



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 3, 2022**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, March 3, 2022. To participate virtually, follow the public meeting information at www.parkcity.org.

CLOSED SESSION - 2:30 p.m.

To Discuss Property, Personnel, Litigation, Security, and Advice of Counsel

WORK SESSION

3:00 p.m. - Discuss Vision 2020 Priorities
[Defining Visioning Priorities Staff Report](#)

3:45 p.m. - Budget Outlook Discussion
[Budget Outlook Staff Report](#)
[Exhibit A: FY 2023 Budget Plan](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Park City Municipal/Park City Fire District Interlocal Agreement Update
[Park City Fire District \(PCFD\) Interlocal Agreement Update](#)
[Exhibit A: Amended PCMC/PCFD Interlocal Agreement](#)
[Exhibit B: 2001 Interlocal Agreement PCMC/PCFD](#)
2. Draft Council Calendar for Priority Discussions
[Council Calendar Staff Report](#)
3. December 2021 Sales Tax Report
[December 2021 Sales Tax Staff Report](#)
[FY22 December Sales Tax Report](#)

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 3, 9, 10, and 15, 2022
[February 3, 2022 Minutes](#)
[February 9, 2022 Minutes](#)
[February 10, 2022 Minutes](#)
[February 15, 2022 Minutes](#)

V. CONSENT AGENDA

1. Request to Approve a Community Donation Application by Sue McJames, on Behalf of the Park City Garden Club, for a Blue Star Memorial Marker Plaque at the Miners' Hospital Gardens
[Community Donation Staff Report](#)
[Exhibit A: Community Donation- Blue Star Memorial Marker- Sue McJames](#)

VI. OLD BUSINESS

1. Consideration to Approve the Youth Sports Alliance Olympic and Paralympic Celebration Parade, a Level Four Special Event, to be Held Friday, April 1, 2022
(A) Public Hearing (B) Action
[YSA Olympic and Paralympic Parade Event Approval Staff Report](#)
[Exhibit A: YSA Special Event Application](#)
[Exhibit B: Draft Special Event Permit](#)
[Exhibit C: HPCA Letter of Support for YSA Event](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2022-05, an Ordinance Approving the Mountain Ridge Subdivision, Lot 13, Plat Amendment, Located at 3099 Mountain Ridge Court, Park City, Utah
(A) Public Hearing (B) Action
[Mountain Ridge Subdivision Staff Report](#)
[Exhibit A: Draft Ordinance No 2022-05 and Proposed Plat](#)
[Exhibit B: September 27, 1990 Planning Commission Meeting Minutes](#)
[Exhibit C: February 14, 1990 Planning Commission Meeting Minutes](#)
[Exhibit D: Ordinance 90-12](#)
[Exhibit E: Mountain Ridge Subdivision Plat](#)
[Exhibit F: 2013 Building Permit](#)
[Exhibit G: Proposed Plans](#)
[Exhibit H: Applicant Statement](#)
[Exhibit I: Public Comments](#)
2. Consideration to Approve Ordinance No. 2022-07, an Ordinance Approving the Payday Condominium Amended Plat, Located at 1660 and 1700 Three Kings Drive, Park City, Utah
(A) Public Hearing (B) Action

Payday Condominiums Plat Amendment Staff Report
Exhibit A: Ordinance No. 2022-07 and Payday Condominium Plat “ Amended
Exhibit B: Applicant Narrative
Exhibit C: 3D Drawings
Exhibit D: Original 1972 Payday Plat
Exhibit E: June 8, 1972 Planning Commission Meeting minutes
Exhibit F: 1972 Zoning Regulations
Exhibit G: Road Dedication of Three Kings Drive
Exhibit H: Current Parking Plan
Exhibit I: 1972 LMC Chapter 17 Planned Unit Development 67-17-2.1
Exhibit J - Setback Non-Compliance Review
Exhibit K: Payday HOA Architectural Guidelines and Construction Regulations
Exhibit L: Payday Owner Testimonials

3. Discuss Ice Arena Interlocal Agreement with Snyderville Basin Special Recreation District
(A) Public Input
[Ice Arena Interlocal Agreement Staff Report](#)
[Exhibit A: 2004 Ice Arena Interlocal Agreement](#)
4. Consideration to Adopt Resolution No. 02-2022, a Resolution Setting Forth a Policy for Park City Cemetery Operations and Services and Repealing and Replacing Resolution No. 06-2018 in its Entirety
(A) Public Hearing (B) Action
[Cremation Garden Staff Report](#)
[Exhibit A: Cemetery Cremation Garden Resolution](#)
5. Consideration to Adopt Resolution 03-2022, a Resolution Amending the Fee Schedule
(A) Public Hearing (B) Action
[Cremation Garden Staff Report](#)
[Exhibit A: Cemetery Fee Resolution](#)
[Exhibit B: Park City Fee Schedule](#)
6. 2022 Legislative Update
[2022 Legislative Bill Tracker as of 2.28.22](#)

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

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

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

3:00 p.m. - Discuss Vision 2020 Priorities

Suggested Action:

Attachments:

[Defining Visioning Priorities Staff Report](#)



City Council Staff Report

Subject: Defining Visioning Priorities
Authors: Jed Briggs, Matt Dias, Linda Jager
Department: Budget, Community Engagement, Executive
Date: March 3, 2022
Type of Item: Work Session

Summary

Review and recommend any desired changes to the Park City Vision 2020 messaging strategy and terminology.

Over time, several members of the new Council have suggested that additional changes may be necessary to communicate and help advance core community priorities more clearly. Though Visioning materials are not prescriptive by nature, they are frequently used by City Council, community stakeholders, and staff to articulate organizational goals, strategic objectives and guide decision making.

Background

Park City has led several community visioning initiatives for Park City's future. A key objective of visioning is to articulate community elements that, if lost, would fundamentally change the character of Park City. Visioning outcomes have helped shape and focus [Park City Municipal's Long Term Strategic Plan](#).

In 2009, the community visioning mandate was to Keep Park City "Park City," based upon four core values: Historic Character; Small Town; Sense of Community; and Natural Setting. The goals that emerged from the values included: Engaged & Effective Government & Citizenry; Thriving Mountain Town; Preserving & Enhancing the Natural Environment; and Inclusive & Healthy Community.

