer aided dispatch software with Summit County, and Park City officers can immediately see when Summit County is receiving a 911 call in Park City. Our officers respond immediately and have arrived on scene before the transfer and dispatch is completed. When this happens, officers are arriving on potentially life threatening situations with little or no information. A single primary call center rectifies this problem and allows our officers to receive pertinent information without delay.

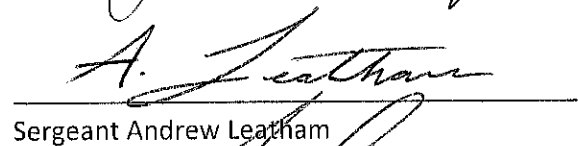
Last year a 911 call was made by the staff of the Park City Medical Center Emergency Department when a man pulled a handgun inside of the hospital. Summit County Dispatchers immediately dispatched deputies and troopers to this call even though the hospital is within City limits. This was probably the correct thing to do considering that the hospital is on the outer edge of the City. However, a lot of unnecessary confusion was created as Park City resources and Summit County resources responded to the same scene on different radio channels with dispatchers trying to communicate with officers and other dispatchers at the same time. In this case, we were lucky and the suspect was subdued by hospital security and the gun was not real. It was a sobering reminder to all of us that communication problems during an actual active gunman call could result in unnecessary loss of life.

We strongly urge you to support this merger and remove the unnecessary delays and information gaps that hinder the ability of officers to provide the highest quality of service to our visitors and citizens, and to be better protected while doing this increasingly dangerous and difficult job.

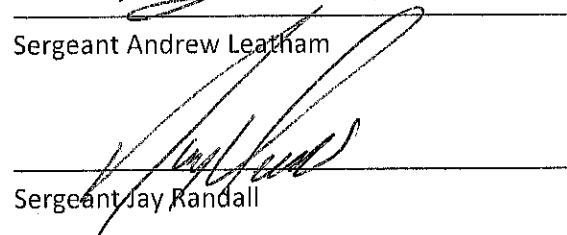
Sincerely,



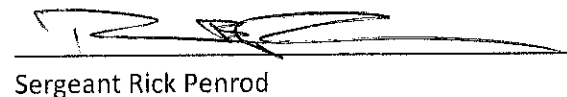
Sergeant Vaifoa Lealaitafea



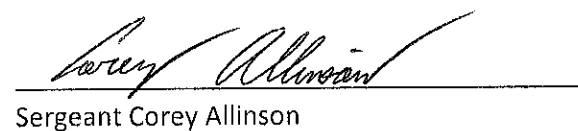
Sergeant Andrew Leatham



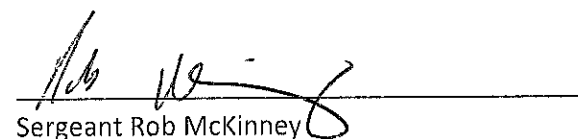
Sergeant Jay Randall



Sergeant Rick Penrod



Sergeant Corey Allinson



Sergeant Rob McKinney



Park City Lodge #3
PO Box 681394
Park City, UT 84068-1394

Monday, December 05, 2016

Dear Park City Council Members:

The Park City Lodge 3, Fraternal Order of Police, has been asked to present a stance on the Park City Police Dispatch merge with Summit County. As the local lodge of the FOP is not a union, we are an organization recognized as being an extension to the sworn law enforcement officers of the Park City Police Department. The organization dedicates their efforts to improving the safety, security, and overall work conditions of Park City Police Officers, and their loved ones. We are further dedicated to improving law enforcement relations with the community through involvement beyond regular duty. For these reasons, the Park City Lodge supports a consolidated dispatch center with Summit County.

This recommendation and stance was not made lightly, understanding foremost people are and will be affected by a merge from a Park City Dispatch, to the Summit County 911 Center, also referred to as a Public Safety Access Point (PSAP). Lodge members have developed friendships with many dispatchers and feel they are valued members of the police team. For the most part, officers know the dispatcher as a person rather than just a voice on the radio. It has also been commented by the public through the years, the community within the Park City limits like that the police department has a dedicated dispatch.

This is however troublesome as the public is advised to call “615-5500” when needing public safety within city limits, rather than calling 911 due to those calls going to Summit County. This reduces the citizens’ and officers’ confidence in the purpose of the 911 system, designed nearly 50 years ago and mostly implemented nationwide by the year 2000 (NENA, 2013-14). It is believed that most of the population is not aware that if you call 911 within the Park City limits, the call is received by Summit County and then transferred to the Park City dispatch.

The lodge however stresses the primary motivation for this stance is protecting those who protect Park City. Due to the current structure of having two dispatch centers supporting Park City,

officers have been placed in undue or mitigatable risks. A recent example is a reported active shooter in the emergency room of the Park City Medical Center. The initial call was through 911 and aired on Summit County Sheriff's main channel. To the credit of the Park City dispatcher working during that time who heard the information on Summit's channel, she advised officers to respond to the hospital. Additional calls from inside the hospital came into the Park City Police department's number being "615-5500." Information given to responding officers was conflicting among the two law enforcement channels as reported to the separate dispatch centers. Officers arrived and the confusion continued on who arrived, what the current situation was inside the hospital, and whether the shooter was restrained. Fortunately, the incident was resolved with no collateral problems. This system failure would completely be mitigated by having a consolidated PSAP, where any and all public safety phones lines are received for Park City.

Under the current system, when a 911 call is entered in to the public safety Computer Aided Dispatch (CAD) program, officers can generally see a location with notes. This information is then transferred from Summit County to the Park City dispatch, where the caller gives information again. Following this repetition, the information is broadcasted to Park City officers. The concern with this practice is officers anticipating the call for service and responding prematurely to the call being aired. Officers are doing so with incomplete information, potentially placing them in a volatile situation where timely, more accurate information could have been ascertained from a single, consolidated PSAP. The fault is a system failure and not that the officers are self-dispatching. This is not only an officer safety concern with having redundancies, but a timeliness issue affecting the public of Park City.

In closing, this merge is important for not only the members of this lodge employed by the Park City Police Department, but the public who live, work and visit this great city. The lodge wishes to express their gratitude to the Chief of Police, Wade Carpenter for soliciting the voice of the Park City Lodge 3 in this matter.

Respectfully submitted,

2016-2017 Lodge Executive Board

Park City Lodge 3, Fraternal Order of Police

Mikel Archibeque, President

Rob McKinney, Vice-President

Art Boxall, Secretary

Jeremy Eaton, Treasurer

Clint Johnson, Trustee



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Since 2011, the Park City Historic Preservation Board (HPB) has selected an annual recipient of their Historic Preservation Award. The HPB commissions an art piece of the award recipient which is displayed in the hallways of the Marsac Building (City Hall). The 2015 award winner was 562 Main Street, and a painting by artist Cara Jean Means was commissioned. It will be displayed in the Marsac Building.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: 2015 HPB Award to 562 Main Street
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: December 15, 2016
Type of Item: Award

Summary Recommendation

Staff recommends that the City Council partner with the Historic Preservation Board (HPB) to present the 2015 Historic Preservation Award to the commercial structure at 562 Main Street for its Excellence in restoration.

Executive Summary

Since 2011, the Park City Historic Preservation Board (HPB) has selected an annual recipient of their Historic Preservation Award. The HPB commissions an art piece of the award recipient which is displayed in the hallways of the Marsac Building (City Hall). The 2015 award winner was 562 Main Street, and a painting by artist Cara Jean Means was commissioned. It will be displayed in the Marsac Building.

Acronyms

HPB Historic Preservation Board

The Opportunity

The partnering of the Park City Council and Historic Preservation Board to unveil the art piece for the 2015 Historic Preservation Award is an opportunity for these two bodies to express their commitment to historic preservation. When the award was conceived in 2011, the HPB had several goals, which included:

- Put the Historic Preservation Board in front of the public
- Communicate the benefits of the 2009 Design Guidelines and provide the community with a visualization of how the Design Guidelines could be successfully translated into specific projects
- Identify potential projects in town that contribute to the historic presence and character of the community
- Create a legacy gallery of one-of-a-kind art pieces to be displayed in the Marsac Building
- Award property owners with a plaque to be presented by the Historic Preservation Board, but allow the art work to be a worthy legacy to leave with the City

Since 2013, staff has worked with City Council and the Historic Preservation Board to provide an opportunity for the two bodies to jointly unveil the annual award.

Background

This is the fourth year that the Historic Preservation Board (HPB) has chosen to recognize a significant preservation project in the community. The award is not meant to compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

In 2011, the Historic Preservation Board recognized the exemplary adaptive reuse of the High West Distillery and the City commissioned artist Sid Ostergaard to create an oil painting depicting the structure. Since its inception, four (4) additional Historic Preservation Awards have been presented by the Historic Preservation Board:

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

These paintings are on display on the main and upper levels of the Marsac Building, in the public hallways where they can be enjoyed by visitors to City Hall. In the past, property owners have been presented with a framed copy of the artist's rendering.

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community. This year, the award is being presented in December due to delays caused by considerations to modify the program.

This year, the Historic Preservation Board selected 562 Main Street (Fletcher's) as their 2015 Historic Preservation Award recipient. Though the award is presented in 2016, the award recipient is selected from a group of nominees whose projects were completed in calendar year 2015.

562 Main Street

The "Landmark" structure is protected by a façade easement that required City Council to review and approve any exterior changes. The project's design team also provided an extensive engineering report that demonstrated the need for panelization. Staff worked closely with the construction crew to ensure that the panelization was completed

as specified per the plans. Staff also routinely inspected the site to guarantee that all salvageable historic materials, such as the wood siding, were preserved and safeguarded during the construction. The project was completed in late-2015.

Department Review

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

Funding Source

The Planning Department finances the art piece out of its budget.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Over the last several months, Transportation Planning and Transit staff has been actively engaging the residents, visitors, second home and the business community on various transportation/transit related projects, programs, and services.

Respectfully:

Alfred Knotts, Transportation Planning Manager



City Council Manager's Report

Subject: Transportation and Transit Related Community Engagement; and Coordination between Transportation Planning & Transit
Author: Blake Fannesbeck, Public Works and Transit Director
Alfred Knotts, Transportation Planning Manager
Linda Jager, Community Engagement Manager
Department: Public Works/Transit, Transportation Planning, Sustainability
Date: December 15, 2016
Type of Item: Staff Communication Report

Community Engagement

Over the last year Transportation Planning and Transit staff has been actively engaging the residents, visitors, second home and the business community on various transportation/transit related projects, programs, and services. Much of this engagement has been focused on the overall regional transportation program being collaboratively planned and implemented by both the City and Summit County and in support of the recently approved Propositions 9 and 10. Throughout this process the City and County presented to the following community organizations and events:

- Park City Chamber Board Retreat
- Park City Board of Realtors
- Kimball Junction Business Association
- Respective Planning Commission
- Historic Park City Alliance
- Greater Park City Transportation Mgmt. Assoc.
- Park City Sunrise Rotary
- Park City Rotary
- Park City School District
- Park City Film Series
- Newpark Concert Series
- Summit County Fair
- Park City Arts Festival
- Park Silly Market

In addition to this programmatic community engagement described above both Transit and Transportation Planning have conducted numerous workshops related to the Bonanza Park Transportation and Parking Study, Old Town Parking Management Plan, Short Range Transit Plan Update, State Route 248 Corridor and Safety Improvement Project, and Transportation Demand Management Plan and Program all of which are now complete. These community engagement efforts provided ongoing opportunities for early and meaningful public comment and feedback critical to the success of the plans and associated implementation.

Now that the planning level efforts are complete Transit and Transportation Planning are transitioning into the implementation phase. As such, it is imperative that City staff continue on this path of robust community engagement developing and utilizing a broad set of engagement tools and best practices including but not limited to project/program specific websites, crowdsourcing, traditional media, social media, and ongoing community presentations including regular presentations and updates to Council.

It should also be noted that an internal team has also been working on the development of a "Project Management Guide" which places a heavy emphasis on community engagement as well as public information. As part of this process, the team has identified a task in the project "Scoping Phase" that includes the development of a detailed "Communications Plan" which should be developed at project initiation and adhered to throughout the project development process. Currently City staff does utilize many community engagement tools and strategies, however, it is staffs collective goal to develop standard operating procedures (internal and external) related to community engagement as to consistently and effectively communicate information related to City business, operations, and projects that positively or adversely affect our residents, visitors, and business owners.

A new Community Engagement team was formed in the second half of 2016, including the modification of the Community Affairs Manager role that transitioned to the Community Development Director the large responsibility to lead the City's Affordable Housing Program. The reworked eponymous Community Engagement Manager role is focused on both informing the public on municipal happenings and working with individual departments to support community interaction on their various projects. Accordingly, while the new Community Engagement team was not involved in outreach around the most of the aforementioned projects and studies, they are now, and will continue to be, heavily integrated into all aspects of Transportation Planning, Transit and Parking projects. For example, the Community Engagement Manager is part of the Parking Task Force and was part of the RFP Selection Committee for the company who will manage the implementation of the new parking plan and associated technology.

Included in this integrated approach to community engagement, is a focus on utilizing more channels and more different channels. For example, while certain types of open houses have been hugely successful, such as a pre-summer multi-project open house held years past at the High School Library and held this year at the Library's Park City Community Room, at other times the open house format is not as successful. The Community Engagement Team will take the lead in designing and implementing new communications strategies designed to meet our community where they are.

City staff recognize that community engagement is critical to building and maintaining the support of the community and critical to the overall success of the City. Over the next few weeks staff from the Transportation Planning, Transit, and Community Engagement departments will be developing standard operating procedures and

protocols as it relates to community engagement and will be reporting back to Council in mid-February after Sundance on specific recommendations that enhance our already strong internal and external collaboration and communication processes. While the City has developed many effective tools and mechanisms to improve transparency and public awareness, staff recognizes that we should always strive to not meet but exceed the expectations of the public.

Integration of Transportation Planning & Transit

To accomplish the Council and the community's transportation goals, it is critical that the all elements of transportation planning, project development, parking management, transit planning, and transit operations be integrated and coordinated for effective and expeditious implementation. To ensure that a comprehensive transportation program is planned and manage across departments the Transportation Planning Manager and Public Works/Transit Director meet weekly with the City Manager to obtain feedback, provide status updates, and address any pressing issues that may impact scope, schedule, and/or budget on any given service, project, or program. In addition to the weekly meetings the City Manager, the Transportation Planning Manager and Public Works/Transit meet bi-weekly to ensure the utmost coordination is occurring between departments. While these meetings have not been consistently held, the Transportation Planning Manager and Public Works/Transit Director recently rescheduled these meetings for a new time and date to minimize the potential for conflicts and provide an additional opportunity for coordination and integration in advance of the City Manager meeting previously referenced. With both managers recently hiring new staff these meetings will be even more critical in terms of integrating our respective staff. It is assumed that staff from Transportation Planning, Transit and Parking will attend these meetings on a routine basis and as appropriate. Lastly, physical work space has also been established at the Public Works/Transit maintenance facility for both the Transportation Planning Manager and staff. The intent is to provide an opportunity for routine and weekly interaction to enhance opportunities for coordination, collaboration, and integration of our responsibilities in implementing the City's comprehensive transportation program. It is anticipated that Transportation Planning staff will operate out of the Public Works/Transit maintenance facility one day a week with additional time as necessary. Refinement of processes, protocols and procedures are ongoing and will no doubt be more consistently adhered with the interaction and coordination outline above.

In regards to regional coordination, City and County staff have transitioned from focusing on transportation funding initiatives to implementation of the program of projects outline by staff and supported by the community. To facilitate implementation, City (Public Works/Transit Director and Transportation Planning Manager) and County (Public Works Director and Regional Transportation Planning Director) staff are also meeting bi-weekly to advance projects and implemented increased transit services at the regional level. This collaboration and coordination was instrumental in the success of the tax initiatives and will continue to be as we continue toward implementation. It should also be noted that City and County staff meet monthly with UDOT Region 2 staff

which sometimes includes staff from the Statewide Planning office. Last week, City staff attended the Utah Transportation Commission meeting in the Complex in Taylorsville. Staff anticipates ongoing attendance at these meetings as to stay apprised of UDOT activities in the region, changes in policy, opportunities for funding, and to ensure continuous coordination with our UDOT and our federal partners, namely the Utah Division of the Federal Highway Administration.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

With the 2016/2017 ski and snowboard season underway, staff has been coordinating internally and externally with local and regional partners on winter traffic management strategies and protocols. Attached to this report is an update on plans in progress for the 2017 winter Season.

Respectfully:

Matt Dias, Asst City Manager



City Council Staff Communication

Subject: Winter Traffic Management Update
Author: Alfred Knotts, Transportation Planning Manager
Department: Community Development – Transportation Planning
Date: December 15, 2016
Type of Item: Staff Communication Report

Staff Communication:

With the 2016/2017 ski and snowboard season underway, staff has been coordinating internally and externally with local and regional partners on winter traffic management strategies and protocols.

Last year several new strategies were implemented that proved to be effective including, but not limited to:

- Police Department traffic management,
- advanced and real time public information communicated through the newly installed Variable Message Signs,
- increased winter transit service (Red, Brown, and Lime routes),
- group text platform for the Greater Park City Transportation Management Associations, and
- modified traffic circulation patterns and consolidated shuttle drop off at PCMR base.

Additionally, City and County staff have an ongoing agenda item on the Greater Park City Transportation Management Association agenda related to winter traffic management and communication where the effectiveness of existing practices are evaluated and adaptive management strategies are discussed and implemented as necessary.

It should also be noted that staff also recently met with representatives from both Park City Mountain and Deer Valley Resort and held a Winter Traffic Coordination Meeting that included the aforementioned resorts as well as City and County Public Works staff, Park City PD, the Chamber, Summit County Sheriff's Office, UDOT, Canyons Village Management Association, and UHP to ensure winter traffic management is closely coordinated in advance and on peak days.

Lastly, staff has also developed detailed "Peak" Day Traffic Management Plan which outlines specific protocols to be followed in advance of a peak day, including events, and standard operating procedures to be implemented day of. This plan has been included hereinto as "Attachment A."

“Peak” Day Traffic Management Plan



**Prepared by:
Park City Municipal Corporation**

January 2016



Overview

Park City Municipal Corporation's a"" Peak" Day Traffic Management Plan" (PDTMP) provides for a pre-planned and coordinated advance warning and response system designed to address weather, peak ski day, holiday or other special events that have the potential to significantly impact traffic operations.

The activation and ongoing operations of the PDTMP is the responsibility of the City's Transportation Planning Division, however, this responsibility can be delegated to appropriate Management Team staff with concurrence from the City Manager's office

Key functions of the Plan include:

- Pre-identification of Peak Traffic days
 - Thanksgiving
 - Christmas through New Years
 - Ski and snowboard contest (i.e. World Cup, Grand Prix, etc.)
 - MLK Weekend
 - Sundance
 - President's Weekend
 - 4th of July
 - Tour of Utah
 - Art's Fest
 - Miner's Day Parade
 - Halloween
- Initial Weather Event Monitoring (winter events)
- Initial Notification to Internal Departments
- Gather & Disseminate Critical Transportation and Traffic Information to Internal staff and External Partners
- Receive and Respond to Media Questions

PDTMP consists of four primary elements

1. Traffic & Weather Information Monitoring

This element involves gathering and analyzing both long term and real-time weather and traffic information using the following sources.

- a. National Weather Service forecasts to determine as early as possible timing \severity\duration of approaching weather events. Forecasts available at www.weather.gov.

Chamber Bureau Visitor Night Forecasts: information provided weekly by Ryan Cray (ryan@visitparkcity.com or can be found in the following CityWide folder <H:\Alfred\Agencies\Chamber\Lodging\Weekly>

b. Traffic Camera Monitoring

- Security Desk (City cameras)
- UDOT cameras <http://udottraffic.utah.gov/>

- c. Special Event Calendar
 - City Outlook Calendar
- d. Direct communication with Resorts on Parking/ticket sales
 - See Attachment B, C, and D
- e. Blynscy data (or other Bluetooth tracking)

2. Information Dissemination

- Social media
- Greater Park City Transportation Management Association (text 975-785-6336)
- Radio (KPCW direct line 435-649-0135)
- Variable message signs coordinated with PC Public Works, Resorts, County, and UDOT

3. Traffic Control

- Station PCPD at four key intersections 3-6pm and includes hourly updates to KPCW (direct line 435-435-649-0135)) – Deer Valley Drive/Empire/Park Ave, Bonanza/Kearns, SR 224/Kearns, and Deer Valley Drive. Chief Carpenter AND Captain Kirk should be notified 72 hours in advance of requiring additional resources.

4. Roadway Treatment

- PC Public Works plow in advance of load- in and especially load-out. Also may require additional clearing for stationing of PCPD offers are key intersections which should be coordinated no less than 48 hours in advance.

PDTMP Activation Levels and Staffing:

A level of Alert when a weather event of sufficient magnitude to threaten efficient road operations occurs at a time when town is fully occupied and/or ski area parking is at or beyond capacity. Handling an incident requires coordination between more than one City departments. Park City personnel handle the event with City resources, mutual aid, and resource sharing.

Emergency Notifications and Warning:

City resources are dispatched in coordination with Transportation Planning, Public Works, and the Park City Police Department (including Emergency Manager). The responsibility of afterhours notifications of City Staff, responders and the media if warranted, rests with the Police Dispatch Center. The Park City Police Dispatch is a 24 hour, 7 day a week operation. The Dispatch Center is equipped with an uninterrupted power system and emergency generator, which activates when central power is lost to the police building.

The City Manager, Emergency Management Staff, and Police Command level personnel may request Dispatch to make notifications and issue warnings if conditions warrant such. Conditions to be considered include threat to life and property, and safety of the City responders. Notifications and warnings will be carried out in accordance with the City's Comprehensive Emergency Management Plan.

A Reverse 911© system is available to notify City staff, outside agencies, local businesses and citizens as needed. Key PDTMP and Dispatch staff have the ability and training to access and initiate this system.

Standard Operating Procedures

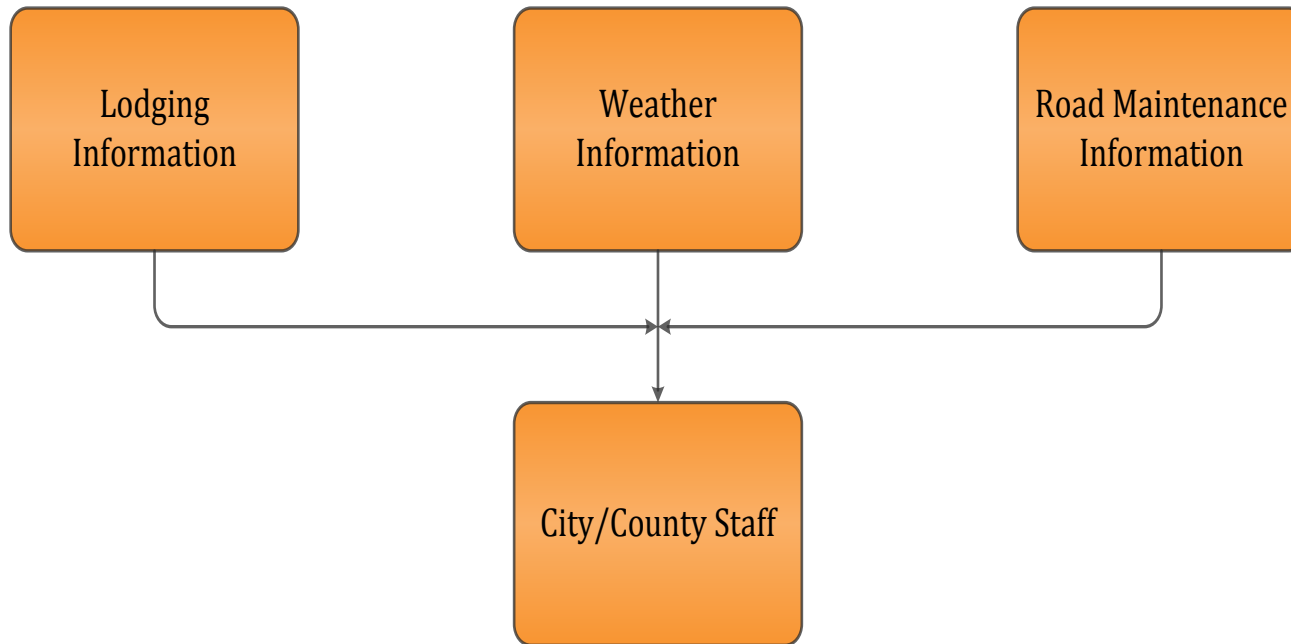
Advance and day of communication is essential to effectively implement this plan, to ensure quality of life for residents, maintain and enhance the visitor experience, and foremost, ensure the safety of the public. Attachment A outlines the gathering and flow of information related to Peak Day traffic management. Pre-Peak Day Preparation Procedures and day of Standard Operating Procedures are included herein as Attachment B and are to serve as guidance to the designated "Peak Day" Transportation Demand Manager. A phone tree is also provided as Attachment C which includes contact information for both key internal and external staff.

Amendments

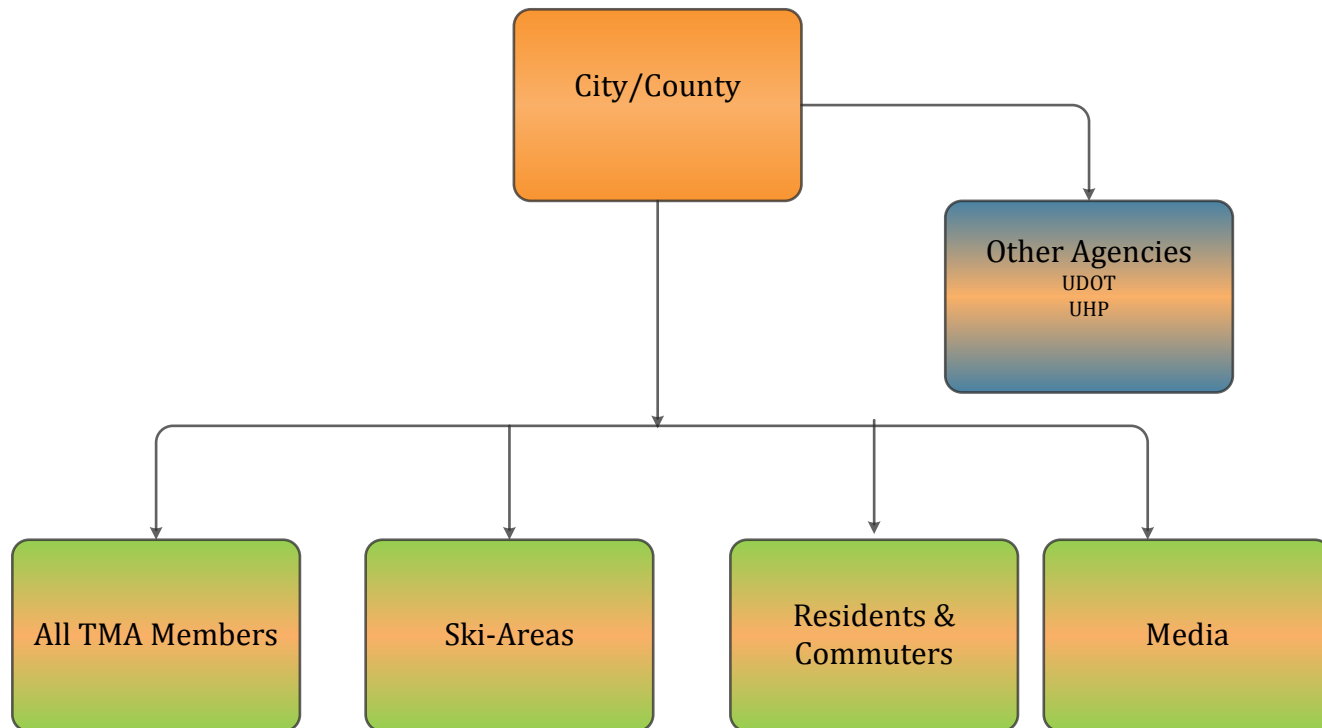
Amendments to this document may occur as necessary and/or when new information or City procedures/services are added, eliminated, or modified. All amendments shall be reviewed and approved by the Transit/Public Works Director, City Engineer, Transportation Planning Manager, Chief of Police, and Emergency Manager and documented in the "Amendment Log" included hereinto as Attachment D.

ATTACHMENT A

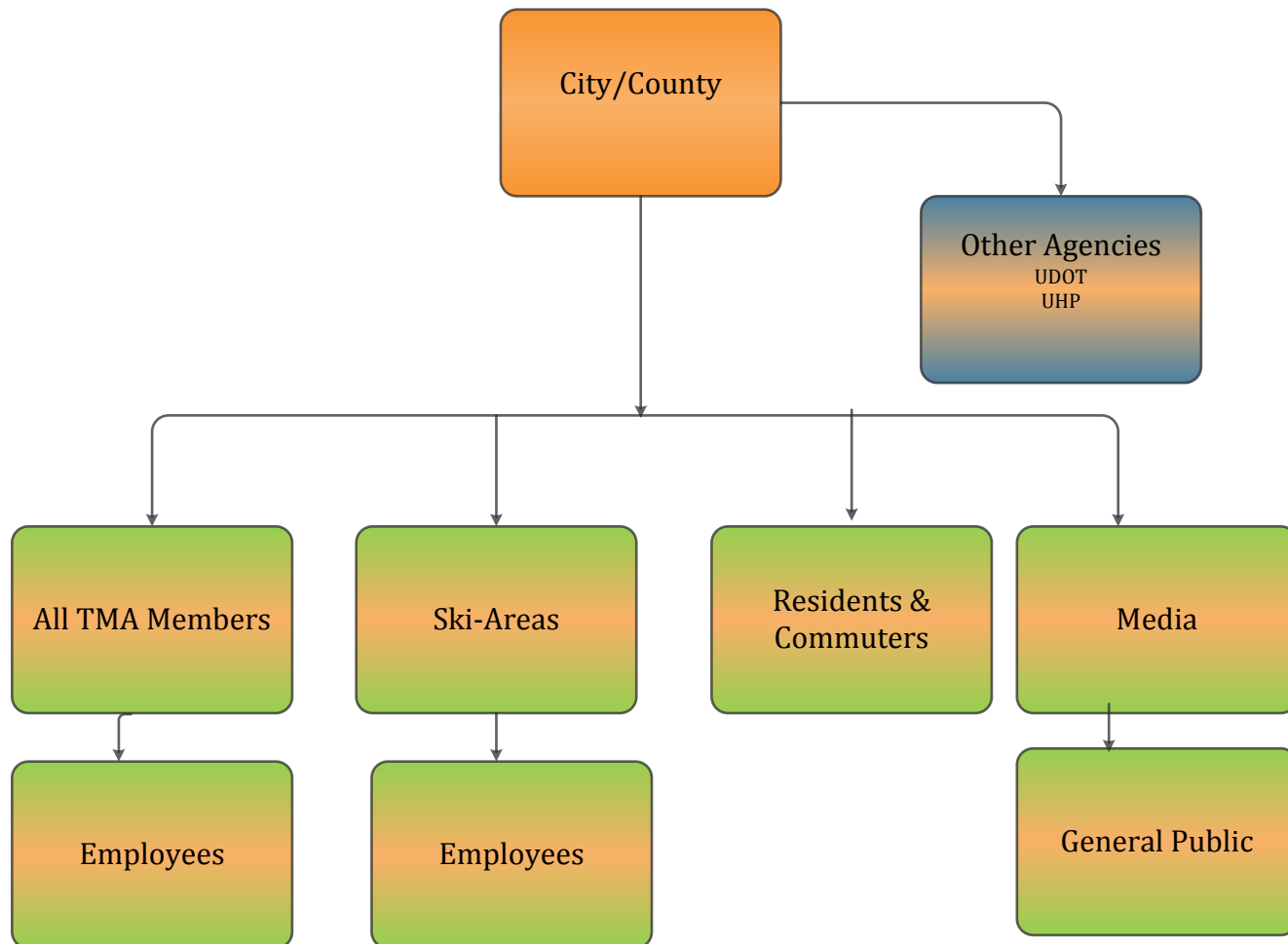
Pre- “Peak” Day Gathering Information



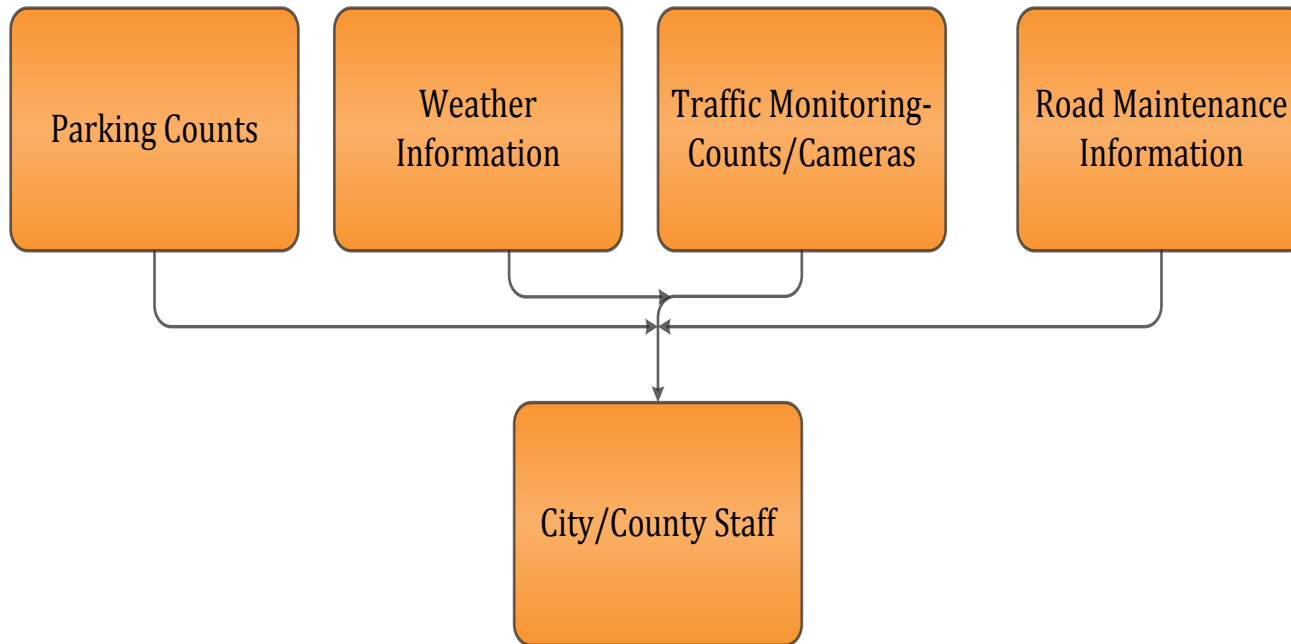
Pre-“Peak” Day Dissemination of Information



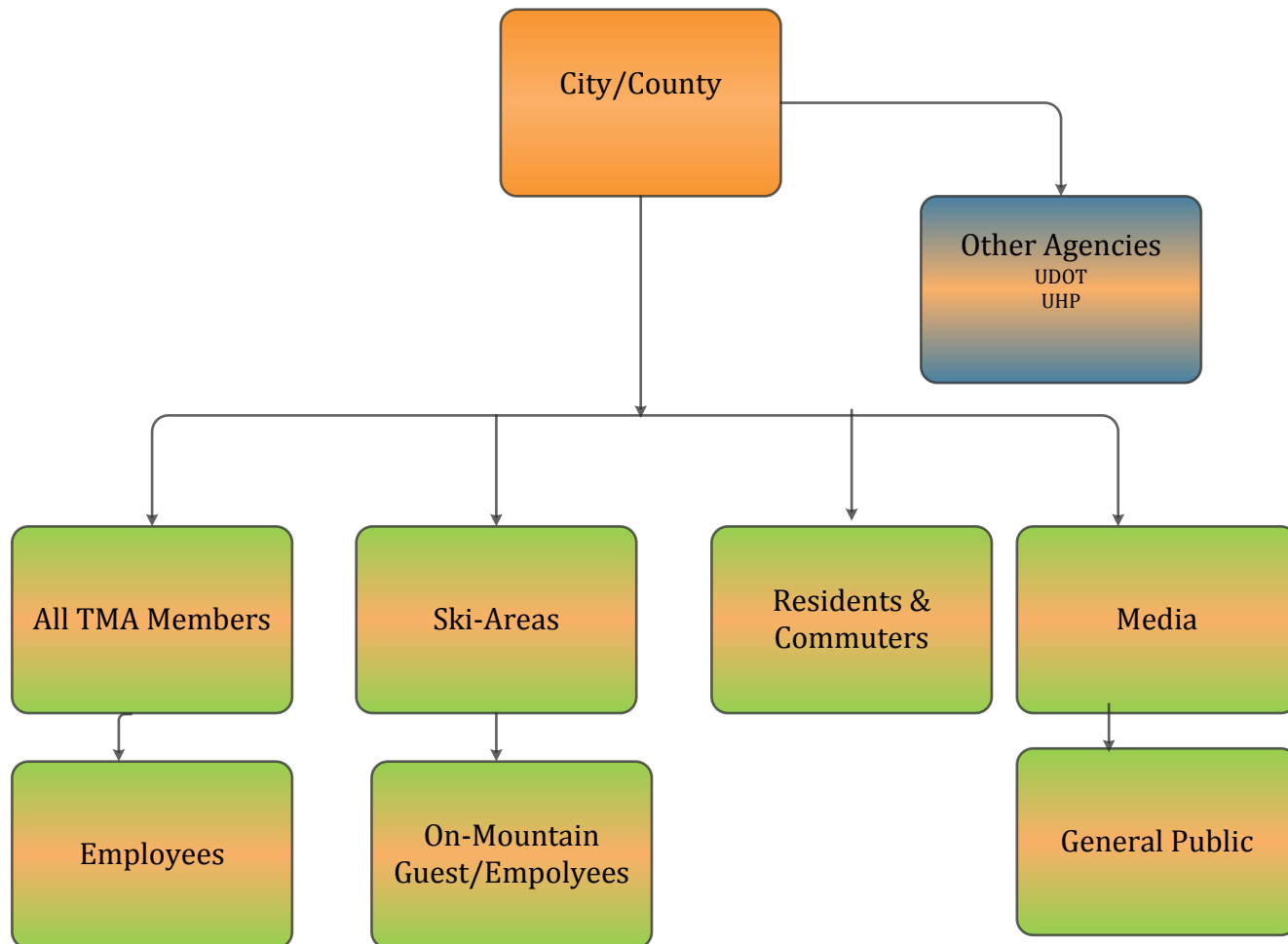
Pre-“Peak” Day Dissemination of Information



“Peak” Day Gathering Information



“Peak” Day Dissemination of Information



ATTACHMENT B

PRE-PEAK DAY PREPARATION CHECKLIST					
Timing	Description	Action	Contact Information/Data Source	Completed (Y/N/NA)	Findings (if applicable)
Beginning of Each week	Lodging	Check weekly lodging tallies provided by Chamber	H:\Alfred\Agencies\Chamber\Lodging\Weekly or Ryan Cray at Park City Chamer rcray@visitparkcity.com		
Beginning of Each week	Events	Check Special Events Calendar	Jdiersen@parkcity.org		
72 hours prior to Peak Day	Greater Park City Transportation Management Association	Send lodging #'s, weather info, travel tips, and other available information to TMA	alfred.knotts@parkcity.org		
72 hours prior to Peak Day	Traffic Control/Public Safety Support	Schedule overtime officers via Captain Kirk at 4 priority intersections. Keep Chief Carpenter in the loop	pkirk@parkcity.org ; wcarptenter@parkcity.org		
72 hours prior to Peak Day	Media	Schedule time on KPCW	probinson@parkcity.org		
72 hours prior to Peak Day	Media	Develop social media messaging and schedule for dissemination of information	probinson@parkcity.org		
72 hours prior to Peak Day	Weather Monitoring	In advance of Peak Day Check NOAA Hazardous Weather Outlook	http://forecast.weather.gov/showsigwx.php?warnzone=UTZ006&warncount=UTC043&firewxzone=UTZ479&local_place1=Park#.Vp51301liUk		
48 Hours prior Peak Day	Weather Monitoring	In advance of Peak Day Check NOAA Hazardous Weather Outlook	http://forecast.weather.gov/showsigwx.php?warnzone=UTZ006&warncount=UTC043&firewxzone=UTZ479&local_place1=Park#.Vp51301liUk		
48 Hours prior Peak Day	Traffic Control/Public Safety Support	Confirm overtime officers scheduled. If short handed, prioritize	pkirk@parkcity.org		
24 hour prior to Peak Day	Way Finding	Confirm with Public Works that City owned VMS signs are functional			
24 hour prior to Peak Day	Traffic Monitoring	Evaluate the current week of Blyncsy Data	mark.e.pittman@blyncsy.com		

PEAK DAY STANDARD OPERATING PROCEDURES						
Time	Frequency	Description	Action	Contact Information/Data Source	Completed (Y/N/NA)	Findings (if applicable)
7:30 AM	Hourly	Road Conditions - I-80, SR 248, SR 224, US 40 and Cottonwood Canyons	Check UDOT Road conditions. If Cottonwoods are closed there is the potential for increased PC skier visits	http://udottraffic.utah.gov/RoadWeatherForecast.aspx		
8:00:00 AM - 6:00 PM	Hourly, more frequently during load-in and load out	Traffic Monitoring	View UDOT Traffic Cameras and accident alerts for back-ups and accidents	http://udottraffic.utah.gov/		
10:00 AM - 2:00 PM	Hourly	Resort Operations Monitoring	Email Resort Representatives regarding parking capacity and overflow status and text TMA Group and PCPD status	jprescott@vailresorts.com ; fwilliams@vailresorts.com ; cenglish@deervalley.com ; pkirk@parkcity.org ; TMA - 978-785-6336		
10:00 AM - 2:00 PM	Hourly	Wayfinding	Once PCMR lot is 75% full Vail will notify TMA group and Vail (Jenna or Franklin) will activate VMS signs to direct people to High School and Canyons	jprescott@vailresorts.com ; fwilliams@vailresorts.com ; TMA - 978-785-6336		
3:00 PM - 6:00 PM	Hourly	Traffic Control/Public Safety Support	PCPD will set up at 4 Prioity intersections and provide hourly reports on KPCW	pkirk@parkcity.org ; Add KPCW Number		
3:00 - 6:00 PM	Hourly	Media	Hourly tweets and FB postings will be posted by Phyllis or Elizabeth	elizabeth.quinnfregulia@parkcity.org ; probinson@parkcity.org		

ATTACHMENT C

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ATTACHMENT D

AMENDMENT LOG

Date	Page	Description	Initiated By:



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

There is one vacant term for PAAB. Staff recommends the appointment Elizabeth Schirf to fulfill the vacant term.

Respectfully:

Jennifer Diersen,



City Council Staff Communications Report

Subject: Public Art Advisory Board (PAAB) Appointment
Author: Jenny Diersen, Staff Liaison Public Art Advisory Board
Department: Economic Development
Date: Thursday, December 15, 2016
Type of Item: Administrative

Summary Recommendation

Staff recommends the City Council approve the appointment of Elizabeth Schirf to fulfill a vacant term on the Park City Public Art Advisory Board (PAAB) that will expire in June of 2019.

Acronyms

PAAB –Public Art Advisory Board

Executive Summary

There is one vacant term for PAAB. Staff recommends the appointment Elizabeth Schirf to fulfill the vacant term.

Background

City Council Reports

June 30, 2016

[Public Art Policy Update Work Session Report](#)

Pages 89 through 187

June 30, 2016

Public Art Policy Update [Work Session Minutes](#)

August 14, 2016

[Public Art Policy Update](#)

In 2003, the City established the [Park City Public Art Advisory Board](#), [Public Art Plan](#) and [Policy](#). In 2013, PAAB developed a [strategic plan](#) designed to coincide with the quality and purpose of public art. PAAB continues to review its policies and strategic plans on a yearly basis, and focuses their efforts on programs and projects that related to specific goals.

PAAB is comprised of seven (7) community members who reside in the City Limits of Park City appointed by the City Council. In August of 2016, amendments were made to the Board's by-laws changing the terms from two years to three years.

PAAB's role is to help promote and cultivate the Public Art Plan, Policy and Public Art Collection by expending funds on and facilitating works in order to:

- Stimulate the economic vitality of the City.
- Enhance Park City's standing as a leading cultural destination.
- Advance public understanding of visual art.
- Enhance the aesthetic quality of daily life and provide a sense of place.

It is important to remember that PAAB's recommendations will impact the:

- Community, arts and culture groups, and local businesses;
- Involvement and coordination with other City Departments;
- Goal in the General Plan of promoting a sense of community (page 28 through 31) *by continuing to grow as an arts and culture hub encouraging creative expression.*

Analysis

Staff noticed the PAAB vacancy on the City's website, through the Park City Summit County Arts Council and by sending out notice to contact lists. We received one application for the vacancy, and the applicant is eligible to begin serving their first term.

Department Review

The Special Events, Economic Development, Executive and Legal Departments have reviewed this report.

Funding Source

No funding is needed for appointment, as members are not compensated. Public Art Projects are funded both through one percent (1%) of City Improvement Projects, as well as, through additional allocations from the Capital Improvement Project Funding (CIP).

Alternatives for City Council to Consider

1. Recommended Alternative:

Appointment Elizabeth Schirf to fulfill a vacant term on the PAAB for a term beginning January 2017, ending in June of 2019.

Pros

- a. PAAB's work positively impacts the City's Council's goals for creating a world class, multi-seasonal resort destination, and creating an inclusive community of diverse economic and cultural offerings.

2. Null Alternative:

Make alternative appointments or reopen the recruitment process.

Cons

- a. PAAB positions would remain unfilled and future meetings may be postponed until the positions are filled.

3. Other Alternatives:

City Council could choose to provide no direction regarding the appointment of PAAB.

Cons

- a. PAAB positions would remain unfilled and future meetings may not be able to occur until the positions are filled.
- b. Staff would lack direction on how to proceed with the PAAB vacancies.

Attachments

- A PAAB Vacancy Advertisement 2016



Notice Date: Thursday, November 17, 2016

Public Art Advisory Board (PAAB) Vacancy

Park City Municipal is accepting applications to fulfill (1) one vacant term for the Park City Public Art Advisory Board. Those interested in applying must reside within the city limits of Park City. Board members shall be appointed to serve three-year terms, and may serve no more than two consecutive terms. The Board generally meets on the second Monday of every month at 5:00 p.m. Board members are not compensated and serve as representatives of the citizens of Park City.

PAAB makes recommendations to City Council regarding Public Art planning, expenditures and maintains the City's public art inventory. The seven-member board focuses on project identification, requests for proposals, selection process (including reviewing artists' proposals for each project), and making recommendations to City Council.

The [Public Art Advisory Board](#) page on the city's website includes links to the Strategic Plan, Public Art Master Plan, and Policies documents.

An interview schedule will be sent out after the application deadline. Appointments are anticipated to be scheduled at the City Council meeting on Thursday, December 8th. Appointed members will begin their term immediately at the December 12th meeting.

Application deadline is 5:00 p.m. on Monday, November 28th, 2016. Applications may be submitted by email to jenny.diersen@parkcity.org or in person to Jenny Diersen, Special Events Office, Park City Municipal Corporation/City Hall, 445 Marsac Avenue – 3rd Floor, PO Box 1480, Park City UT 84060.

To receive an application or for questions, please contact Jenny Diersen at jenny.diersen@parkcity.org / 435.615.5188.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the minutes for the November 17, 2016, and November 22, 2016, City Council Meeting. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder



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

November 17, 2016

The Council of Park City, Summit County, Utah, met in open meeting on November 17, 2016, at 2:00 p.m. in the City Council Chambers.

Council Member Henney moved to close the meeting to discuss property and litigation at 2:00 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, and Matsumoto. Council Member Worel was excused.

CLOSED SESSION

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

STUDY SESSION

Recreation Facilities Master Plan Discussion:

Ken Fisher, Recreation Manager, Lisa Benson and Mark Vlasik, Landmark Design, and members from the School District Board and Recreation Advisory Board were present for this discussion. Benson indicated that the process for creating the Master Plan included several public meetings, which began in March. The planning process included designing between one and seven preliminary concepts for each site. The committee agreed to include 10 sites in the Master Plan: City Park, Quinn's Junction, IHC 15-acre parcel, 24-acre parcel by the film studio, PC MARC, Trailside Park, Silver Creek, Willow Creek Park, Ecker Hill, and the Kearns Campus. She displayed the recommended preliminary concepts for each site

It was discussed that the School District had an ongoing study of its properties, so these concepts could change depending on the recommendations resulting from that study. Other considerations given to the Master Plan were timing and/or phasing of the projects, funding, sustainability, transportation and traffic, service gaps and accessibility. It was indicated a new committee would need to be formed with member from the Basin, Park City and the School District. This committee would set the project priorities, would look at existing memorandums of understanding to see how the projects would

1 impact these agreements, and would determine funding between the entities for these
2 projects.

3
4 Council Member Gerber sat on the committee and said Landmark did a wonderful job of
5 sorting through data and getting significant public input.

6
7 Council Member Henney was surprised at the proposed cost for these projects and
8 stated he didn't know how that would be received in the community. He indicated that
9 the plan should be evaluated to see if each project was a need or a want.

10
11 Mayor Thomas felt this was a massive project and should be looked at within the
12 perspective of the City's critical priorities. Council Member Gerber stated the request for
13 this Master Plan came about because of the lack of tennis court space or ice time at the
14 current facilities. She felt this was a great place to be, so now the discussion to have
15 would be to analyze the time frame for these projects.

16
17 Council Member Beerman agreed that the Council would have to explore this issue
18 further, noting that recreation was taken for granted because of the facilities that were
19 already there. He also commented that Council would need to look at how the projects
20 would be paid for. Council Member Henney stated when constructing a new ice rink was
21 discussed earlier this year, Council didn't have all the information to make an informed
22 decision. This plan now gave Council a new perspective when considering these
23 recreation projects.

24
25 Fisher stated when the MARC was under consideration for renovation, one of the goals
26 was to bring the community together. It was obvious now that the goal was achieved, as
27 he saw people interacting on a regular basis as they went to the rec center.

28 **WORK SESSION**

29 **Council Questions and Comments:**

30 Council Member Henney attended the new Leadership Class discussion with Council
31 Members Beerman, Gerber and Mayor Thomas. He thanked Mayor Thomas for asking
32 the members to tell a story about themselves and thought that was a great part of the
33 evening. He attended the Historic Park City Alliance (HPCA) meeting, and noted they
34 would be updating some of their position papers on some key issues for that group. He
35 attend the Summit Land Conservancy meeting, and indicated they were transitioning
36 board members. He and Lynn Ware Peek talked to some folks about alzheimers and
37 dementia. He also commented about a suggestion from a few merchants about way
38 finding, noting inquiries about finding public restrooms was the most common question
39 merchants receive. Heinrich Deters stated his team would jump on that issue to resolve
40 the problem. Council Member Henney also discovered that the Trails program was
41 getting displaced and needed a new location, and he thought the Keetley Train Station
42 building accommodating that need was one option for that building. He felt other
43 nonprofits might want to join them in that building as well.

1 .Council Member Beerman indicated he liked the Leadership Class as well. He and
2 Jonathan Weidenhamer met with Snowsports Industries America (SIA) and Economic
3 Development Core of Utah (EDCU). He and Council Member Gerber attended the
4 Green Drinks event and noted 50 people were in attendance and they talked a lot about
5 what the City was doing with regard to energy. He was also on a conference call with
6 the EPA advisory group, where showing the value of this organization to the next
7 administration was discussed. He also noted that the Central Wasatch Commission
8 went to Washington, DC, and presented the Public Lands Bill to the Natural Resources
9 Committee. There was no feedback yet on if the committee wanted to make
10 amendments to the bill.

11
12 Council Member Gerber attended Friends of the Farm, who met with members of the
13 Park City Museum to discuss how the museum organized tours, and to discuss whether
14 tours of the McPolin Barn should be offered. She met with the Youth City Council and
15 reported that they wanted to meet with the Police, Transportation, and Sustainability
16 Departments. They would also shadow the City Council at the December 15 meeting.
17 She also attended the Leadership Class and the event held at Green Drinks. She noted
18 that her Leadership class created a book, "High-5 Park City," and they would be giving a
19 book to every kindergartner and first grader in the School District.

20
21 Council Member Matsumoto stated, with regard to way finding, many customers in her
22 store asked where Main Street was located, so she suggested that way finding signage
23 should begin on Bonanza and other places so people could be directed to Main Street.
24 She indicated she attended the Special Events Advisory Committee (SEAC) meeting.

25
26 Mayor Thomas enjoyed attending the Leadership Class. He went to a stakeholder
27 outreach meeting at Ritual Chocolate. He also spoke to 60 high school government
28 students from Herriman and talked about Park City compared to Herriman and the Salt
29 Lake Valley.

30
31 **Review Construction Mitigation Plans (CMP) for Old Town and Main Street:**

32 Michelle Downard, Deputy Building Official, presented this item. She indicated the CMP
33 was a document signed by the builder at the time of construction, and addressed many
34 topics such as hours of work, parking, dust, noise, toilet facilities, work in the right-of-
35 way, cranes, and LOD fences. There were some difficulties with the CMP: construction
36 timelines were hard for staff to regulate because of state law, staff was balancing the
37 impacts of construction with prolonging construction, and staff was not able to limit the
38 amount of construction activity within the City, per state code. She indicated code
39 enforcement always tried to educate contractors before taking enforcement action and
40 administering fines.

41
42 Some ongoing successes were reflected in the prohibition of construction parking on
43 Main Street unless it was specifically approved and justified, limited road closures,
44 deliveries and activity in the right-of-way, and interpreting the code for abandoned

1 construction. Staff was also trying to address limiting the timelines of construction,
2 which would vary depending on the size of the project.

3
4 Council Member Henney asked what the City was required to allow versus what could
5 be regulated. He knew there could be various interpretations of the code. He felt that
6 construction over the summer went well and thought it was because the City took a
7 break between the construction of the Bob Wells Plaza and commencing the plaza at
8 the top of Main Street.

9
10 Council Member Gerber stated there wasn't as much sidewalk renovation this summer
11 which helped. She asked that anything that could be done to keep the corners on Main
12 Street from being dark would be beneficial. Council Member Beerman thought the
13 challenge was that construction got dragged out, and he hoped a timeline could be set
14 for completion on the projects. He suggested encouraging construction during the off
15 season, if possible.

16
17 Mayor Thomas felt staff was solving the issues by having pre-construction meetings and
18 he appreciated their efforts. Council Member Matsumoto stated two to four homes in old
19 town being remodeled at the same time presented problems, and suggested increasing
20 the parking requirements for those situations. Mayor Thomas asked if a critical path of
21 the contractor was requested. Downard indicated they were requested for larger
22 projects. Council Member Beerman stated roads were often used as staging zones and
23 asked for solutions to that problem.

24
25 **Drinking Water Quality Program Update – EPA Mandated Lead and Copper Rule:**

26 Michelle DeHaan and Kyle MacArthur, Water Department, presented this item. DeHaan
27 updated Council on the water regulations. She indicated she examined service lines
28 and there were no lead pipe water lines in the City's system. The City worked closely
29 with the Utah Division of Drinking Water to ensure that the City was compliant with the
30 regulations. Some criteria for collecting samples were that the homes needed to be
31 occupied for several months and water softeners could not be in the homes. She
32 explained the process for collecting samples and indicated that the result of the samples
33 was that they all were substantially below the EPA Action Level. She was excited to
34 share the results and noted this project took several months to complete.

35
36 MacArthur thanked DeHaan for all her hard work and energy on this project. Council
37 Member Henney thanked them and stated it was good to know of the significant strides
38 in this area and the great water quality in the community.

39 **REGULAR MEETING**

40 **I. ROLL CALL**

Attendee Name	Title	Status
Jack Thomas	Mayor	Present

Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Excused
Diane Foster	City Manager	Present
Tom Daley	Deputy City Attorney	Present
Michelle Kellogg	City Recorder	Present

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Staff Communications Reports:

• **Lifesaver Award:**

Michelle Downard, Deputy Building Official, reviewed that a working fire alarm was instrumental in saving a family's lives when a fire broke out in their home. She recognized Sargent Jay Randall and Officer Zach Nakaishi, as well as Rich Novasio, the inspector that inspected the fire alarm and who was praised by the fire alarm company. Thanks were also given to the fire department crew, Kurt Simister, Fire Marshal, and Chad Root, Fire Code Official, who inspected the cause of the fire. The security company felt saving this family was due to the combined efforts of Park City staff and they gave the City a Lifesaver Award of \$5,000. She thought the City could pay it forward by using that money to buy some carbon monoxide monitors for low income households. Mayor Thomas thanked these men for their hard work and efforts.

• **National Accolades for Organizational Excellence in Community Engagement and Innovation:**

Lynn Ware Peek, presented the Voice of the People awards. There was a National Citizen Survey taken in 2015 and Park City was awarded prizes in Excellence in Community Engagement, for the "Taking it to the Streets" project; Excellence in Recreation and Wellness, for creating dog parks; and the finalist for Excellence in Transit and Mobility, for extending bus routes until midnight which increased ridership by 38,000. She noted mobility was also increased with greater walkability in the City.

Ware Peek also stated there was another award which was given to the City for the community's reduction in electronics waste. The efforts resulted in a 2500 pound reduction in electronic waste.

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

Mayor Thomas opened the meeting for any who wished to address the Council on items not listed on the agenda. No comments were given. (A public comment was given at the conclusion of the Council Meeting)

IV. Mountainlands Community Housing Trust Presentation of the Annual Bob Wells Award

1 Scott Loomis, Mountainlands Community Housing Trust, and its staff and board were in
2 attendance to present the Bob Wells award. Loomis stated Mountainlands celebrated its
3 20th anniversary in 2013, and decided to give an ongoing award in association with the
4 trust's successes. Bob Wells was the first recipient. Tonight Bob Richer announced that
5 the award recipient for 2016 knew the job, did it well, and did it right the first time. Patti
6 Wells was in attendance and spoke about the commitment of the recipient, Bruce
7 Crane, Mountainlands Finance Director.

8
9 Crane stated this was a surprise and he was humbled by this award. He thanked
10 Loomis, the board members, Richer, and Patti Wells for this honor.

11
12 **V. CONSIDERATION OF MINUTES**

13
14 **Consideration to Approve the City Council Meeting Minutes from October 20,**
15 **2016:**

16 Council Member Gerber moved to approve the City Council Meeting minutes from
17 October 20, 2016. Council Member Henney seconded the motion.

18 **RESULT: APPROVED**

19 **AYES:** Council Members Beerman, Gerber, Henney, and Matsumoto

20 **EXCUSED:** Council Member Worel

21
22 **VI. CONSENT AGENDA**

23
24 **Request to Authorize the City Manager to Execute the Third Amendment to the**
25 **Professional Services Agreement, in a Form Approved by the City Attorney, with**
26 **CH2M Hill Engineers, Inc., for Judge and Spiro Tunnels Mining-Influenced-Water**
27 **Treatment Evaluation Phases IB-2 and IC Engineering Services, and for an**
28 **Increase to the Agreement in an Amount Not to Exceed \$99,100:**

29 Council Member Beerman moved to approve the Consent Agenda. Council Member
30 Henney seconded the motion.

31 **RESULT: APPROVED**

32 **AYES:** Council Members Beerman, Gerber, Henney, and Matsumoto

33 **EXCUSED:** Council Member Worel

34
35 **VII. OLD BUSINESS**

36
37 **1. Consideration to Approve Resolution 22-2016, a Resolution Amending the**
38 **Special Event Advisory Committee (SEAC) by Adding Members to Advise Council**
39 **on Hosting Events that Will Create a Diverse and Well Balanced Offering to the**
40 **Local Community:**

1 Jenny Diersen, Special Events Coordinator, and Jonathan Weidenhamer, Economic
2 Development Manager, presented this item. Diersen indicated she met with SEAC
3 yesterday and explained the options that Council had requested. SEAC did not come to
4 a clear consensus, but a member of the community had suggested a possible survey
5 that could clarify events. She recommended exploring the scope of a possible
6 community survey.

7
8 Weidenhamer asked if staff could come back to Council after relating to SEAC the goals
9 that were defined by Council, and he hoped Council could give clear direction on the
10 role prioritization of the committee.

11
12 Council Member Matsumoto indicated she was at the SEAC meeting and she noted the
13 confusion by the members on what the Council wanted. She stated at the last meeting,
14 the Council mainly wanted to hear from the community members. The stakeholders
15 asked what their role was in that case. It was suggested that there could just be a
16 community committee. There was some support for increased community members and
17 consolidated stakeholders, but there was concern that the stakeholders' voices would
18 be too loud. She felt the goal was to find out what the community wanted, and she
19 supported staff moving forward with a survey.

20
21 Mayor Thomas opened the meeting for public input. No comments were given. Mayor
22 closed the public input portion of the meeting.

23
24 Council Member Beerman indicated the survey was a good idea, but it should be made
25 clear that SEAC was an advisory committee and the Council made the hard decisions.
26 He was in favor of Option C in the staff report, and indicated the stakeholders could
27 come in on an as-needed basis instead of being nonvoting members.

28
29 Council Member Gerber liked the idea of having an all citizen board, but she indicated
30 the role of the board might need to change. They might not have sufficient information
31 to make an informed judgment on the things they vote on now. She felt these members
32 could be used as a sounding board in the community.

33
34 Council Member Henney stated if this was a community board, then it needed to be a
35 community board, but he was concerned about finding the proper balance. He thought a
36 community board would be fine in making recommendations and letting the Council
37 make the hard decisions.

38
39 Mayor Thomas stated the board was formed to relieve Council from some of its load. He
40 knew there was concern of event fatigue, and felt the community members should be
41 able to give their input. Council Member Matsumoto thought having a community
42 committee was the way to go.

43 Council Member Beerman stated even though this change was frustrating, it wasn't a
44 loss. He felt a smaller committee would give good input and indicated if staff was in

1 favor of the survey, he was good with that too. Council Member Matsumoto asked if the
2 new committee should include County residents. Mayor Thomas stated there was a
3 relationship the City had with the School District and County, but he felt this committee
4 should stay local. Council Member Beerman agreed.

5
6 Foster stated the purpose of the survey would be to help the committee. Weidenhamer
7 stated there was a resolution that needed to be amended and recommended striking
8 Section Two.

9
10 Council Member Beerman moved to approve Resolution 22-2016, a resolution
11 amending the Special Event Advisory Committee by adding members to advise council
12 on hosting events that will create a diverse and well balanced offering to the local
13 community, with the amendments of striking Section Two and including a total of seven
14 members in Section Three. Council Member Gerber seconded the motion.

15 **RESULT: APPROVED**

16 **AYES:** Council Members Beerman, Gerber, Henney, and Matsumoto

17 **EXCUSED:** Council Member Worel

18
19 **VIII. NEW BUSINESS**

20
21 **1. Consideration of Resolution 25-2016, a Resolution Proclaiming November**
22 **26, 2016, "Small Business Saturday" in Park City, Utah:**

23 Jonathan Weidenhamer, Economic Development Manager, and Michael Barilla, HPCA
24 presented this item. Weidenhamer stated this resolution supported all that local
25 businesses do for the City's economy. Barilla indicated he was excited to partner with
26 the City in recognizing local businesses. He hoped that the City could embrace the
27 community in any way possible.

28
29 Council Member Henney moved to approve Resolution 25-2016, a resolution
30 proclaiming November 26, 2016, "Small Business Saturday" in Park City, Utah. Council
31 Member Beerman seconded the motion.

32 **RESULT: APPROVED**

33 **AYES:** Council Members Beerman, Gerber, Henney, and Matsumoto

34 **EXCUSED:** Council Member Worel

35
36 **2. Consideration to Approve the 2017 Sundance Supplemental Plan Including**
37 **the Closure of Lower Main Street and 5th Street During the 2017 Sundance Film**
38 **Festival:**

39 Jenny Diersen, Special Events Coordinator, Dave Gustafson, Project Manager, and
40 Sarah Pierce and Tina Graham, Sundance Operations, presented this item. Diersen

1 reviewed the changes from the supplemental plan of past years, noting the closure of
2 5th Street for a movie theatre, and a closure of Main Street from 7th to 9th Street, and
3 that the "No Work" provision be waived during the set up over the Martin Luther King
4 (MLK) holiday weekend.

5
6 Council Member Henney asked if the closure of 5th Street would prohibit people from
7 accessing the post office. Gustafson stated he met with the Postmaster and got her
8 approval. They would sign the area in front of Tupelo for post office parking and
9 possibly other locations on Swede Alley in order to accommodate postal patrons.
10 Council Member Gerber indicated renting streets felt like the entire town was rented out,
11 especially shutting down streets for almost three weeks. She favored renting out
12 venues, but not streets. Weidenhamer stated the intent of the contract was to support
13 Sundance to effectuate their goals. Gustafson indicated Main Street was considered
14 part of the venue as indicated in the contract.

15
16 Council Member Beerman agreed with Council Member Gerber. He felt the contract
17 was to support Sundance, not the sponsors. Diersen stated the sponsor areas were
18 very much a public part of Sundance. Gustafson stated the Music Cafe used 7th- 9th
19 Street, so this closure had happened before. He felt staff could work with Acura to
20 tighten down the days the street would be closed. He also indicated the power was
21 already down there to accommodate them. Council Member Henney asked Council
22 Members Beerman and Gerber if the sponsor's name affected the authenticity of the
23 town, noting that he loved having a pedestrian Main Street. Council Member Matsumoto
24 favored the post office closure as well as 7th-9th Street closure, and indicated Sundance
25 was part of Park City's identity. She also supported the business community and
26 thought Acura should negotiate a venue space.

27
28 Mayor Thomas agreed with Council Member Henney and was excited when the streets
29 were shut down because then it became walkable. He also felt the City should honor
30 the intent of the contract. Council Member Gerber's response to Council Member
31 Henney was that she loved the small town feel and thought Acura sponsoring the street
32 didn't fit into that.

33
34 Sarah Pierce stated there was a balance to things. Acura wanted to go back to the
35 Zoom Plaza, but that didn't happen, so they requested the same activation on Main
36 Street. She thought Sundance branding could be there so it wasn't just Acura branding.

37
38 Council Member Beerman asked if the major businesses on Lower Main had been
39 notified about the possible closure. Gustafson stated the staff report was sent to HPCA.
40 Those businesses had underground parking so that was not a concern. Diersen stated
41 those businesses were aware of this item. Council Member Beerman suggested limiting
42 traffic on Main Street, but noted that since this was a limited closure, other areas would
43 see increased impacts from traffic. He was also concerned that Acura used to pay for
44 the space and now they wanted a free space.

1 Pierce stated she got a lot of feedback with regard to keeping the street vibrant during
2 the second week of the festival, and asserted this would be one way to accomplish that.
3 She also commented that this street was very expensive to activate.

4
5 Mayor Thomas opened the public hearing.

6
7 Mike Sweeney supported this activity with Sundance Institute. His business could
8 handle the impact, but hoped some hours could be open for loading in and out. He
9 noted there were two spaces of his that Acura was interested in renting.

10
11 Michael Barilla, HPCA, noted there were some concerns with regard to access on
12 Lower Main, but he thought this could operate in a way to accommodate regular
13 business. He also received feedback with regard to the length of time the street would
14 be closed and he hoped that time period would be shortened. He also suggested roping
15 off a walkway to the post office for pedestrians to follow.

16
17 Mayor Thomas closed the public hearing portion of the meeting.

18
19 Foster asked if there were conditions that could be given to make this favorable for all.
20 Mayor Thomas and Council Member Henney felt this was the nature of Sundance.
21 Council Member Gerber stated some conditions she would like to see would be to make
22 it feel more like a Sundance event, and shortening the activation period before
23 Sundance begins. Council Member Beerman stated his conditions would be to hear
24 from the Marriott and other business owners on Lower Main. He would also want traffic
25 off the residential areas since this closure would increase that traffic congestion.

26
27 Diersen stated it was challenging to work on transportation mitigation plans, so that was
28 the reason for bringing this issue to Council now. Also, as venues became more
29 expensive, the venues would be pushing out into the residential neighborhoods.

30
31 Council Member Gerber indicated she would like to hear more about possible dates of
32 closure. Diersen stated that could be worked on before the supplemental plan was
33 signed. Council Member Matsumoto agreed that Sundance needed to keep traffic out of
34 the neighborhoods.

35
36 Council Member Matsumoto moved to approve the 2017 Sundance Supplemental Plan
37 including the closure of Lower Main Street and 5th Street during the 2017 Sundance
38 Film Festival. Council Member Henney seconded the motion.

39
40 Council Member Beerman asked for an amendment to the motion that staff would come
41 back with a traffic mitigation plan. Council Member Matsumoto denied amending her
42 motion.

RESULT: APPROVED

AYES: Council Members Henney, Matsumoto, and Mayor Thomas

NAYS: Council Members Beerman and Gerber

EXCUSED: Council Member Worel

3. Consideration to Authorize the Purchase of a Mobile Command Trailer (MCT) from Stehno Technical Corp in the Amount of \$80,000:

Hugh Daniels, Emergency Manager, and Wade Carpenter, Police Chief, presented this item. Daniels stated this item was before Council because the request was not included in the budget. This proposed purchase came up when the gently used demo model was offered at a very good deal. Carpenter stated that with all the events, this would be a great asset to have available for use by his department. It was noted there were vehicles that had the capacity to move the mobile command center, but with the next vehicle rotation, a truck would be purchased.

Council Member Gerber moved to authorize the purchase of a mobile command trailer (MCT) from Stehno Technical Corp in the Amount of \$80,000. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

4. Consideration to Approve Ordinance No. 2016-50, an Ordinance Approving the Stein Eriksen Lodge Common Area Third Supplemental Sheet for All Phases, Located at 7700 Stein Way, Park City, Utah A) Public Hearing B) Action:

Kirsten Whetstone, Senior Planner, presented this item. She indicated this plat amendment would allow additions to the lodge for residential uses, and improvements in the common area. The Planning Commission forwarded a positive recommendation with conditions.

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

Council Member Matsumoto moved to approve Ordinance No. 2016-50, an ordinance approving the Stein Eriksen Lodge Common Area Third Supplemental Sheet for all phases, located at 7700 Stein Way, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

5. Consideration of Continuation of an Appeal of a Conditional Use Permit Approved by the Planning Commission for Retaining Walls Over Six Feet (6') in Height for the Alice Claim Project:

Francisco Astorga, Senior Planner, stated this item would be continued so the owner could work on an access agreement.

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

Council Member Beerman moved to continue an appeal of a conditional use permit approved by the Planning Commission for retaining walls over six feet (6') in height for the Alice Claim Project to a future date. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

6. Consideration of a Continuation of an Ordinance Approving the Ridge Avenue Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

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

Council Member Gerber moved to continue an ordinance approving the Ridge Avenue Plat Amendment pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney to a future date. Council Member Beerman seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

7. Consideration of a Continuation of an Ordinance Approving the Alice Claim Subdivision and Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney:

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

Council Member Beerman moved to continue an ordinance approving the Alice Claim Subdivision and Plat Amendment pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney to a future date. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

Mayor Thomas opened the public input portion of the meeting for those wishing to discuss items not listed on the agenda.

Tara Stauffer indicated she wanted to address the issue of Park City Heights, and thanked Council for their dedication for helping with affordable housing. She sold her home and was told she would be notified by November 14th, but the process had been delayed, and now she needed to find a rental until a price was set for these units. She stated this was an incredible need and she appreciated this opportunity to live in the City.

Rhoda Stauffer, Housing Specialist, indicated she told Ivory Homes the pricing was not compliant with the development agreement, and that Ivory Homes needed to adjust the prices or amend the development agreement. She was waiting to hear their reply. Council Member Beerman requested that Ivory Homes needed to let Council know what was needed from them to complete this project.

IX. ADJOURNMENT

**X. HOUSING AUTHORITY MEETING
ROLL CALL**

Attendee Name	Title	Status
Jack Thomas	Committee Chair	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Excused
Diane Foster	City Manager	Present
Tom Daley	Deputy City Attorney	Present
Michelle Kellogg	City Recorder	Present

1. Consideration to Approve the Housing Authority Meeting Minutes from June 4, 2015, and October 29, 2015:

Committee Member Matsumoto moved to approve the Housing Authority Meeting minutes from June 4, 2015, and October 29, 2015. Committee Member Beerman seconded the motion.

RESULT: APPROVED

AYES: Committee Members Beerman, Henney, and Matsumoto

EXCUSED: Committee Member Worel

ABSTAINED: Committee Member Gerber

2. Consideration to Approve Resolution HA 01-2016, a Resolution Establishing an Affordable Housing Production Goal for the Park City Housing Authority:

Rhoda Stauffer, Housing Specialist, and Anne Laurent, Community Development Manager, presented this item. Stauffer indicated the proposed resolution would codify the goal set by Council.

Council Member Beerman highlighted the roles of Council Members Henney and Gerber in making this goal possible.

Committee Member Gerber moved to approve Resolution HA 01-2016, a resolution establishing an affordable housing production goal for the Park City Housing Authority. Committee Member Henney seconded the motion.

RESULT: APPROVED

AYES: Committee Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Committee Member Worel

Mike Barilla, HPCA, stated businesses supported this resolution and he hoped that some portion of the units would be slated as rentals for those employed at local businesses.

XII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



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

November 22, 2016

The Council of Park City, Summit County, Utah, met in open meeting on November 22, 2016, at 2:00 p.m. in the City Council Chambers.

I. ROLL CALL

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

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

Mayor Thomas invited anyone who wished to address the Council on items not listed on the agenda to come forward. No comments were given.

III. CANVASS OF ELECTION RESULTS

Canvass the Results of the Special Bond Election Held in the City on Tuesday, November 8, 2016, at the Same Time as the General Election, on the Question of the Issuance of \$25,000,000 General Obligation Bonds of the City:

Council Member Gerber moved to adjourn as a City Council and reconvene as the Board of Canvassers. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

Michelle Kellogg, City Recorder, reviewed the ballots cast for the bond election. Park City residents in Summit County voting for the bond totaled 2,786 and against the bond totaled 1,169. Park City residents in Wasatch County voting for the bond totaled two and against the bond totaled three.

Canvasser Henney moved to declare the results of the bond election valid. Canvasser Beerman seconded the motion.

RESULT: APPROVED

AYES: Canvassers Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Canvasser Worel

Canvasser Matsumoto moved to adjourn as the Board of Canvassers and reconvene as the City Council. Canvasser Gerber seconded the motion.

RESULT: APPROVED

AYES: Canvassers Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Canvasser Worel

Council Member Gerber moved on approve Resolution 26-2016, a resolution finding and promulgating the results of a special bond election held in Park City, Utah, on November 8, 2016, to determine the issuance of \$25,000,000 General Obligation Bonds; ratifying and confirming acts done in connection therewith; and providing for related matters. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

IV. REGULAR BUSINESS

Mayor Thomas noted the Public Art Advisory Board (PAAB) had received three applications and he asked Council if they wanted to interview the applicants during a City Council meeting. The Council agreed the interviews should be held during a Work Meeting.

1 Council Member Beerman asked if the resident who was denied solar panels had
2 appealed. Harrington responded that Legal was reviewing the denial and no action had
3 been taken yet.

4
5 **Request Approval of a Letter to the Utah Public Services Commission Regarding**
6 **Concerns with Proposed Changes to Net-Metering:**

7 Luke Cartin, Sustainability, stated Rocky Mountain Power (RMP) proposed two rooftop
8 solar dockets on November 9. One docket would require that this proposed letter be
9 sent today. The letter would call for those dockets to be put on hold. Cartin stated that
10 the proposed changes to net-metering went against energy conservation. When the
11 docket was decided, this letter would be important. He explained that the docket
12 requested that RMP increase the rates for solar users by approximately \$400 per year.

13
14 Council Member Beerman asked how other states were impacted by this. Cartin
15 displayed a chart that showed solar users benefited the electric grid, and did not put a
16 cost on the electric grid.

17
18 The proposed RMP changes: \$60 application fee, \$9 demand charge, and a monthly
19 charge would go from \$46 to \$15 and would decrease the KWH rate from \$.1004/kWh
20 to \$0.0381/kWh=Net change (\$400).

21
22 Council Member Henney asked if Park City could still be at the table without submitting
23 this letter. Cartin stated Park City could still sit at the table. Council Member Henney
24 liked the letter, but asked if it affected the bigger picture. Cartin stated negotiations were
25 ongoing; this letter would not upset the apple cart, but it reaffirmed the City's stance.
26 The letter stated that solar energy was important to our community. Mayor Thomas felt
27 RMP would be surprised if they didn't receive any feedback from the City.

28
29 Council Member Beerman stated RMP knew Park City was disappointed when this
30 proposal came out. He asserted negotiating for solar was in the best interest of the
31 community. Council Member Henney asked how the Public Service Commission (PSC)
32 fit into this issue. Cartin stated they were a quasi-judicial and quasi-legislative
33 organization, and they had received an outpouring of correspondence as a result of the
34 rate increase proposal.

35
36 Council Member Gerber asked if RMP could initiate the rate change without the docket.
37 Cartin stated the rate change would be effective in the summer, so solar installers would
38 be in a holding pattern as of December 9 until the new rate was decided. The existing
39 solar users could be exempt or the PSC could apply the new rate to all solar users.

40
41 Council Member Beerman moved to approve a letter to the Utah Public Services
42 Commission regarding concerns with proposed changes to net-metering, in a form
43 approved by the City Attorney. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, and Matsumoto

EXCUSED: Council Member Worel

V. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

The Comprehensive Annual Financial Report (CAFR) is the major document used to communicate the City's financial condition. State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually. The audit is performed by certified public accountants (Piercy, Bowler, Taylor & Kern). The Council must accept the audit within 180 days of the end of the fiscal year. After acceptance, a copy is filed with State Auditor and the City Recorder as a public document.

Respectfully:

Rebecca Gillis, Accounting Manager



City Council Staff Report

Subject: FY2016 Audit Report
Author: Rebecca Gillis, Accounting Manager
Department: Finance
Date: December 15, 2016
Type of Item: Administrative

Summary Recommendation

City Council should review the Comprehensive Annual Financial Report and formally accept the Audit for the Fiscal Year ended June 30, 2016.

Executive Summary

The Comprehensive Annual Financial Report (CAFR) is the major document used to communicate the City's financial condition. State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually. The audit is performed by certified public accountants (Piercy, Bowler, Taylor & Kern). The Council must accept the audit within 180 days of the end of the fiscal year. After acceptance, a copy is filed with State Auditor and the City Recorder as a public document.

Acronyms

CAFR	Comprehensive Annual Financial Report
MD&A	Management's Discussion and Analysis
PBTK	Piercy, Bowler, Taylor & Kern
PCMC	Park City Municipal Corporation

The Opportunity

The audit report from Piercy, Bowler, Taylor & Kern (PBTK) and the CAFR need to be accepted by Council within 180 days of the end of the fiscal year to comply with State law.

Background

State law requires Park City to follow the Uniform Fiscal Procedures Act for Utah Cities, UCA § 10-6-101 et seq., which requires an independent audit of the City's finances annually. The audit is performed by certified public accountants (PBTK). The Council must accept the audit within 180 days of the end of the fiscal year. After acceptance, a copy is filed with the State Auditor and the City Recorder as a public document.

The CAFR includes all funds of the City and is presented in four sections: Introductory, Financial, Statistical, and Internal Control and Compliance Reports.

The Introductory Section contains a letter of transmittal, a directory of principal officials and an organizational chart of the City. The Financial Section contains management's

discussion and analysis (MD&A), the basic financial statements, notes to the financial statements, required supplementary information, individual fund statements for which data is not provided separately within the basic financial statements, as well as the independent auditor's report on these financial statements and schedules. The Statistical Section includes selected financial and demographic information, generally presented on a multi-year basis. The Internal Control and Compliance Reports Section contains the independent auditors' report on internal control and compliance required by *Government Auditing Standards* and state compliance as required by the *State of Utah Legal Compliance Audit Guide*.

The CAFR is the major document used to communicate the City's financial condition. It is distributed to various bond-rating agencies, investors in the City debt and the State Auditor for use in evaluating City finances. The first two basic financial statements, the Statement of Net Position (pages 23-24) and the Statement of Activities (pages 25-26), present information on a government-wide, full-accrual accounting basis which reflect the overall financial position of the City and its various funds, not just the amounts available for budgetary purposes. Fiscal operations in the government-wide statements are organized into two major activities: governmental and business-type.

Fund information is also presented for major funds individually and nonmajor funds combined in a single column in the basic financial statements (pages 29-41). Because the focus is so different between fund statements and government-wide statements, a reconciliation between the two types of statements is necessary to understand how the numbers differ. Such reconciliations are provided on pages 30 and 32. Comparisons of "budget-to-actual" results for the General Fund are presented on page 33.

Staff suggests attention be focused on the MD&A (pages 4-21) and the notes to the basic financial statements (pages 41-85). The notes to the basic financial statements in the Financial Section provide required detailed disclosures and a description of the financial statements.

The Statement of Net Position (pages 23-24) may serve as a useful indicator of a government's financial position. The City had positive net position of \$296.4 million at fiscal yearend. The largest portion of net position, \$226.3, represents the net investment in capital assets. Restricted net position of \$13.0 is resources that are subject to external restrictions on how they may be used. The remaining \$57.1 million in net position are unrestricted and may be used to meet the City's ongoing obligations. Again, this is an overall financial position indicator and is not the amount of current resources available for budgetary purposes.

Looking at the results on a fund basis (page 29), the City's governmental funds reported combined ending fund balance of \$51.9 million, an increase of \$0.1 million compared to the beginning of year fund balance amount.

Utah State code establishes a 5.0 percent minimum (\$1,644,371) and a 25.0 percent maximum (\$8,221,856) limit to the amount that may be accumulated as the balance in

the General Fund. As of June 30, 2016 the unassigned fund balance in the General Fund was \$6,779,674 and was \$1,442,182 below the 25.0 percent limit. The unassigned fund balance decreased by \$56,519 in fiscal year 2016.

General Obligation Bonds – Audit of Bond Expenditures

Resolution No. 16-98, *Resolution to Appoint a Citizens Committee to Advise the City Council on Community Priorities for Open Space Acquisition, Methods to Permanently Preserve Open Space, and to Account for Expenditure of Open Space Bond Proceeds should Voters Approve a General Obligation Bond to Preserve Open Space*, requires the City to annually audit bond expenditures and report the results of such audit to the public.

Comments from the City's Audit Firm of PBTK

The auditors identified no areas involving material weakness in the operations or internal control structure of the City.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Accept the audit of the Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2016.

Pros

- a. Compliance with State law.

Cons – N/A

Consequences of Selecting This Alternative

Audit and Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2016 will become public record and submitted to the State Auditor in compliance with State law.

- a. Null Alternative:** Denial of continuation of the item.

Pros – N/A

Cons

- a. Denial, modification or continuation of the item could result in the City becoming non-compliant under Utah State Law. The audit must be approved and accepted by Council by December 31, 2016 to be in compliance.

Department Review

Finance, Budget, Legal, Executive

Funding Source

Not applicable

Attachments

- A Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2016.

Comprehensive Annual Financial Report



**Park City Municipal Corporation, Utah
Fiscal Year Ended June 30, 2016**

PARK CITY MUNICIPAL CORPORATION, UTAH

COMPREHENSIVE ANNUAL FINANCIAL REPORT

**(Including Internal Control and Compliance Reports
and Supplementary Information)
for fiscal year ended June 30, 2016**

**Prepared by:
Finance Department**

**Lori W. Collett
Finance Manager**

**Rebecca Gillis
Accounting Manager**

PARK CITY MUNICIPAL CORPORATION, UTAH
COMPREHENSIVE ANNUAL FINANCIAL REPORT

June 30, 2016

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INTRODUCTORY SECTION

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Finance

December 15, 2016

To the Honorable City Council, Honorable Mayor and Citizens of Park City, Utah:

These financial statements have been prepared by the Park City Municipal Corporation Finance Department in accordance with accounting principles generally accepted in the United States (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board (GASB). Utah State law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended June 30, 2016.

The City's management is responsible for the accuracy of the report, as well as the completeness and fairness of the presentation, including all disclosures. To the best of our knowledge and belief, the report is complete and accurate in all material respects. In order to have a basis to rely on for management to make these representations, the City maintains a comprehensive system of internal controls designed to provide reasonable, but not absolute, assurance against loss of assets or material misstatement in the financial statements. This level of assurance is an inherent limitation in a system of internal controls because they should be cost-effective, i.e. the cost of such controls should not exceed the related benefit.

The basic financial statements contained in this report have been audited by Piercy Bowler Taylor & Kern, a firm of licensed certified public accountants. The objective of this type of audit is for the independent auditors to render an opinion, with reasonable assurance, as to whether the basic financial statements of Park City Municipal Corporation, the "City", for the fiscal year ended June 30, 2016 are fairly presented and free of any material misstatement. Audit procedures included: extensive testing and analysis of transactions, balances and systems. The unmodified ("clean") opinion on the basic financial statements signed by Piercy Bowler Taylor & Kern is located at the beginning of the financial section.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of *Management's Discussion and Analysis* (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Profile of Park City Municipal Corporation, Utah

Park City Municipal Corporation is governed by an elected mayor and five-member council. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government and the City operates under a council-manager form of government. Policy-making and legislative authority are vested in the governing council. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring both the City's manager and attorney. The City's manager is responsible for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments. The council and mayor are elected on a non-partisan basis. Council members and the mayor serve four-year staggered terms. Elections are held every odd number year.

The City provides many municipal services including police, parks, recreation, library, water, public improvements, streets, planning, zoning, golf course, transportation and parking, and administrative services. This report includes the financial statements of the funds required to report on those activities, organizations and functions which are related to the City and are controlled by or financially accountable to the City Council. The Park City Municipal Building Authority, the Park City Redevelopment Agency and the Park City Housing Authority are chartered under Utah law as separate governmental entities. However, this report includes the financial statements of these entities, since the City Council is the appointed board for all three agencies, they are financially accountable to the City, and management (below the level of the elected officials) of the City have operational responsibility for the activities of these entities.

The State of Utah, Summit County, Wasatch County, Park City School District, Park City Fire Protection District, Snyderville Basin Special Recreation District and Snyderville Basin Water Reclamation District are overlapping governments that provide services to City residents; however, they are separately controlled, and they are not financially accountable to the City; therefore, they are not included in this report.

Budgetary Control

The City Council is required to adopt a final budget by no later than June 22 of the fiscal year. This annual budget serves as the foundation of the City's financial planning and control. Budgets are prepared for all governmental fund types including the general fund, capital improvements funds, special revenue funds, and debt service funds. The City Council approves all City budgets at the department level (general government, public safety, public works and recreation and library). Budgetary control is maintained at the department level where expenditures may not legally exceed appropriations. Department heads may make transfers within a department. The City Council may amend the budget by ordinance during the budget year, but must hold a public hearing to increase a governmental fund's budget before it can pass the ordinance.

Local Economy

Park City is located in Summit County, Utah, in the heart of the Wasatch Mountains, 30 miles east of Salt Lake City and 40 minutes by freeway from the Salt Lake International Airport. In 1869, silver bearing quartz was discovered in the area, of what is now Park City, and a silver mining boom began. From the 1930's through the 1950's, the mining boom subsided due to the decline of silver prices, and Park City came very close to becoming a historic ghost town. During that time, the residents began to consider an alternative to mining, and began developing Park City into a resort town. Park City is one of the western United States premier multi-season resort communities with an area of twenty square miles and a permanent resident population of approximately 8,128.

World renowned skiing is the center of activity being complemented throughout the year with major activities and events, such as the Sundance Film Festival, Kimball Arts Festival, concerts, sporting events, along with a variety of other winter and summer related activities.

Tourism is the major industry in Park City, with skiing, lodging facilities and restaurants contributing significantly to the local economy. Park City is the home of two major ski resorts (Park City Mountain Resort and Deer Valley Resort) with a third area (The Canyons Resort) located only one mile north of the City limits. Vail Resorts acquired the Canyons Resort in 2013 and the Park City Mountain Resort in September of 2014. In July 2015 Vail linked these two resorts creating the largest skiing resort in the United States with over 7,300 acres of skiable terrain.

In 2002, Salt Lake City hosted the 2002 Winter Olympic Games with two athletic venues in Park City and another just north of the City limits. Deer Valley Resort hosted the slalom, aerial, and mogul competitions; Park City Mountain Resort hosted the giant slalom, snowboarding slalom and snowboarding halfpipe; and the Utah Winter Sports Park (Summit County) hosted ski jumping, luge and bobsled events.

Deer Valley Resort hosted the 2016 Freestyle Ski World Cup event for the tenth year in a row in February 2016. Deer Valley Resort took second place as the best western resort in North America in *Ski Magazine's* resort review of 2016's Top-Ranked Western Ski Resorts. Deer Valley ranked first for five consecutive years between 2007 and 2011. It also marks sixteen consecutive years that Deer Valley has finished in the top three. The Park City Mountain Resort is located in the heart of Park City and hosted the U.S. Grand Prix for slopestyle and halfpipe prior to the 2014 Sochi Winter Olympic Games. The resort was ranked number eleven, overall. The Canyons Resort, placed twenty-third, which made the fifth year in a row that all three of Park City's resorts have finished in the top twenty five.

Major employer-types in the City include accommodation and food service, arts/entertainment and recreation, retail trade, real estate, technical services and government. Unemployment data was unavailable for Park City; however, the current Summit County unemployment rate is estimated at 3.4 percent. The current State of Utah rate is 4.0 percent and the national rate is 4.9 percent.

Economic Trends

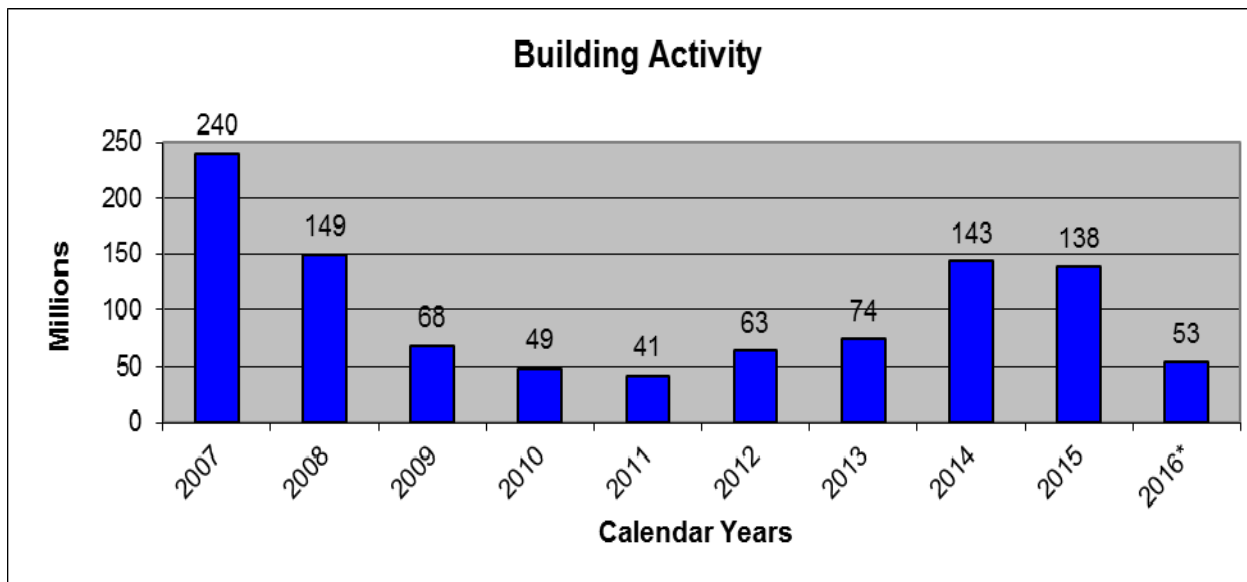
Growth has accelerated in the last decade and *Outside Magazine* named Park City the “Best Town in America” in 2013. Park City has seen some strong growth over the past years in the ski industry. Encouraging tourism and the ski industry are objectives for Park City as well as for the State of Utah. With its close proximity to Salt Lake City and Salt Lake International Airport, Park City is a major contributor to these goals. Figures show last ski season was the best in the last ten years. Total statewide skier days were 4,457,575, up 12.9 percent from the 2014-2015 season and setting a new record high. Skier days were up nationally from 53.6 million to 53.9 million, a 0.5 percent increase from the previous season. The Utah increase in skier days is being attributed partially on the State’s early snowfall and resort capital improvements statewide, totaling over \$100.0 million. To put this in context, Utah’s record was 4,249,190 set during the 2006-2007 season, prior to the recession. With the local economy dependent on tourism and skiing, employment in Park City tends to decline in the spring and summer months. The City has been mitigating this by diversifying recreational activities in the “off-season”. This year the City hosted the Triple Crown Girls Fast Pitch Softball World Series for the fourteenth year. This event draws teams from California, Arizona, Colorado, Oklahoma, Idaho, Utah and Texas and each year is bigger and better than the last. Other events include Park City Marathon Road Race, Intermountain Cup Mountain Bike Races and the Endurance 100 Mountain Bike Race. Park City was the first city to qualify as a Gold Level Ride Center by the International Mountain Bicycling Association.

The service population is much larger due to the number of secondary homeowners and visitors within Park City. The City has approximately 142 restaurants, 169 shops, 31 private art centers and a community-sponsored art center. Many of Park City’s restaurants are award winning and among the finest in the inter-mountain west. The Chamber of Commerce estimates that the community has a nightly capacity for 28,275 guests. In the last ten years nightly capacity has increased by 6.7 percent. Please see Schedule 24 on page 134 of the Statistical Section of this report.

The Sundance Film Festival made its 35th annual appearance in Park City in January 2016. A recent study by the University of Utah’s Bureau of Economic and Business Research reveals the 2016 festival generated an overall economic impact of \$61.5 million for the State of Utah, down slightly from 2015, and not close to the record of \$92.2 million reported after the 2009 festival. Sundance and Park City Municipal Corporation have formally agreed that Park City will remain festival headquarters through the 2026 film festival and, importantly, Sundance agreed to schedule future film festivals, beginning in 2015, to avoid overlapping with the Martin Luther King holiday, a popular ski weekend. This change is estimated to generate \$4.2 million in additional economic activity for the greater Park City area. The festival presents high quality, independent films. Nationally known actors, directors, writers and other members of the film industry conduct and attend workshops, classes, seminars, dinners and premiers that are open to the public. The cultural event attracted over 46,660 attendees this year, up slightly from the 2015 attendance of 46,170 with an estimated 67.0 percent coming from out of state.

The Kimball Arts Center sponsored its 46th annual three-day Park City Arts Festival in August 2015. The Park City Arts Festival is Utah's oldest and the longest running arts festival in the West. In the last decade, this event has grown substantially and this year attracted an estimated 56,522 visitors. This was a decrease of 1.7 percent over the previous year. The festival featured 220 of North America's top artists. This is one of the most attended annual events in Utah and includes an art auction and gala, and a 5K run for the arts.

Closely connected to the tourism and ski industries in Park City is the real estate industry. During the past ten years, building activity within the City has fluctuated from a low of \$40.9 million in 2011, because of the recession, to a high of \$239.7 million in 2007. Building activity over the last decade has averaged \$102.0 million per year. In the first six months of calendar year 2016, approximately 58.0 percent of the \$53.2 million in building activity has been in residential construction and 6.9 percent in commercial construction. The remaining 35.1 percent consists of remodeling, expanding and miscellaneous construction. The residential construction total valuation of approximately \$30.8 million consisted of both single and multi-family homes. Easy access to Salt Lake City has intensified the role for Park City as a bedroom community. The current economy has continued to show emphasis of new construction of single family homes and remodeling and expanding of commercial buildings.



** Notes: The 2016 number is from January 2016 through July 2016 only.
For activity by fiscal year, please see Schedule 26 of the Statistical Section.*

According to the latest statistics by the Park City Board of Realtors, residential lots sold in Park City range from an average of \$629,250 in the Park Meadows area to an average of \$1,603,333 for lots in the Aerie area. Condominiums range in average sales price from \$208,859 to \$3,629,657, depending upon location. Depending upon the area, single-family homes range from an average sales price of \$975,500 to \$8,265,000. Overall, year over prior year sales, the volume of single-family homes sold was down 9.0 percent, but the median sales price increased by 10.0

percent, over 2015. In contrast, condominium sales showed a volume decrease of 21.0 percent, and the median sales price was up 11.0 percent.