In 2017, Council codified four Critical Community Priorities to focus the City's work plans and address critical issues facing Park City. The Critical Priorities included:

- **Transportation:** Congestion Reduction, Local and Regional;
- **Energy:** Conservation, Renewable Energy, Carbon Reduction and Green Building Incentives;
- **Housing:** Middle Income, Attainable & Affordable Housing; and
- **Social Equity**

In 2019, Council requested a new visioning process looking ahead to 2030. Working with [Future iQ](#), the community completed a comprehensive 8-month Park City Vision 2020 project that identified five Strategic Pillars:

- **Transportation Innovation:** Envisioning bold, multi-modal transportation solutions;
- **Environmental Leadership:** Protect, enhance and support our natural world and local ecosystems, so we can all thrive;
- **Affordability and Equity:** Cultivating and engaging an inclusive and diverse community while working to address disparities;

- **Sustainable Tourism:** Create a harmonious balance between resident and visitor quality of experience; and
- **Arts, Culture, and the Local Economy:** Fostering economic diversity through arts, culture, and local entrepreneurship

In 2020, Council requested a strategic communication plan to align the Critical Community Priorities with Vision 2020 Strategic Pillars. As a result, the concept and acronym of "S.E.A.T" were presented to communicate the suggested four Community Pillars succinctly. For lack of a better explanation, the new acronym, and communications tool never caught on.

- **Social Equity & Affordability:** Cultivating and engaging an inclusive and diverse community while working to address disparities;
- **Environmental Leadership:** Protect, enhance and support our natural world and local ecosystems, so we all can thrive;
- **Authentic Local Culture:** Fostering economic diversity through arts, culture, and local entrepreneurship, and create a balance between resident and visitor quality of life; and
- **Transportation Innovation:** Envisioning bold, multi-modal transportation solutions.

Analysis

Pillars and Community Priorities are used as a communication tool for Council to reflect and focus its work and resource allocation. By no means do they represent everything the City is working toward, but rather the areas that need the highest amount of attention or focus.

The Critical Community Priorities concept introduced in 2017 gained significant awareness, allowing residents, stakeholders, and elected officials to quickly orient the organization's focus.

The five Strategic Pillars identified through the Vision 2020 process echoed the four Critical Community Priorities while also suggesting adding an emphasis on Sustainable Tourism and Arts, Culture & Local Economy. The Strategic Pillars represent the central theme or topic areas that underpin the aggregated preferred future, called 'Embracing Bold Action'. Teams of subject experts and stakeholders worked to craft and refine the Strategic Pillars.

When the S.E.A.T. concept was presented to Council, the pillars were renamed Community Pillars instead of Strategic Pillars, and the theme was changed to "Where Everyone Has a Seat at the Table." This was done to strengthen the inclusion and equity ideas inherent in the pillars and reinforce the S.E.A.T. acronym.

Council never formally adopted the Community or S.E.A.T. Pillars because of a few concerns:

- The term 'pillar' didn't sit right with some Council members as it sounded very static, rather than conjuring "bold action";
- The S.E.A.T acronym itself had some of the same criticism, as it didn't feel action-oriented;
- There was discussion as to whether Social Equity and Affordability should be separate. While affordability is a part of equity efforts, the City puts a lot of its focus into housing. Affordable housing efforts represent a sizable amount of the City's time and budget;
- Most of Council liked the combining of Sustainable Tourism and Arts, Culture, and Local Economy, but some still felt like it didn't completely capture the community sentiment in that area.

The evolution of the priorities and pillars represents years of community listening and work from Council and stakeholders. We are confident that the visioning process captured community sentiment appropriately, but wordsmithing and fine-tuning may still be necessary given Council's comments and suggestions over the past few months.

Discussion Questions for Council

- Continue to use the four Critical Community Priorities concept as the foundation of the work of Council and staff?
- Utilize the five Strategic Community Pillars identified through the Vision 2020 process as guiding principles in strategic planning and implementation?
- Adopt the S.E.A.T communication strategy?
- Blend the five Strategic Pillars into Critical Community Priorities, expanding from four to five areas of focus?

Exhibit A - [Park City Vision 2020 Final Report](#)

Exhibit B - [Strategic Plan and Visioning Graphics](#) (2009 – 2021)

Exhibit C – 2.9.22 Vision 2020, Pillars & Community Critical Priorities [presentation](#)

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: WORK SESSION

Subject:

3:45 p.m. - Budget Outlook Discussion

Suggested Action:

Attachments:

[Budget Outlook Staff Report](#)

[Exhibit A: FY 2023 Budget Plan](#)

City Council Staff Report



Subject: Budget Outlook
Author: Budget Team
Department: Budget, Debt, and Grants
Date: March 3, 2022
Type of Item: Informative

Recommendation

Park City Municipal's annual budget is the most comprehensive and compelling opportunity to make strategic adjustments to community-focused policies, programs, and initiatives. For a new Mayor and new City Council, the first budget review process is a considerable undertaking that spans several months and has the potential to impact virtually every department, resident, business, and visitor to the greater Park City area.

Accordingly, this year's budget process is a unique opportunity for the Mayor and Council to synthesize community feedback from the past year and potentially set new priorities and policy objectives into motion. It is also essential to use this process to test some of our existing organizational assumptions and strategically begin to manage several factors challenging our region and municipality:

- **Inflation** – Anticipate 10-15% across the board increases for various administrative items necessary to maintain existing service levels;
- **Increase Demand for Services** – Almost every municipal department and facility in 2021/22 had record-breaking volumes and demand for service delivery (facility usage, memberships, classes, clinics, rentals, camps, permits, applications, etc.);
- **Labor Challenges** – Serious wage competition along the Wasatch Back and Front municipalities and with the private sector continue unabated. Making matters worse, an extreme lack of affordable housing in Park City and the Wasatch back, combined with more flexible work environments in the private sector, continue to challenge organizational retention and recruitment efforts; and
- **Big Solutions** – Community questions about balancing increased visitation and tourism impacts with residential quality of life have grown considerably. Most solutions are operationally intensive or expensive, complex, and can take several years of planning and construction.

Accordingly, this week's work session aims to review existing budget and financial strategies, layout the FY23 budget review process, and highlight key revenue projections that try to meet anticipated budgetary challenges as well as provide space for new initiatives and concepts.

Background

PRE COVID-19

For the better part of the past decade, Park City experienced an unprecedented run of economic stability and annual revenue increases due to sustained growth in tourism and visitation. New revenues were reinvested strategically in municipal facilities, infrastructure, and programs. Notable achievements include major open space acquisitions; the PC MARC, PC Ice Arena, and PC Library; trails, paved pathways, parks, and playgrounds; PC Transit and Old Town improvements; affordable housing and numerous examples of expanded community services and offerings.

COVID-19

In response to COVID-19, PCMC faced unprecedented financial stress and consternation. The quick economic shutdown forced the Mayor and Council to activate the City's Recession Plan for the first time since FY09 and impose a series of expenditure reductions to close a projected \$8.6M deficit for FY21. Departments strategically reduced their operating and capital budgets, reserve funds were utilized, and most municipal services were sustained. Across the board reductions (\$3M) were taken in almost every non-essential expenditure item, including tuition, training, conferences, supplies, equipment, materials, contract services, wage/hiring freeze, and overtime.

In FY22, the \$3M was not universally reinstated. Instead, departments were heavily scrutinized and required to justify funding restorations in non-essential areas. In most cases, departments reorganized their budgeting practices to support the new working environment and demand for expanded service delivery.

Budgeting for Outcomes

Park City employs an internal process called Budgeting for Outcomes (BFO) that focuses on Council priorities and objectives to determine the annual budget. BFO is a way to link the Council's policy goals to the day-to-day management of the City. The Council's Goals are used when prioritizing department managers' requests for operating and capital budgets. [See link HERE](#)

Each Manager presents their budget request to the Results Team, a group of individuals from various departments within the organization. The Results Team then identifies questions or gaps in specific proposals and requests additional information from the proposal owner, including potential implications of level of service adjustments or the suggestion of additional collaboration. They will then score the program based on the department manager's explanation as well as with their understanding of Council's priorities. Decisions on budget enhancements or decreases are based on the scoring of each BFO program, as well as the department manager's rationale, established need, and availability of resources. The team discusses their overall rankings and rationale for budget enhancements or decreases and prepares a final recommendation to the City Manager, who examines and refines this recommendation and may include it in the overall budget recommendation.

Throughout the BFO process, the Council has many opportunities to review service levels, propose reductions, and consider policy changes and new solutions. The Council

also has ample opportunity to suggest or consider programs or initiatives not recommended by a department or not recommended by the City Manager.

Analysis

Revenues

The revenues collected by Park City serve as the most important basis for service delivery – capital projects, law enforcement, building, planning, engineering, recreation, etc are all funded from revenues collected. The Utah Legislature grants local revenue source authority, and Park City has maxed-out virtually every conventional sale or use tax possible to keep up with demand. Park City's sales tax is the most exposed to consumer discretionary spending and variability. Conversely, the property tax is the most stable source of revenue, and we have no records of any increase.

In FY21, the City's budget team built a new and modern sales tax model based upon machine learning techniques and more than 70 different data sources. The sales tax model is now highlighted in various presentations to other cities and towns, shared with our bonding agencies and the Utah State Tax Commission, and presented to local stakeholder groups on occasion.

In FY23, using the new model, we project a 17% (\$2.28M) increase in sales tax compared to the FY22 budget. We also project a \$3.1M increase in total revenues (other fees, fines, transfers, etc.). This initial projection is essential because it becomes the basis for the City Council, City Manager, and City departments to explore how to meet budgetary challenges and explore new initiatives.

The Budget Team's confidence in the local economy and our projections remain strong. For example, the City received the most sales tax ever recorded in December 2021. Receipts were up 37% over the previous December. In addition, TRT was up 93% over the previous December! We believe the current economic conditions will continue in the near term and may even increase between now and the end of the fiscal year. Note - projections are subject to change and will require considerable refinement over the next 6 months. See below:

Revenue	FY22 Budget	FY23 Projected Budget	\$ Variance - FY23 vs. FY22 Projected Budget	% Variance - FY23 vs. FY22 Projected Budget
Property Taxes	\$12,392,328	\$12,938,774	\$546,446	4%
Sales Tax	\$13,333,686	\$15,618,700	\$2,285,014	17%
Franchise Tax	\$3,261,596	\$3,295,118	\$33,522	1%
Planning, Building and Engineering Fees	\$3,565,757	\$3,602,670	\$36,913	1%
Recreation	\$1,936,634	\$2,171,804	\$235,170	12%
Licenses	\$484,692	\$500,089	\$15,397	3%
Ice Revenue	\$913,628	\$961,705	\$48,077	5%

Intergovernmental Revenue	\$155,304	\$138,276	(\$17,028)	-11%
Fees/Other	\$493,961	\$453,153	(\$40,808)	-8%
Interfund Transfers	\$2,950,291	\$2,950,291	\$0	0%
Total	\$39,487,877	\$42,630,581	\$3,142,704	8%

Notable Budget Considerations

- **Inflation Costs** – We anticipate 10-15% across the board increases for almost every type of administrative items necessary to maintain existing service levels:
 - o Materials, supplies, and equipment (examples - top-soil, uniforms, gasoline, salt, chlorine, fertilizer, sports equipment, library books, cleaning products, vehicles, etc.) face extreme inflationary pressures.
- **Increased Demand for Services** –
 - o Major financial, legal, network security, and communications software infrastructure is necessary to maintain organizational standards and customer service objectives;
 - o IT Infrastructure investments required – financial and legal software upgrades, additional staff, public meeting technology enhancements, and network and systems upgrades;
 - o Data Science infrastructure;
 - o Communications – new tools including CRM system, outreach and survey programs, and increased utilization of the Resident Advocate office;
 - o Streets and Fleet – increases for DLS zones operations and maintenance, peak day management, and requests for bus lifts, fuel island pumps, bus wash replacement, and tools and equipment to operate the City's extensive fleet of electric and gas vehicles;
 - o Law Enforcement - additional staff and equipment needed for investigations, special events, and peak traffic management and residential area enforcement;
 - o Water – operating and capital increases due to Quinn's Treatment Plan coming on line, water rate structural change overhaul, and consideration of the future of Empire Creek;
 - o Tourism & Traffic Management Division – increases in police staffing, equipment/supplies, additional traffic management staff, intersection, and roadway adjustments. The overall plan is dependent on Council's desired level of service;
 - o Trails and Parks – more resources (personnel, materials, and supplies) due to increased trail usage and demand.
 - o Recreation, Library, Golf, and Ice – materials and supplies requests to meet increased facility and program demand, personnel, asset management, maintenance, and parking.
- **Labor** - Last year, Council increased wages based upon a third-party evaluation (Mercer Study) conducted in 2020. During 2020, all wage increases and new hiring were frozen in response to the pandemic. The goal remains to target the 75th

percentile of comparable positions in the region. This keeps Park City competitive in the increasingly challenging labor market but just below what the top employers pay their workforce. As the study is now two years old, we face the following factors:

- o Continued recruitment and retention challenges, resulting in several long term vacancies and difficult to fill positions;
 - o Increased “poaching” of PCMC employees by other jurisdictions with a lower cost of living;
 - o Several new positions are being considered as a result of increased demand for services, mitigation, and enforcement; and
 - o Health Insurance – fortunately, we only anticipate a moderate health insurance premium increase next year. This will maintain our benefits packages.
- **Big Solutions** – the community desire to balance increased visitation and tourism impacts with residential quality of life comes at considerable cost. Most solutions are operationally intense or expensive, complex, and take several years of planning and construction. Some examples include:
 - o **Transportation & Transit**
 - Quinn’s - 248 Express route and Park and Ride
 - Enhanced technology and customer service investments
 - Microtransit pilot program
 - Capital project funding gap
 - SR-224/SR-248 walkability tunnel
 - o **Housing & Community**
 - Lite Deed Restriction Program
 - Affordable Housing (quick) Purchase Fund
 - Woodside Phase II & Senior Center
 - Former Peace House location
 - o **Recreation**
 - MARC renovation/expansion: pickleball, aquatics, etc.



1

Proposed Budget Timeline

- March 3 - Budget Outlook
- March-April - Council Retreat Follow-up Topics Presented to Council
- March - Results Team/CIP Committee Review Budget Requests
- May - Adopt City Manager Recommended Budget
- May-June - Budget Work Sessions
- June - Adopt Final Budget

2



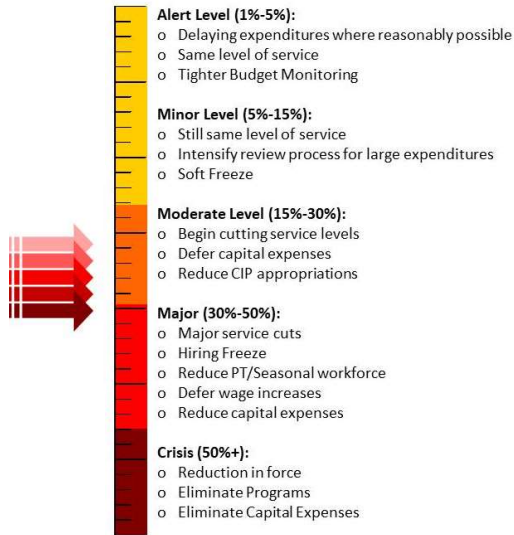
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Guiding Principles Through Crisis

- A principled and balanced approach:
 - **Fiscal responsibility:** Transparent decision-making and revenue projections and avoid irresponsible cuts to generate short-term savings at the expense of long-term prosperity.
 - **Compassion & Commitment:** Maintain PCMC's core commitments, community safety and wellbeing.
 - **Shared Sacrifice:** No group should bear a disproportionate burden from this challenge alone.

4

Recession Plan



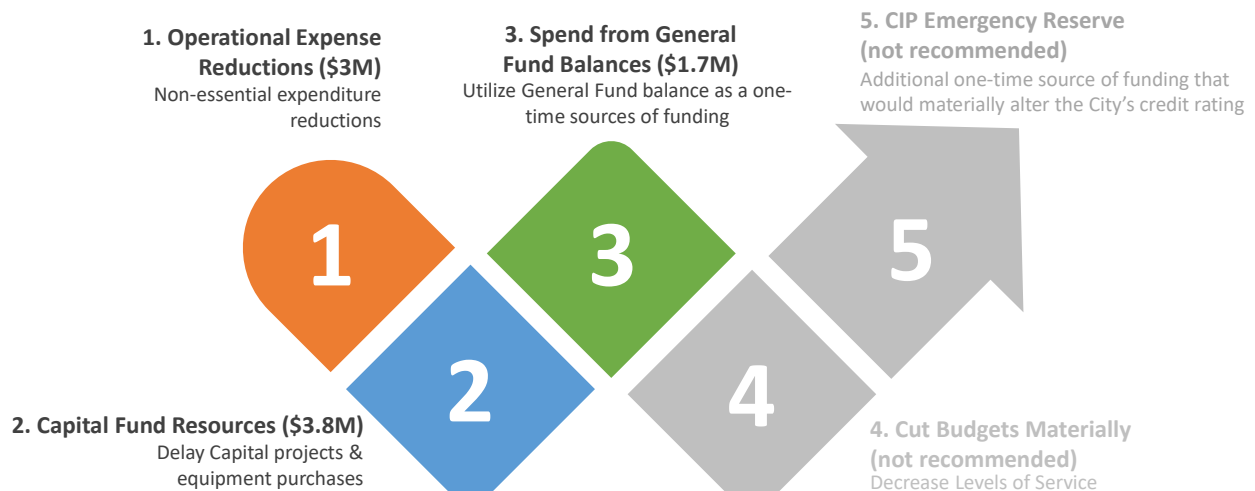
Recommended Actions

- **Delay Expenses:** Delay expenditures where reasonably possible, while maintaining the "Same Level" of service. Each department will be responsible for monitoring its individual budgets to ensure only essential expenditures are made.
- **Tightly Monitor Budgets:** Intensify the review process for large items such as contract services, consulting services, and capital expenditures, including capital improvements. Previously approved capital project expenditures which rely on General Fund surplus for funding should be subject to review by the Budget Department.
- **Soft Freeze:** Closely scrutinize hiring for vacant positions, delaying the recruitment process, and using temporary help to fill in where possible. The City Manager will review all personnel action with heightened scrutiny, including career development and interim reorganizations, to ensure consistency and equitable application of the soft freeze across the organization.
- **Reduce Expenses:** Closely monitor and reduce expenditures for travel, seminars, retreats, and bonuses.
- **Identify 5% Cuts:** Identify expenditures that would result in a 5% cut to departmental operating budgets while still maintaining the same level of service where possible.
- **Reprioritize CIP Budgets:** Reprioritize capital projects with the intent to de-obligate non-critical capital projects.

5

Bridging the Gap – FY21

(\$8,577,087)



Source: Park City Municipal Corporation as of 4/20/2020.