Long-term Financial Planning

Retirement Expense – All full-time Park City employees are part of the Utah Retirement System (URS) defined benefit program. The City is required by statute to contribute a certain percentage of employee pay to URS annually. During fiscal year 2016, URS required an 18.47 percent contribution for general municipal employees (34.04 percent for sworn officers). The required contribution is expected to stay the same for the next fiscal year.

Capital Projects – Being the first year in a biennium budget, the Capital Improvement Project (CIP) Committee ranked and evaluated all current and newly proposed projects in the Five-Year Capital Improvement Plan. The projects are reviewed and ranked based on six criteria: objectives (City Council goals), funding, necessity, previous investment, environmental impact, and cost/benefit. In addition, this year's projects were also evaluated and scored based on projects which significantly contributed to City Council's identified critical priorities.

Relevant Financial Policies

Financial Impact Assessment Report (FIAR) –The FIAR is organized to forecast revenues and operating, capital, and debt service expenditures for the General Fund. The information contained in the report is intended to inform decision makers in the budget process by illustrating potential impacts of current financial decisions on the financial health of the City in both the near and distant future. The figures presented in the FIAR help set the funding limits for both the operating and capital budget process as related to the General Fund and General Fund capital transfer.

The FIAR projections are based on long-range historical trends. As the economic environment of a resort economy fluctuates, the FIAR is intended to act as a long-range measure and reference for future decisions. As the City moves forward, revenue growth will be added and evaluated in context of historical trends and will help form an updated FIAR projection which will guide the City in subsequent budget processes.

Sales Tax – Park City depends on sales tax revenue to fund City services. Sales tax also helps to fund the infrastructure to support special events and tourism. Of the 7.95 percent sales tax on general purchases in Park City, the municipality levies a 1.0 percent local option sales tax, a 1.1 percent resort community tax, a 0.3 percent transit tax, and a voter approved 0.5 percent additional resort community sales and use tax. The proceeds of the additional resort community sales and use tax are received entirely into the City's Capital Improvement Fund or related Debt Service Fund.

Major Initiatives

Net Zero Energy Goal by 2032 – City Council and Park City officially adopted a set of goals that are specific to the environment. Park City became one of the latest in a series of mountain communities to commit to 100 percent renewable electricity. Park City has pledged that the City's electricity would come entirely from renewable sources by the year 2032. This announcement comes on the heels of a similar pledge from Salt Lake City, Utah and a recent commitment from Boulder, Colorado to transition to renewable electricity, showing that mountain communities are taking control of their energy future.

The City is continuing to compete for the \$5 million Georgetown University Energy Prize along with Summit Community Power Works against 50 other energy conscious communities. Four strategic initiatives were the focus of this project: LED light bulbs, smart thermostats, weatherization education and a solar energy program. Stakeholder groups included residents, local government and schools. The finalists will be named in December 2016 and the winner in June 2017.

Update on Major Projects

Water Projects - Water quality and delivery continue to be a top priority for Park City. With the rate of development that has occurred over the past few years, future water needs have been identified and the cost of these improvements is being fairly distributed between users and new development. Capital spending in the Water Fund is reflective of the City's continuing commitment to secure Park City's water needs through improvements to the City's water infrastructure. The Water Fund Financial Model is reviewed and updated annually to assess the long-range operating and capital needs of the Water Fund to determine future water rate increases and bonding needs.

Judge to Spiro Pipeline Project – The Department of Water Quality and Park City Municipal entered into a Stipulated Compliance Order (SCO), which required Park City to develop and implement a plan to address the discharge water at the Judge and Spiro Tunnels. The improvements, in conjunction with additional raw water conveyance and treatment improvements will facilitate the treatment of Judge Tunnel source water and compliance with the SCO. After approximately three years this project was completed in December 2015.

Kimball Junction Transit Center – The 2011 Short Range Transit Plan identified a Transit Center in the Kimball Junction area as a necessity for improving and expanding bus services in Summit County and the Snyderville Basin. Park City, in partnership with Summit County, is constructing a Transit Center adjacent to the Richins Building in Kimball Junction. The land was provided by Summit County and the City was awarded a grant from the Federal Transit Administration which will cover approximately 80 percent of the project costs.

The complex includes a driveway with multiple bus canopies, stalls, parking lots and a 1,780 square foot building. The building will include a public waiting area, restrooms, and a private, multiuse office space for a Summit County Sheriff's Department satellite office and Transit Supervisor work space on the main floor. The facility will provide a centralized location for bus

routes in the Kimball Junction area and serve as a transfer point between routes. The project began in May of 2016 and the completion is estimated for December 2016.

Walkability Projects – On May 22, 2008, City Council approved a recommended list of thirty-six walking and biking capital projects that would be funded through the issuance of \$15.0 million General Obligation Walkability Bonds. As of June 30, 2016, approximately \$11.0 million has been utilized to fund thirty-three of the thirty-six planned projects. Completed projects include Bonanza and Comstock underpasses, Little Kate and Comstock sidewalks, phase one of the Dan's to Jans corridor, traffic calming improvements in the Prospector area, improvements to McLeod Creek and Farm Trails, and miscellaneous bicycle shoulders, crosswalks and associated signage.

Phase two of the Dan's to Jans corridor is the last large remaining project to be completed. This project includes the remaining pathway improvements on the east side of Park Avenue and Kearns underpass. The project is scheduled to be completed in 2018.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a *Certificate of Achievement for Excellence in Financial Reporting* to Park City Municipal Corporation for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2015. The Certificate of Achievement is a prestigious national award that recognizes conformance with the highest standards for preparation of state and local government financial reports.

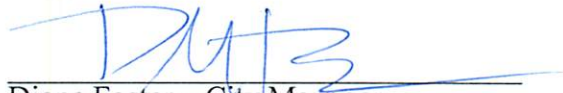
In order to be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized Comprehensive Annual Financial Report. This report must satisfy both accounting principles generally accepted in the United States and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. The City has received a Certificate of Achievement for the last twenty-eight consecutive years, fiscal years 1987-2015. We believe that our current Comprehensive Annual Financial Report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Park City Municipal Corporation also received the Distinguished Budget Presentation Award from the GFOA for the City's adopted budget for the biennium period beginning July 1, 2009. The City has won this award for fiscal years 1992 and 1993 and the biennium periods beginning 1993, 1997, 1999, 2001, 2003, 2005, 2007, 2009, 2011, 2013 and most recently 2015. In order to qualify for the award program, the City's budget document was judged proficient in several categories including policy documentation, financial planning and organization.

The preparation of this report on a timely basis could not have been accomplished without the efficient and dedicated services of the staff of the Finance and Accounting Department. We would like to express our appreciation to Piercy Bowler Taylor & Kern, certified public accountants, for their professional service and assistance. We would also like to thank the Mayor

and members of the City Council for their interest and support in planning and conducting the financial operation of the City in a responsible and progressive manner.

Respectfully submitted,


Diane Foster – City Manager


Lori W. Collett - Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH

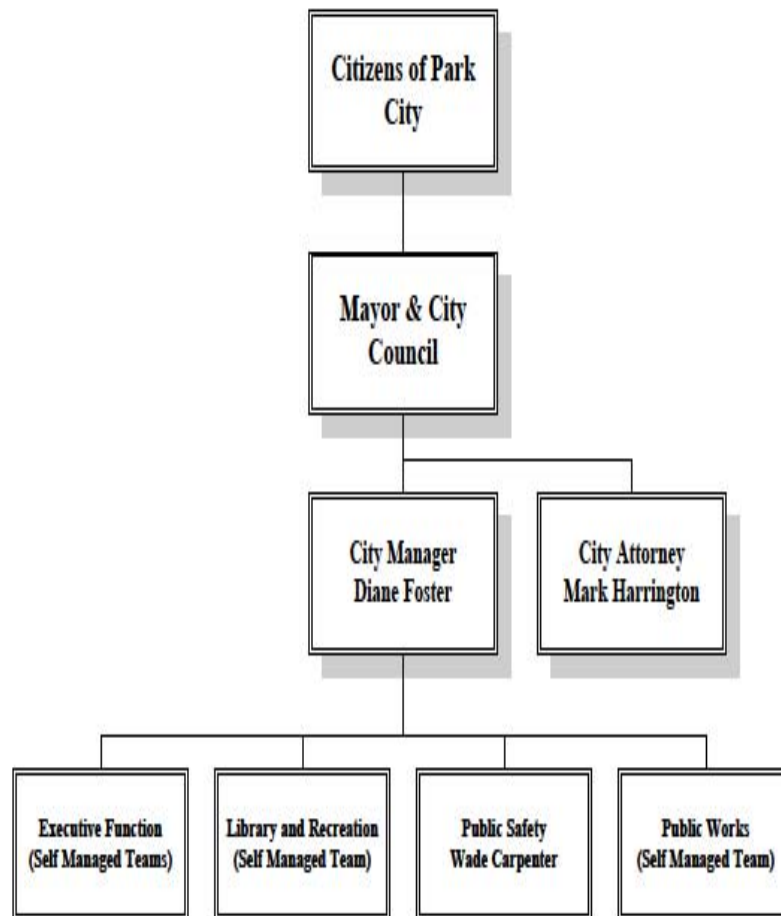
Park City Municipal Building
445 Marsac Avenue
Park City, Utah 84060

MAYOR AND CITY COUNCIL AS OF JUNE 30, 2016

Name	Term Expires
Mayor	
Jack Thomas 445 Marsac Avenue Park City, Utah 84060	January 2018
Councilors	
Andy Beerman PO Box 1570 310 Park Avenue Park City, Utah 84060	January 2019
Nannette Worel 3412 Solamere Drive Park City, Utah 84060	January 2019
Rebecca Gerber PO Box 744 1710 Iron Horse Drive Loop #A7 Park City, Utah 84060	January 2019
Cindy Matsumoto PO Box 4647 2816 Silver Cloud Drive Park City, Utah 84060	January 2018
Tim Henney PO Box 3927 Park City, Utah 84060	January 2018

Diane Foster, City Manager
Mark Harrington, City Attorney
Lori W. Collett, Finance Manager

PARK CITY MUNICIPAL CORPORATION, UTAH



The above organizational structure also accurately depicts the Park City Redevelopment Agency and the Park City Municipal Building Authority structure.

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Government Finance Officers Association

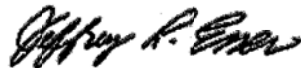
**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Park City Municipal Corporation
Utah**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2015



Executive Director/CEO

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FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT ON FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

Members of the City Council
Park City Municipal Corporation, Utah

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Park City Municipal Corporation (the City) as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

An audit performed in accordance with applicable professional standards is a process designed to obtain reasonable assurance about whether the City's basic financial statements are free from material misstatement. This process involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the basic financial statements to enable the design of audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management, as well as the overall presentation of the basic financial statements.

Management's Responsibility for the Financial Statements. Management is responsible for the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility. Our responsibility is to express an opinion on the basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion. In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2016, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison information for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters. Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, proportionate share of the collective net pension liability information, and proportionate share of statutorily required pension contribution information, on pages 4-21 and 86-89 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or

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historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information. Our audit was conducted for the purpose of forming our opinion on the financial statements that collectively comprise the City's basic financial statements. The introductory section, other supplementary information, as listed in the table of contents, statistical section and schedule of business license fees are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The other supplementary information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section, statistical section and schedule of business license fees have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*. In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2016, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Salt Lake City, Utah
December 15, 2016

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
June 30, 2016

The following narrative is presented to facilitate a better understanding of the City's financial position and results of operations for the year ended June 30, 2016. When read in conjunction with the letter of transmittal and the notes to the financial statements, the financial highlights, overview and analysis should assist the reader to gain a more complete knowledge of the City's financial performance.

FINANCIAL HIGHLIGHTS

- The City's government-wide net position (the amount by which assets and deferred outflows exceed liabilities and deferred inflows) as of June 30, 2016, was \$296,372,898. Of this amount, \$57,077,412 (unrestricted net position) is available to meet ongoing financial obligations.
- The City's government-wide net position increased by \$8,546,971. Of this amount, business-type activities increased by \$1,470,666, a rise of 1.6 percent, and the governmental activities increased by \$7,076,305 a rise of 3.6 percent when compared to last fiscal year.
- The City's governmental funds reported a combined ending fund balance of \$51,885,609 an increase of \$15,179 (0.03 percent) compared to the beginning of this year's fund balance amount. The increase in fund balance in comparison to last fiscal year is attributable to a decrease in unassigned fund balance for the general fund and restricted fund balance for debt service combined with an increase in committed fund balance for capital projects. Of the combined total fund balance, \$6,779,674 is available for spending at the discretion of the City (unassigned fund balance).
- The General Fund is the primary operating fund of the City. The unassigned fund balance of the General Fund at June 30, 2016, totaled \$6,779,674 and is 24.6 percent of the General Fund total revenues for the year and 13.1 percent of total governmental fund balance.
- The City's total debt had a net decrease of \$7,998,024 during fiscal year 2016. This represents an 8.4 percent decrease over the prior year, which is attributable to the effect of the normal reduction in principal balances from required debt service payments.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of this report includes four parts: 1) the independent auditors' report on financial statements and supplementary information; 2) this segment, management's discussion and analysis; 3) the basic financial statements; and 4) supplementary information. Within the basic financial statements are two distinct types of financial statements, 1) the government-wide financial statements, and 2) the fund financial statements. The notes to the financial statements are also an integral part of the basic financial statements. The City's basic financial statements are presented in accordance with Governmental Accounting Standards Board Statement No. 34

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

(GASB 34), *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, as amended.

Immediately following the notes to the financial statements, the supplementary information includes balance sheets and income statements for nonmajor governmental funds, internal service funds, as well as other budgetary information.

Government-wide Financial Statements: The government-wide financial statements provide a view of City finances as a whole, similar to a private-sector business. These statements include the Statement of Net Position and the Statement of Activities.

The **Statement of Net Position** includes all of the City's assets, liabilities, and deferred inflows and outflows of resources, with the difference reported as net position. Net position (and the related change in net position from year to year) is probably the most important financial measurement to enable understanding of the financial position of the City, and whether financial position improves or deteriorates each year. To assess the overall health of the City, additional non-financial factors such as changes in the property tax base, the condition of the City's infrastructure, etc. should be considered.

The **Statement of Activities** shows how the City's net position changed as a result of its operations during the most recent fiscal year. To understand the basis of how these numbers are determined, it is important to note that changes in net position are reported whenever an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (the accrual basis of accounting). For example, most revenues are reported when the revenues are legally due, even though they may not be collected for some time after that date; and an obligation to pay a supplier is reported as an expense when the goods or services are received, even though the bill may not be paid until sometime later.

There are two distinct types of activities reflected in the government-wide statements, i.e. governmental activities, and business-type activities. Governmental activities are those supported primarily by taxes and intergovernmental revenues, while business-type activities are those in which all costs (or at least a significant portion of costs) are intended to be recovered through user fees and charges. The governmental activities for the City include General Government (Council, Mayor, City Attorney, Human Resources, Technical Services, Budget, Debt and Grants, Building, Economy, Community, Environment, Planning, Engineering, Finance, Quinns Recreation Complex and Non-departmental); Public Safety (Police and Communications Center); Public Works (Streets, Snow Removal, Parks, Building Maintenance); Library and Recreation. The business-type activities include Water, Transportation and Parking, and Golf. The Park City Municipal Building Authority, the Park City Redevelopment Agency and the Park City Housing Authority are chartered under Utah law as separate governmental entities. However, the government-wide financial statements include the financial statements of these entities, since the City Council is the appointed board for all three agencies, and these entities are financially accountable to the City. The government-wide financial statements can be found on pages 23-26 of this report.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Fund Financial Statements: The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based on the purposes for which the funds are to be spent as well as by how the activities are to be controlled. The three broad categories of funds are: governmental funds, proprietary funds and fiduciary funds.

Governmental Funds – At the fund level, the focus is on changes in short-term spendable resources and the balance available to spend, rather than the long-term focus used for determining government-wide numbers. Because the focus is so different between fund statements and government-wide statements, reconciliation, between the two types of statements is necessary to understand how the numbers differ. Such reconciliations are provided for the reader on pages 30 and 32. The City has four governmental type funds. These are the general fund, special revenue funds, the debt service funds and the capital projects funds. Four of these are considered major funds: General Fund, Sales Tax Revenue and Refunding Debt Service Fund, Park City General Obligation Debt Service Fund and Capital Projects Improvement Fund. The basic governmental fund financial statements can be found on pages 29-33 of this report. A summary of other funds (nonmajor funds) is combined into one “Nonmajor Governmental Funds” column. The composition of the nonmajor funds is shown in the combining statements later in the report in the supplementary information section on pages 92-102.

- The **General Fund** is used to account for all financial resources of the City that are not accounted for by a separate specialized fund. More specifically, the general fund is used to account for ordinary operations such as collection of tax revenues and general government expenditures. The City adopts an annual appropriated budget for the general fund. On page 33, a budgetary comparison statement has been provided for the general fund to demonstrate budgetary compliance.
- **Special Revenue Funds** are used to account for specific revenue sources that are restricted to expenditures for specific purposes.
- **Debt Service Funds** are used to account for the accumulation of resources for the payment of general obligation bonds, special assessment bonds and sales tax revenue and refunding bonds. Therefore, this fund is set up to accumulate the resources used to pay both the interest and principal on bond debt.
- **Capital Projects Funds** are used to account for financial resources to be used for the acquisition or construction of major capital improvements. These funds do not account for capital improvements financed by the proprietary funds.

Proprietary Funds provide the same type of information as the government-wide financial statements, only in more detail. The City uses both enterprise funds and internal service funds. The basic proprietary fund financial statements can be found on pages 35-39 of this report.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

- **Enterprise Funds** are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The City currently operates enterprise funds for the City-owned water system, public transportation system (bus and trolley system), paid parking system and golf course.
- **Internal Service Funds** are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The Fleet Services Fund provides vehicle storage, repair and maintenance. The Self-Insurance Fund was established to allow the City to supplement its regular insurance coverage. Because both of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. The combining statements for internal service funds can be found on pages 104-106 of this report.

Fiduciary Funds are used for assets the City receives wherein the City has temporary custody. Agency funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments and/or other funds. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. The basic fiduciary fund financial statement can be found on page 41 of this report.

Notes to the financial statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements. Notes to the financial statements are located after the basic financial statements as listed in the table of contents.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

Net position – The following table presents summary information from the Statement of Net Position for the years ended June 30, 2016 and 2015.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Park City Municipal Corporation
Comparative Summary of Net Position
(in millions of dollars)

	Governmental Activities		Business-Type Activities		Total		Total %
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>Change</u>
Current and other assets	\$ 75.8	\$ 76.8	\$ 39.4	\$ 40.6	\$ 115.2	\$ 117.4	-1.9%
Capital assets	204.8	203.5	99.0	98.4	303.8	301.9	0.6%
Total assets	<u>280.6</u>	<u>280.3</u>	<u>138.4</u>	<u>139.0</u>	<u>419.0</u>	<u>419.3</u>	<u>-0.1%</u>
Total deferred outflows of resources	<u>3.9</u>	<u>1.2</u>	<u>1.4</u>	<u>0.4</u>	<u>5.3</u>	<u>1.6</u>	<u>231.3%</u>
Long-term debt	49.2	54.5	42.3	47.1	91.5	101.6	-9.9%
Other liabilities	11.8	10.6	5.4	1.8	17.2	12.4	38.7%
Total liabilities	<u>61.0</u>	<u>65.1</u>	<u>47.7</u>	<u>48.9</u>	<u>108.7</u>	<u>114.0</u>	<u>-4.6%</u>
Total deferred inflows of resources	<u>18.9</u>	<u>18.9</u>	<u>0.3</u>	<u>0.2</u>	<u>19.2</u>	<u>19.1</u>	<u>0.5%</u>
Net position							
Net investment in capital assets	162.1	159.3	64.2	61.1	226.3	220.4	2.7%
Restricted	7.9	12.9	5.1	5.1	13.0	18.0	-27.8%
Unrestricted	34.6	25.3	22.5	24.1	57.1	49.4	15.6%
Total net position	<u>\$ 204.6</u>	<u>\$ 197.5</u>	<u>\$ 91.8</u>	<u>\$ 90.3</u>	<u>\$ 296.4</u>	<u>\$ 287.8</u>	<u>3.0%</u>

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At June 30, 2016, the City's assets and deferred outflows exceeded liabilities and deferred inflows by approximately \$296.4 million (net position), compared to \$287.8 million at June 30, 2015. This would indicate an improved financial position in comparison to last fiscal year. Approximately 76.3 percent at June 30, 2016, and 76.6 percent at June 30, 2015, of these amounts are represented by the investment in capital assets, less debt still outstanding relating to acquisition of those assets (see subsections explaining capital assets and debt below). Due to the nature of these assets (long-term assets which are not readily convertible to liquid assets) they are not considered to be available for spending or appropriation. Although the City's investment in capital assets is reported net of related debt, it should be understood that the repayment of this debt does not come from the capital assets themselves, but comes from other resources. The increase in the City's net investment in capital assets of \$5.9 million was due to routine acquisition of capital assets, repayments of the related debt and depreciation expense.

Restricted net position of \$13.0 million at June 30, 2016, and \$18.0 million at June 30, 2015 represents resources that are subject to external restrictions on how they may be used. The decrease in restricted net position of \$5.0 million reflects the net decrease in restricted net

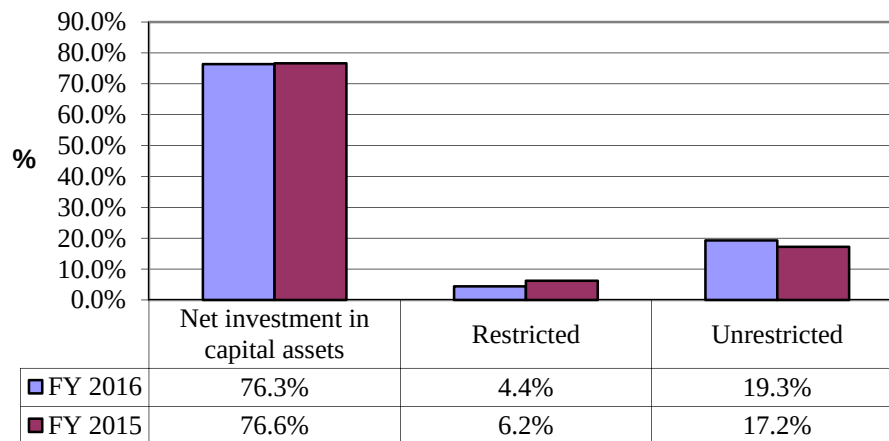
PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

position due to the spending of restricted cash on capital projects. Restricted net position for debt service and other remained the same from fiscal year 2015.

The other sub-classification of net position is unrestricted. The balance of approximately \$57.1 million at June 30, 2016, which is unrestricted, denotes that this amount may be used to meet general, on-going financial obligations without constraints established by debt covenants or other legal requirements. Unrestricted net position increased \$7.7 million from last fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

The following graph depicts the percentage of restricted and unrestricted net position as discussed above.

Park City Municipal Corporation
Net Position Percentage
June 30, 2016 and 2015



PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Changes in Net Position - As taken from the Statement of Activities, the following table depicts the changes in net position for fiscal years 2016 and 2015.

Park City Municipal Corporation
Summary of Changes in Net Position
(in millions of dollars)

	Governmental Activities		Business-Type Activities		Total		
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>Total % Change</u>
Revenues							
Program Revenues							
Charges for services	\$ 5.3	\$ 6.2	\$ 20.8	\$ 19.5	\$ 26.1	\$ 25.7	1.6%
Operating grants and contributions	0.2	0.1	-	1.6	0.2	1.7	-88.2%
Capital grants and contributions	0.3	2.5	2.0	4.2	2.3	6.7	-65.7%
General Revenues							
Property Tax	18.5	18.1	-	-	18.5	18.1	2.2%
Other Taxes	19.5	17.9	4.9	4.4	24.4	22.3	9.4%
Investment earnings	0.4	0.2	0.3	0.4	0.7	0.6	16.7%
Other	1.8	0.8	0.4	0.5	2.2	1.3	69.2%
Total revenues	<u>46.0</u>	<u>45.8</u>	<u>28.4</u>	<u>30.6</u>	<u>74.4</u>	<u>76.4</u>	<u>-2.6%</u>
Expenses							
General government	19.7	19.2	-	-	19.7	19.2	2.6%
Public safety	5.7	5.3	-	-	5.7	5.3	7.5%
Public works	7.1	7.0	-	-	7.1	7.0	1.4%
Library and recreation	5.6	4.6	-	-	5.6	4.6	21.7%
Interest on long-term debt	1.5	1.3	-	-	1.5	1.3	15.4%
Water	-	-	12.9	11.9	12.9	11.9	8.4%
Transportation and parking	-	-	11.8	10.8	11.8	10.8	9.3%
Golf course	-	-	1.5	1.5	1.5	1.5	0.0%
Total expenses	<u>39.6</u>	<u>37.4</u>	<u>26.2</u>	<u>24.2</u>	<u>65.8</u>	<u>61.6</u>	<u>6.8%</u>
Increase in net position before transfers	6.4	8.4	2.2	6.4	8.6	14.8	-41.9%
Transfers	0.7	0.7	(0.7)	(0.7)	-	-	0.0%
Increase in net position	7.1	9.1	1.5	5.7	8.6	14.8	0.0%
Net position beginning	197.5	188.4	90.3	84.6	287.8	273.0	5.4%
Net position ending	<u>\$ 204.6</u>	<u>\$ 197.5</u>	<u>\$ 91.8</u>	<u>\$ 90.3</u>	<u>\$ 296.4</u>	<u>\$ 287.8</u>	<u>3.0%</u>

Net position increased from governmental activities in fiscal year 2016 approximately \$7.1 million and increased \$9.1 million in fiscal year 2015. The increase is primarily from increased sales and resort taxes. Expenses for governmental activities increased \$2.2 million. The reasons for this increase are discussed in the following section for governmental activities.

Net position increased \$1.5 million in fiscal year 2016 and increased \$5.7 million in 2015 for business-type activities. The revenues for business-type activities slightly increased in charges for services due to a new monthly water pumping surcharge fee of up to \$2.25 per customer.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Operating grants and contributions decreased in the Transportation and Parking Fund and capital grants and contributions decreased in the Water Fund.

Revenues – For the year ended June 30, 2016, the City's government-wide total revenues are approximately \$74.4 million as compared to the prior year total revenues of \$76.4 million. Key elements of this change were as follows:

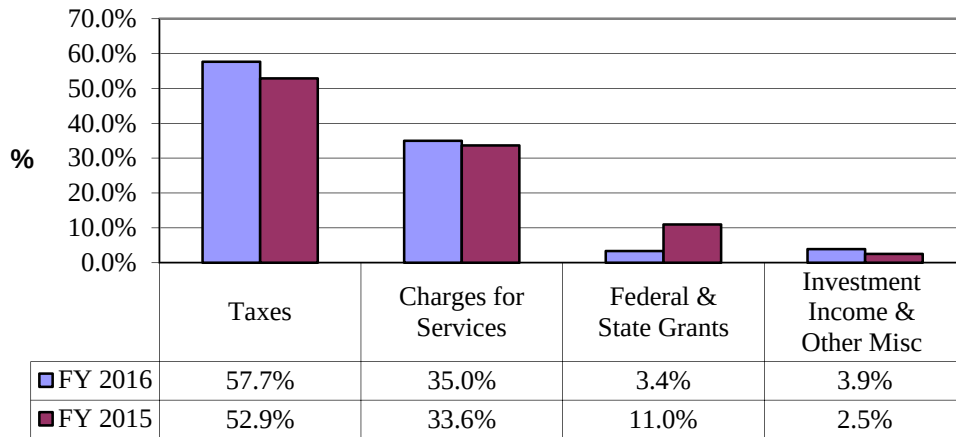
- Of the City's total revenues, approximately 57.7 percent in fiscal year 2016 and 52.9 percent in fiscal year 2015 resulted from taxes, of which the majority was from general sales and use taxes and resort taxes as shown in the following table:

	Tax Revenues		Total % Change
	2016	2015	
Property tax, levied for general purposes	\$ 14.8	\$ 12.8	15.63%
Property tax, levied for debt service	3.7	5.3	-30.19%
General sales and use tax	10.0	9.1	9.89%
Franchise tax	3.2	3.1	3.23%
Resort tax	11.2	10.1	10.89%
Total	<u>\$ 42.9</u>	<u>\$ 40.4</u>	<u>6.19%</u>

- Charges for services increased in fiscal year 2016 approximately \$0.4 million and increased from 33.6 percent of total revenues in fiscal year 2015 to 35.0 percent in fiscal year 2016. The \$0.4 million increase is primarily due to increased water service fees.
- Operating and capital contributions and grants decreased to 3.4 percent of total revenues in fiscal year 2016 as compared to 11.0 percent in fiscal year 2015. This was a result of a decrease in operating grants in the business type activities and a decrease in capital grants in both business type and governmental activities.
- Investment and other income, which is a combination of interest earnings and changes in the fair value of investments, and other miscellaneous income sources increased to 3.9 percent of total revenues in fiscal year 2016 from 2.5 percent in fiscal year 2015. The \$1.0 million increase is due to a one-time sale of property and increased interest earnings.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Government-Wide Revenues by Source
June 30, 2016 and 2015



Expenses - The City's government-wide total expenses cover a range of services. For the year ended June 30, 2016, the City's total expenses are \$65.8 million compared to the prior year of \$61.6 million. Of the \$4.2 million increase, general government expenses increased \$0.5 million, public safety increased \$0.4 million, public works increased \$0.1 million, library and recreation increased \$1.0 million and interest on long-term debt increased \$0.2 million. Business-type activities increased \$2.0 million.

Governmental Activities:

Revenue Highlights:

- Taxes comprise the largest source of revenue for the City's governmental activities: Approximately \$38.0 million or 82.6 percent in fiscal year 2016 and \$36.0 million or 77.4 percent in fiscal year 2015 of total revenues from governmental activities. The \$2.0 million increase is the combination of the increased receipts of sales, resort and property taxes. Of total taxes, real property taxes are approximately \$18.5 million (48.6 percent) in fiscal year 2016 and \$18.1 million (50.3 percent) in fiscal year 2015.
- Charges for services decreased to \$5.3 million or 11.5 percent of total revenues in fiscal year 2016 from \$6.2 million or 13.4 percent of total revenues in fiscal year 2015. The decrease in 2016 was a result of collecting less building and permit fees.
- Grant and contribution revenue represents approximately \$0.5 million or 1.0 percent in fiscal year 2016 and \$2.6 million or 5.4 percent in fiscal year 2015 of total revenues. The \$2.1 million decrease was the result of a decrease in capital grants and contributions. The decrease in capital grants was from a decrease of \$2.0 million in the State award from the Utah Governor's Office of Economic Development for Main Street improvements along with a decrease in federal funding.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Expense Highlights:

- General government expenses of \$19.7 million in fiscal year 2016 and \$19.2 million in fiscal year 2015 represented 49.7 percent in fiscal year 2016 and 51.3 percent in fiscal year 2015 of total expenses from governmental activities. General government includes City Council, Mayor, City Attorney, Human Resources, Technical and Customer Services, Budget, Debt and Grants, Building, Economy, Community and Environment, Planning, Engineering, Finance, Quinns Recreation Complex, Lower Park Avenue Redevelopment Agency, Main Street Redevelopment Agency, and Non-departmental.
- Public Works, accounted for approximately \$7.1 million or 17.9 percent in fiscal year 2016 and \$7.0 million or 18.7 percent in fiscal year 2015 of total expenses.
- Public Safety expenses were \$5.7 million or 14.3 percent in fiscal year 2016 and \$5.3 million or 14.2 percent in fiscal year 2015. The increase was primarily due to increases in salaries and benefits along with increases in contract services.
- Library and Recreation expenses were \$5.6 million or 14.1 percent in fiscal year 2016 and \$4.6 million or 12.4 percent in fiscal year 2015. The \$1.0 million increase is the result of increases in salaries and benefits along with increased utilities related to the new library facility.

As a result, total net expenses that were funded by general revenues were \$33.9 million. Tax revenues of \$38.0 million were sufficient to fund net expenses in fiscal year 2016.

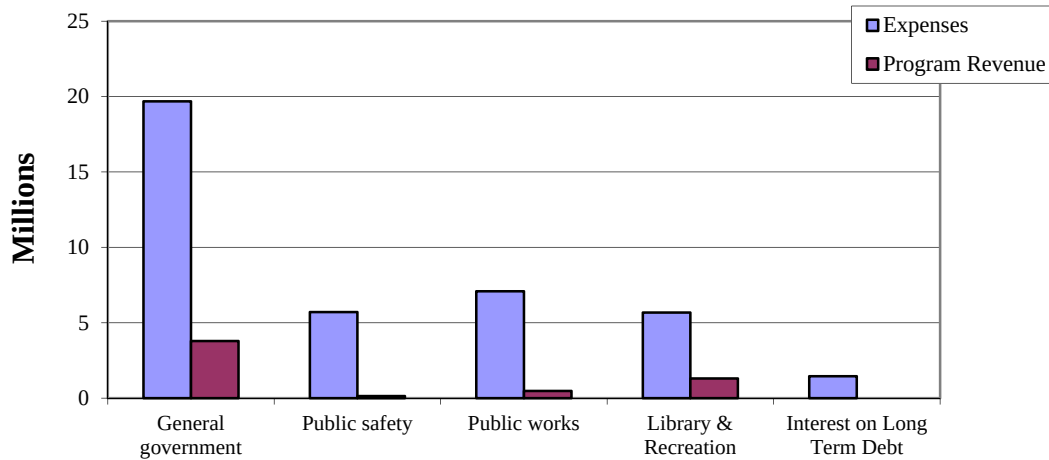
The following presents the costs and net costs (total cost less fees generated by the activities and intergovernmental aid) of the City's programs:

Park City Municipal Corporation
Costs of Governmental Activities
(in millions of dollars)

	Total Cost of Services		Net Cost of Services	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
General government	\$ 19.7	\$ 19.2	\$ 15.9	\$ 12.4
Public safety	5.7	5.3	5.6	5.1
Public works	7.1	7.0	6.6	6.4
Library and recreation	5.6	4.6	4.3	3.4
Interest on long term debt	1.5	1.3	1.5	1.3
Total	<u>\$ 39.6</u>	<u>\$ 37.4</u>	<u>\$ 33.9</u>	<u>\$ 28.6</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Expense and Program Revenue-Governmental Activities*
Fiscal Year 2016



*Based on Government-Wide Financial Statements. See page 25

Business-type Activities:

The City's business-type activities increased net position by \$1.5 million. Key elements of this increase were as follows:

Revenue Highlights:

- Charges for services for business-type activities increased approximately \$1.3 million in fiscal year 2016 primarily due to a new monthly water pumping surcharge.
- Operating and capital grants and contributions decreased approximately \$3.8 million from fiscal year 2015 to fiscal year 2016. The decrease was primarily due to the reduction in funding from the federal government.
- Combined general sales and use tax and transit resort tax increased approximately \$0.5 million from fiscal year 2015 to fiscal year 2016. In fiscal year 2016, an increase in visitors to Park City increased sales and resort tax.

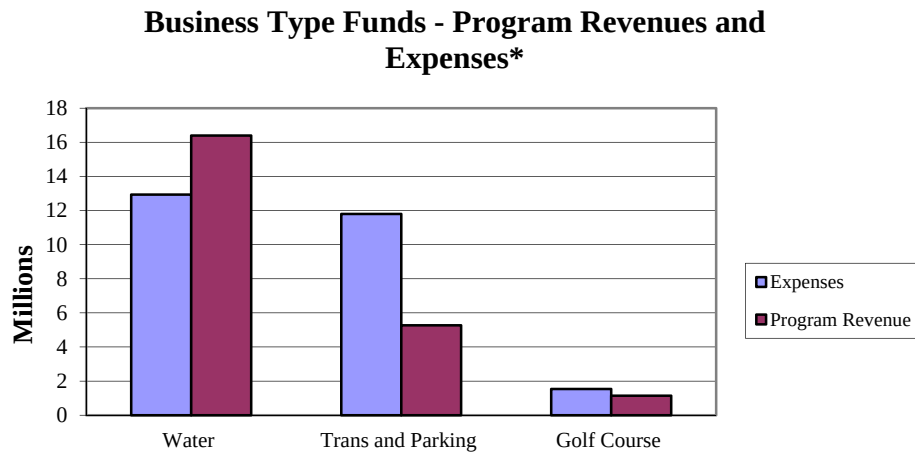
Expense Highlights:

- Salaries and benefits increased by \$1.4 million in 2016. The Water Fund accounted for \$0.4 million of the increase. The \$1.0 million increase in the Transportation and Parking Fund was due to an increase in the number of full-time benefitted positions that were previously filled by part-time and seasonal staff.
- Supplies, maintenance and services increased by \$1.1 million in fiscal year 2016. The \$0.9 million increase in the Water Fund was due to improvements to wells and water treatment

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

plants. The \$0.2 million increase in the Transportation Fund was due to the use of outside consultants for the long-range transportation and parking plan.

- Energy and utilities decreased by \$0.2 million in fiscal year 2016. This is a result of energy saving projects throughout the City.



*See Page 25

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows and balances of resources available for appropriation. Such information is useful in assessing the City's financing requirements. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City classified fund balances into the following five categories: nonspendable, restricted, committed, assigned and unassigned. In particular, unassigned fund balance is a useful measure of the City's net resources available for spending at the end of the fiscal year. More detailed information about GASB Statement No. 54 is presented in Note A, Section 5, on page 46.

As of June 30, 2016, the aggregate fund balance of the City's governmental funds was \$51.9 million, an increase of \$0.1 million in comparison with the fiscal year ended June 30, 2015. In fiscal year 2016, approximately \$6.8 million or 13.1 percent of this amount is in unassigned fund balance. Unassigned fund balance category is available for appropriation by the City Council at their discretion.

Restricted fund balance has externally enforceable limitations on use and is not available for new spending. Restricted fund balance is approximately \$7.9 million in fiscal year 2016 and \$12.9 million in fiscal year 2015. Restricted capital improvement funds will be used to pay for several large dollar construction projects in future fiscal years.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

The remainder of the fund balance of \$37.2 million is committed. Of the \$37.2 million committed fund balance, \$34.9 million is committed to capital projects, \$1.8 million is committed to debt service and \$0.5 million is committed to special revenue. In fiscal year 2015 committed fund balance was approximately \$32.1 million and \$29.9 million was committed to capital projects and \$2.2 million to debt service.

The General Fund is the principal operating fund of the City. Utah State code establishes a 5.0 percent minimum (\$1,644,371) and a 25.0 percent maximum (\$8,221,856) limit to the amount that may be accumulated as the fund balance in the General Fund. As of June 30, 2016 the unassigned fund balance of the General Fund was \$6,779,674 and was \$1,442,182 below the 25.0 percent limit. The unassigned fund balance decreased by \$56,519 in 2016. The unassigned fund balance in fiscal year 2015 increased \$165,477.

As of June 30, 2016, the restricted fund balance in the Capital Improvements Fund was \$6.3 million and the committed fund balance was \$30.8 million. In fiscal year 2015 the restricted fund balance was \$7.4 million and the committed fund balance was \$25.7 million. The \$1.1 million decrease in restricted fund balance is due to the spending of 2013A General Obligation Bond proceeds. The \$5.1 million increase in committed fund balances resulted from decreased capital outlay spending.

Proprietary Funds: The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Net position of the City's enterprise funds totaled approximately \$91.8 million at June 30, 2016, as compared to \$90.4 million at the end of fiscal year 2015. Net position at the end of fiscal year 2016 and 2015 for each of these funds were:

Park City Municipal Corporation
Proprietary Funds

<u>Fund</u>	<u>Amount</u>		<u>Change</u>
	<u>2016</u>	<u>2015</u>	
Water	\$ 51,912,067	\$ 48,837,503	\$ 3,074,564
Transportation and parking	36,696,807	38,317,104	(1,620,297)
Golf course	3,153,195	3,259,638	(106,443)
Total	<u>\$ 91,762,069</u>	<u>\$ 90,414,245</u>	<u>\$ 1,347,824</u>

The net increase in net position from the prior year was \$1.4 million as compared to an increase of \$5.8 million in fiscal year 2015. Operating revenues increased \$1.3 million as compared to an increase of 1.4 million in fiscal year 2015. The Water Fund operating revenues increased \$1.0 million. As noted earlier in the discussion of business-type activities, increased water fees resulted from a new monthly water pumping surcharge effective July 1, 2015. The Transportation Fund operating revenues increased \$0.2 million compared to fiscal year 2015.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

The increase is attributable to increases in parking meter and regional transit revenue. The Golf Fund operating revenues remained the same at \$1.4 million.

Transportation and Parking Fund net investment in capital assets decreased by \$1.0 million in fiscal year 2016 primarily due to routine acquisition and disposition of capital assets net of depreciation expense. Unrestricted net position decreased \$0.6 million.

Water Fund net investment in capital assets increased by \$4.3 million, restricted net position remained the same and unrestricted net position decreased by \$1.3 million resulting in a net increase of total net position of \$3.0 million. The increase in net investment in capital assets was due to the net of acquisition of capital assets, repayment of related debt, and depreciation expense.

Golf Fund net investment in capital assets decreased \$0.2 million due to depreciation expense. Unrestricted net position increased \$0.1 million due to increased play.

GENERAL FUND BUDGETARY HIGHLIGHTS

Park City budgets for full-time regular positions at the maximum wage each position could earn for a full 40 hours per week for 52 weeks. However, due to vacant positions and some employees being paid below the maximum allowed for a position, at any given time during the year, the City spends approximately 7.0 percent less than is budgeted for personnel. This is referred to as the vacancy factor. The majority of the adjustments in the budget this fiscal year were due to the vacancy factor.

Differences between the original budget and the final amended budget for expenditures of \$1.6 million (net increase) can be briefly summarized as follows:

- \$1.5 million increase in appropriations for general government was due to lump merit awards and vacancy factor allocations.
- \$0.1 million combined increase in public safety, public works, and library and recreation department budgets were also due to lump merit awards and vacancy factor allocations.

Total actual expenditures came in \$1.4 million below the final budget. All departments remained within their legal spending authority. The differences between actual and the final budget can be briefly summarized as follows:

- The final budget was \$1.0 million more than the actual expenditures in general government. This variance is attributable to expenditures under budget in salaries and benefits.
- The final budget in public safety was \$0.1 more than actual expenditures. The variance is attributable to expenditures under budget in salaries and benefits.

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

- The final budget was \$0.2 million more than actual expenditures in public works. This variance is attributable to expenditures under budget in salaries, benefits and utilities.
- The final budget was \$0.1 more than actual expenditures in library and recreation. The variance is attributable to expenditures under budget in salaries, benefits and utilities.

Actual revenues of \$27.5 million were \$0.2 million more than the budgeted revenues of \$27.3 million. See Note L-Budget Reconciliation on page 82 of this report.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The City's investment in capital assets for its governmental and business-type activities totaled \$303.8 million (net of \$178.4 million accumulated depreciation) at June 30, 2016, as compared to \$301.9 million (net of \$169.2 million accumulated depreciation) at June 30, 2015. This investment in capital assets includes land and water rights, buildings, improvements other than buildings, vehicles and equipment, art, intangibles, infrastructure and construction in progress.

Major capital asset additions during the year ended June 30, 2016 included:

Governmental Activities:

- \$2.2 million Historic Main Street Improvements
- \$1.1 million purchase of land at 1364 Woodside Ave
- \$1.0 million Park Avenue Pathway Improvements
- \$0.8 million Deer Valley Drive Infrastructure
- \$0.8 million City Hall Plaza (Bob Wells Plaza)

Business-type Activities:

- \$5.8 million Judge to Spiro pipeline
- \$1.6 million water SCADA and telemetry system upgrade
- \$0.5 million Kimball Junction Transit Center

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Park City Municipal Corporation
Capital Assets
(net of accumulated depreciation, in millions of dollars)

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>		<u>Total % Change</u>
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	
Land and water rights	\$ 109.6	\$ 109.8	\$ 20.3	\$ 20.3	\$ 129.9	\$ 130.1	-0.2%
Infrastructure	115.0	108.4	-	-	115.0	108.4	6.1%
Buildings	43.3	43.0	17.3	17.3	60.6	60.3	0.5%
Art	0.7	0.6	0.1	0.1	0.8	0.7	14.3%
Improvements other than buildings	37.3	36.7	86.7	81.1	124.0	117.8	5.3%
Vehicles and equipment	12.3	12.5	22.7	22.2	35.0	34.7	0.9%
Construction in progress	5.0	6.0	5.9	7.1	10.9	13.1	-16.8%
Intangibles	5.9	5.9	0.1	0.1	6.0	6.0	0.0%
Accumulated depreciation	(124.3)	(119.4)	(54.1)	(49.8)	(178.4)	(169.2)	5.4%
Total Assets	<u>\$ 204.8</u>	<u>\$ 203.5</u>	<u>\$ 99.0</u>	<u>\$ 98.4</u>	<u>\$ 303.8</u>	<u>\$ 301.9</u>	<u>0.6%</u>

Additional information on the City's capital assets can be found in Note D-Capital Assets on pages 58-59 of this report.

Long-term Debt: At June 30, 2016, the City had \$90.4 million in bonds and contracts payable, a decrease of 8.6 percent from fiscal year 2015. Of this amount \$26.0 million is considered to be general obligation debt and backed by the full faith and credit of the City. Debt that is secured solely by specific revenue sources is \$64.4 million.

The City's general obligation bonds Series 2013A and 2013B are rated Aa1 by Moody's, AA+ by Standard and Poor's and AA+ by Fitch. Standard and Poor's has assigned a rating of "AA-" to the most recent Series 2015 Sales Tax Revenue Bonds. The City's 2013 and 2014 Water Revenue Bonds are rated Aa2 by Moody's and AA by Standard and Poor's. The City's long-term obligations for the fiscal years 2016 and 2015 were as follows:

PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016

Park City Municipal Corporation
Debt Outstanding
(in millions of dollars)

	<u>Governmental</u> <u>Activities</u>		<u>Business-Type</u> <u>Activities</u>		<u>Total</u>		Total % Change
	2016	2015	2016	2015	2016	2015	
Contracts payable	\$ -	\$ 0.1	\$ -	\$ -	\$ -	\$ 0.1	-100.0%
General obligation bonds	26.0	29.3	-	-	26.0	29.3	-11.3%
Revenue bonds	22.4	24.3	42.0	45.2	64.4	69.5	-7.3%
Total debt	<u>\$ 48.4</u>	<u>\$ 53.7</u>	<u>\$ 42.0</u>	<u>\$ 45.2</u>	<u>\$ 90.4</u>	<u>\$ 98.9</u>	<u>-8.6%</u>

The State of Utah mandates a general obligation debt limit of 4.0 percent of total assessed value of \$7,820,403,966. The current limitation for the City is \$312,816,159 which is significantly in excess of the City's outstanding general obligation debt. The City's net debt subject to this limitation was \$26,009,111 or 0.3 percent of total assessed value, leaving the amount available for future indebtedness at \$286,807,048. See Schedule 17 on page 127 of this report.

More detailed information about the City's long-term liabilities is presented in Note E-Long-term Obligations on pages 60-72 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- The unemployment rate for Summit County (of which Park City is the largest city) was 3.4 percent compared with the State unemployment rate of 4.0 percent, and a national rate of 4.9 percent. This compares with a rate of 3.2 percent for Summit County in 2015. (Sources: Utah Dept. of Workforce Services and Bureau of Labor Statistics)
- The fiscal year 2017 City budget does not include a property tax increase. The City Council recently adopted the certified tax rate for the General Fund. In accordance with Utah Statutes, the certified tax rate is intended to generate the same amount of property tax revenue as was received the prior year plus revenue for "new growth" occurring in the City. All other revenue sources have been estimated on a conservative basis using a multi-year trend analysis and assuming no significant changes in the local economy. The City's approach to budgeting includes preparation of a five-year capital plan. The long-term nature of the City's financial planning system allows decision makers to better understand the true effect of policy decisions. One of the most powerful aspects of the multi-year financial planning is its capability to recognize trends over time and begin at an early point to consider the necessary steps to alter the long-term forecasted position of the City.
- The rates and fees for most services remained constant for fiscal year 2017 compared with the prior fiscal year except for a new storm water fee of \$3.75 per equivalent surface unit (ESU) that was added in the Storm Water Fund. In the Water Fund the water base rate was increased 2.0 percent along with an increase to the energy surcharge of \$0.28 to \$0.83 per

**PARK CITY MUNICIPAL CORPORATION, UTAH
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED), Continued
June 30, 2016**

1,000 gallons effective July 1, 2016. The City anticipates rate increases each year over the next several years in order to provide adequate working capital necessary to maintain the water and storm water systems.

Contacting City Management

This financial report is designed to give its readers a general overview of the City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to Park City Municipal Corporation, Finance and Accounting Department at P.O. Box 1480, Park City, Utah 84060-1480.

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BASIC FINANCIAL STATEMENTS

Park City Municipal Corporation, Utah
Statement of Net Position
June 30, 2016

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Total
Assets			
Cash, cash equivalents and investments	\$ 46,601,195	\$ 30,675,762	\$ 77,276,957
Restricted cash and cash equivalents, fiscal agent	1,562,047	5,128,238	6,690,285
Restricted cash, cash equivalents and investments, other	6,312,535	-	6,312,535
Receivables:			
Taxes	20,294,701	445,770	20,740,471
Accounts	329,461	2,223,978	2,553,439
Notes	314,353	-	314,353
Internal balances	11,403	(11,403)	-
Inventories	341,187	431,649	772,836
Prepays	-	528,089	528,089
Capital assets not being depreciated:			
Land and water rights	109,567,887	20,270,189	129,838,076
Construction in progress	5,030,763	5,900,722	10,931,485
Art	718,619	109,214	827,833
Capital assets (net of accumulated depreciation):			
Buildings	30,805,034	11,312,158	42,117,192
Improvements other than buildings	18,637,633	51,664,789	70,302,422
Vehicles and equipment	5,415,444	9,643,060	15,058,504
Infrastructure	29,114,178	-	29,114,178
Intangibles	5,602,271	50,620	5,652,891
Net pension asset	2,876	4,785	7,661
Total assets	<u>280,661,587</u>	<u>138,377,620</u>	<u>419,039,207</u>
Deferred outflows of resources			
Deferred charge on refunding	-	7,477	7,477
Deferred outflows of resources related to pensions	3,860,782	1,416,960	5,277,742
Total deferred outflows of resources	<u>\$ 3,860,782</u>	<u>\$ 1,424,437</u>	<u>\$ 5,285,219</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Net Position
June 30, 2016

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Liabilities			
Accounts payable	\$ 2,019,347	\$ 2,224,051	\$ 4,243,398
Accrued liabilities	2,392,957	475,344	2,868,301
Long-term debt due within one year:			
Compensated absences	272,697	158,861	431,558
General obligation bonds	3,300,000	-	3,300,000
Revenue bonds	1,550,000	2,980,000	4,530,000
Long-term debt due in more than one year:			
Compensated absences	541,858	139,555	681,413
General obligation bonds	22,709,111	-	22,709,111
Revenue bonds	20,843,581	39,061,117	59,904,698
Net pension liability	7,372,849	2,736,816	10,109,665
Total liabilities	<u>61,002,400</u>	<u>47,775,744</u>	<u>108,778,144</u>
Deferred inflows of resources			
Property taxes	17,605,701	-	17,605,701
Deferred gain on refunding	425,561	-	425,561
Deferred inflows of resources related to pensions	866,475	275,647	1,142,122
Total deferred inflows of resources	<u>18,897,737</u>	<u>275,647</u>	<u>19,173,384</u>
Net Position			
Net investment in capital assets	162,071,121	64,172,905	226,244,026
Restricted for:			
Debt service	2,496	5,128,238	5,130,734
Capital projects	7,872,086	-	7,872,086
Other	48,640	-	48,640
Unrestricted	34,627,889	22,449,523	57,077,412
Total net position	<u><u>\$ 204,622,232</u></u>	<u><u>\$ 91,750,666</u></u>	<u><u>\$ 296,372,898</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Activities
For the Year Ended June 30, 2016

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue	
		Charges for Services	Operating Grants and Contributions		
			Capital Grants and Contributions		
Primary government:					
Governmental activities:					
General government	\$ 19,676,565	\$ 3,734,852	\$ -	\$ 51,044	\$ (15,890,669)
Public safety	5,705,960	3,996	133,437	-	(5,568,527)
Public works	7,088,647	200,761	-	273,606	(6,614,280)
Library and recreation	5,671,823	1,295,132	12,267	-	(4,364,424)
Interest on long-term debt	1,456,433	-	-	-	(1,456,433)
Total governmental activities	39,599,428	5,234,741	145,704	324,650	(33,894,333)
Business-type activities:					
Water	12,934,161	15,205,729	-	1,183,187	3,454,755
Transportation and parking	11,801,545	4,497,989	-	773,239	(6,530,317)
Golf course	1,541,601	1,139,839	-	-	(401,762)
Total business-type activities	26,277,307	20,843,557	-	1,956,426	(3,477,324)
Total primary government	\$ 65,876,735	\$ 26,078,298	\$ 145,704	\$ 2,281,076	\$ (37,371,657)

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Activities
For the Year Ended June 30, 2016

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Changes in net position:			
Net (expense) revenue	\$ (33,894,333)	\$ (3,477,324)	\$ (37,371,657)
General revenues:			
Property tax, levied for general purposes	14,755,299	-	14,755,299
Property tax, levied for debt service	3,723,453	-	3,723,453
General sales and use tax	5,180,094	4,877,098	10,057,192
Franchise tax	3,185,820	-	3,185,820
Resort tax	11,154,870	-	11,154,870
Investment earnings	434,588	327,289	761,877
Gain on sale of capital assets	492,730	-	492,730
Miscellaneous	1,328,784	458,603	1,787,387
Transfers	715,000	(715,000)	-
Total general revenues and transfers	<u>40,970,638</u>	<u>4,947,990</u>	<u>45,918,628</u>
Change in net position	7,076,305	1,470,666	8,546,971
Net position—beginning	<u>197,545,927</u>	<u>90,280,000</u>	<u>287,825,927</u>
Net position—end of year	<u>\$ 204,622,232</u>	<u>\$ 91,750,666</u>	<u>\$ 296,372,898</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation



GOVERNMENTAL FUNDS

FINANCIAL STATEMENTS

Major Funds

General Fund - Accounts for all activities not accounted for by other funds of the City. The General Fund accounts for the normal recurring activities of the City, (*i.e.*, police, public works, library, recreation, general government, *etc.*). The principal sources of revenue for this fund are property taxes, sales and use taxes and franchise taxes.

Debt Service - Sales Tax Revenue and Refunding Bonds Fund - Accounts for the accumulation of money for the repayment of the 2010, 2014A and B and 2015 Sales Tax Revenue and Refunding Bonds.

Debt Service - Park City General Obligation Fund - Accounts for the accumulation of money for the repayment of the 2008, 2009, 2010, 2013 and 2014 General Obligation Bonds. The principal source of revenue is property tax.

Capital Projects - Capital Improvements Fund - Accounts for the acquisition or construction of major capital projects not accounted for in the proprietary funds. The Capital Improvements Fund is used to account for capital projects of the City's general government.

Park City Municipal Corporation, Utah
Balance Sheet
Governmental Funds
June 30, 2016

	General	Debt Service -Sales Tax Revenue and Refunding	Debt Service - Park City General Obligation	Capital Projects - Capital Improvements Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets						
Cash, cash equivalents and investments	\$ 6,697,948	\$ 1,281,351	\$ 535,916	\$ 30,907,048	\$ 4,821,453	\$ 44,243,716
Restricted cash, cash equivalents and investments, fiscal agent	-	1,561,679	368	-	-	1,562,047
Restricted cash, cash equivalents and investments, other	-	-	-	6,312,535	-	6,312,535
Receivables						
Taxes	11,178,598	-	4,282,803	378,468	3,693,239	19,533,108
Accounts	112,234	-	-	127,460	801	240,495
Notes	10,000	-	-	304,353	-	314,353
Other assets	42,463	-	-	-	-	42,463
Total assets	<u>\$ 18,041,243</u>	<u>\$ 2,843,030</u>	<u>\$ 4,819,087</u>	<u>\$ 38,029,864</u>	<u>\$ 8,515,493</u>	<u>\$ 72,248,717</u>
Liabilities						
Accounts payable	\$ 767,260	\$ -	\$ 500	\$ 651,776	\$ 224,590	\$ 1,644,126
Accrued liabilities	798,928	-	-	-	-	798,928
Total liabilities	<u>1,566,188</u>	<u>-</u>	<u>500</u>	<u>651,776</u>	<u>224,590</u>	<u>2,443,054</u>
Deferred inflows of resources						
Unavailable revenue-property tax	9,636,741	-	4,282,803	-	3,686,157	17,605,701
Unavailable revenue-notes	10,000	-	-	304,353	-	314,353
Total deferred inflows of resources	<u>9,646,741</u>	<u>-</u>	<u>4,282,803</u>	<u>304,353</u>	<u>3,686,157</u>	<u>17,920,054</u>
Fund Balances						
Restricted:						
Capital projects	-	1,559,551	-	6,312,535	-	7,872,086
Debt service	-	2,128	368	-	-	2,496
Drug and tobacco enforcement	48,640	-	-	-	-	48,640
Committed:						
Capital projects funds	-	-	-	30,761,200	4,087,988	34,849,188
Debt service funds	-	1,281,351	535,416	-	-	1,816,767
Special revenue funds	-	-	-	-	516,758	516,758
Unassigned	6,779,674	-	-	-	-	6,779,674
Total fund balances	<u>6,828,314</u>	<u>2,843,030</u>	<u>535,784</u>	<u>37,073,735</u>	<u>4,604,746</u>	<u>51,885,609</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,041,243</u>	<u>\$ 2,843,030</u>	<u>\$ 4,819,087</u>	<u>\$ 38,029,864</u>	<u>\$ 8,515,493</u>	<u>\$ 72,248,717</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position
June 30, 2016

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS **\$ 51,885,609**

Amounts reported for *governmental activities* in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds. 204,891,829

Other long-term assets are not available to pay for current-period expenditures and, therefore, are not reported in the funds.

Taxes receivable	761,593	
Interest receivable	21,032	
Net pension asset	2,495	785,120

Internal service funds are used by management to charge the costs of certain activities, such as insurance to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position. 1,919,225

Certain items not accounted for as unavailable under accrual accounting. 314,353

Pollution remediation liability not reported in the funds. (1,384,500)

Long-term liabilities, including bonds payable and net pension obligations, are not due and payable in the current period and, therefore, are not reported in the funds. Long-term liabilities at year-end consist of:

Compensated absences	(750,488)	
Revenue bonds	(21,305,000)	
General obligation bonds	(25,635,000)	
Deferred bond premiums and discounts	(1,462,692)	
Deferred gain on debt refunding	(425,561)	
Accrued interest on the bonds	(169,592)	
Net pension liability	(6,836,880)	(56,585,213)

Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds.

Deferred outflows of resources related to pensions	3,618,588	
Deferred inflows of resources related to pensions	(822,779)	2,795,809

TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES **\$ 204,622,232**

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2016

	General	Debt Service - Sales Tax Revenue and Refunding	Debt Service - Park City General Obligation	Capital Improvements Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues						
Taxes and special assessments	\$ 21,731,649	\$ -	\$ 3,723,453	\$ 8,897,706	\$ 841,654	\$ 35,194,462
Licenses and permits	2,462,374	-	-	-	-	2,462,374
Intergovernmental	133,437	-	-	336,917	2,817,710	3,288,064
Charges for services	2,119,339	-	-	-	-	2,119,339
Fines and forfeitures	26,902	-	-	-	-	26,902
Investment income	102,251	33,338	421	276,214	22,364	434,588
Impact fees	-	-	-	425,365	-	425,365
Rental and other	969,528	-	62,428	514,048	-	1,546,004
Total revenues	27,545,480	33,338	3,786,302	10,450,250	3,681,728	45,497,098
Expenditures						
Current						
General government	14,604,316	-	-	-	-	14,604,316
Public safety	5,349,433	-	-	-	-	5,349,433
Public works	4,878,647	-	-	-	-	4,878,647
Library and recreation	3,824,435	-	-	-	-	3,824,435
Capital outlay	-	-	-	8,793,292	3,160,704	11,953,996
Economic development	-	-	-	-	951,268	951,268
Debt service						
Principal	-	1,810,000	3,215,000	93,024	-	5,118,024
Interest	-	782,290	999,542	6,976	-	1,788,808
Total expenditures	28,656,831	2,592,290	4,214,542	8,893,292	4,111,972	48,468,927
Excess (deficiency) of revenues over (under) expenditures	(1,111,351)	(2,558,952)	(428,240)	1,556,958	(430,244)	(2,971,829)
Other financing sources (uses)						
Sale of capital assets	-	-	-	-	755,648	755,648
Transfers in	2,256,360	2,589,562	-	3,715,347	3,404,125	11,965,394
Transfers out	(1,200,089)	(3,715,347)	-	(1,297,588)	(3,521,010)	(9,734,034)
Total other financing sources (uses)	1,056,271	(1,125,785)	-	2,417,759	638,763	2,987,008
Change in fund balances	(55,080)	(3,684,737)	(428,240)	3,974,717	208,519	15,179
Fund balances - beginning	6,883,394	6,527,767	964,024	33,099,018	4,396,227	51,870,430
Fund balances - ending	<u>\$ 6,828,314</u>	<u>\$ 2,843,030</u>	<u>\$ 535,784</u>	<u>\$ 37,073,735</u>	<u>\$ 4,604,746</u>	<u>\$ 51,885,609</u>

The notes to the financial statements are an integral part of this statement

Park City Municipal Corporation, Utah
Reconciliation of the Statement of Revenues, Expenditures and
Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2016

Change in fund balances—total governmental funds \$ 15,179

Amounts reported for *governmental activities* in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Capital outlay	7,701,302	
Depreciation expense	<u>(6,074,135)</u>	1,627,167

In the statement of activities, only the gain or (loss) on the sale of capital assets is reported, whereas in the governmental funds, proceeds from sales increase financial resources. (262,918)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.

Taxes receivable	3,543	
Interest receivable	920	
Unavailable revenue	<u>(32,823)</u>	(28,360)

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Premiums and discounts associated with the issuance of debt are reported as other financing sources (uses) in the governmental funds, but in the statement of activities they are deferred and amortized throughout the period during which the related debt is outstanding. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces liabilities in the statement of net position.

Principal repayments on long-term debt	5,118,024	
Amortization of bond premiums and discounts	<u>309,222</u>	5,427,246

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. (34,637)

Governmental funds report pension contributions as expenditures. However, in the Statement of Activities, the cost of pension benefits earned net of employee contributions is reported as pension expense.

Pension contributions	2,298,493	
Actuarial calculated pension expense	<u>(2,066,092)</u>	232,401

Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds. Internal service fund net gain of \$223,069 plus amount allocated to business-type activities of \$11,403 and reversal of prior year allocation of (\$134,245).

	100,227
Change in net position of governmental activities	<u><u>\$ 7,076,305</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues:				
Taxes				
General property tax	\$ 9,867,000	\$ 9,867,000	\$ 10,498,167	\$ 631,167
Delinquent taxes	597,000	597,000	610,404	13,404
General sales and use taxes	4,358,755	5,086,972	5,180,094	93,122
Franchise taxes	3,414,000	3,144,000	3,185,820	41,820
Resort taxes	3,995,181	2,329,860	2,257,164	(72,696)
Licenses and permits				
Business licenses	449,000	504,000	456,599	(47,401)
Building permits	952,000	1,395,000	1,135,681	(259,319)
Plan application fees	152,000	173,000	179,230	6,230
Building fees	435,000	705,000	557,576	(147,424)
Other	43,000	49,000	133,288	84,288
Intergovernmental				
Federal contribution	60,000	36,000	64,321	28,321
State liquor allotment	62,000	44,000	58,170	14,170
State contributions	10,000	63,430	10,946	(52,484)
County contributions	10,000	-	-	-
Charges for services				
Recreational service fees	2,117,500	2,174,000	2,007,164	(166,836)
Reimbursable services	91,000	91,000	90,239	(761)
Cemetery fees and plot sales	26,000	36,000	20,400	(15,600)
Miscellaneous services	1,000	2,000	1,536	(464)
Fines and forfeitures	27,000	29,738	26,902	(2,836)
Miscellaneous	834,000	913,000	969,528	56,528
Investment income	83,000	101,000	102,251	1,251
Total revenues	<u>27,584,436</u>	<u>27,341,000</u>	<u>27,545,480</u>	<u>204,480</u>
Expenditures:				
General government	14,035,744	15,571,538	14,604,316	967,222
Public safety	5,342,942	5,465,840	5,349,433	116,407
Public works	5,141,064	5,054,007	4,878,647	175,360
Library and recreation	3,881,628	3,959,890	3,824,435	135,455
Total expenditures	<u>28,401,378</u>	<u>30,051,275</u>	<u>28,656,831</u>	<u>1,394,444</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(816,942)</u>	<u>(2,710,275)</u>	<u>(1,111,351)</u>	<u>1,598,924</u>
Other financing sources (uses)				
Transfers in	2,256,360	2,256,360	2,256,360	-
Transfers out	<u>(1,185,089)</u>	<u>(1,200,089)</u>	<u>(1,200,089)</u>	<u>-</u>
Total other financing sources	<u>1,071,271</u>	<u>1,056,271</u>	<u>1,056,271</u>	<u>-</u>
Change in fund balance	254,329	(1,654,004)	(55,080)	1,598,924
Fund balance - beginning	<u>7,017,438</u>	<u>6,805,262</u>	<u>6,883,394</u>	<u>78,132</u>
Fund balance - ending	<u><u>\$ 7,271,767</u></u>	<u><u>\$ 5,151,258</u></u>	<u><u>\$ 6,828,314</u></u>	<u><u>\$ 1,677,056</u></u>

The notes to the financial statements are an integral part of this statement.

PROPRIETARY FUNDS

Major Funds

Water Fund - Accounts for the operations of the City's water utility.

Transportation and Parking Fund - Accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

Golf Course Fund - Accounts for the operations of the City's golf course.

Park City Municipal Corporation, Utah
Statement of Net Position
Proprietary Funds
June 30, 2016

	Business-type Activities-Enterprise Funds				Governmental Activities-Internal Service Funds
	Water Fund	Transportation and Parking Fund	Golf Course Fund	Total Enterprise Funds	
Assets					
Current assets:					
Cash, cash equivalents and investments	\$ 10,847,844	\$ 19,138,284	\$ 689,634	\$ 30,675,762	\$ 2,357,479
Restricted cash and cash equivalents, fiscal agent	5,128,238	-	-	5,128,238	-
Taxes receivable	-	445,770	-	445,770	-
Accounts receivable	1,310,564	913,353	61	2,223,978	57,319
Inventories	337,128	21,563	72,958	431,649	298,724
Prepays	528,089	-	-	528,089	-
Total current assets	<u>18,151,863</u>	<u>20,518,970</u>	<u>762,653</u>	<u>39,433,486</u>	<u>2,713,522</u>
Noncurrent assets:					
Capital assets:					
Land and water rights	17,693,589	1,748,149	828,451	20,270,189	-
Buildings	480,000	15,185,263	1,671,486	17,336,749	-
Improvements other than buildings	80,944,770	4,072,699	1,728,630	86,746,099	-
Art	-	109,214	-	109,214	-
Vehicles and equipment	8,891,236	12,274,676	1,500,173	22,666,085	47,450
Construction in progress	5,369,450	531,272	-	5,900,722	-
Intangible	27,810	58,645	-	86,455	-
Accumulated depreciation and amortization	<u>(35,070,172)</u>	<u>(16,101,589)</u>	<u>(2,993,000)</u>	<u>(54,164,761)</u>	<u>(47,450)</u>
Total capital assets (net of accumulated depreciation and amortization)	<u>78,336,683</u>	<u>17,878,329</u>	<u>2,735,740</u>	<u>98,950,752</u>	<u>-</u>
Net pension asset	<u>1,552</u>	<u>3,018</u>	<u>215</u>	<u>4,785</u>	<u>381</u>
Total assets	<u>96,490,098</u>	<u>38,400,317</u>	<u>3,498,608</u>	<u>138,389,023</u>	<u>2,713,903</u>
Deferred outflows of resources					
Deferred charge on refunding	7,477	-	-	7,477	-
Deferred outflows of resources related to pensions	664,679	650,636	101,645	1,416,960	242,194
Total deferred outflows of resources	<u>672,156</u>	<u>650,636</u>	<u>101,645</u>	<u>1,424,437</u>	<u>242,194</u>
Liabilities					
Current liabilities:					
Accounts payable	1,410,649	684,228	129,174	2,224,051	375,221
Accrued liabilities	214,010	215,920	45,414	475,344	29,322
Current portion of long-term debt					
Compensated absences	47,829	102,343	8,689	158,861	8,697
Revenue bonds	2,980,000	-	-	2,980,000	-
Total current liabilities	<u>4,652,488</u>	<u>1,002,491</u>	<u>183,277</u>	<u>5,838,256</u>	<u>413,240</u>
Noncurrent liabilities:					
Compensated absences	60,145	62,719	16,691	139,555	55,370
Revenue bonds	39,061,117	-	-	39,061,117	-
Net pension liability	1,346,500	1,160,851	229,465	2,736,816	535,969
Total noncurrent liabilities	<u>40,467,762</u>	<u>1,223,570</u>	<u>246,156</u>	<u>41,937,488</u>	<u>591,339</u>
Total liabilities	<u>45,120,250</u>	<u>2,226,061</u>	<u>429,433</u>	<u>47,775,744</u>	<u>1,004,579</u>
Deferred inflows of resources					
Deferred inflows of resources related to pensions	129,937	128,085	17,625	275,647	43,696
Total deferred inflows of resources	<u>129,937</u>	<u>128,085</u>	<u>17,625</u>	<u>275,647</u>	<u>43,696</u>
Net Position					
Net investment in capital assets	43,558,836	17,878,329	2,735,740	64,172,905	-
Restricted for debt service	5,128,238	-	-	5,128,238	-
Unrestricted	3,224,993	18,818,478	417,455	22,460,926	1,907,822
Total net position	<u>\$ 51,912,067</u>	<u>\$ 36,696,807</u>	<u>\$ 3,153,195</u>	<u>\$ 91,762,069</u>	<u>\$ 1,907,822</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Reconciliation of the Statement of Net Position of the Proprietary Funds
to the Statement of Net Position
June 30, 2016

TOTAL NET POSITION - PROPRIETARY FUNDS	\$ 91,762,069
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Amounts reported for business-type activities in the statement of net position are different because:

Certain internal service fund assets and liabilities are included with business-type activities.

(11,403)

Total net position - business-type activities
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<u><u>\$ 91,750,666</u></u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2016

	Business-type Activities-Enterprise Funds				Governmental Activities-Internal Service Funds
	Water Fund	Transportation and Parking Fund	Golf Course Fund	Total Enterprise Funds	
Operating revenues					
Charges for services	\$ 15,205,729	\$ 4,497,989	\$ 1,139,839	\$ 20,843,557	\$ 3,698,665
Miscellaneous	-	-	292,686	292,686	-
Total operating revenues	<u>15,205,729</u>	<u>4,497,989</u>	<u>1,432,525</u>	<u>21,136,243</u>	<u>3,698,665</u>
Operating expenses					
Salaries and benefits	2,638,481	5,753,349	738,806	9,130,636	1,008,091
Supplies, maintenance and services	4,454,050	2,946,031	418,069	7,818,150	1,701,835
Energy and utilities	1,010,108	926,231	59,741	1,996,080	765,670
Depreciation and amortization	2,774,358	1,545,166	253,981	4,573,505	-
Total operating expenses	<u>10,876,997</u>	<u>11,170,777</u>	<u>1,470,597</u>	<u>23,518,371</u>	<u>3,475,596</u>
Operating income (loss)	<u>4,328,732</u>	<u>(6,672,788)</u>	<u>(38,072)</u>	<u>(2,382,128)</u>	<u>223,069</u>
Nonoperating revenues (expenses)					
Transit and resort sales tax	-	4,877,098	-	4,877,098	-
Investment income	200,191	121,847	5,251	327,289	-
Interest expense	(1,367,871)	-	(168)	(1,368,039)	-
Miscellaneous	165,917	-	-	165,917	-
Gain (loss) on sale of capital assets	4,950	-	(2,329)	2,621	-
Total nonoperating revenues (expenses)	<u>(996,813)</u>	<u>4,998,945</u>	<u>2,754</u>	<u>4,004,886</u>	<u>-</u>
Income (loss) before contributions and transfers	<u>3,331,919</u>	<u>(1,673,843)</u>	<u>(35,318)</u>	<u>1,622,758</u>	<u>223,069</u>
Capital contributions	1,183,187	773,239	-	1,956,426	-
Transfers in	-	-	25,000	25,000	-
Transfers out	<u>(1,440,542)</u>	<u>(719,693)</u>	<u>(96,125)</u>	<u>(2,256,360)</u>	<u>-</u>
Change in net position	<u>3,074,564</u>	<u>(1,620,297)</u>	<u>(106,443)</u>	<u>1,347,824</u>	<u>223,069</u>
Net position - beginning	<u>48,837,503</u>	<u>38,317,104</u>	<u>3,259,638</u>	<u>90,414,245</u>	<u>1,684,753</u>
Net position - ending	<u>\$ 51,912,067</u>	<u>\$ 36,696,807</u>	<u>\$ 3,153,195</u>	<u>\$ 91,762,069</u>	<u>\$ 1,907,822</u>

The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Reconciliation of the Statement of Revenues, Expenses and Changes in Net Position
to the Statement of Activities
Proprietary Funds
For the Year Ended June 30, 2016

CHANGE IN NET POSITION - PROPRIETARY FUNDS	\$ 1,347,824
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Amounts reported for business-type activities in the statement of activities are different because:

Internal service funds are used by management to charge the costs of certain activities, such as insurance and fleet management, to individual funds.	
Internal service fund net gain of \$223,069 less amount allocated to governmental activities of \$234,472 and reversal of prior year allocation of \$134,245.	122,842

Change in net position of business-type activities	<u><u>\$ 1,470,666</u></u>
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The notes to the financial statements are an integral part of this statement.

Park City Municipal Corporation, Utah
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2016

	Business-type Activities-Enterprise Funds				Governmental Activities-Internal Service Funds
	Water Fund	Transportation and Parking Fund	Golf Course Fund	Total Enterprise Funds	
Cash flows from operating activities					
Receipts from customers	\$ 14,320,255	\$ 4,613,851	\$ 1,432,743	\$ 20,366,849	\$ 3,703,931
Payments to suppliers	(5,000,884)	(3,520,371)	(422,053)	(8,943,308)	(2,307,528)
Payments to employees	(2,465,211)	(5,809,785)	(707,379)	(8,982,375)	(885,849)
Net cash provided by (used in) operating activities	<u>6,854,160</u>	<u>(4,716,305)</u>	<u>303,311</u>	<u>2,441,166</u>	<u>510,554</u>
Cash flows from noncapital financing activities					
Transfers from other funds	-	-	25,000	25,000	-
Transfers to other funds	(725,542)	(719,693)	(96,125)	(1,541,360)	-
Transit and resort sales tax	-	4,844,286	-	4,844,286	-
Net cash provided by (used in) noncapital financing activities	<u>(725,542)</u>	<u>4,124,593</u>	<u>(71,125)</u>	<u>3,327,926</u>	<u>-</u>
Cash flows from capital and related financing activities					
Impact fees, contributions and grants	1,492,003	224,215	-	1,716,218	-
Acquisition and construction of capital assets	(4,513,429)	(507,171)	(32,534)	(5,053,134)	-
Principal paid on capital debt and interfund loan	(2,880,000)	-	(26,892)	(2,906,892)	-
Interest paid on capital debt and interfund loan	(1,623,481)	-	(168)	(1,623,649)	-
Proceeds from sales of capital assets	4,950	-	-	4,950	-
Federal subsidy on capital debt	165,917	-	-	165,917	-
Net cash provided by (used in) capital and related financing activities	<u>(7,354,040)</u>	<u>(282,956)</u>	<u>(59,594)</u>	<u>(7,696,590)</u>	<u>-</u>
Cash flows from investing activities					
Interest received on investments	119,876	121,763	5,231	246,870	-
Net cash provided by investing activities	<u>119,876</u>	<u>121,763</u>	<u>5,231</u>	<u>246,870</u>	<u>-</u>
Net increase (decrease) in cash, cash equivalents	<u>(1,105,546)</u>	<u>(752,905)</u>	<u>177,823</u>	<u>(1,680,628)</u>	<u>510,554</u>
Balances—beginning of the year	<u>17,081,628</u>	<u>19,891,189</u>	<u>511,811</u>	<u>37,484,628</u>	<u>1,846,925</u>
Balances—end of the year	<u>\$ 15,976,082</u>	<u>\$ 19,138,284</u>	<u>\$ 689,634</u>	<u>\$ 35,804,000</u>	<u>\$ 2,357,479</u>
Reconciliation to statement of net assets:					
Cash, cash equivalents	\$ 10,847,844	\$ 19,138,284	\$ 689,634	\$ 30,675,762	\$ 2,357,479
Cash, cash equivalents held by fiscal agent	5,128,238	-	-	5,128,238	-
Total cash, cash equivalents	<u>\$ 15,976,082</u>	<u>\$ 19,138,284</u>	<u>\$ 689,634</u>	<u>\$ 35,804,000</u>	<u>\$ 2,357,479</u>
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ 4,328,732	\$ (6,672,788)	\$ (38,072)	\$ (2,382,128)	\$ 223,069
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization expense	2,774,358	1,545,166	253,981	4,573,505	-
Non-cash water interfund transfer to general fund	(715,000)	-	-	(715,000)	-
Change in assets and liabilities:					
Receivables, net	(170,474)	115,862	218	(54,394)	5,266
Inventories	5,003	-	11,063	16,066	141,599
Accounts and other payables	443,283	326,712	50,533	820,528	9,983
Accrued expenses	188,258	(31,257)	25,588	182,589	130,637
Net cash provided by (used in) operating activities	<u>\$ 6,854,160</u>	<u>\$ (4,716,305)</u>	<u>\$ 303,311</u>	<u>\$ 2,441,166</u>	<u>\$ 510,554</u>

Noncash investing, capital and financing activities:

Included in investment income is an increase of \$125,021 in fair value for the year ended June 30, 2016.

The notes to the financial statements are an integral part of this statement.

FIDUCIARY FUND

The Park City Agency Fund is used to hold deposits and performance bonds.

Park City Municipal Corporation, Utah
Statement of Fiduciary Net Position
June 30, 2016

	PARK CITY AGENCY FUND
ASSETS	
Cash, cash equivalents and investments	\$ 1,836,300
Total assets	\$ 1,836,300
LIABILITIES	
Deposits payable	\$ 1,836,300
Total liabilities	\$ 1,836,300

The notes to the financial statements are an integral part of this statement.

**NOTES
TO THE
FINANCIAL
STATEMENTS**

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies consistently applied in the preparation of the accompanying financial statement follows.

1. General Information

The Park City Municipal Corporation (the City) is a municipal corporation governed by an elected mayor and five-member Council. The City was chartered March 15, 1884, under the provisions of the Utah Territorial Government and the City operates under a Council-Manager form of government. The City provides the following services as authorized in its charter: public safety (police), highways and streets, cultural and recreational, library, public improvements, planning and zoning, public transportation, water, golf and general administrative services.

2. Reporting Entity

These financial statements include the City and its component units. The City has considered all potential component units for which it is financially accountable. The criteria to be considered in determining financial accountability have been set forth in the Governmental Accounting Standards Board's (GASB) Statement No. 61. These criteria include (1) substantively the same governing body, (2) the primary government and the component unit have a financial benefit or burden relationship, or (3) management (below the level of the elected officials) of the primary government have operational responsibility for the activities of the component unit.

Blended component units, although legally separate entities are so intertwined with the City that they are, in substance, the same as the City. They have the same governing board and provide services almost entirely to the City. They are reported as funds of the City. These are organizations for which the City is financially accountable, and the relationship with the City is significant enough that exclusions would possibly lead to misleading or incomplete financial statements.

Included in this report are the following blended component units:

The Park City Redevelopment Agency (RDA) was legally created by City ordinance pursuant to the Utah Limited Purpose Local Government Entities-Community Development and Renewal Agencies Act. The City Council is designated as the governing body of the RDA. The City has accountability for all fiscal and operating activities of the RDA. The RDA currently has two special revenue funds and two capital projects funds.

The Park City Municipal Building Authority (MBA) is comprised of the same individuals as the City Council and was created to provide a mechanism for financing City facilities. The MBA acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority. The MBA currently has a capital projects fund. The bond issuance authorizations are approved by the City Council and the legal liability for those bonds remains with the City.

The Park City Housing Authority (HA) is comprised of the same individuals as the City Council and was created to accumulate funds for construction of affordable housing within the City.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

3. Government-wide and Fund Financial Statements

The government-wide financial statements (*i.e.*, the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Certain eliminations have been made as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34 for interfund activities. All internal balances in the statement of net position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the statement of activities, internal service fund transactions have been eliminated except interfund services provided and used by business-type activities, which are not eliminated.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

4. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Amounts received or recognized as a receivable at fiscal yearend are included in the financial statements as taxes receivable and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Property taxes are recognized as revenues in the year for which they are levied. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

The General Fund is the City's primary operating fund. It is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

The Sales Tax Revenue and Refunding Bonds Debt Service Fund and the General Obligation Debt Service Fund are used to account for the accumulation of resources for the payment of sales tax revenue bonded debt and general obligation debt.

The Capital Improvements Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds, the Redevelopment Agencies or Municipal Building Authority).

The City reports the following major enterprise funds:

The Water Fund operates the water distribution system for residents of the City.

The Transportation and Parking fund accounts for the operations of the City's public transportation (bus and trolley) system and paid parking system.

The Golf Fund accounts for the operations of the City's golf course.

Additionally, the City reports the following fund types:

Special Revenue Funds are used to account for specific revenue sources that are restricted to expenditures for specific purposes. The City currently has the Lower Park Avenue Redevelopment Agency and the Main Street Redevelopment Agency special revenue funds. These funds account for redevelopment activities that are supported by property tax increment.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Internal Service Funds are used to account for the central financing of goods or services provided to various departments of the City or other governments on a cost-reimbursement basis. The City currently has two internal service funds. The fleet services fund provides vehicle storage, repair and maintenance. The self-insurance fund was established to allow the City to supplement its regular insurance coverage as further explained in Note J – Risk Management on page 81 of this report.

Agency Funds are used to account for the assets held by the City as an agent for individuals, private organizations, other governments and/or other funds. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. The City currently has one agency fund. The Park City Agency Fund is used to hold deposits and performance bonds.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

5. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Cash, Cash Equivalents and Investments - Cash and investment management in the City is administered by the City Treasurer in accordance with the Utah Money Management Act, Section 51-7 of the Utah Code (see Note B on pages 53-57 of this report). The City complies with GASB 72, *Fair Value Measurement and Application*. The statement requires certain investments to be reported at fair value and the change in fair value to be recognized as an increase or decrease to investment assets and investment income. The City's investment in the State Treasurer's Pool has a fair value approximately equal to the value of the pool shares. This pool is administered by the State of Utah and is regulated by the Money Management Council under provisions of the Utah State Money Management Act.

Capital Assets - Capital assets, which include property, plant, and equipment, infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) and intangible assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than infrastructure assets, are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. The government reports infrastructure assets on a network and subsystem basis. Accordingly, the amounts spent for the construction or acquisition of infrastructure assets are capitalized and reported in the government-wide financial statements regardless of their amount. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the government included all assets with acquisition dates as far back as June 30, 1980. Most of the City's infrastructure assets were valued at historical cost (when available) or estimated historical cost through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Donated capital assets are recorded at estimated fair value at the date of donation. Interest incurred during the construction phase of capital assets of enterprise funds is included as part of the capitalized value of the assets constructed. The amount of interest capitalized depends on specific circumstances. Water revenue bonds have been issued to finance specific water system improvements. The total capitalized interest expense on the bonds this fiscal year was \$66,136. The total interest income foregone was \$14,159. The net amount of \$80,295 was included as part of and thereby increased the cost of capital assets under construction in connection with construction of water system improvements.

Art represents a collection of the City and is therefore not depreciated. Property, plant, equipment and intangible assets of the primary government are depreciated or amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements	20-40
Public domain infrastructure	50
System infrastructure	30
Vehicles, equipment and intangibles	5-20

Inventories and prepaid items - Inventories of supplies for the proprietary fund types consist principally of items used in repairing and maintaining the water distribution system and transportation equipment. Supplies inventories are valued at cost using the weighted average method. Inventory held for retail sale in the Golf Fund is valued at lower-of-cost or market using the first-in, first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Long-term Obligations – In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums, discounts and gains and losses on bond refunding, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Gains and losses on bond refunding are reported as deferred inflows and outflows. Bond issuance costs are expensed in the period in which they are incurred. The unamortized bond premiums/discounts at June 30, 2016 for governmental activities were \$1,462,692 and \$1,496,117 for business-type activities and proprietary funds. In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Pensions - For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Compensated Absences - Accumulated unpaid vacation is accrued based on the years of service of each employee. Vacation is accumulated on a monthly basis and is fully vested when earned. The maximum amount of accumulated accrued vacation hours is determined by the length of service of each employee according to the following schedule:

0 to 5 years	192 hours
5 to 10 years	240 hours
10 plus years	288 hours

Accumulated vacation cannot exceed these limits at the end of any calendar year and any vacation in excess of this amount is forfeited. At retirement, death, or termination in good standing, all unpaid vacation that has been accrued, up to the above limits, is paid. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when employees separate from service.

Deferred Outflows of Resources or Deferred Inflows of Resources – In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports the deferred charge on refunding in the government-wide statement of net position and the proprietary fund statement of net position. The deferred charge on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. In accordance with GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, the government-wide statement of net position and the proprietary fund statement of net position report deferred outflows of resources related to pensions.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The City has items which qualify for reporting in this category. The governmental funds report unavailable revenue from property taxes and notes receivable. The government-wide statement of net position reports deferred inflows from property taxes, pension related items and deferred gain on refunding of debt. The property taxes are reported as a deferred inflow of resources since they are recognized as receivables before the period for which the taxes are levied. The deferred gain on refunding resulted from the difference in the carrying value of the refunded debt and its reacquisition price. The proprietary fund statement of net position reports items related to pensions.

Net Position Flow Assumption – Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Fund Balance – Fund balances presented in the governmental fund financial statements represent the difference between assets and liabilities. GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes criteria for classifying fund balances into specifically defined classifications and clarifies definitions for governmental funds. GASB Statement No. 54 requires that the fund balances be classified into categories based upon the type of restrictions imposed on the use of funds. The City evaluated each of its funds at June 30, 2016 and classified fund balances into the following five categories:

Nonspendable - Amounts that cannot be spent because they are (1) not in spendable form, such as prepaid items, inventories and long-term receivables for which the payment of proceeds are not restricted or committed with respect to the nature of the specific expenditures of that fund or (2) legally or contractually required to be maintained intact.

Restricted - Amounts that are restricted by external parties such as creditors or imposed by grants, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City has legislative restrictions on amounts collected and reported in the City's various governmental funds. As a result, these restrictions have been classified as restricted for capital projects, debt service and drug and tobacco enforcement.

Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (ordinance) of the entity's "highest level of decision-making authority", which the City considers to be the Park City Municipal City Council. Commitments may be changed by the government by taking the same action that imposed the constraint initially.

Assigned - Amounts that have been allocated by action of the Park City Municipal City Council through a resolution in which the City's intent is to use the funds for a specific purpose, but that do not meet the criteria to be classified as restricted or committed.

Unassigned - Amounts that constitute the residual balances that have no restrictions placed upon them. If restrictions exceed available resources only deficit amounts are reported in the unassigned category. The general fund is the only fund that reports a positive unassigned balance.

The City reduces restricted amounts first when expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) amounts are available. The City reduces committed amounts first, followed by assigned amounts and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

The City does not have a minimum fund balance policy. *Utah Code* 10-6-116(4) requires that a minimum fund balance of 5.0 percent of total revenues be maintained in the general fund.

Restricted Assets - Certain proceeds of the City's Water Revenue and Refunding Bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the proprietary funds' statement of net position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The "reserve fund" account with a balance at June 30, 2016 of \$5,128,238 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Proceeds of the City's 2004 and 2013A Series General Obligation Bonds in the amount of \$5,220,364 are classified as restricted assets as well as impact fees of \$1,089,809 and B and C road funds of \$2,362. Bond proceeds are restricted to acquiring and preserving undeveloped park and recreational land and to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. The "reserve fund" account with a balance at June 30, 2016 of \$368 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Proceeds of the City's 2015 Sales Tax Revenue Bonds are classified as restricted assets on the governmental funds balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The "construction fund" account with a balance at June 30, 2016 of \$1,559,551 is used to report those proceeds of revenue bond issuances that are restricted for the purpose of financing the cost associated with improvements and acquisition of open space. The "reserve fund" account with a balance at June 30, 2016 of \$2,128 is used to report resources set aside to make up potential future deficiencies in the revenue bond debt service account.

Water development fees are charged to new customers to pay for the cost of increasing the capacity of the water system to meet the additional demand created by the connection of new customers. The use of water development fees is legally restricted.

6. Budgets

State law requires the City Council to prepare and adopt budgets for all governmental and proprietary funds. The City Manager submits to the Mayor and City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the proposed sources of revenues. Between May 1 and June 15, the City Council reviews and adjusts the City Manager's proposed budget. On or before June 15, a public hearing is held and the budget is legally adopted through passage of an ordinance. Budgets are adopted below individual department levels, but control of budget appropriations is exercised, under state law, at the department level (General Government, Public Safety, Public Works and Library and Recreation).

After the budget is adopted, transfers of any unexpended appropriation amount between line items within a major category are to be initiated and approved by each respective department. Transfers between major categories and between programs within the same department and fund are to be initiated by the respective departments and approved by the City Manager. Transfers between capital improvement projects within the same fund are to be initiated by the individual designated as responsible for the project and approved by the City Manager. Transfers that will result in a total change in the appropriation for a project of more than 20 percent or if a project would be eliminated by the transfer must be approved by the City Council. The City Council may reduce or increase the budget of any fund by ordinance during the budget year. The City Council must hold a public hearing to increase a fund's budget before it can pass the ordinance. Utah State law prohibits the appropriation of unassigned general fund balance until it exceeds the sum of five percent of the budgeted general fund revenues. Until unassigned fund balance is greater than the above amount, it cannot be budgeted but is used to provide working capital until tax revenue is received, meet emergency expenditures and cover unanticipated deficits.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

When the unassigned fund balance is greater than 25 percent of expected revenues, the excess must be appropriated to capital projects determined to be in the best long-term interest of the City. During the year, the General Fund budget was increased by \$1,649,897 under the guidelines described above. The supplemental appropriation was for estimated water usage by the general government.

Budgets are prepared on the modified accrual basis of accounting according to accounting principles generally accepted in the United States (GAAP) for governmental funds. Budgets are not prepared for the agency fund since this fund is comprised only of deposits and performance bonds held by the City. Encumbrance accounting is used by the City.

Each year the capital projects fund adjusted budget is comprised of new appropriations from the current year and unexpended appropriations from the prior year, since unexpended capital projects appropriations do not automatically lapse at yearend. Major capital project fund budgets included \$30,761,200 and non-major capital project fund budgets included \$4,087,988 for a total of \$34,849,188 of prior-year unexpended capital projects appropriations. The adjusted capital projects fund budget represents the amount available for expenditures in the current year. Future projects and appropriations that are to come from funds available in future years are not reflected in the current year budget.

7. Implementation of New GASB Pronouncements

In February 2015 the GASB issued Statement No. 72, *Fair Value Measurement and Application*. This Statement provides guidance for determining a fair value measurement for financial reporting purposes and guidance for applying fair value to certain investments and disclosure related to all fair value measurements. The Statement requires a government to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. The techniques should be consistent with one or more of the following approaches: the market approach, the cost approach or the income approach. The City implemented this Statement in fiscal year 2016.

In June 2015 the GASB issued Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. This Statement establishes requirements for defined benefit pensions that are not within the scope of Statement No. 68, *Accounting and Financial Reporting for Pensions*, as well as for the assets accumulated for purposes of providing those pensions. In addition, it establishes requirements for defined contribution pensions that are not within the scope of Statement No. 68. It also amends certain provisions of Statement No. 67, *Financial Reporting for Pension Plans*, and Statement No. 68 for pension plans and pensions that are within their respective scopes. The requirements of this Statement extend the approach to accounting and financial reporting established in Statement No. 68 to all pensions, with modifications as necessary to reflect that for accounting and financial reporting purposes, any assets accumulated for pensions that are provided through pension plans that are not administered through trusts that meet the criteria specified in Statement No. 68 should not be considered pension plan assets. It also requires that information similar to that required by Statement No. 68 be included in notes to the financial statements and required supplementary information by all similarly situated employers and non-employer contributing entities. Statement No. 73 is effective for fiscal years beginning after June 15, 2016. The City is currently evaluating the impact of this Statement on the financial statements when implemented.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

In June 2015 the GASB issued Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This Statement replaces Statements No. 43, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as amended, and Statement No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*. It also includes requirements for defined contribution OPEB plans that replace the requirements for those OPEB plans in Statement No. 25, *Financial Reporting for Defined Benefit Pension Plans and Note Disclosures for Defined Contribution Plans*, as amended, Statement No. 43 and Statement No. 50, *Pension Disclosures*. Statement No. 75 establishes new accounting and financial reporting requirements for governments whose employees are provided with OPEB, as well as for certain non-employer governments that have a legal obligation to provide financial support for OPEB provided to the employees of other entities. The provisions in Statement No. 74 are effective for fiscal year beginning after June 15, 2016. This Statement has no effect on the City's financial statements.

In June 2015 the GASB issued Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, which supersedes Statements No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other than Pensions*, as amended and Statement No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*, for OPEB. This Statement establishes new accounting and financial reporting requirements for OPEB plans and establishes standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures. For defined benefit OPEB, the Statement identifies the methods and assumptions that are required to be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. Note disclosure and required supplementary information requirements about defined benefit OPEB also are addressed. Statement No. 75 is effective for fiscal years beginning after June 15, 2017. This Statement has no effect on the City's financial statements.

In June 2015 the GASB issued Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*, which supersedes Statement No. 55, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*. This Statement reduces the hierarchy of generally accepted accounting principles (GAAP) to two categories of authoritative GAAP and addresses the use of authoritative and non-authoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP. Statement No. 76 is effective for financial statements beginning after June 15, 2015 and should be applied retroactively. The adoption of this standard will not have a material impact on the City's financial statements.