6

Recommended Actions

(\$8,577,087) – Estimated Shortfall

1. Operating Expense Reductions & Controls (\$3M) – Across the board reductions incurred by each department in non-essential expenditure line items: tuition, training, conferences, supplies, equipment, materials, contract services, merit pay, overtime, hiring freeze.
2. Capital Improvement Funds – Delay, Defer, Cancel (\$3.8M)
 - 1) \$1.7M Delay capital project budgets
 - 2) utilize 32% or \$2.1M of Capital Improvement Fund balance
1. Utilize General Fund Balance (21% or \$1.7M) - Fund balances (emergency reserves) are meant to offset declines in revenue during times of economic distress and have been prudently held in abeyance for this purpose.
2. Cut Budget Materially – Not Recommended – Decrease levels of service, reduction in full-time staff
3. Spend from 5-year CIP – Not Recommended

7



8

Budgeting for Outcomes

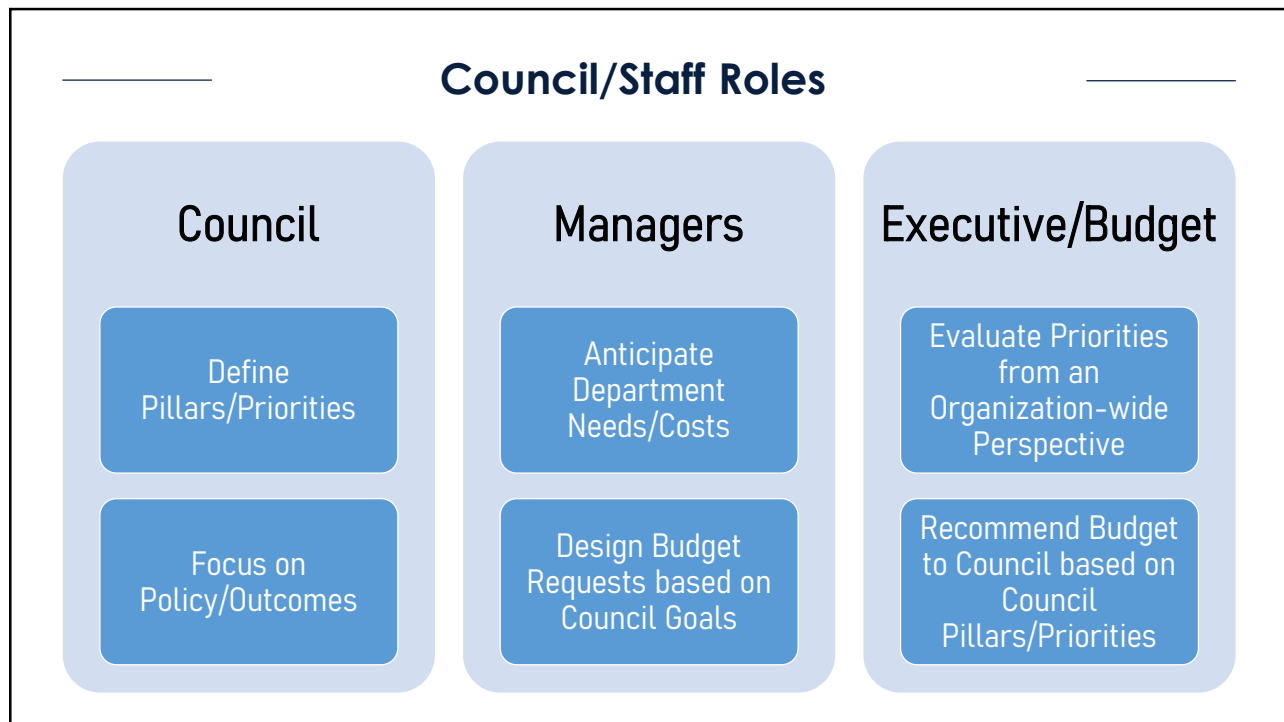


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Budgeting for Outcomes

- Create direct link between what Council wants and how the budget is allocated
- Council and the public can see how taxpayer dollars are achieving their goals
- Prioritize budget based off of better cost estimates for projects, programs, and services
- Staff time and energy optimized by directing them toward the most important strategic outcomes
- Better clarity and more well-fined outcomes
- Increase Council satisfaction with budget process

10



11

BFO

Criteria & Weighting	
Council Priorities/Pillars/Core Services	2.00
Portion of Community Served by Program	1.00
Reliance on City to Provide Program	1.00
Change in Demand for the Program	1.00
Mandated to Provide Program	1.00
Effectiveness of Proposal	0.75
Cost Recovery of Program	0.50
Cost Savings/Innovation /Collaboration	0.25

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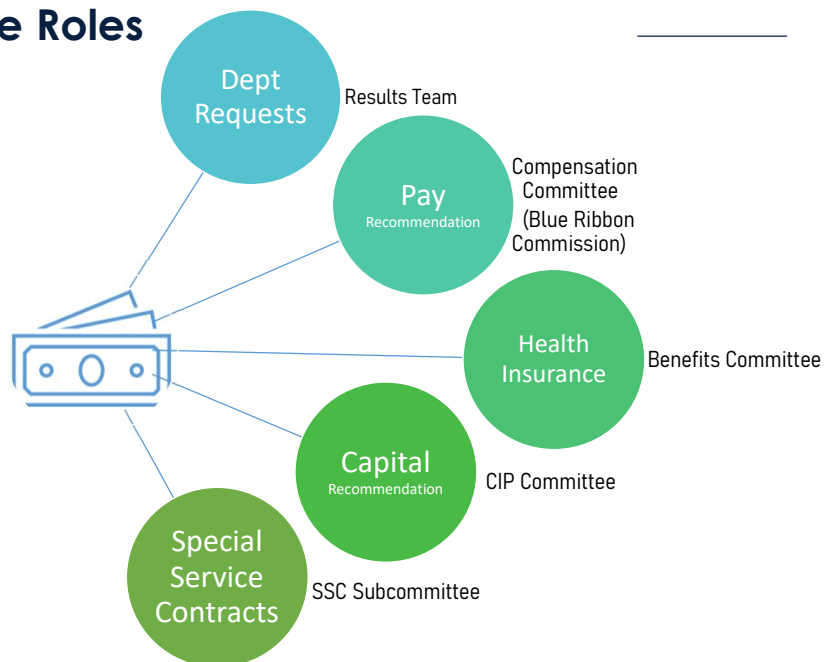
BFO Scoring