In August 2015 the GASB issued Statement No. 77, *Tax Abatement Disclosures*. This Statement requires disclosure of tax abatement information about (1) a reporting government's own tax abatement agreements and (2) those that are entered into by other governments and that reduce the reporting government's tax revenues. Statement No. 77 is effective for fiscal years beginning after December 15, 2015. This Statement has no effect on the City's financial statements.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Each fund type's portion of this pool is displayed on the basic financial statements as "cash, cash equivalents and investments". Cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Investments with maturities of three months or less when purchased meet this definition. Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund. The following is a summary of cash, cash equivalents and investments at June 30, 2016:

	Government-Wide Statement of Net Position			Fund Financials	
	Governmental Activities	Business-Type Activities	Total	Fiduciary Fund Statement of Net Position	Total
Held by city-unrestricted	\$ 46,601,195	\$ 30,675,762	\$ 77,276,957	\$ 1,836,300	\$ 79,113,257
Held by city-restricted	6,312,535	-	6,312,535	-	6,312,535
Total held by city	<u>\$ 52,913,730</u>	<u>\$ 30,675,762</u>	<u>\$ 83,589,492</u>	<u>\$ 1,836,300</u>	<u>\$ 85,425,792</u>
Held by fiscal agent	<u>\$ 1,562,047</u>	<u>\$ 5,128,238</u>	<u>\$ 6,690,285</u>	<u>\$ -</u>	<u>\$ 6,690,285</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

As of June 30, 2016, the City had the following deposits and investments, including \$1,836,300 held in an agency capacity for others:

Held by city:

Investment Type	Fair Value	Investments maturities	
		1 year or less	1-5 years
Debt securities			
Federal National Mortgage Association	\$ 950,772	\$ -	\$ 950,772
Federal Home Loan Mortgage Corporation	2,528,190	-	2,528,190
Corporate Bonds	1,301,047	201,318	1,099,729
	<u>4,780,009</u>	<u>\$ 201,318</u>	<u>\$ 4,578,691</u>
Other investments			
State treasurer's investment pool	<u>79,009,300</u>	<u>\$ 79,009,300</u>	
Total investments	<u>83,789,309</u>		

Deposits	
Cash deposits checking-net of outstanding checks	910,470
Cash deposits money market/savings	719,290
Cash on hand	<u>6,723</u>
Total deposits	<u>1,636,483</u>
Total cash, cash equivalents and investments held by city	<u>85,425,792</u>

Held by fiscal agent:

State treasurer's investment pool	<u>6,690,285</u>
Total cash, cash equivalents and investments	<u>\$ 92,116,077</u>

Deposits – State law requires that City deposits be with a “qualified depository” as defined by the Utah Money Management Act (UMMA). “Qualified depository” includes any depository institution that has been certified by the Utah State Commissioner of Financial Institutions as having met the requirements as defined in Rule 11 of the Utah Money Management Act. Rule 11 establishes the formula for determining the amount of public funds which a qualified depository may hold in order to minimize risk of loss and defines capital requirements which an institution must maintain to be eligible to accept public funds.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. Deposits are exposed to custodial credit risk if they are not covered by depository insurance and deposits are: (1) Uncollateralized, (2) Collateralized with securities held by the pledging financial institution, or (3) Collateralized with securities held by the pledging financial institution's trust department or agent but not in the depositor government's name. As of June 30, 2016, the City's deposits had a carrying value of \$910,470 and a bank balance of \$1,944,676. Of the above bank balance, \$250,000 was covered by federal depository insurance. The City does not have a deposit policy for custodial credit risk. However, Utah State Law does not require deposits to be insured or collateralized.

Investments –The City's investment policies are also governed by the UMMA. Public treasurers may use investment advisers to conduct investment transactions on behalf of public treasurers as permitted by statute, Rules of the Money Management Council and local ordinance or policy. Investment advisers must be certified by the Director of the Utah State Division of Securities of the Department of Commerce (the "Director") and meet the requirements of the Utah Money Management Act (Rule 15 of the State Money Management Council). The UMMA mandates that investment transactions be conducted only through qualified depositories, certified dealers or directly with issuers of the investment securities. Broker/dealers and agents who desire to become certified dealers must be certified by the Director and meet the requirements of the Utah Money Management Act. (Rule 16 of the State Money Management Council). The Utah Money Management Council issues a quarterly list of certified investment advisers, certified dealers and qualified depositories authorized by state statute to conduct transactions with public treasurers. All securities purchased through a certified investment adviser or certified dealer are required to be delivered to the custody of the City Treasurer or to the City's safekeeping bank or trust company.

Fair Value of Investments: The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At June 30, 2016 the City had the following recurring fair value measurements.

		Fair Value Measurements Using			
	6/30/2016	Level 1	Level 2	Level 3	
<u>Investments by fair value level</u>					
Debt securities					
Federal National Mortgage Association	\$ 950,772	\$ 950,772	\$ -	\$ -	
Federal Home Loan Mortgage Corporation	2,528,190	2,528,190	-	-	
Corporate Bonds	1,301,047	1,301,047	-	-	
Utah Public Treasurers' Investment Fund	79,009,300	-	79,009,300	-	
Total debt securities	<u>\$ 83,789,309</u>	<u>\$ 4,780,009</u>	<u>\$ 79,009,300</u>	<u>\$ -</u>	

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. The Utah Public Treasurers' Investment Fund classified in Level 2 is valued by application of the June 30, 2016 fair value factor, as calculated by the Utah State Treasurer, to the City's average daily balance in the Fund.

Custodial Credit Risk for an investment is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Investments are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either: (1) The counterparty or (2) The counterparty's trust department or agent but not in the government's name. For investments in U.S. government agencies and corporate bonds with combined fair value of \$4,780,009 at June 30, 2016, the City uses a qualified depository bank for safekeeping securities for the purpose of settling investment transactions, safekeeping, and collecting those investments. These investments are held by the investment's counterparty, not in the name of the City but are supported by a safekeeping receipt issued by the City's bank. The City does not have an investment policy for custodial credit risk.

Interest Rate Risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City's investment policy limits the term of investments to a maximum maturity that shall not exceed five years in order to manage its exposure to fair value losses arising from increasing interest rates. The investment policy also specifies that the City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might be reasonably anticipated.

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The City's investment policy, in compliance with the UMMA limits investments to the following: (1) Negotiable or nonnegotiable deposits of qualified depositories (see definition of qualified depository under "deposits" above). (2) Repurchase agreements with qualified depositories or primary reporting dealers only if these securities are delivered to the custody of the City Treasurer or the City's safekeeping bank or are conducted with a qualified depository. (3) Commercial paper which is classified as "first tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Service or Standard and Poor's, Inc. (4) Obligations of the United States Treasury, including Treasury Bills, Treasury Notes, and United States Treasury Bonds. (5) Obligations other than mortgage pools and other mortgage derivative products issued by or fully guaranteed as to principal and interest by the following agencies of the United States in which a market is made by a primary reporting government securities dealer: Federal Farm Credit Banks, Federal Home Loan Banks, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Agriculture Mortgage Corporation, and the Tennessee Valley Authority. (6) The Utah State Treasurer's Investment Pool. (7) Publicly traded fixed rate corporate obligations rated "A" or higher, or the equivalent of "A" or higher, by two nationally recognized statistical rating organizations one of which must be Moody's or Standard and Poor's. (8) Tax anticipation and general obligation bonds of the state or a county, an incorporated city or town, a school district or other political subdivision of the State of Utah.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE B – CASH, CASH EQUIVALENTS AND INVESTMENTS, Continued

The City's rated debt investments as of June 30, 2016, are shown in the table below using Standard and Poor's rating scale:

	Fair Value	Quality Ratings		
		AAA	AA	A
<u>Primary government:</u>				
Debt securities				
Federal National Mortgage Association	\$ 950,772	\$ 950,772	\$ -	\$ -
Federal Home Loan Mortgage Corporation	2,528,190	2,528,190	-	-
Corporate Bonds	1,301,047	-	149,184	1,151,863

The Utah State Treasurer's Investment Pool is not rated and is not registered with the U.S. Securities and Exchange Commission as an investment company. The fair value of the position of the Utah State Treasurer's Investment Pool is approximately equal to the value of the pool shares. All investments of the Utah State Treasurer's Investment Pool must comply with the UMMA and Rules of the State Money Management Council. The Pool invests primarily in money market securities including time certificates of deposit and top-rated domestic commercial paper. No more than 5.0 percent of the pool may be invested with a single issuer. Investment activity of the State Treasurer is reviewed periodically by the Utah Money Management Council and is audited by the Utah State Auditor. Pool deposits are not insured or otherwise guaranteed by the State of Utah. Participants share proportionally in any realized gains or losses on investments.

Concentration of Credit Risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The City's investment policy authorizes investments to be made in accordance with the UMMA and further specifies that with the exception of U.S. Treasury securities and authorized pools, no more than 50 percent of the City's total investment portfolio will be invested in a single security type. None of the City's investments exceed this limit.

NOTE C – NOTES RECEIVABLE

Notes receivable of the governmental fund types at June 30, 2016 include various affordable housing and employee mortgage assistance loans with interest rates ranging from 0% to 5.0%. The following is a schedule of future principal and interest payments required under the terms of the notes receivable as of June 30, 2016:

<u>Fiscal year ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 250,345	\$ 3,093	\$ 253,438
2018	6,622	2,749	9,371
2019	7,092	2,504	9,596
2020	7,721	2,172	9,893
2021	6,466	1,136	7,602
2022 - 2031	36,107	2,312	38,419
Total	<u>\$ 314,353</u>	<u>\$ 13,966</u>	<u>\$ 328,319</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2016 was as follows:

	Balance July 1, 2015	Transfers	Additions	Deletions	Balance June 30, 2016
Governmental activities:					
Capital assets, not being depreciated:					
Land and water rights	\$ 109,764,201	\$ (2,000,000)	\$ 1,803,686	\$ -	\$ 109,567,887
Construction in progress	5,971,118	2,000,000	983,122	(3,923,477)	5,030,763
Art	601,356	-	166,452	(49,189)	718,619
Total capital assets, not being depreciated	<u>116,336,675</u>	<u>-</u>	<u>2,953,260</u>	<u>(3,972,666)</u>	<u>115,317,269</u>
Capital assets, being depreciated:					
Buildings	43,038,404	-	292,622	-	43,331,026
Improvements other than building	36,684,373	-	626,900	-	37,311,273
Vehicles and equipment	12,522,305	-	1,143,767	(1,361,705)	12,304,367
Infrastructure	108,445,968	-	6,603,127	-	115,049,095
Intangibles	5,929,018	-	5,103	(31,586)	5,902,535
Total capital assets, being depreciated	<u>206,620,068</u>	<u>-</u>	<u>8,671,519</u>	<u>(1,393,291)</u>	<u>213,898,296</u>
Less accumulated depreciation for:					
Buildings	(11,211,121)	-	(1,314,871)	-	(12,525,992)
Improvements other than building	(17,458,716)	-	(1,214,924)	-	(18,673,640)
Vehicles and equipment	(7,067,117)	-	(969,782)	1,147,976	(6,888,923)
Infrastructure	(83,392,416)	-	(2,542,501)	-	(85,934,917)
Intangibles	(299,793)	-	(32,057)	31,586	(300,264)
Total accumulated depreciation	<u>(119,429,163)</u>	<u>-</u>	<u>(6,074,135)</u>	<u>1,179,562</u>	<u>(124,323,736)</u>
Total capital assets, being depreciated, net	<u>87,190,905</u>	<u>-</u>	<u>2,597,384</u>	<u>(213,729)</u>	<u>89,574,560</u>
Governmental activities capital assets, net	<u>\$ 203,527,580</u>	<u>\$ -</u>	<u>\$ 5,550,644</u>	<u>\$ (4,186,395)</u>	<u>\$ 204,891,829</u>
Business-type activities:					
Capital assets, not being depreciated:					
Land and water rights	\$ 20,270,189	\$ -	\$ -	\$ -	\$ 20,270,189
Construction in progress	7,047,575	-	3,864,793	(5,011,646)	5,900,722
Art	109,214	-	-	-	109,214
Total capital assets, not being depreciated	<u>27,426,978</u>	<u>-</u>	<u>3,864,793</u>	<u>(5,011,646)</u>	<u>26,280,125</u>
Capital assets, being depreciated:					
Buildings	17,336,749	-	-	-	17,336,749
Improvements other than building	81,105,174	-	5,640,925	-	86,746,099
Vehicles and equipment	22,240,791	-	644,523	(219,229)	22,666,085
Intangibles	86,455	-	-	-	86,455
Total capital assets, being depreciated	<u>120,769,169</u>	<u>-</u>	<u>6,285,448</u>	<u>(219,229)</u>	<u>126,835,388</u>
Less accumulated depreciation for:					
Buildings	(5,493,414)	-	(531,177)	-	(6,024,591)
Improvements other than building	(32,717,418)	-	(2,363,892)	-	(35,081,310)
Vehicles and equipment	(11,572,143)	-	(1,666,414)	215,532	(13,023,025)
Intangibles	(23,813)	-	(12,022)	-	(35,835)
Total accumulated depreciation	<u>(49,806,788)</u>	<u>-</u>	<u>(4,573,505)</u>	<u>215,532</u>	<u>(54,164,761)</u>
Total capital assets, being depreciated, net	<u>70,962,381</u>	<u>-</u>	<u>1,711,943</u>	<u>(3,697)</u>	<u>72,670,627</u>
Business-type activities capital assets, net	<u>\$ 98,389,359</u>	<u>\$ -</u>	<u>\$ 5,576,736</u>	<u>\$ (5,015,343)</u>	<u>\$ 98,950,752</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE D – CAPITAL ASSETS, Continued

Depreciation expense was charged to functions for the year ended June 30, 2016 as follows:

Governmental activities:

General government	\$ 1,766,089
Public safety	308,148
Public works	2,168,036
Library and recreation	1,831,862
Total governmental activities depreciation expense	<u>\$ 6,074,135</u>

Business-type activities:

Water	\$ 2,774,358
Transportation and parking	1,545,166
Golf course	253,981
Total business-type activities depreciation expense	<u>\$ 4,573,505</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS

The following is a summary of changes in long-term obligations for the year ended June 30, 2016:

	Beginning Balance July 1, 2015	Additions	Reductions	Amortization	Ending Balance June 30, 2016	Due Within One Year
Governmental activities:						
Contracts payable	\$ 93,024	\$ -	\$ (93,024)	\$ -	\$ -	\$ -
General obligation bonds:						
2008 series-principal	6,615,000	-	(625,000)	-	5,990,000	645,000
2008 series-premium/discount	33,694	-	-	(3,810)	29,884	-
2009 series-principal	7,720,000	-	(750,000)	-	6,970,000	775,000
2009 series-premium/discount	111,118	-	-	(12,561)	98,557	-
2010B series-principal	4,205,000	-	(370,000)	-	3,835,000	380,000
2010B series-premium	58,855	-	-	(5,977)	52,878	-
2013A series-principal	6,360,000	-	(415,000)	-	5,945,000	425,000
2013A series-premium	81,159	-	-	(6,318)	74,841	-
2013B series-principal	1,175,000	-	(385,000)	-	790,000	390,000
2013B series-premium	30,812	-	-	(10,856)	19,956	-
2014 series-principal	2,775,000	-	(670,000)	-	2,105,000	685,000
2014 series-premium	132,521	-	-	(34,526)	97,995	-
Total general obligation bonds	29,298,159	-	(3,215,000)	(74,048)	26,009,111	3,300,000
Revenue bonds:						
Sales tax revenue bonds						
2010 refunding-principal	320,000	-	(320,000)	-	-	-
2010 refunding-premium	3,097	-	-	(3,097)	-	-
2014A refunding-principal	5,820,000	-	(885,000)	-	4,935,000	910,000
2014A refunding-premium	457,616	-	-	(76,725)	380,891	-
2014B series-principal	5,375,000	-	-	-	5,375,000	-
2014B series-premium	157,029	-	-	(11,241)	145,788	-
2015 series-principal	11,600,000	-	(605,000)	-	10,995,000	640,000
2015 series-premium	602,124	-	-	(40,222)	561,902	-
Total revenue bonds	24,334,866	-	(1,810,000)	(131,285)	22,393,581	1,550,000
Compensated absences	749,105	708,850	(643,400)	-	814,555	272,697
Total governmental activities	\$ 54,475,154	\$ 708,850	\$ (5,761,424)	\$ (205,333)	\$ 49,217,247	\$ 5,122,697

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

	Beginning Balance July 1, 2015	Additions	Reductions	Amortization	Ending Balance June 30, 2016	Due Within One Year
Business-type activities:						
2009A water revenue	\$ 1,875,000	\$ -	\$ (125,000)	\$ -	\$ 1,750,000	\$ 125,000
2009B water revenue refunding	6,745,000	-	(1,575,000)	-	5,170,000	1,640,000
2009B water revenue-premium	606,457	-	-	(152,977)	453,480	-
2009C water revenue	10,135,000	-	-	-	10,135,000	-
2010 water revenue	8,910,000	-	(725,000)	-	8,185,000	755,000
2010 water revenue-premium	565,485	-	-	(59,705)	505,780	-
2012 water revenue	3,500,000	-	(240,000)	-	3,260,000	245,000
2012 water revenue-premium	249,064	-	-	(20,812)	228,252	-
2012B water revenue	5,525,000	-	-	-	5,525,000	-
2012B water revenue-premium	102,803	-	-	(8,245)	94,558	-
2013A&B water revenue	2,620,000	-	(215,000)	-	2,405,000	215,000
2013A&B water revenue-premium	30,633	-	-	(2,926)	27,707	-
2014 water revenue	4,115,000	-	-	-	4,115,000	-
2014 water revenue-premium	205,035	-	-	(18,695)	186,340	-
Total revenue bonds	45,184,477	-	(2,880,000)	(263,360)	42,041,117	2,980,000
Compensated absences	259,760	233,108	(194,453)	-	298,415	158,861
Total business-type activities	<u>\$ 45,444,237</u>	<u>\$ 233,108</u>	<u>\$ (3,074,453)</u>	<u>\$ (263,360)</u>	<u>\$ 42,339,532</u>	<u>\$ 3,138,861</u>

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for these funds are included as part of the above totals for governmental activities. At yearend \$64,067 of internal service fund compensated absences are included in the above amounts. Also, for the governmental activities compensated absences are liquidated by the general fund.

The City has complied with all revenue bond covenants.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds

On December 22, 2008, the City issued General Obligation Bonds Series 2008 in the amount of \$10,000,000 plus a net premium/discount of \$58,537 pursuant to a bond election held on November 7, 2006. The proceeds of the bonds were used to acquire and forever preserve undeveloped park and recreational land. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On June 16, 2009, the City issued General Obligation Bonds Series 2009 in the amount of \$13,500,000 plus a net premium/discount of \$186,966. A portion of the proceeds was used to refund \$1,695,000 of the City's General Obligation Bonds Series 1999, plus \$12,852 interest. Bond proceeds of approximately \$4.0 million were issued pursuant to a bond election held on November 7, 2006 to acquire and forever preserve undeveloped park and recreational land and approximately \$7.8 million were issued pursuant to a bond election held November 6, 2007 to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2008 Dated Dec. 22, 2008 \$10,000,000 @ 3.375% to 4.50% per annum paid semi- annually (Nov. & May)		Series 2009 Dated June 16, 2009 \$13,500,000 @ 3.00% to 4.00% per annum paid semi- annually (Nov. & May)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ 645,000	\$ 250,000	\$ 775,000	\$ 250,060
2018	670,000	224,200	795,000	226,810
2019	695,000	197,400	820,000	200,576
2020	725,000	169,600	850,000	173,516
2021	760,000	140,600	880,000	143,340
2022	795,000	109,250	915,000	111,220
2023	830,000	75,462	950,000	76,450
2024	870,000	39,150	985,000	39,400
Total	5,990,000	1,205,662	6,970,000	1,221,372
Plus unamortized premium/discount	29,884	-	98,557	-
Total	<u>\$ 6,019,884</u>	<u>\$ 1,205,662</u>	<u>\$ 7,068,557</u>	<u>\$ 1,221,372</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

On April 30, 2010, the City issued federally taxable General Obligation Bonds Series 2010B Build America Bonds with direct pay subsidy in the par amount of \$6,000,000, a premium of \$89,739 and issuance costs of \$109,974. Bond proceeds were issued pursuant to a bond election held on November 7, 2006 to acquire and forever preserve undeveloped park and recreational land. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

The debt service requirements for the bonds at June 30, 2016 were as follows:

	Series 2010B	
	Dated April 30, 2010	
	\$6,000,000 @ 1.10% to 5.25%	
	per annum paid semi-	
	annually (Nov. & May)	
Fiscal	PRINCIPAL	INTEREST
Year Ending		
June 30,		
2017	\$ 380,000	\$ 178,985
2018	390,000	164,735
2019	400,000	149,135
2020	410,000	131,335
2021	425,000	112,475
2022	435,000	92,287
2023	450,000	71,190
2024	465,000	48,915
2025	480,000	25,200
Total	3,835,000	974,257
Plus unamortized		
premium/discount	52,878	-
Total	\$ 3,887,878	\$ 974,257

On August 28, 2013, the City issued General Obligation Bonds Series 2013A in the par amount of \$7,170,000, a premium of \$92,774 and issuance costs of \$98,614. Pursuant to a special bond election held on November 6, 2007, the proceeds of the bonds were used to acquire, construct, improve and modify pathways, roads and related improvements for use by pedestrians and cyclists. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

On August 28, 2013, the City issued General Obligation Bonds Series 2013B in the par amount of \$1,930,000, a premium of \$50,769 and issuance costs of \$25,317. The proceeds of the bonds were used to currently refund \$1,930,000 principal of the City's General Obligation Bonds Series 2003, plus \$37,222 interest. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

The debt service requirements for the bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2013A Dated August 28, 2013 \$7,170,000 @ 2.00% to 3.25% per annum paid semi- annually (Nov. & May)		Series 2013B Dated August 28, 2013 \$1,930,000 @ 2.00% per annum paid semi- annually (Nov. & May)	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ 425,000	\$ 155,313	\$ 390,000	\$ 15,800
2018	430,000	146,813	400,000	8,000
2019	440,000	138,213	-	-
2020	455,000	129,413	-	-
2021	465,000	120,313	-	-
2022	480,000	109,850	-	-
2023	500,000	97,850	-	-
2024	515,000	84,100	-	-
2025	530,000	69,938	-	-
2026	550,000	54,036	-	-
2027	565,000	37,536	-	-
2028	590,000	19,174	-	-
Total	5,945,000	1,162,549	790,000	23,800
Plus unamortized premium/discount	74,841	-	19,956	-
Total	<u>\$ 6,019,841</u>	<u>\$ 1,162,549</u>	<u>\$ 809,956</u>	<u>\$ 23,800</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

General Obligation Bonds, Continued

On November 6, 2014, the City issued General Obligation Bonds Series 2014 in the par amount of \$3,385,000, a premium of \$154,845 and issuance costs of \$74,606. The proceeds of the bonds plus \$149,007 of City funds were used to currently refund \$3,540,000 principal of the City's General Obligation Bonds Series 2004, plus \$74,025 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond. Repayments are made from property tax revenues recorded in the Park City General Obligation Debt Service Fund. The debt service requirements for the bonds at June 30, 2016 were as follows:

	Series 2014 Dated November 6, 2014 \$3,385,000 @ 2.00% to 4.00% per annum paid semi- annually (Nov. & May)	
Fiscal Year Ending June 30,	PRINCIPAL	INTEREST
2017	\$ 685,000	\$ 56,000
2018	695,000	42,300
2019	725,000	14,500
Total	2,105,000	112,800
Plus unamortized premium	97,995	-
Total	<u>\$ 2,202,995</u>	<u>\$ 112,800</u>

Redevelopment Agency Capital Projects Funds and Bonds

The City maintains special revenue and capital project funds for the Main Street Redevelopment Agency and the Lower Park Avenue Redevelopment Agency. For the fiscal year ended June 30, 2016 the tax increment collected by the Main Street Redevelopment Agency was \$289,745 and the tax contributions from other governments were \$970,015. The tax increment collected by the Lower Park Avenue Redevelopment Agency was \$551,909 and the tax contributions from other governments were \$1,847,695. The tax increment paid to another taxing agency by the Main Street Redevelopment Agency and by the Lower Park Avenue Redevelopment Agency was \$276,082 and \$485,451, respectively.

During the fiscal year, the Lower Park Avenue Redevelopment Agency expended \$1,854,877 for site improvements and \$156,471 for economic development. The Main Street Redevelopment Agency expended \$47,540 for site improvements and \$33,264 for economic development.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds

On September 29, 2009, the City issued the par amount of \$13,090,000 in Water Revenue and Refunding Bonds Series 2009B plus a premium of \$1,486,180. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$5,313,000 principal of outstanding Water Revenue Refunding Bonds Series 2002 plus interest of \$61,656. New money in the amount of \$8,567,659 was received to finance the construction of culinary water system improvements. The bonds bear interest at 3.0 percent to 5.0 percent paid semiannually. Repayments on the debt are made from the net revenues of the Water Fund.

The debt service requirements for the water refunding bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	PRINCIPAL	INTEREST
2017	\$ 1,640,000	\$ 258,500
2018	1,720,000	176,500
2019	1,810,000	90,500
Total	5,170,000	525,500
Plus unamortized premium	453,480	-
Total	\$ 5,623,480	\$ 525,500

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Refunding Bonds, Continued

On December 14, 2012, the City issued the par amount of \$5,525,000 in Water Revenue and Refunding Bonds Series 2012B plus a premium of \$123,766. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$390,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$5,650. New money in the amount of \$4,600,000 was received to finance the construction of culinary water system improvements. The bonds bear interest at 2.25 percent paid semiannually. The bonds incurred bond issuance costs of \$100,848, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

On February 21, 2013, the City issued the par amount of \$3,045,000 in Water Revenue and Refunding Bonds Series 2013 A and B plus a premium of \$37,518. The premium was deferred and amortized over the life of the bond using the effective interest method. The bond proceeds were used to refund \$3,029,000 principal of outstanding Water Revenue Bonds Series 2006 plus interest of \$63,609. The bonds bear interest at 2.00 percent paid semiannually. The bonds incurred bond issue costs of \$74,516, which were recognized as an expense in the period incurred. Repayments on the debt are made from the net revenues of the Water Fund.

The debt service requirements for the water refunding bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	SERIES 2012B Dated December 14, 2012 \$5,525,000 @ 2.25%		SERIES 2013A Dated February 21, 2013 \$3,045,000 @ 2.00%	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ -	\$ 124,312	\$ 215,000	\$ 45,950
2018	-	124,313	225,000	41,550
2019	-	124,312	230,000	37,000
2020	-	124,313	235,000	32,350
2021	-	124,312	240,000	27,600
2022	-	124,313	245,000	22,750
2023	-	124,312	245,000	17,850
2024	-	124,313	250,000	12,900
2025	-	124,312	255,000	7,850
2026	-	124,313	265,000	2,650
2027	2,525,000	95,906	-	-
2028	3,000,000	33,750	-	-
Total	5,525,000	1,372,781	2,405,000	248,450
Plus unamortized premium	94,558	-	27,707	-
Total	<u>\$ 5,619,558</u>	<u>\$ 1,372,781</u>	<u>\$ 2,432,707</u>	<u>\$ 248,450</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds

On July 14, 2009, the City issued the par amount of \$2,500,000 in Taxable Water Revenue Bonds Series 2009A to finance the construction of drinking water system improvements. The bonds bear no interest and the principal payment of \$125,000 is paid annually beginning July 15, 2010 and ending July 15, 2029. Repayments on the debt are made from the net revenues of the Water Fund. The outstanding balance at June 30, 2016 is \$1,750,000.

On September 29, 2009, the City issued the par amount of \$10,135,000 in Taxable Water Revenue Bonds Series 2009C Build America Bonds with issuer subsidy to finance the construction of culinary water system improvements. The bonds bear interest at 4.70 percent to 5.25 percent paid semiannually. Repayments on the debt are made from the net revenues of the Water Fund.

On February 10, 2010, the City issued the par amount of \$12,200,000 in Water Revenue Bonds Series 2010 plus a premium of \$886,911. The premium was deferred and amortized over the life of the bond on an effective interest basis. The proceeds were used to purchase water rights from Jordanelle Special Service District. The bonds bear interest at 2.0 percent to 5.0 percent paid semiannually. Repayments on the debt are made from the net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2009C Dated September 29, 2009 \$10,135,000 @ 4.70% to 5.25%		Series 2010 Dated February 10, 2010 \$12,200,000 @ 2.00% to 5.00%	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ -	\$ 508,638	\$ 755,000	\$ 337,150
2018	-	508,638	790,000	302,300
2019	-	508,637	825,000	261,925
2020	1,900,000	508,637	870,000	219,550
2021	1,960,000	419,337	910,000	179,600
2022	2,025,000	323,297	950,000	142,400
2023	2,090,000	221,035	1,000,000	103,400
2024	2,160,000	113,400	1,015,000	63,100
2025	-	-	1,070,000	21,400
Total	10,135,000	3,111,619	8,185,000	1,630,825
Plus unamortized premium	-	-	505,780	-
Total	<u>\$ 10,135,000</u>	<u>\$ 3,111,619</u>	<u>\$ 8,690,780</u>	<u>\$ 1,630,825</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Water Revenue Bonds, Continued

On May 31, 2012, the City issued the par amount of \$4,160,000 in Water Revenue Bonds Series 2012 plus a premium of \$313,211 to finance the construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest basis. The bonds bear interest at 2.00% to 4.00% paid semiannually. Repayments on the debt are made from net revenues of the Water Fund.

On June 25, 2014, the City issued the par amount of \$4,115,000 in Water Revenue Bonds Series 2014 plus a premium of \$223,986 to finance construction of water system infrastructure. The premium was deferred and amortized over the life of the bond on an effective interest basis. The bonds bear interest at 3.25% paid semiannually. The bonds incurred bond issue costs of \$93,218, which were recognized as an expense in the period incurred. Repayments on the debt are made from net revenues of the Water Fund.

The debt service requirements for these bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2012 Dated May 31, 2012 \$4,160,000 @ 2.00% to 4.00%		Series 2014 Dated June 25, 2014 \$4,115,000 @ 3.25%	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ 245,000	\$ 98,750	\$ -	\$ 133,737
2018	255,000	93,850	-	133,737
2019	265,000	86,200	-	133,737
2020	280,000	78,250	-	133,737
2021	290,000	69,850	-	133,738
2022	300,000	61,150	-	133,738
2023	310,000	52,150	-	133,738
2024	315,000	42,850	-	133,738
2025	325,000	33,400	2,350,000	133,738
2026	335,000	23,650	1,765,000	57,363
2027	340,000	13,600	-	-
Total	3,260,000	653,700	4,115,000	1,261,001
Plus unamortized premium	228,252	-	186,340	-
Total	<u>\$ 3,488,252</u>	<u>\$ 653,700</u>	<u>\$ 4,301,340</u>	<u>\$ 1,261,001</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds

On September 11, 2014, the City issued Sales Tax Revenue Refunding Bonds, Series 2014A in the amount of \$6,725,000 plus a premium of \$518,996. The proceeds from the Series 2014A Revenue Refunding Bonds plus \$67,358 of City funds were used to refund \$7,130,000 of the Sales Tax Revenue Bonds Series 2005A, plus \$71,574 interest. For government-wide reporting, the gain on refunding is reported as a deferred inflow of resources and amortized over the life of the bond.

On September 11, 2014, the City issued Sales Tax Revenue Bonds, Series 2014B in the amount of \$5,375,000 plus a premium of \$166,022. The proceeds from the sale of the Series 2014B Sales Tax Revenue Bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2014A, \$6,725,000 @ 2.00% -4.00% paid semiannually		Series 2014B, \$5,375,000 @3.00%-3.25% paid semiannually	
	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2017	\$ 910,000	\$ 176,100	\$ -	\$ 164,912
2018	950,000	139,700	-	164,912
2019	985,000	101,700	-	164,912
2020	1,025,000	62,300	-	164,912
2021	1,065,000	21,300	-	164,912
2022	-	-	605,000	164,912
2023	-	-	625,000	146,763
2024	-	-	640,000	128,013
2025	-	-	660,000	108,813
2026	-	-	680,000	89,013
2027	-	-	700,000	68,613
2028	-	-	720,000	47,613
2029	-	-	745,000	24,213
Total	4,935,000	501,100	5,375,000	1,602,513
Plus unamortized premium	380,891	-	145,788	-
Total	<u>\$ 5,315,891</u>	<u>\$ 501,100</u>	<u>\$ 5,520,788</u>	<u>\$ 1,602,513</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

Sales Tax Revenue and Refunding Bonds, Continued

On May 12, 2015, the City issued Sales Tax Revenue Bonds, Series 2015 in the amount of \$11,600,000 plus a premium of \$607,524. The proceeds from the sale of the bonds were used for the purpose of financing the cost associated with improvements and acquisition of open space.

The debt service requirements for the bonds at June 30, 2016 were as follows:

Fiscal Year Ending June 30,	Series 2015, \$11,600,000 @ 2.00% - 4.00% paid semiannually	
	PRINCIPAL	INTEREST
2017	\$ 640,000	\$ 359,325
2018	655,000	346,525
2019	665,000	333,425
2020	680,000	320,125
2021	710,000	292,925
2022	735,000	264,525
2023	765,000	235,125
2024	795,000	204,525
2025	820,000	180,675
2026	845,000	156,075
2027	880,000	122,275
2028	905,000	95,875
2029	930,000	68,725
2030	970,000	31,525
Total	10,995,000	3,011,650
Plus unamortized premium	561,902	-
Total	<u>\$ 11,556,902</u>	<u>\$ 3,011,650</u>

The Series 2014A, 2014B and 2015 Bonds are special limited obligations of the City, payable solely from and secured solely by a pledge of revenues from (1) 100 percent of the revenues received by the City from the local sales and use tax levied by the City pursuant to the Utah Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2, Utah Code and (2) 100 percent of the revenues received by the City from the resort communities tax levied by the City pursuant to Title 59, Chapter 12, Part 4 of the Utah Code. The bonds do not constitute a pledge of the ad valorem taxing power or the full faith and credit of the City. More detailed information about pledged-revenue coverage is presented in Schedule 18 on page 128 of this report.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE E – LONG-TERM OBLIGATIONS, Continued

The annual debt service requirements for all long-term debt outstanding as of June 30, 2016 by activity are as follows:

Year ending June 30,	Governmental Activities		Business-Type Activities
	General Obligation Bonds	Revenue Bonds	
Principal			
2017	\$ 3,300,000	\$ 1,550,000	\$ 2,980,000
2018	3,380,000	1,605,000	3,115,000
2019	3,080,000	1,650,000	3,255,000
2020	2,440,000	1,705,000	3,410,000
2021	2,530,000	1,775,000	3,525,000
2022-2026	9,750,000	7,170,000	17,895,000
2027-2030	1,155,000	5,850,000	6,365,000
Total	25,635,000	21,305,000	40,545,000
Plus unamortized premium/discount	374,111	1,088,581	1,496,117
Total	<u>\$ 26,009,111</u>	<u>\$ 22,393,581</u>	<u>\$ 42,041,117</u>
Interest			
2017	\$ 906,158	\$ 700,337	\$ 1,507,037
2018	812,858	651,137	1,380,888
2019	699,824	600,037	1,242,311
2020	603,864	547,337	1,096,837
2021	516,728	479,137	954,437
2022-2026	1,104,298	1,678,439	2,479,110
2027-2030	56,710	458,839	143,256
Total	<u>\$ 4,700,440</u>	<u>\$ 5,115,263</u>	<u>\$ 8,803,876</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS

General Information about the Pension Plans

Plan description: Eligible plan participants are provided with pensions through the Utah Retirement Systems (Systems). The Systems are comprised of the following pension trust funds:

- The Public Employees Noncontributory Retirement System (Noncontributory System) and the Public Employees Contributory Retirement System (Contributory System); are multiple employer, cost sharing, public employee retirement systems.
- The Public Safety Retirement System (Public Safety System) is a mixed agent and cost-sharing, multiple-employer, public employee retirement system.
- The Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System); and the Tier 2 Public Safety and Firefighter Contributory Retirement System (Tier 2 Public Safety and Firefighters System) are multiple employer, cost sharing, public employee retirement systems.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Systems are members of the Tier 2 Retirement System.

The Systems are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board (Board), whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. The Systems are a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms. The Systems issue a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S., Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

Benefits provided: The Systems provide retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final average salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.00% per year all years	Up to 4.00%
Contributory System	Highest 5 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	1.25% per year to June 1975; 2.00% per year July 1975 to present	Up to 4.00%
Public Safety System	Highest 3 years	20 years any age 10 years age 60 4 years age 65	2.50% per year up to 20 years; 2.00% per year over 20 years	Up to 2.50% to 4.00% depending on the employer
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%
Tier 2 Public Safety and Firefighter System	Highest 5 years	25 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.50%

* With actuarial reductions

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contributions: As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Systems' Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

Contribution rates are as follows:

Utah Retirement Systems

	Employee Paid	Paid by Employer for Employee	Employer Contribution Rate	Employer Rate for 401(k) Plan
Contributory System				
11 Local Government Div - Tier 1	N/A	6.00	14.46	N/A
111 Local Government Div - Tier 2*	N/A	N/A	16.69	1.78
Non-Contributory System				
15 Local Government Div - Tier 1	N/A	N/A	18.47	N/A
Public Safety System				
Contributory				
23 Other Div A with 2.5% COLA	N/A	12.29	22.75	N/A
122 Tier 2 DB Hybrid Public Safety*	N/A	N/A	22.50	1.33
Noncontributory				
43 Other Div A with 2.5% COLA	N/A	N/A	34.04	N/A
Tier 2 Defined Contribution Only*				
211 Local Government	N/A	N/A	6.69	10.00
222 Public Safety	N/A	N/A	11.83	12.00

*Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2016, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 1,583,281	N/A
Contributory System	126,506	-
Public Safety System	602,057	-
Tier 2 Public Employees Systems	652,227	-
Tier 2 Public Safety and Firefighter	75,876	-
Tier 2 DC Only System	23,903	N/A
Tier 2 DC Public Safety and Firefighter System	6,153	N/A
Total Contributions	\$ 3,070,003	\$ -

Contributions reported are the Systems' Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2016, the City reported a net pension asset of \$7,661 and a net pension liability of \$10,109,665:

	Proportionate Share		Net Pension Asset		Net Pension Liability
Noncontributory System	1.1629907	%	\$ -	\$	6,580,767
Contributory System	2.1367876		-		1,501,851
Public Safety System	1.1316373		-		2,027,047
Tier 2 Public Employees System	0.6083725		1,328		-
Tier 2 Public Safety and Firefighter System	0.4334431		6,333		-
			<u>\$ 7,661</u>	<u>\$</u>	<u>10,109,665</u>

The net pension asset and liability were measured as of December 31, 2015, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2015 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2016 the City recognized pension expense of \$3,011,002. The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,100	\$ 624,100
Changes in assumptions	-	518,022
Net difference between projected and actual earnings on pension plan investments	3,352,941	-
Changes in proportion and differences between contributions and proportionate share of contributions	402,786	-
Contributions subsequent to the measurement date	1,520,916	-
Total	<u>\$ 5,277,743</u>	<u>\$ 1,142,122</u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

\$1,520,916 reported as deferred outflows of resources related to pensions results from contributions made by the City prior to our fiscal year end, but subsequent to the measurement date of December 31, 2015. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2016	\$ 578,360
2017	595,060
2018	654,014
2019	803,630
2020	(3,318)
Thereafter	(13,038)

Actuarial assumptions: The total pension liability in the December 31, 2015, actuarial valuation was determined using the following actuarial assumption, applied to all periods included in the measurement:

Inflation	2.75%
Salary increases	3.50% - 10.50%, average, including inflation
Investment rate of return	7.50%, net of pension plan investment expense, including inflation

Mortality rates were developed from actual experience and mortality tables, based on gender, occupation and age, as appropriate, with adjustments for future improvement in mortality based on Scale AA, a model developed by the Society of Actuaries. The actuarial assumptions used in the January 1, 2015 valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2013.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

Asset Class	Expected Return Arithmetic Basis		Long-Term Expected Portfolio Real Rate of Return
	Target Asset Allocation	Real Return Arithmetic Basis	
Equity securities	40.00 %	7.06 %	2.82 %
Debt securities	20.00	0.80	0.16
Real assets	13.00	5.10	0.66
Private equity	9.00	11.30	1.02
Absolute return	18.00	3.15	0.57
Cash and cash equivalents	0.00	0.00	0.00
Totals	100.00 %		5.23 %
Inflation			2.75 %
Expected arithmetic nominal return			7.98 %

The 7.50 percent assumed investment rate of return is comprised of an inflation rate of 2.75 percent, a real return of 4.75 percent that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the Systems' Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.50 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.50 percent) or 1 percentage point higher (8.50 percent) than the current rate:

System	1% Decrease (6.50%)	Discount Rate (7.50%)	1% Increase (8.50%)
Noncontributory System	\$ 13,904,507	\$ 6,580,767	\$ 466,912
Contributory System	2,644,901	1,501,851	542,206
Public Safety System	4,292,430	2,027,047	182,607
Tier 2 Public Employees System	243,545	(1,328)	(186,919)
Tier 2 Public Safety and Firefighter System	10,765	(6,333)	(19,462)
Total	\$ 21,096,148	\$ 10,102,004	\$ 985,344

Pension plan fiduciary net position: Detailed information about the pension plan's fiduciary net position is available in the separately issued Systems' financial report.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE F – RETIREMENT PLANS, Continued

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Board and are generally supplemental plans to the basic retirement benefits of the Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued Systems' financial report.

Park City participates in the following Defined Contribution Savings Plans with the Systems:

- 401(k) Plan
- Roth IRA Plan
- Traditional IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, 2016 were as follows:

	2016	2015	2014
401(k) Plan			
Employer Contributions	\$ 186,225	\$ 105,401	\$ 37,600
Employee Contributions	-	-	-
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	12,245	9,258	6,230
Traditional IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	-	175	75

NOTE G - DEFINED CONTRIBUTION PLANS

Section 401(a) defined contribution money purchase plan

The City sponsors a defined contribution plan under Internal Revenue Code Section 401(a) for all full-time City employees not covered by the Public Safety Retirement System for employers with Social Security coverage.

The ICMA Retirement Corporation (ICMA) administers this plan. The City's total payroll in the fiscal year ended June 30, 2016 was \$21,277,808. Of that amount, \$7,692,435 was eligible to participate in this plan. The City participated at a rate of 0.50 percent, under City resolution for the year ended June 30, 2016 for employees covered by the State Contributory System retirement plan, 0.50 percent for employees covered by the State Noncontributory System retirement plan, and 18.47 percent under State Statue for a limited number of employees that are exempt from the State plan. During the year ended June 30, 2016 contributions totaling \$61,088 or 0.79 percent of covered payroll were made by the City. Employer contributions are fully vested in one year. All contributions were made by the due dates. The 401(a) defined contribution monies are not available to the City or its general creditors. Therefore, no assets or liabilities of the 401(a) defined contribution plan are reflected in the City's financial statements.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE G - DEFINED CONTRIBUTION PLANS, Continued

Section 457 deferred compensation plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. Employees are eligible to voluntarily participate from the date of employment and are vested immediately upon participating. The City's total payroll in the fiscal year ended June 30, 2016 was \$21,277,808. The City's covered payroll eligible for this plan totaled \$15,101,873 for the year ended June 30, 2016. The City participates in employer benefits of \$100 per month for those employees who have chosen single health insurance coverage and match the employees' voluntary contribution amount at fifty cents on the dollar to a maximum contribution of \$900. Contributions totaling \$295,284 or 1.95 percent of covered payroll were made by the City and voluntary contributions totaling \$832,455 or 5.51 percent of covered payroll were made by employees. All contributions were made by the due dates.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are held in trust for the exclusive benefit of participants and their beneficiaries, except that expenses and taxes may be paid from the Trust. Participants' rights under the plan are equal to those of general creditors of the City in an amount equal to the fair value of the deferred account for each participant. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

Investments are managed by the plan's administrator under one of seven investment options, or a combination thereof. The choice of the investment option(s) is made by the participants. All of the assets and income of the 457 Plan are held in investment fund trusts by ICMA for the exclusive benefit of the participants or their beneficiaries rather than as assets of the employer. As ICMA is the fiduciary of these assets, the City is no longer required to report the assets.

Loans or notes between the City and the defined contribution plans - There are no securities, loans or notes of the City included in the plans' assets.

NOTE H - COMMITMENTS AND CONTINGENCIES

There are several pending lawsuits in which the City is involved. The City Attorney estimates the potential claims against the City resulting from such litigation not covered by insurance would not materially affect the financial position of the City.

Commitments for major construction and capital improvements projects at June 30, 2016 are as follows:

Capital Projects Funds	\$1,428,436
Enterprise Funds	\$11,445,822

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE I– INTERGOVERNMENTAL REVENUES

Intergovernmental revenues were received by governmental fund types for the year ended June 30, 2016. They consist of the following:

State of Utah Class "C" road allotments	\$ 273,606
State contributions	81,383
County contributions	572,151
Federal contributions	65,365
Fire District	364,120
School District	<u>1,931,439</u>
Total	<u><u>\$ 3,288,064</u></u>

NOTE J – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During fiscal year 1989, the City established a Self Insurance Fund (an internal service fund) to account for and finance its uninsured risk of loss. Under this program, the Self Insurance Fund provides coverage for up to a maximum of \$250,000 per occurrence for general liability, automobile and errors and omissions. The City purchases commercial insurance for claims in excess of coverage provided by the Self Insurance Fund and for all other risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years. Liabilities are recorded for any claim or judgment when information available prior to issuance of the financial statements indicates it is probable that an asset has been impaired or a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

Unpaid claims as of June 30, 2014	-
Incurred claims	88,998
Claim payments	<u>71,368</u>
Unpaid claims as of June 30, 2015	<u>\$ 17,630</u>
Incurred claims	150,983
Claim payments	<u>144,778</u>
Unpaid claims as of June 30, 2016	<u><u>\$ 23,835</u></u>

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE K – BUDGET RECONCILIATION

A reconciliation of the original 2015-2016 budget, to the final legally adopted budget for all governmental fund types net of transfers approved in June 2016 is as follows:

	<u>Original Budget</u>	<u>Increase (Decrease)</u>	<u>Budget as Revised</u>
General Fund:			
Revenues	\$ 27,584,436	\$ (243,436)	\$ 27,341,000
Expenditures	28,401,378	1,649,897	30,051,275
Special Revenue Funds:			
Revenues	\$ 3,655,792	\$ -	\$ 3,655,792
Expenditures	1,257,634	-	1,257,634
Debt Service Funds:			
Revenues	\$ 4,290,436	\$ -	\$ 4,290,436
Expenditures	6,830,943	1,000	6,831,943
Capital Projects Funds:			
Revenues	\$ 9,873,500	\$ 3,647,265	\$ 13,520,765
Expenditures	21,377,374	39,749,447	61,126,821

NOTE L – INTERFUND TRANSFERS

Fund Financial Statements

Transfers were made to and from several funds during the course of the year ended June 30, 2016. An interfund transfer is a legally authorized transfer between funds in which one fund is responsible for the initial receipt of funds and another fund is responsible for the actual disbursement. The General Fund transferred \$1,011,000 to the Equipment Replacement Capital Projects Fund for future replacement of rolling stock and computer equipment. Several funds transferred a total of \$2,589,562 to the Sales Tax Revenue Bond Debt Service Fund to support principal and interest payments on debt. The Sales Tax Revenue Bond Debt Service Fund transferred \$3,715,347 of net bond proceeds to the Capital Improvements Fund for construction project costs. Transfers to the General Fund were comprised of: \$725,542 from the Water Fund, \$719,693 from the Transportation and Parking Fund and \$96,125 from the Golf Fund for administrative expenses for the year ended June 30, 2016.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE L – INTERFUND TRANSFERS, Continued

		Transfers into:				Business-Type Activities	
		Major Funds					
		General Fund	Capital Improvement Fund	Sales Tax Revenue & Refunding - DSF	Nonmajor Funds	Golf Course Fund	Total
<u>Transfers out from:</u>							
Governmental activities							
Major funds:							
General fund	\$	-	\$ -	\$ 164,089	\$ 1,011,000	\$ 25,000	\$ 1,200,089
Capital improvement fund		-	-	1,297,588	-	-	1,297,588
Sales tax rev & refund - DSF		-	3,715,347	-	-	-	3,715,347
Nonmajor funds:							
Other funds		-	-	1,127,885	2,393,125	-	3,521,010
Business-type activities							
Water fund		1,440,542	-	-	-	-	1,440,542
Transportation and parking		719,693	-	-	-	-	719,693
Golf course fund		96,125	-	-	-	-	96,125
Total	\$	2,256,360	\$ 3,715,347	\$ 2,589,562	\$ 3,404,125	\$ 25,000	\$ 11,990,394

Government-Wide Financial Statements

Per GASB Statement No. 34, all interfund transfers within governmental activities and business-type activities are eliminated.

NOTE M - TAXES

Before June 15 of each year, the City sets the property tax rate for various municipal purposes. If the City intends to increase property tax revenues above the tax rate of the previous year, state law requires the City to provide public notice to property owners and hold public hearings. All property taxes levied by the City are assessed and collected by Summit and Wasatch Counties. Property taxes are levied on January 1 on real property values assessed as of the same date. Taxes are due November 30 and delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15 of the following year, a lien is attached to the property and the amount of taxes and penalties bear interest from January 1 until paid.

If after five years delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

Sales and resort taxes are collected by the State Tax Commission and remitted to the City monthly. Franchise taxes are collected by the telephone, natural gas, electric utilities, cable television and sewer companies and remitted to the City periodically.

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE N – UNAVAILABLE REVENUE

Fund Financial Statements

At June 30, 2016, the following unavailable revenues were recorded in the fund financial statements as deferred inflows of resources because the funds were not available to finance expenditures of the current period.

	General	Debt Service - Park City General Obligation	Capital Projects - Capital Improvement Fund	Other Governmental Funds	Total
Miscellaneous loans/receivable	\$ 10,000	\$ -	\$ 304,353	\$ -	\$ 314,353
Property tax levied-not yet collected	9,636,741	4,282,803	-	3,686,157	17,605,701
	<u>\$ 9,646,741</u>	<u>\$ 4,282,803</u>	<u>\$ 304,353</u>	<u>\$ 3,686,157</u>	<u>\$ 17,920,054</u>

NOTE O – CONDUIT DEBT

On May 29, 2015, the City issued \$18,885,000 of 2015 Industrial Revenue Refunding Bonds on behalf of the United States Ski and Snowboard Association (USSA), a nonprofit corporation. The bonds refunded \$18,695,000 of the 2007 Multi-Mode Variable Rate Revenue Bonds issued on December 18, 2007, on behalf of USSA. The bonds bear interest at a variable rate and mature June 1, 2040. The bonds were used to partially finance the construction of The USSA Center of Excellence, an athletic training and office facility located in Park City. The bonds are secured by a pledge of revenues under the Bond Indenture. Neither the City's General Fund nor the full faith and credit of the City are pledged for the payment of principal or interest on the bonds. Since the bonds do not constitute a debt of the City, they are not reported in the accompanying financial statements. The principal balance of outstanding bonds was \$18,344,594 at June 30, 2016.

NOTE P – POLLUTION REMEDIATION

GAAP addresses accounting and financial reporting standards for pollution (including contamination) remediation obligations, which are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities such as site assessments and cleanups. GASB 49 identifies the obligating events, which require the City to estimate the components of expected pollution remediation outlays and determine whether outlays for those components should be accrued as a liability or, if appropriate, capitalized when goods and services are acquired.

On December 30, 2008, Park City Municipal Corporation and Summit County purchased as tenants in common approximately 107 acres of land that are outside the City limits. Prior to the purchase, soil testing was conducted on the property and it was found that a portion of the parcel is contaminated by lead and other contaminants due to prior upstream mining activity by others and needs remediation. The City, Summit County, and the two sellers of the land agreed in writing to each contribute the lesser of (a) twenty-five percent (25%) of the remediation costs incurred; or (b) \$200,000. The City's Environmental Coordinator estimates that the cost to remediate the parcel would be approximately \$450,000. The City's twenty-five percent (25%) share would be approximately \$112,500. The estimate of \$450,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases

PARK CITY MUNICIPAL CORPORATION, UTAH
NOTES TO FINANCIAL STATEMENTS, continued
JUNE 30, 2016

NOTE P – POLLUTION REMEDIATION, Continued

or reductions, technology, or changes in applicable laws and regulations. The City's legal obligation to share in this cleanup is an obligating event pursuant to GASB 49. Pollution remediation outlays should be capitalized in the government-wide and proprietary fund statements when property is acquired with known or suspected pollution that was expected to be remediated because it is assumed that the property was acquired at a discount because of the remediation. The financial reporting impact and effect was the recognition of a liability and the capitalization of an asset for \$112,500. The City entered into a Voluntary Clean-up Agreement with the Utah Department of Environmental Quality (UDEQ) to develop a remediation work plan for this property.

The Environmental Protection Agency (USEPA) and UDEQ have been investigating and evaluating mine sites within the Park City area since the early 1980's. In 1988, pursuant to approval of USEPA, Park City Municipal Corporation enacted the Landscaping and Maintenance of Soil Cover Ordinance for lots within the City limits. In general, the landscaping and soil maintenance cover requirements mandated a 6-inch clean top soil cap in order to contain the underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and minimize direct contact. On April 30, 2004, the City implemented an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. The EMS Soils Ordinance Boundary contains pollution remediation obligations of Park City Municipal Corporation pursuant to this local ordinance, which is an obligating event pursuant to GASB 49. The City plans to conduct remediation of 48 acres of land in accordance with the Utah Department of Environmental Quality Clean-up Program. The estimated cost to remediate these 48 acres is \$1,272,000 and is a liability of the City. The estimate of \$1,272,000 is measured at current value using the expected cash flow technique, which measures the liability as the sum of probability-weighted amounts in a range of possible estimated amounts. This technique uses all expectations about possible cash flows. The pollution remediation obligation is an estimate subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

NOTE Q – SUBSEQUENT EVENTS

On November 8, 2016, Park City voters approved the Park City Open Space Bond Ballot Initiative: "Shall Park City, Utah, be authorized to issue general obligation bonds in an amount not to exceed \$25,000,000 and to mature in no more than 16 years from the date or dates of such bonds to acquire, improve and forever preserve open space, park and recreational land located in Bonanza Flats, if such land is available for purchase by the City, in order to protect the conservation values thereof, to remove existing unneeded man-made improvements, and to make limited improvements for public access, parking and use." The bonds will only be issued if the City can reach an agreement to buy the land from the property owners.

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Required Supplementary Information
SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
Park City Municipal Corporation, Utah
Utah Retirement Systems
Last 10 Calendar Years ¹

	As of calendar year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered employee payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	Plan fiduciary net position as a percentage of its covered employee payroll
Noncontributory System	2014	1.1057757 %	\$ 4,801,538	\$ 8,969,083	53.50 %	90.20 %
	2015	1.1629907	6,580,767	8,900,339	73.94	87.80
Contributory System	2014	1.7202131	496,184	921,380	53.90	94.00
	2015	2.1367876	1,501,851	910,458	164.96	85.70
Public Safety System	2014	1.0325635	1,298,534	1,628,847	79.70	90.50
	2015	1.1316373	2,027,047	1,850,090	109.56	87.10
Tier 2 Public Employees System	2014	0.4811751	(14,582)	2,361,287	-0.60	103.50
	2015	0.6083725	(1,328)	3,930,779	-0.03	100.20
Tier 2 Public Safety and Firefighter System	2014	0.5580685	(8,256)	230,513	-3.60	120.50
	2015	0.4334431	(6,333)	258,047	-2.45	110.70

¹ Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

Schedule of Required Supplementary Information
SCHEDULE OF CONTRIBUTIONS
Park City Municipal Corporation, Utah
Utah Retirement Systems
June 30, 2016
Last 10 Fiscal Years ¹

	As of fiscal year ended June 30,	Actuarial determined contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll ²
Noncontributory System	2014	\$ 1,463,515	\$ 1,463,515	\$ -	\$ 8,593,869	17.03 %
	2015	1,593,052	1,593,052	-	8,676,643	18.36
	2016	1,583,281	1,583,281	-	8,630,571	18.35
Contributory System	2014	118,386	118,386	-	891,460	13.28
	2015	124,015	124,015	-	857,642	14.46
	2016	126,506	126,506	-	874,871	14.46
Public Safety System	2014	444,956	444,956	-	1,579,083	28.18
	2015	487,710	487,710	-	1,613,195	30.23
	2016	602,057	602,057	-	2,018,519	29.83
Tier 2 Public Employees System ³	2014	274,597	274,597	-	1,962,810	13.99
	2015	447,904	447,904	-	2,998,019	14.94
	2016	652,227	652,227	-	4,374,424	14.91
Tier 2 Public Safety and Firefighter System ³	2014	43,142	43,142	-	206,915	20.85
	2015	46,309	46,309	-	205,361	22.55
	2016	75,876	75,876	-	337,225	22.5
Tier 2 Public Employees DC Only System ³	2014	2,308	2,308	-	41,356	5.58
	2015	14,096	14,096	-	209,757	6.72
	2016	23,903	23,903	-	357,294	6.69
	2014	-	-	-	-	0.00
Tier 2 Public Safety and Firefighter DC Only System ³	2015	3,007	3,007	-	25,417	11.83
	2016	6,153	6,153	-	52,009	11.83

¹ Table represents data available since implementation of GASB Statement 68 and will increase to ten years over time.

² Contributions as a percentage of covered-employee payroll may be different than the Board certified rate due to rounding or other administrative issues.

³ Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Park City Municipal Corporation, Utah
Notes to Required Supplementary Information
For the year ended June 30, 2016

Note 1. Multiple-Employer Cost-Sharing Defined Benefit Pension Plan

For the year ended June 30, 2016, the following changes were adopted from the most recent actuarial experience study. There was a decrease in the wage inflation assumption for all employee groups from 3.75 percent to 3.50 percent. There was also a modification to the rate of salary increases for most groups. The payroll growth assumption was decreased from 3.50 percent to 3.25 percent. There was an improvement in the post retirement mortality assumption for female educators and minor adjustments to the pre-retirement mortality assumption.

There were additional changes to certain demographic assumptions that generally resulted in: (1) more members are anticipated to terminate employment prior to retirement, (2) slightly fewer members are expected to become disabled, and (3) members are expected to retire at a slightly later age.

Additional pension plan information can be found in Note F.

SUPPLEMENTARY INFORMATION

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NONMAJOR GOVERNMENTAL FUNDS

Lower Park Avenue Redevelopment Agency and Main Street Redevelopment Agency Special Revenue Funds – Special revenue funds are used to account for specific revenue sources that are restricted, committed or assigned to expenditures for particular purposes. These special revenue funds account for the agencies' redevelopment activities which are supported by property tax increment revenue.

Capital Projects - Lower Park Avenue Redevelopment Agency Fund - Accounts for the acquisition or construction of capital projects in the Lower Park Avenue Redevelopment area.

Main Street Redevelopment Agency Capital Projects Fund - Accounts for capital projects in the Main Street Redevelopment area.

Municipal Building Authority - The Municipal Building Authority is a legally separate organization that is a mechanism for financing needed City facilities. The Authority acquires and/or builds facilities by borrowing money secured by a lease agreement between the City and the Authority.

Equipment Replacement Capital Projects Fund - Accounts for the accumulation of resources for the future replacement of fixed assets such as computers, vehicles and heavy equipment.

Park City Municipal Corporation, Utah
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2016

	Special Revenue Funds			Capital Projects Funds					
	Lower Park Avenue Redevelopment Agency	Main Street Redevelopment Agency	Total	Lower Park Avenue Redevelopment Agency	Main Street Redevelopment Agency	Municipal Building Authority	Equipment Replacement CIP	Total	Total Nonmajor Governmental
Assets									
Cash, cash equivalents and investments	\$ 292,639	\$ 262,744	\$ 555,383	\$ 789,335	\$ 1,255,264	\$ 459,980	\$ 1,761,491	\$ 4,266,070	\$ 4,821,453
Receivables									
Taxes	2,391,320	1,301,919	3,693,239	-	-	-	-	-	3,693,239
Accounts	41	29	70	300	85	31	315	731	801
Total assets	<u>\$ 2,684,000</u>	<u>\$ 1,564,692</u>	<u>\$ 4,248,692</u>	<u>\$ 789,635</u>	<u>\$ 1,255,349</u>	<u>\$ 460,011</u>	<u>\$ 1,761,806</u>	<u>\$ 4,266,801</u>	<u>\$ 8,515,493</u>
Liabilities, deferred inflows of resources and fund balances									
Accounts payable	\$ 42,603	\$ 3,174	\$ 45,777	\$ 39,668	\$ -	\$ 4,050	\$ 135,095	\$ 178,813	\$ 224,590
Deferred inflows of resources-property tax	2,386,157	1,300,000	3,686,157	-	-	-	-	-	3,686,157
Total liabilities and deferred inflows of resources	<u>2,428,760</u>	<u>1,303,174</u>	<u>3,731,934</u>	<u>39,668</u>	<u>-</u>	<u>4,050</u>	<u>135,095</u>	<u>178,813</u>	<u>3,910,747</u>
Fund Balances									
Committed:									
Capital projects	-	-	-	749,967	1,255,349	455,961	1,626,711	4,087,988	4,087,988
Economic development	255,240	261,518	516,758	-	-	-	-	-	516,758
Total fund balances	<u>255,240</u>	<u>261,518</u>	<u>516,758</u>	<u>749,967</u>	<u>1,255,349</u>	<u>455,961</u>	<u>1,626,711</u>	<u>4,087,988</u>	<u>4,604,746</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,684,000</u>	<u>\$ 1,564,692</u>	<u>\$ 4,248,692</u>	<u>\$ 789,635</u>	<u>\$ 1,255,349</u>	<u>\$ 460,011</u>	<u>\$ 1,761,806</u>	<u>\$ 4,266,801</u>	<u>\$ 8,515,493</u>

Park City Municipal Corporation, Utah
Combining Statement of Revenues, Expenditures and
Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2016

	Special Revenue Funds			Capital Projects Funds					
	Lower Park Avenue Redevelopment Agency	Main Street Redevelopment Agency	Total	Lower Park Avenue Redevelopment Agency	Main Street Redevelopment Agency	Municipal Building Authority	Equipment Replacement CIP	Total	Total Nonmajor Governmental
Revenues									
Taxes and special assessments	\$ 551,909	\$ 289,745	\$ 841,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 841,654
Contribution from other governments	1,847,695	970,015	2,817,710	-	-	-	-	-	2,817,710
Investment income	4,566	3,245	7,811	3,366	8,180	3,007	-	14,553	22,364
Total revenues	2,404,170	1,263,005	3,667,175	3,366	8,180	3,007	-	14,553	3,681,728
Expenditures									
Capital outlay	-	-	-	1,854,877	47,540	8,011	1,250,276	3,160,704	3,160,704
Economic development	641,922	309,346	951,268	-	-	-	-	-	951,268
Total expenditures	641,922	309,346	951,268	1,854,877	47,540	8,011	1,250,276	3,160,704	4,111,972
Excess (deficiency) of revenues over (under) expenditures	1,762,248	953,659	2,715,907	(1,851,511)	(39,360)	(5,004)	(1,250,276)	(3,146,151)	(430,244)
Other financing sources (uses)									
Sale of capital assets	-	-	-	721,823	-	-	33,825	755,648	755,648
Transfers in	-	-	-	1,641,125	752,000	-	1,011,000	3,404,125	3,404,125
Transfers out	(1,641,125)	(752,000)	(2,393,125)	(324,000)	(803,885)	-	-	(1,127,885)	(3,521,010)
Total other financing sources (uses)	(1,641,125)	(752,000)	(2,393,125)	2,038,948	(51,885)	-	1,044,825	3,031,888	638,763
Net change in fund balances	121,123	201,659	322,782	187,437	(91,245)	(5,004)	(205,451)	(114,263)	208,519
Fund balances - beginning	134,117	59,859	193,976	562,530	1,346,594	460,965	1,832,162	4,202,251	4,396,227
Fund balances - ending	\$ 255,240	\$ 261,518	\$ 516,758	\$ 749,967	\$ 1,255,349	\$ 455,961	\$ 1,626,711	\$ 4,087,988	\$ 4,604,746

Park City Municipal Corporation, Utah
Sales Tax Revenue and Refunding Bonds Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Investment income	\$ -	\$ -	\$ 33,338	\$ 33,338
Expenditures				
Debt service				
Principal	1,810,000	1,810,000	1,810,000	-
Interest	790,563	791,563	782,290	9,273
Total expenditures	2,600,563	2,601,563	2,592,290	9,273
Excess (deficiency) of revenues over (under) expenditures	(2,600,563)	(2,601,563)	(2,558,952)	42,611
Other financing sources (uses)				
Transfers in	2,589,562	2,589,562	2,589,562	-
Transfers out	-	(3,715,347)	(3,715,347)	-
Total other financing sources (uses)	2,589,562	(1,125,785)	(1,125,785)	-
Net change in fund balance	(11,001)	(3,727,348)	(3,684,737)	42,611
Fund balance - beginning	6,514,375	6,527,767	6,527,767	-
Fund balance - ending	<u>\$ 6,503,374</u>	<u>\$ 2,800,419</u>	<u>\$ 2,843,030</u>	<u>\$ 42,611</u>

Park City Municipal Corporation, Utah
General Obligation Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		
Revenues				
Taxes				
General property tax	\$ 4,211,453	\$ 4,211,453	\$ 3,711,453	\$ (500,000)
Delinquent taxes	12,000	12,000	12,000	-
Investment income	-	-	421	421
Miscellaneous	66,983	66,983	62,428	(4,555)
Total revenues	<u>4,290,436</u>	<u>4,290,436</u>	<u>3,786,302</u>	<u>(504,134)</u>
Expenditures				
Debt service				
Principal	3,215,000	3,215,000	3,215,000	-
Interest	1,015,380	1,015,380	999,542	15,838
Total expenditures	<u>4,230,380</u>	<u>4,230,380</u>	<u>4,214,542</u>	<u>15,838</u>
Excess (deficiency) of revenues over (under) expenditures	<u>60,056</u>	<u>60,056</u>	<u>(428,240)</u>	<u>(488,296)</u>
Net change in fund balance	60,056	60,056	(428,240)	(488,296)
Fund balance - beginning	<u>990,728</u>	<u>1,003,018</u>	<u>964,024</u>	<u>(38,994)</u>
Fund balance - ending	<u><u>\$ 1,050,784</u></u>	<u><u>\$ 1,063,074</u></u>	<u><u>\$ 535,784</u></u>	<u><u>\$ (527,290)</u></u>

Park City Municipal Corporation, Utah
Capital Improvements Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes and special assessments	\$ 7,131,000	\$ 8,745,007	\$ 8,897,706	\$ 152,699
Intergovernmental	1,350,000	1,362,267	336,917	(1,025,350)
Investment income	-	-	276,214	276,214
Impact fees	860,000	765,000	425,365	(339,635)
Miscellaneous	532,500	2,648,491	514,048	(2,134,443)
Total revenues	9,873,500	13,520,765	10,450,250	(3,070,515)
Expenditures				
Capital outlay				
Land and building acquisition	170,000	2,883,556	432,450	2,451,106
Street and storm drain improvements	1,990,833	2,190,481	1,188,430	1,002,051
Building renovation and construction	557,709	2,420,077	728,680	1,691,397
Improvements other than building	7,816,445	36,773,608	6,075,384	30,698,224
City parks and cemetery improvements	100,000	549,494	272,564	276,930
Equipment	205,637	648,379	195,784	452,595
Total expenditures	10,840,624	45,465,595	8,893,292	36,572,303
Excess (deficiency) of revenues over (under) expenditures	(967,124)	(31,944,830)	1,556,958	33,501,788
Other financing sources (uses)				
Transfers in	-	3,715,347	3,715,347	-
Transfers out	(1,297,588)	(1,297,588)	(1,297,588)	-
Total other financing sources (uses)	(1,297,588)	2,417,759	2,417,759	-
Net change in fund balance	(2,264,712)	(29,527,071)	3,974,717	33,501,788
Fund balance - beginning	5,471,946	32,950,023	33,099,018	148,995
Fund balance - ending	\$ 3,207,234	\$ 3,422,952	\$ 37,073,735	\$ 33,650,783

Park City Municipal Corporation, Utah
Lower Park Avenue Redevelopment Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances-Budget and Actual
For the Year Ended June 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Taxes and special assessments	\$ 595,212	\$ 595,212	\$ 551,909	\$ (43,303)
Contribution from other governments	1,818,580	1,818,580	1,847,695	29,115
Investment income	-	-	4,566	4,566
Total revenues	<u>2,413,792</u>	<u>2,413,792</u>	<u>2,404,170</u>	<u>(9,622)</u>
Expenditures				
Economic development	<u>772,634</u>	<u>772,634</u>	<u>641,922</u>	<u>130,712</u>
Excess of revenues over expenditures	<u>1,641,158</u>	<u>1,641,158</u>	<u>1,762,248</u>	<u>121,090</u>
Other financing uses-transfers out	<u>(1,641,125)</u>	<u>(1,641,125)</u>	<u>(1,641,125)</u>	<u>-</u>
Net change in fund balances	33	33	121,123	121,090
Fund balance - beginning	5,000	133,527	134,117	590
Fund balance - ending	<u>\$ 5,033</u>	<u>\$ 133,560</u>	<u>\$ 255,240</u>	<u>\$ 121,680</u>

Park City Municipal Corporation, Utah
Main Street Redevelopment Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances-Budget and Actual
For the Year Ended June 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
Revenues				
Taxes and special assessments	\$ 324,160	\$ 324,160	\$ 289,745	\$ (34,415)
Contribution from other governments	917,840	917,840	970,015	52,175
Investment income	-	-	3,245	3,245
Total revenues	<u>1,242,000</u>	<u>1,242,000</u>	<u>1,263,005</u>	<u>21,005</u>
Expenditures				
Economic development	<u>485,000</u>	<u>485,000</u>	<u>309,346</u>	<u>175,654</u>
Excess of revenues over expenditures	<u>757,000</u>	<u>757,000</u>	<u>953,659</u>	<u>196,659</u>
Other financing uses-transfers out	<u>(752,000)</u>	<u>(752,000)</u>	<u>(752,000)</u>	<u>-</u>
Net change in fund balances	5,000	5,000	201,659	196,659
Fund balance - beginning	-	59,638	59,859	221
Fund balance - ending	<u>\$ 5,000</u>	<u>\$ 64,638</u>	<u>\$ 261,518</u>	<u>\$ 196,880</u>

Park City Municipal Corporation, Utah
Lower Park Avenue Redevelopment Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Investment income	\$ -	\$ -	\$ 3,366	\$ 3,366
Expenditures				
Capital outlay				
Land and building acquisition	-	1,376,016	264,883	1,111,133
Street and storm drain improvements	-	39,845	-	39,845
Building renovation and construction	350,000	1,498,039	11,250	1,486,789
Improvements other than building	9,075,750	9,929,152	1,578,744	8,350,408
City parks and cemetery improvements	100,000	182,241	-	182,241
Total expenditures	9,525,750	13,025,293	1,854,877	11,170,416
Excess (deficiency) of revenues over (under) expenditures	(9,525,750)	(13,025,293)	(1,851,511)	11,173,782
Other financing sources (uses)				
Debt issuance	10,000,000	12,200,000	-	(12,200,000)
Sale of capital assets	-	750,000	721,823	(28,177)
Transfers in	1,641,125	1,641,125	1,641,125	-
Transfers out	(324,000)	(324,000)	(324,000)	-
Total other financing sources (uses)	11,317,125	14,267,125	2,038,948	(12,228,177)
Net change in fund balance	1,791,375	1,241,832	187,437	(1,054,395)
Fund balance - beginning	2,990,491	555,559	562,530	6,971
Fund balance - ending	<u>\$ 4,781,866</u>	<u>\$ 1,797,391</u>	<u>\$ 749,967</u>	<u>\$ (1,047,424)</u>

Park City Municipal Corporation, Utah
Main Street Redevelopment Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
Revenues				
Investment income	\$ -	\$ -	\$ 8,180	\$ 8,180
Expenditures				
Capital outlay-improvements other than building	-	122,603	47,540	75,063
Excess (deficiency) of revenues over (under) expenditures	-	(122,603)	(39,360)	83,243
Other financing sources (uses)				
Transfers in	752,000	752,000	752,000	-
Transfers out	(803,885)	(803,885)	(803,885)	-
Total other financing (uses)	(51,885)	(51,885)	(51,885)	-
Net change in fund balance	(51,885)	(174,488)	(91,245)	83,243
Fund balance - beginning	944,306	1,340,589	1,346,594	6,005
Fund balance - ending	<u>\$ 892,421</u>	<u>\$ 1,166,101</u>	<u>\$ 1,255,349</u>	<u>\$ 89,248</u>

Park City Municipal Corporation, Utah
Municipal Building Authority Capital Projects Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
Revenues				
Investment income	\$ -	\$ -	\$ 3,007	\$ 3,007
Expenditures				
Capital outlay-improvements other than building	-	42,198	8,011	34,187
Excess (deficiency) of revenues over (under) expenditures	-	(42,198)	(5,004)	37,194
Net change in fund balance	-	(42,198)	(5,004)	37,194
Fund balance - beginning	459,542	458,911	460,965	2,054
Fund balance - ending	<u>\$ 459,542</u>	<u>\$ 416,713</u>	<u>\$ 455,961</u>	<u>\$ 39,248</u>

Park City Municipal Corporation, Utah
Equipment Replacement Capital Improvements Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balance-Budget and Actual
For the Year Ended June 30, 2016

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
Expenditures				
Capital outlay - equipment	\$ 1,011,000	\$ 2,471,132	\$ 1,250,276	\$ 1,220,856
Other financing sources				
Sale of capital assets	-	-	33,825	33,825
Transfers in	996,000	1,011,000	1,011,000	-
Total other financing sources	996,000	1,011,000	1,044,825	33,825
Net change in fund balance	(15,000)	(1,460,132)	(205,451)	1,254,681
Fund balance - beginning	363,218	1,832,162	1,832,162	-
Fund balance - ending	<u>\$ 348,218</u>	<u>\$ 372,030</u>	<u>\$ 1,626,711</u>	<u>\$ 1,254,681</u>

INTERNAL SERVICE FUNDS

The Internal Service Funds are used to account for the financing and operations of services provided to various City departments and other governments, on a cost-reimbursement basis. Included are:

Fleet Services Fund: Fleet Services Fund accounts for the cost of storage, repair and maintenance of City-owned vehicles.

Self-Insurance Fund: Self-Insurance Fund accounts for the establishment of a self-insurance program.

Park City Municipal Corporation, Utah
Combining Statement of Net Position
Internal Service Funds
For the Year Ended June 30, 2016

	<u>Fleet Services Fund</u>	<u>Self- Insurance Fund</u>	<u>Total</u>
Assets			
Current assets:			
Cash, cash equivalents and investments	\$ 1,126,677	\$ 1,230,802	\$ 2,357,479
Accounts receivable	57,319	-	57,319
Inventories	298,724	-	298,724
Total current assets	<u>1,482,720</u>	<u>1,230,802</u>	<u>2,713,522</u>
Capital assets			
Vehicles and equipment	47,450	-	47,450
Accumulated depreciation	<u>(47,450)</u>	<u>-</u>	<u>(47,450)</u>
Net capital assets	<u>-</u>	<u>-</u>	<u>-</u>
Net pension asset	381	-	381
Total assets	<u>1,483,101</u>	<u>1,230,802</u>	<u>2,713,903</u>
Deferred outflows of resources			
Deferred outflows of resources related to pensions	242,194	-	242,194
Total deferred outflows of resources	<u>242,194</u>	<u>-</u>	<u>242,194</u>
Liabilities			
Current liabilities:			
Accounts payable	112,690	262,531	375,221
Accrued liabilities	29,322	-	29,322
Compensated absences	8,697	-	8,697
Total current liabilities	<u>150,709</u>	<u>262,531</u>	<u>413,240</u>
Noncurrent liabilities:			
Compensated absences	55,370	-	55,370
Net pension liability	535,969	-	535,969
Total noncurrent liabilities	<u>591,339</u>	<u>-</u>	<u>591,339</u>
Total liabilities	<u>742,048</u>	<u>262,531</u>	<u>1,004,579</u>
Deferred inflows of resources			
Deferred inflows of resources related to pensions	43,696	-	43,696
Total deferred inflows of resources	<u>43,696</u>	<u>-</u>	<u>43,696</u>
Total net position-unrestricted	<u>\$ 939,551</u>	<u>\$ 968,271</u>	<u>\$ 1,907,822</u>

Park City Municipal Corporation, Utah
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2016

	Fleet Services Fund	Self- Insurance Fund	Total
Operating revenues-charges for services	<u>\$ 2,448,000</u>	<u>\$ 1,250,665</u>	<u>\$ 3,698,665</u>
Operating expenses			
Salaries and benefits	1,008,091	-	1,008,091
Supplies, maintenance and services	811,994	889,841	1,701,835
Energy and utilities	765,670	-	765,670
 Total operating expenses	 <u>2,585,755</u>	 <u>889,841</u>	 <u>3,475,596</u>
 Income (loss) from operations and change in net position	 <u>(137,755)</u>	 <u>360,824</u>	 <u>223,069</u>
 Net position - beginning	 1,077,306	 607,447	 1,684,753
 Net position - ending	 <u><u>\$ 939,551</u></u>	 <u><u>\$ 968,271</u></u>	 <u><u>\$ 1,907,822</u></u>

Park City Municipal Corporation, Utah
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2016

	Fleet Services Fund	Self- Insurance Fund	Total
Cash flows from operating activities			
Receipts from customers	\$ 2,453,266	\$ 1,250,665	\$ 3,703,931
Payments to suppliers	(1,415,993)	(891,535)	(2,307,528)
Payments to employees	(885,849)	-	(885,849)
Net cash provided by operating activities	<u>151,424</u>	<u>359,130</u>	<u>510,554</u>
Net increase in cash, cash equivalents and investments	151,424	359,130	510,554
Balances—beginning of the year	<u>975,253</u>	<u>871,672</u>	<u>1,846,925</u>
Balances—end of the year	<u><u>\$ 1,126,677</u></u>	<u><u>\$ 1,230,802</u></u>	<u><u>\$ 2,357,479</u></u>
Reconciliation of operating income (loss) to net cash provided by operating activities:			
Operating income (loss)	\$ (137,755)	\$ 360,824	\$ 223,069
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Change in assets and liabilities:			
Receivables, net	5,266	-	5,266
Inventories	141,599	-	141,599
Accounts and other payables	11,677	(1,694)	9,983
Accrued expenses	130,637	-	130,637
Net cash provided by operating activities	<u><u>\$ 151,424</u></u>	<u><u>\$ 359,130</u></u>	<u><u>\$ 510,554</u></u>

FIDUCIARY FUND

The Park City Agency Fund is used to hold deposits and performance bonds.

Park City Municipal Corporation, Utah
Statement of Changes in Assets and Liabilities
For the Year Ended June 30, 2016

	<u>Balance</u> <u>July 1, 2015</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance</u> <u>June 30, 2016</u>
Park City Agency				
Assets				
Cash, cash equivalents and investments	\$ <u>2,149,817</u>	\$ <u>1,363,795</u>	\$ <u>(1,677,312)</u>	\$ <u>1,836,300</u>
Liabilities				
Deposits	\$ <u>2,149,817</u>	\$ <u>1,363,795</u>	\$ <u>(1,677,312)</u>	\$ <u>1,836,300</u>

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STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements and note disclosures says about the City's overall financial health.

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Revenue Capacity - These schedules contain information to help the reader assess the City's most significant local revenue source, property tax, in addition to other types of tax revenues.	
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Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Schedule 1
Park City Municipal Corporation, Utah
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2007	2008	2009	2010	2011	2012 (1)	2013	2014 (1)	2015	2016
Governmental activities										
Net investment in capital assets	\$ 89,314,177	\$ 94,499,292	\$ 104,268,572	\$ 126,232,311	\$ 133,919,927	\$ 136,071,293	\$ 142,887,371	\$ 150,053,024	\$ 159,315,342	\$ 162,071,121
Restricted	9,601,159	6,881,623	16,373,427	8,409,654	4,523,349	1,300,187	756,943	6,914,189	12,914,983	7,923,222
Unrestricted	58,692,064	64,231,443	46,530,239	40,053,884	39,298,940	43,625,788	42,124,211	31,427,218	25,315,602	34,627,889
Total governmental activities net position	<u>\$ 157,607,400</u>	<u>\$ 165,612,358</u>	<u>\$ 167,172,238</u>	<u>\$ 174,695,849</u>	<u>\$ 177,742,216</u>	<u>\$ 180,997,268</u>	<u>\$ 185,768,525</u>	<u>\$ 188,394,431</u>	<u>\$ 197,545,927</u>	<u>\$ 204,622,232</u>
Business-type activities										
Net investment in capital assets	\$ 34,285,569	\$ 33,742,422	\$ 36,546,622	\$ 45,544,573	\$ 51,237,710	\$ 56,867,717	\$ 57,738,180	\$ 58,889,312	\$ 61,064,884	\$ 64,172,905
Restricted	9,745,959	8,881,500	9,254,588	22,052,008	9,905,734	4,625,572	7,168,903	5,103,868	5,104,841	5,128,238
Unrestricted	10,525,780	16,473,348	17,152,620	234,871	11,465,665	18,103,004	16,869,063	20,587,531	24,110,275	22,449,523
Total business-type activities net position	<u>\$ 54,557,308</u>	<u>\$ 59,097,270</u>	<u>\$ 62,953,830</u>	<u>\$ 67,831,452</u>	<u>\$ 72,609,109</u>	<u>\$ 79,596,293</u>	<u>\$ 81,776,146</u>	<u>\$ 84,580,711</u>	<u>\$ 90,280,000</u>	<u>\$ 91,750,666</u>
Primary government										
Net investment in capital assets	\$ 123,599,746	\$ 128,241,714	\$ 140,815,194	\$ 171,776,884	\$ 185,157,637	\$ 192,939,010	\$ 200,625,551	\$ 208,942,336	\$ 220,380,226	\$ 226,244,026
Restricted	19,347,118	15,763,123	25,628,015	30,461,662	14,429,083	5,925,759	7,925,846	12,018,057	18,019,824	13,051,460
Unrestricted	69,217,844	80,704,791	63,682,859	40,288,755	50,764,605	61,728,792	58,993,274	52,014,749	49,425,877	57,077,412
Total primary government net position	<u>\$ 212,164,708</u>	<u>\$ 224,709,628</u>	<u>\$ 230,126,068</u>	<u>\$ 242,527,301</u>	<u>\$ 250,351,325</u>	<u>\$ 260,593,561</u>	<u>\$ 267,544,671</u>	<u>\$ 272,975,142</u>	<u>\$ 287,825,927</u>	<u>\$ 296,372,898</u>

Notes:
(1) Restated

Schedule 2
Park City Municipal Corporation, Utah
Changes in Net Position, Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2007	2008	2009	2010	2011	2012 (5)	2013	2014	2015	2016
Expenses										
Governmental activities:										
General government	\$ 9,104,598	\$ 13,410,484	\$ 15,340,741	\$ 15,424,562	\$ 13,876,694	\$ 16,418,511	\$ 15,410,428	\$ 17,971,342	\$ 19,233,343	\$ 19,676,565
Public safety	3,639,734	4,150,644	4,243,055	4,410,647	4,523,175	4,749,019	5,005,854	5,023,548	5,270,197	5,705,960
Public works	7,945,868	9,355,418	8,464,545	8,186,146	7,539,516	7,120,275	7,225,061	7,053,923	6,967,243	7,088,647
Library and recreation	2,858,010	3,181,083	3,234,338	3,252,784	3,146,783	3,707,452	4,194,025	4,408,912	4,618,338	5,671,823
Interest on long-term debt	1,742,611	1,615,426	1,767,188	2,213,998	2,039,807	1,812,222	1,588,388	1,552,101	1,285,952	1,456,433
Total governmental activities expenses	<u>25,290,821</u>	<u>31,713,055</u>	<u>33,049,867</u>	<u>33,488,137</u>	<u>31,125,975</u>	<u>33,807,479</u>	<u>33,423,756</u>	<u>36,009,826</u>	<u>37,375,073</u>	<u>39,599,428</u>
Business-type activities:										
Water	6,021,603	5,953,499	7,895,070	9,220,606	9,168,368	9,828,676	10,980,949	11,678,822	11,870,125	12,934,161
Transportation and parking	6,822,384	7,244,088	7,167,411	9,406,997	8,433,607	9,243,798	9,608,636	10,378,982	10,804,211	11,801,545
Golf course	1,609,662	1,236,033	1,280,080	1,182,865	1,291,645	1,394,404	1,415,478	1,441,498	1,512,330	1,541,601
Total business-type activities expenses	<u>14,453,649</u>	<u>14,433,620</u>	<u>16,342,561</u>	<u>19,810,468</u>	<u>18,893,620</u>	<u>20,466,878</u>	<u>22,005,063</u>	<u>23,499,302</u>	<u>24,186,666</u>	<u>26,277,307</u>
Total primary government expenses	<u>\$ 39,744,470</u>	<u>\$ 46,146,675</u>	<u>\$ 49,392,428</u>	<u>\$ 53,298,605</u>	<u>\$ 50,019,595</u>	<u>\$ 54,274,357</u>	<u>\$ 55,428,819</u>	<u>\$ 59,509,128</u>	<u>\$ 61,561,739</u>	<u>\$ 65,876,735</u>
Program Revenues										
Governmental activities:										
Charges for services										
General government	\$ 4,440,720	\$ 5,807,731	\$ 3,120,334	\$ 1,535,425	\$ 1,959,149	\$ 2,072,172	\$ 2,388,214	\$ 3,907,142	\$ 4,718,626	\$ 3,734,852
Public safety	2,290	1,350	1,695	2,550	2,700	6,593	12,313	100	-	3,996
Public works	50,515	209,828	249,405	201,643	219,843	222,708	246,390	190,022	224,820	200,761
Library and recreation	1,091,658	1,147,238	1,236,024	1,107,536	836,328	1,142,700	1,287,791	1,309,934	1,210,362	1,295,132
Operating grants and contributions	126,395	158,494	111,044	88,142	126,759	151,111	350,352	165,147	121,866	145,704
Capital grants and contributions	817,530	1,951,362	3,163,329	8,827,676	649,032	1,476,472	1,073,924	1,879,881	2,479,239	324,650
Total governmental activities program revenues	<u>6,529,108</u>	<u>9,276,003</u>	<u>7,881,831</u>	<u>11,762,972</u>	<u>3,793,811</u>	<u>5,071,756</u>	<u>5,358,984</u>	<u>7,452,226</u>	<u>8,754,913</u>	<u>5,705,095</u>
Business-type activities:										
Charges for services										
Water	6,002,411	5,814,397	7,233,359	7,370,380	8,416,666	9,915,490	12,242,653	13,171,473	14,176,728	15,205,729
Transportation and parking	2,840,910	3,280,270	3,421,979	3,842,616	3,495,838	3,487,939	3,977,883	3,895,008	4,255,752	4,497,989
Golf course	948,753	955,473	994,049	843,621	878,237	1,033,286	1,102,133	1,056,248	1,105,882	1,139,839
Operating grants and contributions	1,536,448	54,774	1,186,122	3,219,683	-	3,681,732	-	1,649,174	1,602,990	-
Capital grants and contributions	5,134,055	4,097,331	4,095,971	4,449,296	6,367,580	4,856,335	2,373,881	3,353,572	4,186,198	1,956,426
Total business-type activities program revenues	<u>16,462,577</u>	<u>14,202,245</u>	<u>16,931,480</u>	<u>19,725,596</u>	<u>19,158,321</u>	<u>22,974,782</u>	<u>19,696,550</u>	<u>23,125,475</u>	<u>25,327,550</u>	<u>22,799,983</u>
Total primary government program revenues	<u>\$ 22,991,685</u>	<u>\$ 23,478,248</u>	<u>\$ 24,813,311</u>	<u>\$ 31,488,568</u>	<u>\$ 22,952,132</u>	<u>\$ 28,046,538</u>	<u>\$ 25,055,534</u>	<u>\$ 30,577,701</u>	<u>\$ 34,082,463</u>	<u>\$ 28,505,078</u>
Net (expense)/revenue										
Governmental activities	\$ (18,761,713)	\$ (22,437,052)	\$ (25,168,036)	\$ (21,725,165)	\$ (27,332,164)	\$ (28,735,723)	\$ (28,064,772)	\$ (28,557,600)	\$ (28,620,160)	\$ (33,894,333)
Business-type activities	2,008,928	(231,375)	588,919	(84,872)	264,701	2,507,904	(2,308,513)	(373,827)	1,140,884	(3,477,324)
Total primary government net expense	<u>\$ (16,752,785)</u>	<u>\$ (22,668,427)</u>	<u>\$ (24,579,117)</u>	<u>\$ (21,810,037)</u>	<u>\$ (27,067,463)</u>	<u>\$ (26,227,819)</u>	<u>\$ (30,373,285)</u>	<u>\$ (28,931,427)</u>	<u>\$ (27,479,276)</u>	<u>\$ (37,371,657)</u>

		Fiscal Year									
		2007	2008	2009	2010	2011	2012 (5)	2013	2014	2015	2016
General Revenues and Other Changes in Net Position											
Governmental activities:											
Taxes											
Property tax, levied for general purposes	\$	10,504,429	\$ 11,051,669	\$ 11,003,476	\$ 11,921,879	\$ 12,442,798	\$ 13,797,851	\$ 13,587,385	\$ 12,772,297	\$ 12,809,892	\$ 14,755,299
Property tax, levied for debt service		2,211,909	2,211,909	2,211,909	4,009,000	4,570,315	4,580,904	4,577,873	5,082,714	5,321,592	3,723,453
General sales and use tax		4,352,388	4,047,348	3,881,142	3,990,274	3,966,554	4,125,435	4,187,472	4,347,534	4,731,904	5,180,094
Franchise tax		2,529,915	2,748,571	2,720,272	2,774,319	2,906,982	2,816,070	3,037,407	3,158,716	3,061,207	3,185,820
Resort tax		5,155,164	5,157,557	4,709,483	4,483,804	5,022,250	5,443,231	5,983,636	9,151,788	10,066,040	11,154,870
Investment earnings		3,968,351	3,669,971	1,646,364	753,587	399,928	283,191	258,657	348,090	261,735	434,588
Miscellaneous		983,013	793,279	874,055	1,124,367	1,022,968	944,093	1,203,599	1,594,150	804,286	492,730
Gain/Loss on sale of capital assets		3,079,451	761,706	(46,785)	-	215,705	-	-	-	-	1,328,784
Transfers		-	-	-	(1,132,821)	(168,969)	-	-	-	715,000	715,000
Total governmental activities		<u>32,784,620</u>	<u>30,442,010</u>	<u>26,999,916</u>	<u>27,924,409</u>	<u>30,378,531</u>	<u>31,990,775</u>	<u>32,836,029</u>	<u>36,455,289</u>	<u>37,771,656</u>	<u>40,970,638</u>
Business-type activities:											
General sales and use tax		3,469,575	3,550,538	2,436,838	3,127,767	3,503,440	3,798,125	3,868,264	4,019,133	4,398,879	4,877,098
Investments earnings		821,835	892,754	543,562	339,629	438,221	247,058	196,237	358,535	367,709	327,289
Miscellaneous		429,555	328,045	287,241	362,277	402,326	434,097	423,865	497,745	506,817	458,603
Transfers		-	-	-	1,132,821	168,969	-	-	-	(715,000)	(715,000)
Total business-type activities		<u>4,720,965</u>	<u>4,771,337</u>	<u>3,267,641</u>	<u>4,962,494</u>	<u>4,512,956</u>	<u>4,479,280</u>	<u>4,488,366</u>	<u>4,875,413</u>	<u>4,558,405</u>	<u>4,947,990</u>
Total primary government	\$	<u>37,505,585</u>	<u>35,213,347</u>	<u>30,267,557</u>	<u>32,886,903</u>	<u>34,891,487</u>	<u>36,470,055</u>	<u>37,324,395</u>	<u>41,330,702</u>	<u>42,330,061</u>	<u>45,918,628</u>
Change in Net Position											
Governmental activities	\$	14,022,907	\$ 8,004,958	(1) \$ 1,831,880	(2) \$ 6,199,244	(3) \$ 3,046,367	(4) \$ 3,255,052	\$ 4,771,257	\$ 7,897,689	(6) \$ 9,151,496	\$ 7,076,305 (9)
Adjustment to governmental activities net position		-	-	-	-	-	-	-	(5,271,783)	(7) -	-
Business-type activities		6,729,893	4,539,962	3,856,560	4,877,622	4,777,657	6,987,184	2,179,853	4,501,586	5,699,289	1,470,666 (10)
Adjustment to business-type activities net position		-	-	-	-	-	-	-	(1,697,021)	(7) -	-
Total primary government	\$	<u>20,752,800</u>	<u>12,544,920</u>	<u>5,688,440</u>	<u>11,076,866</u>	<u>7,824,024</u>	<u>10,242,236</u>	<u>6,951,110</u>	<u>5,430,471</u>	<u>14,850,785</u>	(8) \$ 8,546,971

Notes:

- (1) Decrease in governmental activities net position is due to increases in general government, public safety and public works expense.
- (2) Decrease in governmental activities net position is due to increases in payroll expenses and the ice facility, which was open two more months in FY 2009 compared to FY 2008.
- (3) Increase in governmental activities net position is due to increases in capitalizable grants and contributions.
- (4) Decrease in governmental activities net position is due to decreases in capitalizable grants and contributions.
- (5) Restated.
- (6) Increase in governmental activities net position is due to increases in resort tax collected.
- (7) FY 2015 - Implemented GASB 68, Accounting and Financial Reporting for Pensions, required restatement of FY 2014.
- (8) Increase in total primary government net position is due to restatement of fiscal year 2014 for the implementation of GASB 68.
- (9) Decrease in governmental activities net position is due to increased expenses in general government and decreases in capital grants and contributions.
- (10) Decrease in business-type activities net position is due to increased expenses in water and transportation and decreases in operating and capital grants and contributions.

Schedule 3
Park City Municipal Corporation, Utah
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
General fund										
Unreserved, undesignated	\$ 4,614,015	\$ 3,672,132	\$ 3,747,296	\$ 3,894,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unassigned	-	-	-	-	4,209,020	4,011,625	5,515,127	6,670,716	6,836,193	6,779,674
Restricted - Drug and tobacco enforcement	-	-	-	-	31,258	36,517	47,776	46,402	47,201	48,640
Total general fund	<u>\$ 4,614,015</u>	<u>\$ 3,672,132</u>	<u>\$ 3,747,296</u>	<u>\$ 3,894,972</u>	<u>\$ 4,240,278</u>	<u>\$ 4,048,142</u>	<u>\$ 5,562,903</u>	<u>\$ 6,717,118</u>	<u>\$ 6,883,394</u>	<u>\$ 6,828,314</u>
All other governmental funds										
Reserved										
Major capital projects funds-capital projects	\$ 3,512,677	\$ 1,506,103	\$ 11,384,726	\$ 6,608,983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Major debt service funds-capital projects	4,247,676	4,022,666	4,104,881	1,115,930	-	-	-	-	-	-
Major debt service	46,755	222,246	204,089	3,880	-	-	-	-	-	-
Nonmajor debt service funds-capital projects	1,111,655	-	-	-	-	-	-	-	-	-
Nonmajor debt service funds-debt service	682,396	1,130,608	679,731	680,861	-	-	-	-	-	-
Unreserved, designated										
Major capital projects funds	42,039,728 (1)	46,763,396 (1)	40,220,685 (1)	26,618,929 (1)	-	-	-	-	-	-
Nonmajor capital projects funds	3,469,259	3,140,465	1,798,846	1,948,358	-	-	-	-	-	-
Major debt service funds	488,982	652,121	647,183	1,084,351	-	-	-	-	-	-
Nonmajor debt service funds	118,394	187,889	198,251	203,868	-	-	-	-	-	-
Unreserved, undesignated										
Major capital projects funds	7,725,190	8,950,857	5,250,664	6,496,859	-	-	-	-	-	-
Major debt service funds	(2,684,701)	(2,501,669)	(2,384,282)	-	-	-	-	-	-	-
Nonmajor capital projects funds	2,078,624	76,071	570,697	1,215,873	-	-	-	-	-	-
Nonmajor debt service funds	-	1,094,765	-	-	-	-	-	-	-	-
Restricted for:										
Capital projects	-	-	-	-	4,490,602 (2)	1,261,260	708,350	6,866,835	12,779,745	7,872,086
Debt service	-	-	-	-	1,489	2,410	817	952	88,037	2,496
Assigned:										
Capital projects funds	-	-	-	-	34,536,547	-	-	-	-	-
Debt service funds	-	-	-	-	1,537,118	-	-	-	-	-
Committed:										
Capital projects funds	-	-	-	-	-	31,635,190	31,470,751	32,340,968	29,882,740	34,849,188
Debt service funds	-	-	-	-	-	1,713,903	1,480,633	1,557,901	2,236,514	1,816,767
Special revenue funds	-	-	-	-	-	-	-	-	-	516,758
Total all other governmental funds	<u>\$ 62,836,635</u>	<u>\$ 65,245,518</u>	<u>\$ 62,675,471</u>	<u>\$ 45,977,892</u>	<u>\$ 40,565,756</u>	<u>\$ 34,612,763</u>	<u>\$ 33,660,551</u>	<u>\$ 40,766,656</u>	<u>\$ 44,987,036</u>	<u>\$ 45,057,295</u>

Notes:

- (1) Designated fund balance includes a transfer from the general fund to the capital projects improvement fund per the City's budget, as follows:
FY 2007-transfer of \$5.6 million; FY 2008-transfer of \$4.8 million; FY 2009-transfer of \$2.8 million; FY 2010-transfer of \$1.6 million.
(2) FY 2011- Implemented GASB 54, Fund Balance Reporting and Governmental Fund Type Definitions.