Prioritization	Weights FY 2015	Score Entry FY 2015	Score FY 2015	Weights FY 2016	Score Entry FY 2016	Score FY 2016
Program : Street & Sidewalk Maintenance (8)						
Desired Outcomes	2.00	4	8.00	2.00	4	8.00
Cost Savings	0.75	1	0.75	0.75	1	0.75
Effectiveness	0.25	4	1.00	0.25	4	1.00
Cost Recovery	0.50	0		0.50	0	
Community Served	1.00	4	4.00	1.00	4	4.00
Reliance on City	1.00	4	4.00	1.00	4	4.00
Change in Demand	1.00	1	1.00	1.00	1	1.00
Mandated	1.00	3	3.00	1.00	3	3.00
Total Street & Sidewalk Maintenance	7.50	21	22	7.50	21	22
Program : Clean-up and Storm Drain (8)						
Desired Outcomes	2.00	3	6.00	2.00	3	6.00
Cost Savings	0.75	1	0.75	0.75	1	0.75
Effectiveness	0.25	3	0.75	0.25	3	0.75
Cost Recovery	0.50	0		0.50	0	
Community Served	1.00	4	4.00	1.00	4	4.00
Reliance on City	1.00	4	4.00	1.00	4	4.00
Change in Demand	1.00	2	2.00	1.00	2	2.00
Mandated	1.00	2	2.00	1.00	2	2.00
Total Clean-up and Storm Drain	7.50	19	20	7.50	19	20

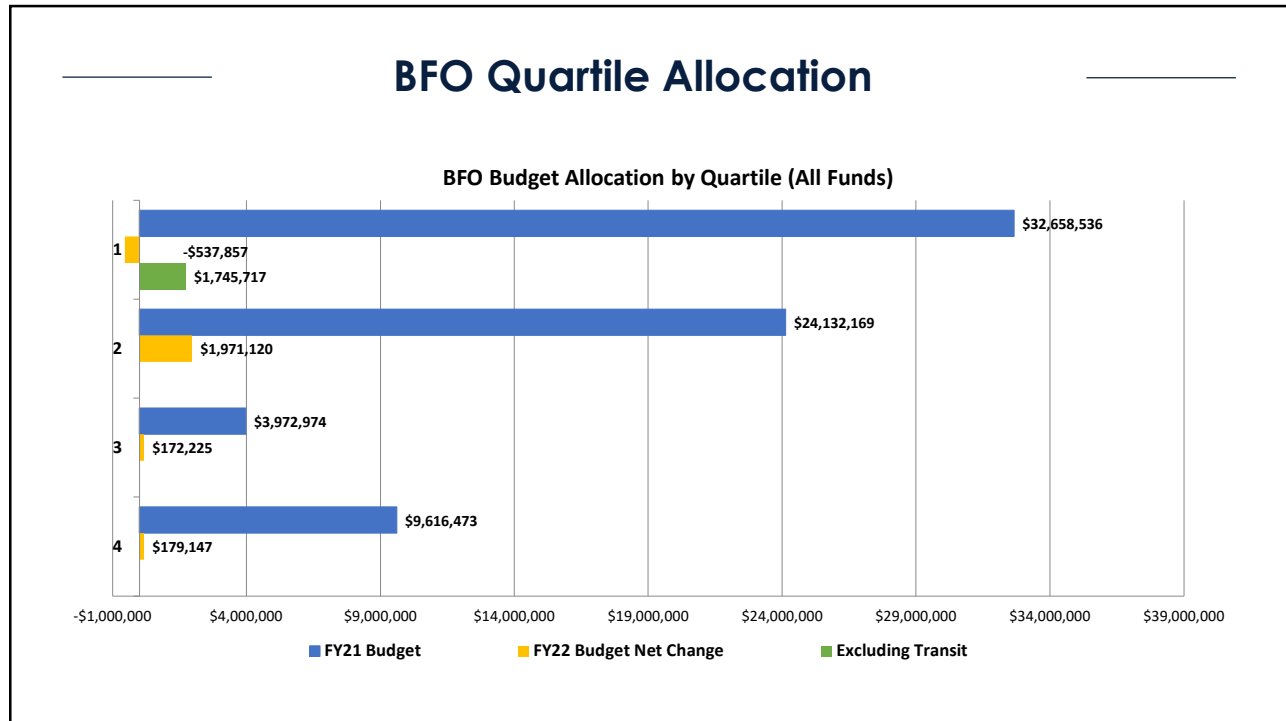
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Committee Roles