Schedule 4
Park City Municipal Corporation, Utah
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Revenues										
Taxes and special assessments	\$ 24,781,947	\$ 25,235,186	\$ 24,523,906	\$ 27,038,657	\$ 28,939,586	\$ 30,705,261	\$ 31,399,695	\$ 34,486,284	\$ 33,269,379	\$ 35,194,462
Licenses and permits	2,686,965	3,286,754	1,702,201	808,055	1,067,438	1,166,721	1,446,142	2,611,576	3,025,886	2,462,374
Intergovernmental	843,925	1,310,951	601,868	690,912	775,791	627,433	1,404,276	1,818,822	5,346,423	3,288,064
Charges for services	1,603,390	1,640,952	1,785,328	1,705,148	1,526,455	1,910,119	2,017,593	2,194,197	2,071,230	2,119,339
Fines and forfeitures	26,981	44,855	43,825	40,562	28,833	29,404	35,342	21,648	14,206	26,902
Investment income	3,968,351	3,669,971	1,646,364	753,587	399,928	283,191	258,657	348,090	261,735	434,588
Impact fees	1,267,847	1,310,955	844,074	109,553	191,521	133,421	201,235	397,737	817,666	425,365
Rental and other miscellaneous	1,407,452	3,273,529	2,017,353	2,843,770	2,104,193	2,366,777	1,476,317	1,912,540	2,873,179	1,546,004
Total revenues	<u>36,586,858</u>	<u>39,773,153</u>	<u>33,164,919</u>	<u>33,990,244</u>	<u>35,033,745</u>	<u>37,222,327</u>	<u>38,239,257</u>	<u>43,790,894</u>	<u>47,679,704</u>	<u>45,497,098</u>
Expenditures										
General government	7,983,283	9,341,117	9,290,488	9,926,208	10,717,351	11,260,367	11,381,542	12,086,576	13,653,938	14,604,316
Public safety	3,565,474	3,986,114	3,929,574	4,118,458	4,266,143	4,498,776	4,687,516	4,684,672	4,953,544	5,349,433
Public works	4,098,548	5,426,957	4,464,352	4,366,909	4,422,633	4,718,003	4,835,958	4,643,828	4,718,959	4,878,647
Library and recreation	2,370,047	2,565,820	2,581,640	2,608,012	2,534,737	2,839,500	3,164,535	3,361,464	3,495,302	3,824,435
Debt Service										
Principal retirement	3,703,520	3,847,159	5,171,070	5,955,275	5,349,796	5,424,637	4,664,880	5,220,496	18,086,533	5,118,024
Interest	1,756,593	1,629,489	1,674,501	2,065,562	2,066,631	1,835,199	1,661,003	1,616,778	1,528,829	1,788,808
Bond issuance costs	-	43,417	261,213	137,262	51,663	-	-	123,931	503,979	-
Arbitrage rebate	-	-	-	31,874	-	-	-	-	-	-
Capital outlay	15,173,156	14,402,328	35,150,900	33,827,783	12,847,882	17,073,402	8,517,860	13,923,767	26,614,261	11,953,996
Economic development	-	-	-	-	-	-	-	-	405,435	951,268
Total expenditures	<u>38,650,621</u>	<u>41,242,401</u>	<u>62,523,738</u>	<u>63,037,343</u>	<u>42,256,836</u>	<u>47,649,884</u>	<u>38,913,294</u>	<u>45,661,512</u>	<u>73,960,780</u>	<u>48,468,927</u>
Revenues (under) expenditures	(2,063,763)	(1,469,248)	(29,358,819)	(29,047,099)	(7,223,091)	(10,427,557)	(674,037)	(1,870,618)	(26,281,076)	(2,971,829)
Other financing sources (uses)										
Debt issuance	-	779,793	24,477,505	6,092,683	-	-	-	7,170,000	16,975,000	-
Refunding bonds issued	-	-	1,695,000	2,025,000	1,525,000	-	-	1,930,000	10,110,000	-
Payment to refunded bondholders	-	-	(1,695,000)	-	(2,655,000)	-	-	(1,930,000)	-	-
Payment to refunded bond escrow agent	-	-	-	(2,055,334)	-	-	-	-	-	-
Premium on debt issuance	-	-	270,712	89,739	-	-	-	92,774	773,546	-
Premium on refunding bonds	-	-	-	59,922	33,592	-	-	50,769	673,841	-
Payment received on note	-	-	-	-	-	-	-	1,375,000	-	-
Discount on debt issuance	-	-	(25,209)	-	-	-	-	-	-	-
Sale of capital assets	3,995,223	1,606,153	16,515	4,155,231	1,124,436	2,290,798	17,586	146,554	23,811	755,648
Transfers in	11,754,974	11,673,653	30,892,855	12,836,826	6,595,012	6,424,043	4,731,710	10,978,139	19,728,745	11,965,394
Transfers out	(9,458,707)	(11,123,351)	(28,768,442)	(10,706,871)	(4,466,779)	(4,432,413)	(3,512,710)	(9,682,298)	(17,617,211)	(9,734,034)
Total other financing sources	<u>6,291,490</u>	<u>2,936,248</u>	<u>26,863,936</u>	<u>12,497,196</u>	<u>2,156,261</u>	<u>4,282,428</u>	<u>1,236,586</u>	<u>10,130,938</u>	<u>30,667,732</u>	<u>2,987,008</u>
Net change in fund balances	<u>\$ 4,227,727</u>	<u>\$ 1,467,000</u>	<u>\$ (2,494,883)</u>	<u>\$ (16,549,903)</u>	<u>\$ (5,066,830)</u>	<u>\$ (6,145,129)</u>	<u>\$ 562,549</u>	<u>\$ 8,260,320</u>	<u>\$ 4,386,656</u>	<u>\$ 15,179</u>
Debt Service as a percentage of noncapital expenditures	21%	18%	21%	24%	23%	21%	19%	19%	40%	17%

Schedule 5

Park City Municipal Corporation, Utah

General Government Tax Revenues by Source (1)

Last Ten Fiscal Years

(modified accrual basis of accounting)

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>Sales and Use Tax</u>	<u>Franchise Tax</u>	<u>Resort Tax</u>	<u>Total</u>
2007	\$ 8,968,068	\$ 4,352,388	\$ 2,529,915	\$ 5,155,164	\$ 21,005,535
2008	9,353,405	4,047,348	2,748,571	5,157,557	21,306,881
2009	9,148,584	3,881,142	2,720,272	4,709,483	20,459,481
2010	11,750,185	3,990,274	2,774,319	4,483,804	22,998,582
2011	13,217,398	3,966,554	2,906,982	3,022,250	23,113,184
2012	14,545,369	4,125,435	2,816,070	3,643,231	25,130,105
2013	14,601,807	4,187,472	3,037,407	3,461,728	25,288,414
2014	14,361,738	4,347,534	3,158,716	2,966,879	24,834,867
2015	14,590,197	4,731,904	3,061,207	2,676,858	25,060,166
2016	14,832,024	5,180,094	3,185,820	2,257,164	25,455,102

Change:					
2007-2016	65.4%	19.0%	25.9%	-56.2%	21.2%

Note: (1) Includes general fund and debt service fund.

Schedule 6
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Excluding Fee-In-Lieu
Summit and Wasatch Counties Combined (1)
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar Year</u>	<u>Residential Property</u>	<u>Commercial Property</u>	<u>Miscellaneous Property</u>	<u>Total Assessed Value</u>	<u>Total Estimated Actual Value of Taxable Property</u>	<u>Total Direct Tax Rate</u>
2006	\$ 5,310,584	\$ 403,302	\$ 346,877	\$ 6,060,763	\$ 6,959,883	0.001983 %
2007	6,595,402	488,894	372,113	7,456,409	8,472,956	0.001674
2008	7,875,426	516,851	401,060	8,793,337	9,962,881	0.001779
2009	6,026,603	543,548	351,478	6,921,629	8,028,606	0.002148
2010	5,501,360	552,927	344,217	6,398,504	7,261,898	0.002130
2011	5,858,428	781,086	457,203	7,096,717	7,941,327	0.002236
2012	5,821,784	770,866	417,491	7,010,141	7,826,836	0.002197
2013	5,937,313	678,855	401,319	7,017,488	7,835,845	0.002131
2014	6,274,164	679,149	389,160	7,342,473	8,215,313	0.002067
2015	6,740,782	689,374	390,248	7,820,404	8,748,413	0.001972

Source: Utah State Tax Commission, Property Tax Division

Note: (1) Starting in 2013 the City uses the Utah State Tax Commission as the source to obtain more accurate information, data was updated for all years shown for comparison.

Schedule 7
Park City Municipal Corporation, Utah
Assessed Value of Taxable Property Including Fee-In-Lieu
Summit and Wasatch Counties Combined (2)
Last Ten Calendar Years
(in thousands of dollars)

<u>Calendar Year</u>	<u>Residential Property</u>		<u>Commercial Property</u>		<u>Miscellaneous Property</u>		<u>Fee-In-Lieu Value</u>	<u>Total Assessed Value</u>
2006	\$	5,310,584	\$	403,302	\$	346,877	\$ 13,666	\$ 6,074,429
2007		6,595,402		488,894		372,113	14,397	7,470,806
2008		7,875,426		516,851		401,060	13,943	8,807,280
2009		6,026,603		543,548		351,478	11,815	6,933,444
2010		5,501,360		552,927		344,217	13,509	6,412,013
2011		5,858,428		781,086		457,203	12,755 (1)	7,109,472
2012		5,821,784		770,866		417,491	13,179	7,023,320
2013		5,937,313		678,855		401,319	13,820	7,031,308
2014		6,274,164		679,149		389,160	14,560	7,357,033
2015		6,740,782		689,374		390,248	14,252	7,834,656

Source: Utah State Tax Commission, Property Tax Division

Notes: (1) The State's method of calculating the Fee-In-Lieu was changed in 2011, previous years were recalculated using the old formula.
(2) Starting in 2013 the City uses Utah State Tax Commission as the source to obtain more accurate information, data was updated for all years shown for comparison.

Schedule 8
Park City Municipal Corporation, Utah
Taxable Retail Sales by Category
Last Ten Calendar Years
(in thousands of dollars)

	Calendar Year									
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Apparel stores	\$ 24,620	\$ 27,266	\$ 23,627	\$ 19,710	\$ 21,833	\$ 25,919	\$ 24,069	\$ 22,927	\$ 25,777	\$ 35,245
Food stores	47,386	50,148	66,801	60,784	60,269	64,592	67,066	56,238	57,809	60,862
Sporting goods, hobby, book and music	-	-	33,633 (1)	29,779	35,891	40,163	38,638	40,609	40,524	43,363
Home furnishings and appliances	15,126	15,073	13,717	12,363	21,785	21,745	20,849	12,394	12,730	12,735
Building materials and farm tools	29,142	25,252	7,008	4,871	2,735	2,704	2,819	3,654	3,652	5,695
Miscellaneous retail stores	72,966	73,907	28,323	23,798	26,427	26,894	27,985	25,884	29,162	30,691
All other outlets	<u>1,477</u>	<u>1,628</u>	<u>11,156</u>	<u>6,953</u>	<u>3,698</u>	<u>3,484</u>	<u>3,674</u>	<u>4,452</u>	<u>4,329</u>	<u>4,283</u>
Total	\$ <u>190,717</u>	\$ <u>193,274</u>	\$ <u>184,265</u>	\$ <u>158,258</u>	\$ <u>172,638</u>	\$ <u>185,501</u>	\$ <u>185,100</u>	\$ <u>166,158</u>	\$ <u>173,983</u>	\$ <u>192,874</u>
City direct sales tax rate	2.25 %	2.25 %	2.40 %	2.40 %	2.40 %	2.40 %	2.90 %	2.90 %	2.90 %	2.90 %

Source: Utah State Tax Commission website: Taxable Sales by Major City

Note: (1) 2008 - Sporting goods, hobby, book and music, previously classified in Miscellaneous retail stores, became a significant amount and was separated into a new category.

Schedule 9
Park City Municipal Corporation, Utah
Direct and Overlapping Property Tax Rates
Last Ten Calendar Years

Calendar Year	City Direct Rates			Overlapping Rates						Total Levy for Park City Residents
	General Obligation			Summit County Levy	State Assessment/ Collecting	Weber Basin Water	Park City Fire	Park City School	Summit Co. Mosquito Abatement	
	Basic Rate	Debt Service	Total Direct							
Tax Rate (per \$1 of taxable value)										
2006	0.001493	0.000490	0.001983	0.001009	0.000247	0.000178	0.000963	0.005212	0.000044	0.009636
2007	0.001288	0.000386	0.001674	0.000846	0.000213	0.000200	0.000811	0.004302	0.000038	0.008084
2008	0.001125	0.000654	0.001779	0.000753	0.000182	0.000181	0.000846	0.003895	0.000034	0.007670
2009	0.001327	0.000821	0.002148	0.000746	0.000202	0.000188	0.000849	0.004018	0.000034	0.008185
2010	0.001389	0.000741	0.002130	0.000895	0.000228	0.000207	0.001070	0.004360	0.000040	0.008930
2011	0.001383	0.000853	0.002236	0.000924	0.000241	0.000217	0.001161	0.004405	0.000040	0.009224
2012	0.001431	0.000766	0.002197	0.000943	0.000239	0.000215	0.000987	0.004924	0.000041	0.009546
2013	0.001385	0.000746	0.002131	0.000909	0.000226	0.000210	0.000950	0.004630	0.000040	0.009096
2014	0.001248	0.000819	0.002067	0.000826	0.000222	0.000199	0.000907	0.004770	0.000038	0.009029
2015	0.001362	0.000610	0.001972	0.000767	0.000205	0.000199	0.000841	0.004461	0.000035	0.008480

Source: Summit County property tax notices.

Note: The City's basic property tax rate may be increased only by a majority vote of the City's residents. Rates for debt service are set based on each year's requirements.

Schedule 10**Park City Municipal Corporation, Utah
Direct and Overlapping Sales Tax Rate
Last Ten Calendar Years**

Calendar Year	City Direct Rate	Summit County	State of Utah	Total
2007	2.25 %	0.35 %	4.75 %	7.35 %
2008	2.40	0.35	4.65	7.40
2009	2.40	0.35	4.70	7.45
2010	2.40	0.35	4.70	7.45
2011	2.40	0.35	4.70	7.45
2012	2.40	0.35	4.70	7.45
2013	2.90 (1)	0.35	4.70	7.95
2014	2.90	0.35	4.70	7.95
2015	2.90	0.35	4.70	7.95
2016	2.90	0.35	4.70	7.95

Source: Utah State Tax Commission

Note: (1) Includes 0.50 percent Additional Resort Communities Sales and Use Tax implemented in fiscal year 2013.

Schedule 11
Park City Municipal Corporation, Utah
Principal Property Taxpayers
Current Year and Nine Years Ago

Taxpayer	2016			2007		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Talisker Empire Pass Hotel LLC (Montage)	\$ 227,153,300	1	2.60 %	\$ -	-	- %
Marriott Ownership Resorts	114,504,078	2	1.31	114,504,078	1	3.04
AG-WIP 333 Main Street Owner LLC	35,167,000	3	0.40	-	-	-
Deer Valley Resort	30,892,906	4	0.35	26,841,595	2	0.71
VR CPC Holdings Inc. (Vail Resorts)	29,253,568	5	0.33	-	-	-
United Park City Mines	28,098,000	6	0.32	-	-	-
SR Silver Lake LLC	27,500,000	7	0.31	-	-	-
Chateaux at Silver Lake	21,521,376	8	0.25	-	-	-
Silver Lake Development Corp.	19,540,360	9	0.22	-	-	-
Residences at the Chateaux	16,000,000	10	0.18	-	-	-
Mountain Developments Inc.	-	-	-	15,977,770	3	0.42
Sunstone Sidewinder LLC	-	-	-	12,504,078	4	0.33
Yarrow Hotel	-	-	-	11,069,997	5	0.29
Prospector Plaza	-	-	-	10,996,960	6	0.29
Qwest	-	-	-	10,976,761	7	0.29
Spring Canyon Associates	-	-	-	9,989,080	8	0.27
PacifiCorp	-	-	-	9,123,018	9	0.24
Snow Creek Center LLC	-	-	-	8,087,204	10	0.22
Totals	\$ <u>549,630,588</u>		<u>6.28</u> %	\$ <u>230,070,541</u>		<u>6.10</u> %

Source: Summit County Treasurer and Park City Finance Department

Schedule 12
Park City Municipal Corporation, Utah
City Tax Revenue Collected by County
Last Ten Calendar Years

Tax Year End 12/31	Collected Within the Year of the Levy				Total Collections to Date		
	Original Levy (1)	Adjusted Levy	Amount (2)	Percent of Adjusted Levy	Collections in Subsequent Years	Amount (2)	Percent of Net Levy
<u>Summit County</u>							
2006	\$ 9,179,147	\$ 9,173,475	\$ 8,550,050	93.20 %	\$ 623,425	\$ 9,164,100	99.90 %
2007	9,666,856	9,648,962	8,946,941	92.72	702,021	9,639,419	99.90
2008	9,714,765	9,682,178	8,972,113	92.67	710,065	9,674,827	99.92
2009	12,401,579	12,194,585	11,379,638	93.32	814,947	12,182,628	99.90
2010	12,984,657	12,918,445	12,060,672	93.36	857,773	12,899,839	99.86
2011	12,750,981	14,170,463	13,579,302	95.83	591,161	14,147,531	99.84
2012	14,655,626	14,650,150	13,275,742	90.62	1,368,069 (3)	14,643,811	99.96
2013	14,236,860	14,370,289	13,637,854	94.90	718,564	14,356,418	99.90
2014	14,445,661	14,596,864	13,714,698	93.96	845,276	14,559,974	99.75
2015	14,747,175	14,864,980	14,731,910	99.10	-	14,731,910	99.10
<u>Wasatch County</u>							
2006	\$ 199,350	\$ 190,368	\$ 190,368	100.00 %	\$ -	\$ 190,368	100.00 %
2007	173,621	166,911	166,911	100.00	-	166,911	100.00
2008	193,390	157,195	157,195	100.00	-	157,195	100.00
2009	346,442	287,560	287,560	100.00	-	287,560	100.00
2010	723,334	711,980	711,980	100.00	-	711,980	100.00
2011	568,568	521,424	521,424	100.00	-	521,424	100.00
2012	586,238	583,467	583,467	100.00	-	583,467	100.00
2013	608,641	605,996	605,996	100.00	-	605,996	100.00
2014	611,098	611,098	611,098	100.00	-	611,098	100.00
2015	588,597	580,842	580,842	100.00	-	580,842	100.00

Source: Summit and Wasatch County Annual Financial Reports.

- (1) Excludes redevelopment agencies valuation.
- (2) Total Collection amounts do not include any fee-in-lieu payments.
- (3) Increase was due to miscoding, by Summit County, of a large portion of Flagstaff Annexation, which was corrected in calendar year 2013, and property taxes paid.

Schedule 13
Park City Municipal Corporation, Utah
Property Tax Levies and Collections (1)
Last Ten Calendar Years

Calendar Year Ended December 31,	Taxes Levied for the Calendar Year	Collected within the		Collections in Subsequent Years	Total Collections to Date	
		Calendar Year of the Levy			Amount	Percentage of Levy
		Amount	Percentage of Levy			
2006	\$ 9,363,843	\$ 8,740,418	93.34 %	\$ 623,425	\$ 9,354,468	99.90 %
2007	9,815,873	9,113,852	92.85	702,021	9,806,330	99.90
2008	9,839,373	9,129,308	92.78	710,065	9,832,022	99.93
2009	12,482,145	11,667,198	93.47	814,947	12,470,188	99.90
2010	13,630,425	12,772,652	93.71	857,773	13,611,819	99.86
2011	14,691,887	14,100,726	95.98	591,161	14,668,955	99.84
2012	15,233,617	13,859,209	90.98	1,368,069 (2)	15,227,278	99.96
2013	14,976,285	14,243,850	95.11	718,564	14,962,414	99.91
2014	15,207,962	14,325,796	94.20	845,276	15,171,072	99.76
2015	15,445,822	15,312,752	99.14	-	15,312,752	99.14

Source: Summit and Wasatch County Annual Financial Reports, and Park City Finance Department.

Notes:

- (1) Includes general fund and debt service fund.
- (2) Increase was due to miscoding, by Summit County, of a large portion of Flagstaff Annexation, which was corrected in calendar year 2013, and property taxes paid.

Schedule 14
Park City Municipal Corporation, Utah
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities					Business-type Activities		Total Primary Government	Percentage of Personal Income (2)	Per Capita (2)
	General Obligation Bonds (1)	Redevelopment Bonds	Sales Tax Increment Bonds (1)	Municipal Building Authority	Contracts Payable	Water Bonds (1)				
2007	\$ 17,175,000	\$ 3,930,000	\$ 17,000,000	\$ -	\$ 637,889	\$ 10,856,000		\$ 49,598,889	2.67 %	6,098
2008	15,720,000	3,525,000	15,065,000	779,793	585,730	10,162,000		45,837,523	2.38	5,708
2009	36,015,000 (3)	3,100,000	13,235,000	2,102,298	529,660	9,443,000		64,424,955	2.97	8,073
2010	39,375,000 (5)	2,655,000	11,835,000	844,981	469,385	41,236,000 (4)		96,415,366	4.17	11,869
2011	36,135,000	-	11,915,000 (6)	244,981	404,589	39,677,000		88,376,570	3.87	11,635
2012	33,168,627	-	10,167,292	-	334,933	44,367,488 (7)		88,038,340	3.52	11,665
2013	29,701,426	-	8,994,028	-	2,760,053	46,853,772 (8)		88,309,279	3.17	11,466
2014	33,018,370 (9)	-	7,785,764	-	2,679,557	48,237,837 (10)		91,721,528	3.20	11,650
2015	29,298,159 (11)	-	24,334,866 (12)	-	93,024	45,184,477		98,910,526	3.21	12,275
2016	26,009,111	-	22,393,581	-	-	42,041,117		90,443,809	4.19	11,127

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) Presented net of original issuance discounts and premiums.

(2) See Schedule 20 for personal income and population data.

(3) The City issued GO Bonds Series 2008 for \$10 million and Series 2009 for \$13.5 million in fiscal year 2009.

(4) The City issued Water Revenue Bonds Series 2009 and 2010 for \$37.9 million in fiscal year 2010.

(5) The City issued GO Bonds Series 2010 for \$8.0 million in fiscal year 2010.

(6) The City issued Sales Tax Bonds Series 2010 for \$1.5 million in fiscal year 2011.

(7) The City issued Water Revenue Bonds Series 2012 for \$4.2 million in fiscal year 2012.

(8) The City issued Water Revenue Bonds Series 2012B, 2013A and 2013B for \$8.6 million in fiscal year 2013.

(9) The City issued GO Bonds Series 2013 for \$9.1 million in fiscal year 2014.

(10) The City issued Water Revenue Bonds Series 2014 for \$4.1 million in fiscal year 2014.

The City issued General Obligation Bonds Series 2014 for \$3.385 million in fiscal year 2015.

The City issued Sales Tax Bonds Series 2014A for \$6.725 million, Series 2014B for \$5.375 million, and Series 2015 for \$11.6 million in fiscal year 2015.

Schedule 15
Park City Municipal Corporation, Utah
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Bonded Debt			Percentage of Actual Property Value (2)	Per Capita (3)
	General Obligation Bonds (1)	Redevelopment Bonds	Total		
2007	\$ 17,175,000	\$ 3,930,000	\$ 21,105,000	0.30 %	\$ 2,595
2008	15,720,000	3,525,000	19,245,000	0.23	2,397
2009	36,015,000	3,100,000	39,115,000	0.39	4,902
2010	39,375,000	2,655,000	42,030,000	0.52	5,174
2011	36,135,000	-	36,135,000	0.50	4,757
2012	33,168,627	-	33,168,627	0.42	4,395
2013	29,701,426	-	29,701,426	0.38	3,856
2014	33,018,370	-	33,018,370	0.42	4,194
2015	29,298,159	-	29,298,159	0.36	3,636
2016	26,009,111	-	26,009,111	0.30	3,200

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

- (1) Presented net of original issuance discounts and premiums.
- (2) See Schedule 6 for property value data.
- (3) See Schedule 20 for population and personal income data.

Schedule 16
Park City Municipal Corporation, Utah
Direct and Overlapping Governmental Activities Debt
As of June 30, 2016

<u>Governmental Unit</u>	<u>Net Debt Outstanding</u>	<u>Estimated Percentage Applicable to Park City (1)</u>	<u>Estimated Amount Applicable to Park City</u>
Debt repaid with property taxes			
Weber Basin Water Conservancy District	\$ 19,862,674	14.63 %	\$ 2,905,909
Other debt			
Summit County	12,260,000	44.50	5,455,700
Weber Basin Water Conservancy District	106,838,000	14.63	15,630,399
Subtotal, overlapping debt			23,992,008
City direct debt			<u>48,402,692</u>
Total direct and overlapping			<u>\$ 72,394,700</u>

Sources: Summit County Annual Financial Report, Weber Basin Water Conservancy District Financial Report and Utah State Tax Commission, Property Tax Division.

Notes:

(1) For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another government unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Park City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Schedule 17
Park City Municipal Corporation, Utah
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Debt limit	\$ 179,762,069	\$ 220,910,526	\$ 271,346,097	\$ 242,939,444	\$ 273,828,091	\$ 266,103,174	\$ 269,015,017	\$ 280,699,514	\$ 293,698,934	\$ 312,816,159
Total net debt applicable to limit	<u>17,175,000</u>	<u>15,720,000</u>	<u>36,015,000</u>	<u>39,375,000</u>	<u>36,135,000</u>	<u>33,168,627</u>	<u>29,701,426</u>	<u>33,018,370</u>	<u>29,298,159</u>	<u>26,009,111</u>
Legal debt margin	<u>\$ 162,587,069</u>	<u>\$ 205,190,526</u>	<u>\$ 235,331,097</u>	<u>\$ 203,564,444</u>	<u>\$ 237,693,091</u>	<u>\$ 232,934,547</u>	<u>\$ 239,313,591</u>	<u>\$ 247,681,144</u>	<u>\$ 264,400,775</u>	<u>\$ 286,807,048</u>
Total net debt applicable to the limit as a percentage of debt limit	9.55%	7.12%	13.27%	16.21%	13.20%	12.46%	11.04%	11.76%	9.98%	8.31%

Legal Debt Margin Calculation for Fiscal Year 2016

Total assessed value	<u>\$ 7,820,403,966</u>
Debt limit - 4.0% of total assessed value	\$ 312,816,159
Amount of debt applicable to debt limits:	
General Obligation Bonds 2008, 2009, 2010A, 2010B, 2013A, 2013B, and 2014	26,009,111
Less: Amount available for repayment of general obligation bonds	<u>-</u>
Total net debt applicable to limit	<u>26,009,111</u>
Legal debt margin	<u>\$ 286,807,048</u>

Notes: Under Utah State Law, Park City 's outstanding general obligation debt should not exceed 4.0 percent of total assessed property value.
The general obligation debt subject to the limitation may be offset by resources set aside for the repayment of the principal that are externally restricted.

Schedule 18
Park City Municipal Corporation, Utah
Pledged-Revenue Coverage
Last Ten Fiscal Years

<u>Fiscal Year</u>	<u>Sales Tax Increment Bonds</u>				
	<u>Sales Tax Increment</u>	<u>Debt Service</u>		<u>Coverage</u>	
		<u>Principal</u>	<u>Interest</u>		
2007	\$ 9,507,552	\$ 1,870,000	\$ 723,150	3.7	
2008	9,204,905	1,935,000	667,162	3.5	
2009	8,590,625	1,830,000	597,787	3.5	
2010	8,474,078	1,400,000	528,962	4.4	
2011	6,988,804	1,445,000	501,680	3.6	
2012	7,768,666	1,785,000	465,813	3.5	
2013	7,649,200	1,165,000	401,587	4.9	
2014	7,314,413	1,200,000	359,863	4.7	
2015	7,408,762	8,350,000	383,012	0.8	
2016	7,437,258	1,810,000	782,290	2.9	

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
See Schedule 19 for information on water revenue bond coverage.

Schedule 19
Park City Municipal Corporation, Utah
Water Fund Refunding and Revenue Bonds
Schedule of Net Revenues to Aggregate Debt Service
As of June 30, 2016

		Coverage Ratio	
		<u>Actual</u>	<u>Minimum</u>
Net revenues (change in net position)	\$ 3,074,564		
Add			
Excluded transfer to general fund	1,440,542		
Depreciation and amortization	2,774,358		
Bond interest expense	<u>1,367,871</u>		
Revenues pledged to debt	8,657,335	2.04	1.20

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009A Water Bonds-DEQ	\$ 125,000	\$ 2,500	\$ 127,500
2009B Water Revenue and Refunding Bonds	1,575,000	176,008	1,751,008
2009C Water Revenue Bonds	-	510,807	510,807
2010 Water Revenue Bonds	725,000	308,602	1,033,602
2012 Water Revenue Bonds	240,000	84,803	324,803
2012B Water Revenue and Refunding Bonds	-	118,333	118,333
2013 A and B Water Revenue and Refunding Bonds	215,000	49,410	264,410
2014 Water Revenue Bonds	-	117,408	117,408
	<u>\$ 2,880,000</u>	<u>\$ 1,367,871</u>	<u>\$ 4,247,871</u>

Less water development fees and capital contributions collected in fiscal year 2016

(1,183,187)

Net revenues less development fees and capital contributions

\$ 7,474,148 1.76 1.00

Year	Net Revenue (Loss)	Gross Revenues (Less Development Fees) Available for Debt Service	Total Debt Service	Coverage	Gross Revenue Available for Debt Service	Debt	Coverage
2007	\$ 3,697,651	\$ 2,580,530	\$ 942,918	2.74	\$ 5,894,276	\$ 942,918	6.25
2008	1,775,543	3,071,985	1,101,246	2.79	4,476,691	1,101,246	4.07
2009	2,394,583	2,105,634	1,101,423	1.91	4,809,939	1,101,423	4.37
2010	(863,388)	1,544,407	849,263	1.82	2,159,954	849,263	2.54
2011	372,687	3,408,046	3,004,182	1.13	3,856,339	3,004,182	1.28
2012	928,730	4,262,970	3,000,782	1.42	4,765,325	3,000,782	1.59
2013	2,256,909	6,115,611	4,069,154	1.50	6,827,075	4,069,154	1.68
2014	3,644,383	6,603,287	4,124,483	1.60	8,314,345	4,124,483	2.02
2015	5,862,508	7,781,536	4,254,867	1.83	11,530,762	4,254,867	2.71
2016	3,074,564	7,474,148	4,247,871	1.76	8,657,335	4,247,871	2.04

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Schedule 20
Park City Municipal Corporation, Utah
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (thousands of dollars)(1)	Per Capita Personal Income (1)	Median Age	School Enrollment	Unemployment Rate (1)
2007	8,133	\$ 1,854,400	\$ 52,981	34.0	4,336	2.2 %
2008	8,030	1,927,700	60,411	33.3	4,443	3.5
2009	7,980	2,171,400	60,233	34.6	4,477	6.0
2010	8,123	2,311,000	63,832	35.5	4,563	7.1
2011	7,596	2,281,691	61,719	37.4	4,351	6.6
2012	7,547	2,503,395	68,524	35.7	4,400	6.0
2013	7,702	2,730,934	72,643	37.4	4,421	4.0
2014	7,873	2,944,020	77,468	34.9	4,630	3.1
2015	8,058	3,177,339	82,558	38.8	4,739	3.2
2016	8,128	3,784,040	96,766	38.5	4,763	3.4

Notes: (1) Applies to Summit County.

Sources:

Utah Department of Workforce Services
Park City School District
Park City Chamber & Visitors Bureau
Summit County Annual Financial Reports

Schedule 21
Park City Municipal Corporation, Utah
Principal Employers
Current Year and Nine Years Ago

Employer	2016 (1)				2007 (2)			
	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment(3)	Yearly Maximum Employees	Yearly Minimum Employees	Rank	Percentage of Total City Employment (3)
Royal Street of Utah ET AL (Deer Valley Resort)	2,778	812	1	21.84	1,999	200	1	13.32
Park City School District	731	694	2	5.75	718	410	3	4.78
Park City Municipal Corporation	543	461	3	4.27	447	388	5	2.98
IHC/Park City Surgical Center	499	250	4	3.92	-	-	-	-
Park City Mountain Resort	499	250	5	3.92	1,200	150	2	8.00
Montage Hotels & Resorts, LLC	499	250	6	3.92	-	-	-	-
Stein Eriksen Lodge	485	406	7	3.81	450	310	4	3.00
Resort Express, Inc.	249	100	8	1.96	-	-	-	-
Jan's Mountain Outfitters	249	100	9	1.96	-	-	-	-
Fresh Market (Albertson's)	249	100	10	1.96	160	78	9	1.07
Hotel Park City	249	100	11	1.96	-	-	-	-
Marriott Resorts	249	100	12	-	249	100	7	1.66
Premier Resorts of Utah	-	-	-	-	499	250	6	3.32
Yarrow Hotel	-	-	-	-	249	100	8	1.66
Park City Marriott (Olympia Park Hotel)	-	-	-	-	150	130	10	1.00
Dan's	-	-	-	-	125	58	11	0.83
Total	<u>6,033</u>	<u>3,073</u>		<u>55.26</u> %	<u>6,246</u>	<u>2,174</u>		<u>41.62</u> %

011-3914

- Notes: (1) Current numbers are from respective employers and Department of Workforce State of Utah.
(2) Prior Year Numbers are from Summit County and Department of Workforce State of Utah.
(3) Percentage is based on the maximum number of employees in the range.

Schedule 22
Park City Municipal Corporation, Utah
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

<u>Function</u>	<u>Fiscal Year</u>									
	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
	<u>Full-time Equivalent Employees</u>									
General government										
Executive	3.0	4.0	3.5	4.5	4.5	5.1	5.5	5.1	4.0	4.0
Finance	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.7	6.7	6.7
Human resources	7.0	7.0	7.0	7.0	6.9	6.9	5.3	5.1	5.1	5.1
Budget, debt and grants	3.3	3.3	3.0	2.0	2.0	2.0	1.3	3.0	3.3	3.3
Planning	7.5	6.0	7.0	7.0	6.0	7.0	7.0	8.0	9.0	9.2
Building	14.8	15.8	15.8	15.8	14.8	13.0	13.0	13.0	15.0	16.0
Engineering	2.5	2.5	2.5	3.0	3.0	2.8	2.7	2.8	2.8	4.0
Legal	6.8	7.8	7.8	7.8	7.8	7.8	7.0	7.0	7.0	7.0
Sustainability	-	-	-	6.0	(1) 6.0	9.8	9.7	10.9	11.3	11.3
I.T.	-	-	-	-	9.8	(2) 9.8	10.8	9.5	9.5	9.5
Other	19.3	22.8	23.3	14.9	5.5	5.0	5.1	5.0	6.0	6.0
Public safety										
Police	32.6	34.8	34.8	35.2	34.9	34.0	33.9	34.6	34.0	34.0
Communication center	8.5	9.0	9.0	10.0	10.0	10.0	10.4	10.4	10.4	10.4
Other	1.4	1.2	1.2	1.4	1.5	1.5	1.5	1.5	1.5	1.5
Public works										
Transit	62.5	63.5	73.8	76.3	81.8	82.5	82.9	80.8	77.2	75.6
Fleet services	8.8	8.8	8.5	8.0	8.0	8.0	8.0	8.0	9.4	9.8
Parking	-	-	-	-	-	-	-	7.8	(3) 8.0	8.2
Street maintenance	15.8	15.8	15.6	16.7	17.5	17.5	17.5	17.4	17.3	17.0
Parks and cemetery	18.1	18.8	18.8	17.2	17.3	18.8	18.2	18.2	18.6	19.0
Administration	2.5	2.5	2.5	2.5	-	-	-	-	-	-
Other	16.2	11.1	10.9	10.7	9.6	9.6	9.6	9.0	9.0	9.0
Library and recreation										
Library	11.6	11.2	11.2	11.2	11.2	11.4	11.4	11.4	11.4	11.9
Golf	7.0	7.0	6.8	6.3	5.7	5.5	5.4	5.2	6.0	6.0
Recreation	26.2	27.8	28.1	28.3	27.4	27.3	29.9	29.7	28.2	28.2
Tennis	7.0	6.0	7.7	7.7	6.9	7.4	7.9	4.0	4.7	4.7
Ice	5.5	10.2	10.4	11.4	11.0	11.0	9.0	8.4	11.4	11.3
Water										
Water billing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	(4) -
Water operations	15.3	15.3	16.5	17.5	17.5	17.6	21.9	21.9	23.0	24.4
Total	310.5	320.0	333.5	336.2	334.4	339.1	342.7	345.1	349.4	353.1

Source: Park City Budget Department

A full-time employee is scheduled to work 2,080 hours per year (including vacation). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

- (1) In 2010 the Sustainability Department was taken out of other and listed individually.
- (2) In 2011 the IT Department was taken out of other and listed individually.
- (3) In 2014 the Parking Department was added, until that time it had been outsourced.
- (4) In 2015 Water Billing was combined with Water Operations.

Schedule 23

Park City Municipal Corporation, Utah

Population Statistics

Census:	Calendar <u>Year</u>	Park City <u>Population</u>	Percent Change from <u>Prior Period</u>	Summit County <u>Population</u>	Percent Change from <u>Prior Period</u>
	1950	2,254	- %	6,745	- %
	1960	1,366	(39.40)	5,673	(15.89)
	1970	1,193	(12.66)	5,879	3.63
	1980	2,823	136.63	10,198	73.46
	1990	4,430	56.93	15,518	52.17
	2000	6,500	46.73	29,736	91.62
	2006	8,066	2.33	36,871	-
	2007	8,133	0.83	37,461	1.60
	2008	8,030	(1.27)	38,412	2.54
	2009	7,980	(0.62)	39,951	4.01
	2010	8,123	1.79	40,451	1.25
	2011	7,596	(6.49)	36,324	(10.20)
	2012	7,702	1.40	37,208	2.43
	2013	7,873	2.22	38,003	2.14
	2014	8,058	2.35	39,105	2.90
	2015	8,128	0.87	39,633	1.35

Age distribution of 2015 population:

Age	Number	Percent
Under 5 Years	520	6.40 %
5-14	847	10.42
15-24	858	10.56
25-34	1,453	17.88
35-44	982	12.08
45-54	1,270	15.63
55-64	1,347	16.57
65-74	751	9.24
75 and over	100	1.23
	8,128	100.00 %

Median age: 38.5

Sources: U.S. Census Bureau, 2010-2014 American Community Survey
Utah Department of Workforce Services
Park City Chamber & Visitors Bureau

Schedule 24**Park City Municipal Corporation, Utah****Transient Room Capacity as a Percentage of Population****Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Transient Room Capacity</u>	<u>Park City Population</u>	<u>Resort Percentage</u>	
2007	26,521	8,133	326	%
2008	26,595	8,030	331	
2009	26,595	7,980	333	
2010	26,736	8,123	329	
2011	27,178	7,596	358	
2012	27,178	7,547	360	
2013	28,275	7,702	367	
2014	28,275	7,873	359	
2015	28,275	8,058	351	
2016	28,275	8,128	348	

Sources: Park City Chamber/Visitor Bureau, March 2016

Schedule 25

Park City Municipal Corporation, Utah

Historical Pledged Taxes

Last Ten Fiscal Years

<u>Fiscal Year</u>		<u>Pledged Sales & Use Taxes</u>	<u>% Change From Prior Year</u>		<u>Pledged Resort Tax (1)</u>	<u>% Change From Prior Year</u>		<u>Total Pledged Taxes</u>	<u>% Change From Prior Year</u>
2007	\$	4,352,388	2.0 %	\$	5,155,164	21.0 %	\$	9,507,552	11.5 %
2008		4,047,348	(7.0)		5,157,557	0.05		9,204,905	(3.2)
2009		3,881,142	(4.1)		4,709,483	8.7		8,590,625	(6.7)
2010		3,990,274	2.8		4,483,804	(4.8)		8,474,078	(1.4)
2011		3,966,554	(0.6)		5,022,250	12.0		8,988,804	6.1
2012		4,125,435	4.0		5,443,231	8.4		9,568,666	6.5
2013		4,187,472	1.5		5,561,728	2.2		9,749,200	1.9
2014		4,347,534	3.8		9,151,788 (2)	64.5		13,499,322	38.5
2015		4,731,904	8.8		10,066,040	10.0		14,797,944	9.6
2016		5,180,094	9.5		11,154,870	10.8		16,334,964	10.4

Notes: (1) Pledged Resort Taxes reflect revenue figures equal to 75.0 percent of the total revenues collected pursuant to the City's levy of the 1.1 percent Resort Communities Tax (comprising the Pledged Resort Taxes). The City has previously earmarked 25.0 percent of the total of such revenues to transit-related projects and improvements.

(2) The 0.50 percent Additional Resort Communities Sales and Use Tax implemented in fiscal year 2013, went into effect in fiscal year 2014.

Schedule 26
Park City Municipal Corporation, Utah
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Police										
Physical arrests	627	521	528	577	583	468	616	623	516	506
Parking citations	1,358	771	568	295	102	342	326	219	282	236
Traffic citations	1,052	1,980	2,546	2,044	1,984	963	950	904	454	966
Public works										
Street resurfacing (tons of asphalt)	3,026	3,636	3,301	3,810	5,500	4,616	4,616	5,133	5,526	6,034
Potholes repaired	200	200	200	250	275	235	230	240	210	380
Water										
Number of customers	4,918	5,059	5,095	5,122	5,161	5,171	5,180	5,203	5,226	5,230
New connections	143	141	80	27	26	10	22	37	42	56
Water main breaks	11	21	10	10	10	23	12	12	15	25
Average daily consumption (Tgal)	4,713	4,312	4,390	4,119	4,152	4,915	4,822	4,660	4,430	4,647
Peak daily consumption (Tgal)	8,446	8,907	8,682	8,527	8,120	8,529	8,873	8,820	7,786	7,767
Average monthly billings (3/4" meter)	46.40	46.87	47.99	54.68	54.82	57.61	82.51	86.22	88	83.32
Residential billing rates										
Base rate (per 3/4" meter)	16.17	16.82	20.86	23.36	25.23	28.26	33.35	39.35	44	44.07
Base rate (per 1" meter)	21.84	22.71	28.16	31.54	34.06	45.02	45.02	53.12	59	59.49
Base rate (per 1-1/2" meter)	25.89	26.93	33.39	37.40	40.39	53.38	53.38	62.99	71	70.55
Rate per Tgal (winter months only)	2.83	2.94	3.65	4.09	4.42	5.84	5.84	6.89	8	7.72
Commercial billing rates										
Base rate (per 3/4" meter)	21.03	21.87	27.12	30.37	32.80	43.35	43.35	51.15	57	57.29
Base rate (per 1" meter)	35.58	37.00	45.88	51.39	55.50	73.35	73.35	86.55	97	96.94
Base rate (per 1-1/2" meter)	76.01	79.05	98.02	109.78	118.56	156.69	156.69	184.89	207	207.08
Base rate (per 2" meter)	158.50	164.84	204.40	228.93	247.24	326.75	326.75	385.57	432	431.84
Base rate (per 3" meter)	412.44	428.94	531.89	595.72	643.38	850.30	850.30	1,003.35	1,124	1,123.75
Base rate (per 4" meter)	748.86	778.81	965.72	1,081.61	1,168.14	1,543.82	1,543.82	1,821.71	2,040	2,040.32
Base rate (per 6" meter)	1,411.99	1,468.47	1,820.90	2,039.41	2,202.56	2,910.19	2,910.19	3,434.02	3,846	3,846.10
Base rate (per 8" meter)	2,430.96	2,528.20	3,134.97	3,511.17	3,792.06	5,011.59	5,011.59	5,913.67	6,623	6,623.31
Rate per 1,000 gallons	2.83	2.94	3.65	4.09	4.42	5.84	5.84	6.89	8	7.72
Building activity										
Building permits issued	1,197	911	895	845	903	984	1,615	1,432	1,289	1,102
Number of residential units	276	136	286	30	17	24	40	51	119	57
Residential value (in thousands)	109,477	50,672	40,621	13,724	9,429	15,673	21,260	40,646	64,102	30,826
Commercial value (in thousands)	3,151	18,414	8,369	-	8,929	198	173	14,420	17,951	3,663
Parks and recreation										
Racquet club passes	2,586	2,604	2,528	2,263	1,368 (1)	3,304 (2)	5,037	7,038	7,893	7,922
Golf rounds	28,130	27,450	30,202	25,912	25,852	29,282	30,151	30,887	29,269	29,537
Library										
Total volumes borrowed	79,814	80,970	83,545	85,655	89,174	93,626	91,955	79,709 (3)	54,262 (3)	98,930
Circulation per capita	10	10	10	11	12	12	12	10	7	12
Transit										
Total route miles	1,014,607	1,041,987	1,033,806	1,075,422	1,051,995	1,111,456	1,113,567	1,116,067	986,500	1,065,755
Passengers	1,941,431	2,153,102	1,956,770	1,857,947	1,965,455	1,934,382	1,882,533	1,823,459	1,701,758	1,798,482

Sources: Various City departments.

Notes: Indicators are not available for the general government function.

(1) Significant decrease in Racquet club passes, was due to the relocation of the Racquet Club to temporary facilities, during the construction of a new facility.

(2) New PC MARC facility opened in December 2011, resulting in a large increase in pass sales.

(3) Significant decrease in Library total volumes borrowed and circulation per capita in 2014 and 2015, was due to the relocation of the Library to temporary facilities, during the renovation of existing facility.

(4) Significant increase in Library total volumes borrowed and circulation per capita in 2015 and 2016, was due to the completion of the Library renovation.

Schedule 27
Park City Municipal Corporation, Utah
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
City Area (sq. miles)	13	13	18	18	18	18	18	18	20	20
Police station	1	1	1	1	1	1	1	1	1	1
Transit buses	30	29	29	40	37	36	36	36	37	37
Public works										
Streets (lane miles)	124	127	111 (1)	111	111	111	111	126	126	126
Street lights	530	542	530 (1)	530	530	545	545	712	712	712
Water										
Fire hydrants	975	1,023	1,040	1,056	1,100	1,105	1,105	1,105	1,081	1,090
Water mains (miles)	110	117	119	127	130	131	132	135	137	140
Storage capacity (Tgal)	13,650	14,650	14,650	14,650	14,650	14,650	13,650	13,650	13,650	13,650
Recreation and culture										
Acreage	220	220	220	223	223	223	223	223	223	223
Parks	37	37	38	40	40	40	40	40	40	40
Covered picnic areas	4	4	4	4	4	4	4	4	4	4
Tennis courts	13	13	13	9	9	13	13	14	14	14
Soccer fields	6	6	6	6	6	6	6	6	6	6
Baseball diamonds	10	10	10	10	10	10	10	10	10	10
Library	1	1	1	1	1	1	1	1	1	1
Volumes in library	58,103	55,902	64,474 (2)	67,626	71,164	82,291	74,071	85,138	97,160	126,999
Golf course	1	1	1	1	1	1	1	1	1	1
Ice Rink	1	1	1	1	1	1	1	1	1	1

Sources: Various City departments.

Notes: Fire protection is provided by the Park City Fire District.

(1) The City changed the way they track streets and street lights, resulting in a more accurate number.

(2) Beginning in Fiscal Year 2009 the Library volumes includes books, audio tapes, and videos.

Schedule 28
Park City Municipal Corporation, Utah
Schedule of Insurance in Force
As of June 30, 2016

<u>COMPANY & COVERAGE TYPE, POLICY #</u>	<u>LIMITS</u>	<u>EXPIRATION</u>	<u>PREMIUM</u>	<u>DEDUCTIBLE</u>
AFFILIATED FM	\$ 131,634,000	1/1/2017	\$ 182,000	
(Property Coverage) SF266				
All other Perils				\$ 10,000
Flood				500,000
Earthquake				100,000
Boiler				10,000
Machinery				10,000
Motor Vehicles				1,000,000
ST. PAUL/TRAVELERS				
(Crime Policy) 105540277		1/1/2017	\$ 3,600	
Employee Theft - Per Loss Limit	\$ 525,000			\$ 10,000
Forgery or Alteration	500,000			10,000
Money & Securities (In & Outside)	25,000			10,000
Computer Fraud	500,000			10,000
Funds Transfer Fraud	500,000			10,000
WORKERS COMPENSATION FUND	\$ 1,000,000	1/1/2017	\$ 222,866	\$ -
(Workers Compensation) 1638608				
STATES RISK RETENTION GROUP				
(Liability) SEL3015712	\$ 5,000,000	1/1/2017	\$ 148,026	\$ 250,000
(General Liability, Automobile Liability, Employment Practice Liability, Law Enforcement Liability and Public Officials Errors & Omission Liability)				
BEAZLEY				
(Cyber Insurance) W1476D150201	\$ 1,000,000	1/1/2017	\$ 39,500	\$ 100,000
Information Security & Privacy Insurance				

Schedule 29
Park City Municipal Corporation, Utah
Five-Year Financial Summaries
Last Five Fiscal Years

Fiscal Year Ended June 30					
	2016	2015	2014 (2)	2013	2012 (2)
ASSETS					
Cash, cash equivalents and investments held by city	\$ 77,276,957	\$ 74,908,660	\$ 73,540,217	\$ 64,485,816	\$ 59,281,727
Cash, cash equivalents and investments held by fiscal agent	6,690,285	10,554,094	5,104,820	7,216,764	4,793,982
Restricted cash, cash equivalents and investments, other	6,312,535	7,418,529	6,866,835	661,306	1,095,260
Receivables:					
Taxes	20,740,471	20,631,203	20,432,310	19,917,948	19,561,554
Accounts	2,553,439	2,166,238	2,785,397	3,144,039	6,482,744
Notes receivable	314,353	320,284	1,578,341	5,102,467	5,098,452
Inventories	772,836	927,978	1,036,104	991,256	987,743
Prepays	528,089	515,520	510,634	576,195	462,609
Capital assets not being depreciated:					
Land and water rights	129,838,076	130,034,390	121,920,236	118,270,236	114,288,596
Construction in progress	10,931,485	13,018,693	8,791,078	5,014,332	1,859,326
Art	827,833	710,570	710,570	693,570	602,460
Capital assets (net of accumulated depreciation):					
Buildings	42,117,192	43,670,618	39,400,441	39,930,136	41,341,050
Improvements other than buildings	70,302,422	67,613,413	67,054,006	64,429,548	64,536,753
Vehicles and equipment	15,058,504	16,123,836	15,585,814	16,920,781	18,214,619
Infrastructure	29,114,178	25,053,552	26,782,596	26,346,422	27,786,910
Intangibles	5,652,891	5,691,867	5,506,939	5,498,064	5,532,368
Net pension assets	7,661	22,838	-	-	-
Total assets	419,039,207	419,382,283	397,606,338	379,198,880	371,926,153
Deferred outflows of resources					
Deferred charge on refunding	7,477	15,227	22,977	30,727 (1)	38,477
Deferred outflows of resources related to pensions	5,277,742	1,597,998	1,228,149 (3)	-	-
Total deferred outflows of resources	\$ 5,285,219	\$ 1,613,225	\$ 1,251,126	\$ 30,727	\$ 38,477
LIABILITIES					
Accounts payable	\$ 4,243,398	\$ 4,813,660	\$ 4,806,266	\$ 2,921,491	\$ 2,839,106
Accrued liabilities	2,868,301	2,707,660	2,836,990	2,674,816	2,680,257
Long-term debt due within one year:					
Compensated absences	431,558	391,979	391,796	363,362	366,127
Contracts payable	-	93,024	2,586,533	80,496	74,880
General obligation bonds	3,300,000	3,215,000	3,655,000	3,520,000	3,425,000
Revenue bonds	4,530,000	4,690,000	4,040,000	3,910,000	3,752,000
Long-term debt due in more than one year:					
Compensated absences	681,413	616,886	491,221	442,171	435,239
General obligation bonds	22,709,111	26,083,159	29,363,370	26,181,426	29,743,627
Contracts payable	-	-	93,024	2,679,557	260,053
Revenue bonds	59,904,698	64,829,343	51,983,601	51,937,800	50,782,780
Net pension liability	10,109,665	6,596,256	8,196,954 (3)	-	-
Total liabilities	108,778,144	114,036,967	108,444,755	94,711,119	94,359,069
Deferred inflows of resources					
Property taxes	17,605,701	17,553,354	17,437,568	16,973,817 (1)	17,012,000
Deferred gain on refunding	425,561	529,450	-	-	-
Deferred inflows of resources related to pensions	1,142,122	1,049,810	-	-	-
Total deferred inflows of resources	19,173,384	19,132,614	17,437,568	16,973,817	17,012,000
NET POSITION					
Net investment in capital assets	226,244,026	220,380,226	208,942,336	200,625,551	192,939,010
Restricted for:					
Water development	-	-	-	-	449,859
Capital projects	7,872,086	12,779,745	6,882,935	3,191,412	1,262,141
Debt service	5,130,734	5,192,878	5,088,720	4,686,658	4,177,242
Other	48,640	47,201	46,402	47,776	36,517
Unrestricted	57,077,412	49,425,877	52,014,749	58,993,274	61,728,792
Total net position	296,372,898	287,825,927	272,975,142	267,544,671	260,593,561
Total liabilities and deferred inflows of resources and net position	\$ 424,324,426	\$ 420,995,508	\$ 398,857,465	\$ 379,229,607	\$ 371,964,630

Source: Information extracted from the City's fiscal years ended June 30, 2011 through 2015 general purpose financial statements.

Notes: (1) GASB 63 and 65 implemented FY 2013

(2) Restated

(3) FY 2015 - Implemented GASB 68, Accounting and Financial Reporting for Pensions, required restatement of FY 2014.

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INTERNAL CONTROL AND COMPLIANCE REPORTS

**INDEPENDENT AUDITORS' REPORT ON INTERNAL
CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING
STANDARDS**

Members of the City Council
Park City Municipal Corporation, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business- type activities, each major fund, and the aggregate remaining fund information of the Park City Municipal Corporation (the City) as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents, and have issued our report thereon dated December 15, 2016.

Internal Control over Financial Reporting. In planning and performing our audit of the basic financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's basic financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters. As part of obtaining reasonable assurance about whether the City's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report. The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Penny Bowler Taylor & Kern

Salt Lake City, Utah
December 15, 2016

Independent Auditors' Report on Compliance and on Internal Control over Compliance in Accordance with the *State Compliance Audit Guide*

To the Honorable Mayor and Members of the City Council
Park City Municipal Corporation

Report on Compliance with General State Compliance Requirements and for Each Major State Program

We have audited Park City Municipal Corporation's (the City) compliance with the applicable general state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2016.

General state compliance requirements were tested for the year ended June 30, 2016 in the following areas:

- Budgetary Compliance
- Fund Balance
- Utah Retirement Systems
- Restricted Taxes and Related Revenues
- Tax Levy Revenue Recognition
- Open and Public Meetings Act
- Treasurer's Bond
- Utah Public Finance Website (Transparency)

The City did not have any state funding classified as a major program for the year ended June 30, 2016.

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above

Auditor's Responsibility

Our responsibility is to express an opinion on the City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a direct and material effect on the City occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance with general state compliance requirements. However, our audit does not provide a legal determination of the City's compliance.

Opinion on General State Compliance Requirements and Each Major State Program

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the City or on each of its major state programs for the year ended June 30, 2016.

Report On Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the compliance requirements that could have a direct and material effect on the City to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with general state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a general state compliance requirement on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a general state or major state program compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a general state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.



Salt Lake City, Utah
December 15, 2016



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Contract award for the replacement of seven (7) analog closed circuit video (CCV) cameras with digital CCV cameras, the addition of twenty-seven (27) digital CCV cameras, for a total of thirty-four (34), along with some CCV camera relocations to provide significantly improved coverage at the PC MARC, 1200 Little Kate Road, as a part of the City's ongoing building security initiatives.

The PC MARC's current analog system was added at the end of the remodel and has always been insufficient to cover the many areas of the facility. In addition the original analog cameras have begun to fail.

Respectfully:

Hugh Daniels,



City Council Staff Report

Subject: Park City Municipal Athletic & Recreation Center (PC MARC) - Closed Circuit Video Upgrades Contract Award
Author: Hugh Daniels, Emergency Manager
Department: Executive – Emergency Management
Date: December 15, 2016
Type of Item: Administrative

Summary Recommendation

Staff recommends that City Council authorize the City Manager to enter into a contract, in a form approved by the City Attorney, for closed circuit video (CCV) upgrades to the Park City Municipal Athletic & Recreation Center (PC MARC) in an amount not to exceed \$74,209.00.

Executive Summary

Contract award for the replacement of seven (7) analog closed circuit video (CCV) cameras with digital CCV cameras, the addition of twenty-seven (27) digital CCV cameras, for a total of thirty-four (34), along with some CCV camera relocations to provide significantly improved coverage at the PC MARC, 1200 Little Kate Road, as a part of the City's ongoing building security initiatives.

The PC MARC's current analog video system was added at the end of the remodel and has always been insufficient to cover the many areas of the facility. In addition the original analog cameras have begun to fail.

Acronyms

PC MARC	Park City Municipal Athletic & Recreation Center
BSC	Building Security Committee
CCV	Closed Circuit Video
EAC	Electronic Access Control
IT	Information Technology
CIP	Capital Improvement Projects

The Problem

The PC MARC's current analog CCV system was added at the end of the remodel and with a limited budget. The existing system has always been insufficient to cover the many areas of the facility. In addition the original analog cameras have reached the end of their life, with one complete failure and several others starting to fail.

To adequately cover the facility including high risk areas, there needs to be a new and much more comprehensive system. Current analog CCV cameras only cover the main entrance, part of the lobby, childcare, the pro shop, the north entrance and west

entrance. The new system will replace and relocate, as needed, the existing CCV cameras and add a significant number of additional CCV cameras to allow us to cover additional offices, lobby areas, entrances, the gym, interior and exterior tennis courts, workout areas, studios/fitness areas, pools, hallways and parking lots.

Background

Park City established its Building Security Committee (BSC) in February, 2008 under the chairmanship of the Emergency Manager. The general charge of the committee was to review all occupied city buildings, update and improve their security components and train the staff in security measures.

One of the larger components of our security program is CCV cameras. The City currently has 166 CCV cameras in 14 locations tied to a centralized network that can be viewed by Police Dispatch, Police Officers in the field and others with authorized access.

As funds allow, we continue to upgrade and add cameras to our system which is highly flexible and expandable. Existing analog cameras are reaching the end of their life span and we are seeing an increased number of failures. Further, the new digital technology is far superior in quality, clarity and options.

Analysis

AVTEC Systems Integrator is a division of Cache Valley Electric (the contractor) and is the sole certified installer for the CCV and Electronic Access controls (EAC) using our centralized network system. In addition, Cache Valley Electric/AVTEC participates in the "state contract." The scope of work included in this contract is outlined on Attachment A, entitled "Park City - MARC Network Video Surveillance Camera Additions."

Park City Municipal Administrative Policy, Section 3. *Municipal Budget Policies and Objectives*, Part II, *Contracting and Purchasing Policy*, D. *Exceptions*, 4. *Purchases from companies approved to participate in Utah State Division of Purchasing and General Services Agreements and Contracts and under \$100,000 are not subject to competitive bidding requirements.* Therefore this contract was not required to go out for a RFP and bid. Additionally the contractor is the sole certified provider in Utah, of integration services to our existing centralized network system.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Request the City Council authorize the City Manager to enter into a contract, in a form approved by the City Attorney, for closed circuit video (CCV) upgrades to the Park City Municipal Athletic and Recreation Center in an amount not to exceed \$74,209.00.

Pros

- a. Replaces existing analog cameras which are failing
- b. Increases and improves the ability of staff to monitor most areas of the facility
- c. Allows police and dispatch to monitor the facility as needed

- d. Provides for forensic stored video for review of incidents within and outside the facility
- e. Acts as a deterrent while providing some additional security to the public

Cons

- a. Uses a large portion of the Security CIP for FY17 which could go to other projects
- b. Because of the size of the project may have to be done in up to three phases
- c. Phase 3 may have to wait for the FY18 fiscal year where additional budgeted funds will become available

Consequences of Selecting This Alternative

Provide a significantly improved CCV system to better monitor a very busy and beloved recreation facility.

2. **Null Alternative:** City Council may choose to not authorize the purchase or downsize the project

Pros

- a. Makes Security CIP funds available for other security projects, including cameras, electronic access controls, etc.

Cons

- a. Delays needed upgrades
- b. Makes it more difficult for staff to monitor the facility
- c. Make it harder for police to investigate incidents inside and outside the facility
- d. Does not address a failing system due to quality and age

Furthering the Goals of the General Plan/Council Goals

The installation and upgrades of security equipment meet the goals of the City's Building Security Committee as approved by the City Manager. Further this improves the safety and security of employees and visitors to the PC MARC as a part of our ongoing Public Safety operations.

Community Engagement & Efficient Government – when residents feel safe they are more likely to come out and participate in the community.

Department Review

Emergency Management, Building Maintenance, Recreation, Budget, Legal, IT and Executive

Funding Source

The City maintains funds for security in the General Fund, Asset Management CIP and Security CIP. In an effort to provide the security level of service recommended by the Emergency Manager, funds have been identified from two sources including: \$11,095.00 from the Asset Management CIP account since we are replacing a number of analog cameras within the existing building and infrastructure and \$63,114.00 from the Security CIP account.

Attachments

A. Avtec Proposal for the PC MARC

September 27, 2016

Hugh Daniels
Park City Municipal Corporation
Park City, Utah

RE: Park City – MARC
Network Video Surveillance Camera Additions

Dear Hugh,

As requested Avtec – Systems Integrator is pleased to provide you with this proposal to upgrade the existing Video Surveillance for the Park City – MARC. It is the intention of this proposal to replace all existing Interior Analog Cameras and provide various new camera locations as listed below.

Scope of Work

Main Level - Interior Office Area Cameras

- A. Avtec shall provide (15) Sony, Hi-Definition, Low Light, Dome Cameras. Avtec shall remove existing analog cameras. Cameras shall be installed to have views of the following areas:
- | | |
|------------------------|-----------------------------|
| 1. Main Entrance | 9. Party Room |
| 2. Reception Desk Area | 10. Studio A |
| 3. Main Lobby Area | 11. West. Entrance |
| 4. Pro Shop | 12. East Office Entrance |
| 5. Child Care | 13. East Stairwell Entrance |
| 6. Tennis Office | 14. Gymnasium Hallway |
| 7. Life Guard Office | 15. Game Area |
| 8. Rec. Office | |
- B. Proposal includes required network cabling and removal of old cameras.

Total Cost for Main Level - Interior Office \$23,770.00

Interior Tennis/Basketball Court Cameras

- A. Avtec shall provide (3) Sony, 4K Ultra Hi-Definition, Low Light, Dome Cameras. Cameras shall be installed to have views of the following areas:
- | | |
|-----------------------|-------------------------|
| 1. East Tennis Courts | 3. Basketball Gymnasium |
| 2. West Tennis Courts | |

- B.** Proposal includes required network cabling.

Total Cost for Interior Tennis/Basketball Courts \$10,606.00

2nd Level – Fitness Area Cameras

- A.** Avtec shall provide (8) Sony, Hi-Definition, Low Light, Dome Cameras. Avtec shall remove existing analog cameras. Cameras shall be installed to have views of the following areas:

- | | |
|---------------------------|-------------------------|
| 1. Soft Arts Studio | 5. North Cardio Area |
| 2. Large Group Fitness Rm | 6. South Cardio Area |
| 3. Small Group Fitness Rm | 7. Weight Room |
| 4. Fitness Room Entrance | 8. East Track Stairwell |

- B.** Proposal includes required network cabling and removal of old cameras.

Total Cost for 2nd Level – Fitness Area \$11,550.00

Exterior Building Cameras

- A.** Avtec shall provide (8) Sony, 4K Ultra Hi-Definition, Low Light, Dome Cameras. Cameras shall be installed to have views of the following areas:

- | | |
|------------------------------|---------------------------|
| 1. North Outdoor Tennis Crts | 5. South Parking Lot |
| 2. Leisure Pool Area | 6. South East Parking Lot |
| 3. Lap Pool Area | 7. East Parking Lot |
| 4. South West Parking Lot | 8. North East Parking Lot |

- B.** Proposal includes required Camera Mounts and Network cabling.

Total Cost for Exterior Building \$28,283.00

General Proposal Clarifications:

1. Any IP Based connectivity including; network connections, security and IP Address Schemes will be provided by the owner.
2. Proposal excludes any/all recording equipment and assumes to be provided by the owner.
3. Proposal assumes the use of existing owner's network switch utilizing Power over Ethernet (PoE).
4. All Camera pricing includes camera stream licenses.
5. Proposal provides for all new network cabling where possible.
6. Proposal assumes standard daytime working hours. Any work requiring after hours installation, shall require additional charges.
7. Proposal excludes Sales Tax.

Proposal has been broken down for the use of the owner to evaluate cost budgets;
please note the following key items:

This proposal is valid for 30 days from the date noted on this proposal.

It shall be the responsibility of the Owner / Contractor to provide onsite supervision and support if required to gain access to this facility.

Please feel free to contact me at your convenience if you have any questions regarding this correspondence.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Mireles', with a stylized flourish at the end.

Joe Mireles
Avtec – Systems Integrator
A Division of Cache Valley Electric



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Council should consider a public donation, in the form of a memorial bench, to be placed on the Sandstone Cove Open Space parcel, located on the south/western aspect of Quarry Mountain.

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager

City Council Staff Report



Author: Heinrich Deters, Trails and Open Space Manager
Subject: Administrative Policy: Community Project Donations
Date: December 15, 2015
Type of Item: Administrative

Recommendation: City Council should review and approve the attached Donation Application for placing a bench on the City-Owned Sandstone Cove Open Space parcel. (Attachment I)

Executive Summary: Council should consider a public donation, in the form of a memorial bench, to be placed on the Sandstone Cove Open Space parcel, located on the south/western aspect of Quarry Mountain.

Background

In June 2011, Council adopted a City donation policy for community service and private donations on City property. (Exhibit A) In September 2016, Lori Wilson, submitted a donation application for a memorial bench on the City's Sandstone Cove open space parcel.

Analysis

The City's donation policy requires City Council notification and approval for projects located on certain city properties. In this case, staff finds that the Sandstone Cove parcel is recognized as a 'Tier III' location and must be approved in a regular session meeting. The parcel does not have a third party preservation easement on it.

The applicant provided details associated with the project, including, size, scope (location submitted is adjacent to the Quarry Mountain Connector Hiking Trail). Staff finds the bench is consistent with the policy and provides a benefit to the public utilizing the open space and trail. Staff does not see any negative aspects to the project. The value of the donation is under \$5000 and consistent with the notification of an asset to the Finance Department. Staff provided Council with a list of previously approved benches and locations. (Exhibit B)

Council Alternatives:

Recommended Alternative: Council may approve the attached donation application for a bench on the Sandstone Cove Open Space parcel.

Null Alternative: Council may deny the application and the bench would not be placed on the parcel.

Departmental Review

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

Staff Recommendations:

City Council should review and approve the attached Donation Application for placing a bench on the Sandstone Cove Open Space parcel.

Attachment I- Lori Wilson Sandstone Cove Bench Donation Application

PCMC Donation Written Proposal



Date: 9/5/14
Applicant: Lori Wilson
Address: 2731 Creek Drive
Phone: 435-640-2542
Email: Chancemama@aol.com

Scope of donation(s) (Why and what are you submitting for this request?)

Memorial Bench for Chance Wilson

Location (Where are you proposing to donate the item(s)? maps, photos are encouraged. Please be specific)

Quarry mtn

Type of Donation (Please provide size, shape, materials, quantity of donation.)

Rock Bench
Work will be performed by George who was
Recommended by the City.

Approximate Cost of Donation

not to exceed 2,000⁰⁰

This agreement shall be in effect for the life of the donated item in accordance with generally applicable standards administered by the Finance Department

THIS AGREEMENT is made by and between PARK CITY MUNICIPAL CORPORATION (City) and _____ (Donor(s)) to set forth the terms and conditions under which the City will permit the applicant to donate certain improvements on City property at _____ (location), Park City, Utah. Subject to the following terms and conditions of this agreement.

DATED this 6th day of Sept., 2016

PARK CITY MUNICIPAL CORPORATION

Dana Williams, Mayor

Attest:

[Signature]
Owner's Signature

2731 Creek Dr, P.C. 84060
Mailing Address

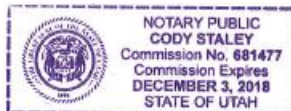
Loei Wilson
Owner's Name (Printed)

Chancemama@aol.com
email address or phone number 435-640-2542

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

On the 6 day of Sept., 2016, Loei Wilson personally appeared before me CODY STALEY who, being first duly sworn and upon oath, and in full recognition of the penalty for perjury in the State of Utah, did acknowledged to me that she/he is the Owner(s) of the property or, if the Owner(s) is a Corporation, that she/he is an authorized representative of the Corporation, and that she/he signed the foregoing instrument on their behalf.

[Signature]
Notary Public



Sandstone Cove Bench Location

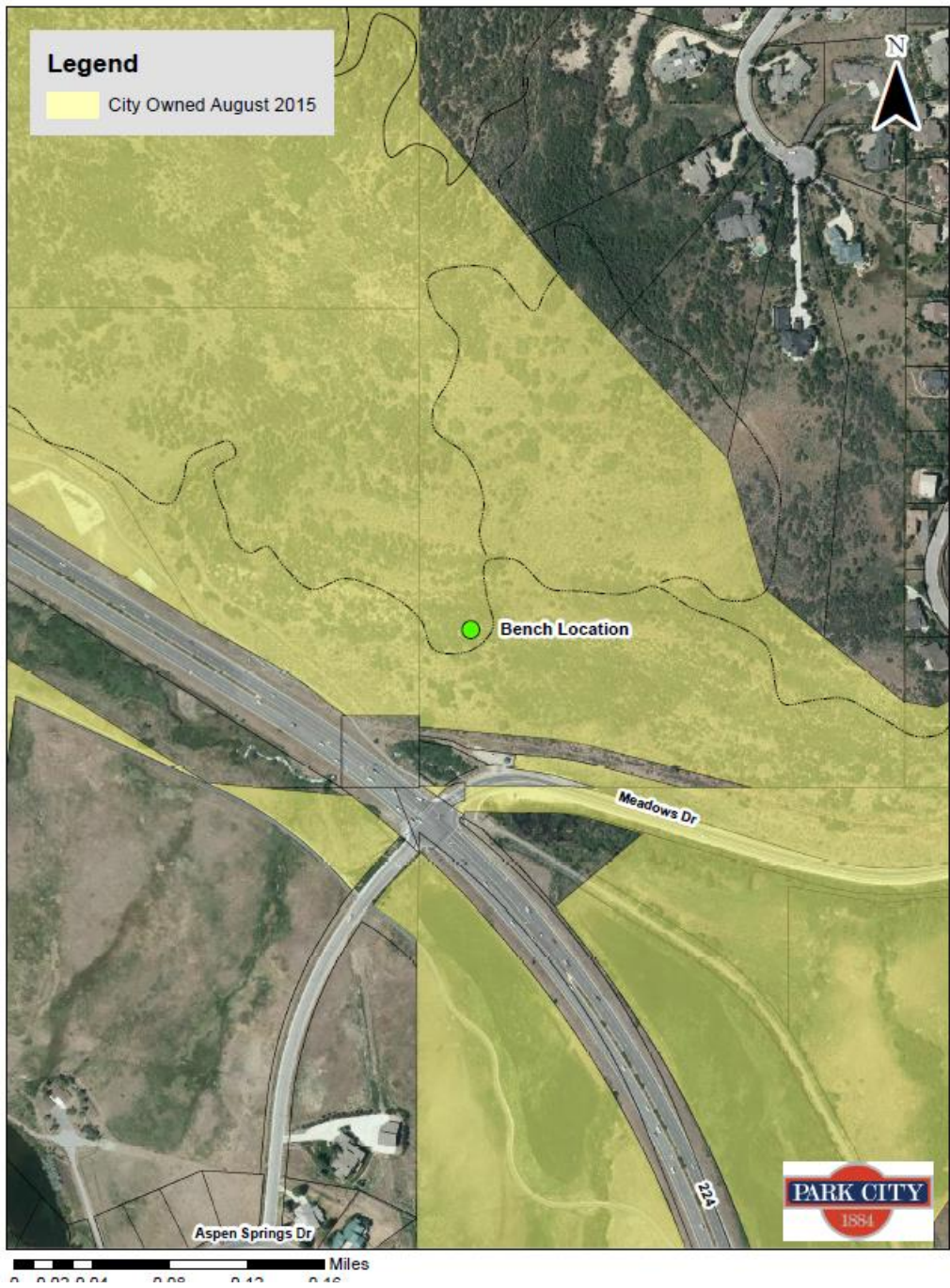


Exhibit A- Donation Policy

PARK CITY DONATION POLICY

I. Purpose

To establish a policy for non-artistic donations proposed in public parks, facilities, open space and trails on City property or on public easements.

II. Authorization

The City Council shall retain final authority for accepting donations and/or authorizing any use of City owned property.

III. Objectives

- Ensure uniformity and a timeline for requests
- Facilitate and encourage contributions to the City
- Protect the integrity of City property
- Provide opportunities for residents to augment the provision of City services and create a vested connection to place and community
- Provide customer service consistent with open and responsive government

IV. Qualifying Donations

- Community project enhancements and/or services, such as eagle scout and youth program projects
- Memorial items, such as benches or trees
- Artistic donations **will not be considered**. PCMC has a specific donation policy for art, which is reviewed by the Art Board.
- Third party consideration prohibited. Unless specifically approved by the City Council, third parties, including non-profit organizations, may not market or include donations to the City as part of a donation or additional consideration to that party or organization. The City Council may only approve such arrangements where the consideration is used to offset costs or enhance existing services or donations directly provided by that organization to the City (such as Adopt a Trail programs).

V. PCMC 'Donation List'

PCMC has created a list of items that may represent a benefit to the community but are not currently funded within the budget. It is recommended that all proposals review this list of approved items. Donations identified on this list have a very high probability of being approved.

VI. Process

The purpose of this policy is to establish a uniform process for donations in public parks, facilities, open space and trails on City property or public easements.

The following guidelines will be used when donating items:

A. Written Proposal and Letter of Intent

A written proposal (Exhibit B) must be submitted to the Executive Office at Park City Municipal Corporation for review. The proposal submitted should include: an explanation or scope of the proposed donation; specifications, including type, dimensions, material and proposed location; estimated value of the donation; and any other pertinent information. Additionally, a draft Letter of Intent (Exhibit C), detailing the general criteria and obligations for a donation needs to accompany the proposal.

B. General Criteria

In general, the following criteria will be considered: Any existing agreements, regulations or deeds, proposal, scope, easements, utilities, existing structures, quality and/or quantity of an object(s), size, future or ongoing maintenance, public safety, estimated value, relationship to the natural environment, users of the proposed site, future development plans, landscape design, existing infrastructure, environmental concerns, visibility and accessibility and if the item is identified on the PCMC "donations list."

All applications may be reviewed by such city agencies as Engineering, Finance, Parks, Public Works, Sustainability, Water, Recreation or Planning before making a recommendation. Should the donation be proposed for a historic building, site or district, PCMC will consult with the Planning staff and the appropriate Historic Commission. Finally, donations made on property with a conservation easement or deed restriction shall require approval from the easement holder if required per the applicable easement or deed.

The City Council shall retain final authority for all use of City owned property.

C. Timeline and Review Process

Once an application is considered complete, (verified in writing) staff will process and respond to each application within 60 days of submittal. One of the following responses will be provided:

1. Application acceptance and prepare for Council approval.
2. Application denial due to the applicant not meeting the terms of agreement of general criteria.
3. Application modification request which may include a general modification to the scope of the project

4. No timeframe shall be set for Council approval.

Location and Process

Donations will be processed appropriately within a tier system dependent on the proposals location.

Tier 1: Donations which are included in the PCMC Donations List (Exhibit G) and proposed location is within City Parks, Urban green spaces and along trail corridors (Exhibit F), may be approved administratively by a review committee consisting of Parks, Public Works, Executive and Sustainability Department staffers. The City Manager will notify City Council of any such approval, by means of a Manager's Report.

Tier 2: Donations which are NOT included in the PCMC Donations List and proposed location is within City Parks, Urban green spaces and along trail corridors shall be reviewed by City Council in a regularly scheduled work session meeting.

Tier 3: Donations proposed on City Owned Open Space, identified in (Exhibit E), must be compliant with the locations management plan, conservation easements, if any, and shall require City Council approval in a regularly scheduled meeting.

D. Implementation

The following guidelines are provided for the installation, construction or placement of any donation:

- 1. Project and Process**

This donation agreement shall be appurtenant to the following location and project: _____

- 2. Funding**

All costs including initial installation, labor and materials are the responsibility of the donor. All donations with an estimated value over \$5000 need to be reported to the Finance Department.

- 3. Installation**

Park City Parks Department will oversee and provide for the installation of all donations. Donations requiring installation services outside of the Parks Department's regular duties may require an outside contractor at the applicant's expense. Furthermore, the Parks Department shall approve final locations and the installation timeline for all donations.

- 4. Location**

PCMC reserves the right to amend and/or reject any location provided by the applicant, based on any existing agreements, regulations or deeds, scope, proposal, easements, utilities, existing structures, quality and/or quantity of an object(s), size, maintenance, public safety, relationship to the natural

environment, users of the proposed site, future development plans, landscape design, existing infrastructure, proximity to other donations, environmental concerns, visibility and accessibility and if the item is identified on the PCMC "Donations List." Unless specifically agreed to in writing, the City may, at any future date, elect in its sole discretion to remove or relocate the donation. No permanent right, title, or interest of any kind shall vest in the Donor's behalf by virtue of this agreement.

5. Vandalism & Maintenance

All normal maintenance costs are at the City's expense, however, no special maintenance and/or replacement will be undertaken. Special maintenance shall be defined as exceeding normal maintenance as determined and provided by the Parks Department. Payment will be made by check payable to Park City Municipal Parks Department. The Parks Department will replace a tree within one year of the planting of the tree but will not be responsible after two years. The City reserves the right to relocate any donation.

6. Plaques

No upright, free standing signs or plaque donations are allowed without City Council approval. The City will allow at specified sites an engraved (12"x 8") 96 square inch or smaller engraved flat stone that can be placed at the foot of a donation. Other items may have a plaque placed or engraved. These Plaques/engravings will be (4"x 4") sixteen square inches in size. Other details such as materials and wording must be approved by the City as part of the written proposal.

7. Materials

All donated benches and species of trees must be approved by the Parks Department. Materials or items not specified within this document will be reviewed and approved by the City Engineer. Trees may only be planted between May 15th to October 1st; weather permitting approved and coordinated with the Parks Department.

8. Liability

In no event shall the City be liable for value or tax assertions/claims by the Donor. The Donor(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from any person, entity or corporation, resulting from the Donor's use of the City property or right-of-way for installation purposes, or arising from the Donor's performance or improvement/item donated pursuant to this policy.

9. Other

This agreement shall be in effect for the life of the donated item in accordance with generally applicable standards administered by the Finance Department.

Exhibit B- Donation Matrix

<i>Donation Matrix</i>	<i>policy adopted June 2011</i>		
Name/Number	Location	Year	Notes
Sam Sumsion (3)	McPolin Nature Trail	Sep-14	CC approved in meeting
SLC Osguthorpe Program (4 benches warren, phillips, altschular, backcountry) (PC Hill Rock)	Round Valley	Dec-11	Approved as part of osguthorpe fund raising efforts
Kevin King (1)	Round Valley	Nov-10	reason for policy
Jay Burke (1)	Stoneridge	Sep-15	CC approved in meeting
Lacy Compton (1)	McLoed Creek	Sep-15	CC approved in meeting
Keith McCauley (1)	Round Valley	Dec-15	CC approved in meeting
Ben Sumsion (3)	Round Valley	Sep-09	prior to policy adoption
Virgina Smith (1)	McLeod Creek	Oct-11	CC approved in meeting
Ginny Valor (signs)	McPolin Nature Trail	Oct-11	CC approved in meeting
Carson Cheney (1 table)	Round Valley	Aug-12	CC approved in meeting
Lori Wilson (1)	Sandstone Cove/Quarry Mountain	Dec-16	Pending



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

In September of 2013, Park City Municipal Corporation (PCMC) and the Sundance Institute (Sundance) entered into an agreement extending the dates for the Sundance Film Festival (Festival) in Park City, Utah through 2026. The intent of the contract extension was unique in its intention to create additional partnership opportunities with the Sundance Institute and the Sundance Film Festival .

Each year, the supplemental plan for the annual Sundance Film Festival is amended to recognize changes from the previous year per the long term contract. Unless affirmatively modified by both parties, supplemental plans for future Festivals will follow the plan for the previous Festival.

On November 17, 2016, City Council approved the following changes for the 2017 Sundance Film Festival Supplemental plan:

- The Festival will be held from Thursday, January 19 through Sunday, January 29th, 2017.
- Closure of 5th Street, between Main Street and Swede Alley, for the Cinetransformer, from January 17th through January 29th, providing a connection between the Festival Base Camp and Main Street.
- Closure of Lower Main Street between 7th and 9th Street. Dates for the closure were approved as January 13th through February 1st, creating an engaging area gathering space for the public.
 - This area has been programmed as the Festival Village. As a Festival sponsor, Sundance has been coordinating with Acura to ensure that the activation area is engaging for the public.
- Waiver of the Martin Luther King holiday weekend 'no work' provision, for Sundance Institute and Official Sponsors for operations and setup.

Staff is returning to request the approval part two of the Supplemental Plan including the following:

- 2017 Traffic Mitigation and Circulation Plan and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approval (Exhibit E &F);
- City Services Agreement and Contract, based on the findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

These additional supplemental plans include:

- Attendance, Sundance Venues & Official Sponsors, including look & feel
- Transportation Planning - Traffic, parking & parking management, deliveries, taxi & shuttle drop off, and pedestrian management.
- Communications, Outreach & Community Engagement
- Security & Weather Contingency Plans
- County, HPCA & Resort Coordination

Additionally, Exhibit C includes the details of the Lower Main Street Closure, consistent with the November 17th approval. No further action is required.

Staff recommends Council review and approve overall traffic mitigation and circulation plan; and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approvals based on findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

Respectfully:

Jennifer Diersen,

City Council Staff Report



Subject: Sundance Film Festival 2017 Supplemental Plans - Overall Approval including Traffic Mitigation and Circulation Plans, and Community Outreach Plans
Author: Jenny Diersen, Special Events Coordinator
Department: Sustainability – Special Events
Date: Thursday, December 15, 2016
Type of Item: Administrative

Summary Recommendation

Staff recommends Council review and approve part two of the Supplemental Plan including:

- 2017 Traffic Mitigation and Circulation Plan and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approval (Exhibit E &F);
 - Logistics and timeline for Lower Main Street Closure, consistent with the November 17th Sundance 2017 Supplemental Plan approval are included in Exhibit C.
- 2017 Overall Sundance Film Festival Supplemental Plan, City Services Agreement and Contract, based on the findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

Executive Summary

In September of 2013, Park City Municipal Corporation (PCMC) and the Sundance Institute (Sundance) entered into an [agreement](#) extending the dates for the Sundance Film Festival (Festival) in Park City, Utah through 2026. The intent of the contract extension was unique in its intention to create additional partnership opportunities with the Sundance Institute and the Sundance Film Festival.

Each year, the supplemental plan for the annual Sundance Film Festival is amended to recognize changes from the previous year per the long term contract. Unless affirmatively modified by both parties, supplemental plans for future Festivals will follow the plan for the previous Festival.

On November 17, 2016, City Council approved the following changes for the 2017 Sundance Film Festival Supplemental plan:

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 - This area has been programmed as the Festival Village. As a Festival sponsor, Sundance has been coordinating with Acura to ensure that the activation area is engaging for the public.
- Waiver of the Martin Luther King holiday weekend 'no work' provision, for Sundance Institute and Official Sponsors for operations and setup.

Staff is returning to request the approval part two of the Supplemental Plan including the following:

- 2017 Traffic Mitigation and Circulation Plan and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approval (Exhibit E &F);
- City Services Agreement and Contract, based on the findings of the fact, conditions of approval and conclusions of the law (Exhibit D)

These additional supplemental plans include:

- Attendance, Sundance Venues & Official Sponsors, including look & feel
- Transportation Planning - Traffic, parking & parking management, deliveries, taxi & shuttle drop off, and pedestrian management.
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Staff recommends Council review and approve overall traffic mitigation and circulation plan; and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approvals based on findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

Acronyms

HPCA	Historic Park City Alliance
PCMC	Park City Municipal Corporation
SFF/Festival	Sundance Film Festival
Sundance	Sundance Institute
SEAC	Special Events Advisory Committee
UDOT	Utah Department of Transportation

The Challenge and the Opportunity

The success and opportunity that the Sundance Film Festival brings, also creates challenges and a need to increase community outreach and mitigation efforts to offset adverse impacts during the Festival including transportation and parking plans, and residential impacts, as well as, challenges that were reported during the 2016 Sundance

debrief including lodging and venue costs and protecting the official Festival sponsors. With rising venue costs and a lack of theatre and programming spaces in town, the City has a unique opportunity to enhance public activation and experiences.

The [Sundance Film Festival](#) is one of Park City's defining international events that reinforces cultural and economic vitality for both our community and the state of Utah. Sundance Film Festival helps to achieve City Council's goals in the General Plan by creating sense of place. More specifically, Goals 10 and 11 of the [General Plan](#), on pages 82 through 89, discuss the importance of events to our community character and Sense of Community.

As City Council reviews this report and the changes to the 2017 Sundance Film Festival Supplemental Plan, it is important to consider the [Title 4, Chapter 8 Municipal Code](#) criteria and [City Services Agreement](#) terms between PCMC and Sundance Institute. The Sundance Film Festival contract was entered into to accomplish several objectives, including ensuring that the festival's long term health is protected by encouraging coordination of road closures, increased protection of festival sponsors, and providing an enjoyable experience for both residents and visitors during the festival. Staff believes the discussion this evening specifically brings focus to the following:

B. WHEREAS, Park City and Sundance entered into a long term contract in 2001 and amended the contract and term in 2005 to maintain Park City as the Festival headquarters and establish Park City as corporate office headquarters for Sundance Institute to maximize planning efficiencies, pool resources, and improve Festival management to ensure the continued success of the Festival with minimal adverse impacts and maximum cultural benefits to the residents of Park City.

D. WHEREAS, Park City is authorized by Section 10-7-85 of the Utah Code Annotated to provide for and appropriate funds and services for the support of the arts for the purpose of enriching the lives of its residents. In recognition of the significant past and future artistic and economic contributions which Sundance and the Festival make to the communities in Park City in particular and Summit County in general, and the increased presence of Sundance in Park City by virtue of relocating its corporate office headquarters to Park City, and the cooperation with resolving long term overlap with the Martin Luther King Holiday weekend ("MLK"), Park City deems it to be in the best interests of the Park City community to enter into this Agreement.

F. WHEREAS, pursuant to Sections 10-8-2 and 10-8-84 of the Utah Code Annotated, the City Council hereby finds that the provision of City funds, property and services is consistent with the Park City General Plan, particularly the Community Economic Element, and provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City.

As City Council reviews this report it is important to consider how the event helps to create unique community experiences and sense of place including how the event will impact:

- Residential Neighborhoods;

- Community and culture;
- Local businesses, non-profits, and community partners and stakeholders in the Park City Area;
- Transportation & Sustainability Goals; and
- Multi-jurisdictional event coordination.

Staff recommends Council review and approve:

- Overall Sundance 2017 Traffic Mitigation and Circulation Plan and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approval (Exhibit E &F);
- 2017 Sundance Film Festival Supplemental Plan, City Services Agreement and Contract, based on the findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

Background

<u>Date</u>	<u>Item</u>
September 12, 2013	Sundance Contract Extension pg. 41
September 12, 2013	Sundance Contract Extension Minutes pg. 2-3
November 19, 2015	2016 Sundance Supplemental Plan pg. 273
November 19, 2015	2016 Sundance Supplemental Plan Minutes pg. 9
February 9, 2016	SEAC Debrief of Sundance 2016 pg. 2 - 3
July 21, 2016	Work Session 2016 Sundance Debrief pg. 3
July 21, 2016	Work Session 2016 Sundance Debrief Minutes pg. 2 & 3
November 17, 2016	2017 Sundance Supplemental Plan Part 1 pg. 70 - 85

Sundance Film Festival creates a sense of place by providing programs that motivate community interaction (both during the Festival and during other seasons) and provide unique opportunities for cultural amenities and economic vitality in our community (Exhibit H). Its success is essential to the vibrancy of Park City arts and culture and provides diverse economic benefits and opportunities. The Festival allows for community involvement with both international and local artists of many genres allowing for creative expression. SFF has called Park City it's home for more than 30 years, and moved their office headquarters to Park City in 2005.

In addition to Sundance Institute providing opportunities for local engagement both during the Festival and year round, Sundance also creates indirect economic opportunities for our local businesses and workforce.

In July of 2016, Sundance reported to City Council regarding the following from the 2016 Economic Impact Study:

- 46,660 people attended the 2016 Festival.
 - 67% of the attendees came from out of state and 17 different countries.
- The return on investment was \$143,302,000 in overall economic activity.
 - \$72,539,000 was the state gross domestic product.
- The 2016 event supported 1,441 jobs and \$8 million was submitted for state and local taxes.

Sundance Film Festival 2017

Each year, the Supplemental Plan for the annual Sundance Film Festival is amended to recognize changes from the previous year per the long term contract. Unless affirmatively modified by both parties, supplemental plans for future Festivals will follow the plan for the previous Festival. Exhibit G outlines a summary of approved changes to the supplemental plan from 2016 and as approved changes on November 17th, 2016.

Upon the approval of the November 17th Supplemental plans, staff has been working to coordinate transportation planning, community outreach regarding the following:

- Attendance, Sundance Venues & Official Sponsors, including look & feel
- Transportation Planning - Traffic, parking & parking management, deliveries, taxi & shuttle drop off, and pedestrian management.
- Communications, Outreach & Community Engagement
- Security & Weather Contingency Plans
- County, HPCA & Resort Coordination

Attendance, Sundance Venues & Official Sponsors, including look and feel

Sundance estimates attendance via their economic impact report conducted by the University of Utah's Kim C. Gardner Policy Institute. Data is collected through Sundance ticket sales and screening attendance and by surveys conducted throughout Sundance venues and on Main Street. Attendance to the Sundance Film Festival over the past 3 years is as follows.

- 2015 – 46,107 people
- 2016 – 46,660 people
- 2017 estimate – 48,000 people

Staff anticipates that attendance to the Sundance Film Festival will continue to remain comparable to previous years.

An updated Sundance Official Sponsors and Venue List is attached as Exhibit A. Changes since the November 17th City Council meeting include the addition of AT&T, Coppola Winery, and Creators League Studio (Pepsi Co).

A scope of the Festival Village including Logistics and Timelines (Exhibit C) and the Cinnetransformer (Exhibit B) have been coordinated to have the least impacts on residents and businesses in the area.

4.1 Access Prior to Use Periods. Unless otherwise set forth herein, Park City and Sundance shall cooperate to arrange times that Sundance and its designees may have non-exclusive access to the Use Areas prior to the Use Periods for the purpose of inspections, planning, preparations, testing and design work, surveys, examinations, and other activities that are necessary for Use Area planning and preparatory functions and advance preparations for and (if necessary) advance construction of certain temporary improvements such as installation of cables, conduits, curb cuts, signage and substructure; provided that such access shall not materially interfere with ordinary and customary Park City operations and that such advance construction shall be consistent with the terms of this Agreement.

4.3 Permitted Uses. Sundance may (but shall not be obligated to) use the Use Areas and may authorize or license others to use the Use Areas at any time during the applicable Use Periods, for the purposes indicated on Exhibit "A" attached hereto, including the following purposes: (a) moving in and out; (b) construction, erection and staging of decorations, temporary facilities and installations and other temporary improvements, security equipment and systems, lighting, sound systems, television and other broadcast equipment, video display, fencing and other equipment; (c) sale of food, beverages, novelties, souvenirs and other merchandise to persons attending the Festival and other visitors to the Use Areas; (d) advertising, marketing and promotion; and (e) any other purpose related to the Festival.

Transportation Planning

Transportation Planning is one of City Council's critical priorities and plays a key role in the experience of both our community and guest's experience during the Festival. When coordinating Transportation Planning there are 6 essential departments that work to coordinate the plan including: Transportation Planning, Transit, Parking Services, Park City Police & Emergency Services, and Streets. Once transportation plans are approved, the Community Engagement team will work to inform the community and our guests of the best ways to both avoid traffic and help reduce congestion.

As required by section [4-8-11](#) of the municipal code and the City Services Contract, Sundance has been coordinating a transportation control plan, and in coordination with the Special Events Coordinator and Transportation Planning Department. **Staff determined that the presented plan will allow for access for the businesses and works to ensure residents would feel the least impact possible.** At this time, it is not possible to fully execute a mitigation strategy that would prevent traffic from entering residential areas due to multiple use and accessibility requirements.

The Sundance Film Festival transportation plan focuses on mitigations to increase congestion reduction and local and regional collaboration. Based on the City Services Agreement with Sundance, staff finds that Sundance has worked to mitigate the transportation impacts of the event and is outlined in Exhibits B, C and E.

9. Parking and Transportation.

9.1 Transportation Plans. Park City, with coordination from Sundance, shall develop and implement plans for traffic control around and through Park City, as part of the annual Supplemental Plans, to meet the transportation and parking needs of the public during the Use Periods, including provisions for parking and road closings. Park City shall modify and as necessary expand the public City transit service to meet the increased public demand during the Festival consistent with the purposes of the Agreement and the needs of the public, including patrons of the Festival. The system will remain open to the public and will service the existing transit routes. Park City expects that it will utilize all available vehicles in its fleet to meet additional demand on its existing transit routes. The transportation plans contemplated by this paragraph are intended as an enhancement to Park City's public transportation to meet the needs of the public during the Use Periods and are not to be construed as the provision of "charter" services. The City acknowledges that its current policy is not to allow third party, external advertising on its buses. Should the City change this policy, it shall first explore with Sundance the opportunity to wrap the buses with Festival marks and logo design, subject to any applicable Federal regulations and approvals. Consistent with Paragraph 1.4, the City will not rent or otherwise authorize third party use the external bus wraps in a manner which would harm the Festival or directly conflict with Festival sponsors or sign plan. Use of City marks, including future marks, or those of the City's economic development partners such as the state of Utah, SkiUtah, the Chamber of Commerce or Park City Mountain Resort/Deer Valley ski areas are expressly permitted.

9.2 Cooperation in Main Street Closing. Consistent with the requirements to develop plans for traffic as part of the Supplemental Plans, Park City and Sundance both agree to support and cooperate with one another if both Parties agree to close all or a portion of Main Street for pedestrian use only or restrict traffic to one-way during some portion or all of the Festival.

9.3 Cooperation in Traffic Mitigation/Venue Parking. Park City shall cooperate in good faith with Sundance in adjusting designated parking spaces for the Festival based on the location of Main Street venues and events. Traffic and mitigation plans and use of funds therefore shall be included in each of the Supplemental Plans. The Parties shall jointly contribute resources to the implementation of such plans.

Transportation Planning & Traffic Flow

As part of the traffic management solution the following steps have been made to decrease congestion and increase accessibility during the festival. The Traffic Mitigation plans work to accomplish the following goals:

- Increase education and awareness of transportation & traffic impacts during Sundance Film Festival in order to help the whole community work towards achieving City Council's transportation priority. In order to accomplish Transportation goals – the plan must be implemented by many parties including the City, Sundance, locals and our guests.

Specific Traffic mitigation strategies include:

- Police, traffic enforcement & enhanced transportation on Park City's existing routes. Additionally, Sundance works to supplement transit in coordination with the existing transit routes for the Theatre Loop.
- UDOT coordination for parking and transportation through VMS signs – both leading up to and during the SFF. City is working to get the permanent VMS signs up for use by SFF, and is working towards verbiage permission with UDOT. Additionally a barricade and VMS plan is attached as below.
- The Kimball Junction Transit Center, newly opened, also presents additional opportunities to collaborate on the City's goal to reduce traffic congestion and the County's goal to diversify modes of transportation.
- Decreasing police traffic control on Main Street from 12:00 a.m. (midnight) to 11:00 p.m. This decrease in time would directly correlate with the Pedestrian Management hours. Staff believes this decrease in Main Street traffic management will allow the public safety team to focus on other areas of concern such as crowd management outside of Main Street businesses. Additionally this reduction is due to a challenge that Public Safety is having staffing longer shifts.
- Staff has worked to explore the possibility of implementing Bus Only Lane, as have been successful in incentivizing use of transit for major summer events. Due to winter conditions, it is currently not possible to institute a bus-only lane during the winter season due to challenges with snow removal and barricade management.

Parking & Parking Management

- Parking in China Bridge and the Flagpole Parking Lot will cost \$25 Thursday, January 19th through Tuesday, January 24th of the Festival. The cost will decrease to \$10 Wednesday, January 25th through Saturday, January 28th of the Festival. There are no in and out privileges for parking. Parking will be free of charge on Sunday, January 29th.
 - As according to a contract entered with ABM Parking Services, the ABM team will enhance the City Parking Services team to offer parking attendants, parking enforcement and work in collaboration with the Park City Police Department and the Pedestrian Management company.
- Richardson Flats to be utilized as a Carpool Lot for the general public. No transit services will be provided from this lot. Staff will work to expand outreach and education about utilizing this parking lot specifically for those coming in from Kamas and Heber.
- Sandridge Lots will remain free and open to the public based on first come, first serve availability.
- As in years past, parking will be removed in the following locations:
 - All of Main Street from the intersection of Main and Swede Alley to 9th Street.
 - All parking on Heber Avenue
 - Parking on Park Avenue on the West side of the street from Heber Avenue to 9th Street.
- Delivery vehicles, taxis and shuttles will not be permitted to park on Main Street.
 - Delivery vehicles that have long term load in or load out plans will need to secure a Special Use of Public Parking permit through the Parking Services

Department. Those delivery vehicles that are making normally scheduled deliveries to local restaurants and businesses will not need to secure a Special use of Public Parking permit.

- There is not a specific location for taxi cabs, shuttle vehicles or ride share companies to park while waiting on fares currently. Parking enforcement will be monitoring the no parking areas to keep traffic moving and prevent double parking.
- Staff is working to secure additional parking options at the resort parking lots (Deer Valley, Canyons Cabriolet and Park City Base) from 5:00 p.m. to 2:00 a.m.)
- At the time of this staff report, though approved in previous supplemental plans, Sundance does not foresee the use of Flagpole Lot and does not believe that there will be any ride share sponsors for this year's Festival. The Flagpole parking lot will be utilized as paid public parking in 2017.

Deliveries & Taxi/Shuttle Loading

- Large Trucks will need to access Main Street from the top of Main Street. Staff is coordinating to message to companies with oversized vehicles regarding entrance to create the least impact possible on the surrounding residential neighborhoods. A DRAFT notice of Impacts for Delivery Vehicles during Sundance is included in Exhibit E.
- Notice of impacts regarding traffic, delivery provisions and taxi and shuttle drop off will go out to the Lodging Association. Additionally, the Special Events will collaborate with Transportation Planning to work on notification with Finance Department as they are distributing Taxi Licenses and the Police Department leading up to the Festival.

Pedestrian Management

Part of the Transportation Management plan is to coordinate and control crowd management during peak times, specifically at key intersections including:

- Main Street & Heber Avenue
- Main Street & 7th Street
- Main Street & 4th Street (between Chimayo & Java Cows)
- Swede Alley & Heber Avenue (corner by Sundance Ticket Office)
- Swede Alley & Transit Center
- Swede Alley & Base Camp

The goal of Pedestrian Management is not to direct traffic, but to work in collaboration with the Park City Police Department and ensure pedestrians have an opportunity to safely cross the street when traffic is clear or held. Pedestrian management is essential both for traffic mitigation and safe access to Main Street.

Communications, Outreach & Community Engagement

An outline of the City Community Outreach and Engagement Timeline for the Festival is attached as Exhibit F. PCMC and Sundance Institute continue to coordinate these plans and helps to promote these efforts through their marketing as well. Community outreach and engagement has included:

Community outreach and engagement has included:

- Rules of the Road – A document that provides permitting information and deadlines to organizers of non-affiliated activities during the festival.
- Business Notification – Sundance Institute went door to door notifying business that could be affected by the lower Main Street activation.

Additional community outreach and engagement will also include:

- Community Outreach & Locals Guide – document that provides local residents and employees with helpful hints on how to
- Transportation Planning Outreach – messaging prior to the start of the festival through local media outlets, the City's website, and social media that identifies road closures, parking restrictions, and encourages alternative transportation options.
- Communications During Festival – providing informational updates during the festival.
- Festival Debrief – a gathering of feedback after the festival to work towards making improvements to future festivals.

In addition to continuing outreach efforts with website, social media and local news, staff is working to increase the outreach this year by completing four specific items:

- Staff is working to translate community engagement materials, such as the local's guide and transportation mitigation materials, be translated to Spanish for tourism and public safety reasons. Staff believes this will help increase outreach and communications regarding impacts and activities to both locals and international guests.
- Special Events intends to complete door to door residential notification prior to the Festival on Park Avenue (from Heber Avenue to 14th Street) regarding which will outline anticipated transportation plans and include tips on how to plan for the impacts. Additionally, the information will include a direct staff contact for residents who may have questions or concerns during the festival. These impacts and communications will also be outlined on the City's Website and KPCW.
- Redesigning publication materials to be more engaging with redesigned graphics and colors – in years past, these documents were simple PDFs.
- Capturing B-roll video so that next year (2018) we can work to create a online video that serves as a local's guide and helps to better inform people of impacts during Sundance.

Public Safety, Crowd Management & Weather Conditions Plans

The success of the security, public safety and weather conditions plans are due to the vital coordination between Sundance, Public Safety, Communications & Transportation Planning, as well as, Summit County. As pertains to the City Services Agreement a scope of public safety should be included in each annual Supplemental Plan.

(a) Sundance shall be entitled to a credit of 500 hours of specific Festival police enforcement, 400 hours of traffic enforcement, and 500 hours of code enforcement at the request of Sundance, or as determined by the Police Chief's use of roving enforcement patrols of the Festival. Unless otherwise agreed, this service does not include any Police Services requested for interior venue security or VIP protection. Interior venue security will be at the expense of Sundance. The scope of such enforcement services shall be included in each annual Supplemental Plan;

Due to the protected nature of security plans, City Council should ask for additional details in a closed session, should they so desire.

During the Sundance Film Festival the conditions of the weather play into all aspects of the event and impacts on the community. If winter weather conditions arise staff will implement the Peak Day Traffic Management Plan as outlined by the Transportation Planning, Community Engagement and Public Safety departments in coordination with the Sundance Film Festival. This plan can be found in the Staff Communications Report section of the December 15, 2016 City Council packet.

County, HPCA & Resort Coordination

During SFF, events and activities are held across the City and County to create offerings for locals and guests. The success of the event depends on coordination with Sundance Institute, as well as, almost every department in the City, and County and Resorts. The combination of these key stakeholders allows the event to be successful and allows further mitigation of impacts to the City as well as to our neighboring jurisdictions and allowed the City and the County to coordinate on the use of VMS and traffic and transportation plans throughout the event.

- Staff is working in coordination with resort partners to secure additional parking at Park City and Deer Valley resorts after ski hours.
- County assistance in programming and providing use of VMS to notify both residents and visitors of parking and transit options.
- HPCA continues to assist the City in getting outreach information out to Main Street businesses and coordinate with staff as challenges or questions arise.
 - A more detailed summary of specific HPCA outreach coordination is outlined in Exhibit C.

Alternatives for City Council to Consider

1. Recommended Alternative: This is staff's recommendation.

Staff finds that the Sundance Film Festival and the requested changes of the supplemental plan will help further Council's Goals in the General Plan, as well as, present opportunities to strengthen community outreach and mitigate transportation impacts. Staff recommends Council review and approve:

Staff recommends Council review and approve:

- 2017 Traffic Mitigation and Circulation Plan and community outreach plans that were developed after the November 17th Sundance 2017 Supplemental Plan approval (Exhibits E &F);

- 2017 Overall Sundance Film Festival Supplemental Plan, City Services Agreement and Contract, based on the findings of the fact, conditions of approval and conclusions of the law (Exhibit D).

Pros:

a. Staff believes the event's programs align with City Council's goals of providing a complete community that values economic diversity and arts and culture, creating engaged and effective government, and a thriving mountain community in the following ways:

- Vibrant arts and culture offering;
- Protected and celebrated history, as well by creating a community gathering place;
- Safe Community;
- Balance between tourism and local quality of life;
- Varied and extensive event offerings;
- Accessibility during peak times
- Well utilized, fare-free, regional public transit, and walk-able community;
- World-class, multi-seasonal resort destination

Cons:

a. Additional mitigations may increase the amount of Staff time, resources and fees associated with the event.

b. Though staff believes the closures will help with transportation and pedestrian management, as well as, will help with creating community character and sense of place, there is a fine balance in the opportunity and challenges in both our residential and business areas.

2. Continue the Item Alternative: The City Council may continue the item for more information or discussion, thus postponing the approval of the 2017 Sundance Film Festival Supplemental Plan, City Services Agreement and Contract, findings of the fact, conditions of approval and conclusions of the law.

Cons:

a. This will further postpone the approval of the 2017 Sundance Film Festival Supplemental Plan and delay both staff's and Sundance's ability to implement changes for the upcoming Festival.

3. Modify the Item Alternative: The City Council may make modifications Traffic Mitigation and Circulation Plans and Community Outreach plans for the 2017 Sundance Film Festival.

Cons:

a. Changes to the Traffic Mitigation and Circulation Plans and Community Outreach plans for the 2017 Sundance Film Festival Supplemental Plan may be challenging for both staff and Sundance's ability implement modifications to the Festival, Transportation and Community Engagement strategies for this year.

4. Deny Alternative: Deny the approval of the Traffic Mitigation and Circulation Plans and Community Outreach Plans as outlined in this report.

Cons

a. The Supplemental Plan for the 2017 Sundance Film Festival would not be approved and would delay staff from implementing plans for the upcoming Festival.

5. Do Nothing Alternative: The Council may do nothing and take no action. The approval of the requested changes in this report would not be approved.

Cons

a. This would provide lack of direction regarding the current supplemental Plans for the 2017 Sundance Film Festival.

Department Review

Sustainability (Economic Development, Community Engagement, Special Events), Transportation Planning, Streets, Transit, Parking Services, Police, Emergency Management, Building, Planning, Finance, Budget, Legal, and Executive Departments have reviewed this report and their comments have been incorporated.

Additionally Sundance Institute has made comments that have been incorporated into this report.

Funding Source

The General Fund pays for the Sundance contract currently. Any increases to expenses would need to come through the BFO process. Any decreases (savings) to ongoing expenses would go back to the General Fund and potentially used for other needs within the General Fund.

Attachments

Exhibit A	Sundance & Official Sponsor Venue List 2017 – updated as of 12/1/16
Exhibit B	Cinetransformer Site Plan & Schedule; 5 th Street
Exhibit C	Festival Village Logistics, Timeline and Site Plan – Lower Main Street; 7 th to 9 th Street
Exhibit D	Sundance Film Festival 2017 Level Three Special Event Permit
Exhibit E	Park City Transportation & Parking Plans during Sundance
Exhibit F	Park City Community Outreach Timeline during Sundance
Exhibit G	Approved changes to the 2016 & 2017 Sundance Supplemental Plan
Exhibit H	Sundance History & Programs

2017 Sundance Film Festival

Sponsor Venues – Under Level Three Special Event Permit

Last updated: 12/9/16

Sponsor/Group Venue Name	Venue Address
Festival Village Presented by Acura	Lower Main St below Town Lift Plaza Between 7th & 9th St
Acura Studio	825 Main St. To be confirmed
AT&T/DIRECTV	825 Main St Also Inside SundanceTV HQ
Festival Base Camp Presented By Canada Goose	475 Swede Alley (Bob Wells)
Canon Creative Studio	592 Main St (By Invitation Only)
Chase Sapphire on Main	573 Main St (Claimjumper)
Creators League Studio (PepsiCo)	591 Main
IMDb Studio	570 Main St (Prewitt Gallery)
Jaunt VR Lounge	580 Main St. (Willie Holdman Gallery)
Oculus	201 Heber Ave (Nikara Restaurant)
Stella Lounge	364 Main St (Elegante)
SundanceTV HQ	268 Main St (ex Hope Gallery)
The Hollywood Reporter Photo and Video Studio	692 Main St (Sky Strada)

Exhibit A Sundance Official Sponsors and Venues

University of Utah Health Sciences	TBD
Utah Film Commission	625 Main St (Terzian Gallery)
YouTube House	449 Main St (Robert Kelly Gallery)

Closing 5th Street - Cinetransformer

Sundance Institute lost the Gateway space #104 where we housed the Microcinema (panels). Sundance Film Festival staff have been working with City staff and Post Office to close down 5th Street and bring in a Cinetransformer to replace the Microcinema.

The Cinetransformer is a semi-truck that pulls into place and the sides expand to make a 90 seat theatre. We are removing one row in front to make more room for panelist. (80 seat theatre). When expanded the total foot print including entrance and exit ramps is 70 length and 30 wide. It is equipped with 2 restrooms, concessions, theatre seating, ADA room in front rows and access ramp.

Sundance will have panels and selected screenings from 9:00am - 10:00pm. (still working on exact schedule within that time period). The Cinetransformer will be open to credential holders and public as available.

5th street will be closed from January 17, 2017 - January 29, 2017. We are working to have the street closed as minimal as possible and will remove Cinetransformer right after last use to help make tear down of festival run smoothly.

Post Office will still have spaces in front of Post office and back of Post office and some on Swede Alley for mail pick up. We will work with KPCW to get word out and a notice inside the Post Office.



USPS

← Base Camp

Sidewalk

→ Main St

Lamp Post
□

Garden Area

Street Sign
□

Volunteer
Room
10x10 Tent

Green
Room
10x10 Tent

Exit Ramp

Bump Outs

Ticket
Booth
Snack
Concession

Fifth
Wheel Hitch

Lobby

Entrance
Ramp

Bump Outs

(2) Restrooms

← Base Camp

Sidewalk

→ Main St

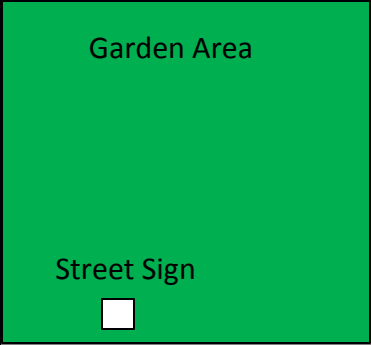
Tupelo Restaurant

USPS

← Base Camp

→ Main St

Lamp Post



Volunteer
Room
10x10 Tent

Green
Room
10x10 Tent

Exit Ramp

6'-2 1/16"

Ticket
Booth
Snack
Concession

10'-10 13/16"

14'-7 1/2"

31'-4 1/8"

8'-6"

3'-10 5/16"

16'-1 3/4"

26'-8 1/2"

68'-3 3/8"

Lobby

Entrance
Ramp

3'-10 5/16"

46'-5 1/2"

(2) Restrooms

← Base Camp

→ Main St

4'-6"

4'-2 1/8"

Tupelo Restaurant

Festival Village Activation Summary

Main Street patrons will be able to enjoy the Sundance Film Festival's a lower Main Street activation - the new Festival Village, presented by Acura. After passing under an overhead festival banner, they will be greeted by friendly staff where they will be encouraged to sign-up to take part in a VR experience, as well as their ticket to receive a commemorative branded water bottle after they complete the experience.

After being greeted, patrons can explore an interactive experience called Mood Roads. This immersive and interactive experience will allow them to embark on a personal journey. This experience will read each individual users biometric data, producing a unique multi-sensory experience within a spherical motion simulator.

Once they've created their Mood Road they head into the studio tent where they can relax, recharge and explore additional engagements. Within the lounge is a VR Pod, and ice sculpture where they can watch as their Mood Road journey streams across the screen along with that of their friends and hundreds of other experiences and photos that have been shared with the unique hashtag.

After their experience, patrons can head outside to grab a hot beverage or Stella Artois and enjoy the music played on the Festival Village stage. If they are lucky they will catch a glimpse at one of the many celebrities headed into the adjacent press junket space. At the end of their experience, patrons redeem their commemorative water bottle and head on to their next screening.

Street Closures & Load-In Plans

In accordance with the approved changes to the 2017 Sundance Film Festival Supplemental Plan on November 17th, 2016 Exhibits B & C detail venue plans, specifically with regard to the 5th Street and lower Main Street closure for the Festival Village.

Village.

- 5th Street Closure for the cinetransformer activation will be held Tuesday, January 17 through January 29th.
- Festival Village (lower Main Street closure) will begin at 10:00 a.m. on Sunday, January 15th and will reopen on the evening of January 31st.
 - o Staff has worked to mitigate the closures to the smallest timeframe possible, while ensuring time to allow the activations set up and break down.
 - Two delivery areas have been incorporated in the Festival Village footprint to allow for delivery access for businesses.
 - 7th and 9th Street will remain open for traffic flow.
 - As in years past, pedestrian management will be in place to ensure the safety of those who are crossing at the 7th and Main Street intersection.
 - o Staff wants to be clear to Council, that Lower Main Street will be closed for Sundance through the evening of January 31st.
 - However this specific section of Lower Main Street will remain closed, as on February 1st, as the FIS World Cup Community Concert hosted by Deer Valley will be held on lower Main Street that day. Main Street & Traffic operations on lower Main Street will change back to normal operations early in the morning (around 2 a.m.) on February 2nd. Deer Valley has submitted their Special Event Application for this event, and because there are no substantial changes for the event staff has the authority to approve this event. Staff was aware of this closure for the FIS World Cup at the November 17th City Council meeting, but did not articulate why the road would remain closed through February 1, 2017.

Exhibit C – Festival Village Logistics, Timeline and Site Plan

Staff finds that Sundance has worked to ensure that the proper mitigations are being instituted to accomplish traffic management and flow in the area. Staff and a representative from Sundance worked to complete business outreach coordination of the closure for the Festival Village. All of the notifications were welcomed with positive feedback and the businesses appreciated the delivery and load-in/out schedule. In addition to coordinating with the HPCA, the following Main Street Businesses were included in the outreach coordination:

On Dec 5, 2016, at 10:31 PM, Tina Graham wrote:

Places we visited Monday November 28 and Monday December 5th.

All were positive interactions and feedback, talked about deliveries and load in/out schedule.

890 Main Engels & Volkers

820 Park Ave Harvest

804 Main Image Eyes Optical

804 Main Street Trove

804 Main Prime Steak house

780 Main Street Marriott Summit Watch

751 Main Street All Sports Eye Wear

751 Main Butchers Chophouse and Bar

751 Main Street Outfitter Trading Company

751 Main Street Grace Clothier - Sundance Merchandise Store - Sundance Takes over January

751 Main Street Rich Haines - Sundance ASCAP Music Cafe - Sundance takes over on Monday January

738 Main Street Panache - They are fine with closing and thinks it will be better than Silly Market -Likes the delivery area

738 Main Street Collies - They are very busy during Sundance and have no problem with the closing of street as long as delivery trucks can unload at 7th

738 Main Street Atticus Coffee Books and Teahouse

738 Main Street Paint Mixer - Has rented out for festival

710 Main Street Park City Sports on Main - They don't have that many deliveries during Sundance

693 Main Street Bahnhof Sports

Did Not Visit

890 Main Street Old Town Cellars

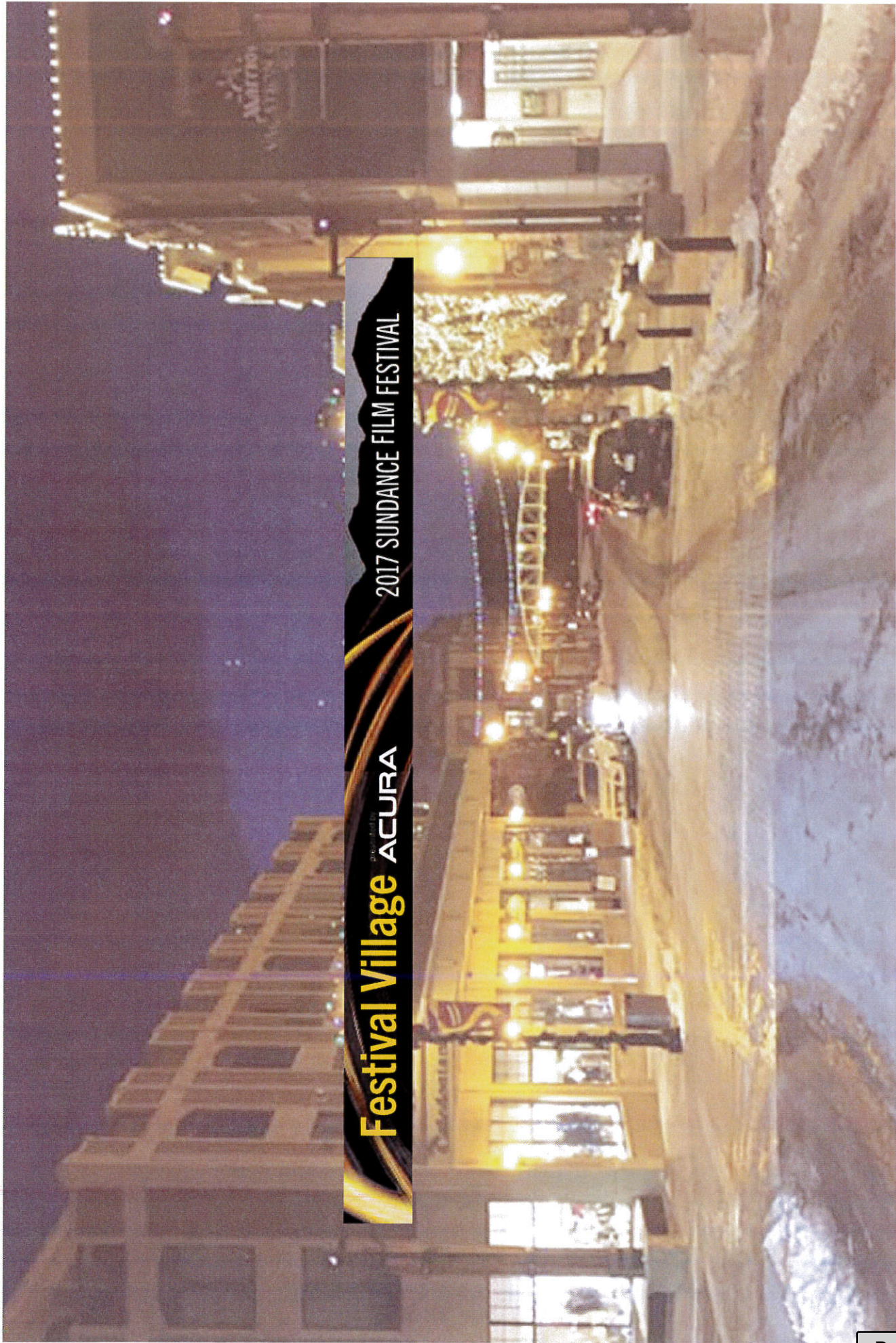
890 Mustang Grill

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Tina Graham

Associate Director, Festival Operations

Sundance Institute



OVERVIEW

10'x30' Storage Tent

10'x10' AV Tent



Delivery Area

10'x10'
Welcome Desk / RFID

6mx5m
Mood Roads

8mx15m
Studio Tent

NSX VR Pod

Ice Sculpture

10'x10'
HVAC Tent

10'x10'
TBD

Coffee Tent

10'x20'
KCRW

Stella Airstream- 26'

10'x20'
KCRW Stage

Barricades (adjustable)

Restrooms

Dumpster

Delivery Area



Exhibit D –Sundance Film Festival Level Three Special Event Permit

SPECIAL EVENT PERMIT

Type of License: Level One Level Two X Level Three
Event Name: 2017 Sundance Film Festival
Event Date(s): Saturday, January 19 through Sunday, January 29th, 2017
Event Location: Various locations throughout Park City
Licensee: Sundance Institute
Contact Person: Tina Graham, Associate Director, Festival Operations
Approved By: Special Events Coordinator X City Council of Park City
Approval Date: December 15, 2016

The Park City Council has approved the Level Three Special Event Permit for the 2017 Sundance Film Festival as part of the current City Services Agreement that was executed on October 30, 2013. The 2017 Sundance Film Festival is to be held at various locations throughout Park City (Exhibit A) and will be held January 19 – 29, 2017, with set up and break down of the event will occur between January 15 and 31, 2017. This Level Three Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4-8-4(C) based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The 2017 Sundance Film Festival will operate from Thursday, January 19 through Sunday, January 29th, 2017. Set up and break down of the event will occur between January 15th and January 31st, 2017.
2. The permittee will organize venue load-in and load-out plans, as well as, work with staff to create transportation and parking plans. The permittee is responsible for working to establish and help promote transportation and parking plans. The applicant will have volunteers as well as the help of Park City Police Department to ensure that efficiency of traffic, transportation and public safety.
3. The permittee has secured permission from the school district to allow the use their parking areas at the Schools around Kearns Blvd. (Hwy. 248). The permittee will enhance the City's current transit schedule for festival attendees.
4. The applicant has established weather and emergency plans. The applicant has established these plans to maximize the safety event attendees, volunteers, staff, the general public. There are no weather dates for the event, but the applicant is aware that weather could interfere with the possibility of the event's proposed activities. In the case that the event were to be cancelled due to dangerous weather conditions, they would notify the general public as well as participants in the event. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel or postpone the event or portions of the event at any time due weather or emergency conditions.
5. The events associated with the 2017 Sundance Film Festival will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
6. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.



7. There are other no other Special Event Permits that are currently proposed or that have been granted for January 19 – 29, 2017
8. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
9. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
10. Staff finds the 2017 Sundance Film Festival is consistent with the measures as outlined in the City Services Agreement as entered into on October 30, 2013 and promotes the City Council's Goals of creating a sense of place. The international event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Sundance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Furthermore, Sundance allows Park City to grow as an arts and culture hub encouraging creative expression.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The permittee, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The permittee shall adhere to the Park City Municipal Noise Ordinance. The permittee will work with City Staff to orient the activities so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
 - (A) The permittee, or his/her designee, shall provide on-site management for each aspect of the event.
3. The permittee has agreed to return to and give City Council and City staff a review for the 2017 Sundance Film Festival.
4. In addition to minimum insurance as required by state law or applicable regulation (for example worker's compensation, auto, and liquor liability as applicable), Applicants shall provide proof of public liability insurance in an amount as determined by the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.
5. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted to the Building Department for review and permitting no later than Wednesday, January 18th.
6. The permittee is responsible for working with City Staff to create an Operational, Parking and Pedestrian Management Plan in a form approved by the Park City Municipal's Economic Development Program Manager and by the Chief of Police.
7. The permittee is responsible for maintaining a staff and volunteers plan.
8. The applicant use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.



9. All third party approvals including the Park City School District, Summit County and State of Utah, permit approvals required for this event shall be secured by Thursday, January 19th, 2017 and submitted to Park City Municipal Corporation.
10. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel event upon or part there of any condition, violation or weather that jeopardizes the life, safety or property of the residents or visitors of Park City.
11. The Applicant will provide an official Sundance Venue and Sponsor list and sign plan for the event. All handouts, flyers, banners and other signage, shall comply with the Park City Municipal sign code and be approved by the Planning Department.
12. The 2017 Sundance Film Festival will operate for ten (10) days, Sundance Institute reserves the right to review and make recommendations regarding the approval of any other Special Event Permit during this time.
13. Sundance shall report sustainability statistics in the debrief of the event.
14. Sundance shall have exclusive use of the areas as outlined in Exhibit A.
15. Sundance estimates overall attendance in 2017 will be 50,000. Sundance shall work with Staff to address the challenges and opportunities created by the growth in attendance to the event with regards to maintaining public safety, traffic and transportation impacts to the City.
16. Sundance will work with the Fire Marshall, and Public Safety Personnel regarding placement of emergency staff and equipment. Sundance will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.

PASSED AND APPROVED this Thursday, the 15th of December, 2016.

PARK CITY MUNICIPAL CORPORATION

City Manager, Diane Foster

Attest:

, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

DRAFT SUNDANCE PARKING REGULATIONS



SUNDANCE PARKING REGULATIONS



As part of the approved **Sundance Traffic Mitigation Plan**, the following changes have been implemented this year to help manage overall transportation, traffic, and parking issues, as well as facilitate deliveries to the Downtown area:

AVAILABLE PARKING

Parking is limited throughout town during the Festival. We highly encourage everyone to use the free City transit as well as carpool to help ease traffic and congestion during the festival.

Canyons Cabriolet Lot –

Available only after 4 p.m. until 2 a.m., and accessed from HWY 224, Canyons Base lower cabriolet lot is available for parking with shuttle service every 10 minutes. Last bus back to this lot leaves Old Town Transit Center at 2:30 a.m. **NO overnight parking** – winter maintenance is completed in this lot from 2:00 a.m. until 6:00 a.m.

Richardson Flats Parking Lot –

Available 24 hours a day from January 18 – 30th; this lot can be accessed from HWY 40 to the Park City exit, HWY 248/ Kearns Blvd. **THERE IS NO SHUTTLE SERVICE TO THIS LOT.** Parking is free. Co-workers or friends can meet here and carpool in to town, split the cost of parking in town and do your part to ease traffic and congestion and help our environment. Winter maintenance my take place in this lot between 2:00 a.m. until 6:00 a.m.

Deer Valley Lower Lots -

Available only after 4 p.m. until 2 a.m., and accessed from Deer Valley Drive, Deer Valley lower lots 5 & 6 are available for parking with shuttle service. Last bus back to this lot leaves the Old Town Transit Center at 2:30 a.m. **NO overnight parking** – winter maintenance is completed in this lot from 2:00 a.m. until 6:00 a.m.

IMPACTS & CLOSURES - MAIN STREET

No parking will be allowed on Main Street from 1/17 – 1 /29.

This area will become a drop-and-load zone for deliveries, taxis, and private vehicles.

This is strictly enforced with fines of \$150.00 and towing.

Parking Restrictions Timeline:

Tuesday, 1/17/17 (3:00AM)	Main Street No Parking Begins – West Side of Main Street closed. Drop-and-Load for deliveries, taxis, private vehicles begins. Parking on East Side still allowed. Venue Load-in/Load-outs allowed with approved permit.
Thursday, 1/19/17 (3:00AM)	Main Street CLOSED to Parking (Both East and West Sides). Drop-and-Load in effect. Venue Load-in/Load-outs allowed with approved permit.

Thursday, 1/19/17 (7:00AM)	Municipal Garages and Lots – Permit Restrictions/ Paid-Parking/Closures begin in the following lots/garages: ✓ China Bridge Parking Structure – Paid Parking ✓ Flag Pole Lot (Swede Alley) – Paid Parking ✓ Brew Pub Lot (Top of Main Street) – Closed for Event ✓ North Marsac Lot – Permit Restricted – C, CB, Blue Square, Green Dot ONLY ✓ Gateway Garage – Top Level – Permit Restricted – C, CB, Blue Square, Green Dot ONLY ✓ Richardson Flats Lot (HWY 248) – Open for Carpool Parking For more information, see sections “Public Parking” and “Permit Holder”.
Sunday, 1/29/17	Main Street Parking Restrictions Lifted Permit Restrictions Lifted Paid Parking Ends Canyons, Deer Valley and Richardson Flats Parking Lot Access Ends. Venue Load-in/Load-outs allowed with approved permit.

Drop-and-Load Zone Regulations:

- Both sides of Main Street (9th Street – top of Main)
- Driver must remain in vehicle
- Strictly enforced with \$150 fine and towing
- Turn your key, Be idle free – idling ordinances are enforced.

SPECIAL USE OF PUBLIC PARKING

Permits for extended parking periods in the Main Street Core Area may be obtained through the [Special Use of Public Parking Application](#) process. Permits are required for:

- Venue Load-in/Load-out requests
- Satellite Trucks
- Lifts / Booms
- Crowd Control/Mitigation
- PODS / Storage/Etc.

PUBLIC PARKING

Public parking in the Old Town core area will be by permit or pay only January 19 – 29, 2017. Main Street patrons and Main Street employees are encouraged to ride the bus to avoid traffic and parking problems in Old Town. [The last Citywide bus departs the Main Street Transit Center at 2:30am.](#)

Paid Parking Options:

Paid parking is available in the China Bridge Parking Structure. Cash is preferred when entering parking structures. Using cash helps to cut down on wait times and queue lines as you enter. Best way to enter the parking garage is from Deer Valley Drive, through the round-about to Marsac Avenue. The parking garage may also be access on Swede Alley, but with deliveries and activities on the street, access on Marsac Avenue is best.

China Bridge Parking Structure and Flagpole Parking Lot

(Paid Parking from January 19 – 29)

\$25.00 per entry* (Starting Thursday, 1/19/17)

\$10.00 per entry* (Starting Tuesday, 1/24/17)

*** There are no in-and-out privileges.**

Black Diamond Permits – China Bridge Guaranteed Parking Level S2

Guaranteed parking in Level S2 of China Bridge Parking Structure is available for \$450.

[Download the application here.](#)

Free Parking Options:

Free parking options in the Old Town Core Area are extremely limited and fill quickly. Please follow all posted signs, time regulations and slow down and watch for pedestrians in residential areas.

The following areas allow free parking during the Sundance Film Festival:

- **Sandridge Lots** - uncovered (153 Marsac Avenue: past City Hall, on right-hand side of street. Access Marsac Avenue from Deer Valley Drive roundabout.)
- **Deer Valley Resort Parking Lots 5 & 6** – uncovered (From 5:00 p.m. – 2:00 a.m. only. Last bus leaves Old Town Transit Center to lot approx. 2:30 a.m.)
- **Canyons Resort Lower Cabriolet Lot** – uncovered (From 5:00 p.m. – 2:00 a.m. only. Last bus leaves Old Town Transit Center to lot approx. 2:30 a.m.)
- **Treasure Mountain Middle School (2530 Kearns Blvd.) – Weekends Only (1/21, 1/22, 1/28, 1/29)** - Last bus leaves Old Town Transit Center to lot approx. 2:30 a.m.)
- **Richardson Flats Lot** – Located on Richardson Flats Road with access from Hwy 248/Kearns Blvd, Richardson Flats Parking Lot will be available for carpool parking. Parking in this lot is free. Meet your friends or co-workers here and jump in one car to get into town. You can split the cost of parking and do your part to help ease traffic. In addition, please remember, **this is a carpool lot – there is no bus service to the lot.**

RESIDENTIAL & EMPLOYEE/BUSINESS PERMIT HOLDERS

During the festival, those who possess **Main Street Employee (Green Dot)** or **Main Street Business (Blue Square)** or **Zone C Residential** permits may park for free on the roof of Old China Bridge (Level S4), in the North Marsac Lot, and the usual spots in the Gateway Center upper level lot accessed off of Heber Avenue. A permit guaranteeing parking in China Bridge Level S2 is available for \$450 and is valid from January 19-29. This permit is available from Parking Services where you originally purchased your employee/business permit, or by calling 435-615-5301. [Download the application here.](#)

ADA PARKING

Additional ADA spaces are available behind the Museum in Swede Alley below 5th Street. For further information about para-transit service and for an ADA Eligibility Application, contact Park City's para-transit certification office, Monday-Friday, 8:00 a.m. to 5:00 p.m. at (435) 615-5353 or TTY: (435) 615-7041.

HINTS & PARKING TIPS

The following are suggestions to help with your commuting needs:

1. Carpool and share the expense of parking in the Old Town area.
2. Ride the FREE bus system! Download the free 'Mystop' app for your smartphone at parkcitytransit.org to see the most up to date information regarding transit times.
3. If possible, coordinate shifts events and activities that can take advantage of the after 4:00 PM free parking at Deer Valley Resort and Canyons.
4. Think Flexible Scheduling: If you work in the morning, arrive early and try parking in the Sandridge Lots (Off Marsac Avenue, past the China Bridge entrance) or at City Park, Skateboard Park, or the east side of Park Avenue north of the 900 Block and ride the bus to Main Street.

For more information please contact **Parking Services at (435) 615-5301**.

Office hours are Monday – Friday, 8 AM to 5 PM.

DRAFT

RICHARDSON FLATS USE DURING SUNDANCE

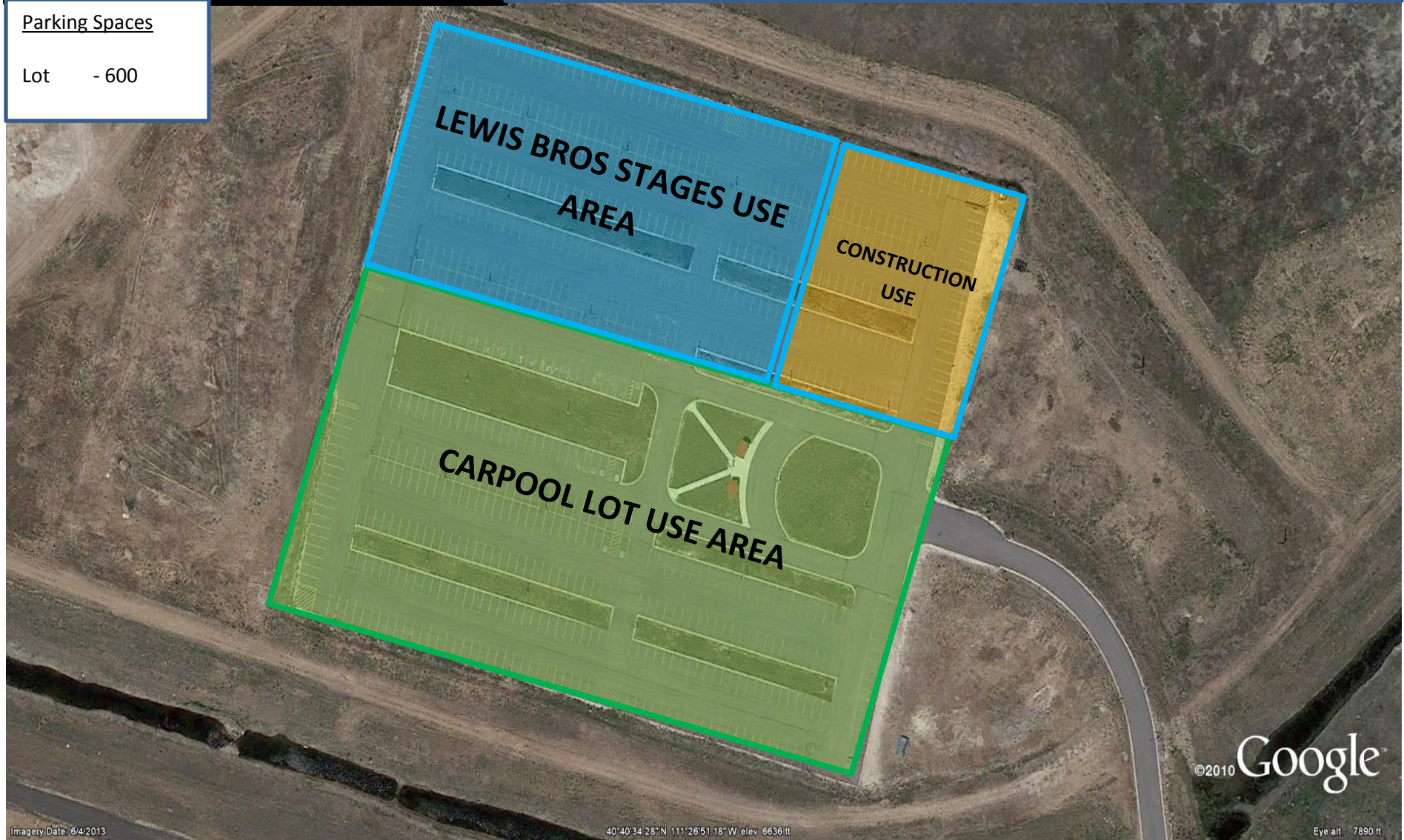
MFL SPECIAL EVENT USE PARKING

Richardson Flats –

SUNDANCE 2017

Parking Spaces

Lot - 600



SUNDANCE BARRICADE PLANS

Barricades - Kearns Blvd

- Sign Resident Only Parking
- A – Frame Barricades



Barricades – Park Meadows

- Sign Resident Only Parking
- A – Frame Barricades



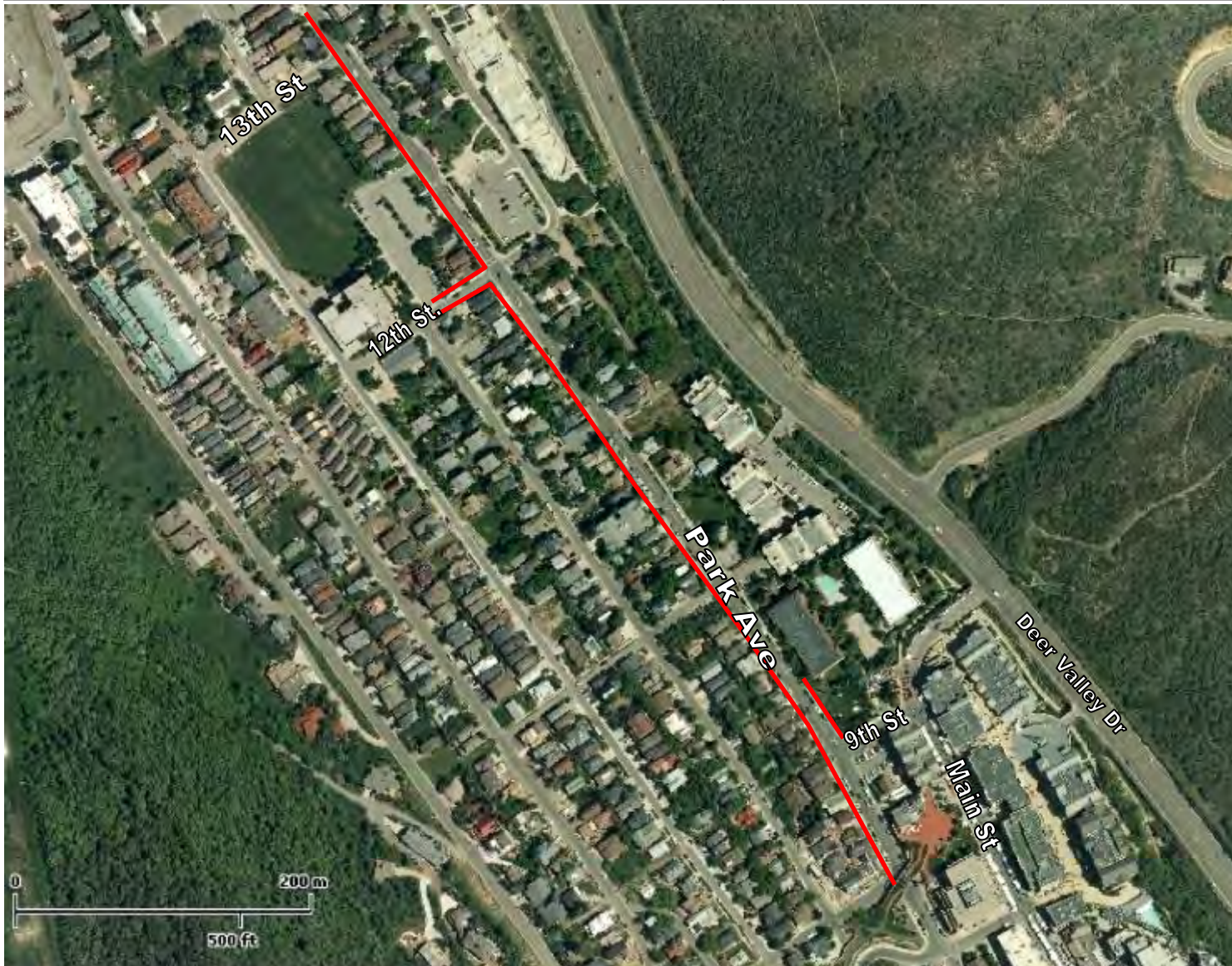
Barricades – Little Kate - MARC

- Sign Resident Only Parking
- A – Frame Barricades



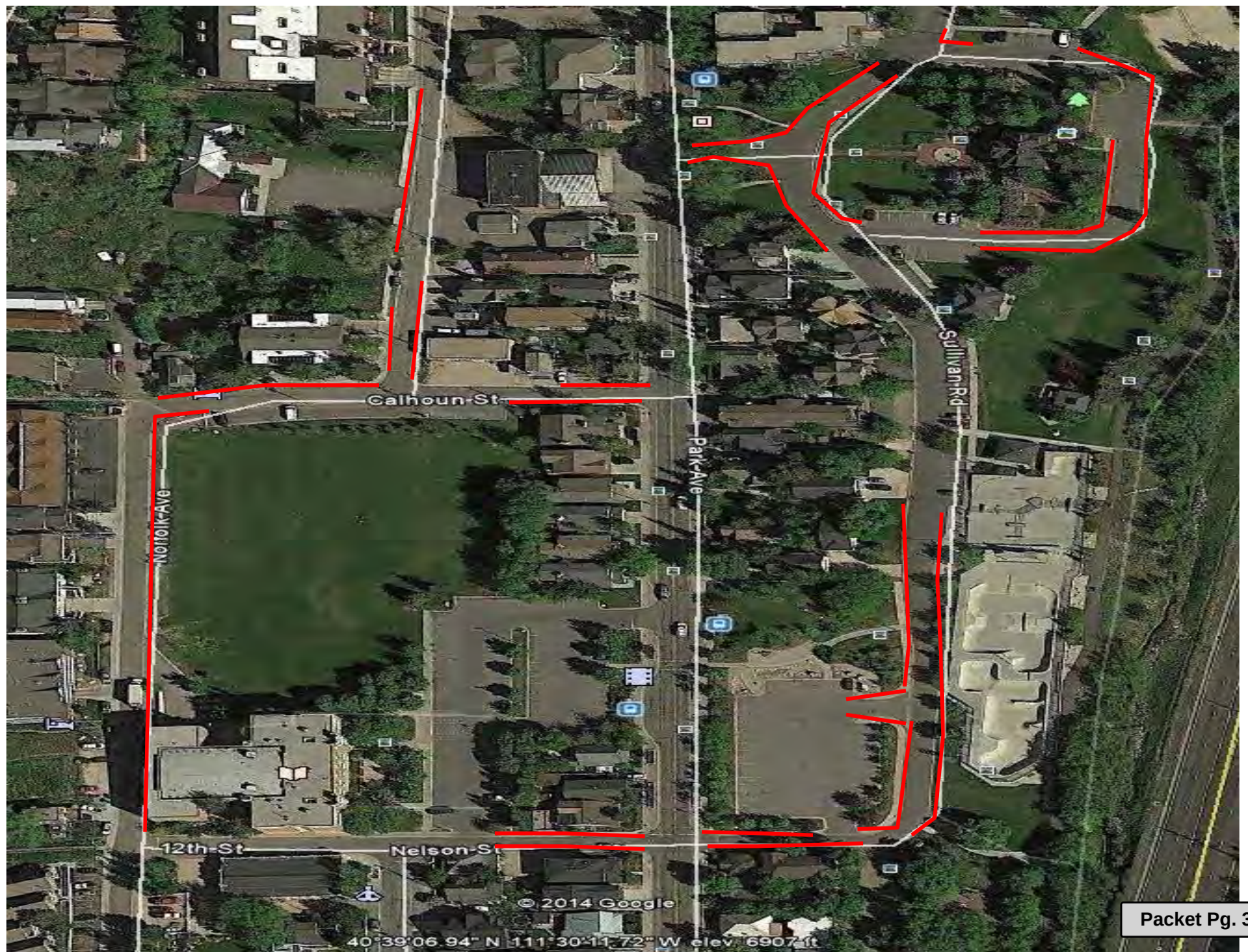
Barricades – Old Town / Lower Park Ave & Lower Aerie

- Sign Resident Only Parking
- A – Frame Barricades



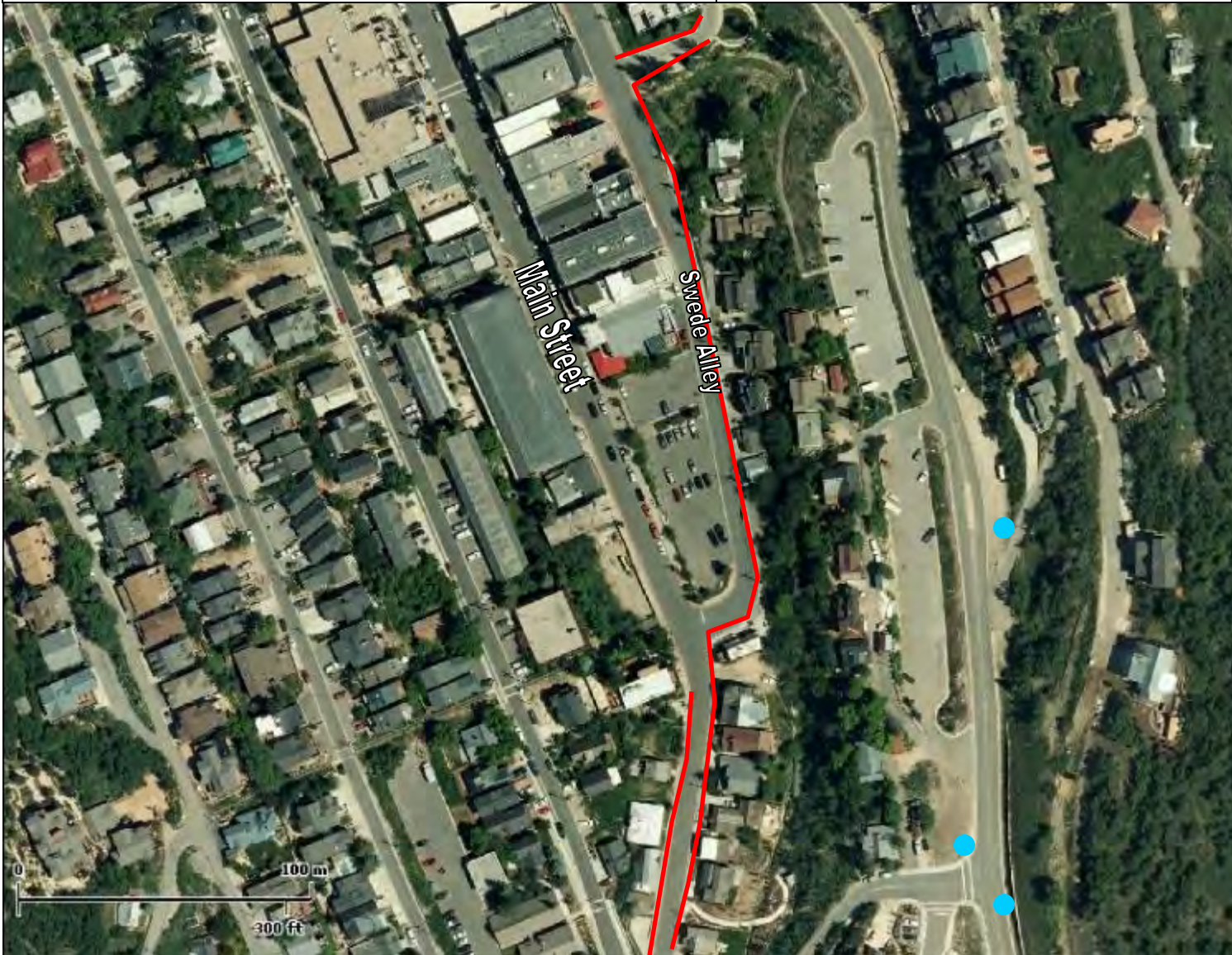
Barricades – Sullivan Road & around Carl Winters Buildings

- Sign Resident Only Parking
- A – Frame Barricades (no Parking)



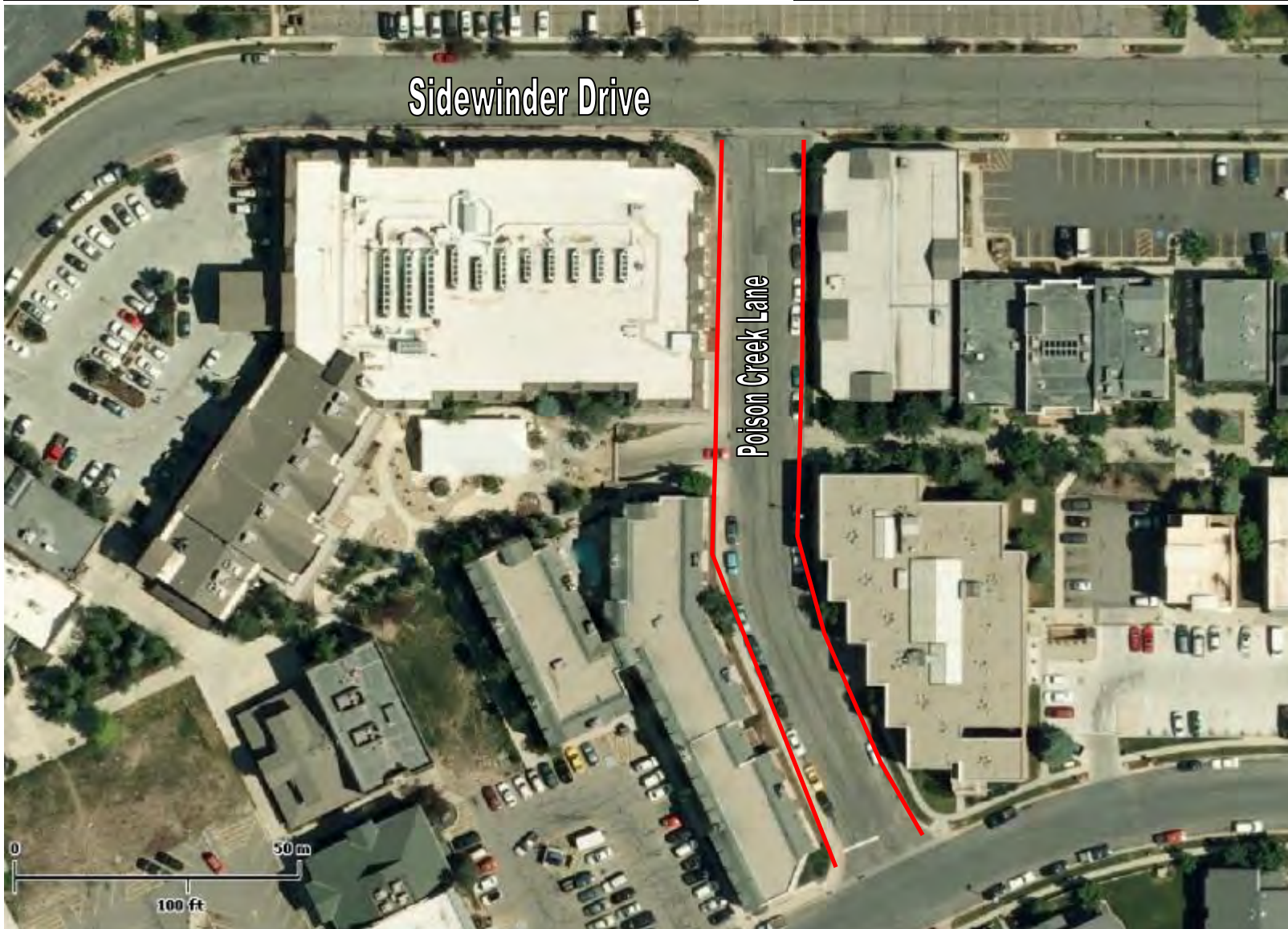
Barricades – Main & Swede

- Sign Resident Only Parking
- A – Frame Barricades



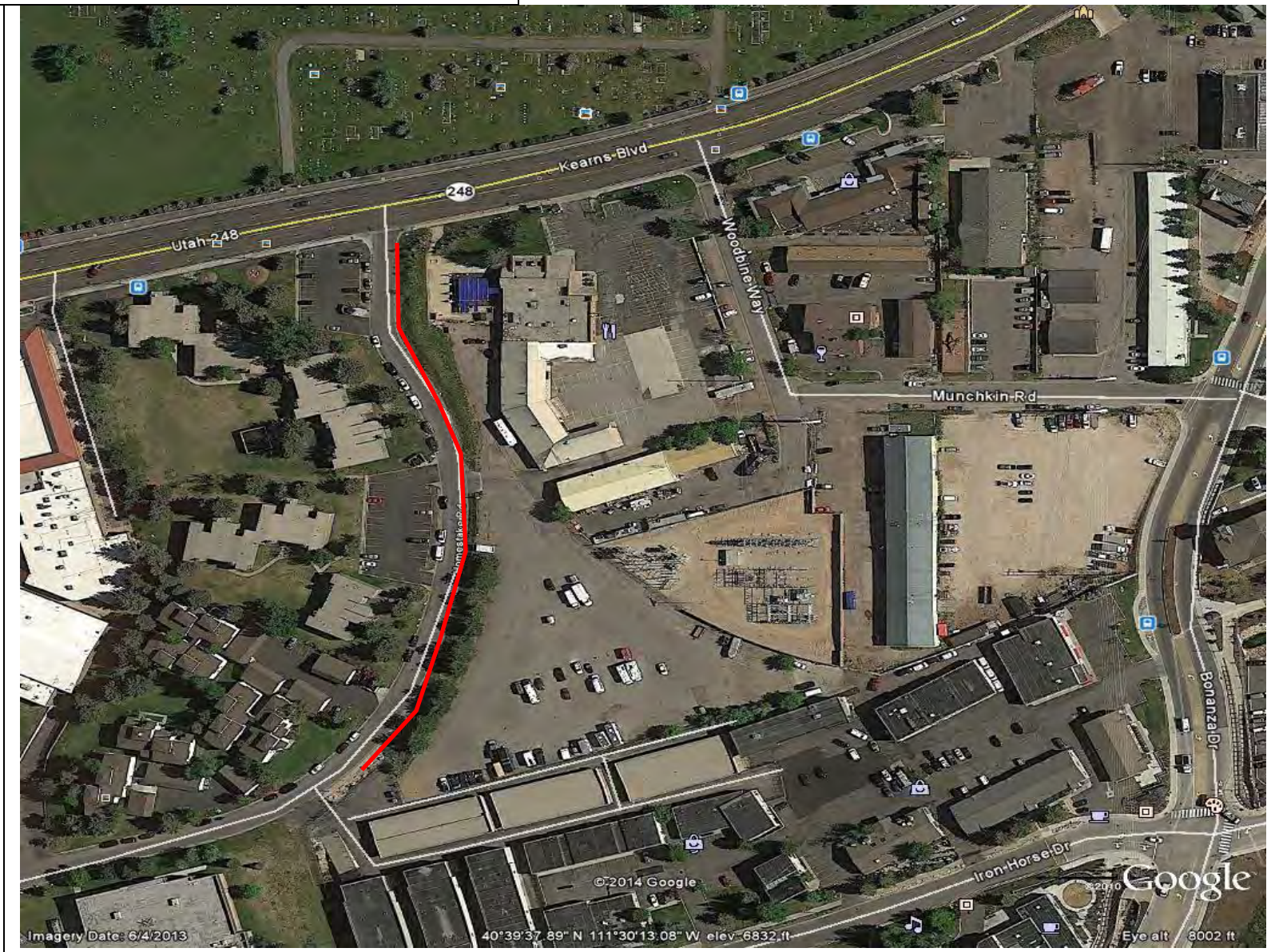
Barricades – Sundance Headquarters

- Sign Resident Only Parking
- A – Frame Barricades



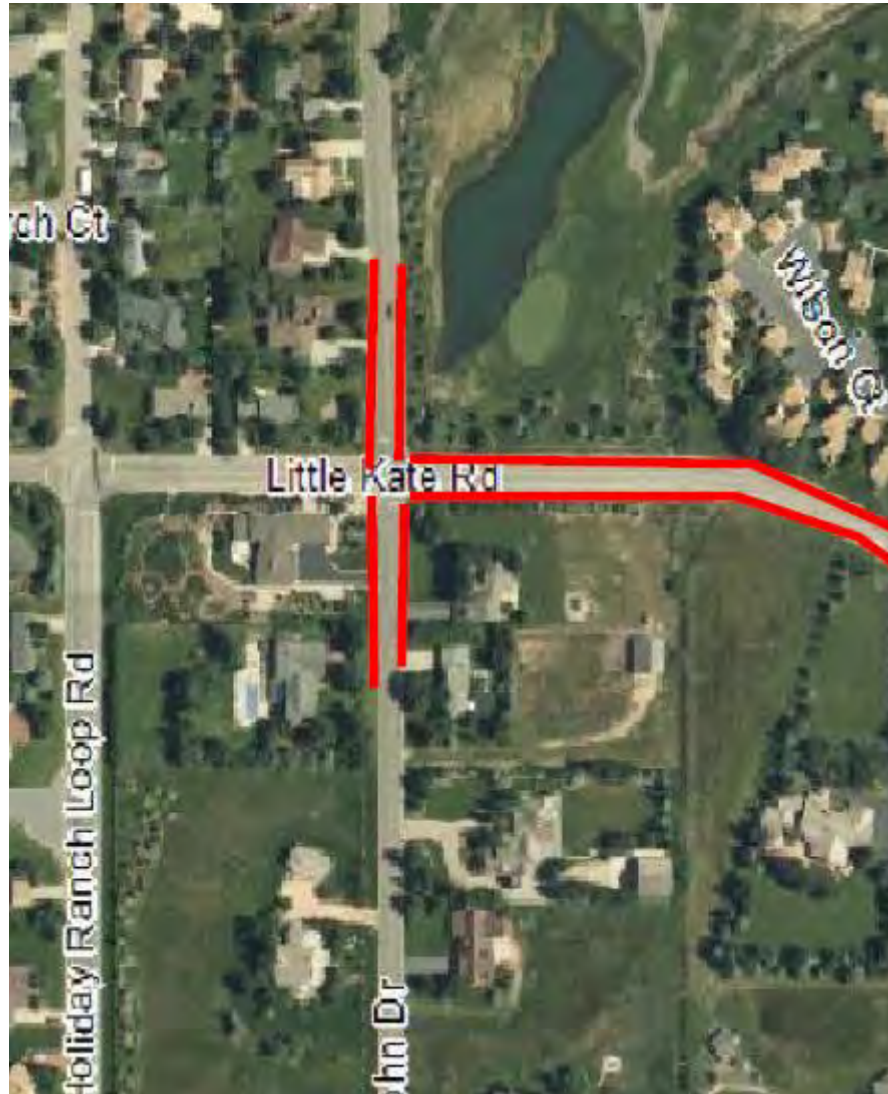
Barricades – Homestake Road

- Sign Resident Only Parking
- A – Frame Barricades



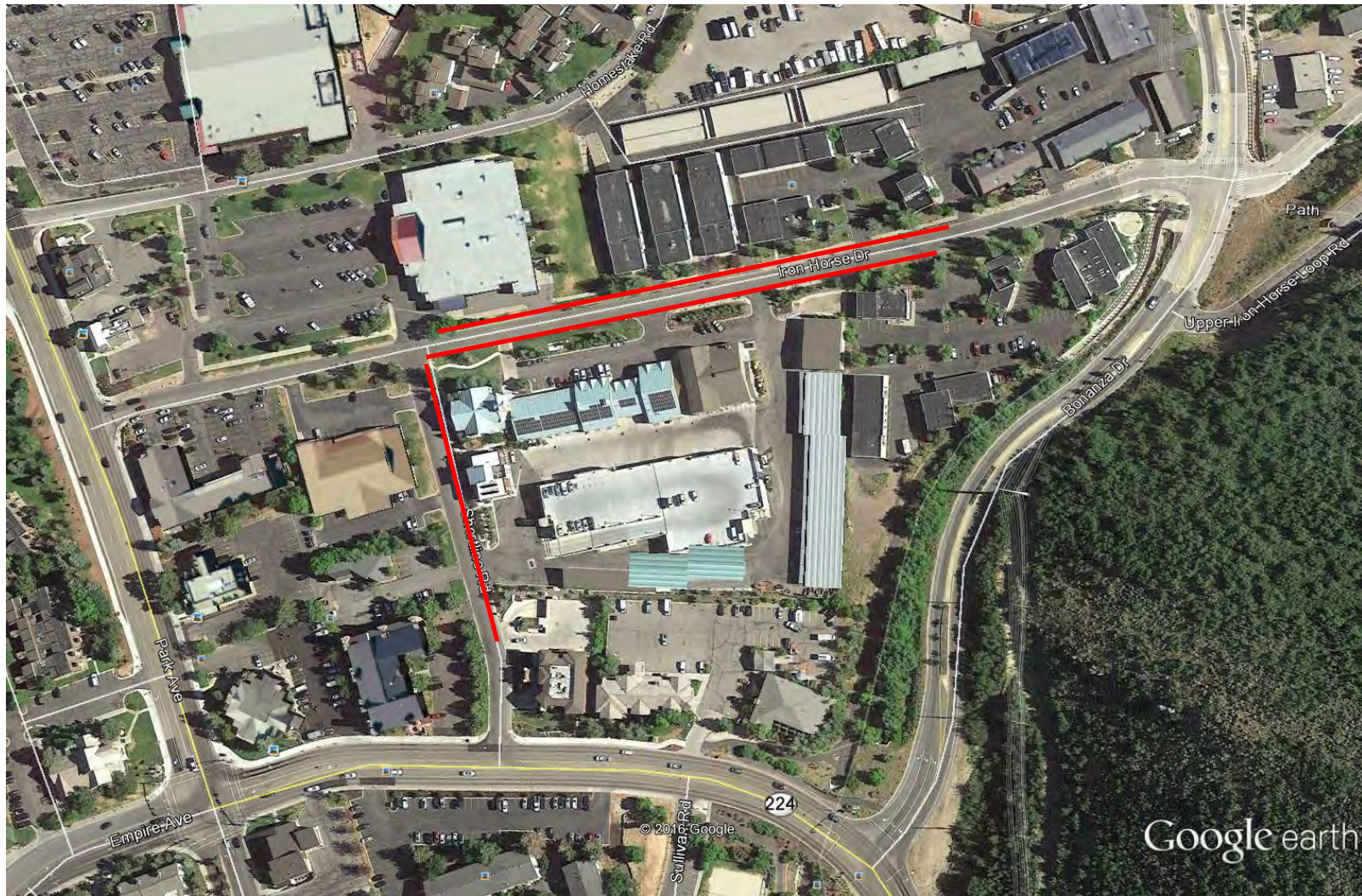
Barricades – Little Kate Road

- Sign Resident Only Parking
- A – Frame Barricades



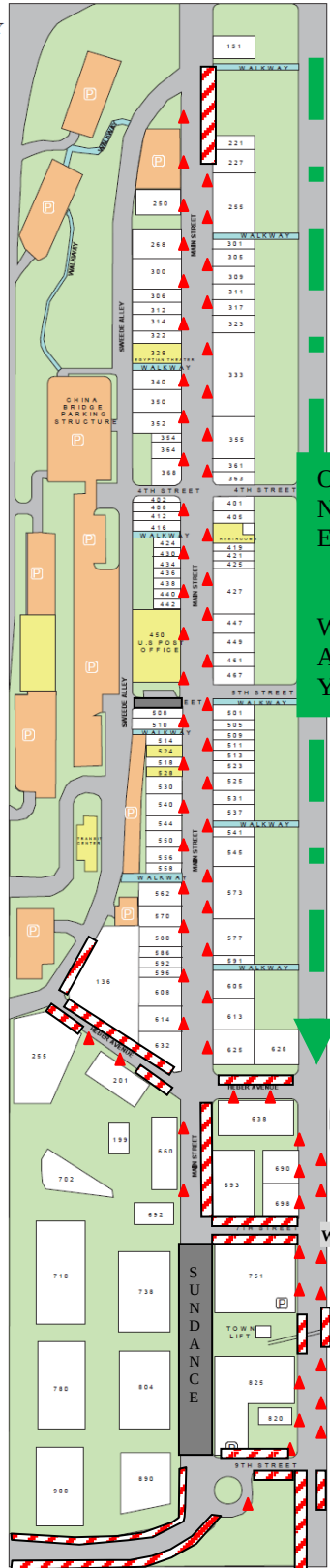
Barricades – Ironhorse Drive

- Sign Resident Only Parking
- A – Frame Barricades



MAIN STREET TRAFFIC BARRICADES & MITIGATION DURING SUNDANCE

MAIN STREET DIRECTORY



Sundance: drop & load and No Parking Sign Plan

-  • drop and load & No parking sign (A-frames)
-  • No stopping or standing / no parking (A-frames)
-  • Sundance Use Spaces

Sundance Directional Sign Plan

Stop sign

Directional Sign – No Left Turn - Busses only

Directional sign – No Right Turn

ONE WAY

Directional sign – no left turn (eastbound on 7th street)

Hobbs Ave
Main Street

Directional sign – Main Street/Parking Access (left arrow)

Directional sign – No Left Turn

Directional Sign - Buses only (straight arrow)

Directional Sign – Main Street Parking (left arrow)

Directional Sign and Infrastructure – No Left turn/ Busses Only

Directional sign – Main Street/Parking Access (left arrow) & Buses only (straight arrow)

Directional Sign and infrastructure – No Left turn – Use Roundabout

Imagery Date: 7/8/2016

29°53.12" elev 7000 ft

Eye alt 7881 ft

Sundance Sign Plan – Heber & Swede

- No stopping or standing / no parking
(A-fames )

Stop sign 

Bike Barricades at corners  

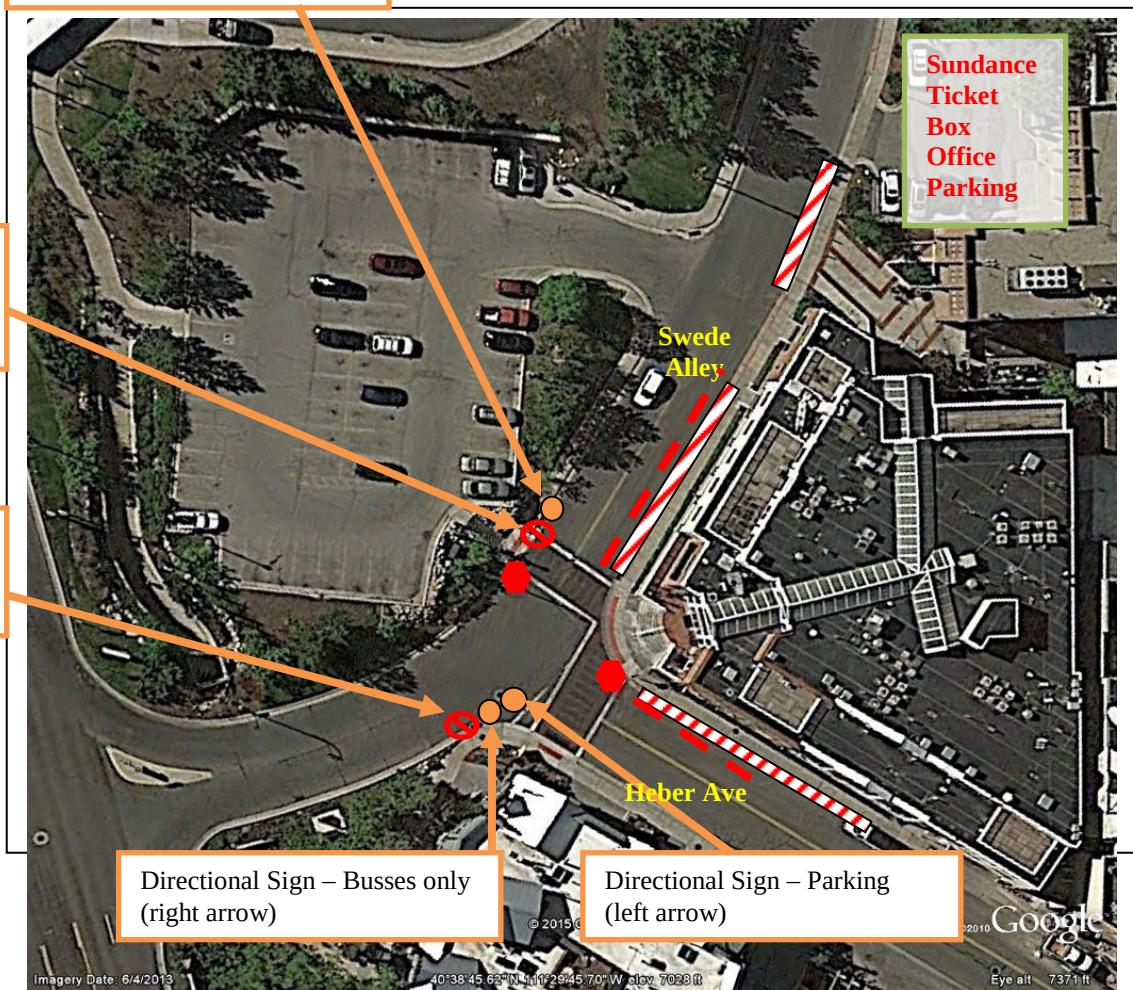
Directional Sign – Busses only
(left arrow)

Directional
Sign – No
left turn/
Busses only

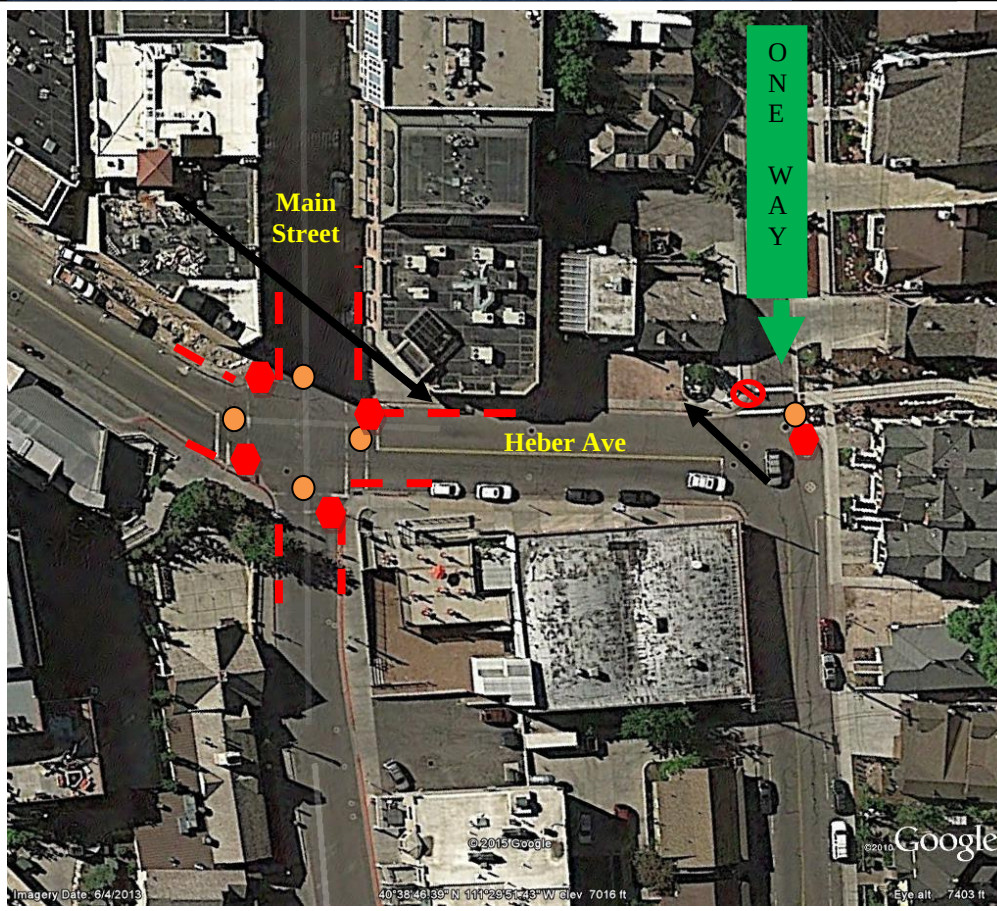
Directional
Sign – No
right turn

Directional Sign – Busses only
(right arrow)

Directional Sign – Parking
(left arrow)



Sundance Sign Plan – Heber & Main



Stop sign

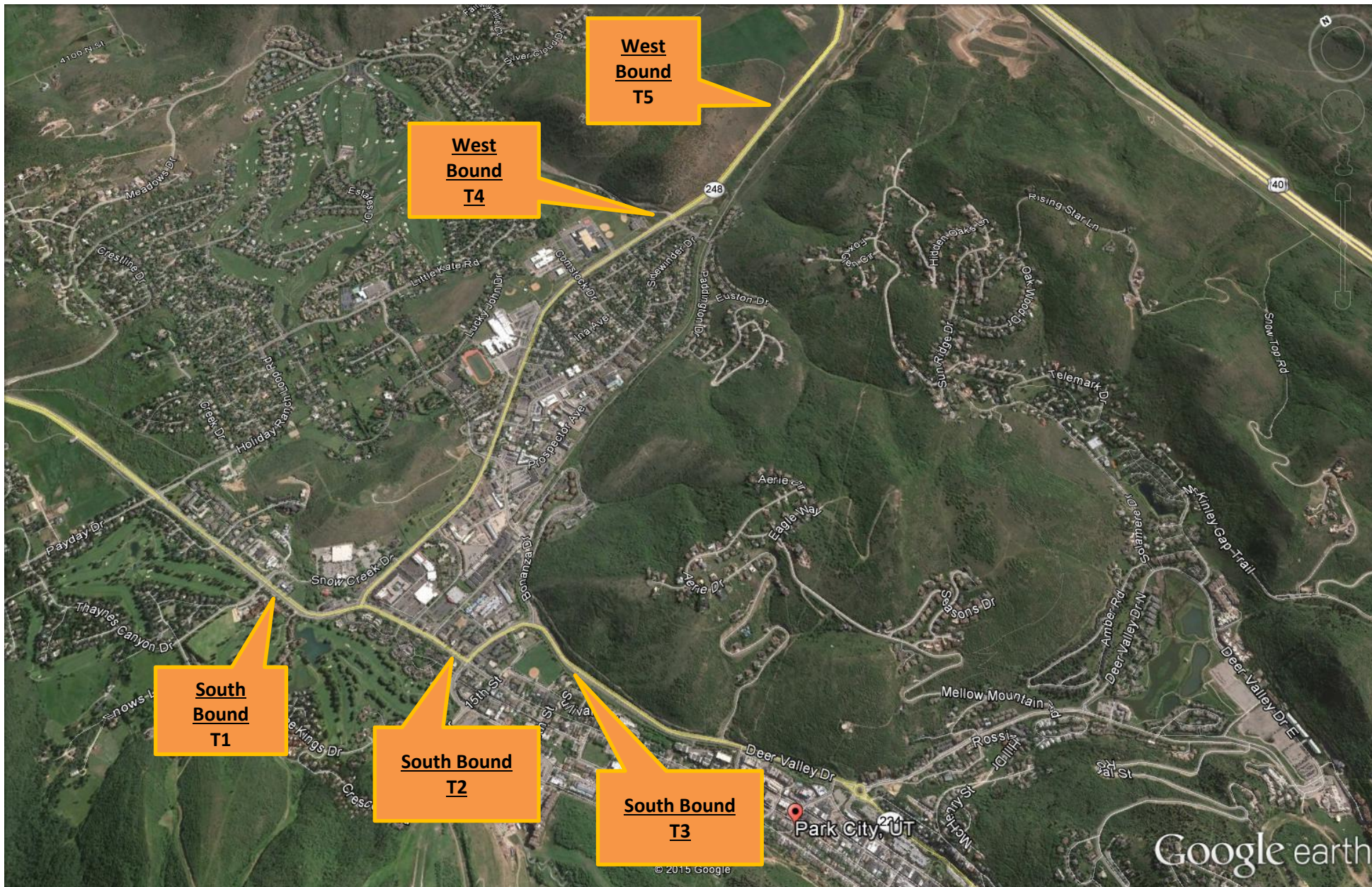


4 Directional Signs in center lane – No Turns (two straight arrows on flat delineators)



Bike Barricades at corners





Mobile VMS boards

LIBRARY & THE SHOP TRAFFIC MITIGATION DURING SUNDANCE

2017 SUNDANCE FILM FESTIVAL | PARK CITY, UTAH JANUARY 19-29

The Library | Shop

Traffic Redirection Plan - Starting 9:00 AM 1/19/2017 through 6:00 PM 1/29/2017

To help alleviate congestion and traffic produced by the events at The Shop Venue and the screenings at the Library during the 2017 Sundance Film Festival, we have worked with the city to put the below traffic redirection plans into effect.

12th Street and The Shop Venue

- No Parking – Tow Enforced on 12th between Park and Norfolk.
- 12th Street will be closed between Woodside and Norfolk.
- Woodside will be one-way traffic heading southbound between 12th Street and 11th Street.
- 11th Street will be one-way traffic heading eastbound between Woodside and Park.
- Detour signage will be placed accordingly to help direct traffic.

Mawhinney Lot – The Shop Venue and Library Overflow

- The Mawhinney Lot will be divided in half with barricades running north and south. Sundance will use the west half of lot to help alleviate the parking strain on the Library, The Shop Venue, and to proactively move traffic away from your neighborhood.



We appreciate your support in our efforts to implement this plan to help traffic move more smoothly around your neighborhood. If you have any questions or concerns, please contact Charlotte, Coordinator for The Shop Venue at (435) 200-4763

Sincerely,

Sundance Transportation & Sundance Events

PEDSTRAIN MANAGEMENT DURING SUNDANCE

Pedestrian Crossing positions w/ PD support
Thursday – Sunday (on post): 11am -12am
Monday – Saturday (on post): 11am – 10pm

Transit Crossing;

- 2 CSC – stopping pedestrians & vehicles for crossings on Swede
- no police support

Heber & Main (All 4 corners):

- 4 CSC
- Police support

7th Street & Main (West sidewalk):

- 2 CSC
- police support first 4 days

New pedestrian crossing location for 2017

5th Street & Swede:

- 2 CSC – stopping pedestrians & vehicles for crossings on Swede
- no police support

Stop Signs



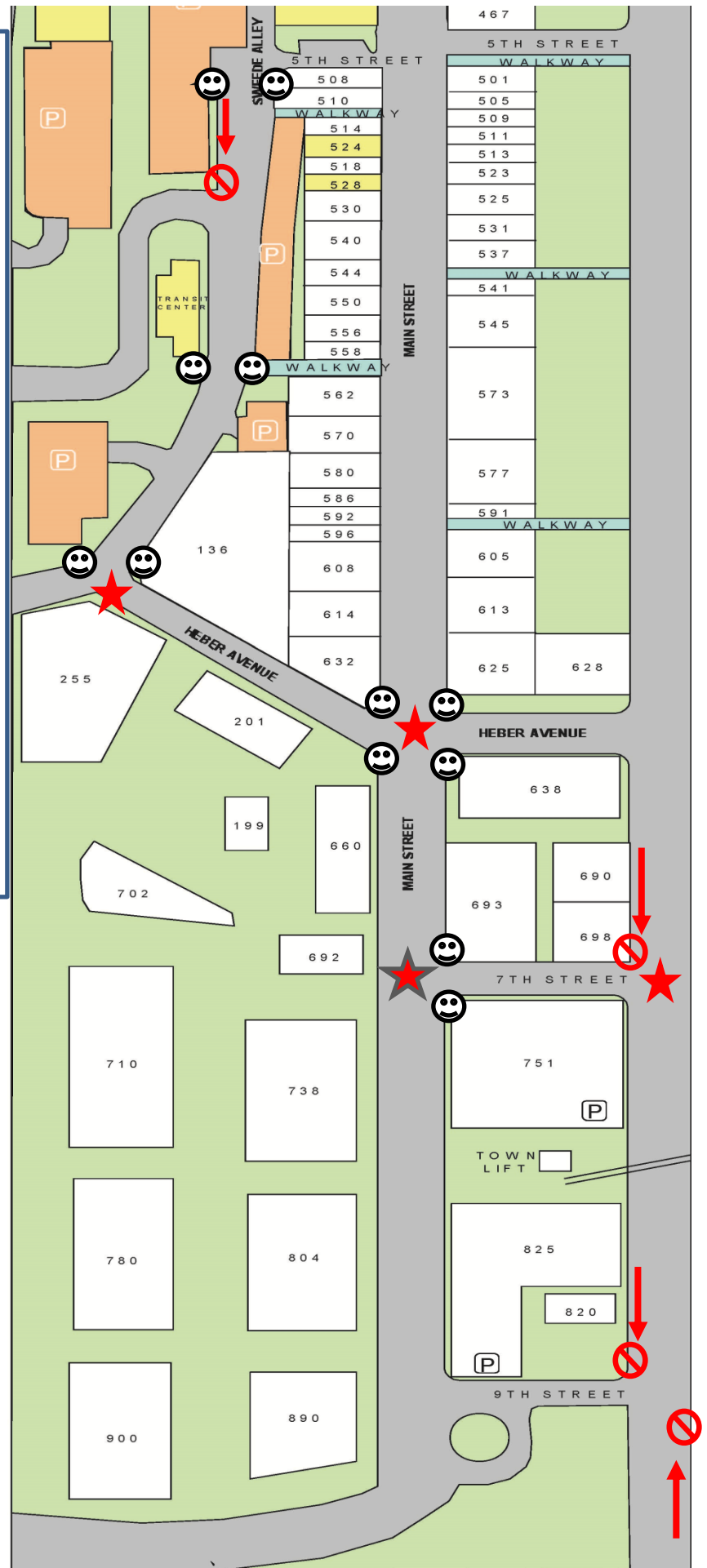
Officer locations throughout Sundance -



Officer locations through first weekend only -



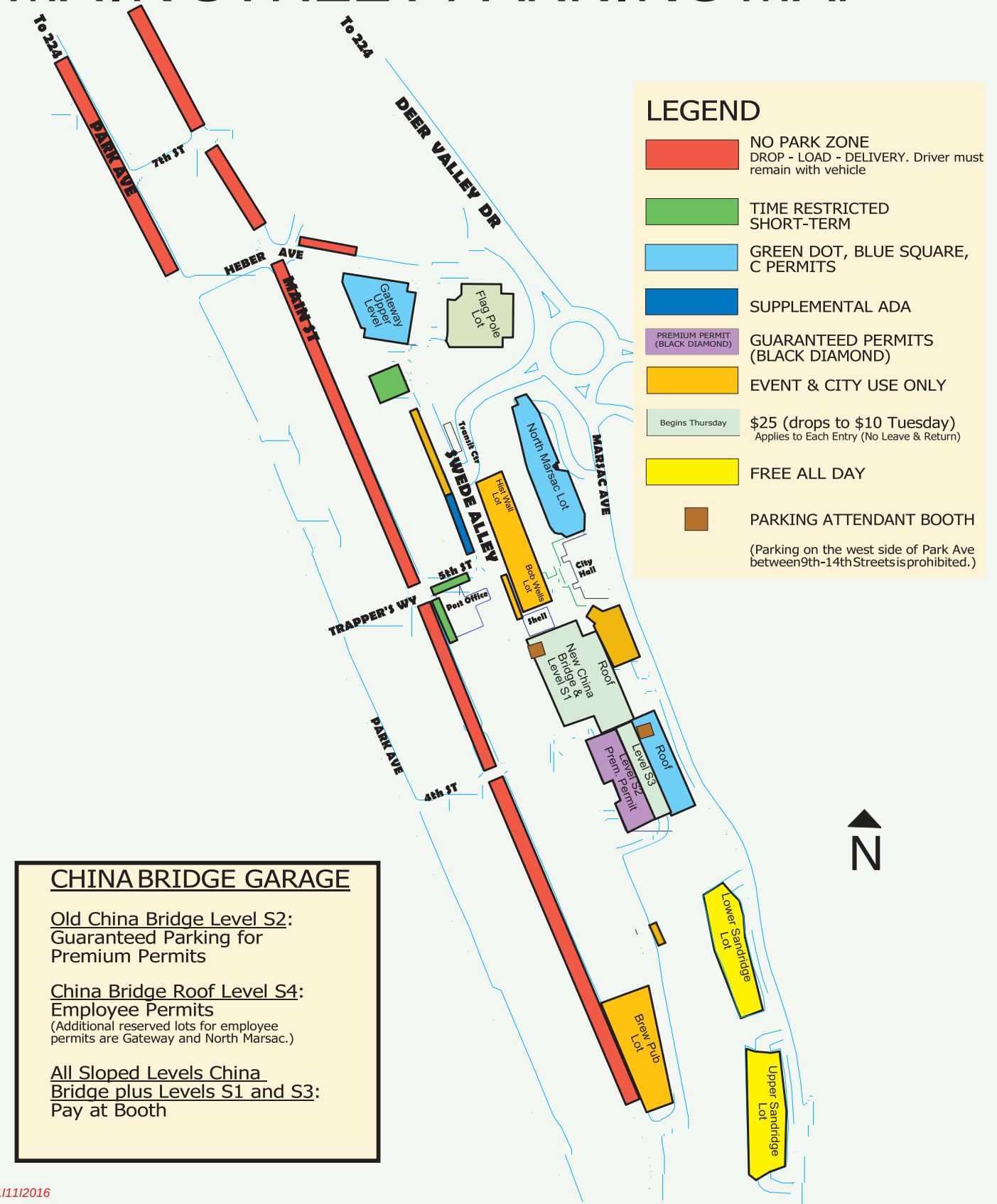
CSC Crossers -



PARKING ENFORCEMENT DURING SUNDANCE

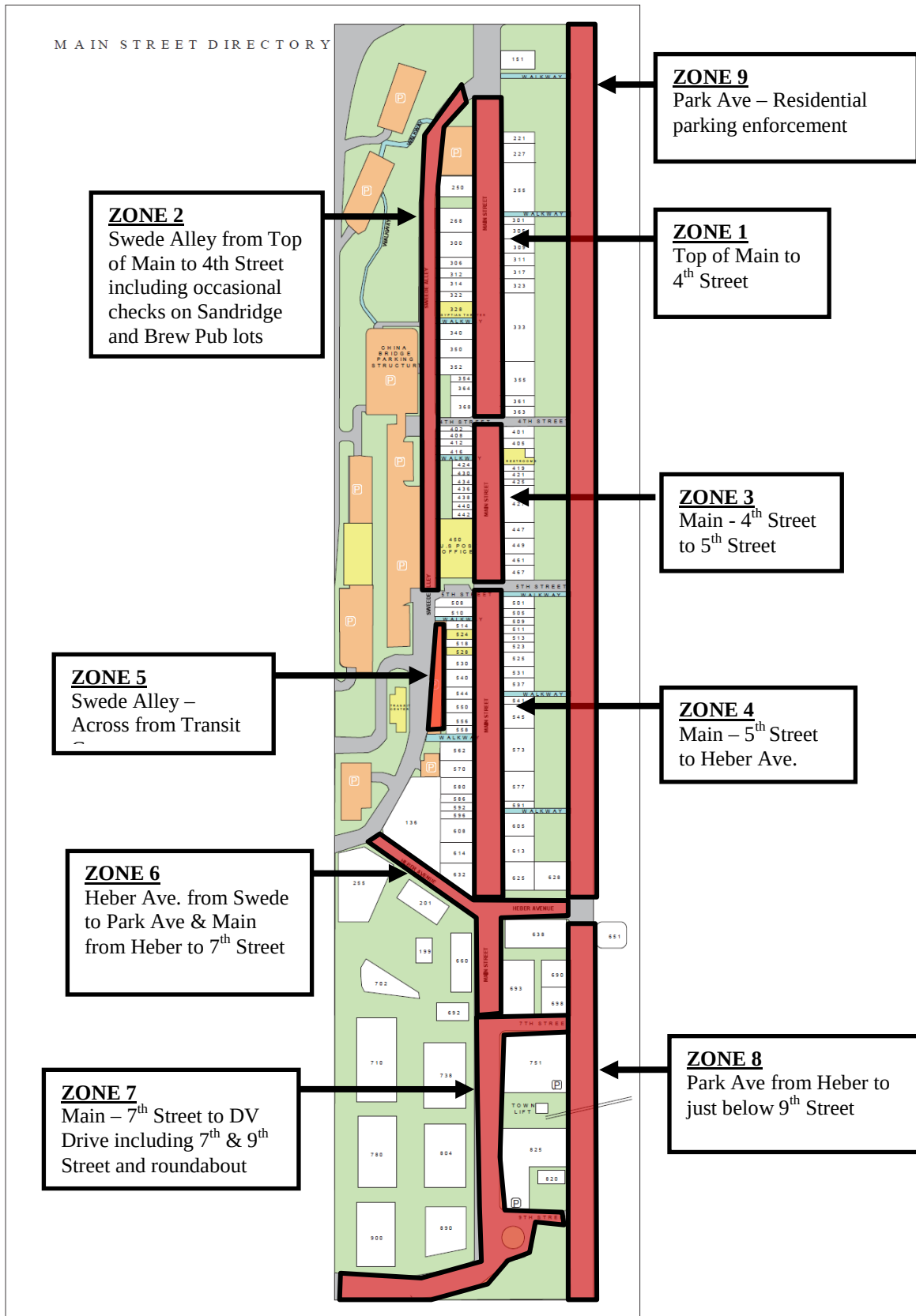
SUNDANCE 2017

MAIN STREET PARKING MAP



Revised 11/11/2016

Parking Enforcement - Sundance



Parking Enforcement - Sundance

Parking Lot Management

1. Management of CB, Flagpole, Swede Ally Surface, Sandridge
 - a. Management and operation same as previous years lead by Parking Services
2. Satellite parking in Lower Brew Pub lot process & monitoring
 - a. These requests will be funneled through and approved by SE, however all paperwork will be completed as traditional special use permits
 - b. SE will manage on-site activity
 - c. SE will notify PE of use timeframes for activity if changes occur

On Street Parking Management

Enforcement Hours during Event - 8am – Midnight

1. Locations - Main Street & Park Ave Enforcement

- a. This crew will be split into zones covering
 - i. Main Street from Top of Main to 9th Street
 - ii. Park Ave from Heber to just south of 9th street
 - iii. Park Ave from King Road to Heber Ave. (normal residential parking enforcement)
 - iv. Swede Alley from top of Main to Heber Ave.
 - v. Delivery Zone across from Transit center

2. Type of Enforcement

- i. Drop and load & no parking areas
- ii. Management of approved special use parking (load in load out) permit locations
- iii. Management of delivery zone across from transit center
- iv. Management of Crowd Corrals at approved locations
- v. Lower Brew Pub Lot Monitoring

3. Enforcement Powers – Parking Services and Park City Police Dept.

- a. Write tickets for violators of:
 - i. Loading Zones
 - ii. Double parking
 - iii. Etc.
- b. Inform and correct unapproved management of Crowd Management Corrals
- c. Ticket for non-residential parking in resident zones on Park Ave.
- d. Notify supervisors of disruptive unauthorized street on sidewalk activity
- e. Notify supervisors of code enforcement related activity
- f. Able to offer mechanism for purchase and logging of Special Use Parking Permit

4. Daily tools needed for On-Street Personnel

1. List of Approved Load-in/load-out locations and contact information
2. List of Approved Satellite Truck locations and contact information
3. List of Approved Crowd Management Corrals (Sundance and Tag On) locations, maps, and contact info. Approved operation specifics.
4. List of Activities taking place time, location and contact people.
5. Create mechanism for streamlined purchase and logging of Special Use Parking Permit
6. 30 min Training session with PD, Code Enforcement, Special Events on what to look out for

DRAFT DELIVERY NOTICE DURING SUNDANCE



NOTICE TO DELIVERY VEHICLES

Effective Jan 16 – 27, 2017

Due to the increased vehicular and pedestrian traffic during this timeframe provisions of **Title 9 Parking Code, Chapter 8, Deliveries and Short Term Use, 9-8-3 (H) in Accordance with Title 4, Chapter 8**, have been revised to reflect the following:

- A. Delivery vehicles operating in the Main Street Core can utilize both sides of Main Street from 3:00am – 11:00am.
- B. After 11:00 am required deliveries will be strictly monitored by Parking Services Enforcement personnel and Park City Police Department
- C. Delivery vehicles **MAY NOT** double park
- D. Delivery vehicles must pull to curb to load and unload.
- E. No delivery vehicle shall be parked with its engine left idling

If you have any questions please call Parking Services 435-615-5301

Sundance Film Festival Community Outreach Plan	
Action Item	Date
Sundance Rules of the Road & Web Updates	October 12, 2016
Sundance Supplemental Plan Business Notification	December 5, 2016
Deadline Social Media & Direct Outreach regarding permitting	December 10th, 2016
Community Outreach & Locals Guide	January 04, 2017
<i>Spanish Translations</i>	January 04, 2017
<i>Website & Social Media</i>	January 04, 2017
Transportation Planning Outreach	January 10th, 2017
<i>Website & Social Media</i>	January 10th, 2017
<i>Old Town Residential Notifications</i>	January 10th, 2017
<i>Transportation Companies</i>	January 10th, 2017
Communications During Festival	ongoing through Festival
<i>KPCW daily updates</i>	ongoing through Festival
<i>Park Record Transportation Reminders</i>	ongoing through Festival
<i>Social Media</i>	ongoing through Festival
<i>Video B-roll</i>	ongoing through Festival
Sundance Debrief	March/April 2017

All of the changes that were requested and approved for the 2016 Festival will remain in effect for the 2017 Sundance Film Festival as follows:

- Use of the Historic Wall Lot and Bob Wells Plaza.
 - This was for Festival Base Camp, music, sponsor activation and New Frontier venue.
- Traffic Mitigation Plan at 12th and Woodside for the Library Building and the Shop-Yoga Studio (Sundance Activation) at 1167 Woodside Ave.
 - This will also include dedicated use of 22 of the 72 spaces at the Mawhinney Parking Lot.
- Waiver of the Main Street Delivery Code provision of time restrictions from Monday, January 18th – Saturday January 30, 2016.
 - In 2017 these dates will be Monday, January 16 through Monday, January 30th.
- As a reminder, the Brew Pub parking lot will be used for City and Public Safety Operations during the Festival, public parking will not be permitted in this area. A map of use for the Brew Pub Parking Lot is attached in Exhibit E.