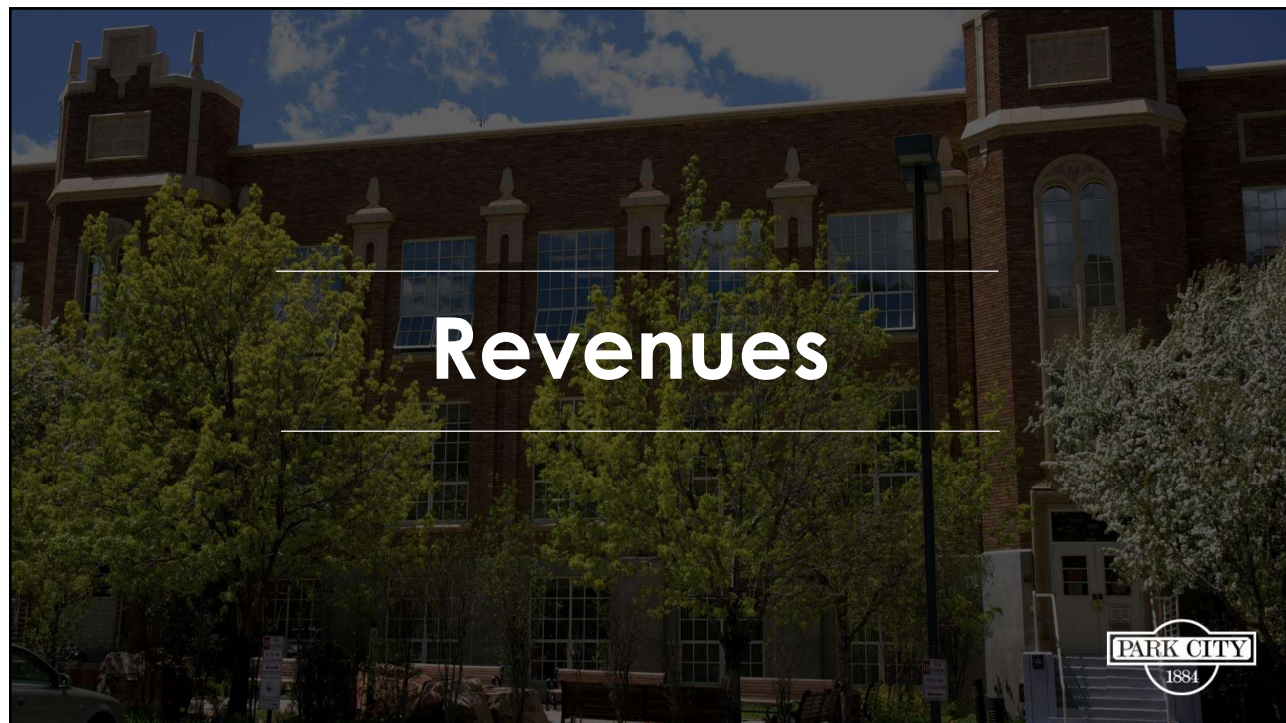
City Manager's
Recommended
Budget



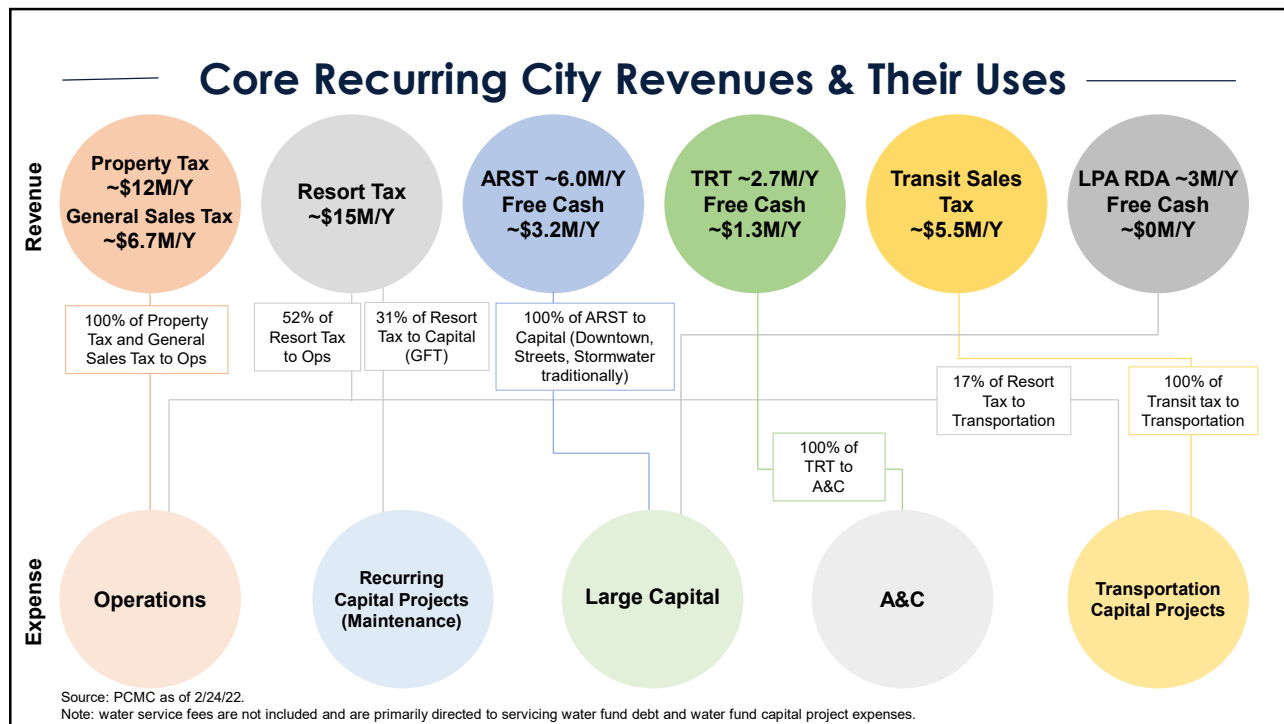
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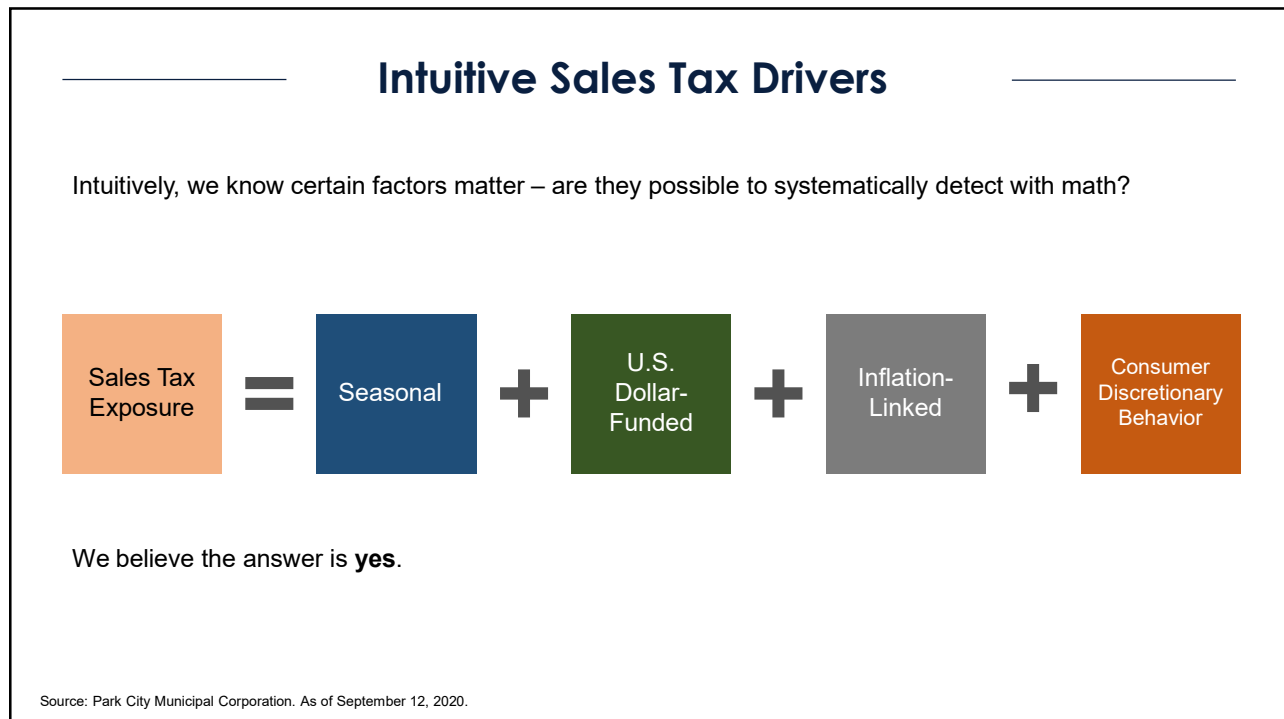
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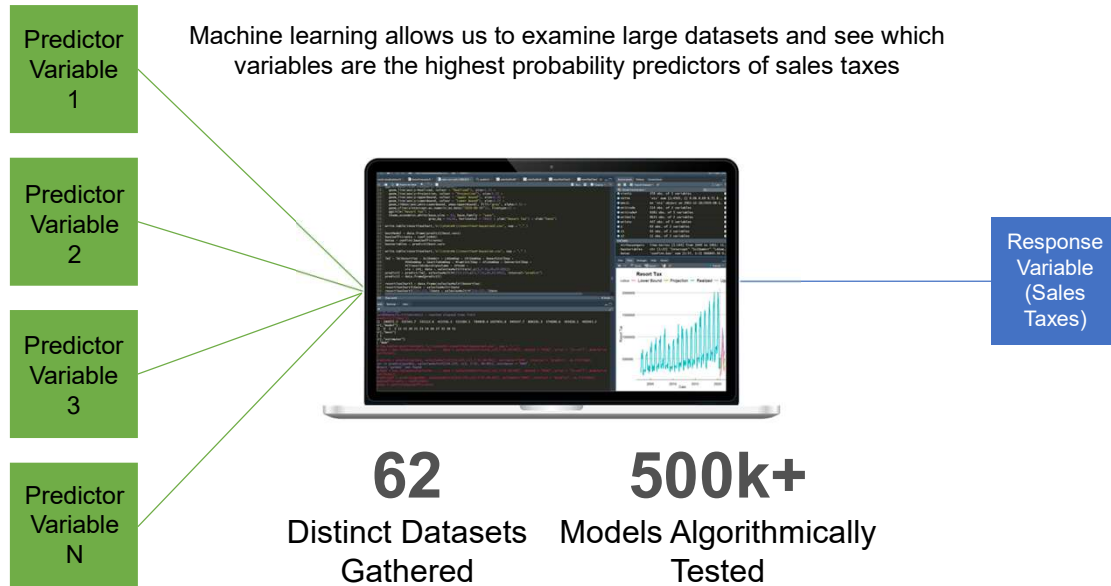