On November 17th, City Council approved the following for the 2017 Sundance Film Festival Supplemental Plan.

- The 2017 Sundance Film Festival will be held from Thursday, January 19 through 29th, 2017. Currently, there are no other Special Event applications during this time period.
- Sundance and official sponsor venues are listed as Exhibit A in this report.
- Closure of 5th Street, between Main and Swede Alley, for the Cinetransformer. from January 17th-January 29th (Exhibit B)
 - The Cinetransformer is a semi-truck trailer that transforms into a 90 seat theatre. There will be some public programming with panels and screenings.
 - 5th Street will be an extension of Festival Base Camp uniting Festival Base Camp with Main Street.
- Closure of lower Main Street for the Acura activation. Closure would be between 7th and 9th Street. Dates for the closure are TBD but more than likely from January 13th – February 1st (Exhibit C).
 - Acura is looking to make this area engaging by creating a gathering area for the public.
 - This area has been programmed as the Festival Village. As a Festival sponsor, Sundance has been coordinating with Acura to ensure that the activation area is engaging for the public. Refer to Exhibit C.
- Request of waiver of the Martin Luther King holiday weekend 'no work' provision, for Sundance Institute and official sponsor operations and set up.

Sundance History

The SFF creates a sense of place by providing programs that motivate community interaction (both during the Festival and during other seasons) and provide unique opportunities for cultural amenities and economic vitality in our community. Its success is essential to the vibrancy of Park City arts and culture and allowing for community involvement with both international and local artists of many genres allowing for creative expression. Sundance Film Festival has called Park City it's home for nearly 40 years, and moved their office headquarters to Park City in 2005.

The international event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Sundance helps to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.

Furthermore, Sundance allows Park City to grow as an arts and culture hub encouraging creative expression and has been part of our community for nearly 40 years.

The SFF continues to offer opportunities for local residents during the Festival including:

Festival Programs

Several screening series for local residents are offered during the annual Sundance Film Festival at no charge, and special ticketing packages and programs enable the Institute to offer locals additional unique opportunities to participate in the Festival:

- High School Screenings - Feature film screenings accompanied by Q&A sessions with filmmakers.
- Filmmakers in the Classroom - Short films screenings accompanied by Q&A sessions with filmmakers, held at Park City High School and serving 2,000+ students and educators over a total of 16 screenings.
- Townie Tuesday - Two community screenings are offered exclusively to Summit County residents, serving 400+ residents annually.
- Non-Profit Festival Package Giveaways - The Institute distributes over 60 Festival ticket packages to local non-profit organizations for use as fundraisers via silent or live auctions.
- Community Tickets - The Institute conducts outreach to local community organizations and agencies whose missions align with selected Festival films, inviting them to attend screenings at no charge.
- Best of Fest - Upon the conclusion of the Festival, the Institute hosts free community screenings of award-winning Festival films for local residents at the Eccles theatre in Park City.
- Local Festival Ticketing - Each year, the Institute reserves tickets for local residents, which are made available for purchase at a discounted rate and in advance of national ticket sales.
- Free Festival Programming – The majority of the programming at Festival Base Camp and Festival Village is free and open to the public.
- Festival Volunteers - It takes more than 2000 volunteers to make the Sundance Film Festival successful many of whom are local. While these volunteers are vital to the success of all aspects of the Festival, they also get to enjoy opportunities and increase engagement with the community.

As an important, cultural, year round partner, Sundance Institute continues to offer year round opportunities for local residents including:

- Sundance Summer Screening Series

Exhibit H – Sundance History & Programs

- o Held at City Park, these free outdoor screenings offer the community the opportunity to watch some of the best Sundance films under the stars with their fellow community members.

In addition to Sundance Institute providing opportunities for local engagement both during the Festival and year round, Sundance also creates indirect economic opportunities for our local businesses and workforce.

In July of 2016, Sundance reported to City Council regarding the following from the 2016 Economic Impact Study:

- 46,660 people attended the 2016 Festival.
 - o 67% of the attendees came from out of state and 17 different countries.
- The return on investment was \$143,302,000 in overall economic activity.
 - o \$72,539,000 was the state gross domestic product.
- The 2016 event supported 1,441 jobs and \$8 million was submitted for state and local taxes.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Respectfully:

Beth Bynan, Business License Specialist

City Council Staff Report



Subject: Council Approval of Type 2 Convention Sales Licenses
Author: Beth Bynan, Business License Specialist
Department: Finance
Date: December 15, 2016
Type of Item: New Business

Summary Recommendation

Staff is requesting Council approval of the Type 2 Convention Sales License (CSL) applications listed in Exhibit B for operation during the 2017 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

The six Type 2 Convention Sales License applicants to date pending approval are shown in Exhibit B. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load and paid the applicable license fee. Staff is requesting approval of the applications for convention sales licenses during the 2017 Sundance Film Festival (Festival).

Acronyms

City – Park City
CSL – Convention Sales License
Festival – Sundance Film Festival
FIPA – Final inspection post application
MFL – Master Festival License
PIPA – Pre-inspection prior to application
Type 2 – A type of CSL for operation during the Festival

Background

The Sundance Film Festival brings with it an increasing number of non-Master Festival License (MFL) affiliated businesses to conduct business within the Park City (City) limits on a short-term basis. The increase has created health, safety and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety and emergency services. The numbers of various non-MFL affiliated licenses being applied for inundates the Finance Department with license applications in the final days just before the Festival starts.

Municipal Code 4-3-9(D)(2) retains Council authority to approve Type 2 CSL licenses. Prior to Council's consideration of the Type 2 CSL license application, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional including the occupant load.

The process for a Type 2 CLS is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Make application with site plan, PIPA, and pay the appropriate fee
4. Finance requests approval from City Council
5. Obtain Council approval
6. Obtain a FIPA
7. Issue license

The Municipal Code for Type 2 CSL's allows the City to address issues related to adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff and public safety to obtain a more adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments. Staff has reviewed the applications for accuracy and completeness. Staff recommends that Council reviews and approves the applicants listed in Exhibit B. The applicant listed has received a PIPA and if approved by Council, must receive a FIPA prior to the license being issued.

Vacancy:

During the October 6, 2016 work session, vacancies on Main Street were discussed in the context of temporary conversions to hospitality p.57-

<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2193&Inline=True>.

While staff intends to return with a proposed ordinance, no ordinance or notice has been developed to date.

However, staff would like to specifically make note of any licenses that are proposed into locations shown in the previous report. Staff recommends approval of the application because the property owners could reasonably claim that they did not have any reasonable notice or expectation that they would be unable to make a conversion of this type. There are no applicants listed in Exhibit A that are vacant.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Approve the Type 2 CSL applications listed in Exhibit A subject to passing the FIPA.

Pros

- a. The applicants will be able to operate during the Festival.

Cons

- a. There are no anticipated negative impacts associated with approving the locations on Exhibit A.

- b. Null Alternative: If Council does nothing and does not grant approval, the applicants will not be permitted to operate at the specified host locations.

Pros: There are no perceived positive impacts from doing nothing.

Cons: The applicants will not be able to operate during the 2017 Festival.

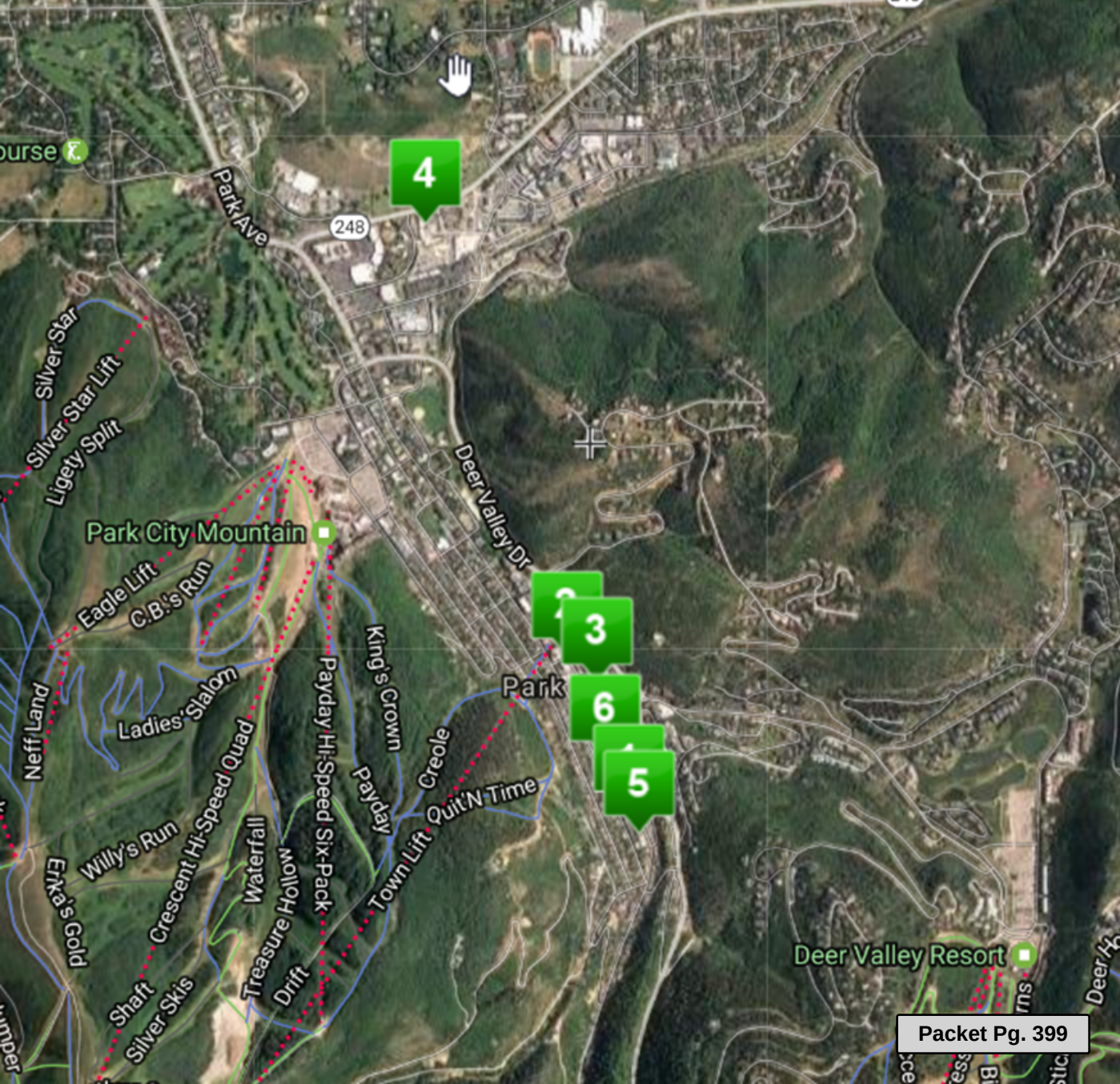
Department Review

Finance, Special Events, Building, Sustainability, Legal, Executive

Attachments

Exhibit A- List of Locations-CSL / Exhibit B- Map of Locations-CSL

	Applicant Name	Location Address
	To Be Approved	
1	AFCI Beyond Cinema	305 Main Street
2	Lucy Stepp/Deadline Photo Studio	900 Main Street
3	Uintah Partners	136 Heber Ave.
4	TAO	1251 Kearns
5	William Morris	221 Main
6	Chef Dance	427 Main
	Previously Approved	
7	Slamdance Film Festival	255 Main Street
8	Indie Lounge	710 Main Street
9	Variety Media Lounge	625 Main Street
10		
11		
12		
13		



City Council Staff Report



Subject: Local Consent for Special Event Temporary Alcoholic Beverage Licenses during the 2017 Sundance Film Festival
Author: Beth Bynan, Business License Specialist
Department: Finance
Date: December 15, 2016
Type of Item: New Business

Summary Recommendation

Staff is requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in Exhibit A for operation during the 2017 Sundance Film Festival (Festival).

Executive Summary

The attached Exhibit A lists all License applicants to date pending approval. These applicants have completed all requirements for application, including insurance requirements and paid the applicable license fee. Staff is requesting approval of the attached 22 applicants to serve alcoholic beverages during the 2017 Festival.

Acronyms

City – Park City Municipal Corporation
DABC - Utah Department of Alcoholic Beverage Control
HPCA- Historic Park City Alliance
License – Special Event Temporary Alcoholic Beverage License
Festival – Sundance Film Festival
MFL – Master Festival License
SE – Special Events

Background

On June 6, 2013, Council passed amendments to the requirement for a License during the time period of the Festival. One of those amendments requires City Council approval of all applications.. The final deadline for DABC approval prior to the Festival will be on January 6, 2017. However, there are instances in which the Park City Municipal (City) requires a License and the DABC does not (i.e. private parties). Under City Municipal Code 4-4-2(B)(2) Council may choose to hold an emergency meeting to hear no more than twelve (12) applications for late approval.

All applications must be complete and submitted no later than the first Friday in January (January 6, 2017) to be heard no later than the second Thursday in January (January 12, 2017). No more than the first twelve complete applications to be submitted will be heard. A higher fee, pursuant to the fee schedule, may be required due to the expedited nature of the emergency meeting.

Outreach to past applicants & Main Street Business Owners

Concern among the HPCA and other business community members had been expressed about certain properties sitting vacant all year and only being rented/occupied for Sundance activity.

- *Letters of concern were sent to property owners

- *The Economic Development team met with stake holders to discuss action steps

Condition of Approval:

In order to maintain life safety standards, staff recommends that security personnel (at a ratio of 1 security officer per 50 occupants) be required for all Single Event Temporary Alcoholic Beverage Licenses, for nightclubs, bars and similar uses. Staff recommends that this security be included as a condition of approval for these identified sites as highlighted on EXHIBIT A. Staff included this condition of approval information in the 2017 Rules of the Road document to encourage compliance and reduce last minute surprises for event organizers and applicants. The Fire Marshall will be monitoring the security plan implementation occupancy ratios of these locations ensuring compliance life safety.

Sites approved through the Special Event process are separately regulated; security is addressed during that application process.

Vacancy:

During the October 6, 2016 work session, vacancies on Main Street were discussed in the context of temporary conversions to hospitality p.57-

<http://parkcityut.igmp.com/Citizens/FileOpen.aspx?Type=1&ID=2193&Inline=True>.

While staff intends to return to Council with a proposed ordinance, no ordinance or notice has been developed to date.

However, staff would like to specifically make note of any licenses that are proposed into locations shown in the previous report. Staff recommends approval of the application because the property owners could reasonably claim that they did not have any reasonable notice or expectation that they would be unable to make a conversion of this type. From the applicants listed in Exhibit A there are two locations; 573 Main Street, that has been vacant and only used exclusively by Sundance annually. This location was issued a full-time business license for an art gallery, Prospect Fine Art, on August 31, 2016. The other location staff would like to highlight for Council is 825 Main Street. This location has had a ratio of just 4:49 regular business licenses vs. Sundance CSLs over the last 3 years.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Approve the Single Event Liquor Permit locations listed in Exhibit A

Pros

- a. The applicants will be able to serve liquor at their permitted locations.

Cons

- a. There are no anticipated negative impacts associated with approving the locations on Exhibit A.
- b. **Null Alternative:** If Council does nothing and does not grant approval, the applicants will not be permitted to serve liquor at the specified locations.
Pros: There are no perceived positive impacts from doing nothing.
Cons: The applicants will not be able to serve liquor at their locations during the 2017 Sundance Film Festival.

Department Review

Finance, Special Events, Building, Sustainability, Legal, Executive

Attachments

Exhibit A- List of locations / Exhibit B- Map of Locations

	Applicant Name	Location Address
	To Be Approved	
1	Sundance Inst./Done to Your Taste	268 Main
2	Sundance Inst./Church & State Spirits	449 Main
3	Indie Lounge	710 Main
4	Sundance Inst./Top Shelf Services	825 Main
5	Sundance Inst./Top Shelf Services	475 Swede
6	Sundance Inst./Top Shelf Services	751 Main
7	Sundance Inst./Top Shelf Services	573 Main
8	AFCI Beyond Cinema	305 Main
9	Precious Entertainment	738 Main
10	Variety Media Lounge	625 Main
11	Lucy Stepp, LLC	900 Main
12	Uintah Partners	136 Heber Ave
13	DC Berridge/Best Events	825 Main
14	DC Berridge/Best Events	836 Park Ave
15	DC Berridge/Best Events	820 Park Ave
16	TAO	1251 Kearns
17	Top Shelf Services/IMDB	570 Main
18	Top Shelf Services/Jaunt	580 Main
19	NVE	657 Park Ave
20	William Morris	221 Main
21	Chef Dance	427 Main
22	PC Performance	328 Main Street
	Previously Approved	
23	Brilliant Consulting/YouTube	449 Main Street
24	Stella Lounge	449 Main Street
25	Chase Sapphire	573 Main Street
26	Utah Film Commission	1167 Woodside
27	Utah Film Commission	625 Main Street
28	Brilliant Consulting/Kola House	591 Main Street

29	Acura	825 Main Street
	Stella	364 Main Street
Staff recommends a security plan for the highlighted address locations		

Golf Course



16

248

Park Ave

Deer Valley

Park City Mountain

Par...

20

Deer Valle

Packet Pg. 405

Silver Star
Silver Star Lift
Ligety Split
Spiro
Eagle Lift
C.B.'s Run
Ladies' Slalom
Neff Land
Hi-Speed Six-Pack
Con
Erke's Gold
Willy's Run
Crescent Hi-Speed Quad
Waterfall
Treasure Hollow
Drift
Silver Queen
Silver Skis
Shaft
Claim-Jumper
Town Lift
Creole
Quit'N Time
King's Crown
payday
Payday Hi-Speed Six-Pack



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is requesting permission from City Council to file a Petition to Intervene with the Utah Public Service Commission on Docket 14-035-114 regarding Rocky Mountain Power's proposed changes to net-metering and residential roof-top solar.

Respectfully:

Luke Cartin, Environmental Sustainability Manager

City Council Staff Report



Subject: Petition to Intervene on Net-Metering Proposed Changes
Author: Luke Cartin, Environmental Sustainability Manager and Tom Daley, Deputy City Attorney
Departments: Sustainability and Legal
Date: 12/15/2016
Type of Item: Administrative

Summary Recommendation

Staff is requesting permission from City Council to file a Petition to Intervene with the Utah Public Service Commission on Docket 14-035-114 regarding Rocky Mountain Power's proposed changes to the tariff related to net-metering and residential roof-top solar.

Executive Summary

There have been many recent developments on this issue, and have added to more confusion. The Public Service Commission has suspended the temporary tariff; however the new proposed rate is still proceeding. See Analysis section below for clarification.

Rocky Mountain Power has proposed significant changes to how net-metering fees and impacts are calculated (found [here](#)). These changes could discourage solar installations throughout Park City, and create a barrier to the city achieving its stated environmental goals.

A Petition to Intervene is the procedural vehicle for Park City to use to add input during the Public Service Commission's process. This petition gives Park City a seat at the table to provide input regarding the costs and benefits of net-metering and roof-top solar.

The Problem

As discussed at the December 8th, 2016 City Council meeting, Rocky Mountain Power, the electricity provider for Park City, has proposed changes to net-metering that will increase the financial impact of installation of roof-top solar, as well as the monthly electricity bills, on residences.

In order for Park City to participate in the Public Service Commission's consideration of these proposed changes, a Petition to Intervene must be filed by December 20th.

Background

This is the third time this item has been before City Council. Below are links to the staff reports for the prior two meetings where this was discussed:

- November 22, 2016 (beginning on [page 23](#))
- December 1, 2016 (beginning on [page 7](#))

Recommendations for City Council to Consider

Option 1: File a Petition (recommended option)

File a Petition to Intervene with the Public Service Commission. This would allow the City the opportunity to participate in the Public Service Commission process and allows the City to express concern with the proposed changes.

Pros:

- Allows Park City to be represented during the proposed rate making.
- Allows Park City to collaborate with stakeholders during the process to be involved in the analysis of the costs and benefits.

Cons:

- If Park City and other stakeholders cannot come to agreement, the new proposed rate still could be unfavorable to rooftop solar customers.

Option 2: Null Option

In this option City Council would do nothing and not file a petition. This reason City Council could consider this option is to not be involved in the technical rate-making process.

Pros:

- Park City would not dedicate staff time to the proposed rate changes for roof-top residential solar.

Cons:

- Park City would not be able to directly influence the new proposed rooftop solar rate for residential customers.

Analysis

Friday, December 9th, the Public Service Commission (PSC) suspended the temporary tariff ([link](#)). Here are answers to commonly asked questions.

What are the two filings?

- *Temporary Tariff- **SUSPENDED***- This proposal places rooftop solar customers after December 9th into a temporary rate. These customers would be placed into the new rate once it has been accepted by the PSC. Any solar customers that have applied or installed solar prior to December 9th would be grandfathered on their current rate.
- *New Rate for Rooftop Solar- **ACTIVE***- This is the formal rate filing to change rooftop solar customers bill. This rate will be decided in August. This rate will

apply to customers in the temporary tariff, and could potentially apply to all rooftop customers.

What was suspended?

- The temporary tariff was suspended. The new proposed rate for rooftop solar is still proceeding.

Why is Park City still pursuing a “petition to intervene” even though the PSC made this ruling?

- The proposed changes to rooftop solar rate are a different filing than the suspended temporary tariff. Park City has filed a letter with the PSC regarding both the temporary tariff, and proposed new solar rate for residential customers. Staff is recommending to Council to file on the new proposed rate for rooftop solar as well.

Summit County is intervening, why should Park City as well?

- These proposed changes by Rocky Mountain Power could impede Park City’s clearly stated environmental goals of 100% renewable electricity.

What happens to a rooftop applicant who applies December 12th?

- We are still investigating what would happen. There was no language in the PSC suspension of what rate applicants will be put into during this suspension period.

When will the suspension end? Will the temporary tariff be eliminated?

- This is still being investigated.

What are the next steps?

- Temporary Tariff: Rocky Mountain Power will work with interested parties to see if some of these differences can be resolved. If issues cannot be resolved, Rocky Mountain Power will notify that the Public Service Commission requesting the suspension be lifted.
- New Proposed Rate: This process is still continuing. Staff is recommending filing a petition to intervene.

Department Review

Sustainability, Legal and Executive

Funding Source

No funding is required at this time.

Attachments

Petition to Intervene

Thomas A. Daley (#07377)
Mark D. Harrington (#6562)
PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue, P.O. Box 1480
Park City, Utah 84060
Telephone: (435) 615-5025
Fax: (435) 615-4916
tdaley@parkcity.org
mark@parkcity.org

Attorneys for Park City Municipal Corporation

BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH

In the Matter of PacifiCorp’s Revision	)	DOCKET NO. 16-035-114
To Schedule 135, Net Metering Service	)	
and Proposal for New Schedule 135 A,	)	PETITION TO INTERVENE OF
Net Metering – Transition Service	)	PARK CITY MUNICIPAL
	)	CORPORATION

Park City Municipal Corporation (“PCMC”) hereby petitions the Public Service Commission of Utah (“Commission”) for leave to intervene in the above-captioned matter pursuant to Utah Code Ann. §63G-4-207 and Utah Admin. R746-100-7 and states as follows:

1. PCMC is a municipality organized under the laws of the State of Utah and serves the interests of citizens who are customers of Rocky Mountain Power including those who have enlisted and intend to enlist in Rocky Mountain Power’s net-metering program.
2. Under the Constitution and laws of the State of Utah, PCMC is responsible for protecting the public health and safety of its residents. PCMC commits significant resources to providing Park City’s residents and visitors with a healthy environment and to protecting wildlife habitat. PCMC is a participant in the Mountain Town Community Solar Program and the Community Renewable Energy study.

3. Park City has set for itself ambitious goals in relation to the reduction of carbon emissions, including the achievement of carbon neutrality in its municipal operations by 2022 and city-wide by 2032. A critical component of PCMC's success in reaching these goals is solar energy, and the viability of solar energy in Park City, in turn, depends largely on the predictability and permanence of the incentives in Rocky Mountain Power's current net-metering program.
4. PCMC has invested significantly in roof-top solar installations on its municipal buildings and is itself a net metering customer of Rocky Mountain Power. PCMC is currently incorporating renewable energy systems, including solar, in several pending large-scale public projects and is relying on the inclusion of net metering arrangements with Rocky Mountain Power in the development of those projects.
5. For the foregoing reasons, PCMC has a significant interest in the above-captioned matter. PCMC's legal alternatives, rights, and interests may be substantially affected by the outcome of this docket.
6. In a previously filed docket, Docket No. 13-035-184, the Public Service Commission declined to implement a PacifiCorp proposal to impose a net metering facilities charge on net metering customers and instead concluded that further study and analysis regarding the costs and benefits associated with the net metering program were required. The Commission opened this docket, Docket No. 16-035-114, to do that study and perform that analysis.
7. In Docket No. 16-035-114, Rocky Mountain Power filed, on November 9, 2016, its Compliance Filing and Request to Complete All Analyses Required Under the Net

Metering Statute for the Evaluation of the Net Metering Program (the “Compliance Filing”).

8. The cost-benefit analysis offered by Rocky Mountain Power in its compliance filing, if accepted and approved by the Public Service Commission, would adversely impact both PCMC’s existing net-metered installations as well as the installations slated for pending projects.
9. Rocky Mountain Power asserts in its Compliance Filing that its costs of the Net Metering Program exceeds the benefits to net metering customers and that this imbalance results in an unjust and unreasonable rate structure that unfairly shifts costs to other customers. In light of this perceived imbalance, Rocky Mountain Power proposes a series of new fee schedules (Schedule 136, Net Metering Service; Schedule 5, Residential Customer Generators), which would create a less favorable rate structure for net metering customers.
10. Rocky Mountain Power’s proposed changes will increase the costs of net metering for both current customers as well as customers who intend to participate in the program.
11. Rocky Mountain Power’s cost-benefit analysis included in its Compliance Filing does not accurately describe how net metering benefits participants in the program and the public generally.
12. PCMC urges the Public Service Commission to recognize that the excess generation of one net-metered customer provides clean renewable power at no cost to neighboring households. This distribution reduces transmission line losses and reduces the amount of electricity generation required from Rocky Mountain Power, and thereby reduces harmful emissions.

13. Rocky Mountain Power's Compliance Filing works against the established intent of the net-metering program by increasing costs for those individuals or entities who have already voluntarily incurred the front-loaded costs of roof top solar and by discouraging future participation through similarly prohibitive costs.
14. The proposed Schedule 136 and Schedule 5 provide for a 3-tier rate design for new solar customers that will reduce the kWh credit back to customers from 10.5 cents/kWh to 7.1 cents/kWh and increase the cost of service to net metering customers by effectively creating a new commercial rate. This change would result in a 900kW/month household with a solar installation providing 50% of its usage saving \$74/month, as opposed to \$133/month.
15. The broader effect of approving Rocky Mountain Power's proposed changes is clear and irrefutable: The consequent reduction in customer savings would eliminate a customer's ability to recoup the front-loaded costs of installing roof top solar.
16. Rocky Mountain Power intends with its current proposal to put an end to the steeply rising increase in the number of Utah homes, businesses, and municipalities participating in the Net Metering Program.
17. UCA §54-15-105.1 requires the Public Service Commission to:
 - (1) determine, after appropriate notice and opportunity for public comment, whether costs that the electrical corporation or other customers will incur from a net metering program will exceed the benefits of the net metering program, or whether the benefits of the net metering program will exceed the costs; and
 - (2) determine a just and reasonable charge, credit, or ratemaking structure, including new or existing tariffs, in light of the costs and benefits.

18. PCMC requests that the Public Service Commission allow PCMC to participate in the Public Service Commission's process as provided in the state code and related regulations and administrative procedures and for leave to submit expert testimony on Rocky Mountain Power's Compliance Filing.

19. PCMC's intervention and participation in this matter will not materially impair the prompt and orderly conduct of these proceedings. PCMC requests that copies of all notices and filings in this docket be served on:

Luke Cartin
Thomas A. Daley
Park City Municipal Corporation
445 Marsac Ave
PO Box 1480
Park City, UT 84060
Luke.Cartin@parkcity.org
tdaley@parkcity.org

NOW THEREFORE, PCMC respectfully requests that the Public Service Commission grant PCMC's Petition to Intervene in the above-captioned docket.

DATED this 16th day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

BY: _____
Thomas A. Daley, Deputy City Attorney



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

This Staff Report requests authorization to enter into a contract with Service Provider Dixon Resources Unlimited for services outlined in the Parking Technology and Infrastructure RFP, dated November 8, 2016. The RFP and scope of work are found as Attachment A.

On June 9, 2016 Council supported the Downtown and Main Street Parking Plan, which contains recommendations by consultant firm Nelson Nygaard. The proposed Service Provider Agreement in this Staff Report includes project management and consulting services for implementation of the first phase of the Nelson Nygaard Downtown and Main Street Parking Plan.

Downtown and Main Street Parking Plan:

<http://www.parkcity.org/Home/ShowDocument?id=29347>

Respectfully:

Kenzie Coulson,



City Council Staff Report

Subject: Main Street Parking Program Consultant Contract
Author: Kenzie Coulson
Department: Public Works/ Parking
Date: December 15, 2016
Type of Item: Administrative

Summary Recommendation

Staff recommends that Council consider authorizing the City Manager to sign the Service Provider/Professional Services Agreement in a form approved by the City Attorney with Dixon Resources Unlimited, in an amount not to exceed \$113,654.00 for project management and consulting per the Park City Municipal Corporation Parking Technology and Infrastructure RFP.

Executive Summary

This Staff Report requests authorization to enter into a contract with Service Provider Dixon Resources Unlimited for services outlined in the Parking Technology and Infrastructure RFP, dated November 8, 2016. The RFP and scope of work are found as Attachment A.

On June 9, 2016 Council supported the Downtown and Main Street Parking Plan, which contains recommendations by consultant firm Nelson Nygaard. The proposed Service Provider Agreement in this Staff Report includes project management and consulting services for implementation of the first phase of the Nelson Nygaard Downtown and Main Street Parking Plan.

Downtown and Main Street Parking Plan:
<http://www.parkcity.org/Home/ShowDocument?id=29347>

Acronyms

HPCA – Historic Park City Association
RFP – Request for Proposals
TDM – Transportation Demand Management
PARCS -- Parking Access Revenue Control System
CIP – Capital Improvement Project

The Problem

There has been ongoing concern regarding the availability of parking for customers of Historic Main Street. The Downtown and Main Street Parking Plan recommends a demand-based parking program that will assist with better utilization of existing parking. Park City Staff is seeking assistance from the Service Provider for project management, selection of equipment, implementation, and installation. The Service

Provider is asked to implement a fully-functional parking management system that includes real-time way finding with available parking space counting; pricing displays; equipment, technology and cost requirements for the new downtown parking management strategy; integration of parking availability, pricing, and payment for smartphone app; project management, vendor selection, oversight and testing of the new system.

Background

- On June 25, 2015, Council approved a consultant contract with Nelson Nygaard for the creation of a strategic parking management study specific to the Main Street area.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2060&Inline=True>
- On June 9, 2016, Council performed a final review of the Main Street Parking Plan completed by consultant firm Nelson Nygaard.
<http://parkcityut.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=2142&Inline=True>
- Following Council's support of the Main Street Parking Plan, a Main Street Parking Implementation Task Force was created.
- On October 20, 2016, Blake Fønnesbeck brought an Informational Report to Council regarding the status of the Downtown and Main Street Parking Plan implementation. The following is the revised implementation timeline. Staff is seeking approval to hire Dixon Resources Unlimited as the Consultant/Project Manager, which applies to the first bullet point below. Dixon Resources Unlimited has committed to infrastructure and equipment install for the June 1, 2017 roll out. However, they have noted that this is an aggressive timeline and that work will need to begin immediately to ensure success prior to the peak of summer.

Implementation Timeline

- 12/15/2016: Hire a Consultant/Project Manager
- 1/15/2017: Review recommendation from consultant for infrastructure, select technologies and prepare bid documents.
- 1/31/2017: Select successful infrastructure bid.
- 2/15/2017: Begin working on non-construction aspects of the Paid Parking and Demand based pricing system, way finding, and technology systems to be ready for equipment installation.
- 4/15/2017: Complete Main Street Employee incentive and parking alternatives for roll out during the month of May.
- 4/15/2017: Infrastructure construction begins.
- 5/15/2017: Construction completed, additional community outreach regarding roll out.
- 6/1/2017: Infrastructure and equipment in place for the Main Street Parking Demand Based Pricing program.
- 6/1/2017 through 7/1/2017: Continued testing and refinement of Main Street Parking Demand Based Pricing program.

Winter 2016/2017: Same China Bridge parking program as last winter

Other background that is important for the City Council to note is that for this upcoming Winter Season Parking Services will continue with the same pass program and prices for China Bridge as the past two winter seasons. When we switch over to the new system on June 1, 2017 we will credit all prior paid China Bridge parking passes.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Staff recommends that Council consider authorizing the City Manager to sign the Service Provider/Professional Services Agreement in a form approved by the City Attorney with Dixon Resources Unlimited for implementation of new parking management technology in an amount not to exceed \$113,654.00.

Pros

- a. The proposed Service Provider agreement will ensure that a vendor is working toward implementation of a demand- based parking program that aligns with Main Street and Downtown Parking recommendations provided by Nelson Nygaard.
- b. This Service Provider agreement will allow the vendor to begin sourcing technology that will better utilize existing parking in the Main Street area. The program involves technology solutions that will help locals and guests see the availability of parking from a smartphone app.

Consequences of Selecting This Alternative

Selection of the Staff recommended alternative will result in the authorization of the City Manager to sign the Service Provider/ Professional Services Agreement in a form approved by the City Attorney with Dixon Resources Unlimited, which will result in immediate action toward the goal of a demand-based parking program.

- 2. Deny the Item Alternative:** Council could choose to not authorize the contract with any proposer.

Cons

This alternative would require Staff to reopen negotiations with proposers or begin the RFP process again resulting in a delay of implementation of demand-based parking. Staff does not recommend this alternative.

- 3. Modify the Item Alternative:** Council could choose to change the contract terms or award to another vendor. Staff does not recommend this alternative.

Cons

Modifying the Item may require additional research that delays the implementation of demand-based parking and delays action on the recommendations of the Main Street and Downtown Parking Plan.

- 4. Continue the Item Alternative:** Council could choose to continue the item. Staff does not recommend this alternative.

Cons

Continuing could delay the implementation of demand-based parking and further delay action on the recommendations of the Main Street and Downtown Parking Plan.

5. **Do Nothing Alternative:** Council could choose to do nothing regarding this issue, but this would cause the same operational issues as continuation. Staff does not recommend this alternative.

Analysis

Staff advertised the RFP and received three offers by the posted deadline from the following firms:

- Dixon Resources Unlimited
- Kimley-Horn
- Walker Parking Consultants

A selection committee comprised of the following individuals reviewed the proposals:

<u>Reviewer</u>	<u>Department</u>
Blake Foncesbeck	Transit & Public Works
Kenzie Coulson	Parking & Fleet Services
Zafer Batmaz	Technology Services
Jason Glidden	Special Events
Linda Jager	Communications
John Rock	Transportation Intern
Jonathan Weidenhamer	Economic Development
Alfred Knotts	Transportation Planning

Each proposer was evaluated based on the following evaluation criteria as detailed in the RFP:

- Experience, expertise, resume strength, individuals and time commitment to project
- Recommended work program including work hour detail and data gather and analysis
- Schedule
- Current projects and workload
- Relevant references
- Other factors deemed relevant by selection committee
- Cost summary

The committee held in person interviews with the top two candidates, Dixon Resources Unlimited and Kimley-Horn. The committee then selected Dixon Resources Unlimited based on above factors, as well as the proposer's demonstrated desire to collaborate on a creative and customized option for implementation. Competing proposals demonstrated that they were not interested in customizing a solution for the unique needs of the Park City Main Street area. Another relevant factor was Dixon's extensive experience with community engagement and outreach for municipalities. Dixon Resources Unlimited has a client list that includes thirty cities, some of which are Los Angeles, Dallas, San Francisco, Sausalito, and Ann Arbor.

The breakdown of costs for the top proposals are shown below:

	Average Hourly Cost	Total Hours	Total Cost
<i>Dixon Resources</i>	<i>\$178</i>	<i>636</i>	<i>\$113,654</i>
Kimley-Horn	\$168	709	\$119.425

Department Review

This document was reviewed by Public Works, Executive, Legal, Special Events, and Sustainability staff.

Funding Source

Funding for this project is available from City Capital Improvement Project (CIP) Funds.

Attachments

- A Parking Technology and Infrastructure RFP & Scope of Work
- B Service Provider Agreement

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into in duplicate this 15 day of December, 2016, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, ("City"), and Dixon Resources Unlimited ("Service Provider"), collectively, the City and the Service Provider are referred to as (the "Parties").

WITNESSETH:

WHEREAS, the City desires to have certain services and tasks performed as set forth below requiring specialized skills and other supportive capabilities;

WHEREAS, sufficient City resources are not available to provide such services; and

WHEREAS, the Service Provider represents that the Service Provider is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the Parties hereto agree as follows:

1. SCOPE OF SERVICES.

The Service Provider shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as Service Provider responsibilities throughout this Agreement and as set forth in the "Scope of Services" attached hereto as "Exhibit A" and incorporated herein (the "Project"). The total fee for the Project shall not exceed One hundred Thirteen Thousand, Six Hundred, Fifty-Four Dollars (\$113,654.00).

The City has designated Blake Fannesbeck, or his/her designee as City's Representative, who shall have authority to act in the City's behalf with respect to this Agreement consistent with the budget contract policy.

2. TERM.

No work shall occur prior to the issuance of a Notice to Proceed which cannot occur until execution of this Agreement, which execution date shall be commencement of the term and the term shall terminate on August 1, 2017 or earlier, unless extended by mutual written agreement of the Parties.

3. COMPENSATION AND METHOD OF PAYMENT.

- A. Payments for services provided hereunder shall be made monthly following the performance of such services.
- B. No payment shall be made for any service rendered by the Service Provider except for services identified and set forth in this Agreement.
- C. For all “extra” work the City requires, the City shall pay the Service Provider for work performed under this Agreement according to the schedule attached hereto as “Exhibit B,” or if none is attached, as subsequently agreed to by both Parties in writing.
- D. The Service Provider shall submit to the City Manager or her designee on forms approved by the City Manager, an invoice for services rendered during the pay period. The City shall make payment to the Service Provider within thirty (30) days thereafter. Requests for more rapid payment will be considered if a discount is offered for early payment. Interest shall accrue at a rate of six percent (6%) per annum for services remaining unpaid for sixty (60) days or more.
- E. The Service Provider reserves the right to suspend or terminate work and this Agreement if any unpaid account exceeds sixty (60) days.
- F. Service Provider acknowledges that the continuation of this Agreement after the end of the City’s fiscal year is specifically subject to the City Council’s approval of the annual budget.

4. RECORDS AND INSPECTIONS.

- A. The Service Provider shall maintain books, records, documents, statements, reports, data, information, and other material with respect to matters covered, directly or indirectly, by this Agreement, including (but not limited to) that which is necessary to sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement, and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement.
- B. The Service Provider shall retain all such books, records, documents, statements, reports, data, information, and other material with respect to matters covered, directly or indirectly, by this Agreement for six (6) years after expiration of the Agreement.
- C. The Service Provider shall, at such times and in such form as the City may require, make available for examination by the City, its authorized representatives, the State Auditor, or other governmental officials authorized by law to monitor this Agreement all such books, records, documents, statements, reports, data, information, and other material with respect to

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

matters covered, directly or indirectly, by this Agreement. The Service Provider shall permit the City or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The City may, at its discretion, conduct an audit at its expense, using its own or outside auditors, of the Service Provider's activities, which relate directly or indirectly to this Agreement.

- D.** The City is subject to the requirements of the Government Records Access and Management Act, Chapter 2, Title 63G, Utah Code Annotated, 1953, as amended and Park City Municipal Code Title 5 ("GRAMA"). All materials submitted by Service Provider pursuant to this Agreement are subject to disclosure unless such materials are exempt from disclosure pursuant to GRAMA. The burden of claiming and exemption from disclosure rests solely with Service Provider. Any materials for which Service Provider claims a privilege from disclosure based on business confidentiality shall be submitted marked as "confidential - business confidentiality" and accompanied by a concise statement from Service Provider of reasons supporting its claim of business confidentiality. Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. The City will make reasonable efforts to notify Service Provider of any requests made for disclosure of documents submitted under a claim of confidentiality. Service Provider specifically waives any claims against the City related to any disclosure of materials pursuant to GRAMA.

5. INDEPENDENT CONTRACTOR RELATIONSHIP.

- A.** The Parties intend that an independent Service Provider/City relationship will be created by this Agreement. No agent, employee, or representative of the Service Provider shall be deemed to be an employee, agent, or representative of the City for any purpose, and the employees of the Service Provider are not entitled to any of the benefits the City provides for its employees. The Service Provider will be solely and entirely responsible for its acts and for the acts of its agents, employees, subcontractors or representatives during the performance of this Agreement.
- B.** In the performance of the services herein contemplated the Service Provider is an independent contractor with the authority to control and direct the performance of the details of the work, however, the results of the work contemplated herein must meet the approval of the City and shall be subject to the City's general rights of inspection and review to secure the satisfactory completion thereof.

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

6. SERVICE PROVIDER EMPLOYEE/AGENTS.

The City may at its sole discretion require the Service Provider to remove an employee(s), agent(s), or representative(s) from employment on this Project. The Service Provider may, however, employ that (those) individuals(s) on other non-City related projects.

7. HOLD HARMLESS INDEMNIFICATION.

A. The Service Provider shall indemnify and hold the City and its agents, employees, and officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the Service Provider's defective performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Service Provider; and provided further, that nothing herein shall require the Service Provider to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. The Service Provider expressly agrees that the indemnification provided herein constitutes the Service Provider's limited waiver of immunity as an employer under Utah Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Service Provider claims or recovers compensation from the City for a loss or injury that Service Provider would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the Parties, and is expressly made effective only for the purposes of this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement.

B. No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

8. INSURANCE.

The Service Provider shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Service Provider, their agents, representatives, employees, or subcontractors. The Service Provider shall provide a Certificate of Insurance evidencing:

A. General Liability insurance written on an occurrence basis with limits no less

PARK CITY MUNICIPAL CORPORATION

SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

than One Million Dollars (\$1,000,000) combined single limit per occurrence and Three Million Dollars (\$3,000,000) aggregate for personal injury, bodily injury and property damage.

The Service Provider shall increase the limits of such insurance to at least the amount of the Limitation of Judgments described in Section 63G-7-604 of the Governmental Immunity Act of Utah, as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3.

- B. Automobile Liability insurance with limits no less than Two Million Dollars (\$2,000,000) combined single limit per accident for bodily injury and property damage.
- C. Professional Liability (Errors and Omissions) insurance with annual limits no less than One Million Dollars (\$1,000,000) per occurrence. If written on a claims-made basis, the Service Provider warrants that the retroactive date applicable to coverage precedes the effective date of this agreement; and that continuous coverage will be maintained for an extended reporting period and tail coverage will be purchased for a period of at least three (3) years beginning from the time that work under this agreement is complete.
- D. Workers Compensation insurance limits written as follows:
Bodily Injury by Accident Five Hundred Thousand Dollars (\$500,000) each accident;
Bodily Injury by Disease Five Hundred Thousand Dollars (\$500,000) each employee, Five Hundred Thousand Dollar (\$500,000) policy limit.
- E. The City shall be named as an additional insured on general liability and auto liability insurance policies, with respect to work performed by or on behalf of the Service Provider and a copy of the endorsement naming the City as an additional insured shall be attached to the Certificate of Insurance. Should any of the above described policies be cancelled before the expiration date thereof, Service Provider shall deliver notice to the City within thirty (30) days of cancellation. The City reserves the right to request certified copies of any required policies.
- F. The Service Provider's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

9. TREATMENT OF ASSETS.

Title to all property furnished by the City shall remain in the name of the City and the City shall become the owner of the work product and other documents, if any,

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

prepared by the Service Provider pursuant to this Agreement (contingent on City's performance hereunder).

10. COMPLIANCE WITH LAWS AND WARRANTIES.

- A. The Service Provider, in the performance of this Agreement, shall comply with all applicable federal, state, and local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.
- B. Unless otherwise exempt, the Service Provider is required to have a valid Park City business license.
- C. The Service Provider specifically agrees to pay any applicable fees or charges which may be due on account of this Agreement.
- D. If this Agreement is entered into for the physical performance of services within Utah the Service Provider shall register and participate in E-Verify, or equivalent program. The Service Provider agrees to verify employment eligibility through E-Verify, or equivalent program, for each new employee that is employed within Utah, unless exempted by Utah Code Ann. § 63G-12-302.
- E. Service Provider shall be solely responsible to the City for the quality of all services performed by its employees or sub-contractors under this Agreement. Service Provider hereby warrants that the services performed by its employees or sub-contractors will be performed substantially in conformance with the standard of care observed by similarly situated companies providing services under similar conditions.

11. NONDISCRIMINATION.

- A. The City is an equal opportunity employer.
- B. In the performance of this Agreement, the Service Provider will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. The Service Provider shall ensure that applicants are employed, and that employees are treated during employment without discrimination because of their race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to: employment, upgrading,

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demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Service Provider shall take such action with respect to this Agreement as may be required to ensure full compliance with local, state and federal laws prohibiting discrimination in employment.

- C. The Service Provider will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap.
- D. If any assignment or subcontracting has been authorized by the City, said assignment or subcontract shall include appropriate safeguards against discrimination. The Service Provider shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

12. ASSIGNMENTS/SUBCONTRACTING.

- A. The Service Provider shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the City, and it is further agreed that said consent must be sought in writing by the Service Provider not less than thirty (30) days prior to the date of any proposed assignment. The City reserves the right to reject without cause any such assignment. Any assignment made without the prior express consent of the City, as required by this part, shall be deemed null and void.
- B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and property bidding procedures where applicable as set forth in local, state or federal statutes, ordinance and guidelines.
- C. Any technical/professional service subcontract not listed in this Agreement, must have express advance approval by the City.
- D. Each subcontractor that physically performs services within Utah shall submit an affidavit to the Service Provider stating that the subcontractor has used E-Verify, or equivalent program, to verify the employment status of each new employee, unless exempted by Utah Code Ann. § 63G-12-302.

13. CHANGES.

Either party may request changes to the scope of services and performance to be provided hereunder, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition be in writing and

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

signed by both Parties. Such amendments shall be attached to and made part of this Agreement.

14. PROHIBITED INTEREST, NO THIRD PARTY RIGHTS AND NO GRATUITY TO CITY EMPLOYEES.

- A. No member, officer, or employee of the City shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.
- B. Nothing herein is intended to confer rights of any kind in any third party.
- C. No City employee who has procurement decision making authority and is engaged in the procurement process, or the process of administering a contract may knowingly receive anything of value including but not limited to gifts, meals, lodging or travel from anyone that is seeking or has a contract with the City.

15. MODIFICATIONS TO TASKS AND MISCELLANEOUS PROVISIONS.

- A. All work proposed by the Service Provider is based on current government ordinances and fees in effect as of the date of this Agreement.
- B. Any changes to current government ordinances and fees which affect the scope or cost of the services proposed may be billed as an “extra” pursuant to Paragraph 3(C), or deleted from the scope, at the option of the City.
- C. The City shall make provision for access to the property and/or project and adjacent properties, if necessary for performing the services herein.

16. TERMINATION.

- A. Either party may terminate this Agreement, in whole or in part, at any time, by at least thirty (30) days' written notice to the other party. The Service Provider shall be paid its costs, including contract close-out costs, and profit on work performed up to the time of termination. The Service Provider shall promptly submit a termination claim to the City. If the Service Provider has any property in its possession belonging to the City, the Service Provider will account for the same, and dispose of it in a manner directed by the City.
- B. If the Service Provider fails to perform in the manner called for in this Agreement, or if the Service Provider fails to comply with any other

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

provisions of the Agreement and fails to correct such noncompliance within three (3) days' written notice thereof, the City may immediately terminate this Agreement for cause. Termination shall be effected by serving a notice of termination on the Service Provider setting forth the manner in which the Service Provider is in default. The Service Provider will only be paid for services performed in accordance with the manner of performance set forth in this Agreement.

17. NOTICE.

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the Parties on the last page of this Agreement. Notice is effective upon the date it was sent, except that a notice of termination pursuant to paragraph 16 is effective upon receipt. All reference to "days" in this Agreement shall mean calendar days.

18. ATTORNEYS FEES AND COSTS.

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in connection with that action or proceeding.

19. JURISDICTION AND VENUE.

- A. This Agreement has been and shall be construed as having been made and delivered within the State of Utah, and it is agreed by each party hereto that this Agreement shall be governed by laws of the State of Utah, both as to interpretation and performance.
- B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement, or any provisions thereof, shall be instituted and maintained only in any of the courts of competent jurisdiction in Summit County, Utah.

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

20. SEVERABILITY AND NON-WAIVER.

- A. If, for any reason, any part, term, or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.
- B. If it should appear that any provision hereof is in conflict with any statutory provision of the State of Utah, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform in such statutory provisions.
- C. It is agreed by the Parties that the forgiveness of the non-performance of any provision of this Agreement does not constitute a subsequent waiver of the provisions of this Agreement. No waiver shall be effective unless it is in writing and signed by an authorized representative of the waiving party.

21. ENTIRE AGREEMENT.

The Parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both Parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both Parties recognize time is of the essence in the performance of the provisions of this Agreement.

**PARK CITY MUNICIPAL CORPORATION
SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT**

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

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue
Post Office Box 1480
Park City, UT 84060-1480

Diane Foster, City Manager

Attest:

City Recorder's Office

Approved as to form:

City Attorney's Office

DIXON RESOURCES UNLIMITED
3639 Midway Drive, Suite B345
San Diego, CA 92110-5254

Tax ID#: _____
PC Business License# BL_____

Signature

Printed name

Title

**PARK CITY MUNICIPAL CORPORATION
SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT**

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 20__, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the _____ (title or office) of _____, a _____ corporation (or limited liability company), by Authority of its Bylaws/Resolution of the Board of Directors or Member Resolution, and acknowledged that he/she signed it voluntarily for its stated purpose as _____ (title) for _____, a _____ corporation (or limited liability company).

Notary Public

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

EXHIBIT “A”

SCOPE OF SERVICES

I. Introduction

Park City Municipal Corporation (hereinafter referred to as “Park City”, “City”, or the “Purchaser”) is soliciting Request for Proposal/Request for Quote from Professional Engineering Firms (hereinafter referred to as “proposer”, “Service Provider”, or “Evaluating Firm”) to provide engineering / consulting services in all City-owned parking in Main St. areas and design/integration of the following:

1. Parking management and way finding systems evaluation, design, and integration requirements matching the recommendations by the June 2016 Downtown and Main Street Parking Management Plan.
2. Internal real-time way finding with available space count and pricing displays.
3. Corridor approach real-time way finding with available space count and pricing displays.
4. Determine the equipment, technology, and cost requirements to implement the new downtown parking management strategy.
5. Integration of parking availability, pricing and payment methods with smartphone apps.
6. Project Management to include equipment and vendor selection, contractor selection, through competitive bid process, construction oversight and testing.

II. Background

Park City recently completed a study to develop a Main Street Parking Management Plan. This SOQ/RFQ is intended to begin the implementation phase of elements of that study and plan. The study can be found at:

[https://www.dropbox.com/s/j2v2wzsfziw74dj/Main%20Street%20%26%20Down to wn%20Parking%20Management%20Study.pdf?dl=0](https://www.dropbox.com/s/j2v2wzsfziw74dj/Main%20Street%20%26%20Down%20to%20wn%20Parking%20Management%20Study.pdf?dl=0).

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Or at www.parkcity.org under departments, under parking, scroll to the bottom of the page.

III. Scope of Project

Park City is requesting assistance with an infrastructure needs analysis of our City-owned parking together with research and research assistance for potential integration into a new external way finding system, along with evaluation and integration assistance of new parking management systems in all

City owned parking areas within the Main Street business core. Once the infrastructure, design, and technology is selected through recommendations of the provider the provider will then assist Park City with the competitive bid process and project management. The end goal of this project is to have a fully implemented parking management system that could be handed over to city staff for administration.

The new parking management system will need to meet the following objectives:

- Ability to support demand-based pricing adjusting rates by peak season, weekday versus weekend, and by time of day
- Wide range of convenient electronic payment methods, reducing the amount of cash that is potentially handled
- Ability for residents, employees, and visitors to easily track parking availability and pricing at on-street, off-street, and remote parking locations via smartphone apps and web services
- Several options to enter and exit parking facilities while tracking each session and calculating the appropriate fee, while also reducing the number of tickets and access cards
- Ability to reserve spaces, especially for events, along with the ability to pre-pay for parking, to streamline entry and exit (including reservations and pre-payments through third parties authorized by the City)
- Ability to launch a pilot program utilizing existing parking facilities and spaces to facilitate valet parking and transportation pick up/drop off zones

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

during Special Events

- Ability to have common equipment across facilities, even those not owned by the City, leading to a consistent customer experience
- Use of License Plate Recognition technology to validate users as they approach the gates, allowing the gates to open without requiring the customer to stop and use an access card
- Dynamic/demand-based pricing · Many options for customer and merchant self-service, eliminating trips to customer service counters or phone calls to Parking Services' staff, for routine transactions such as obtaining a monthly permit
- VOIP intercom with camera at each entry, exit, and pay-on-foot station, ensuring that calls for assistance are answered quickly and agent can see customer, and allowing for remote activation of gate arms, if warranted
- Occupancy statistics, available to outside parties for inclusion in way finding and parking location services, to make it easier for customers to find parking spaces
- Ability to implement easy to use data management software that can be handed over to city staff and integrated within current IT processes
- Reduction of manual data entry
- Reduction or elimination of management of servers and other IT resources to support the new parking management system
- Real time data integration for additional way finding systems for internal and external use
- Integration with current mobile license plate recognition technology
- Congruency with current sign codes and historic district planning requirements.

Task 1 – Site Visit and Existing Conditions Assessment

A site visit will be arranged on the date prospective Service Providers are invited for an interview. Park City Municipal Corporation shall ensure the availability and cooperation of our Chief Building Official and IT Director or other operational staff during the evaluation process. We shall also make readily available any and all documentation required (building drawings, specifications, etc.) to perform a

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

thorough evaluation of our facilities.

The purpose of the stakeholder meeting will be to document any needs specific to parking guidance or issues relevant to parking guidance. Service Providers should also be prepared to discuss existing conditions such as special events, permit parking, enforcement, IT networking, traffic patterns, Valet parking, etc.

The primary goal of this task will be to identify the most suitable PGS, E-Permit and Smartphone Payment application system that provides efficient and manageable parking operations for the city and for patrons to efficiently locate available parking at all city-owned parking destinations in the Main St. business core. During this meeting Service Providers will evaluate the current parking conditions to determine the most appropriate permitting and smartphone payment applications that may provide the desired functionality for residents, employees, and tourists that would be utilizing either hourly or daily parking.

Task Deliverables:

- a) Draft Existing Conditions and Needs Assessment Memorandum
- b) Final Existing Conditions and Needs Assessment Memorandum

Task 2 – Discuss with Task Force Alternatives for Citywide PARCS Management

The Service Provider will take input and help the task force choose the appropriate PARCS, real-time PGS, metering, and way finding systems in accordance to the Main Street Parking Management Plan, and how these would be integrated with approach and way finding systems. This could take place via video-conferencing or webinar.

Task 3 – PGS, E-permitting and Smartphone Payment Applications Performance Specification and Plan Development

The Service Provider will develop General PGS Performance Specifications for citywide parking services, in accordance to city IT guidelines. The proposed PGS will be used to provide parking availability information at parking structure entrances, at trailblazing roadway signs approaching the downtown city area, at

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

remote or off-street locations, and at public and privately owned locations.

The Service Provider will develop or implement a standalone Functional Specification for the procurement of the E-permitting/Smartphone payment applications. These specifications will include a concept of operations to describe how this new system would function and how Client would enforce such a system.

Task Deliverables:

- a) Draft Performance Specifications for PGS and Functional Specification for E-permitting/Smartphone payment applications
- b) Final Performance Specifications for PGS and Functional Specification for E-permitting/Smartphone payment applications
- c) Draft Schematic Drawings of PGS dynamic message signs and sensor locations
- d) Final Schematic Drawings of PGS dynamic message signs and sensor locations
- e) Opinion of Probable Cost for PGS and E-permitting/Smartphone payment applications systems

Task 4 – Mobile Application Integration

The Service Provider will draft specifications in how to implement a mobile application that tracks real time parking information into existing citywide IT infrastructure. The specifications will specify file type, communication protocols, and other necessary software requirements. Actual integration will be completed by City IT staff.

Task Deliverables:

- a) Draft mobile application integration specification
- b) Final mobile application integration specification

Potential Task 5 – Valet Service and Transit Management for Special Events

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

The Service Provider will establish a pilot program that can be implemented as a “phase one” initiative, in which Valet parking services and Drop off/Pick Up zones for private transportation will be established in city owned parking locations during Special Events.

Potential Task 6 – PGS, E-permitting, and Smartphone Payment System Implementation Phase Support & Testing Services

The Service Provider will provide construction support to the city throughout the construction phase of the project. The Service Provider will also conduct acceptance testing for the PGS and E-permitting and Smartphone payment application system activation. Acceptance testing requirements will be defined within the Performance Specification Documents. All acceptance testing requirements must be met before the final system acceptance testing is achieved.

Task 5 – Determine Infrastructure Requirement to Support Items Chosen

Prepare cost estimate for all site infrastructure requirements identified from Task 2 (This would include an estimate of parking technologies chosen in Task 2.) This would include an analysis of technical integration with existing computer systems and a thorough discussion of integration with proposed new parking management systems for PARCS, technology requirements, additional metering, way finding, and space counting.

Task 6 – Prepare Draft Report and Present Report for Questions and Comments

Once the evaluation has been completed, we require a draft report describing the existing conditions, variance from code requirements, recommended upgrades to our facilities, and proposed parking management improvements, wayfinding, and space counting solutions. This should include a thorough technical integration discussion. The report must also contain an engineer's estimate of costs associated with making these upgrades. The evaluating firm should anticipate presenting the draft report to a small team of city staff either in

PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

person or via conference call (go-to-meeting, Skype etc.).

Task 7 – Prepare and Deliver Final Report

Service Provider integrates final comments from City. The City and Service Provider will negotiate a final report date that will ensure enough time to select technology and equipment, design, prepare bid documents, and manage project to be in place by June 1, 2017.

Task 8 – Provide Project Management and Testing

Service Provider will prepare bid documents for both equipment and infrastructure contracts and provide Project Management oversight and testing to ensure all technology and equipment function properly prior to the June 1, 2017 completion date.

**PARK CITY MUNICIPAL CORPORATION
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EXHIBIT “B”

PAYMENT SCHEDULE FOR “EXTRA” WORK

N/A



Park City Municipal Corporation

Request for Proposal

from

**Parking Consulting Firms with Parking Access
Revenue Control System (PARCS), Way finding
Equipment Integration, and
Engineering/Design/Project Management
Experience**

for

**Engineering/Consulting Services -
City Parking Lots/Garages and
Design/Integration of the following:**

- 1. Parking management and way finding systems evaluation, design, and integration requirements matching the recommendations by the June 2016 Downtown and Main Street Parking Management Plan.**
- 2. Internal real-time way finding with available space count and pricing displays.**
- 3. Corridor approach real-time way finding with available space count and pricing displays.**
- 4. Determine the equipment, technology, and cost requirements to implement the new downtown parking management strategy.**
- 5. Integration of parking availability, pricing and**

payment methods with smartphone apps.

- 6. Project Management to include equipment and vendor selection, contractor selection, through competitive bid process, construction oversight and testing.**

NOTICE TO QUALIFIED FIRMS
REQUEST FOR PROPOSAL/REQUEST FOR QUOTE FOR
ENGINEERING/CONSULTING SERVICES-
CITY/PRIVATE PARKING LOTS/GARAGES AND DESIGN/INTEGRATION OF PARCS
(PARKING ACCESS REVENUE CONTROL SYSTEM), SPACE COUNTING, AND
WAYFINDING SYSTEMS.

RFP/QUOTATIONS DUE: **4:00 p.m., November 22, 2016**, at the Park City Public Works Office, 1053 Iron Horse Drive, Park City, Utah 84060

PROJECT NAME: Parking Management Technology and Infrastructure including PARCS, Dynamic Price Setting, Way finding, and Space Counting

SOQ/RFQ
AVAILABLE FOR FIRMS: **2:00 p.m., November 8, 2016** via email from blake.fonnesbeck@parkcity.org, or at the Park City Public Works Office, 1053 Iron Horse Drive, Park City, Utah 84060

PROJECT LOCATION: Park City, Utah

PROJECT DESCRIPTION: New Parking Management Technology and Infrastructure including PARCS Way finding, Dynamic Price Setting, and Space Counting integration with city owned parking in the Main St. area including Project Management for parking management infrastructure and technology systems.

OWNER: Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

CONTACT: Blake Fonnesbeck, Transit &Public Works Director (all questions shall be in writing) blake.fonnesbeck@parkcity.org

Park City reserves the right to reject any or all proposals received. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.

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- b) Final Existing Conditions and Needs Assessment Memorandum

Task 2 – Discuss with Task Force Alternatives for Citywide PARCS Management

The Service Provider will take input and help the task force choose the appropriate PARCS, real-time PGS, metering, and way finding systems in accordance to the Main Street Parking Management Plan, and how these would be integrated with approach and way finding systems. This could take place via video-conferencing or webinar.

Task 3 – PGS, E-permitting and Smartphone Payment Applications Performance Specification and Plan Development

The Service Provider will develop General PGS Performance Specifications for citywide parking services, in accordance to city IT guidelines. The proposed PGS will be used to provide parking availability information at parking structure entrances, at trailblazing roadway signs approaching the downtown city area, at remote or off-street locations, and at public and privately owned locations.

The Service Provider will develop or implement a standalone Functional Specification for the procurement of the E-permitting/Smartphone payment applications. These specifications will include a concept of operations to describe how this new system would function and how Client would enforce such a system.

Task Deliverables:

- a) Draft Performance Specifications for PGS and Functional Specification for E-permitting/Smartphone payment applications
- b) Final Performance Specifications for PGS and Functional Specification for E-permitting/Smartphone payment applications
- c) Draft Schematic Drawings of PGS dynamic message signs and sensor locations
- d) Final Schematic Drawings of PGS dynamic message signs and sensor locations
- e) Opinion of Probable Cost for PGS and E-permitting/Smartphone payment applications systems

Task 4 – Mobile Application Integration

The Service Provider will draft specifications in how to implement a mobile application that tracks real time parking information into existing citywide IT infrastructure. The specifications will specify file type, communication protocols, and other necessary software requirements. Actual integration will be completed by City IT staff.

Task Deliverables:

- a) Draft mobile application integration specification
- b) Final mobile application integration specification

Potential Task 5 – Valet Service and Transit Management for Special Events

The Service Provider will establish a pilot program that can be implemented as a “phase one” initiative, in which Valet parking services and Drop off/Pick Up zones for private transportation will be established in city owned parking locations during Special Events.

Potential Task 6 – PGS, E-permitting, and Smartphone Payment System Implementation Phase Support & Testing Services

The Service Provider will provide construction support to the city throughout the construction phase of the project. The Service Provider will also conduct acceptance testing for the PGS and E-permitting and Smartphone payment application system activation. Acceptance testing requirements will be defined

within the Performance Specification Documents. All acceptance testing requirements must be met before the final system acceptance testing is achieved.

Task 5 – Determine Infrastructure Requirement to Support Items Chosen

Prepare cost estimate for all site infrastructure requirements identified from Task 2 (This would include an estimate of parking technologies chosen in Task 2.) This would include an analysis of technical integration with existing computer systems and a thorough discussion of integration with proposed new parking management systems for PARCS, technology requirements, additional metering, way finding, and space counting.

Task 6 – Prepare Draft Report and Present Report for Questions and Comments

Once the evaluation has been completed, we require a draft report describing the existing conditions, variance from code requirements, recommended upgrades to our facilities, and proposed parking management improvements, wayfinding, and space counting solutions. This should include a thorough technical integration discussion. The report must also contain an engineer's estimate of costs associated with making these upgrades. The evaluating firm should anticipate presenting the draft report to a small team of city staff either in person or via conference call (go-to-meeting, Skype etc.).

Task 7 – Prepare and Deliver Final Report

Service Provider integrates final comments from City. The City and Service Provider will negotiate a final report date that will ensure enough time to select technology and equipment, design, prepare bid documents, and manage project to be in place by June 1, 2017.

Task 8 – Provide Project Management and Testing

Service Provider will prepare bid documents for both equipment and infrastructure contracts and provide Project Management oversight and testing to ensure all technology and equipment function properly prior to the June 1, 2017 completion date.

IV. Funding

The funding for this evaluation will be provided from City Capital Improvement Project (CIP) funds.

V. Content of RFP/ Quotation

Request for Proposal/Quotations will be evaluated on criteria listed below RFP/Quotations shall be limited to 10 pages (a one page cover letter can be included and will not be counted toward the page count) plus resumes and

supportive information in an Appendix and a sealed fee quotation.

RFP/Quotations lacking the required information will not be considered. The RFP shall include at a minimum the following:

- Proposed team and their experience with parking technologies.
- Proposed project approach including timeline (key milestones).
- Three recent references for similar projects performed by the proposed team members including project management to completion.
- Other factors deemed relevant by the selection committee, including but not limited to the nature and extent of requested changes to our standard contract (i.e., unwillingness to comply with insurance/indemnity provision counts against a bidder.)

A fee quotation shall be submitted in a separate sealed envelope marked clearly with the proposing firm's name and "Fee Quotation". Proposals and firms will be ranked utilizing the above factors. The City will then open the top ranked firm's fee quotation and enter into contract negotiations with that firm. If the City and top ranked firm are unable to agree on price, the City will then open the 2nd ranked firm's quotation and begin negotiations with that firm. This process will continue until the City can agree with a firm on price/scope and a contract will then be awarded. Quotations will be honored for no less than 90 days.

The fee quotation must be in the following format:

Total Hours by Task						
	Team Member 1	Team Member 2	Team Member 3	Team Member 4	Team Member 5	Team Member 6
Task 1						
Task 2						
Task 3						
Task 4						
Task 5						
Task 6						
Task 7						
Task 8						

Total by Team Member

	Hours	Bill Rate	Total
Team Member 1			
Team Member 2			
Team Member 3			
Team Member 4			
Team Member 5			
Team Member 6			
		Subtotal	
		Travel	
		Printing	
		Other Direct Costs	
		TOTAL	

Team Members must be identified by name and discipline (i.e. principal, engineer). If the proposer utilizes third parties for completing RFP/RFQ requirements, list what portions will be completed by third parties and the names of those third parties.

VI. Selection Process

RFP/Quotations will be evaluated and ranked by individual team members using the factors listed in Section IV, Content of RFP/RFQ, above. The selection committee shall then meet to discuss their individual RFP/RFQ submittals, their rankings and to prepare a final overall team ranking using the factors listed in Section IV, Content of SOQ/RFQ, above. Cost may not be the sole determining factor.

The selection process will proceed on the following schedule:

- Proposals will be received by Park City prior to **4:00 p.m. on November 22, 2016** at the Park City Public Works Building, 1053 Iron Horse Drive, Park City, Utah 84060. Any questions must be submitted in writing by 12:00 p.m. on November 17, 2016. These questions will be answered by 5:00 p.m. on November 18, 2016.
- A selection committee made up of Park City Municipal Corporation staff and others will review the submitted Statements of Qualifications/Quotations and select a proposer. A short list interview is

required for those selected for final interviews. These interviews and the site visit will occur during the morning on December 1, 2016. The selection committee will meet on December 8, 2016 to render a decision. Park City will negotiate a final scope and fee with the top ranked proposer and recommend to City Council for final approval and contract. Award of the contract is subject to approval by City Council.

- Park City will negotiate a final scope and fee with the top ranked proposer, and if the proposed amount warrants, will recommend to City Council for final approval and contract.
- If needed Park City will present recommendation to City Council to enter into an agreement with selected firm on December 15, 2016.
- Contract and Notice to Proceed on or about December 19, 2016, or sooner if amount does not warrant City Council approval.

Park City reserves the right to:

1. Disqualify incomplete proposals. Proposals lacking required information will not be considered.
2. Change any dates or deadlines
3. Waive minor defects in the proposals submitted.
4. Request additional information from respondents.
5. Change the nature or scope of the project without penalty.
6. Negotiate terms with one or more of the short listed firms.
7. Reject any or all proposals for any reason, without penalty.
8. Take any steps deemed necessary to act in the City's best interest.

Park City Municipal Corporation reserves the right to cancel or modify the terms of this SOQ/RFQ and/or the project at any time and for any reason preceding contract award and reserves the right to accept or reject any or all proposals submitted pursuant to this request for proposals. Park City will provide respondents written notice of any cancellation and/or modification. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.

All submittals shall be public records in accordance with government records regulations ("GRAMA") unless otherwise designated by the applicant pursuant to UCA § 63G-2-309, as amended.

Park City Municipal's policy is, subject to Federal and State and local procurement laws, to make reasonable attempts to support Park City businesses by purchasing goods and services through local vendors and service providers.

VII. Professional Services Agreement

Park City will enter into a Professional Services Agreement with the selected proposer (offeror). A sample of the agreement is attached. The offeror selected to provide the services/products shall be required to enter into a written agreement in substantially the form as shown in the attached SAMPLE AGREEMENT which shall be the basic form used to develop the final agreement.

- Submittal of an offeror's proposal acknowledges that the offeror is willing to enter into the agreement if awarded the contract. Offerors are advised to read thoroughly the Sample Agreement as the selected offeror will be required to comply with its requirements.
- If offeror takes exception to any term or condition set forth in this proposal and/or the Sample Agreement and any of its Exhibits and Attachments, said exceptions must be clearly identified in the response to this SOQ\RFQ. Exceptions or deviations to any of the terms and conditions must be submitted in a separate document accompanying offeror's proposal identified as "Exceptions." Such exceptions shall be considered in the evaluation and the award processes. The City shall be the sole determiner of the acceptability of any exception.

VIII. Information to be submitted

- To be considered, the following must be received at the Park City Public Works Office, 1053 Iron Horse Drive, Park City, UT 84060 no later than **4:00 p.m. (MDT) on November 22, 2016**
 - Five (5) copies of the SOQ/Quotation including:
 - One (1) sealed fee quotation marked clearly with Firm Name and the words "Fee Quotation"
 - One (1) electronic copy of proposal in a .pdf format.

IX. Preparation of Proposals

- A. Failure to Read. Failure to read the Request for Proposal and these instructions will be at the offeror's own risk.

- B. Cost of Developing Proposals. All costs related to the preparation of the proposals and any related activities are the sole responsibility of the offeror. The City assumes no liability for any costs incurred by offerors throughout the entire selection process.

X. Proposal Information

- A. Discussions with Offerors. The City reserves the right to enter into discussions with the offeror(s) determined to be reasonably susceptible of being selected for award, or to enter into exclusive discussions with the offeror whose proposal is deemed most advantageous, whichever is in the City's best interest, for the purpose of negotiation. In the event that exclusive negotiations are conducted and an agreement is not reached, the City reserves the right to enter into negotiations with the next highest ranked offeror without the need to repeat the formal solicitation process.
- B. Equal Opportunity. The City will make every effort to ensure that all offerors are treated fairly and equally throughout the entire advertisement, review and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.
- C. Proposal Ownership. All proposals, including attachments, supplementary materials, addenda, etc., shall become the property of the City and will not be returned to the offeror.
- D. Rejection of Proposals.
- The City reserves the right to reject any or all proposals received. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.
 - No proposal shall be accepted from, or contract awarded to, any person, firm or corporation that is in arrears to the City, upon debt or contract or that is a defaulter, as surety or otherwise, upon any obligation to the City, or that may be deemed irresponsible or unreliable by the City. Offerors may be required to submit satisfactory evidence that they have the necessary financial resources to perform and complete the work outlined in this RFQ.
- E. Appeals Procedure. Any supplier, vendor, or contractor who determines that a decision has been made adversely to him, by the City, in violation of applicable City, State or federal procurement regulations, may appeal that decision to the Park City Council. The complainant contractor shall promptly file a written appeal letter with Blake Fannesbeck, PO Box 1480, Park City, Utah 84060, blake.fannesbeck@parkcity.org within five working

days from the time the alleged incident occurred. The letter of appeal shall state all relevant facts of the matter and the remedy sought.

Upon receipt of the notice of appeal, the manager shall forward the appeal notice, his investigation of the matter, and any other relevant information to the City Council. The City Council shall conduct a hearing on the matter and provide the complainant an opportunity to be heard. A written decision shall be sent to the complainant.

XI. Confidentiality

All responses, inquiries, and correspondence relating to this RFQ and all reports, charts, displays, schedules, exhibits, and other documentation produced by the offeror that is submitted to the City, as part of the proposal or otherwise, shall become the property of the City when received by the City and may be considered public information under applicable law. The City is subject to the disclosure requirements of the Government Records Access and Management Act, Title 63, Chapter 2, Utah Code Annotated. The City generally considers proposals and all accompanying material to be public and subject to disclosure. Any material considered by the offeror to be proprietary must be accompanied by a written claim of confidentiality and a concise written statement of reasons supporting the claim. Blanket claims that the entire RFQ is confidential will be denied. The City cannot guarantee that any information will be held confidential. Under Section 63-2-304 of the Government Records Access and Management Act, if the offeror makes a claim of confidentiality, the City, upon receipt of a request for disclosure, will determine whether the material should be classified as public or protected, and will notify the offeror of such determination. The offeror is entitled under the Government Records Access and Management Act to appeal an adverse determination. The City is not obligated to notify the offeror of a request, and will not consider a claim of confidentiality, unless the offeror's claim of confidentiality is made in a timely basis and in accordance with the Government Records Access and Management Act.

**PARK CITY MUNICIPAL CORPORATION
SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT is made and entered into in duplicate this ____ day of _____, 20__, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, ("City"), and _____, a Utah corporation ("Service Provider").

WITNESSETH:

WHEREAS, the City desires to have certain services and tasks performed as set forth below requiring specialized skills and other supportive capabilities; and

WHEREAS, sufficient City resources are not available to provide such services; and

WHEREAS, the Service Provider represents that the Service Provider is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise, where required, to perform the services and/or tasks set forth in this Agreement.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. **SCOPE OF SERVICES.**

The Service Provider shall perform such services and accomplish such tasks, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as Service Provider responsibilities throughout this Agreement and as set forth in the "Scope of Services" attached hereto as "Addendum A" and incorporated herein (the "Project"). The total fee for the Project shall not exceed _____ Dollars.

2. **TERM.**

The term of this Agreement shall commence on the date of execution on this Agreement and shall terminate on _____ or earlier, unless extended by mutual written agreement of the Parties.

3. **COMPENSATION AND METHOD OF PAYMENT.**

- A. Payments for services provided hereunder shall be made monthly following the performance of such services.
- B. No payment shall be made for any service rendered by the Service Provider except for services identified and set forth in this Agreement.

- C. For all “extra” work the City requires, the City shall pay the Service Provider for work performed under this Agreement according to the schedule attached hereto as “Addendum B,” or if none is attached, as subsequently agreed to by both parties in writing.
- D. The Service Provider shall submit to the City Manager or his designee on forms approved by the City Manager, an invoice for services rendered during the pay period. The City shall make payment to the Service Provider within thirty (30) days thereafter. Requests for more rapid payment will be considered if a discount is offered for early payment. Interest shall accrue at a rate of six percent (6%) per annum for services remaining unpaid for sixty (60) days or more.
- E. The Service Provider reserves the right to suspend or terminate work and this Agreement if any unpaid account exceeds sixty (60) days.

4. **REPORTS AND INSPECTIONS.**

- A. The Service Provider, at such times and in such forms as the City may require, shall furnish the City such statements, records, reports, data, and information as the City may request pertaining to matters covered by this Agreement.
- B. The Service Provider shall at any time during normal business hours and as often as the City may deem necessary, make available for examination of all its records and data with respect to all matters covered, directly or indirectly, by this Agreement and shall permit the City or its designated authorized representative to audit and inspect other data relating to all matters covered by this Agreement. The City may, at its discretion, conduct an audit at its expense, using its own or outside auditors, of the Service Provider’s activities, which relate directly or indirectly, to this Agreement.

5. **INDEPENDENT CONTRACTOR RELATIONSHIP.**

- A. The parties intend that an independent Service Provider/City relationship will be created by this Agreement. No agent, employee, or representative of the Service Provider shall be deemed to be an employee, agent, or representative of the City for any purpose, and the employees of the Service Provider are not entitled to any of the benefits the City provides for its employees. The Service Provider will be solely and entirely responsible for its acts and for the acts of its agents, employees, subcontractors or representatives during the performance of this Agreement.

- B. In the performance of the services herein contemplated the Service Provider is an independent contractor with the authority to control and direct the performance of the details of the work, however, the results of the work contemplated herein must meet the approval of the City and shall be subject to the City's general rights of inspection and review to secure the satisfactory completion thereof.

6. **SERVICE PROVIDER EMPLOYEE/AGENTS.**

The City may at its sole discretion require the Service Provider to remove an employee(s), agent(s), or representative(s) from employment on this Project. The Service Provider may, however, employ that (those) individuals(s) on other non-City related projects.

7. **HOLD HARMLESS INDEMNIFICATION.**

- A. The Service Provider shall indemnify and hold the City and its agents, employees, and officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the Service Provider's defective performance or failure to perform any aspect of this Agreement; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Service Provider; and provided further, that nothing herein shall require the Service Provider to hold harmless or defend the City, its agents, employees and/or officers from any claims arising from the sole negligence of the City, its agents, employees, and/or officers. The Service Provider expressly agrees that the indemnification provided herein constitutes the Service Provider's limited waiver of immunity as an employer under Utah Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Service Provider claims or recovers compensation from the City for a loss or injury that Service Provider would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties, and is expressly made effective only for the purposes of this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement.
- B. No liability shall attach to the City by reason of entering into this Agreement except as expressly provided herein.

8. **INSURANCE.**

The Service Provider shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Service Provider, their agents, representatives, employees, or subcontractors. The Service Provider shall provide a Certificate of Insurance evidencing:

- A. General Liability insurance written on an occurrence basis with limits no less than two million dollars (\$2,000,000) combined single limit per occurrence and four million dollars (\$4,000,000) aggregate for personal injury, bodily injury and property damage.

The Service Provider shall increase the limits of such insurance to at least the amount of the Limitation of Judgments described in Section 63G-7-604 of the Governmental Immunity Act of Utah, as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3.

- B. Automobile Liability insurance with limits no less than two million dollars (\$2,000,000) combined single limit per accident for bodily injury and property damage.
- C. Professional Liability (Errors and Omissions) insurance written on claims made basis with limits no less than one million dollars (\$1,000,000) combined single limit per occurrence.
- D. Workers Compensation insurance limits written as follows:
Bodily Injury by Accident \$500,000 each accident;
Bodily Injury by Disease \$500,000 each employee, \$500,000 policy limit
- E. The City shall be named as an additional insured on the insurance policies, as respect to work performed by or on behalf of the Service Provider and a copy of the endorsement naming the City as an additional insured shall be attached to the Certificate of Insurance. The Certificate of insurance shall warrant that, should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions. The City reserves the right to request certified copies of any required policies.
- F. The Service Provider's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

9. **TREATMENT OF ASSETS.**

Title to all property furnished by the City shall remain in the name of the City and the City shall become the owner of the work product and other documents, if any, prepared by the Service Provider pursuant to this Agreement (contingent on City's performance hereunder).

10. **COMPLIANCE WITH LAWS.**

- A. The Service Provider, in the performance of this Agreement, shall comply with all applicable federal, state, and local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services. Unless otherwise exempt, the Service Provider is required to have a valid Park City Business License.
- B. The Service Provider specifically agrees to pay any applicable fees or charges which may be due on account of this Agreement.
- C. If this Agreement is entered into for the physical performance of services within Utah the Service Provider shall register and participate in E-Verify, or equivalent program. The Service Provider agrees to verify employment eligibility through E-Verify, or equivalent program, for each new employee that is employed within Utah, unless exempted by Utah Code Ann. § 63G-11-103.

11. **NONDISCRIMINATION.**

- A. The City is an equal opportunity employer.
- B. In the performance of this Agreement, the Service Provider will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. The Service Provider shall ensure that applicants are employed, and that employees are treated during employment without discrimination because of their race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Service Provider shall take such action with respect to this Agreement as

may be required to ensure full compliance with local, state and federal laws prohibiting discrimination in employment.

- C. The Service Provider will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap.
- D. If any assignment or subcontracting has been authorized by the City, said assignment or subcontract shall include appropriate safeguards against discrimination. The Service Provider shall take such action as may be required to ensure full compliance with the provisions in the immediately preceding paragraphs herein.

12. **ASSIGNMENTS/SUBCONTRACTING.**

- A. The Service Provider shall not assign its performance under this Agreement or any portion of this Agreement without the written consent of the City, and it is further agreed that said consent must be sought in writing by the Service Provider not less than thirty (30) days prior to the date of any proposed assignment. The City reserves the right to reject without cause any such assignment.
- B. Any work or services assigned hereunder shall be subject to each provision of this Agreement and property bidding procedures where applicable as set forth in local, state or federal statutes, ordinance and guidelines.
- C. Any technical/professional service subcontract not listed in this Agreement, must have express advance approval by the City.
- D. Each subcontractor that physically performs services within Utah shall submit an affidavit to the Service Provider stating that the subcontractor has used E-Verify, or equivalent system, to verify the employment status of each new employee, unless exempted by Utah Code Ann. 63G-11-103

13. **CHANGES.**

Either party may request changes to the scope of services and performance to be provided hereunder, however, no change or addition to this Agreement shall be valid or binding upon either party unless such change or addition be in writing

and signed by both parties. Such amendments shall be attached to and made part of this Agreement.

14. **MAINTENANCE AND INSPECTION OF RECORDS.**

- A. The Service Provider shall maintain books, records and documents, which sufficiently and properly reflect all direct and indirect costs related to the performance of this Agreement and shall maintain such accounting procedures and practices as may be necessary to assure proper accounting of all funds paid pursuant to this Agreement. These records shall be subject at all reasonable times to inspection, review, or audit by the City, its authorized representative, the State Auditor, or other governmental officials authorized by law to monitor this Agreement.
- B. The Service Provider shall retain all books, records, documents and other material relevant to this Agreement for six (6) years after its expiration. The Service Provider agrees that the City or its designee shall have full access and right to examine any of said materials at all reasonable times during said period.

15. **POLITICAL ACTIVITY PROHIBITED.**

None of the funds, materials, property or services provided directly or indirectly under the Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

16. **PROHIBITED INTEREST.**

No member, officer, or employee of the City shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

17. **MODIFICATIONS TO TASKS AND MISCELLANEOUS PROVISIONS.**

- A. All work proposed by the Service Provider is based on current government ordinances and fees in effect as of the date of this Agreement.
- B. Any changes to current government ordinances and fees which affect the scope or cost of the services proposed may be billed as an “extra” pursuant to Paragraph 3(C), or deleted from the scope, at the option of the City.
- C. The City shall make provision for access to the property and/or project and adjacent properties, if necessary for performing the services herein.

18. **TERMINATION.**

- A. Either party may terminate this Agreement, in whole or in part, at any time, by at least thirty (30) days written notice to the other party. The Service Provider shall be paid its costs, including contract close-out costs, and profit on work performed up to the time of termination. The Service Provider shall promptly submit a termination claim to the City. If the Service Provider has any property in its possession belonging to the City, the Service Provider will account for the same, and dispose of it in a manner directed by the City.
- B. If the Service Provider fails to perform in the manner called for in this Agreement, or if the Service Provider fails to comply with any other provisions of the Agreement and fails to correct such noncompliance within three (3) days written notice thereof, the City may immediately terminate this Agreement for cause. Termination shall be effected by serving a notice of termination on the Service Provider setting forth the manner in which the Service Provider is in default. The Service Provider will only be paid for services performed in accordance with the manner of performance set forth in this Agreement.

19. **NOTICE.**

Notice provided for in this Agreement shall be sent by certified mail to the addresses designated for the parties on the last page of this Agreement.

20. **ATTORNEYS FEES AND COSTS.**

If any legal proceeding is brought for the enforcement of this Agreement, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

21. **JURISDICTION AND VENUE.**

- A. This Agreement has been and shall be construed as having been made and delivered within the state of Utah, and it is agreed by each party hereto that this Agreement shall be governed by laws of the state of Utah, both as to interpretation and performance.

- B. Any action of law, suit in equity, or judicial proceeding for the enforcement of this Agreement, or any provisions thereof, shall be instituted and maintained only in any of the courts of competent jurisdiction in Summit County, Utah.

22. **SEVERABILITY.**

- A. If, for any reason, any part, term, or provision of this Agreement is held by a court of the United States to be illegal, void or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.
- B. If it should appear that any provision hereof is in conflict with any statutory provision of the state of Utah, said provision which may conflict therewith shall be deemed inoperative and null and void insofar as it may be in conflict therewith, and shall be deemed modified to conform in such statutory provisions.

23. **ENTIRE AGREEMENT.**

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Further, any modification of this Agreement shall be in writing and signed by both parties. Failure to comply with any of the provisions stated herein shall constitute material breach of contract and cause for termination. Both parties recognize time is of the essence in the performance of the provisions of this Agreement. It is also agreed by the parties that the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

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

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue

Post Office Box 1480
Park City, UT 84060-1480

Diane Foster, City Manager

Attest:

City Recorder's Office

Approved as to form:

City Attorney's Office

SERVICE PROVIDER NAME

Address:

Address:

City, State, Zip:

Tax ID#: _____

PC Business License# BL_____

Signature

Printed name

Title

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 20__, personally appeared before me
_____, whose identity is personally known to me/or
proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed,
did say that he/she is the _____ (*title or office*) of
_____ Corporation by Authority of its Bylaws/Resolution of the Board
of Directors, and acknowledged that he/she signed it voluntarily for its stated purpose as
_____ (*title*) for _____, a
_____ corporation.

Notary Public

ADDENDUM “A”

SCOPE OF SERVICES

The Scope of Services is detailed in the RFSOQ Section II titled Scope of Project

PAYMENT SCHEDULE FOR “EXTRA” WORK

ADDENDUM “A”

ADDENDUM “B”



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

After Council Approval of the Park City Shot Ski additional Park City Police Department fees were accessed to the event beyond those presented at the time of Council approval. The event applicant would like to have the additional fees waived by Council. Staff is returning to request that an additional fee reduction be granted to the event.

Respectfully:

Tommy Youngblood, Events Coordinator



City Council Staff Report

Subject: Level Three Special Event Fee Waiver –
Park City Shot Ski
Author: Tommy Youngblood, Special Events Coordinator
Department: Sustainability, Special Events
Date: Thursday, December 15, 2016
Type of Item: Administrative

Summary Recommendation

Review the fee reduction request for the additional Public Safety fees of \$3,000.00 for the Level Three Special Event Permit – Shot Ski Event, conduct a public hearing, and approve the additional waiver.

Executive Summary

After Council Approval of the Park City Shot Ski additional Park City Police Department fees were accessed to the event beyond those presented at the time of Council approval. The event applicant would like to have the additional fees waived by Council. Staff is returning to request that an additional fee reduction be granted to the event.

Acronyms

HPCA Historic Park City Alliance
PCMC Park City Municipal Corporation

Background

On September 15, 2016, Park City, City Council approved the Level Three Special Event for the Park City Shot Ski in conjunction with the Wasatch Brewery's 30th Anniversary. The event was a fundraiser for the Park City Sunrise Rotary; the Salt Lake Brewing Company sponsored a one thousand (1000) person shot ski down Main Street from Heber Ave to Swede Alley. City Council waived all city related fees totaling \$3,057.00 with the specific exclusion of Park City Police Department fees of \$2,250.00.

After the September 15 Council meeting, the operational challenges with this first time event required the increase in Police Officer presence above what was originally anticipated. This additional requirement of \$3,000 was unexpected to event organizers operational cost and was only made known to the organizer a week prior to the event.

The event occurred with a minimum of negative impacts and proved highly successful as a fundraiser; so much so that the applicant has expressed interest in making the event annual. Post event the applicant donated \$10,000 to the Park City Sunrise Rotary for their 2016 Community Grant program. The program distributed funds to twenty eight (28) local organizations including Holy Cross Ministries, Park City Soccer Club, Nuzzles & Co, Peace House, Peoples Health Clinic, Summit County Land Conservancy, among many others.

Analysis

This first time event created operational and staffing questions which required review and changes up until a week before the event; at which time staff finalized the required number of police officers. It is staff's responsibility to communicate operational changes that will require additional fees to applicant. Staff finds that the applicant did not have adequate time to adjust to the additional city services required.

The timing of this event did not allow it to be included into the Fee Reduction Process, which calls for fee reductions applications for events occurring July 1 – December 31 be submitted by April 1st. The applicant conceived the idea in late April of 2016 however the application was received July 28th, 2016. The fee reduction policy that has been adopted by City Council allows for the following:

Applications received outside the scheduled application process may be considered when the applicant demonstrates an immediate need for funding and provides justification for why the application was not filed within the specified deadline, unless otherwise directed by the Council.

Extraordinary requests received must meet all of the following criteria to be considered:

1. The request must align with the Special Event Fee Reduction Evaluation Criteria;
2. The applicant must show that the requested fee waivers represent an immediate fiscal need that could not have been anticipated before the deadline; and
3. The applicant must demonstrate significant consequences of not being able to wait for the next semiannual review. i. Significant consequences could include inability to hold event due to event date or immediate fiscal need, but not wish or preference.

The applicant requests a full waiver of the Police additional Police Department Staffing fees from Council totaling \$3000.00.

Estimated City Services	
Main Street Parking Space Fee - 126 spaces - \$16 per space	\$ 2016
Brew Pub Parking Lot Fee 51 spaces - \$16 per space	\$ 816
Building Permit Fee	\$ 225
Police Officer Fee 6 officers @ \$75 per hour 5 hour each	\$2250.00
Total City Fees	\$ 5307.00

Actual City Services	
Main Street Parking Space Fee - 126 spaces - \$16 per space	\$ 2016
Brew Pub Parking Lot Fee 51 spaces - \$16 per space	\$ 816
Building Permit Fee	\$ 225
Police Officer Fee 10 officers @ \$75 per hour 7 hour each	\$5250.00
Total City Fees	\$ 8307.00

Staff finds that the request of this reduction meets 2 of the 5 evaluation criteria in the fee reduction policy;

1. **Criterion 2:** Provides free programs, or raises funds for organizations or free programs, benefitting local youth, seniors or underserved constituents; -Funds raised will be given to Sunrise Rotary
2. **Criterion 4:** Provides event opportunities during resort off seasons, defined as September 21-November 15, and April 1-May 15, excluding holidays; - Event will take place on October 22nd

Alternatives for City Council to Consider

1. Recommended Alternative:

Staff recommends that City Council waive the additional Public Safety fees of \$3000.00 for the Level Three Special Event Permit for the Park City Shot Ski, as conditioned.

Pros

- a. This plan positively impacts the Council goals of event adds to a diverse event calendar, which allows for both economic and cultural opportunities, as well as helps create a world class, multi-seasonal destination.
- b. Supports Historic Park City Alliance's goals of promoting targeted Main Street Events

Cons

- a. The Police Department budget will be adjusted by \$3000.00 with the amount from the General Fund

2. Modification Alternative:

City Council change the amount of the requested waiver

Pros:

- a. Operational costs for the event would be further shared by Council and the Applicant encouraging Council goals of events that add to a diverse event calendar, which allows for both economic and cultural opportunities, as well as helps create a world class, multi-seasonal destination.

Cons:

- a. Applicant would be required to pay additional fees not originally budgeted

3. Denial of Approval Alternative:

City Council could deny the waiver for the event. The applicant would be required to pay the \$3000.00 for additional city services

Department Review

Departments consisting of Special Events, Police, Executive, and Legal have reviewed the report and application for the Park City Shot Ski and their comments have been incorporated.

Funding Source

If a fee reduction or waiver is granted, these reductions would have to be absorbed within the current budgets the city departments.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

This item is a request to amend the Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat to:

- 1) combine Lots F, G and H into one (1) development lot- Lot I,
- 2) amend Lot D to reflect the as-built conditions of the existing Goldener Hirsch Inn to increase the skier access easement area by 749 sf with same decrease in fee simple area,
- 3) provide required utility and access easements, and
- 4) provide an easement for the proposed bridge over Sterling Court connecting the existing Inn with the proposed multi-unit residential building on Lot I.

The property is located at 7520-7570 Royal Street East within the Silver Lake Village area of Deer Valley and consists of Lots D, F, G and H of the Re-Subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision plat. Silver Lake Village No. 1 subdivision plat was approved on April 20, 1989 and recorded June 21, 1989 and the re-subdivision was approved on October 5, 1989, and recorded on November 11, 1989.

The property is subject to the Deer Valley Master Planned Development (DV MPD) originally approved on September 27, 1977, and most recently amended on March 23, 2011, as the 11th Amended and Restated Large Scale Master Planned Development Permit (aka Deer Valley MPD). Deer Valley MPD assigns densities for property, parcels, and lots within the MPD Area.

A Deer Valley Master Planned Development (DV MPD) amendment application to combine MPD parcels F, G, and H into Lot I, and to transfer 0.4215 Unit Equivalents (UE) of residential density from Lot D to Lot I was submitted for concurrent review and was approved by the Planning Commission on November 30, 2016. A Conditional Use Permit (CUP) application for a multi-story residential building with a total of 68,843 square feet (sf) (34.4215 UE) of residential uses was submitted for concurrent review and was approved by the Planning Commission on November 30, 2016.

On November 30, 2016, Planning Commission conducted a public hearing and voted unanimously to forward a positive recommendation to City Council.

Respectfully:

Kirsten Whetstone, Senior Planner

City Council Staff Report



Application: PL-15-02966
Subject: 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision – Goldener Hirsch
Author: Kirsten Whetstone, MS, AICP- Senior Planner
Date: December 15, 2016
Type of Item: Legislative- Plat Amendment

Summary Recommendations

Staff recommends City Council hold a public hearing for the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat located at 7520-7570 Royal Street East, consider any public input, and consider approving the plat according to the findings of fact, conclusions of law, and conditions of approval in the attached Ordinance.

Description

Applicant: EccKids LLC, owner, represented by Christopher M. Conabee and Silver Lake Village Homeowners Association
Location: 7520-7570 Royal Street East, Deer Valley Resort, Silver Lake Village Lots D, F, G and H
Zoning: Residential Development (RD) District subject to the Deer Valley MPD, as amended.
Adjacent Land Uses: Deer Valley Resort, Park City Fire District Station, and residential and commercial condominiums such as Royal Plaza, Mount Cervin, the Inn at Silver Lake, Stein Ericksen Lodge, Chateaux at Silver Lake, and Black Bear Lodge.
Reason for Review: Plat Amendments require Planning Commission review and recommendation with final action by the City Council.

Proposal

The applicants request to amend the Re-subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat (Exhibit A) to:

- 1) combine Lots F, G and H into one (1) development lot- Lot I,
- 2) amend Lot D to reflect the as-built conditions of the existing Goldener Hirsch Inn to increase the skier access easement area by 749 sf with same decrease in fee simple area,
- 3) provide required utility and access easements, and
- 4) provide an easement for the proposed bridge over Sterling Court connecting the existing Inn with the proposed multi-unit residential building on Lot I.

A Deer Valley Master Plan Development (DV MPD) amendment application, to combine MPD parcels F, G, and H into Lot I, and to transfer 0.4215 Unit Equivalents (UE) of

residential density from Lot D to Lot I, was submitted for concurrent review and was approved by the Planning Commission on November 30, 2016. A Conditional Use Permit (CUP) application for a multi-story residential building with a total of 68,843 square feet (sf) (34.4215 UE) of residential uses was submitted for concurrent review and was approved by the Planning Commission on November 30, 2016.

On November 30, 2016, Planning Commission conducted a public hearing on the plat and voted unanimously to forward a positive recommendation to City Council.

Background

The property is located on Lots D, F, G and H of the Re-Subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision plat. The Silver Lake Village No. 1 subdivision plat was approved on April 20, 1989 and recorded June 21, 1989 (Exhibit B) and the re-subdivision was approved on October 5, 1989, and recorded on November 11, 1989 (Exhibit C). The re-subdivision plat created Lots F, G and H from Lot No. 2. Lot D was created with the Silver Lake Village No. 1 Subdivision plat from a portion of Lot 1.

The property is subject to the Deer Valley Master Planned Development (DV MPD) originally approved on September 27, 1977 and most recently amended on March 23, 2011 as the 11th Amended and Restated Large Scale Master Planned Development Permit (aka Deer Valley MPD). Deer Valley MPD assigns densities for property, parcels, and lots within the MPD Area. Within the Silver Lake Community, Silver Lake Village Lot F is allowed 11 units or Unit Equivalents (UE), Lot G is allowed 11 units or UE and Lot H is allowed 12 units or UE for a total of 34 units or UE. Lot D, the location of the existing Goldener Hirsch Inn, is allowed 6 units or UE.

The Deer Valley Master Planned Development allows these Lots to be developed according to the number of units assigned, with no maximum size provided that building height and open space requirements are met, or using the UE formula where each UE is equivalent to 2,000 sf of residential floor area developed as a mix of unit sizes without restriction as to the number of units.

Lots F, G and H are currently vacant, utilized as a temporary parking lot (Exhibits D, E, and F- existing conditions). The Goldener Hirsch Inn was constructed with a total of 11,157 sf (5.5785 UE) of residential floor area as 20 individual units (rooms), in addition to 3,493 sf of platted support commercial uses (2,062 sf from Deer Valley MPD Silver Lake Commercial allotment and 1,431 sf based on the 5% total floor area for support commercial) approved with the Golden Deer Conditional Use Permit (CUP) and Golden Deer Condominium plats. The plat amendment is consistent with the as-built conditions for Lot D and the Deer Valley MPD, as amended.

On January 13, 2016, the Planning Commission held a public hearing and discussed the Conditional Use Permit and plat amendment. Public input was provided by Steve Issowits, a representative of Deer Valley Resort, who is also a Board member of the Silver Lake Village Plaza Association. The representative stated support of the project, mentioning that the final architecture and building height were items that are important

to neighboring properties. The Commission discussed 1) parking, including the provision of additional parking over what the project requires as compensation to Deer Valley for loss of some of popular surface parking, 2) building height, and whether the plans comply with restrictions of the MPD given that portions of the upper roof have flat roof elements, 3) combination of lots into one lot, 4) general architectural character and design elements, 5) traffic reduction options that could be requested and implemented, 6) and setback changes from those on the current plat. The Commission also reviewed a physical model of the proposal and voted to continue the item to the February 24, 2016 meeting.

On February 24, 2016, the Commission voted to continue the item to a date uncertain to allow the applicant additional time to resolve ownership and utility issues, and to review the Deer Valley MPD for any necessary amendments.

On September 28, 2016, the Commission conducted a public hearing and following discussion of the Master Planned Development Amendment and Conditional Use Permit, continued the hearings on all three applications to October 26th (see Exhibits J and K). On October 26th the hearing was formally continued to November 9th to allow additional time for the applicant to address the Commission's comments. The hearing was continued to November 30th to allow the applicant and staff to address questions related to support commercial within the existing Goldener Hirsch Inn.

Items discussed at the September 28th meeting related primarily to the proposed CUP including loss of public parking, service and delivery locations, building setbacks along Sterling Court and at the Royal Street/Sterling Court intersection regarding view corridors, snow removal, employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street), intention of meeting space, pedestrian circulation utilizing the bridge and sidewalks in the traffic analysis, building volumetric and massing, as well as shadow effects on the plaza, and the amount of glass incorporated into the building design. A materials board was requested. The City Engineer provided a memorandum regarding Sterling Court traffic (Exhibit L). The applicant provided a letter and additional information to address these items. The plat was revised to maintain the 15' building setbacks along Sterling Court.

On November 30, 2016, Planning Commission conducted a public hearing on the plat and voted unanimously to forward a positive recommendation to City Council. No additional public input was provided at the meeting.

Purpose

The purpose of the Residential Development (RD) Zoning District is to:

- (A) allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
- (B) encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,

- (C) allow commercial and recreational activities that are in harmony with residential neighborhoods,
- (D) minimize impacts of the automobile on architectural design,
- (E) promote pedestrian connections within Developments and between adjacent Areas; and
- (F) provide opportunities for variation in architectural design and housing types.

Analysis

The proposed plat amendment creates one (1) platted lot of record to be known as Lot I, from three platted lots, namely Lots F, G, and H. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley Master Planned Development and subject to an approved Conditional Use Permit.

These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved but not striped and depending on the level of parking management can accommodate 60 to 100 vehicles.

Per the existing plats, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area. Lot G consists of 7,772 sf of fee simple area and 8,581sf of pedestrian and skier circulation and easement area. Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area. Lot D will be amended to increase the skier easement area by 749 sf. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement. Lot I will result from the combination of Lots F, G, and H and will consist of 50,786 sf (1.17 acres).

The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership to the applicant (owners of the fee simple areas) of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association. The applicant will vacate the Mount Cervin Villas condominium plat on Lot F (not constructed and which they also have title to).

The following table shows applicable development parameters for this property in the Residential Development (RD) District (Land Management Code (LMC) Section 15-2.13) and per the Deer Valley Master Planned Development (DV MPD):

	RD Zoning District and DV MPD
Lot Size	No minimum lot size. DV MPD Amendment and a plat amendment were submitted for concurrent review to combined Lots F, G, and H into Lot I to create one lot of record that is 1.17 acres, including skier access easements.

Building Footprint- Floor Area Ratio (FAR) Density is based on Unit Equivalents (UE) assigned by the Deer Valley Master Planned Development (DV MPD) where 1 UE is equivalent to 2,000 square feet (sf) of residential floor area.	No FAR required. Density is per the Deer Valley MPD: Lot F- 11 UE (0.35 acres) Lot G- 11 UE (0.38 acres) Lot H- 12 UE (0.44 acres) Total - 34 UE (1.17 acres) Lot D- 6 UE Proposed- 12th Amended DV MPD combines Lots F, G, and H into Lot I and transfers 0.4215 UE of residential density from Lot D to Lot I for a total of 34.4215 UE (68,843 sf of residential) leaving Lot D with 18 units and 5.5785 UE (11,157 sf of residential). Lot I (34.4215 UE) on 1.17 acres.
Front yard setbacks	LMC- minimum of 25 feet, to front garage, 20 feet to building. Silver Lake Village plat- 25 feet along Royal Street and 15 feet along Sterling Court (private drive). Proposed- Minimum of 20 feet along Royal Street and 15 feet along Sterling Court.
Rear yard setbacks	LMC- minimum of 15 feet. Silver Lake Village plat- 15 feet. Proposed- Minimum of 15 foot rear setbacks are proposed along south property line.
Side yard setbacks	LMC- 12 feet. Silver Lake Village plat- 12 feet. Proposed- Minimum of 12 foot side setbacks are proposed along west property line.
Building Height	Deer Valley MPD Exhibit 1 footnote states that the development height limitation is tied to a base elevation of 8122' with peak of roof not to exceed 8186' (USGS topographic elevations). Allows a height of 59' with a 5' allowance for the peak of the roof to 64'. Proposed- No changes to MPD allowed height.

Utility easements will be reviewed by the City Engineer and service providers consistent with the final approved utility plan. All required public utility and access easements shall be shown on the final plat prior to recordation (Exhibits G and H). The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District (SBWRD) to ensure that requirements of the District are addressed prior to plat recordation. A ten foot wide public snow storage easement is required along Royal Street.

Good Cause

Planning Staff finds that there is good cause for this plat amendment to combine the lots consistent with a proposed amendment to the Deer Valley MPD and consistent with the proposed Goldener Hirsch Inn Conditional Use Permit proposal for a multi-unit

residential building with one underground parking structure. No remnant parcels are created. The plat amendment will not cause undo harm to adjacent property owners and all requirements of the Deer Valley MPD and LMC for any future development can be met. There are no encroachments to be resolved with this plat and the exterior property lines remain the same. Interior lots lines are removed and utility and skier access easements are amended with this plat amendment. Plat recordation and compliance with all plat notes are required prior to issuance of a building permit.

Process

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

Department Review

This plat has gone through an interdepartmental review. Issues raised regarding relocation of utilities and easements have been resolved through several utility coordination meetings between staff, the applicant, and service providers. Other issues have been addressed with conditions of approval.

Notice

On September 14, 2016, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on September 10, 2016, according to requirements of the Land Management Code. Notice included Planning Commission and City Council dates.

Public Input

Public input was provided at the September 28th and November 9th meetings (see Exhibits J and K). Concerns were raised about traffic congestion, parking, snow removal, and safety on Sterling Court due to the proposed Conditional Use Permit application and expansion of the Goldener Hirsch Inn onto proposed Lot I, as well as construction mitigation concerning conflicts during the ski season and outdoor use of the plaza. The applicant provided additional information to address these issues and additional conditions regarding hours and monitoring of complaints related to outdoor uses were approved with the Conditional Use Permit (Exhibit I).

Alternatives

- City Council may approve the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment located at 7520-7570 Royal Street East, as conditioned or amended; or
- City Council may deny the plat amendment and direct staff to make Findings for this decision; or
- City Council may continue the discussion on this item to a date certain.

Consequences of not taking the Planning Department's Recommendation

The platted lots will remain as they are and the proposed building could not be constructed as designed. Three separate buildings could be built on the existing platted

lots subject to development parameters of the Deer Valley Master Planned Development and the Land Management Code.

Summary Recommendation

Staff recommends City Council hold a public hearing for the 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat located at 7520-7570 Royal Street East, consider any public input, and consider approving the plat according 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 Lake Village No. 1 Subdivision

Exhibit C – Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village Subdivision

Exhibit D – Existing site aerial photo

Exhibit E – Existing conditions survey

Exhibit F – Existing conditions topographic survey

Exhibit G – Proposed utility plan

Exhibit H – Letter from SBWRD

Exhibit I – Applicant's letters and emails

Exhibit J –September 28th and November 9th Planning Commission minutes

Exhibit K – Public input

Exhibit L – City Engineer memo regarding Sterling Court

Ordinance No. 2016-53

AN ORDINANCE APPROVING A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION, AND AMENDING LOTS F, G, AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION LOCATED AT 7520-7570 ROYAL STREET EAST, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 7520-7570 Royal Street East has petitioned the City Council for approval of a plat amendment; and

WHEREAS, on September 10, 2016, the property was properly noticed according to the requirements of the Land Management Code and legal notice was published in the Park Record; and

WHEREAS, on September 14, 2016, the property was posted and notice was sent to property owners within 300 feet; and

WHEREAS, the Planning Commission held a work session on January 13, 2016, and public hearings on September 28th, October 26th, November 9th, and November 30th, 2016, to receive input on the plat amendment; and

WHEREAS, the Planning Commission, on November 30, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on December 15, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. APPROVAL. The 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision plat amendment, Amending Lots D, F, G, and H located at 7520-7570 Royal Street East, as shown on 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 7520, 7530, 7540, and 7570 Royal Street East.
2. The property is in the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development, as amended.

3. The subject property consists of platted Lots D, F, G, and H of the Re-Subdivision of Lots No.1 and No. 2 Silver Lake Village No. 1 Subdivision.
4. This plat amendment creates one (1) lot of record, to be known as Lot I, from three platted lots, namely Lots F, G, and H.
5. Lots F, G, and H are currently vacant, undeveloped lots. The applicant desires to construct a multi-family building on Lot I, consistent with the Deer Valley MPD and subject to an approved Conditional Use Permit.
6. These Lots are currently utilized as temporary parking for Silver Lake Village and Deer Valley Resort. The parking is roughly paved and not striped and depending on the level of parking management can accommodate 60 to 100 vehicles.
7. Per the existing plat, Lot D consists of 10,082 sf of fee simple lot area and 5,122 sf of pedestrian and skier circulation and easement area. Lot D is amended to reflect the as-built condition of the building by increasing the skier and pedestrian circulation easement by 749 sf and decreasing the fee simple area by the same amount. An easement for the bridge connection is proposed on a portion of Lots D and I and over Sterling Court. Amending Lot D will result in 9,333 sf of fee simple area and 5,871 sf of skier easement.
8. Per the existing plat, Lot F consists of 8,766 sf of fee simple area and 6,622 sf of pedestrian and skier circulation and easement area.
9. Per the existing plat Lot G consists of 7,772 sf of fee simple area and 8,581 sf of pedestrian and skier circulation and easement area.
10. Per the existing plat Lot H consists of 7,879 sf of fee simple area and 11,166 sf of pedestrian and skier circulation and easement area.
11. Lot I is proposed to consist of 50,786 sf (1.17 acres) with platted utility and access easement areas.
12. The fee simple areas of Lots F, G, and H are to be owned by the applicant. Transfer of ownership of the easement areas around Lots F, G, and H was approved by the Silver Lake Village Owner's Association on June 3, 2016. Easement area around Lot D will continue to be owned by the Silver Lake Village Owner's Association.
13. A condominium plat, known as Mount Cervin Villas, was recorded on Lot F, as Phase 2 of the existing Mount Cervin Condominiums, which were constructed on Lot E. Lot E, is not part of this plat amendment. Mount Cervin Villas on Lot F, owned by the applicant, were not constructed.
14. The applicant will vacate the Mount Cervin Villas condominium plat on Lot F (which they also have title to) with recordation of this plat amendment or with recordation of a new condominium plat for the Goldener Hirsch Inn CUP.
15. A condominium plat for the multi-unit residential building proposed on Lot I, subject to the Goldener Hirsch Inn CUP, is required prior to individual sale of any units.
16. A condominium plat, known as Golden Deer Condominiums, was recorded on Lot D, as the existing Goldener Hirsch Inn. The condominium plat was amended in 2007 to add 272 sf to the restaurant. A second amended Golden Deer Condominium plat will be submitted for review and approval to memorialize amendments proposed with the Goldener Hirsch Inn Conditional Use Permit, including converting two existing residential units (843 sf) into common area to

accommodate the proposed bridge connection to the multi-unit residential building proposed on Lots F, G, and H.

17. The plat amendment combines Lots F, G, and H, and the associated pedestrian and skier circulation easement areas, into one (1) 1.166 acre (50,786sf) lot of record, to be known as Lot I and associated utility, skier and pedestrian circulation easement areas.
18. The plat amendment provides a bridge easement for the proposed bridge connecting Lot D to proposed Lot I across Sterling Court, a private street.
19. There are no minimum or maximum lot sizes in the RD District.
20. Silver Lake Village No. 1 Subdivision was approved by City Council on April 20, 1989 and recorded at Summit County on June 21, 1989.
21. Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision was approved by City Council on October 5, 1989 and recorded at Summit County on November 8, 1989.
22. Multi-family buildings are allowed in the RD District, subject to requirements of the Deer Valley MPD, as amended.
23. Access to the property is from Royal Street East, a public street, and Sterling Court, a private street.
24. Public utility and access easements, as required by the City Engineer and other service providers, consistent with the final utility plan for the Goldener Hirsch Inn Conditional Use Permit shall be shown on the plat prior to recordation.
25. The final mylar plat is required to be signed by the Snyderville Basin Water Reclamation District to ensure that requirements of the District are addressed prior to plat recordation.
26. Snow storage area is required along Royal Street East due to the possibility of large amounts of snowfall in this location.
27. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If the plat is not recorded within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to expiration and an extension is granted by the City Council.

3. A ten foot (10') wide public snow storage easement is required along the Royal Street East frontage of the property and shall be shown on the plat prior to recordation.
4. Easements, as required by the City Engineer and other utility service providers, and consistent with the final approved utility plan for the Goldener Hirsch Inn Conditional Use Permit, shall be shown on the plat prior to recordation, including but not limited to; placement of utility structures, boxes and transformers, storm water detention, and requirements of an approved fire plan.
5. Modified 13-D fire sprinklers are required per the Chief Building Official and shall be noted on the plat.
6. All requirements of the Snyderville Basin Water Reclamation District shall be satisfied prior to recordation of the plat and/or noted on the plat.
7. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot or within easement areas on the property.
8. The final utility plan must address storm water detention on the Lot, or within the easement areas.

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

PASSED AND ADOPTED this 15th day of December, 2016.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibit A- Proposed plat

A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

AMENDING LOT D OF SILVER LAKE VILLAGE NO. 1 SUBDIVISION
AND LOTS F, G AND H OF A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I have personally examined the original survey and the accompanying documents, and I find that the same are correct and conform to the requirements of the Utah Code, and I have no objection to the same being recorded.

BOUNDARY DESCRIPTION
LOT 1
Beginning at a point South 88.31 feet East and East 27.11 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
... (description continues) ...
Contains 55,198 square feet or 1.26 acres.

LOT 2
Beginning at a point East 98.7 feet North and North 97.41 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
... (description continues) ...
Contains 15,294 square feet or 0.35 acres.

OWNER'S DEDICATION AND CONSENT TO RECORD
I, DAVE L. LUTZ, do hereby certify that I am the owner of the property described in the foregoing, and I have no objection to the same being recorded.

ACKNOWLEDGMENT
On this 10th day of June, 2016, personally appeared before me, the undersigned notary public, in and for said state and county, the following persons, who acknowledged to me that they are the owners of the property described in the foregoing, and they have executed the foregoing instrument for the purposes and to the effect therein expressed.

ACKNOWLEDGMENT
On this 10th day of June, 2016, personally appeared before me, the undersigned notary public, in and for said state and county, the following persons, who acknowledged to me that they are the owners of the property described in the foregoing, and they have executed the foregoing instrument for the purposes and to the effect therein expressed.

A 2ND AMENDMENT TO A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

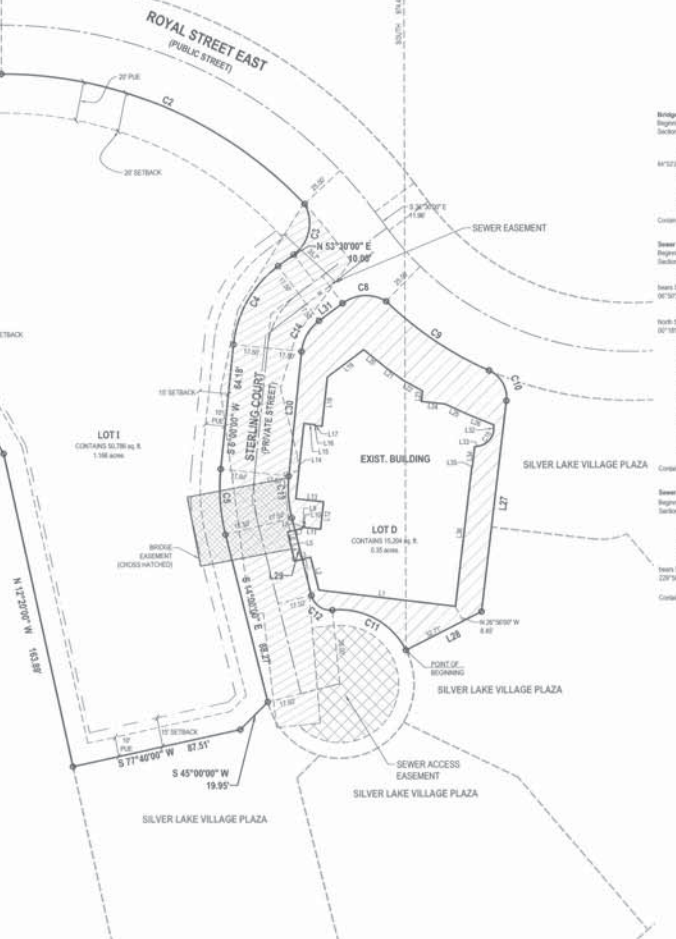
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

RECORDED #
STATE OF UTAH COUNTY OF SUMMIT RECORDING AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE
FEE SUBMIT COUNTY RECORDER



LINE TABLE	LINE TABLE	LINE TABLE
LINE BEARING LENGTH	LINE BEARING LENGTH	LINE BEARING LENGTH
L1 N67°52'00"W 75.28	L14 N4°20'01"E 38.82	L27 S87°51'27"W 108.62
L2 N41°12'22"W 17.39	L15 S47°39'01"E 9.97	L28 S34°40'00"E 43.32
L3 S70°42'38"W 9.57	L16 S47°39'17"W 9.48	L29 N14°30'00"E 61.97
L4 N41°12'22"W 6.81	L17 S47°39'01"E 3.76	L30 N67°50'01"E 54.18
L5 N70°48'01"E 6.06	L18 N4°20'01"E 25.37	L31 N67°50'01"E 15.66
L6 N41°12'22"W 6.54	L19 N67°32'01"E 25.32	L32 S67°42'17"E 14.87
L7 N70°48'01"E 8.20	L20 S67°42'17"E 14.87	L33 S70°48'01"E 12.32
L8 N41°12'22"W 6.86	L21 S67°42'17"E 14.87	L34 S67°42'17"E 10.26
L9 N70°48'01"E 1.97	L22 S67°42'17"E 11.97	L35 N67°50'01"E 9.31
L10 S71°11'27"E 0.81	L23 S67°39'17"W 9.36	L36 S67°39'17"W 71.68
L11 S67°39'17"W 8.34	L24 S67°39'17"W 12.36	
L12 N67°50'01"E 14.12	L25 S67°39'17"E 11.54	
L13 S67°39'17"W 14.27	L26 S67°42'01"E 13.79	

CURVE TABLE
CURVE RADIUS LENGTH DELTA BEARING CHORD
C1 276.80 117.62 247°34'58" S71°42'01"E 110.93
C2 212.36 175.45 48°14'58" S67°39'01"E 188.67
C3 26.01 28.85 87°41'31" S12°58'00"E 26.43
C4 57.50 47.67 47°32'00" S39°40'00"E 46.52
C5 36.80 33.62 29°30'00" S47°39'01"E 33.62
C6 19.39 23.79 89°59'04" N67°23'01"E 22.37
C7 178.64 83.87 29°30'00" S67°39'01"E 65.46
C8 19.80 18.10 72°57'00" S37°32'01"E 17.81
C9 38.80 45.54 88°40'00" N47°39'01"E 42.87
C10 16.80 14.24 81°30'00" N47°39'01"E 13.87
C11 61.80 21.61 29°30'00" N47°39'01"E 21.61
C12 22.80 18.61 47°30'00" N67°39'01"E 18.12
C13 9.20 11.81 71°30'00" S47°39'01"E 10.87



Bridge Easement
Beginning at a point also being South 98.03 feet East 88.53 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
... (description continues) ...
Contains 1,799 square feet or 0.041 acres.

Sewer Easement
Beginning at a point also being South 142.43 feet East 94.53 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
... (description continues) ...
Contains 1,799 Square Feet or 0.041 Acres.

Sewer Access Easement
Beginning at a point also being South 1,012.03 feet East 94.43 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running:
... (description continues) ...
Contains 2,168 Square Feet or 0.050 Acres.



EXHIBIT B

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: that the undersigned is the owner of the herein described tract of land, and hereby censes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Silver Lake Village No. 1 Subdivision.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 3rd day of May, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Robert W. Wells, a General Partner
Robert W. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah
County of Summit

On the 3rd day of May, 1989 personally appeared before me Robert W. Wells, who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said corporation as such general partner, and said Robert W. Wells duly acknowledged to me that said partnership executed the same.

Charles J. Hanna
Notary Public

My commission expires: 7/1/91
Residing at: Summit County, Utah



SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 1089 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

Beginning at a point which is South 65.91 feet and East 677.23 feet from the Southwest Corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base & Meridian (herein of bearing: North 00° 40' 31" East 2431.42 feet from the Southwest Corner of said Section 22 to the East Quarter Corner of Section 21), said point also being on the southerly right-of-way line of Royal Street; thence East (formerly Silver Lake East Road, as dedicated) and on a 275.00 foot radius curve to the left (center bears North 24° 34' 16" East 275.00 feet of which the central angle is 24° 34' 16"); thence southeasterly along the arc of said curve and southerly right-of-way line 117.92 feet to a point on a 212.36 foot radius curve to the right (center bears South 212.36 feet of which the central angle is 53° 30' 00"); thence southeasterly along the arc of said curve and southerly right-of-way line 198.29 feet to a point of tangency; thence South 34° 30' 00" East along said southerly right-of-way line 11.96 feet to a point on a 178.88 foot radius curve to the left (center bears North 53° 30' 00" East 178.88 feet of which the central angle is 93° 07' 42"); thence northeasterly along the arc of said curve and southerly right-of-way line 290.43 feet; thence South 18° 30' 00" East 40.71 feet; thence South 08° 43' 00" East 194.13 feet; thence North 81° 00' 00" West 52.23 feet; thence South 48° 10' 00" West 150.45 feet; thence South 09° 00' 00" West 44.94 feet; thence South 75° 28' 00" West 236.29 feet to a point on the easterly line of Stein Eriksen Lodge, a Utah Condominium project, as recorded; thence North 12° 20' 00" West along said easterly line 369.89 feet; thence North 29° 30' 00" West along the northeasterly line of said project 241.89 feet; thence North 24° 34' 16" East 10.00 feet to the point of beginning.

Contains 4.005 Acres

I further certify that I have subdivided said tract of land and that the same has been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the law.



PARCEL DATA

Lot C	10 Residential Units	7000 Sq. Ft. Commercial
Lot D	8 Residential Units	10000 Sq. Ft. Commercial
Lot E	18 Residential Units	0 Sq. Ft. Commercial

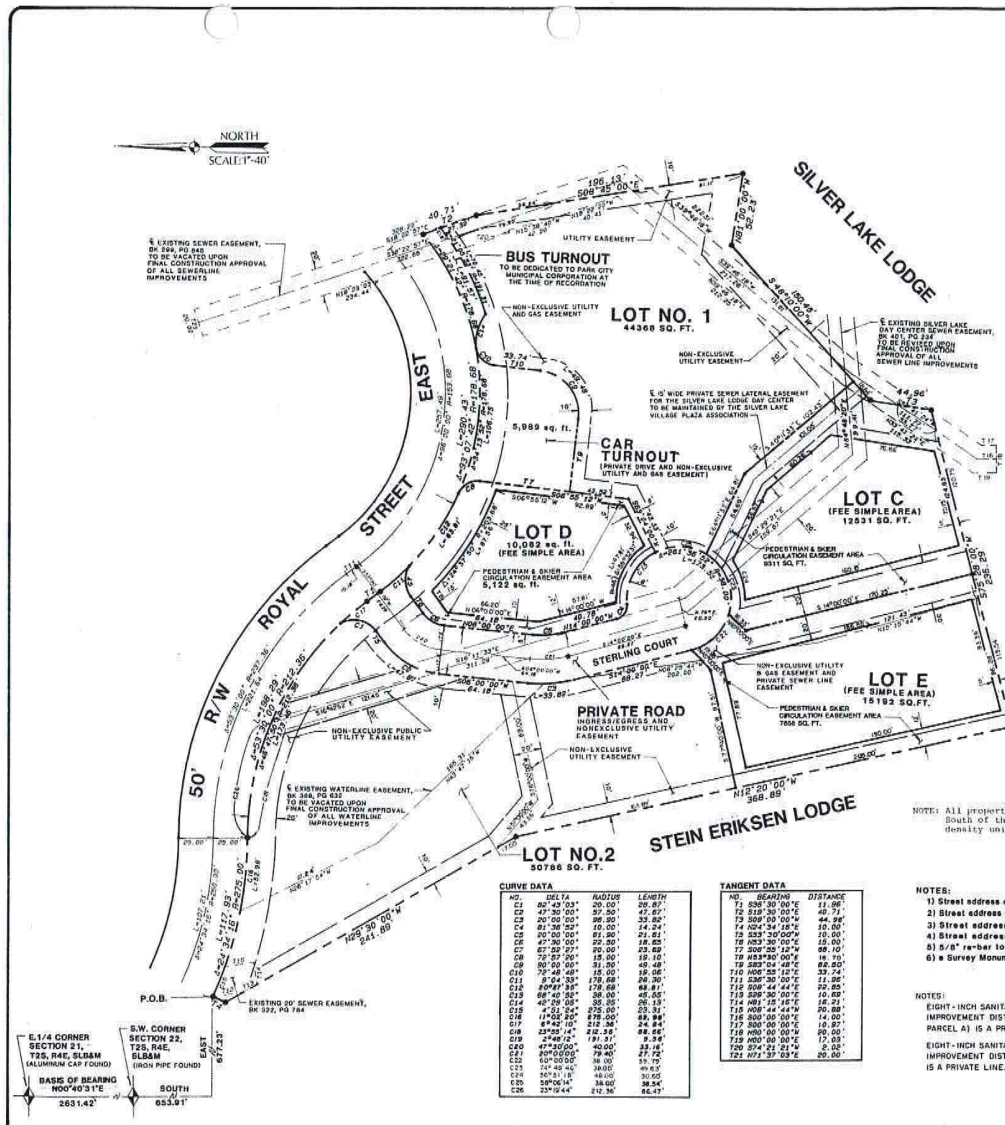
NOTE: All property within the Deer Valley N.P.D. South of this subdivision has no development density units as of the date of this plat.

NOTES:

- 1) Street address of Silver Lake Lodge is 7600 Royal Street East.
- 2) Street address of Lot D is 7570 Royal Street East.
- 3) Street address of Lot E is 7650 Royal Street East.
- 4) Street address of Lot C is 7680 Royal Street East.
- 5) 5/8" re-bar to be set at all corners.
- 6) a Survey Monument to be set.

NOTES:

EIGHT-INCH SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MH #2-4-27-4 SERVING LOT NO. 1 (PROPOSED PARCEL A) IS A PRIVATE LINE.
EIGHT-INCH SANITARY SEWER STUBOUT FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT PROPOSED MH #2-4-27-9 (REVISED LOCATION) IS A PRIVATE LINE.



CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF Park City Council this 10th day of April, A.D. 1989, at which time this record of survey was approved.
Mayor: [Signature]
Deputy City Recorder: [Signature]

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEER DEPARTMENT ON THIS 10th day of June, A.D. 1989.
[Signature]
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 22nd day of May, A.D. 1989.
[Signature]
CHAIRMAN

APPROVAL AS TO FORM

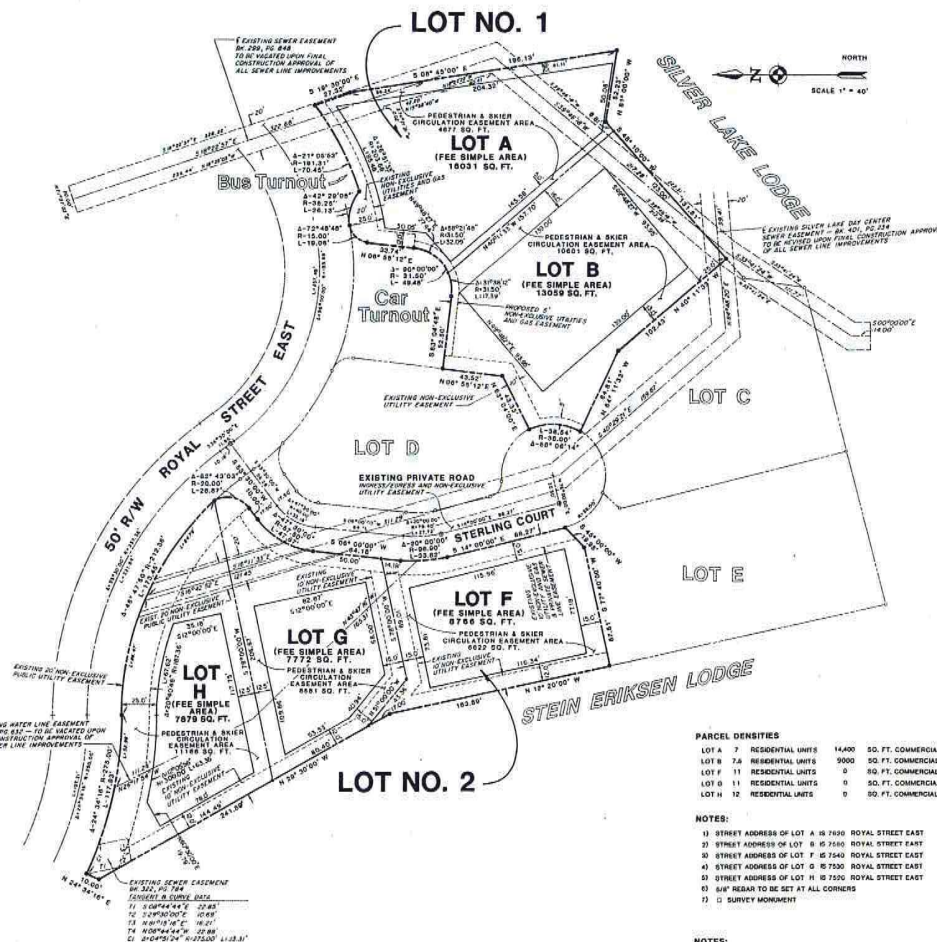
APPROVED AS TO FORM ON THIS 14th day of June, A.D. 1989.
[Signature]
CITY ATTORNEY

RECORDED

NO. 300534
STATE OF UTAH
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
[Signature]
FEE: \$20.00
COUNTY RECORDER

THE SEAR-BROWN GROUP

FULL-SERVICE DESIGN PROFESSIONALS
1301 Deer Valley Drive, Suite 200, Park City, Utah 84090
(801) 942-1414 FAX (801) 942-7095



SURVEYOR'S CERTIFICATE

I, James G. West, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 309534 as prescribed under the laws of the State of Utah. I further certify that I have made a survey of the tract of land shown on this plat and described as follows:

A re-subdivision of Lots No. 1 and No. 2 of Silver Lake Village No. 1 Subdivision recorded as Entry No. 309534 on June 21, 1989, in the Office of the Recorder, County of Summit, State of Utah.

I further certify that I have subdivided said lots into 8 lots, designated A, B, C and H, all inclusive, and the said lots have been surveyed and staked on the ground as shown on this plat.

I further certify that, in my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

James G. West
James G. West

OCT 23, 1989
Date



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into lots, together with easements as set forth on the attached plat, hereafter to be known as Subdivision of Lots No. 1 and No. 2, Silver Lake Village No. 1 Subdivision.

Also, the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Summit County a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 23 day of October, 1989.

Deer Valley Resort Company, a Utah Limited Partnership
By Robert M. Wells, a General Partner
Robert M. Wells, Vice President

ACKNOWLEDGEMENT

State of Utah
County of Summit

On the 23 day of October, 1989 personally appeared before me Robert M. Wells who, being by me duly sworn, did say that he is a Vice President of Royal Street of Utah, a Utah Corporation, which is a General Partner of Deer Valley Resort Company, a Utah Limited Partnership, and that the within and foregoing Owner's Dedication and consent to Record was signed on behalf of said corporation as such general partner, and said Robert M. Wells duly acknowledged to me that said partnership executed the same.

Robert M. Wells
Notary Public

My commission expires: 6/30/91
Residing at: Durango, UT



A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2 SILVER LAKE VILLAGE NO. 1 SUBDIVISION

A RE-SUBDIVISION OF LOTS NO. 1 AND NO. 2
SILVER LAKE VILLAGE NO. 1 SUBDIVISION
RECORDED AS ENTRY NO. 309534 JUNE 21, 1989

LOCATED IN THE S.W. 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

PARCEL DENSITIES

LOT A	7	RESIDENTIAL UNITS	14,000	SQ. FT. COMMERCIAL
LOT B	7.5	RESIDENTIAL UNITS	9,000	SQ. FT. COMMERCIAL
LOT C	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT D	11	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL
LOT E	12	RESIDENTIAL UNITS	0	SQ. FT. COMMERCIAL

NOTES:

- STREET ADDRESS OF LOT A IS 7630 ROYAL STREET EAST
- STREET ADDRESS OF LOT B IS 7540 ROYAL STREET EAST
- STREET ADDRESS OF LOT C IS 7540 ROYAL STREET EAST
- STREET ADDRESS OF LOT D IS 7530 ROYAL STREET EAST
- STREET ADDRESS OF LOT E IS 7530 ROYAL STREET EAST
- 540' HEDGEBACK TO BE SET AT ALL CORNERS
- SURVEY MONUMENT

NOTES:

- ENHANCED SANITARY SEWER LATERAL FROM SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT MAP 2-4-27-4 SERVING LOT NO. 1 LOT A3 IS A PRIVATE LINE.
- DRY STANDPIPE FIRE PROTECTION SYSTEMS MAY BE REQUIRED FOR EACH PARCEL DEVELOPMENT
- 24" EAVE ENCROACHMENT BEYOND THE FEE SIMPLE AREA IS ALLOWED.

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 27th DAY OF OCTOBER, A.D. 1989, AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

Mayor
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEER ON THIS 31st DAY OF OCTOBER, A.D. 1989.

Eric W. DeHaan
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 31st DAY OF OCTOBER, A.D. 1989.

Brad R. Wilby
CHAIRMAN

APPROVAL AS TO FORM

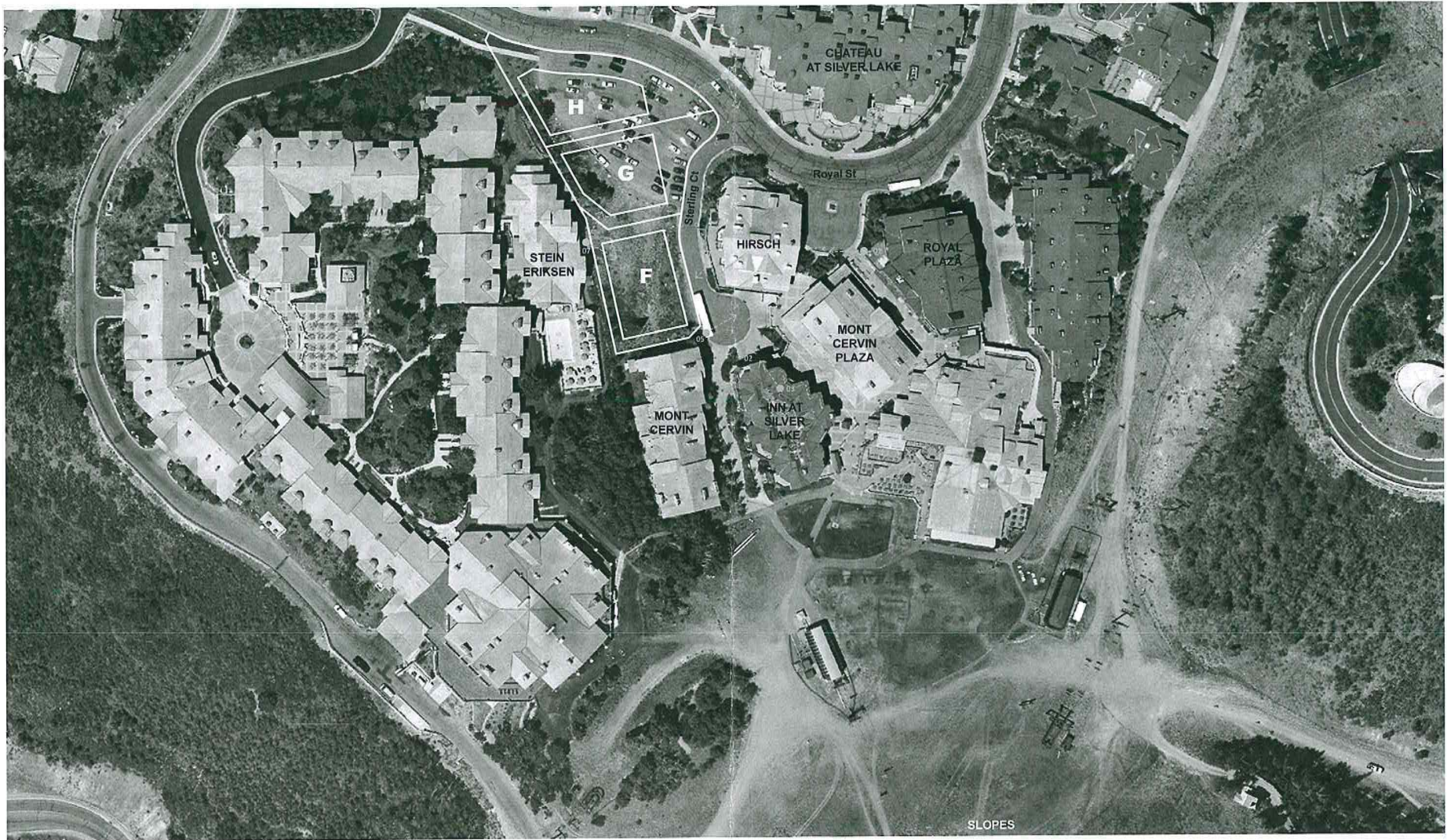
APPROVED AS TO FORM ON THIS 27th DAY OF OCTOBER, A.D. 1989.

City Attorney

RECORDED

10-29-89 2:40pm
RECORDED AS ENTRY NO. 309534
COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF:
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL SERVICE DESIGN PROFESSIONALS
1000 SOUTH MAIN STREET, SUITE 200, SALT LAKE CITY, UT 84143
(801) 466-1111





Proposed Setbacks

- ROYAL STREET - 20'-0"
- STERLING COURT - 15'-0"
- SOUTH/ MONT CERVIN - 15'-0"
- WEST/ STEIN ERIKSEN LODGE - 12'-0"

REVISED PLAT

EXHIBIT E

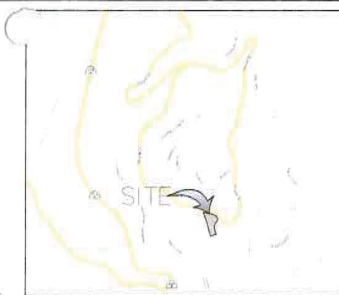
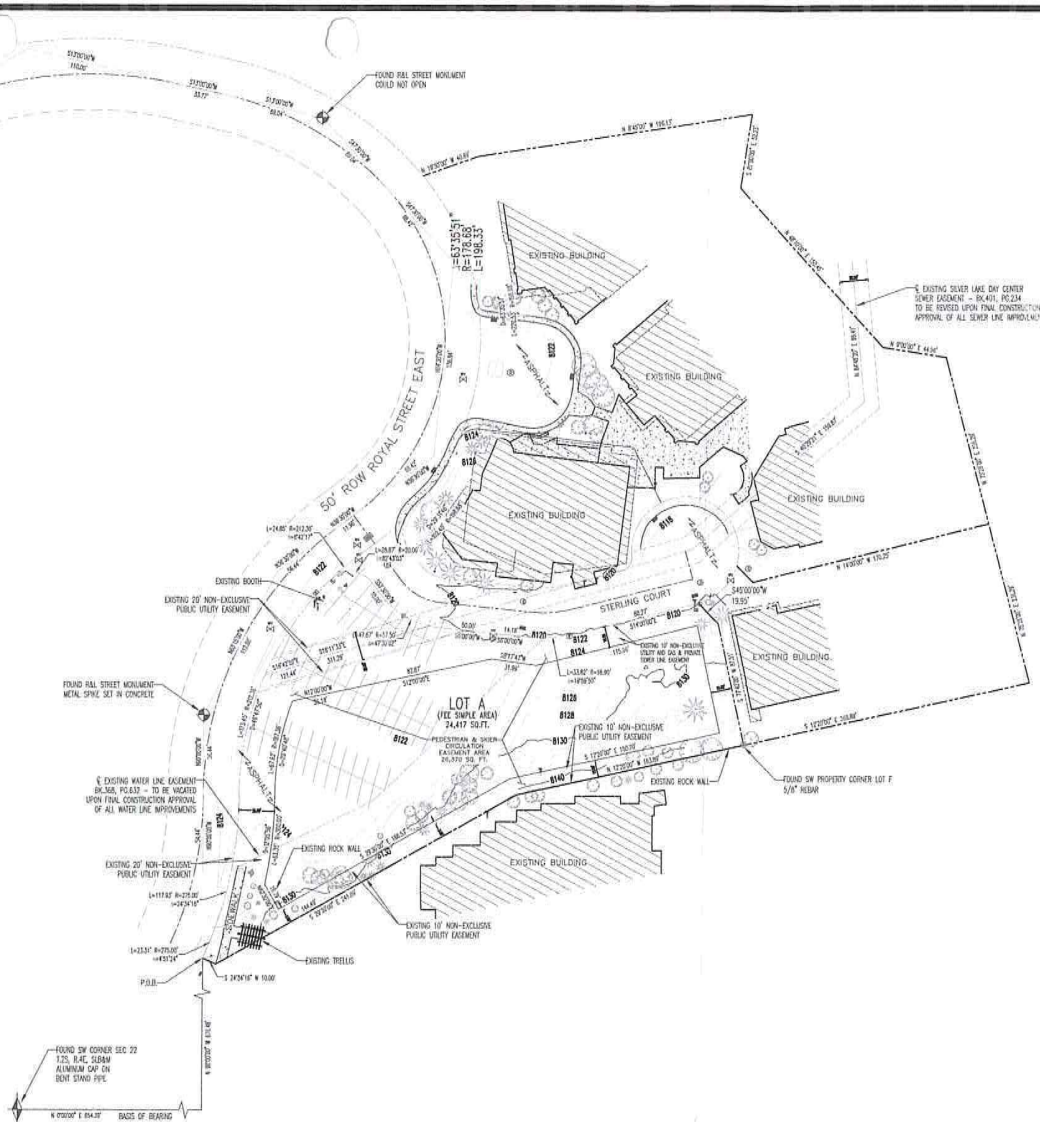
RECEIVED
OCT 16 2015
PARK CITY
PLANNING DEPT.

LEGEND

- SIGN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- POST INDICATOR VALVE
- BOLLARD
- LIGHT POLE
- ELECTRICAL BOX
- ELECTRICAL METER
- ELECTRICAL TRANSFORMER
- TELEPHONE PULL BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN



SCALE: 1" = 40'



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, CLAY TOLBERT, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

DATE:

F. CLAY TOLBERT
LICENSE NO. 254381

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO GUARANTEES WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL UTILITY COMPANIES AND BLUE STAKES SHOULD BE CONTACTED FOR ACTUAL LOCATIONS.

Project Information

GOLDENER HIRSCH INN
7570 ROYAL ST, PARK CITY, UT 84060
RE-SUBDIVISION SURVEY

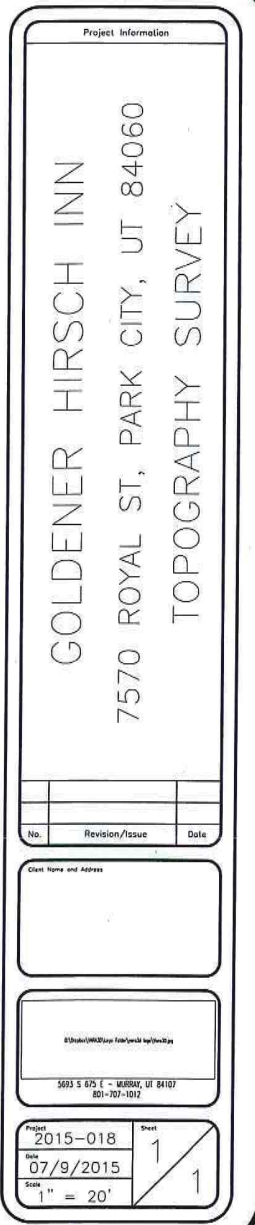
No.	Revision/Issue	Date

Client Name and Address



2015-018
10/13/2015
1" = 40'

CITY COUNCIL APPROVAL	CITY ENGINEER	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	RECORDED



Showing footprint of the parking structure and patio areas above ground.

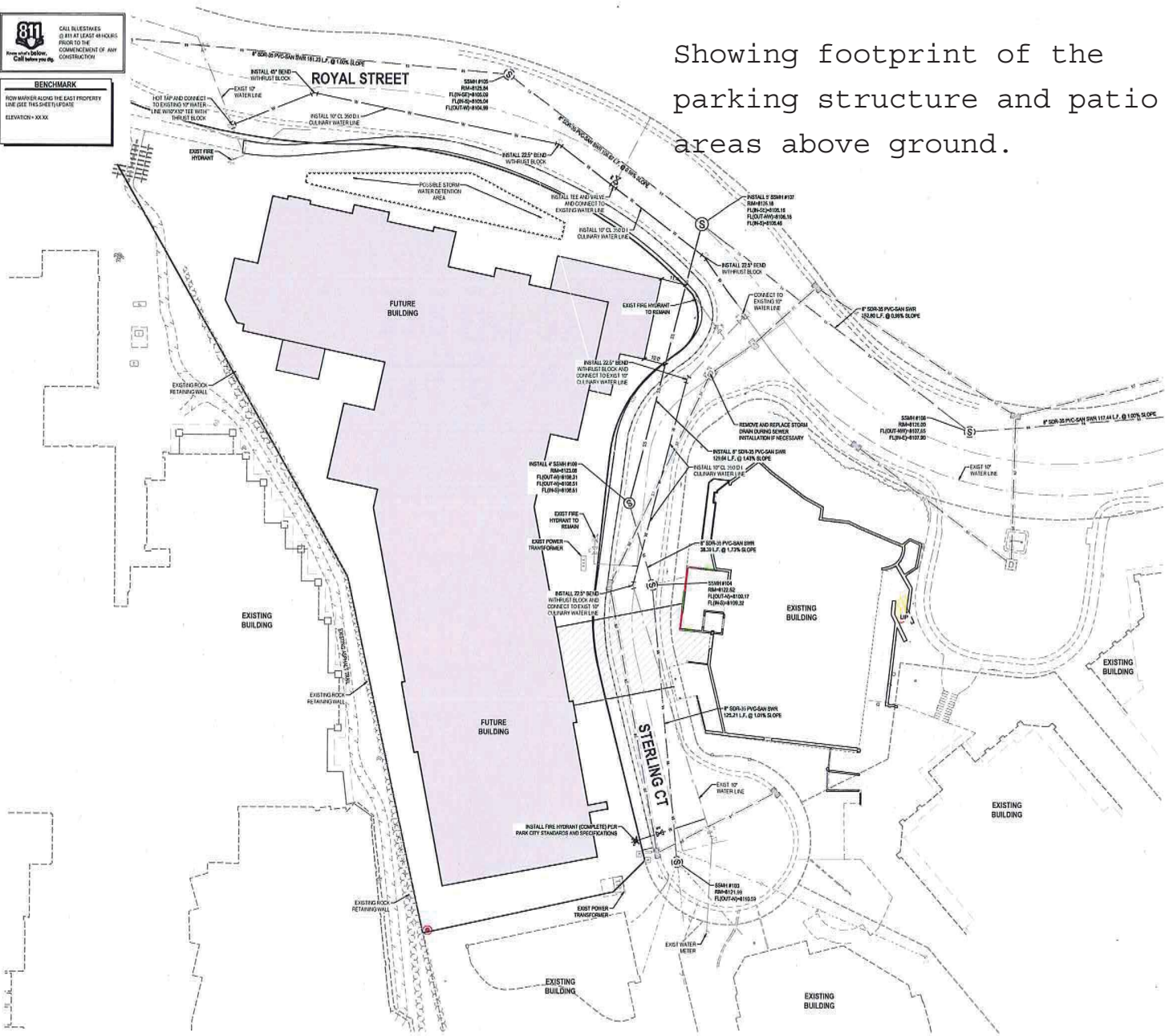


CALL BLUESTAVES
(801) 441-4141
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION

BENCHMARK

IRON MANHOLE ALONG THE EAST PROPERTY
LINE SEE THIS SHEET FOR ELEVATION

ELEVATION: XXXX



- GENERAL NOTES**
1. ALL WORK TO CONFORM WITH THE GOVERNING AGENCY'S STANDARD AND SPECIFICATIONS.
 2. EXISTING AND PROPOSED UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED BY THE ENGINEER. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE STARTING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTIONS PRIOR TO THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR AWWA STANDARD PLANS AND SPECIFICATIONS.
 5. SELECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARD AND SPECIFICATIONS.
 6. PROJECT SHALL COMPLY WITH ALL UTILITY DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PREVENTION AND CROSS CONNECTIONS.
 7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH AN AWWA PLUMBING PLAN.
 8. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO OR AFTER PLACING UTILITY STRUCTURES OR PIPES.
 9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS REQUIRED PER LOCAL GOVERNING AGENCY'S STANDARD AND SPECIFICATIONS.
 10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SOILS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



ENSGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.643.3590

CEBAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT
ON-SITE PHONE: 801-858-0584

SILVER LAKE VILLAGE

7570 ROYAL ST
PARK CITY, UTAH

UTILITY PLAN

PROJECT NUMBER	PROJECT DATE
8772	7/20/18
DRAWN BY	DESIGNED BY
REVIEWED BY	REVIEWED BY

C-100



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

EXHIBIT H

July 20, 2016

Christopher Conabee
Utah Development & Construction, LLC
1106 Abilene Way
Park City, UT 84098

RE: Goldener Hirsch Inn
Line Extension Agreement Acceptance

Dear Mr. Conabee:

The Line Extension Agreement (LEA) for the above referenced project was accepted by the Board of Trustees at their July 18, 2016 meeting. With this acceptance you are now authorized to begin the design of the wastewater facilities for the project.

Please contact Kevin Berkley with any questions.

Sincerely,

Bryan D. Atwood, P.E.
District Engineer

cc: C. Hope Eccles, ECCKIDS, LLC
Riley Ford, Ensign Engineering
Bob Elder, Ensign Engineering
Project File

October 15, 2015

Park City Municipal Corporation
Planning Department
445 Marsac Ave
PO Box 1480
Park City, UT 84060

**RE: REQUEST FOR CONDITIONAL USE PERMIT (CUP) to partner in Site Planning,
Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences**

Utah Development and Construction is pleased to submit an application to PCMC to partner in Planning, Programming, and Architectural Design for the Goldener Hirsch Hotel and Residences in Silver Lake Village, Deer Valley, Utah.

INTRODUCTION

The Goldener Hirsch Hotel proposes to build additional hotel rooms, amenities and residences on a parcel of property located next to the existing hotel on Royal Street. Designers will assist the Client with the vision of competing more effectively and efficiently in delivering world class hospitality to it's growing customer base. The new facility will promote the growth of existing demand for new real estate and will allow the Goldener Hirsch to continue to grow room rental revenue in a highly competitive environment.

In order to facilitate the proposed building it will be necessary to seek the combination of Lots F, G, and H and issuing a new record of survey for Lot D.

Feel free to contact me at (801) 935-0254 if further information is required.

Respectfully,



Christopher M. Conabee
Principal
Utah Development and Construction
cconabee@gmail.com



Kirsten Whetstone

From: Steve Issowits <sissowits@deervalley.com>
Sent: Thursday, April 28, 2016 8:18 AM
To: Christopher M. Conabee
Cc: Paul Schlachter; John Shirley; Hope Eccles; Kirsten Whetstone; Bryan Atwood; steve@deervalley.com; Benjamin Hanel; Mike Herbst; Pat Harris
Subject: Re: Silver Lake Subdivision MPD Lots D, F, G and H

Excellent! Thanks so much Chris, and for all your time discussing and meeting this week.

Steve

On Apr 28, 2016 8:02 AM, "Christopher Conabee" <cconabee@gmail.com> wrote:
Steve,

MPD

Please find a copy of the submitted MPD application for your files. I will have a draft of the plat next week for your review and will be coordinating w SBWRD and PCMC next week as well. I will not be adding anything to the MPD file without your review.

SLVPA Property Transfer

I sent a letter to Barry Sartin Monday and I am told his letter will be forthcoming. Hope has coordinated with the Inn and has the same to report. Ensign will have updated Exhibits for the SLVPA letter prepared by Friday. I will forward you the letter with your edits then. These will also serve as the primary exhibits for the Purchase and Sale and Bridge Easement Agreements. I spoke w Craig Terry yesterday and he will be ready to receive your edits next week.

Deer Valley Design Review

Our architects are working on the design submittal with solutions to your previous comments and we can have that available once we are finished with the aforementioned.

Thanks Steve,
-cmc:)

Kirsten Whetstone

From: Christopher Conabee <cconabee@gmail.com>
Sent: Tuesday, September 20, 2016 6:38 AM
To: Kirsten Whetstone
Subject: Fwd: Silver Lake Village Plaza Association - Notice of Meeting of the Board
Attachments: GOLDENER HIRSCH BRIDGE 2016.06.01.pdf; Sidewalk Exhibit.pdf; Goldener Hirsch Traffic Letter_053116.pdf; Goldener Hirsch SLVPA Exchange.pdf; Goldener Hirsch SLVPA Exchange Table.pdf

Kirsten,

Please find the attached documents that were prepared for the SLVPA Board meeting. During its June meeting the Board voted to approve connection of lots F,G and H by providing the project easement grounds between parcels. The Board weigh discussions on bridge size, location and distance, in addition to project massing design and safety concerns addressed by a single member of a single building. Please find the attached documents and traffic study they reviewed in making the decision. The vote passed unanimously.
-cmc:)

message -----

From: Christopher Conabee <cconabee@gmail.com>
Date: Wed, Jun 1, 2016 at 11:53 AM
Subject: Re: Silver Lake Village Plaza Association - Notice of Meeting of the Board
To: Steve Issowits <sissowits@deervalley.com>
Cc: Amos <madan@ivf.us>, Ruth Drapkin <ruthdrapkin@gmail.com>, Michael Ferro <ferro@iproperties.com>, Scott Sandlin <ssandlin@deervalley.com>, Kim McClelland <kmcclelland@deervalley.com>, Tim McFadden Sr <timmcfadden@guidedalliance.com>, Barry Sartin <bsartin1@aol.com>, Hope Eccles <heccles@ecckids.com>, Gary Crocker <gcrocker@merrimack.com>, Bill Natbony <wnatbony@tigris.com>, Bill Riley <bill@elevatedparkcity.com>

In follow up to the Inn at Silver Lake Board call last week and in preparation for the SLVPA Board meeting next week, please find the following seven (7) pages of documents in no specific order representing;

- 1) Bridge Study
- 2) Sidewalk plan
- 3) Traffic Study
- 4) Hirsch/SLVPA Proposed and Existing Property Map and Table

I look forward to speaking with each of you on Friday or before. Please feel free to contact me with any additional information you might need.

Warm Regards,
-cmc:)

On Wed, May 25, 2016 at 7:32 AM, Steve Issowits <sissowits@deervalley.com> wrote:

Dear SLVPA Board and Members: This message is in follow up to my prior email dated May 13th, and following the conference call scheduled by the SLVPA Board. The Board decided at this past Monday's meeting to give a bit more time to this topic since the Inn at Silver Lake requested some time for additional research and presented concerns of theirs regarding the proposed development. Representing the Inn at Silver Lake on the conference call was their HOA Board President, Tim McFadden.

At Monday's Board Meeting we agreed to hold a continuance of the meeting on Friday June 3, 2016. This meeting will be held on June 3rd at 2pm Mountain Time at Snow Park Lodge, in the 3rd Floor Conference Room. An agenda for the meeting is attached.

For anyone wanting to listen in or provide comments to the Board during the discussion period, please use the call-in number: [435-645-2695](tel:435-645-2695), and pass code: 92630#

Sincerely,

Steve

Steven J. Issowits

Director - Real Estate and Resort Planning

steve@deervalley.com

[435-645-2630](tel:435-645-2630) direct

[435-645-6538](tel:435-645-6538) fax

Deer Valley Resort

PO Box 1000

Park City, UT 84060

1-800-424-3337

www.deervalley.com

Deer Valley Resort is honored to be ranked #1 in the categories of Access, Guest Service, Dining, On-mountain Food and Lodging by the readers of SKI Magazine for 2016.

On Fri, May 13, 2016 at 3:03 PM, Steve Issowits <sissowits@deervalley.com> wrote:

Good Day Everyone - I hope you are enjoying Spring. This message is to simply let you know that the members of the Board of Silver Lake Village Plaza Association will be meeting on Monday May 23, 2016 at 3pm Mountain Time. The meeting will be held at Snow Park Lodge, in the 3rd Floor Conference Room. An agenda for the meeting is attached.

As a reminder, your current Board Members are: Steve Issowits (President); Amos Madanes (Vice President); and Michael Ferro (Secretary/Treasurer). The Association last held its annual meeting on September 18, 2015 and will be scheduling this year's annual meeting in the near future after financials are finalized from year-end and next year's budgets are reviewed.

Sincerely,

Steve

September 22, 2016

Kirsten Whetstone
Senior Planner
Park City Municipal Corporation
Planning Department
P.O. Box 1480
Park City, Utah 84060

Kirsten,

Thank you for your assistance in moving forward for discussion and subsequent possible approval of the 2nd Amendment to a Re-Subdivision of Lots No.1 and No.2 Silver Lake Village No. 1 Subdivision.

As you are aware we have an agreement from the Silver Lake Village Plaza Association (SLVPA) to combine Lots F,G and H into a single new lot named Lot I. This amendment will also involve the creation of a bridge easement across the private road known as Sterling Court. Lastly, we examined the transfer of .4215 UE's from lot D to Lot I in order to allow for space for the connection of the bridge into the existing Goldener Hirsch Inn.

During the July meeting of the SLVPA the Board examined objections from two neighbors on separate issues regarding the bridge location and height, and a north facing view corridor from effected properties at Mt Cervin. The vote to transfer property resulting in a combination of lots and creation of a bridge easement was passed unanimously.

We look forward to discussing our progress and a presentation of our facts and findings on the 28th of this month.

Respectfully,



Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC,
Steven Issowits, SLVPA President

November 3, 2016

Kirsten Whetstone
Senior Planner
445 Marsac Avenue
Park City Municipal Corporation
Park City, UT 84060

Kirsten,

Thanks for your time this week. Earlier this week you received a letter from Steve Issowits illustrating the use of allowable Resort Support Commercial from Lots F,G and H to correct the existing imbalance between the platted commercial for Lot D and that which has been recorded in the current Deer Valley Master Plan.

Although no one is able to find the reasons for Park City to have allowed an increase in commercial square footage on Lot D, we are happy to use a portion of our unused support commercial entitlement to remedy this discrepancy.

From our previous meeting we know that the Planning Commission has requested information on the following;

1. Loss of public parking,

400 stalls exist in the neighboring Chateaux. The current non conforming use parking lot has a maximum capacity of 68 cars with an attendant staffed by Deer Valley in Winter. Access is uncontrolled. At full capacity with a car for every unit in the current entitlement, the project would have an extra 34 public parking stalls available. More than half of all guests do not arrive by rental car. Therefore, we would assume under most conditions that 72 stalls would be available for public parking. We are not estimating any loss of public parking.

2. Service and delivery locations,

Back of house deliveries to the new Hirsch occur off of Royal Street. The delivery entrance is held to the rear side of the building out of view of all neighbors including Stein Ericksen Lodge. Current restaurant deliveries reduced with expansion of existing storage. Porte-Cochere entrance allows vehicles to park off of Sterling Court with controlled vehicle movement through use of Valet.

3. Building setbacks along Sterling Court and at the Royal Street/Sterling Court

Proposed Project has setbacks greater than that of neighboring properties and compliant with current code.

4. Impacts on view corridors

Due to the Village nature of the surrounding buildings and historic use the project is compliant with the Deer Valley Design Guidelines and utilizes less ground than the existing building pads.

Great detail has gone into the protection of the primary view which is Sterling Court .and the pedestrian massing and way finding along that street.

5. Snow removal,

The proposed project reduces the amount of snow removal by 67%. The project also allows for 2,200 square feet of additional snow removal for the use of Silver Lake Village hidden from view.

6. Employee parking and provision of shuttle vans to reduce need for individual vehicles, construction truck routes (Marsac vs. Royal Street),

We will have a need for 6 full time spaces for staff. All staff will be encouraged to ride mass transit. Evening staff will be allowed to park in the garage as the bus system does not operate until after shifts are complete.

Construction traffic will be utilizing bus transit from Richardson Flats. Okland has detailed experience in coordinating with PC transit on best practices. All necessary site vehicles will be contained on the site. City Engineering has requested that all delivery and offload trucks to use Marsac Avenue during business hours.

7. Intention of meeting space,

Meeting space is designed for hotel guest meetings.

8. Pedestrian circulation utilizing the bridge and sidewalks

Pedestrian circulation diagrams have been provided and will allow for separation of automobile pedestrian conflict. Current parking configuration has direct conflicts with uncontrolled parking and undefined exiting in addition to encouraging pedestrians to walk down a private street to access skiing.

9. Traffic analysis of impacts on Sterling Court

Licensed traffic engineers from Fehr & Peers in addition to the Park City Engineer have deemed the road to be safe by State and Federal Standards. Park City Planning Staff has also recognized that the sidewalk and parking improvements from the proposed project will greatly improve safety along Sterling Court.

10. Building volumetric and massing,

Building Massing has illustrated three separate buildings utilizing less space than the original building pads.

11. Shadow effects on the gathering area plaza, and

Amount of glass incorporated into the building design, as well as more details on the materials. A materials board was requested

Shadow effects show that shadows from proposed project will not touch any adjacent buildings and will provide sun on bridgeway and new plaza area during peak midday hours.

Volume of glass in design drawings have been dramatically reduced through each of the four stages of public meetings. The current proposed project meets the Deer Valley Design Guidelines.

Materials being used are Board Formed Concrete, Cedar Siding and Soffits, Asphalt Shingles, Black Painted Structural Steel, Aluminum Clad Windows. All materials are compliant with the Deer Valley Design Guidelines.

We will be bringing a visual presentation that answers all of the topics listed above and look forward to a positive recommendation for our MPD and CUP applications on November 9th. Thank you for all of your hard work to get us this far Kirsten. I know the docket is full for City Planning and have appreciated the diligence that has gone into the approvals of this infill project. We will be prepared with exhibits for any additional questions that should arise.

Respectfully Yours,



Christopher M. Conabee
Principal, Utah Development and Construction

cc: C. Hope Eccles, Manager, EccKids, LLC; Steven Issowits, SLVPA, Steven Issowits, Deer Valley

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 28, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Preston Campbell, Steve Joyce, John Phillips, Laura Suesser, Doug Thimm

EX OFFICIO: Planning Director, Bruce Erickson; Anya Grahn, Planner; Kirsten Whetstone, Planner; Polly Samuels McLean, Assistant City Attorney

=====

REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioner Band, who was excused.

ADOPTION OF MINUTES

September 14, 2016

MOTION: Commissioner Joyce moved to APPROVE the minutes of September 14, 2016 as written. Commissioner Thimm seconded the motion.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that the next Planning Commission meeting on October 12th would be held in the Santy Auditorium at the Park City Library. The occupancy threshold in the Council Chambers is 80 people. On average 100 people have been attending when Treasure Hill is on the agenda. Director Erickson reported that Treasure Hill would continue to be on the agenda the first meeting of every month, which is always the second Wednesday.

Director Erickson announced that the Planning Commission would only have one meeting in December due to the holidays. There may also only be one meeting in January due to Sundance.

Chair Strachan asked about workload in the Planning Department and the wait time for applicants to get on the agenda. Director Erickson replied that the bringing items to the

Planning Commission was on track. However, building permit reviews are backed up due to the Staff workload.

Chair Strachan disclosed that his law firm represents PCMR and Deer Valley and for that reasons he would be recusing himself from the Park City Mountain Resort Development Agreement item on the agenda, as well as the MPD application amendment for Deer Valley.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Land Management Code (LMC) amendments- Various administrative and substantive Amendments to the Park City Development Code, specifically amending Land Management Code Chapter One – General Provisions- regarding Appeals and Reconsideration Process; creating standards for continuations of matters before Boards and Council; Chapter 2 – Historic Zones - Clarifying that where there are footprint restrictions, the footprint formula does not include prescriptive rights of way or roads; and when existing subdivisions are amended additional density is disfavored; Chapter 6 MPDs and Chapter 7 Subdivisions - when existing MPDs or subdivisions are re-opened or amended additional density is disfavored - Chapter 11 Historic Preservation - timing of hearing Determination of Significance applications.
(Application PL-16-03318)

Chair Strachan opened the public hearing. There were no comments. Chair Strachan closed the public hearing.

MOTION: Commissioner Joyce moved to CONTINUE the Land Management Code Amendments, including various administrative and substantive amendments to the Park City Development Code to October 26th, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

2. 1376 Mellow Mountain Road – Appeal of a building permit (BD-16-22329) denial based upon the Planning Directors determination of the proposed additional square footage that would exceed the maximum house size identified on the recorded plat of First Amendment to Hearthstone Subdivision. (Application PL-16-03250)

The appellant had request that this item be continued to a date uncertain. Director Erickson noted that it was noticed for a public hearing.

MOTION: Commissioner Joyce moved to CONTINUE 7700 Stein Way, Amendment to the Stein Eriksen Lodge Common Area Supplemental Plat to October 26, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

5. **7520-7570 Royal Street East – Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G and H into one lot.** (Application PL-15-02966)
6. **7520-7570 Royal Street East – Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision** (Application PL-15-02967)

The Planning Commission discussed the above two items at the same time. Two separate actions were taken.

Planner Whetstone handed out three letters of public input she received after the Staff report was prepared. She also handed out a memo from the City Engineer.

Planner Whetstone reviewed the request for a conditional use permit for 34 residential units on Lot 1 of an amendment to the Plat to a re-subdivision of Lots 1 and 2 of the Silver Lake Village No. 1 Subdivision. She noted that later in the meeting the Planning Commission would be reviewing a separate request to combine parcels F, G and H of the Deer Valley Master Plan to one Parcel, Lot I. The request would not result in a change of density of the parcels but it would transfer density from Lot D, which is where two units of the existing Goldener Hirsch would be taken out to accommodate a bridge, and that density would be moved to Lot I.

Planner Whetstone reported that all three items were noticed for public hearing and a continuation to October 26, 2016.

Chris Conabee, representing the applicant, introduced John Shirley, the project architect with THINK Architecture, and Paul Schlachter with Olsen Kundig in Seattle.

Mr. Conabee recalled that the applicant came before the Planning Commission eight months ago, and the object this evening was to provide a brief overview to update the Commissioners on the layout.

Mr. Conabee started his presentation with the scale and massing of the overall development in terms of what exists and what they were proposing. He identified the

surrounding properties in the existing Silver Lake, which included the current Goldener Hirsch, The Inn at Silver Lake, Mont Cervin, Stein Erickson Lodge, Lots F, G and H, and The Chateaux at Silver Lake.

Mr. Conabee stated that when they met with the Planning Commission the last time the applicant had conducted a number of public meetings. On November 8th, there were concerns about parking and questions were raised about grocery and other sundries. There was support for the beautification of Sterling Court. There were concerns about a building height of six floors, which was later reduced to five floors. There was support for a plaza concept. On December 2nd there was support for increase in bed count, support for retaining the existing Hirsch and not looking at any restructuring of that property, support for a plaza concept. There were access concerns from Mont Cervin that spoke to safety concerns regarding heights of vehicles under the bridge. Mr. Conabee stated that on multiple occasion they also gave presentations in both digital and in-person formats to the Chateaux, Stein Eriksen Lodge, Mont Cervin, the Black Bear Lodge, the Inn at Silver Lake, and Deer Valley Resort.

Mr. Conabee that since the last meeting, as they looked at the massing and what they wanted to bring to the area, they proposed new curb and gutter, a pedestrian sidewalk to extend along Sterling Court, and mature landscaping in the parking area. He noted that Goldener Hirsch had taken on the actual master landscape plan for the entire Village at the request of the Silver Lake Village Property Association. Mr. Conabee stated that the resulting project would have no visible parking, and they would handle the master sign plan for the entire Village. He noted that one concern raised by multiple property owners was that the current wayfinding is not adequate for the area. Other Sterling site improvements include paving, landscaping, plaza space, parking, adding wayfinding signage and removal of the current trash dumpster to a different area off of Royal Street.

Mr. Conabee stated that the goal was to create a public gathering space that would be accessible from all surrounding properties. They had also looked at multiple options for slowing the transition of day skiers down Marsac. Mr. Conabee remarked that another goal was to increase the use of off-season activity, and used what was accomplished at Silver Star as an example of having common area gathering spaces. He noted that it resonated well with both the Silver Lake Plaza Association and multiple owners. Mr. Conabee stated that since this is the last parcel in Silver Lake, they expect to hear a lot of opinions and input. However, there is also a lot of opportunity.

Mr. Conabee presented an Exhibit showing the existing plat with Lots F, G and H. Another Exhibit showed those existing lots, as well as the outline of what they were proposing in a building. He explained that in order to build between those lots they had

to acquire space from the Silver Lake Village Plaza Association. That area of land was transferred to them sometime between 2004 to 2008. He indicated the existing D lot and dash line showing the existing Goldener Hirsch to give an idea of some of the problems up in Silver Lake given its age. In addition, an easement for a sewer line has been corrected. Mr. Conabee pointed to the proposed bridge easement and the plats of land they need to be transferred to their ownership in order to accommodate construction of the hotel.

Mr. Conabee stated that since the last Planning Commission meeting the applicant received approval from the HOA based on the input of the Planning Commission. There was a vote scheduled on May 23rd for the transfer of the property and bridge easement. At that meeting applicant had provided exhibits regarding density, the transfer, the size, the height, exhibits of what the building would look like, view corridor exhibits, massing, and a traffic study to confirm safety for the road. Mr. Conabee stated that an email went out from Tim McFadden and Bill Nabany stating that they did not have enough time to review it and they wanted the vote postponed. Mr. Conabee stated that the applicant met with both gentlemen on May 29th. There was a subsequent Board call a day later at which time they provided a bridge study, a sidewalk plan, and traffic study, and the proposed existing property maps. Another meeting in person was held at Gary Crocker's office and alleviated two of the three members' concerns. Mr. Conabee noted that on June 3rd the Silver Lake Village Plaza Association unanimously voted for the transfer of the property and for the bridge easement. It was confirmed in the Minutes of the September 16th meeting. Most of the comments from that meeting were positive in terms of what could be done with the plaza.

Mr. Conabee stated that when he was taught to do development he was taught to coordinate and collaborate, and to let everyone know what you are doing and how you plan to do it. He believed the Planning Commission was looking at three issues that he could not resolve as a developer. The first issue was concern over safety of the road. He had gone to great lengths to have the City Engineer look at the safety of the road. Mr. Conabee noted that the last line from the City Engineer's memo says that from the Staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern. Mr. Conabee stated that a traffic engineer from Fehr and Peers was also present this evening.

Preston Stinger, Fehr and Peers, stated that his firm had done a traffic evaluation of Goldener Hirsch looking at the safety of the roadway, particularly Sterling Court. They looked at existing conditions, as well as the existing parking lot with multiple parking stalls facing the curb and the ingress and egress. Mr. Stinger remarked that every access point on a roadway introduces conflict points. With a T-intersection there are

nine different vehicular conflict points at each entry point. He pointed out that it did not include pedestrian conflicts. Mr. Stinger remarked that with proposed development, the proposal is to relocate those parking spaces into the parking garage and to have a consolidate single access point on to Sterling Court; which reduces the 70+ conflict points that exist today, into nine conflict points with a single access. There would be four conflicting areas for pedestrians, as opposed to the 30+ pedestrian conflict points under the current conditions. Mr. Stinger emphasized that what is being proposed would increase the safety of the roadway as it exist today. He noted that the roadway width is sufficient with National Standards and it exceeds Park City Standards. Mr. Stinger pointed out that the wider the street, the higher the speed, which is also a safety concern. Narrowing the street to 20' would reduce the speeds and increase the safety.

Mr. Stinger agreed with the memo from the City Engineer. There is capacity on the roadway to handle additional traffic and it is sufficient from the standpoint of safety.

Mr. Conabee presented a slide showing the existing parking condition that can swell in the summer and winter to 80 cars. He pointed Lot F, where the snow was piled between Goldener Hirsch and Mont Cervin. He noted that Lot F is a platted building and the capacity of Lot F as platted is 22 cars. Mr. Conabee stated that combining the lots would allow for two levels of parking, 111 stalls, six accessible stalls for ADA, and controlled valet parking. He noted that they have 38 units that require 76 stalls. The excess parking is for public parking and trailhead parking. Mr. Conabee applauded the Eccles family for trying to do the right thing on behalf of the Village. He pointed out that they have retail operations at Silver Lake and a Lodge. They have a need to help assist in parking and accessing those operations. The applicants want to be good neighbors and not take away the parking to build what they need for themselves. They also need to be mindful of what the Village is asking and what they need. Mr. Conabee believed they had struck a nice balance. When the owners are not in-house and there are special events at Deer Valley, they would have that ability to park people. During the peak season it is expected that parking will be limited and public transit is encouraged.

Mr. Conabee presented a slide showing the new sidewalk configuration going down Royal Street and Sterling Court where sidewalks currently do not exist. The goal is to take pedestrians from the upper level through the plaza, across the bridge and down, so they are not using the staircase and entering Sterling Court. The Silver Lake Plaza Association felt they could invigorate the plaza while keeping it safer than its current configuration.

Mr. Conabee stated that the next issue was bridge privacy. He commented on a concern from a neighbor, and to address those concerns the architect had prepared exhibits of what the bridge would look like from that neighbor's unit. Mr. Conabee

clarified that the view and the placement of the bridge was not acceptable to that owner, and they feel that people will be looking directly into their unit. He indicated their, which is on Level 2. Mr. Conabee asked the Planning Commission to help them balance between what the Village Plaza Association and other owners have deemed what they want versus what this individual owner deems as something that does not work for himself or his investment.

Mr. Conabee noted that from the front of the bridge to the front of the Inn at Silver Lake is 127. It is 100 feet from the corner of Mont Cervin. The nearby properties between the Inn and between Mont Cervin that are window to window are approximately 26 to 32 feet. Mr. Conabee presented an exhibit of the view corridors from Mont Cervin. He had highlighted the units that were in question. Mr. Conabee stated that conversations with the owners went from a discussion about view corridors to a discussion about safety. He pointed out that the corner of the building shown was the same corner of the platted building. It had not been moved at all. He referred to the setbacks and requested feedback from the Planning Commission. Mr. Conabee indicated the Unit in question and he pointed to a photograph showing that the window is setback from the corner. He noted that by the time people look past the corner, the angle of seeing the rest of the building is completely cut off. Where they encroach into the setback cannot be seen except from across the plaza from Goldener Hirsch.

Mr. Conabee provided an update on the utilities. At the last meeting they talked about a sewer line that bisected their property. They have received permission from Snyderville Basin to move that sewer line. Mr. Conabee thanked the City Staff, the City Engineer, the Water Department, the Fire Department, and the Snyderville Basin Water and Reclamation District because all of these utilities had to be coordinated. He also thanked the neighbors for their patience when they were impacted when the water was shut off. It took a tremendous amount of coordination, and Mr. Conabee thought it spoke to the high quality of the City Staff.

Spencer Eccles, the applicant, stated that he has been privileged to be part of Park City and Deer Valley financing and development for 45 years. He and his wife stayed at the Goldener Hirsch many times in Austria, and 25 years ago they had the opportunity to buy the Goldener Hirsch Deer Valley. He purchased the lot across the street not realizing that there were three lots. He always thought it would be the area he would expand on. Mr. Eccles stated that he had reached his 82nd birthday and it was time to "fish or cut bait", which is why he was moving forward with the expansion. His family was the leader on this project and it is very important to his dream. Mr. Eccles was pleased to be able to present a project designed by a quality architect and team, and they have the approvals needed from outside parties. It is important to his family to expand the Goldener Hirsch and to make it more of an economic unit going forward in an increasingly competitive market. Mr. Eccles stated

that it was time to finish what he started out to do a long time ago. He wanted the Planning Commission to understand the background for their request, and he looked forward to doing something very special for the Silver Lake community. It will be quality and fit in nicely with all the other quality that is up there.

Chair Strachan opened the public hearing.

Tim Pack stated that he was representing Michael Stein, an owner in Mont Cervin. Mr. Pack believed that many of Mr. Stein's concerns had already been addressed. He remarked that Sterling Court is expected to handle traffic for the Inn at Silver Lake, Mont Cervin, the Silver Lake shop, and now for the proposed expansion of the Goldener Hirsch hotel. There are already four existing parking garages on this small street, and this proposal would increase it to five parking garages. Mr. Pack understood that the parking garage would be private parking and with the increase in traffic, Sterling Court will have to bear all of the burden. He appreciated that the applicant tried to address all of the safety concerns. Safety is always a concern, but the primary concern is traffic and congestion. With the expansion of this hotel and the combination of the snow in the winter months, Mr. Pack believed it would be a very congested area. He noted that the Fehr and Peers report said that the snow would be removed to the south side of Royal Street. He requested clarification on exactly where that snow would go. Mr. Pack indicated that the Fehr and Peers report also said that post hotel construction, Sterling Court would function as a typical narrow two lane residential street. Mr. Pack did not believe that post construction, a typical two-lane street would be sufficient. The new hotel and all the buildings around it require more than the bare minimum two-lane residential street. On behalf of Mr. Stein, Mr. Pack recommended further investigation on the effects that the development would have on vehicular traffic and pedestrian traffic. He thought developer was taking steps to do that, but additional study was warranted. Another recommendation was to investigate further and provide an explanation on the snow removal issue. They like the developer's plan to build the sidewalk along Sterling Court; however, it appears to only be on one side. Mr. Pack suggested a sidewalk on both sides to bear the burden of skiers and bikers year-round. He thought it would be prudent to maintain the existing setback requirements because of this issue. Mr. Pack recommended exploring whether the main entrance to the parking garage and the porte cochere could be moved from Sterling Court to Royal Street. Mr. Stein asked Mr. Pack to reiterate his appreciation of the developer's willingness to talk to the neighbors and seek their input. He also expressed appreciation to the owners for making the attempt to work with their neighbors.

Steve Issowitz with Deer Valley Resort and the Silver Lake Village Plaza Association, clarified that all of the members did receive the information for the first meeting that Mr. Conabee had mentioned. However, when the meeting was held, the President of the Inn at Silver Lake requested that they be given extra time so they could talk to owners within

the building that they had not been able to contact. Mr. Issowitz explained that for purposes of transparency and decision making they decided to extend the vote for ten days. The second meeting was held on June 3rd and the Board voted unanimously to move this ahead. Mr. Issowitz wanted everyone to understand how the neighborhood voted. He stated that when this came before the Planning Commission in February they discussed the resort support of the project, as well as what terrific neighbors the Eccles have been over the years allowing them to use their parking lot for parking lot for skier parking, conference and retail parking in the neighborhood, and for snow storage. Mr. Issowitz stated that the project has always been part of the Master Plan. Whether it was three buildings or one building, at this point in time and with the history, he believed one project with the efficiencies of garage and less ingress and egress out of three garages as opposed to one. He recalled from the last meeting that having everything come off of Sterling Court was preferred, instead of from Royal Street and the City of right-of-way. Mr. Issowitz clarified that he was representing the Silver Lake Plaza Association this evening and not Deer Valley. He noted that there are 71 residential condo owners and 29 commercial unit owners. Everyone in the area who may be affected by view of the potential project were also notified. Mr. Issowitz stated that from the entire group they only heard from the two people at the Inn at Silver Lake and from two others second-hand. He felt the traffic and safety concern had been addressed by their traffic study and by the City Engineer. He believed it created a much safer circumstance for ingress/egress, as well as pedestrians related to the bridge and the easement that the Village voted to up in. Currently everyone crosses wherever they want and getting people onto sidewalks and/or a pedestrian bridge would be a huge improvement to the area. Mr. Issowitz commented on the view issue. In a village setting everyone is affected by views because the buildings are close each other. He encouraged the Planning Commission to vote on combining the lots to permit the applicant to move forward on a CUP for the actual building. Design issues or volumetric issues will come through with the CUP. He hoped they could move forward on the lot combination.

Commissioner Joyce asked if Deer Valley had any plans to make any changes to the other parking structures or how they would adapt to the lost parking spaces.

Mr. Issowitz stated that during the summer they would have to give their guests good reason to park at Snow Park. They were talking about adding Apre ski and Apre bike options to incentivize people to park down below. The City bus system is quite robust in getting people from town to the Village area. He pointed out that there was no magical answer to create more parking. They continually talk about how to incentivize people to start from the base.

Commissioner Suesser asked if City buses currently run from Snow Park to Silver Lake, or whether they run from town. Mr. Issowitz replied that they run from the transit center to Silver Lake. Currently they do not run from Snow Park.

Russ Olsen with Stein Eriksen Lodge stated that they notified their Board and ownership about this project and their concerns were initially about height and the impact it would have on the ownership group at Stein Eriksen. Mr. Olsen stated that the more they looked at it they came to the realization that this project has been anticipated for many years and they are happy to see it finished. Mr. Olsen believed it was nice addition to the neighborhood, and while the owners will be impacted, it will finish the Village and add a more luxurious appearance from the overall finished product. Mr. Olsen clarified that the Stein Eriksen ownership supports the project and have worked closely with the Eccles and their team to ensure that any issues or concerns are mitigated. With respect to parking, Mr. Olsen stated that a plus for the Stein Eriksen management group is their association with the Chateau, which they manage across the street from the parking lot. Currently the Chateau has approximately 400 parking stalls that are highly utilized during some periods of the winter, but other times they are not. They contract with Deer Valley to provide them with overflow parking for their employees in the winter. In addition, some of the guest who will not be able to park in the parking lot will be able to park in the Chateau. Mr. Olsen noted that there will still be excess parking at the Chateau which could help alleviate some of the problems that will result from the loss of the parking lot.

Commissioner Suesser thought the Chateau was private parking and not open to the public. Mr. Olsen replied that it is open to the public and rented in the winter time. The cost is \$20 during the peak season and \$10 other times. It is currently being used as public parking and he believed it was anticipated to be used for overflow public parking.

Dave Novak, the property manager at Mont Cervin Condos for 22 years, stated that most people do not realize the history of the Silver Lake Village. It has gone through a lot of up and downs, and at one point in time Mr. Eccles was going to build 22 hotel rooms and a swimming pool. Mr. Novak thought it was important for everyone to understand the history and how the Village has been trying to thrive, but it has been an uphill battle. He hoped this new acquisition with Eccles will bolster and rekindle the retail environment they used to have up there. Mr. Novak understood this was a two-year project from April 2016 to April 2018. During that construction period a ski season will interfere with this project. He recalled that last year the Main Street construction was shut down during the Film Festival. He asked if it was possible for everyone concerned to shut down the construction of this project during the 2017-2018 ski season so they do not have to worry about safety. Mr. Novak stated that his Board had asked him to raise that question.

Chair Strachan closed the public hearing.

Assistant City Attorney stated that the Planning Commission could discuss the CUP and the plat amendment. The Amendment of the Deer Valley MPD would be contingent upon that discussion. However, as Chair Strachan mentioned earlier, he would be recusing himself from the Deer Valley MPD, and for that reason it could be a separate discussion. She pointed out that Deer Valley was not the applicant for the CUP and plat amendment.

Commissioner Campbell stated that this was a great example of how these projects can come together when people work together. He commended the applicants for reaching out to the neighbors and for addressing many of the objections that were expressed at the last meeting. Commissioner Campbell stated that his concerns had been met because the neighbors' concerns had been met.

Commissioner Suesser stated that her biggest concern was the loss of parking that is so heavily utilized all year long. Even though it has been a gift for many years, it will be a great loss for a lot of people. She requested that the applicant continue to look for options for additional parking. Commissioner Suesser liked the idea of the sidewalk. She did not understand whether or not the Sterling Court end would be the gathering space that was mentioned, but she liked that idea. She was unsure whether diverting people over the bridge if that is supposed to be a gathering area. Commissioner Suesser wanted to know whether the delivery trucks that service the hotel would also use Sterling Court or whether they would be able to access of Royal Street.

Commissioner Suesser referred to a comment about the setbacks and how that might affect the view corridors. She was still unclear on how the setbacks were being addressed.

Mr. Conabee stated that the parking requirement is 76 stalls. They will have 68 lockouts and they are building 117 stalls. Those extra stalls will be public parking. Mr. Conabee thought it was important to understand that they were trying to create vitality. This is the last chance to do something special at Silver Lake and the goal is not to have cars. They want people coming to Silver Lake to eat and to shop. The Silver Lake Plaza Association is actively talking about ways to invigorate that area. The shops that used to exist are slowly disappearing because there is no way to get up there and utilize those shops. One project cannot solve that. It needs to be a group effort and they are having active discussions about non-vehicular options.

On the issue of delivery, Mr. Conabee explained how the access for delivery trucks would be split between Sterling Court and Royal Street. There is access into the back of the hotel off of Royal Street to the right. He stated that they were trying to divide it up as much as possible to pull some of the burden off of Sterling Court.

Mr. Conabee addressed the question about gathering spaces. Mr. Schlachter stated that they had a long conversation for many months and the original concept was to put a lid on the end of Sterling Court to create a community village space. However, that was fraught with structural, access and fire issues. They left that zone as it is down below on the street, and instead tried to focus that effort on the second level. When people come off the mountain they are already on the second floor, so they tried to maintain that and draw people into the area to the south of the existing Hirsch, and then connecting to the bridge. Mr. Schlachter remarked that the bridge is an exciting opportunity to create lively outdoor space in the winter. It is their hope of connecting the existing Hirsch on the east side to the new Hirsch on the west, and the bridge would be used as the Village concept.

Mr. Conabee thought they had done a great job to have a wayfinding experience for a guest leaving Deer Valley to slow them down and engage the Village a little more, and bring the neighbors in the Village around a piece of property.

Mr. Conabee responded to the setback question. He stated that the biggest issue is that the platted building that on Lot F sits on the same property line at the 15 foot setbacks. When they go down Royal Street the 15-foot setback follows the street but the building does not. He indicated where the building comes into the setback and pushes over. He presented a 3-D model rendering that was done on-site. The measurements and dimension were done with a 3-D survey and dropped into the model. He pointed out what Mr. Stein would see out of his window. Mr. Conabee noted that if they moved the building back five feet, Mr. Stein would just see more rooftop.

Planner Whetstone asked Mr. Conabee to explain the setback variations being requested. She noted that currently the plat is 15-feet. John Shirley, the project architect, stated that they were trying to get to a 12-foot setback. On the street level they maintain a 20-foot setback as the lower level steps back and opens up more space for pedestrian access, and other elements. One level two the building overhangs the garage 5 feet, and on one corner encroaches to just over 12 feet.

Director Erickson stated that currently the City does not allow encroachment into the setback areas and setbacks are vertical planes on the property line. He thought it was important to see an exhibit of all the encroachments proposed. Mr. Conabee stated that they would provide that information with the CUP. Commissioner Joyce indicated areas where there were discrepancies between 10' and 12' and requested that it be consistent when it comes back.

Mr. Conabee pointed out that the setback issues would not affect the plat if they choose to move forward this evening.

Commissioner Thimm asked Mr. Conabee to show on the overall site plan where there is a 10' or 12' setback and the extent of it. Mr. Conabee indicated the area where there was a conflict. Mr. Shirley stated that currently the setbacks were laid out based on the MPD. Both the plat and the MPD call for a 15' setback along the south end of the property adjacent to the Mont Cervin. On the west side of the property adjacent to the Stein Eriksen Lodge is a 12' setback line. Along Royal Street there is a 20' setback requirement because there is not a garage door on the face. He pointed out that if the main entry was on Royal Street it would be 25'. Mr. Shirley stated that they were currently holding the building back to the 25' for other reasons. Along Sterling Court there is a 10, 12 and 15' line as they try to figure out what they have to apply for. On the street level everything is behind the 15' setback line. The second story, along with the bridge area and the area between the staircase and Mont Cervin, that area extends out five feet. Everything fits within a 12' setback in that area.

Commissioner Thimm stated that when they come back it will be important for the Commissioners to understand why the encroachment is so important to the design. What needed to be addressed from the Code standpoint would be helpful as well.

Commissioner Joyce liked the idea of combining the three lots. He referred to an exhibit Mr. Conabee presented earlier and thought it looked like lots and building footprints were defined. He pointed out that the applicant not only combined the lots, but they basically eradicated the footprint limits and went all the way out to the easements. He had concerns about a tunnel effect along Sterling Court and that they were making an open mouthed canyon into a closed mouth canyon. He also had concerns with the view shed for the units at the end of the court. Commissioner Joyce believed they had pushed the setbacks quite far compared to a typical combined plat amendment and he was not comfortable with how the footprint disappeared from what was originally part of the MPD and the plats. Commissioner Joyce pointed out that there would be serious discussions about snow removal and he had many questions.

Commissioner Joyce commented on the loss of parking and the potential for a shuttle service, especially for employees. He noted that there was no mention of employee parking. He wanted to understand the plan for employees and for shuttles. In his opinion, that would be a good cause value for allowing a lot combination. Commissioner Joyce would like those issues addressed when they came back, as well as what they plan to do to mitigate the traffic and parking issues for employees and residences. He liked what Stein has done to eliminate the need for their guests to have cars.

Commissioner Joyce noted that they only received the parking memo from the City Engineer this evening. He would spend more time reviewing it, but at some level he disagreed with the conclusion. He drove up there today and it is a little road. The City

Engineer described it as residential cul-de-sac, but he has never seen a 100-yard long cul-de-sac that has 200 people living at the end of it. Commissioner Joyce had concerns with snow issues and how the snow would be removed. Commissioner Joyce referred to language stating that “Goldener Hirsch will be vacating 18 spaces due to improvements in the existing garage”. Mr. Conabee replied that it was not accurate. It was from a previous plan. He explained that they had a 5% commercial entitlement that they were not using. They have other added amenities and hallways that make it larger. Commissioner Joyce was comfortable if the answer was that the language was old and did not apply.

Planner Whetstone understood that there were 18 parking spaces for the 20 condominium units in the existing Goldener Hirsch. Mr. Conabee replied that this was correct, and those 18 spaces would remain in their current location as condominium platted space.

Commissioner Joyce referred to language on page 264, “City engineer recommends that truck traffic use Marsac”. He recalled significant discussion on Empire Pass about truck safety and issues of ice and snow and coming down that road. Planner Whetstone believed that the City Engineer and the Chief Building recommend Marsac over Royal Street because there is the emergency lane for runaway trucks. She offered to confirm that with the City Engineer. Commissioner Joyce requested that the City Engineer attend the next meeting to answer questions.

Commissioner Joyce commented on the 31 lockouts and asked if a wholly owned unit could rent out two halves at the same time. Mr. Conabee answered yes. Commissioner Joyce had an issue with the LMC on this matter. Splitting lockouts creates major mitigation impacts on parking, traffic and other issues. He pointed out that the Code ignores lockouts and he thought that needed to be fixed.

Commissioner Joyce noted that a space was labeled the lounge near the pool. Mr. Conabee believed it was the area before walking out onto the pool. There would be no services. Commissioner Joyce recalled a discussion about solar at the last meeting. Mr. Conabee stated that they applied for a solar grant and it was given. He would update the Planning Commissioner at the next meeting.

Commissioner Joyce commented on the size of the meeting space and asked how they intend to use it. Mr. Conabee replied that it could be used for small conferences and wedding receptions, non-profit auction space, etc. Commissioner Joyce thought the meeting space and parking requirements are designed around the idea that people stay at a hotel for a conference. However, a number of hotels in the area do day-conferences where people drive up from Salt Lake and it affects the amount of parking. Commissioner Joyce thought they either needed to change the definitions or change the requirements for meeting space. Again, that was an LMC issue.

Commissioner Joyce stated that in looking at the bridge, plazas and the desire to drive vitality, but they have not added restaurant or bar space or other attractions to uplift the Silver Lake Village.

Mr. Conabee responded to the issues raised. In terms of combining the three lots and the tunnel effect, he noted that there is already a platted building on Lot F that is the same size, height, width and density of what is being proposed. The neighbor would not be blocked by anything more than what is potentially platted to block the view.

On the issue of snow storage, Mr. Conabee stated that no one wanted snow storage on the corner and preferred that it be moved to where it is allocated. He did not believe that Lots F, G and H should have to shoulder the burden for everything in the Silver Lake Village just because historically they did at the benefit of the owners. They were working with the City Staff and the Village to determine locations between their building and Steins for snow storage.

Mr. Conabee agreed that a lot of work still needed to be done with setbacks to present something that would be acceptable.

Mr. Conabee agreed with Commissioner Joyce's comments regarding the shuttle and they will come back with a plan.

In terms of road safety, Mr. Conabee noted that two experts and a traffic study have said the road is safe. He relied on their expertise and beyond that he had no other way to address that concern. Mr. Conabee suggested that Commissioner Joyce may have been on the wrong road when he drove up today because that road has been closed for the last two weeks for utility improvements. He might have been on the access road which is much smaller and would be a concern.

Regarding the construction schedule, Mr. Conabee explained that the utilities are being moved now was so they could start digging in the Spring as soon as the resort closes. They have been working with Deer Valley and Stein Eriksen on coordinating dirt off load. The hope is to move that on Deer Valley. However, where they are building in the Silver Lake inlet is defined as clays, and clays are great for building a retention pond. Mr. Conabee offered to provide better information once they find a solution. He did not want to put that burden on the resort because they have the responsibility to mitigate.

Mr. Conabee commented on the lockout question. He explained that they planned for the 68 lockouts to have their own stalls. The parking plan handed out to the Planning Commission accounts for those stalls.

On the issue of solar, Mr. Conabee reiterated that they were awarded a grant from Rocky Mountain Power. Solar is tricky in terms of where to put it. It is reflective so it can be a positive benefit but have negative impacts. He would provide a rendering of what it might look like.

Regarding meeting space and hotel guests, Mr. Conabee stated that people do not want outside guests on the property. Public space is defined as public space, but meeting rooms and having 400 people during a peak season is not a good combination. Mr. Conabee did not believe that was any different from the other five-star hotels in town, where those rooms are used generally in the off-season at a discounted rate for non-profits, and events such as weddings in the summer. He offered to try to find a schedule from a comparable property for the next meeting.

Mr. Conabee agreed with Commissioner Joyce's feedback regarding the bridge. However, he indicated the location of a 3,000 square foot restaurant and bar that was underutilized. The goal is to open up the existing Hirsch and get some activity on the plaza through food, music and activity to improve the vitality.

Commissioner Thimm noted that he had already given his comments regarding the setbacks. He echoed the concern about the footprints and the changes to the envelope definitions on Lots G and H. He wanted to understand why it was so important to make that type of change. With regard to traffic, he understood the reliance on the traffic study from Fehr and Peers and commentary from the City Engineer; however, that number of trips and the amount of activity was still a concern. Commissioner Thimm pointed out that they were talking about two ten-foot lanes, one, going each way, and he would like the City Engineer and the traffic consultant to look closely at what that means. Commissioner Thimm thought the continuity created for the pedestrians with the sidewalks was important and it was an excellent addition. In terms of vehicular and pedestrian conflicts, he thought the bridge could help reduce that conflict and he suggested bringing that into the analysis.

Commissioner Thimm stated that in looking at the buildings beyond the footprint, the Staff had recommended breaking down the volumetrics into three pieces. He could not see that in the plan presented and asked that it be more defined for the next meeting. Commissioner Thimm also wanted to see a materials board. With regard to the massing itself, he thought they had done a good job of looking at vertical massing strategies to break up the building face and to create scale. He thought it was important to also look at the ground floor human scale elements to create and evolve vitality. He liked the idea of using buildings to define street and sidewalks edges.

Commissioner Thimm commented on snow removal and echoed Commissioner Joyce's request for the applicant to come back with a real plan. He went a step further and suggested two plans, one for the winter months during construction and a second plan at full build out.

Mr. Conabee agreed with the comments regarding setbacks. He offered to look deeper into the traffic lanes as suggested by Commissioner Thimm. He agreed that the bridge would help with vehicular and pedestrian conflicts. Mr. Conabee commented on the volumetrics and noted that they were still struggling to get their entitlement on the site. They would try to present it in a better fashion at the next meeting. Mr. Conabee would provide a materials board for the next meeting. In terms of the human scale at the ground floor level, he agreed with Commissioner Thimm's comment about vitality. It is a combination of different elements and they were exploring the options. Mr. Conabee stated that they would coordinate with the Silver Lake Village Property Association on snow removal and come back with a proper plan.

Commissioner Phillips thought the other Commissioners had addressed most of his issues and concerns. He asked if the old footprints in the MPD were put in as guidance. Director Erickson replied that they were building pads surrounded by ski easements. He would need to review the plat to determine whether or not those were established boundary lines. Director Erickson explained that one reason the building pads in F, G, and H were set back in the northeast corner was to provide a view corridor into the Village core. He was unsure at this point whether the Goldener Hirsch project would affect that view corridor.

Director Erickson suggested that the Planning Commission ask the applicant to look at the shadow effects of the five-story building on the proposed pedestrian walkway on Sterling Court. He noted that Sterling Court was being oriented north/south, and the major building height is on the west side. He thought winter sun would have a significant effect on whether or not those spaces could be activated in accordance with the project proposal and the Owners Associations.

Director Erickson requested that the Planning Commission provide more specificity on what they want from the traffic engineer and the City Engineer. He noted that the City Engineer provided daily trips at peak, but he did not break it down by peak hour. Director Erickson pointed out that 1700 trips per day in a 24-hour period was different than 1700 trips per day plus interference from service vehicles in a two-hour arrival and departure period.

Commissioner Phillips assumed there would be proper signage for the public parking stalls. He commended applicant for a great job reaching out to the neighbors and the

resort, and for working with the Planning Staff. He thought this project was heading in the right direction.

Commissioner Phillips stated that in the future he would also be looking at the circulation corridors and the amount of window, glass and light would be flooding through there. It was important to avoid the appearance of a glowing tower.

Mr. Conabee offered to look at the pedestrian scale and the shadow effects on Sterling Court, along with a solar study, and the circulation corridors.

Chair Strachan asked if Mr. Conabee had responded to Commissioner Joyce's comment regarding employee parking. Mr. Conabee stated that he did not have an answer this evening. He would meet with management and the ownership and come back with an answer. He explained that historically Deer Valley controlled that exterior land. Deer Valley would transfer the land and they could build what they wanted. Since the last meeting they have taken steps to acquire that ground through the actual Village Plaza Association and all its members. Mr. Conabee stated that they have looked at number of Staff, number of cars, and bussing. Currently, approximately 11 cars service the hotel. With more rooms in the hotel they will be able to look at it with more sincerity and provide an answer.

Chair Strachan had nothing more to add and he echoed the other Commissioners. He emphasized that employee parking will be a primary issue because employees are the most frequent violators of a public parking plan. In terms of vitality of the bridge and pedestrian space, Chair Strachan suggested that they program the restaurant and bar differently. They should show what they plan to do with it because he was not seeing where the verve would be. The restaurant and bar are in a beautiful spot but it needs to be known to the public.

Chair Strachan stated that many of his concerns were put to rest because the neighbors agree. It is a village concept and everything is close together. However, he would be looking for an explanation to Commissioner Joyce's question on why the east corner of the building is positioned near Lots H and G, because he shares those concerns.

Commissioner Joyce stated that later in the evening the Planning Commission would have a work session to talk about night sky/dark sky issues. Compared to the surrounding buildings this project has a lot of glass floor to ceiling on every floor. Besides exterior lighting, all the interior lights in the building shine outside. It was something the applicant and the Planning Commission needed to think about for the next meeting.

Commissioner Campbell stated that as they combine the three lots into one, as the lots get filled in he did not believe they would be blocking any views. He asked Mr. Conabee to come back with something to support that so people do not think that the Planning Commission was giving them the ability to block views. Mr. Conabee offered to provide a view corridor study. He thought the history would show that the lot off was more practical because there is only a sewer line with a 20-foot sewer easement on either side. Commissioner Campbell thought it was mislabeled as a view corridor because it not really a view for anyone to anywhere. He asked Mr. Conabee to come back with a model to show that.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Amendment to the Re-subdivision of Lots 1 and 2, Silver Lake Village No. 1 Subdivision, Lot F, G and H into one lot, to October 26, 2016. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Joyce moved to CONTINUE 7520-7570 Royal Street East Conditional Use Permit for 34 residential units on Lot 1 of the Amendment to the Re-Subdivision of Lots 1 and 2, Silver Lake Village No 1 Subdivision, to October 26, 2016. Commissioner Phillips seconded the motion.

VOTE: The motion passed unanimously.

7. **7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to combine Lots F, G and H of the Silver Lake Community, into one development parcel and to transfer 843 square feet of residential density from Silver Lake Village Lot D to proposed Lot 1. No changes to the approve density assigned to these parcels are proposed. (Application PL-16-03155)**

Chair Strachan recused himself and left the room. Vice-Chair Joyce assumed the Chair.

Vice Chair Joyce stated that this application was restrained because the Planning Commission Continued the plat amendment on the prior item. This item was noticed for a continuance as well.

Steve Issowitz, representing Deer Valley, explained that the reason for the amendment would be to clarify a lot combination. Instead of showing an exhibit with density on

three lines, it would show the density on one line. This amendment would keep the record clean. In addition, square footage from Lot D would be transferred to Lot I.

Vice-Chair Joyce opened the public hearing.

There were no comments.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE the 12th Amended Deer Valley Master Planned Development Amendment to October 26th, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

The Planning Commission adjourned the regular meeting and moved into work session to discuss potential LMC Amendments regarding lighting. That discussion can be found in the Work Session Minutes dated September 28, 2016.

The Park City Planning Commission Meeting adjourned at 9:55 p.m.

Approved by Planning Commission: _____

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
NOVEMBER 9, 2016

COMMISSIONERS IN ATTENDANCE:

Vice-Chair Steve Joyce, Melissa Band, Preston Campbell, John Phillips, Doug Thimm

EX OFFICIO:

Bruce Erickson, Planning Director, Francisco Astorga, Planner; Kirsten Whetstone; Planner; Anya Grahn, Planner; Mark Harrington, City Attorney, Jodi Burnett, Outside Counsel

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REGULAR MEETING

ROLL CALL

Vice-Chair Joyce called the meeting to order at 5:35 p.m. and noted that all Commissioners were present except Commissioners Suesser and Strachan who were excused.

PUBLIC INPUT

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

There were no reports or disclosures.

CONTINUATIONS (Public hearing and Continue to date specified)

1. 250 Main Street and the Parking Lot at top of Main St. - Plat amendment to combine lots of the Park City Survey into 2 lots of record and dedicate unused portions to Park City Municipal Corporation as Right of Way. (Application PL-16-03217)

Vice-Chair Joyce opened the public hearing. There were no comments. Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Phillips moved to CONTINUE 250 Main Street and the Parking Lot at the top of Main Street Plat Amendment to combine lots to December 14, 2016. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

Mr. Stormont thanked the Planning Commission for their time and attention to his comments on behalf of THINC. He also appreciated the applicant for sharing so much information. What he saw and heard this evening personally helped him understand some of the issues and the differences that exist.

Vice-Chair Joyce closed the public hearing.

MOTION: Commissioner Thimm moved to CONTINUE the Treasure Hill CUP to December 14, 2016. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

2. **7520-7570 Royal Street East- Deer Valley MPD 12th Amendment to combine MPD Lots F, G, and H of the Silver Lake Community, into one MPD Lot, Lot I. No changes to the approved density assigned to these MPD Lots are proposed.** (Application PL-16-03155)
3. **7520-7570 Royals Street East- A 2nd Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision combining Lots F, G, and H into one platted lot, Lot I and amended Lot D of the Silver Lake Village No.1 Subdivision to increase the area of skier and pedestrian easement by approximately 749 square.** (Application PL-15-02966)
4. **7520-7570 Royal Street East- Conditional Use Permit for 34 residential units on Lot I of the Amendment to the Re-Subdivision of Lots No. 1 and No. 2 Silver Lake Village No. 1 Subdivision.** (Application PL-15-02967)

The Planning Commission discussed these items simultaneously. Separate actions were taken.

Planner Kirsten Whetstone reported that the three items were related regarding the Deer Valley Master Planned Development 12th Amendment. She had made redline corrections to the Findings of Fact and Conditions of Approval for the CUP that were provided to the Planning Commission earlier that day. She would explain the reason for the changes in her presentation.

The first item is the Amendment to combine Lots F, G and H of the Silver Lake community into one lot I. It also includes a slight transfer of density from Lot D to Lot I. Planner Whetstone clarified that it was the Goldener Hirsch, which is on Lot D. The vacant lots F, G and H are used by Deer Valley as a parking lot during the winter.

Planner Whetstone reported that the second item is a plat amendment. The Silver Lake plat has Lots F, G, H and D as separate platted lots as part of the Silver Lake Village plat. It has been amended several times which is why it has a long title. The request is to combine Lots F, G and H, and to also put a bridge easement across Sterling Court, and to modify Lot D slightly so it matches the as-built conditions. Planner Whetstone pointed out that Lot D has a fee simple area and a skier easement area. The applicants were also requesting a minor modification that they would explain to the Planning Commission.

Planner Whetstone noted that the third item was the conditional use permit for the 34 unit equivalents, which is entitlement of the Deer Valley Master Plan. That Deer Valley Master Plan has been in place since the 1980s that identified the unit equivalents for Lots F, G and H for residential. One unit is 2,000 square feet.

Planner Whetstone stated that the Planning Commission had previously reviewed these applications at previous public hearing meetings and in work session. She noted that the Staff report for this meeting included the Findings of Fact, Conclusions of Law and Conditions of Approval from the September 28th meeting. If the Planning Commission was comfortable taking action this evening, she had changed the Findings and one Condition to address three changes that have occurred since September. One was a slight change in the parking. She recalled that Commissioner Thimm had noted that the Findings mentioned that 16 spaces under the Goldener Hirsch were being eliminated. Planner Whetstone clarified that it was from a previous plan and it had never been erased. The second change was the reconciliation of the commercial unit equivalents between the Master Plan plat and the existing conditions, which were memorialized in the Condominium Plat called the Golden Deer. The biggest issue at the last meeting was the request for a setback exception from Sterling Court. Planner Whetstone stated that the applicants modified the building slightly to meet the 15' setback along Sterling Court. That change was reflected in the Findings. There was no change in unit equivalents or square footages.

Planner Whetstone believed the applicant would be comfortable continuing the CUP if they Planning Commission was comfortable taking action on the MPD and the plat amendment.

Planner Whetstone reported that she received a letter earlier that day as public input from William Natbony, which was provided to the Planning Commission. She has been in contact with Mr. Natbony since early in the process. However, Mr. Natbony claimed that he did not receive a notice letter for the September 28th public hearing. Planner Whetstone clarified that the address on his letter was the same address on the noticing list. The Staff had sent letters for the September 28th meeting, and she was unsure why he had not received it. Mr. Natbony had contacted her to see if it was on the October 26th agenda and she informed him that it had been continued to November 9th.

Planner Whetstone stated that one of the two primary issues raised in Mr. Natbony's letter was the safety on Sterling Court. He had the same concerns expressed by another resident at Sterling Court at the last meeting; however, that gentleman has since said he was satisfied with the traffic study and the City Engineer's memo.

Planner Whetstone remarked that the second issue raised by Mr. Natbony was calling it a residential street. She noted that Matt Cassel, the City Engineer, clarified that it has never been identified as a residential street. However, he used the residential nature of these units to get a trip generation for the units. Mr. Cassel counted it as though it were residential single family, which has a trip generation of eight to ten trips per day. These units are nightly rental and at certain times the trips may be that high or it may be reduced to half.

Planner Whetstone stated that in his letter, Mr. Natbony also expressed a preference for access on to Royal Street as opposed to putting all of the congestion on to Sterling Court. She remarked that the City Engineer mentioned that Royal Street is a residential collector street, with a fire station across the street, a parking garage with 300 parking stalls, a bus line, and other reasons why he requested that access be taken off of Sterling Court. She noted that the applicant built the entire project based on that direction.

Planner Whetstone noted that the final issue raised in Mr. Natbony's letter is what he calls the entertainment area on the bridge. He had concern as to whether those impacts could be mitigated if there was commercial activity on that bridge in front of his unit. She believed the applicant would address that concern this evening.

Planner Whetstone clarified that the proposal did not include any commercial uses or support commercial in the new building. It will have support meeting space.

Steve Issowits with Deer Valley Resort spoke on the first item, which was the MPD Amendment. He stated that there were no changes to the MPD Amendment, other than footnote clarifications that were requested by the City in the Commercial Exhibit 2.

Mr. Issowits explained that previously there were three separate lots, F, G and H, that were proposed for the site. The applicant had come up with what he believed was a great plan to more efficiently use the space, create a more efficient garage, and improve circulation for pedestrians. Mr. Issowits remarked that currently the conditions are not the safest with the existing surface lot because pedestrians and cars are able to exit anywhere they wish. He thought the plan proposed by the applicant would improve the area.

Mr. Issowits pointed out that the alternative would be three separate projects by potentially three separate developers constructed at three different times. From an MPD standpoint Deer Valley Resort was in favor of the changes. Mr. Issowits requested that the Planning Commission consider amending the MPD to reflect what the applicant intends to build.

Vice-Chair Joyce stated that his primary concern was the commercial piece and taking from Building I to account for something in Building D. He could understand if they were combining Lots D, F G and H into a single lot, and create the support commercial from that facility. However, when there are two separate plats, he wanted to know how they would borrow support commercial for one to account for another without them being a single facility. He understood they were connected by a bridge, but from a plat standpoint they were still separate.

City Attorney Mark Harrington understood that a specific provision in the Deer Valley MPD allows this to be considered. He thought the question was appropriate, but the provision was asserted that allows the transfer. However, it would have to be reconciled with the actual definition and use of the support commercial function. Mr. Harrington believed the request still meets the definition for the entirety of the project that it was being applied to. He pointed out that there was room for interpretation in terms of whether that intent could be met depending on the individual facts being proposed.

Vice-Chair Joyce understood that shared commercial spaces transfer from one to another, which would be using support commercial from the 5% applied to what would become Lot I, and that could be transferred over to Lot D. Secondly, the support commercial term was applicable to what was occurring in Lot D. Mr. Harrington replied that he was correct on both issues.

Vice-Chair Joyce requested an explanation as to why it all works. Ms. Issowits provided a background on the history and why this came up. He explained that in the 7th Amended MPD, in those versions and prior, the commercial for Silver Lake Village was not broken out by building. Subsequently, going into the 8th Amended, a note was included from there and forward, identifying where each of those commercial spaces were. When Planner Whetstone was looking at the plats for the original Golden Deer, it listed a certain square footage which did not exactly agree with what was shown on the MPD. He did some research and found a letter and a reconciliation from Bob Wells to Planner Nora Seltenrich and Patrick Putt, Planning Director at the time, dated 1997. It showed the 2,062 square feet from the MPD, as well as 947 square feet of 5% support commercial, which totaled 3,009 square feet. Mr. Issowits believed the 3221 square feet on the plat, minus the 3009 square feet on the approvals and listed on the schedule, was a difference of 212 square feet, which they determined was circulation and residential accessory use as listed on page 121 of the Staff report.

Mr. Issowits stated that the offer by the applicant to take square footage of support space from one lot and it for another was an attempt to bridge any gaps that may have existed or that the Planning Commission felt might still exist. Regarding the question of whether it is allowed, Planner Whetstone noted that it was one of the amendments of the Deer Valley MPD.

Chris Conabee, representing the applicant, explained that the Goldener Hirsch has 3,494 commercial square feet comprised of a gift shop and a restaurant, which is currently the plat. The 12th Amended MPD currently before the Planning Commission has 2,617 square feet. Therefore, the existing plat and the existing MPD do not match. Mr. Conabee stated that there is an entitlement on Lot I that allows them to build 4,000 square feet of commercial. They were offering the difference to clear up the discrepancy between the plat and the MPD. Mr. Conabee clarified that they were not trying to add anything new, the simple intent was to clean up the discrepancy between the plat and the existing MPD that was caused 15 or 20 years ago. Everyone has done the research, but no one could find why there was a discrepancy in the numbers. Mr. Conabee stated that there is 4,000 square feet that the applicant does not intend to use, and it seemed like an eloquent solution to use it to solve the problem.

Vice-Chair Joyce understood the explanation. However, from a legal standpoint, he wanted to know how the transfer would get recorded since Lot I would no longer have 4,000 square feet.

City Attorney Harrington thought they needed to look at the proposed redlines carefully because he was still seeing inconsistencies between using the commercial versus no commercial is used. If they are using the more intensive use they can expect a strong recommendation from Staff to categorize as that so it is clear that the square footage is gone from Lot I, and not a make up for the over allocation of the other defined used being support commercial. Mr. Harrington stated that even in the proposed redlines there were still inconsistencies as proposed, and that needed to be made clear to avoid another lot scenario. Mr. Harrington pointed out that they would amend the Deer Valley MPD and amend the plat and carry it forward. To this point it has all been consistent. It is rare to have this degree of an anomaly and it would be prudent to make sure they clearly understand how it was being resolved.

Mr. Conabee wanted the Commissioners to understand that this problem would exist with or without their application. They have a hotel with a plat that has 3,493 square feet platted, and an MPD with 2,617 square feet. If they had never come before the Planning Commission with this proposal, the discrepancy would continue to exist.

Vice-Chair Joyce opened the public hearing on the MPD, the Plat Amendment and the CUP.

There were no comments.

Vice-Chair Joyce closed the public hearing.

Commissioner Phillips believed all the questions from the last meeting had been answered, and the requests made sense.

Commissioner Band stated that she was not at the last meeting; however, in reading through the minutes she thought there appeared to be concern over the parking that was being eliminated. Commissioner Band pointed out that the parking was being allowed on private property. She did not believe the loss of parking should be a consideration in this application. Commissioner Band was comfortable with the requests as proposed.

Commissioner Thimm noted that at the last meeting they talked about lane widths. He was unsure whether the plan was changed to address those concerns. Commissioner Thimm recalled that 10' lanes were proposed. Fehr and Peers, the traffic consultant, walked the Planning Commission through the study, but he still had concerns. He read from the Fehr and Peers report, "Street lanes for moving traffic preferably should be at least 10' wide. Where practical they should be 11' wide". Commissioner Thimm stated that 10 feet is a narrow lane and he wanted to know why it was not practical to make them 11' wide.

Mr. Conabee replied that they were not proposing to change the road as it currently exists. It is currently rolled gutter to rolled gutter; and both Fehr and Peers and the City Engineer have deemed the road to be safe by both state and federal standards. He understood that when a neighbor does not like their views disturbed, as in the case of Mr. Stein at the last meeting, the immediate knee jerk reaction is to say that the road is not safe. When they showed Mr. Stein the traffic study and took him down the road, he and his attorney have indicated that they are now satisfied with the response they were given and would not pursue it further.

Mr. Conabee noted that the concerns expressed in Mr. Natbony's letter related to the safety of the road, which is not the width of the road. The width of the road has been deemed safe, and its original platting accounted for the density and the massing. Mr. Conabee pointed out that they were leaving 4,000 square feet of commercial square footage and the associated traffic out of the project. Mr. Conabee stated that it is a 20' wide road with two 10' wide lanes and 2' of rolled gutter on either side. He was willing to give a presentation showing how traffic moves in and out, and how they had taken

additional steps to move traffic for the hotel off of the road. He thought it would help alleviate some of their concerns.

Vice-Chair Joyce understood that the applicant had revised the plan to meet the 15' setback requirement. He wanted to know if they moved the building back or if they eliminated the overhang. John Shirley, the project architect stated that the building was modified to fit within the 15' setback requirement. At street level the building is actually set back at 20' in an effort to keep it wider and more pedestrian orientated. There is still an overhang but it is within the 15' setback.

Vice-Chair Joyce stated that his initial concern was with the building footprint, particularly up Royal Street. He spent time walking around up there and he believed that flowing with the curve appears to work fine and does not disturb anything else. In some cases, he thought it actually fixed some problems. He was concerned that it might block views in some places but he did not see that occurring.

Commissioner Joyce stated that because the commercial affects the plat and the MPD it was important to make sure the redlines provided this evening were correct, and that the Planning Commission had sufficient time to read the letter from Mr. Natbony to make sure his issues were addressed.

Mr. Conabee thought it was unfair to the applicant when someone sends a letter the day before a Planning Commission meeting and he receives it at 2 o'clock the day of the meeting. If they allow that practice to hold up the process, it would never stop. Mr. Conabee stated that he had evidence on his computer of ample correspondence and communication with Mr. Natbony starting on May 24th. A series of 24 emails show safety diagrams, sidewalk diagrams, point of view of bridges, utilization of bridge, and distance from bridges. Mr. Natbony has been well-informed. He thought the Planning Commission should consider the number of people who have been notified of this project and the effort that has gone into public meetings. To have one person in a duplicative manner write that they have not been contacted or is confused is not only insulting to the Planning Commission but also to the applicant. Mr. Conabee stated that he works very hard to make sure people are happy.

Vice-Chair Joyce agreed that the Commissioners have seen evidence of the applicant's efforts. If the letter was the only issue they would be willing to move ahead with a vote. However, the Findings of Fact and Conditions of Approval were in a redline format and the City Attorney had indicated that there were still some inconsistencies.

Mr. Conabee believed the Findings and Conditions were in their correct form for the MPD. The redlines only applied to the CUP.

Commissioner Joyce still had questions on how the commercial piece gets applied across the MPD and the Plat Amendment. It was critical that they get it right. Commissioner Joyce suggested that it could be continued to the next agenda for a vote and handled very quickly.

Mr. Issowits commented on the MPD and the question related to the commercial square footage. He noted that footnotes 14 and 15 on Exhibit 2 on page 141 of the Staff report did not have any redlines. Mr. Issowits stated that Planner Whetstone had written the footnote to include both Lots D and I, and he thought that specifically addressed the square footage question.

Planner Whetstone stated that the other footnotes had to do with the fact that the requirements of the MPD were changed. She pointed out that it was the requirements for the Historic Mine Waste, as well as compliance with the soils ordinance. The Staff asked Deer Valley to include it as a footnote for consistency with the current criteria in LMC Chapter 6.

Vice-Chair Joyce remarked that nothing in the CUP redlines match the transfer of .4215 UEs from Lot D to Lot I. He was looking at different square footage numbers and nothing appeared to be consistent. Vice-Chair Joyce was not comfortable approving the MPD until they were ready to approve the CUP.

Planner Whetstone noted that page 140 of the current Staff report and had also been included in the September 28th Staff report and it was exactly the same. Silver Lake Lot C is now 5.5785, 20 units. Note 1 says they are using the formula. Silver Lake F, G and I now go to zero. Lot I goes to 34.4215. Planner Whetstone reiterated that the numbers were consistent from the September Staff report. Vice-Chair Joyce was comfortable with the UEs for moving over the residential. His issue related to the uncertainties of the commercial. They need to make sure that whatever they put in the CUP matches what they put in the MPD and the plat amendment.

Planner Whetstone stated that per the Land Management Code, in the RD zone all commercial is support commercial. She pointed out that the 2062 square feet for Goldener Hirsch Inn was commercial. However, the language in the LMC allows an additional 5% for support commercial. Planner Whetstone noted that Goldener Hirsch has a restaurant, a gift shop and a kitchen. The plat says that they have 3,493 square feet of commercial. Planner Whetstone remarked that it is all support commercial, and she wanted to know how that could be remedied. They need to look at the Code language to resolve it.

Mr. Conabee stated that the City has gone through a process where an overage of 876 square feet has been platted. He asked what they could do as an applicant to correct a mistake that they did not make. Director Erickson replied that once the language is cleaned up they would be following the correct process, which is modifying the Deer Valley MPD and modifying the plat to be consistent with the MPD. He believed the key was making sure the language was correct in the preceding documents.

City Attorney Harrington believed the numbers were fine and the intent was clear. However, it needed to be parsed out; otherwise someone else could grab the additional commercial if the numbers are not reconciled. Mr. Harrington was not convinced that the use was consistent under either term. He thought the uses need to be assigned per the available square footage and confirmed in the three documents to be consistent. The Staff would do that and bring it back.

Vice-Chair Joyce stated that if there was extra square footage for circulation that should not have been included, it would nice to clean that up at the same time.

Mr. Conabee clarified that their entitlement allows them to build 12,000 square feet of residential. They built 11,104 and the discrepancy is 896 square feet. They were over 876 square feet in commercial. He was unsure who made the decision but he questioned the numbers. Vice-Chair Joyce stated that he would be more comfortable permanently moving commercial from the building they were attaching to as opposed to trying to convert residential to commercial. Mr. Conabee agreed and he appreciated the direction.

Director Erickson noted that there was time to schedule these three items on the agenda for the November 30th meeting. Planner Whetstone offered to come back with the analysis of the uses and reconcile it for the Planning Commission.

Mr. Issowits asked if they anticipated any language changes to the MPD application. Planner Whetstone replied that the Staff report would not change but the Staff would need to look at the commercial versus the additional support commercial and reconcile it with the Master Plan. Mr. Harrington clarified that the Staff would be looking to reconcile Footnotes 5 and 6.

MOTION: Commissioner Band moved to CONTINUE 7520-7570 Royal Street East – Deer Valley MPD 12th Amendment to November 30, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Band moved to CONTINUE 7520-7570 Royal Street East – A 2nd Amendment to the re-subdivision of Lots 1 and 2 in Silver Lake Village be continued to November 30, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Band moved to CONTINUE 7520-7570 Royal Street East – CUP to November 30, 2016. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Mr. Conabee wanted the Planning Commission to understand that in spite of his expressed frustration he appreciated the efforts of the Commissioners and the Staff, particularly Planner Whetstone, who has worked very hard on their applications.

5. **2636 and 2644 Aspen Springs Drive – Plat Amendment to shift the common lot line between Ranch Lot 3 and Lot 46 of the Aspen Springs Ranch Subdivision Phase II. (Application PL-16-03313)**

Planner Whetstone reviewed the request to amend a lot line between Ranch Lot 3, which is a large lot in Aspen Spring, and Lot 46 which is a smaller lot to the west. The properties are under two separate LLCs but the same people own both lots and represent the LLCs.

Planner Whetstone stated that when the house and the barn were built on the Ranch lot, the driveway was built on Lot 46. The applicant was requesting to move the lot line that cuts past the driveway to the west approximately 50 feet. Lot 46 would become slightly smaller and Ranch Lot 3 would become slightly larger. They have been working with all the utilities and there are no known utilities in that lot line. There are utilities on the west property line but those would not be affected

Planner Whetstone noted that Aspen Springs has LOD and maximum house size, but in looking at the original plat the requested plat amendment would still be within the range of the lots within the subdivision. Therefore, there were no changes proposed to the LOD or the maximum house size. However, the Staff requested that they put the table on the plat to keep it specific to this application.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council to approve the Second Amended Aspen Springs Ranch Subdivision Phase II, according to the Findings of Fact, Conclusions of Law and Conditions of Approval in the draft ordinance.

William Natbony
6 Saddle Ridge Road
Old Westbury, New York 11568
e-mail: billn@tigris.com

November 9, 2016

Kirsten A. Whetstone, MS, AICP [Kirsten@parkcity.org]
Park City Planning Department
P.O. Box 1480
Park City, Utah 84060

Re: Applications PL-15-02966, PL-15-02967 and PL-16-03155 (the "Applications")

Dear Kirsten:

On the basis of our most recent communications and at your suggestion, I'm submitting this letter to the Park City Planning Department to object to two closely-related aspects of the Applications.

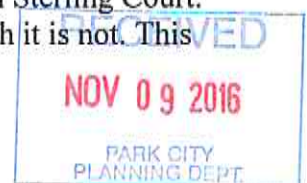
I'm the owner of Unit #1 at the Inn at Silver Lake. As I've explained in our prior e-mail communications and for the reasons outlined in those e-mails (which I've attached), I hadn't received notices of the Planning Commission's meetings and was very much looking forward to the opportunity to present my views directly to the Commissioners. Unfortunately, only so much can be communicated in a letter or letters and an opportunity to be heard and to respond to questions by far is the best way of communication. As you know, the timing of the Commission's meetings created difficulties for me. I'm an individual and our miscommunications on notice have placed limitations on my ability to address my concerns in the most effective way. There is, after all, a high volume of information and several complex issues. As a result, I apologize to you and the Commissioners for the late timing of this letter and for the limited amount of time I've been able to devote to its preparation.

My two issues concern the safety of Sterling Court and the two proposed uses of the Bridge over Sterling Court, one of which is intended to mitigate a portion of those safety concerns.

Sterling Court Safety

Concerns have been raised, not only by me, about the safety of Sterling Court. Although a good start has been made by recent safety improvements added by the Goldener, further study should be made, and further improvements seem necessary, in order to prevent both safety and congestion problems.

Based on the online record (which, admittedly, I've had difficulty navigating), two experts have provided their written opinions with respect to the Goldener proposals' impact on Sterling Court. Among other things, both relied on Sterling Court being a residential street, which it is not. This



misunderstanding of the nature of Sterling Court creates a threshold problem that neither report attempts to address. Although for real estate planning purposes, Park City includes business and commercial uses within the definition of "residential use," "residential use" has a very different meaning when it comes to vehicular and foot traffic on a street, especially on a high-use street with a short cul-de-sac and an already high volume of vehicular and foot traffic. Sterling Court most definitely is not a "residential street" and the Goldener expansion proposal makes it clear that Sterling Court in fact will be used, and heavily used, for commercial purposes – that is, in all respects, the Goldener proposal is for a commercial expansion of the Goldener Hirsch Hotel and for expanded commercial use of Sterling Court.

In fact, the commerciality of the Goldener proposal was a primary basis for its approval by the Silver Lake Village Plaza Association, and for good reason. That proposal includes not only the residential units contemplated in the Master Plan. It also adds significant additional parking and a sizable meeting place expressly intended to increase the traffic and activity in, around and to Silver Lake Village. And, yet, the foundational assumption in both the Fehr & Peers report and in Mr. Cassel's report is that Sterling Court will operate as a residential street. That is neither the intent nor the consequence of the Goldener proposal. The conclusions as to the safety and congestion aspects should be closely reviewed with these commercial realities in mind. Neither of the reports, nor Preston Stinger's presentation to the Commission, addressed this. Understanding this, Chris Conabee offered to find a schedule from a comparable property that would support the conclusion; however, the fact is that there cannot be a comparable property with a short cul-de-sac having the large number of existing residential and commercial occupants, a ski-in ski-out location, an expanded hotel facility, and the level of significant activity year-round that Sterling Court has.

No one has been, or could have been, a closer observer of Sterling Court than I. My residence is one of only two that has a large wall of windows looking directly onto Sterling Court. I've therefore had the best vantage point from which to understand the flows of vehicular and foot traffic, to experience that traffic every day of the week, and to understand how Sterling Court actually operates and how it is likely to function after the Goldener expansion. As you know, the most serious safety concerns on Sterling Court arise during the Winter (and, to a lesser degree, in the Summer) months. Based on my experience and observations, I can say with certainty that the Fehr & Peers report misstates the current use of Sterling Court in reaching its conclusion. For example, management of the existing parking lot has focused specifically on the safety issues of Sterling Court by ensuring that virtually all access to and egress from the lot has been through Royal Street and not Sterling Court. This is contrary to the portion of the report that concludes that the expansion will improve safety on Sterling Court (although even improved safety would not be sufficient if an unsafe condition remains). The care shown in managing the parking lot has significantly mitigated potential safety problems on Sterling Court – and without creating any problems on Royal Street. The exclusive access through Sterling Court to the new parking facility and to the Goldener Hirsch entrance therefore would mark a major shift in use.

A further review therefore would be prudent.

Safety has been a primary concern in considering how Sterling Court will be affected by the expansion plan. The Bridge over Sterling Court most certainly provides one way of addressing the safety and congestion concerns. Surprisingly, safety is not the primary intended use for the Bridge.

The Entertainment Area on the Bridge

The purpose of the Bridge is to mitigate the traffic flow, and therefore reduce safety concerns, on Sterling Court by providing a maximally functional connection between the two sides of the expanded Goldener. The expectation is that this will increase the vitality of Silver Lake by enabling hotel guests to move most easily between the two sides and most effectively allow those who park in the new Goldener facility to access Silver Lake Village with its skiing, biking and hiking facilities. Because the expanded Goldener space will not have retail or restaurant facilities, the goal is not to facilitate access from Silver Lake Village to the hotel; rather it's to optimally manage the flow of people to and from the hotel and, even more so, to and from the parking garage. In order to manage that foot traffic, the Bridge therefore should find the best way to safely and expeditiously maximize that flow. That is not what the proposal does, however. Rather, approximately two-thirds of the Bridge has been set aside for a hotel entertainment area having a sizable sitting area and firepit, neither of which facilitate foot traffic. The explanation given for adding such a large entertainment dimension to the Bridge is that it will provide a "gathering place" that itself will add vitality to Silver Lake Village. Whether or not it would do so, which seems questionable, it most certainly would not help with the flow of foot traffic. It would, in fact, curtail such a flow.

Contrary to the explanation given by Chris Conabee at the September 26th meeting, this isn't a question of my desires versus what other owners have deemed they want. This is a balancing determination – benefits versus burdens. This is about what is best for the safety of the community in light of the genuine needs of that community. Aside from the safety issue, a "gathering place" also is not best placed on a bridge between two parts of a hotel when the purpose of that bridge is to facilitate the movement of people.

The Bridge has been highlighted as the most important mitigating element to the safety concerns concerning Sterling Court, and yet whatever benefits it may provide have been limited to a minority portion of the Bridge structure. I am the resident most affected by the Bridge. Its effect on me and my family would be significant. However, even were that not the case, there is a clear inconsistency in the Bridge plan in that the entertainment area seemingly will benefit the Goldener's guests while seriously impinging on the safety and anti-congestion benefits intended by building a bridge over Sterling Court. There is no real need and no true benefit for Silver Lake to add "a gathering area" on the Bridge. There are other areas that are far better for this purpose. Chris Conabee suggested to me that the Bridge would be a better area for a gathering place because of its views of the mountains. However, that's not correct, which he thereafter conceded: views of the mountains are totally blocked by existing buildings, which is very different from other available spaces in Silver Lake Village. Moreover, the purpose of the RD Zoning District is to "allow commercial and recreational activities that are in harmony with residential neighborhoods" while "minimiz[ing] impacts of the automobile" and "promot[ing] pedestrian connections." For these reasons, the Bridge should be a bridge and not itself be a multi-purpose facility.

Access to Committee Meetings

As I explained previously, I appreciate that notices of the Commission's meetings were sent to all potentially interested parties and that a notice accordingly was sent to my address. All I can

say is that the notice wasn't received. I foresaw the possibility that I would somehow not become aware of the meetings and would miss the notice about the Goldener expansion plan and therefore made contact with the Park City Planning Department as soon as I understood that the Commission would be considering the proposal (as can be seen in the attached e-mails). I relied on assurances in those e-mails that I would be contacted and would be able to have the opportunity to appear before the Commission. I would very much like to have the opportunity to be heard on what I believe are the potentially serious issues addressed in part in this letter. For these and the reasons indicated in my prior communications, I would greatly appreciate the opportunity to present my views directly to the Commission at its next meeting.

Many thanks for your consideration.

Sincerely,

Bill Natbony

Kirsten Whetstone

From: Bill Natbony <wnatbony@tigris.com>
Sent: Thursday, November 03, 2016 7:36 AM
To: Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

Thank you for your e-mail and the attachment.

What I have been seeking from the date when I first learned about the proposed Goldener expansion plans, and thereafter from our first communications, has been the opportunity to appear before the Commission to properly explain my concerns with respect to those expansion plans (including what I believe have been oversights and inaccuracies in the presentation of those plans). Unfortunately, I did not receive notice of the meetings at which the Goldener proposals were presented and was depending on receiving sufficient notice to be able to attend. As you know from our recent correspondence, this also is true concerning the forthcoming November 9th meeting. What I am asking is that any decision concerning the Goldener proposals be deferred so that I can appear at a Commission meeting; if that can be done and you can advise me of the date for such a meeting in November or December, most of January as well as thereafter, I will be certain to attend.

I have made every effort from the time I first learned about the Planning Commission's process to ensure that I would be able to participate in the process. Unfortunately, my efforts have been unsuccessful. In order to guarantee that I would be notified of the time when the Commission would consider the Goldener expansion proposals, I initially sent an e-mail to you and Bruce Erickson on June 13th and received the following response from Mr. Erickson: "[T]here will be opportunities for you and your association to voice your concerns during our review of a project at Goldener Hirsch. If your owners association is registered with the City, it will receive a courtesy notice in the mail prior to the project going to Planning Commission. You will also receive a courtesy notice if your property is within 300 feet of the project site." My property is within 300 feet of the Goldener Hirsch and the Inn at Silver Lake is registered with the City and I/we did not receive notice of the dates and times of the meetings at which the Commission intended to consider the Goldener proposal.

As part of my effort to stay on top of the process, I remained in close contact with you. For example, in your e-mail response to one of my follow-up e-mails, on June 23rd you said "I'll be back to you when I return [from vacation] and hopefully will have revisions waiting for me." That was after you had earlier written that you were waiting for revisions of the proposed Goldener plans and "At this point it is likely that any meeting would be towards the end of July or into August assuming revised plans are submitted within the next week or two." I therefore scheduled my business activities so that I would be able to attend any July or August meeting. I also waited to hear back from you about the revised plans so that I'd have the opportunity to study them. My hope was that revised plans would address the concerns I'd previously raised directly with the Goldener. However, I didn't receive revised plans, or receive notice that revised plans had been submitted, until I contacted you in late September. That happened after I coincidentally ran into Chris Conabee who told me that, although the Goldener expansion proposals were on the agenda for a September meeting (which came as a complete surprise to me), he questioned whether the Commission would have time to address them then – he indicated that the Commission's agenda was and had been heavily loaded. I nevertheless contacted you and, when you told me that the Goldener proposals indeed were on the September meeting agenda, by that time I was out of the country and therefore unable to attend.

I explained in my prior e-mail why I also did not attend the October meeting. That is, I had understood that the Goldener proposal had not yet been heard since I hadn't heard back from you. Your October 4th e-mail said that "I'll give you a call when I get revisions. And can fill you in on the issues."

Although there are any number of reasons why I was unaware of the meetings, my focus has been and continues to be on finding a way to properly air my concerns before the Commission. The effect of my not being able to attend the meetings is that I've not had the opportunity to be heard, to present those concerns, and to present additional facts that impact my property, the Inn at Silver Lake and the community. My goal has been to accurately explain my concerns to the Commission, which I'm afraid cannot be done adequately in writing. Perhaps the meeting on November 9th is not for the purpose of reaching an "approval-disapproval decision" on any of the proposals, in which case I will have that opportunity at a future scheduled meeting. I can only repeat that my efforts throughout this process have been for the purpose of being heard and for the Commission members to have all of the facts and concerns presented to them.

Many thanks.

Best,

Bill

BILL NATBONY
 Executive Chairman/CEO
 Tel: 646.532.2828
 Fax: 646.532.2829
 Email: wnatbony@tigris.com

TIGRIS GROUP INC.
 535 Madison Avenue, 12th Fl
 New York, NY 10022


From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Wednesday, November 02, 2016 12:05 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

Thanks for the email.

I'll try to clear up the misunderstanding about dates.

At the meeting on September 28 the Commission discussed and continued the items to October 26th.

The Commission did not discuss the project on October 26th and the item was continued to November 9th as the applicant needed additional time to address the issues raised at the September 28th meeting. The Commission opened a public hearing and formally continued the item. They did not have a new staff report or any new information.

There are no commission meetings scheduled for the 10th or 17th as those are council meetings.

If you would like to provide written comments I can include those in the Commission packet for the 9th.

On the park city website I find the easiest way to find packets is to go to the dates of the meeting.

The packet for the 9th will be available on November 4th. Reports are under review now for this meeting.

The City Engineer is Matt Cassel – matt.cassel@parkcity.org

It is best to send him an email and request a call back.

The applicant's engineer was at the meeting on the 28th and provided information from their traffic analysis, as noted in the minutes.

No new information was provided on the 26th. They may provide additional information on the 9th.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Wednesday, November 02, 2016 4:35 AM
To: Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kirsten:

Many thanks again for forwarding me the minutes from the September 28th meeting together with the Exhibit A Applicant letter and an October 23rd letter from Chris Conabee. I have now read the materials, which are very helpful and much appreciated. I nevertheless was confused by the fact that the Goldener expansion proposal had been addressed at the September meeting. I was unaware that this had happened. I'd understood from our correspondence that the Goldener proposals had been continued to the October meeting and, if time permitted, would be addressed then, which was supported by a conversation I'd had earlier in September with Chris who had told me that the Goldener expansion proposal was on the agenda for the September meeting but might be deferred because of the Commission's busy schedule. That was reinforced by the fact that I didn't hear from you after your October 4th e-mail below, which led me also to conclude that the Goldener proposal apparently was not going to be addressed at the October meeting either. Had I known, I would have made plans to attend the October 26th meeting. Among other things, I would have liked to address a few statements that were made at the September meeting that were not totally accurate, as well as certain items that were omitted from discussion, and it would have been (and would be) best for me to do so in person. Since the October meeting already has occurred, that's water under the bridge. However, I would like to have the opportunity to address these items before the Commission. Unfortunately, I have a Board meeting in NY on November 9th (which your e-mail indicates is the next scheduled meeting date) that I cannot avoid, although I could fly to SLC on the morning of November 10th or November 17th if the meeting could be rescheduled for one of those dates (or a later date that would be convenient for the Commission). Please let me know if that's possible.

I've had difficulty navigating the www.parkcity.org website – could I ask you to please point me to where the staff reports and other materials for the Goldener proposal can be found? I must be searching in the wrong locations. In the interim and in addition to the minutes of the October meeting, could I ask you to please e-mail me the City Engineer's memo that Chris Conabee refers to on page 20 of the September minutes? Also, did Fehr & Peers provide any additional materials to supplement its May 31st transportation evaluation?

Many thanks.

Best,

Bill

BILL NATBONY
Executive Chairman/CEO
Tel: 646.532.2828
Fax: 646.532.2829
Email: wnatbony@tigris.com

TIGRIS GROUP INC.
535 Madison Avenue, 12th Fl
New York, NY 10022


From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 7:37 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

You are welcome.
I'll send more when I get it.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 5:31 PM
To: Kirsten Whetstone
Subject: Re: The proposed Goldener Hirsch expansion plan

Many thanks.

From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 07:29 PM Eastern Standard Time
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill,

I'll attach the minutes of the last meeting, as well as the applicant's list of items they are working to address.
I should be getting revised plans tomorrow.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 12:10 PM
To: Kirsten Whetstone

Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

Many thanks. Is there any background I should be aware of, or any submissions, either in writing or oral? Given the short timeframe, it will not be possible for me to arrange to be present at the meeting and I might also not have sufficient time to digest and address. Is it possible to provide for additional lead time?

Best,

Bill

BILL NATBONY
 Executive Chairman/CEO
 Tel: 646.532.2828
 Fax: 646.532.2829
 Email: wnatbony@tigris.com

TIGRIS GROUP INC.
 535 Madison Avenue, 12th Fl
 New York, NY 10022



From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 31, 2016 2:06 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

The item was continued to November 9th.

The staff reports will be on the city's website www.parkcity.org

By late Friday, November 4th.
 Defintely by Saturday the 5th.

If you have any questions, let me know.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
 Senior Planner

Park City Planning Department
 PO Box 1480
 Park City, UT 84060



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From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 31, 2016 11:57 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Kirsten:

I never heard back from you concerning the below or about a further report. Could I ask you to please fill me in?

Many thanks.

Best,

Bill

BILL NATBONY
 Executive Chairman/CEO
 Tel: 646.532.2828
 Fax: 646.532.2829
 Email: wnatbony@tigris.com

TIGRIS GROUP INC.
 535 Madison Avenue, 12th Fl
 New York, NY 10022



From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Tuesday, October 04, 2016 9:06 PM
To: Bill Natbony
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill,

The item was continued to October 26th
 The applicant's have a list of items to address from the Commission.
 I should be getting revisions sometime early next week.

A new report will be issued the Friday before the meeting.

I'll give you a call when I get revisions.
 And can fill you in on the issues.

Sincerely,

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, October 03, 2016 12:18 PM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kirsten:

Was a decision reached in any respect regarding the Goldener Hirsch expansion plan?

Many thanks,

Best,

Bill

BILL NATBONY
 Executive Chairman/CEO
 Tel: 646.532.2828
 Fax: 646.532.2829
 Email: wnatbony@tigris.com

TIGRIS GROUP INC.
 535 Madison Avenue, 12th Fl
 New York, NY 10022



From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Wednesday, September 28, 2016 2:52 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Thanks Bill

I've forwarded your letter to the Planning Commission already.
 I also have printed out copies for them for tonight.

Kirsten

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Wednesday, September 28, 2016 12:32 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kristen:

I wanted to make certain that you previously received the attached and am therefore resending.

Many thanks.

Best,

Bill

BILL NATBONY
Executive Chairman/CEO
Tel: 646.532.2828
Fax: 646.532.2829
Email: wnatbony@tigris.com

TIGRIS GROUP INC.
535 Madison Avenue, 12th Fl
New York, NY 10022



From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Tuesday, September 27, 2016 7:45 PM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Thanks Bill

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Tuesday, September 27, 2016 12:54 AM
To: Kirsten Whetstone
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Dear Kristen:

I just saw your e-mail below and will not be able to access and address until later this week. Many thanks for sending it directly to me!

Best,

Bill

BILL NATBONY
Executive Chairman/CEO
Tel: 646.532.2828
Fax: 646.532.2829
Email: wnatbony@tigris.com

TIGRIS GROUP INC.
535 Madison Avenue, 12th Fl
New York, NY 10022



From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Friday, September 23, 2016 5:19 AM
To: Bill Natbony
Cc: Louis Rodriguez
Subject: RE: The proposed Goldener Hirsch expansion plan

Hi Bill

I wanted to let you know that the Planning Commission packet will be on the city's website later in the day on Friday. At www.parkcity.org

Please let Louis know if you are having difficulty finding the reports and packets for the Goldener Hirsch project. I'll be out of town on Friday and Monday, but looking forward to speaking with you on Tuesday. Have a great weekend.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



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From: Bruce Erickson
Sent: Monday, June 13, 2016 10:21 AM
To: Bill Natbony; Kirsten Whetstone
Subject: RE: The proposed Goldener Hirsch expansion plan

Mr. Natbony, you are correct, there will be opportunities for you and your association to voice your concerns during our review of a project at Goldener Hirsch. If your owners association is registered with the City, it will receive a courtesy notice in the mail prior to the project going to Planning Commission. You will also receive a courtesy notice if your property is within 300 feet of the project site.

You may send comments at any time and the planner will keep the comments as public record.

Regards, Bruce

Bruce M. Erickson, AICP

Planning Director
Park City Municipal Corporation
Park City, Utah

From: Bill Natbony [<mailto:wnatbony@tigris.com>]
Sent: Monday, June 13, 2016 5:37 AM
To: Bruce Erickson; Kirsten Whetstone
Subject: The proposed Goldener Hirsch expansion plan

Dear Mr. Erickson and Ms. Whetstone:

I'm a resident of the Inn at Silver Lake as well as being on the Board of Directors of the Inn. The Inn recently was involved in a series of telephone conversations and communications with the Silver Lake Village Plaza Association (SLVPA) concerning questions the Inn has with respect to certain items in the proposed Goldener Hirsch expansion plan. Unfortunately, the Inn's questions and concerns were dismissed by the SLVPA in its process of reviewing and approving the expansion plan, which it approved on June 3rd. I understand that there will be opportunities to raise those questions and concerns with the Planning Department during its review and approval process. Could you please let me know how that process will proceed and how I (and the Inn) can participate in that process?

Many thanks.

Best,

Bill Natbony

WILLIAM NATBONY
 Executive Chairman/CEO
 Tel: 646.532.2828
 Fax: 646.532.2829
 Email:

TIGRIS GROUP INC.
 535 Madison Avenue, 12th Fl
 New York, NY 10022



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Inn at Silverlake Condo Association
P.O. Box 680067
Park City, UT 84060
Attn: Tim McFadden, President

September 26, 2016

BY E-MAIL: Kirsten@parkcity.org
Kirsten A. Whetstone, MS, AICP
Park City Planning Department
PO Box 1480
Park City, UT 84060

Re: Notice of Public Hearing: Application #s PL-15-02966, PL-15-02967 and PL-16-03155;
The Proposed Goldener Expansion Creates a Significant Public Safety Hazard

The stated goal of the proposed Goldener Expansion is to significantly increase automobile and foot traffic in and around a greatly expanded Goldener Hirsch residential, commercial and retail facility. Our belief is that the proposed Expansion does not properly or adequately address the public safety hazards it would create. This puts residents at risk and also risks potential serious injury to visitors using public areas contiguous to the proposed Expansion, including on Sterling Court. As a consequence, the Goldener Expansion plan should be reconsidered and reconfigured in order to eliminate those serious public safety issues.

Sterling Court. The proposed plans provide that the Sterling Court roadway will not be expanded from its present, residential-use, width despite (1) the Expansion's goal of attracting significant new commercial and retail interest, (2) the expectation of greatly increased automobile and foot traffic, (3) the Expansion's creation of 114 new interior parking stalls for vehicles that will enter and exit on Sterling Court, and (4) the construction of a Port Cochere on Sterling Court to accommodate vehicles dropping off and picking up guests of the Goldener Hirsch hotel, its restaurants and its retail and commercial facilities.

A recently-prepared May 31, 2016 transportation report by *Fehr and Peers* undertaken on behalf of the Goldener begins by stating that Sterling Court currently has a 20-foot pavement width. Based on that width, *Fehr and Peers* concludes that Sterling Court would satisfy "the standard for street width minimums," especially if use of half of the rolled gutter pans on both sides of the road were assumed. Satisfying "the standard for street width minimums" is not a prescription for safety. Far from it. In the case of Sterling Court, the opposite is true. In fact, satisfying a minimum width ignores the realities of Sterling Court, ignoring what is necessary and appropriate for safety post-hotel construction. Based on Sterling Court's existing uses, let alone its proposed future uses, far more than "minimums" are necessary. Even if regular use of the gutter pans were a good idea, and it isn't, the narrowness of the Sterling Court pavement pre-construction already requires that drivers, walkers and skiers exercise extreme caution – there

already is a safety concern on Sterling Court. The fact that there has not yet been a serious safety incident on Sterling Court is because there currently is only limited traffic and congestion. Risks will increase significantly with the increase in vehicular traffic caused by the Goldener Expansion, and this is only the first safety issue. A second issue is the expected increase in skier/biker use and foot traffic, which is expressly anticipated, in fact encouraged, by the Goldener plans, a subject further addressed below. SUVs and trucks would have an even more challenging time and it should be expected that they will block traffic at times, which already occurs as a matter of course, creating even greater safety risks.

In their May 31, 2016 report, *Fehr and Peers* state the following:

“The American Association of State Highway and Transportation Officials (AASHTO) guidebook *A Policy on Geometric Design of Highways and Streets*, 6th Edition, 2011, provides guidance for street width minimums, and states the following: “Street lanes for moving traffic preferably should be at least 3.0 m (10 ft) wide. Where practical, they should be 3.3 m (11 ft) wide, and in industrial areas they should be 3.6 m (12 ft) wide. Where the available or attainable width of right-of-way imposes severe limitations, 2.7 m (9 ft) lanes can be used in residential areas, as can 3.3 m (11 ft) lanes in industrial areas.” Based on this guidance, **the width of Sterling Court meets the standard for street width minimums.**

Post Hotel construction, Sterling Court will function as a typical narrow two lane residential street. This classification, function, and width is not uncommon throughout the United States, including many streets in Park City. In fact, the following streets nearby in Park City have street widths ranging between 15 feet and 20 feet for two-way traffic: 12th Street, Silver Dollar Drive, 8165 East Royal (Aspen Hollow), and 7900 East Royal (Double Eagle). On-street parking of any duration should be restricted to ensure efficient traffic flow and a clear path for emergency vehicles. Delivery vehicles for all buildings in the area should use the designated loading zones. [Emphasis added.]”

The conclusion that Sterling Court will achieve “minimum standards” reached by *Fehr and Peers* is founded on the assumption that Sterling Court will continue to be a “typical ... two lane residential street.” That is not correct and is far from the reality, even assuming that the goal is to satisfy “minimum standards.” A “typical residential street” doesn’t have the amount of vehicular traffic, foot traffic, skier traffic and biker traffic that is and will continue to be endemic on Sterling Court. The *Fehr and Peers* report reaches a “no problem” conclusion without consideration of the realities of Sterling Court and without consideration of how its skiing/biking purposes will be affected by the Goldener Expansion. (Furthermore, it’s unhelpful for *Fehr and Peers* to add that on-street parking should be restricted and delivery vehicles should use designated loading zones. This too is another general prescription ignoring the real-world of Sterling Court.)

The explicitly-stated purpose of the Goldener Expansion is to create additional traffic with the equally explicitly-stated expectation that the expanded Goldener facilities will create a commercially-attractive facility that will not be a purely residential property. This crystalizes how clearly the *Fehr and Peers* report misses the mark about why Sterling Court is not a “typical residential street.” Moreover, Sterling Court is not only narrow, but also short, which

exacerbates access and safety problems. There already are four significant parking garage entrances and exits on Sterling Court. The Goldener Expansion would add a fifth and also would add a Port Cochere to serve the expanded hotel, residence, retail and commercial Goldener facility. As indicated above, that fifth parking garage is intended to add a disproportionately large amount of traffic to Sterling Court (having 114 underground parking stalls), much of it specifically for non-residential purposes. The Port Cochere most certainly would add further to traffic, noise and safety concerns.

For the foregoing reasons, the proposed Goldener Expansion would turn Sterling Court into a thoroughfare very far from a “typical two lane residential street.” The *Fehr and Peers* report therefore does not properly evaluate the transportation issues created by the proposed Goldener Expansion. The Park City Planning Department accordingly should carefully engage in its own evaluation of the safety and utility of Sterling Court post-construction.

Foot traffic from skiers and bikers. Aside from the vehicular problems of width and length on Sterling Court, the safety of the proposed Goldener Expansion is seriously compromised by the failure of the *Fehr and Peers* report to even address the anticipated heavy flow of skier/biker/foot traffic. As shown in the Goldener Expansion renderings, an increased flow of skiers is expected to use Sterling Court as a ski walkway to access and egress the lifts. In fact, the Goldener Expansion materials prominently state that the Expansion “Allows for Skiing on Sterling Court” – the fact is that skiers do ski and will continue to ski on Sterling Court. Coupled with the heavy increase in vehicular traffic, this poses an obvious safety risk. Although this risk exists today, the addition of a 114-stall parking facility plus the Port Cochere and the anticipated additional foot traffic will greatly increase risks of accidents and injuries.

Goldener personnel have suggested that the foot, skier and biker traffic on Sterling Court might be addressed by the sidewalk that would be built on one side (but not the other side) of Sterling Court. However, that sidewalk will be inadequate to accommodate even the quantity of skiers and bikers who currently carry their equipment to the slopes and who use Sterling Court to access the ski lifts. It will continue to be inadequate when the increased flow of traffic expected by the Goldener is factored in. Skiers, bikers and visitors therefore will continue to use Sterling Court as a walkway and as an area to ski. This creates a significant safety issue given the intention of the Expansion to attract a greatly increased flow of traffic.

Snow removal concerns. Snow removal creates a further issue that is not adequately addressed in the Expansion proposal. The *Fehr and Peers* report attempts to address that issue by stating:

“Due to heavy snowfall in the Park City area, excessive snow storage on Sterling Court could reduce the street width below [the minimum standard] recommended by *A Policy on Geometric Design of Highways and Streets*, 6th Edition, 2011. When the Hotel is complete, the majority of snow storage is planned to take place on the south side of Royal St on the Hotel frontage. This will allow Sterling Court to function with minimal impact to the roadway width.”

If we're understanding the report correctly, although there is no space for removed snow on or adjacent to Sterling Court, snow will quickly be removed from Sterling Court to Royal Street and deposited on the hotel frontage. However, the plans previously provided to us show a sidewalk area on the hotel's Royal Street frontage that's intended to accommodate significant foot traffic walking to Sterling Court and the ski lifts. We would appreciate an understanding of precisely how snow removal will be effected given the inability to store the snow in or around Sterling Court.

A more well-thought-out safety plan. As a final observation, it would have been far better for the Goldener Expansion to have provided for the parking garage entrance/exit as well as the Port Cochere to be on Royal Street. This would have avoided the serious Sterling Court safety problems. We asked why this wasn't done, but those whom we asked didn't know the answer.

We believe that the proposed Goldener Expansion raises serious, foreseeable safety concerns that require thoughtful study and consideration. We urge the Park City Planning Department to take the time to study and eliminate, and not merely mitigate, those safety problems. In addition, we believe that the proposed Goldener Expansion places an unnecessary, unreasonable burden on its neighbors and on the local infrastructure by its focus on Sterling Court, to the disadvantage of neighboring properties and owners. Unfortunately, we have not received copies of the filings made by Goldener in this proceeding and would like to receive them and to have the opportunity to address potential additional concerns at a subsequent public hearing. We especially would like to understand the reasons why the Goldener wishes to combine "Lots F, G, and H into one lot," even though these are not contiguous properties, being separated by Sterling Court. We accordingly respectfully request that these latter matters be deferred to the next meeting of the Park City Planning Department so that we have the time and information to address them.

We greatly appreciate your time and consideration. Unfortunately, no members of the board of the Inn at Silver Lake will be able to attend the hearing on September 28th given the relatively short notice period. However, a board member of the Inn could attend a subsequent meeting if held during the weeks of October 17th or November 28th or in December/January. Please let us know so that we can plan accordingly.

Many thanks.

Best regards,

A handwritten signature in blue ink, appearing to read "Tim W. McFadden".

Timothy McFadden, President, Inn at Silverlake Condo Association

cc: Inn at Silverlake Condo Association, Board of Directors

Kirsten Whetstone

From: Tim Pack <TRP@clydesnow.com>
Sent: Wednesday, October 26, 2016 2:13 PM
To: Kirsten Whetstone
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Kristen,

I appreciate your thorough response below. With that, my client does not wish to voice any further concerns with the Planning Commission.

Best regards,

Tim R. Pack
 ClydeSnow
 801.433.2447

From: Kirsten Whetstone [mailto:kirsten@parkcity.org]
Sent: Tuesday, October 25, 2016 11:19 AM
To: Tim Pack <TRP@clydesnow.com>
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Hi Tim

Thank you for your concern regarding this proposed development.

I just wanted to clarify that the traffic study and development proposal have been reviewed by the City Engineer. The proposed density is part of the density planned with the Deer Valley Master Planned Development. Each parcel has an assigned density and that is what is anticipated to be built. The owners have not requested more density than is assigned to these lots, just as the surrounding parcels have also developed to the maximum allowable unit equivalents.

This development has been taken into consideration with the street system built for the Master Plan, including Sterling Court, a private street. The City Engineer has determined that Sterling Court is sufficiently sized to handle the density and uses that access it, using rather conservative numbers. The number of trips used is based on full time residential units, rather than the second home use that is most likely to occur. We have found that second home type developments utilize 1/2 to 2/3 of the parking required, and generate far fewer daily trips than a typical household with multiple cars and drivers. Sterling Court will handle the higher numbers to the satisfaction of the City Engineer.

Safety of pedestrians is certainly improved in the area with the provision of sidewalks as well as the public elevator and sky bridge to get people off of Sterling Court and directly onto the Silver Lake Village plaza. The open curb cuts along Royal Street and Sterling Court will be minimized to one service access on Royal Street and the one entry access to the garage and guest arrival area. This will reduce congestion that tends to occur now with the surface lot, primarily in the summer when it is not well regulated.

The 100 or so spaces utilized by the day skiers and mountain bikers is going to be displaced with the underground parking for condo owners (most likely as second home owners).
 Deer Valley is requesting the developer provide some additional spaces in the garage, those could be pay parking as is done at the Chateaux.
 But in all likelihood, parking for the day use of this area will be moved to Snow Park area, or another trail head, possibly on Marsac Avenue, that has not been constructed yet.
 I believe you will actually see a decrease in traffic on Sterling Court, except on the popular arrival and departure skier days around the holidays.
 Summer traffic will decrease with removal of the trailhead parking.

I have also met with the Fire District who have reviewed the proposal and are satisfied that there is sufficient emergency egress and turn around capability.

I am confident that the issue of pedestrian safety and traffic congestion will be reduced as a result of the proposed site plan, sidewalks, and more controlled access to the parking.

The staff report for November 9th should be available on the city's website by 5pm on November 4th.
 If you have any questions about the report, please don't hesitate to contact me prior to the meeting, or if you would like to submit a letter for the packet, I would need it by November 1st.

Enjoy this amazing fall weather!

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
 Senior Planner

Park City Planning Department
 PO Box 1480
 Park City, UT 84060



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From: Tim Pack [<mailto:TRP@clydesnow.com>]
Sent: Monday, October 24, 2016 9:43 AM
To: Kirsten Whetstone
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Thank you.

An I appreciate the City obtaining the safety report that was circulated last meeting. One of my client's concerns is the traffic congestion that will occur as a result of the development. Does the city intend on obtaining any studies to determine the effects on traffic, parking, snow removal – all of which will lead to increased traffic congestion. A study of this nature would go a long way in addressing my client's concerns.

Thanks

Tim R. Pack
 ClydeSnow
 801.433.2447

From: Kirsten Whetstone [<mailto:kirsten@parkcity.org>]
Sent: Monday, October 24, 2016 9:39 AM
To: Tim Pack <TRP@clydesnow.com>
Subject: RE: Safety Concerns: Application # PL-15-02966; PL-15-02967

Hi Tim,

We have continued the Goldener Hirsch items to November 9
 The applicant is addressing the issues raised at the Commission meeting.
 So the Commission will open a hearing and continue it to Nov 9th - they will not have a staff report or any of the exhibits or plans.
 Always welcome to address the Commission, however they will not be able to address your comments until they have the next report and revised plans.

Sincerely,

Kirsten

Kirsten A. Whetstone, MS, AICP
 Senior Planner

Park City Planning Department
 PO Box 1480
 Park City, UT 84060





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May 2, 2016

SENT VIA U.S. MAIL AND EMAIL

Park City Municipal Corporation
Development Review Committee
Attn: Kirsten Whetstone
445 Marsac Avenue
Park City, UT 84060
Email: planning@parkcity.org
Phone: (435) 615-5060

Re: *Safety Concerns: Application # PL-15-02966, PL-15-02967*
Application Name: Second Amended Silver Lake Village No. 1 Subdivision
plat being an amendment of the Re-Subdivision of Lots No. 1 and No. 2
Silver Lake Village No. 1 Subdivision plat.

Dear Ms. Whetstone:

Our firm represents Michael A. Stein, who resides at 7550 Royal Street East, # 106, Park City, Utah 84060, located in the Mont Cervin building. It has come to our attention that Goldener Hirsch Hotel has proposed to build additional hotel rooms, amenities and residences on a parcel of property located across from the existing hotel on Royal Street and on Sterling Ct., in the Silver Lake, Deer Valley (the "Development"). (See Park City Planning Dept. Application Nos. PL-15-02966 and PL-15-02967.)

We would like to bring to your attention some legitimate safety concerns, for both current residents and the hotels' future guests that Mr. Stein has regarding the proposed Development.

Royal Street, the main access to Silver Lake, has one traffic lane in each direction making it a suitable road for transportation and safety purposes. Royal Street is wide enough to allow safety vehicles (e.g. ambulances, police vehicles, and

firetrucks) to drive safely and pass other vehicles, especially in the event of an emergency, without causing much of an interference.

Sterling Court, on the other hand, is about half the width of Royal Street and it is congested when even one oversized vehicle (e.g. a large SUV) enters the street. It is especially difficult to pass when two vehicles are headed in opposite directions. When bigger vehicles enter the street (e.g. moving trucks, construction vehicles, ambulances, and firetrucks), the street becomes unusable and incapable of allowing any vehicle (including safety vehicles) to pass in the event of an emergency. The narrowness of this street is a serious safety concern to those located along Sterling Court. From speaking the developer of the Development and reviewing the application submitted, it appears that the main vehicle and pedestrian entrance to the Development is accessed via Sterling Court.

Sterling Court is currently navigated and walked by hundreds of pedestrians every day, both during the winter and summer, with people are carrying skis, mountain bikes, and other equipment. Furthermore, the proposed Development will undoubtedly attract many more guests and pedestrians. This sharp increase in foot traffic in such a small and congested area raises further safety concerns.

The safety concerns for local residents and tourists will be at their highest levels during the lengthy construction process. The construction of the Development will demand a continuous stream of large trucks, cranes, and other vehicles and equipment in and around the Sterling Court area. This increased congestion will inhibit safety vehicles from accessing and reaching a person who may be in serious harm or imminent danger. Further, we understand that a sky bridge will connect the existing Goldener Hirsh to the Development. This may also prevent necessary safety and construction vehicles from accessing the buildings surrounding Sterling Court.

Another concern is the issue of snow removal. As you know, it snows heavily during the winter months at Silver Lake. We are unaware of any proposal by the developer or Park City to deal with the large amounts of snow that will accumulate on Sterling Court. Currently, snow is currently pushed onto the parcels where the proposed Development is to be constructed. However, with this space now unavailable to dispose of excess snow, the congestion on Sterling Court will only get worse and may cause an increase in risk of pedestrian and vehicle safety.

To address these reasonable concerns, Mr. Stein proposes that the Planning Department commission a safety study and investigate whether such safety concerns can be addressed through widening Sterling Court, providing increased sidewalk access, removing the proposed sky bridge, and perhaps heating Sterling Court itself to deal with snow build up.

We will be closely monitoring the Development and the approval process with your department. I look forward to a fruitful and constructive discussion regarding the resolution of Mr. Stein's concerns. You may contact me if you have any questions.

Very truly yours,

CLYDE SNOW & SESSIONS



Timothy R. Pack

cc: Michael Stein



MEMORANDUM

To: Kirsten Whetstone, Planning
From: Matthew Cassel, Engineering
CC: Bruce Erickson, File
Date: September 28, 2016
Re: Safety Concerns with the Future Sterling Court

A concern was raised that Sterling Court in its proposed future layout will create a safety issue. This memorandum will address that concern from a layout and traffic generation perspective.

Sterling Court is a private drive that provides parking access to Goldner Hirsch, Inn at Silver Lake and the Mount Cervin complex. In its final form, Sterling Court will be re-constructed to its existing width and will include a sidewalk along the drive. The existing/future drive dimensions are as follows:

•Easement Width	35 feet
•Asphalt Width	20 feet
•Total Rolled Curb and Gutter Width	5 feet
•Total Sidewalk Width	<u>5 feet</u>
Total Existing Hard Surface	25 feet
Total Future Hard Surface	30 feet

Fire Code Safety Concerns

Fire Code requires a minimum of 20 feet of hard surface width. Sidewalk and rolled curb and gutter can be counted to satisfy the hard surface requirement (high back curb and gutter cannot be counted to satisfy the hard surface requirement). The existing width exceeds the minimum fire code width by five (5) feet and the future width will exceed the minimum fire code width by 10 feet. From this perspective, staff is confident that the drive width is not a safety issue.

Trips Generated Safety Concern

The concern that the number of trips generated by the development will make the drive a safety issue is broken down below. A comparison of existing and future conditions for anticipated trips generated is provided.

Existing Condition

Complex	# Parking Spaces	Trips Generated/Day	Total Trips/Day
Goldner Hirsch	18	8*	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential**	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
25% of Parking Lot	20	4***	80

Existing Total Trips at Peak Occupancy

1,080

Future Condition

Complex	# Parking Spaces	Trips Generated/Day	Total Trips/Day
Goldner Hirsch	18	8	144
Mount Cervin	24	8	192
Mt Cervin Plaza			
Residential*	55	8	440
Office	18	4	72
Inn at Silver Lake	19	8	152
Goldner Hirsh			
Residential	71	8	568
Other Parking	38	4	152

Future Total Trips at Peak Occupancy

1,720

* Residential is predicted to create on average 10 trips per day. Because many of these units are rented/ski in ski out, the trips generated per day can be reduced to 6-8 trips per day. Staff used the higher trip number of 8.

** Mount Cervin Plaza is combined residential/offices. Staff assumed 75% residential (8 trips per day) and 25% office (4 trips per day)

*** The existing parking area is used predominately by skiers in the winter and mountain bikers in the summer. These activities usually generate only 3 trips per day. Staff assumed 4 trips generated per parking space.

Sterling Court is technically wider than Park City's residential road standard for neighborhoods outside of Old Town. Park City's residential road standard is 22 feet width of asphalt with five (5) feet width of rolled curb and gutter and five (5) foot wide sidewalk for a total of 32 feet of hard surface width. It needs to be noted that seven (7) feet of this width is allocated for on street parking. Actual available width is 25 feet which is three (3) feet less in width than Sterling Court. This comparison is important because of the road capacity. Staff expects a residential road to adequately handle up to 2,000 trips per day with a threshold of 2,500 trips per day. At peak occupancy, Sterling Court could reach 1,720 trips, which is less than available capacity of a

residential street. From staff's perspective, Sterling Court should function adequately with the added density and should not be a safety concern.



DATE: December 15, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is presenting an update of the Park City Heights - Housing Mitigation Plan including unit pricing. Last week, Ivory Homes and staff presented an agreement on unit pricing for all of the 79 affordable/attainable housing units including 28 Townhomes, 35 Park Homes, and 16 Cottages. Staff recommends approving the updates to the Housing Mitigation Plan.

Respectfully:

Matt Dias, Asst City Manager

City Council/Housing Authority Staff Report

Author: Anne Laurent, Community Development Director
Rhoda Stauffer, Affordable Housing Program Manager
Subject: Park City Heights Housing Mitigation Plan Update
Date: December 15, 2016
Type of Item: Administrative

Summary Recommendation

Staff is presenting an update of the Park City Heights - Housing Mitigation Plan including unit pricing. Last week, Ivory Homes and staff presented an agreement on unit pricing for all of the 79 affordable/attainable housing units including 28 Townhomes, 35 Park Homes, and 16 Cottages. Staff recommends approving the updates to the Housing Mitigation Plan.

Executive Summary

The Park City Heights - Housing Mitigation Plan (HMP) approved on [July 17, 2014 \(staff report attached here\)](#) established a pricing range of \$240,000 to \$400,000, depending of type and size of unit, for the first ten homes of Phase I of Park City Heights. Staff negotiated with Ivory Homes to set pricing of all of the 79 deed restricted units. It was difficult to decipher in what form the affordable housing obligations should have the ability to go above the housing resolution maximum allowable pricing in order to create a flexibility of pricing contemplated in the approved HMP. The pricing must also comply with the intent of the development entitlement documents such as the annexation agreement, development agreement, and MPD findings of facts and conditions of approval.

The unit pricing included in Exhibit A maintains pricing below the applicable housing resolution maximum allowable limit of the Townhomes, meeting a 70 to 90 percent AMI range, and fulfill 44.78 AUEs of Intermountain Healthcare (IHC) hospital development housing obligations. The unit pricing also maintains pricing for the Cottages within, but at the maximum, of the applicable housing resolution allowable limit in fulfillment of Park City Height's MPD approval housing obligations for the new 160 market rate homes.

The Park Homes specifically are not fulfilling affordable housing obligations of any new development. The Park Homes were additional deed restricted units obtained through the real estate transaction conveying Park City Heights from The Boyer Company and Park City Municipal, as co-owners, to Ivory Homes. The pricing of the Park Homes exceeds the applicable housing resolution maximum allowed pricing limit between 5 and 17 percent and keeps the pricing of the Townhomes lower than the maximum allowed. This strategy benefits the City by improving the level of affordability of the 28 Townhomes and benefits Ivory Homes with marketing an attached housing product at a lower price than the single family homes.

Acronyms

AMI -- Area Median Income

AUE – Affordable Unit Equivalents
 CT Zone – Community Transition Zone
 HMP – Housing Mitigation Plan
 MPD – Master Planned Development

The Problem

Ivory Homes, has completed construction of four Townhomes, six Park Homes, and a model home at the Park City Heights development. Ten additional units are under construction including four Townhomes and six market rate homes. In order to sell units beyond the first ten contemplated in the current HMP, Ivory Homes must work with staff to modify their plan to include updated unit pricing and development schedules and obtain approval from the Housing Authority. Unfortunately, a couple of the buyers for the first ten units took action and surrendered their current housing in anticipation of their new home being available.

Section 8.1 of the signed amended development agreement requires Ivory Homes to develop 79 affordable housing units as follows:

1. 28 townhomes fulfilling 44.78 Affordable Unit Equivalents (AUEs) [for IHC] in accordance with Housing Resolution 17-99
2. 16 cottage units as a Master Planned Development (MPD) affordable housing obligation (20% of the market rate units) in accordance with Housing Resolution 17-99
3. 35 affordable units, Park Homes, due to the City's participation in this development in accordance with Housing Resolution 20-07

The housing resolutions determine affordability based on a percentage of workforce wages or AMI that further calculates out to a pricing range for the housing. As the workforce wage and AMI change annually, the price ranges are not stagnant. The chart below is the 2016 calculated allowable ranges.

Park City Heights Price Ranges		
	Resolution 17-99	Resolution 20-07
Two Bedroom Townhomes and Park Homes	\$208,289 to \$365,759	\$220,395 to \$345,395
Three Bedroom Townhomes and Park Homes	\$234,534 to \$409,501	\$234,534 to \$375,179
Three bedroom Cottages	\$254,093 to \$429,060	\$260,428 to \$394,818
Four Bedroom Park Homes	\$283,690 to \$486,449	\$290,157 to \$445,463
Four Bedroom Cottages	\$303,249 to \$506,008	\$309,717 to \$465,023

The 2014 approved HMP, under the 'Average of Affordability' heading that, "[t]here may be some single-family units that fall outside of the affordable range, alternatively, providing attached units could keep the average rate of affordability lower delivering a lower average price."

Background

Ivory Homes presented an HMP to the Park City Housing Authority on July 17, 2014. It received unanimous approval with the following Condition of Approval:

“Staff recommends approval based on the following condition:

- The Applicant returns to the Housing Authority by December of each year beginning in 2015 with a status report that will include the following: number of units built, sale prices, balance remaining, projections for the next year including number of units in each type and pricing for the next year, and any requested adjustments to the Housing Mitigation Plan.”*

The 79 deed restricted units fall under two different Housing Resolutions as follows:

Transferred IHC Units: There are 28 transferred IHC Units [44.78 Affordable Unit Equivalents (AUEs)] that are in fulfillment of the affordable housing obligation associated with IHC/Burbs Annexation and governed by Housing Resolution 17-99.

Park City Heights CT Zone: The MPD is within a CT Zone that triggers an affordable unit requirement of 20% of residential units. This comes to 16 Units (32 AUE's) and falls under Housing Resolution 17-99.

Additional City Affordable/Attainable: One of the expressed public purposes for the City's participation in this development is to ensure that additional affordable housing is built. The Applicant will build an additional 35 units because of the City's involvement. These units fall under Housing Resolution 20-07.

On October 26, 2016 staff received a proposal from Ivory Homes for establishing specific pricing on all the 79 affordable housing units. Most of the pricing did not comply with the parameters established by the governing Housing Resolutions 17-99 and 20-07. Ivory Homes withdrew that pricing proposal, which included specific pricing for the first ten units for which applicants have been qualified, approved, and selected their units.

On November 30, 2016 Ivory Homes emailed City staff and reinstated their commitment to their proposed sale pricing of the first ten units consisting of both Park Townhomes and Park Homes (single-family). Staff did not recommend allowing pricing of four of the six Park Homes to go above the maximum allowed pricing or Housing Resolution 20-07 without a policy discussion with the Housing Authority on the pricing strategy for all of the deed restricted units.

On December 8, 2016 Ivory Homes and staff reached agreement on pricing that fulfilled the IHC and MPD affordable housing obligations and the pricing flexibility contemplated in the 2014 approved HMP and presented the pricing to the Housing Authority. The Housing Authority agreed with the pricing concept and requested staff return December 15 with an updated HMP.

Alternatives for the City Council/Housing Authority to Consider

1. **Recommended Alternative:** Approval of the updated Park City Heights - Housing Mitigation Plan as presented in Exhibit A.

Pros

- a. In addition to the initial ten affordable units already constructed, four more Townhomes and six more Park Homes will be constructed and sold in 2017.
- b. All pricing is below and filling a gap in what is currently available for sale as market rate homes.
- c. Park City Heights project does not sit without construction progress.

Cons

- a. The pricing of the Park Homes are attainable and not affordable per Housing Resolution 20-07 allowable limits.

2. **Alternative 2:** Housing Authority/City Council could choose not to approve the updated Park City Heights – Housing Mitigation Plan.

Pros

- a. Potential for staff to further negotiate down the pricing of the Park Homes.

Cons

- a. By negotiating down the Park Home pricing, the Town Home pricing will likely increase the same amount, making them less affordable.
- b. The 2014 approved Park City Heights - Housing Mitigating Plan contemplated single-family homes exceeding the housing resolution maximum allowed pricing on detached single-family units to reduce the pricing of the Townhomes.
- c. Previous City Council/Housing Authority direction supported this pricing strategy.

3. **Null Alternative:** Same outcome as Alternative 2 above.

Analysis

The HMP submitted and approved in July of 2014 allowed Ivory Homes to pull permits for the first Park Townhome building and six single family Park Homes. To date and without subsequent approval on pricing, Ivory Homes has had building permits issued for 21 units and 11 have a Certificate of Occupancy including the initial ten units and the model home. As per the development agreement, no further building permits or Certificates of Occupancy will be approved until the Housing Mitigation Plan is updated and the Housing Authority approves the specific unit sales prices and development schedule. Annual updates to affordable housing pricing are anticipated based on changes in AMI or Workforce Wages and will change the allowable pricing ranges accordingly.

At any time during the project construction, Certificate of Occupancies can be denied if non-compliance with the approved HMP is determined. Additionally, no building permits

will be issued for the last ten percent of the market rate homes unless Certificate of Occupancies have been issued on all 70 deed restricted affordable/attainable units.

Ivory Homes opened the application process to purchase the first ten units this past fall: four Park Townhomes and six Park Homes (single-family). Ivory's sales representative received more than 65 applications of which 30 were complete and qualified for purchase. The qualified applicants were ranked in accordance with how long they have been working in Park City and the ten highest-ranking households have selected their homes.

Staff believes that this updated Housing Mitigation Plan is the best resolution to the prior impasse because it establishes pricing for all of the units in which the City has an interest.

While the pricing is established, Ivory can return in the future to request a change to the pricing if either or both of these number increase: (1) the Area Median Income as defined by Housing Resolution 17-99; or (2) The average workforce wage as determined by Housing Resolution 20-07. If either or both of these numbers increase or decrease, Ivory may submit, in a future annual Housing Mitigation Plan, a request to modify the pricing.

It is important to note that even though housing values in the Park City area have increased significantly over the past five years, the AMI and the average workforce wage have only minimally increased and have not increased at the same rate.

Department Review

Community Development, Legal and the City Manager reviewed this report.

Funding Source

No City funding is required.

Attachments

Exhibit A –Updated Park City Heights Affordable Housing Mitigation Plan

Exhibit B – Park City Heights Proposed Pricing by Unit Type

~~July 1, 2014~~ December 15, 2016

Park City Housing Authority
PO Box 1480
Park City, UT 84060

Park City Heights - Housing Mitigation Plan

Project: Park City Heights Master Planned Development
Developer: Ivory Homes

General:

On May 11, 2011 the Master Planned Development (MPD) for Park City Heights was approved for a mixed residential development consisting of 160 market rate units and 79 affordable/attainable units on 239 acres. An amendment to the MPD was approved on November 6, 2013, this addressed relocation and configuration of lots and streets. As part of the approval the Developer is required to satisfy an affordable/attainable housing requirement with forty-four (44) units approved under the 17-99 Housing Resolution and thirty-five (35) units approved under the 20-07 Housing Resolution.

The units will be large enough to capture all of the square footage necessary under the AUE obligations. All affordable/attainable units are to be for sale units. None of the units are intended to be rented by the Developer or future owners. Restrictions and priorities may include qualification options, sales price limits/range, rental restrictions and affordability terms.

Phasing Schedule:

The Project may be platted ~~and~~ in phases in accordance with the approved phasing plan. The following schedule is provided to indicate the required AUE's to be built in each phase. However, each primary phase may include sub-phases as market conditions dictate and the phases may be adjusted.

Phase 1 – 103 Units

- 68 Affordable/Attainable
- 35 Market Rate Units

Phase 2 – 47 Units

- 5 Affordable/Attainable
- 42 Market Rate Units

Phase 3 – 34 Units

- 2 Affordable/Attainable
- 32 Market Rate Units

Phase 4 – 29 Units

- 4 Affordable/Attainable
- 25 Market Rate Units

Phase 5 – 15 Units

- 15 Market Rate Units

Phase 6 – 11 Units

- 11 Market Rate Units

All Phases 79 Affordable/Attainable Units (or equivalent AUE's)
 160 Market Rate Units

Total: 239 Units

Construction Timing:

The general layout and concept plan for Park City Heights dictates that the infrastructure is built from the lowest point of the slope (north) or entrance of the project to the highest point on the mountain (south). Because construction dictates this development pattern and the majority of affordable/~~attainable~~ units are lower on the hill, the affordable/~~attainable~~ units will be constructed at a different rate than market rate units. All of the affordable/~~attainable~~ units will receive a certificate of occupancy prior to issuance of building permits for the last ten (10) percent of the market rate units. Project and housing requirements dictate that the affordable/~~attainable~~ units are built in conjunction with the market rate units. The developer is front loading as many affordable/~~attainable~~ units as possible to ensure that the requirements are satisfied. All of the affordable/~~attainable~~ units are in the first 4 Phases.

Phase 1 construction ~~will begin~~began in ~~early fall of 2014~~ 2016 for a total of sixty-eight (68) affordable/~~attainable~~ units. The first Certificates of Occupancy ~~are anticipated to be~~were issued completed in ~~late the fall of 2014/early 2015~~ 2016. The first affordable/~~attainable~~ unit will be ready for occupancy prior to the first market rate unit. The majority of the affordable/~~attainable~~ units are clustered at the entrance to the Subdivision and the Developer will ensure that the units are built with high quality building materials and well maintained. Projected absorption rate is 8-12 units per year as dictated by the market.

Phase 1 – Year 1 Projection = 10 Total Units

TYPE OF UNIT	NUMBER OF UNITS	NUMBER OF BEDROOMS	SQUARE FEET PER UNIT
Park Home – Single Family	6	3	1,600 – 2,100
Park Home – Townhome	4	2-3	1,000 – 1,400

Product Pricing:

The intent is to offer a wide range of both product type and product pricing. Pricing in the first building of the Attached Park Home Townhomes product in Phase 1 will begin in the \$240,000 range and go upwards of \$400,000 for the Single Family Detached Park Homes, depending on unit type, bedroom counts, square footage, and construction finishes. Developer will work with Park City Municipal Corp to determine final sales pricing as well as product type and size. It is anticipated that attached units will be priced lower and single family detached units will be closer to the maximum price range, thus having a greater range of diversity. Pricing for the first ten (10) units is now set as shown in the attached spreadsheet (Exhibit B) for the Park Home Townhome units T25, T26, T27, T28 and Park Home Single Family Detached Units 1,2,3,10,11 and 12. Any changes to the unit pricing, bedroom count, or completion schedule included in Exhibit B will require approval by the Housing Authority.

Marketing Plan:

Developer agrees to give priority to those full-time employees who work within the area of the Park City School District boundaries, particularly essential workers. This area includes but is not limited to Intermountain Healthcare Park City Medical Campus, USSA Headquarters and Training Annexation.

Developer will hold information seminars with these target groups to discuss the qualifications for purchasing deed restricted affordable/attainable housing units. Developer will also provide Credit Repair Services for all of those in need of such services.

Methodology of Affordability:**Affordability Defined**

Affordability is defined such that the total amount of the mortgage, basic utilities, taxes, insurance and HOA payments may not account for more than 30% of household income. The median wage of the core Park City workforce is determined annually by the City Council.

Affordable Unit Equivalent

There are two resolutions that govern the affordable/attainable units in Park City Heights. Resolution 17-99 dictates that a two-bedroom unit with 800 square feet of Net Livable Space is considered one Affordable Unit Equivalent; and Resolution 20-07, dictates that a two-bedroom unit with 900 square feet of Net Livable Space is considered one Affordable Unit Equivalent.

Average of Affordability

The intent is to maintain an average rate of affordability. Flexibility must be given in the Housing Mitigation Plan in an attempt to maximize a level of affordability. There may be some single-family units that fall outside of the affordable range, alternatively, providing attached units could keep the average rate of affordability lower delivering a lower average price.

Compliance Standards

It is anticipated that there will be a mix of unit types and standards as outlined below:

- All affordable units will be built to a minimum LEED Certified OR NAHB Green level and appliances & light bulbs shall be Energy Star qualified products.
- Size differentials of the exterior appearance of the cottage home affordable units will be compatible with cottage home market rate units and will use similar exterior materials and guidelines.
- Standard construction practices will be the same for the affordable/attainable and market units and incorporate the same general construction materials in the following areas: insulation, windows, heating systems, and other components related to energy efficiency including landscaping.
- All affordable/attainable units will be constructed in accordance and consistent with the MPD approved Park City Heights Neighborhood Design Guide.
- All affordable/attainable units will be constructed on Park City Heights property (MPD site). This includes the transfer of the IHC units from the Park City Medical Center site to Park City Heights.

Product type/Unit descriptions

Product type in all phases will be determined based on market conditions, lot size, topography, number of stories, adjacent homes, and other factors. Flexibility will be required and a necessity in order to provide the right product at the right price to maintain affordability. Units will be configured in two, three and four bedroom layouts. A minimum of seven (7) – two bedroom units will be provided in the Attached Park Home Townhomes.

Average Median Income/Workforce Housing Wage (Guideline)

Housing Resolution 17-99 uses an Average Median Income (AMI) in Summit County and Housing Resolution 20-07 uses the Workforce Housing Wage (WHW) in Park City. The first ten (10) units will be split with four (4) of the units under HR 17-99 and six (6) under HR 20-07.

Exhibit B
Park City Heights Proposed Pricing by Unit Type

Town Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed- rooms	Housing Resolution Pricing Limit	Negotiated Pricing
T25	319,900	3	409,501	319,900
T26	249,900	2	365,759	249,900
T27	297,900	3	409,501	297,900
T28	329,900	3	409,501	329,900
T9	326,298	3	409,501	349,900
T10	254,898	2	365,759	299,900
T11	303,858	3	409,501	329,900
T12	336,498	3	409,501	359,900
T21	332,823	3	409,501	349,900
T22	259,995	2	365,759	299,900
T23	309,935	3	409,501	329,900
T24	343,227	3	409,501	359,900
T13	339,479	3	409,501	349,900
T14	265,194	2	365,759	299,900
T15	316,133	3	409,501	329,900
T16	350,091	3	409,501	359,900
T17	346,268	3	409,501	349,900
T18	270,497	2	365,759	299,900
T19	322,455	3	409,501	329,900
T20	357,092	3	409,501	359,900
T5	353,193	3	409,501	349,900
T6	275,906	2	365,759	299,900
T7	328,904	3	409,501	329,900
T8	364,233	3	409,501	359,900
T1	360,256	3	409,501	349,900
T2	281,424	2	365,759	299,900
T3	335,482	3	409,501	329,900
T4	371,517	3	409,501	359,900
sub-total	8,903,256		11,159,834	9,235,200

Bedroom Count Summary	
2 bedrooms	7
3 bedrooms	46
4 bedrooms	26

Numbers of Affordable Units Per Year	TH	PH	Cottages	total
2016	4	6	0	10
2017	4	6	0	10
2018	4	6	1	11
2019	4	6	3	13
2020	4	6	3	13
2021	4	5	3	12
2022	4	0	3	7
2023	0	0	3	3
total	28	35	16	79

(1,924,634) amount below max allowed pricing

Park Homes	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed- rooms	Limit	Proposed Scenario
1	\$408,900	3	\$375,179	\$375,179
2	\$374,900	3	\$375,179	\$375,179
3	\$408,900	3	\$375,179	\$375,179
10	\$408,900	3	\$375,179	\$375,179
11	\$374,900	3	\$375,179	\$375,179
12	\$408,900	3	\$375,179	\$375,179
4	\$477,900	4	\$445,463	\$465,900
5	\$384,272	3	\$375,179	\$438,500
6	\$419,272	3	\$375,179	\$438,500
7	\$477,900	4	\$445,463	\$465,900
8	\$384,272	3	\$375,179	\$438,500
9	\$419,122	3	\$375,179	\$438,500
13	\$489,878	4	\$445,463	\$465,900
14	\$393,878	3	\$375,179	\$438,500
15	\$429,600	3	\$375,179	\$438,500
22	\$489,878	4	\$445,463	\$465,900
23	\$393,878	3	\$375,179	\$438,500
24	\$429,600	3	\$375,179	\$438,500
16	\$502,095	4	\$445,463	\$465,900
17	\$403,772	3	\$375,179	\$438,500
18	\$440,340	3	\$375,179	\$438,500
19	\$502,095	4	\$445,463	\$465,900
20	\$440,300	3	\$375,179	\$438,500
21	\$440,300	3	\$375,179	\$438,500
28	\$514,648	4	\$445,463	\$465,900
29	\$451,348	3	\$375,179	\$438,500
30	\$451,348	3	\$375,179	\$438,500
31	\$514,648	4	\$445,463	\$465,900
32	\$451,348	3	\$375,179	\$438,500
33	\$451,348	3	\$375,179	\$438,500
25	\$527,515	4	\$445,463	\$465,900
26	\$462,631	3	\$375,179	\$438,500
27	\$462,631	3	\$375,179	\$438,500
34	\$527,515	4	\$445,463	\$465,900
35	\$462,631	3	\$375,179	\$438,500
	\$15,581,363		\$13,834,105	15,241,574

\$1,407,469 amount above max allowed pricing

Cottages	October 24, 2016 Proposed Pricing from Ivory Homes	# of Bed- rooms	Limit	Proposed Scenario
1	499,900	4	506,008	506,008
2	514,897	4	506,008	506,008
3	514,897	4	506,008	506,008
4	514,897	4	506,008	506,008
5	530,343	4	506,008	506,008
6	530,343	4	506,008	506,008
7	530,343	4	506,008	506,008
8	546,253	4	506,008	506,008
9	546,253	4	506,008	506,008
10	546,253	4	506,008	506,008
11	562,640	4	506,008	506,008
12	562,640	4	506,008	506,008
13	562,640	4	506,008	506,008
14	579,519	4	506,008	506,008
15	579,519	4	506,008	506,008
16	579,519	4	506,008	506,008
	8,700,856		8,096,128	8,096,128

Total Revenue Initial Ivory Pricing Revenue	\$ 33,185,475	
Total Revenue Resolution Limits		\$ 33,090,067
Total Proposed Pricing Revenue		\$ 32,572,902

\$ (517,165) amount negotiated pricing is below max allowed pricing