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18

How? – Machine Learning



Source: Park City Municipal Corporation. As of September 12, 2020.

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Our Dataset

The data we are monitoring is a combination of Local, Macroeconomic, Financial Market and Travel data

Domestic Financial

- S&P 500 Index
- VIX (S&P 500 Volatility Index)
- Federal Funds Effective Rate
- U.S. 3-Month Libor
- Treasury 2Y-10Y Spread
- U.S. 30Y Fixed Mortgage Rate
- Spot WTI Crude Oil

Foreign Financial

- Spot Brent Crude Oil
- CAD/USD FX Rate
- CNH/USD FX Rate
- USD/JPY FX Rate
- CHF/USD FX Rate
- AUD/USD FX Rate
- EUR/USD FX Rate
- GBP/USD FX Rate

Macroeconomic

- CPI (Core Inflation)
- Case Shiller U.S. Home Price Index
- U.S. Housing Starts
- M2 (U.S. Monetary Base)
- Personal Savings Rate
- Producer Price Index
- Construction Spending
- Construction Employees
- Leading GDP
- Jobless Claims
- Retail Spending Ex. Food
- Retail Spending With Food

Green box = statistically significant predictor of sales taxes

Travel - Consumer Behavior

- SLC Domestic Arrivals
- SLC International Arrivals
- LA Domestic Departures
- LA Intl. Departures
- JFK Domestic Departures
- JFK Intl. Departures
- Chicago (O'Hare) Domestic Dep.
- Chicago (O'Hare) Intl Departures
- Dallas Domestic Departures
- Dallas Intl. Departures
- Newark Domestic Departures
- Newark Intl. Departures
- SF Domestic Departures
- SF Intl Departures
- Phoenix Domestic Departures
- Phoenix Intl. Departures
- Seattle Domestic Departures
- Seattle Intl. Departures
- Miami Domestic Departures
- Miami Intl. Departures
- Atlanta Domestic Departures
- Atlanta Intl. Departures
- Denver Domestic Departures
- Denver Intl. Departures

Local - Consumer Behavior

- PC Transit Monthly Ridership
- PC Monthly Visitor Nights
- PC Commercial Water Usage
- PC Residential Water Usage

Source: Park City Municipal Corporation, U.S. Bureau of Transportation, St. Louis Federal Reserve, Bloomberg, U.S. Transportation Security Administration. As of September 12, 2020.

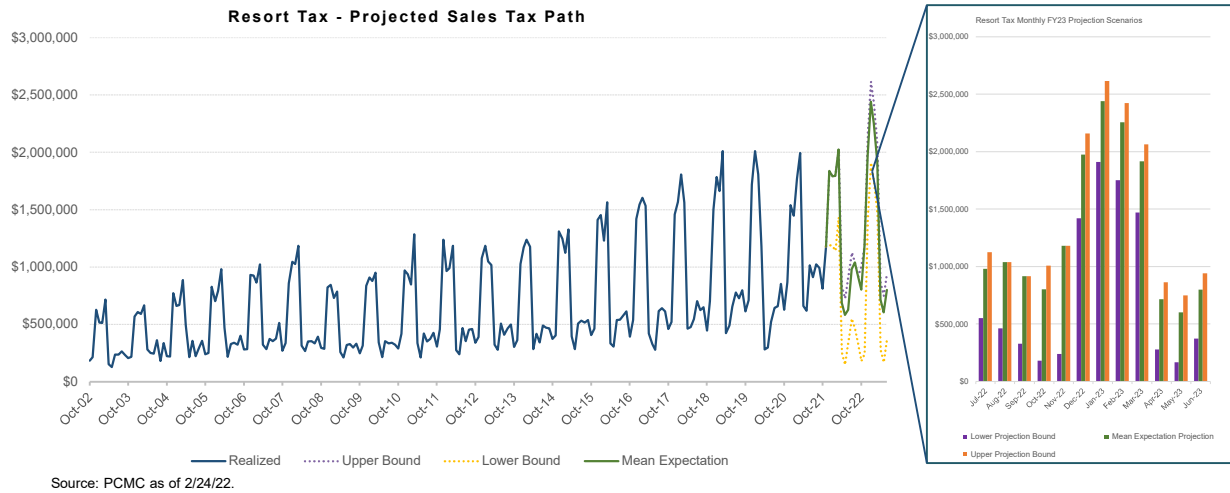
20

Projected Sales Tax Growth

2021 Realized Resort Tax
\$12.7M, +10.9% vs. FY20

2022 Projected Resort Tax
\$14.3M, +12.4% vs. FY21

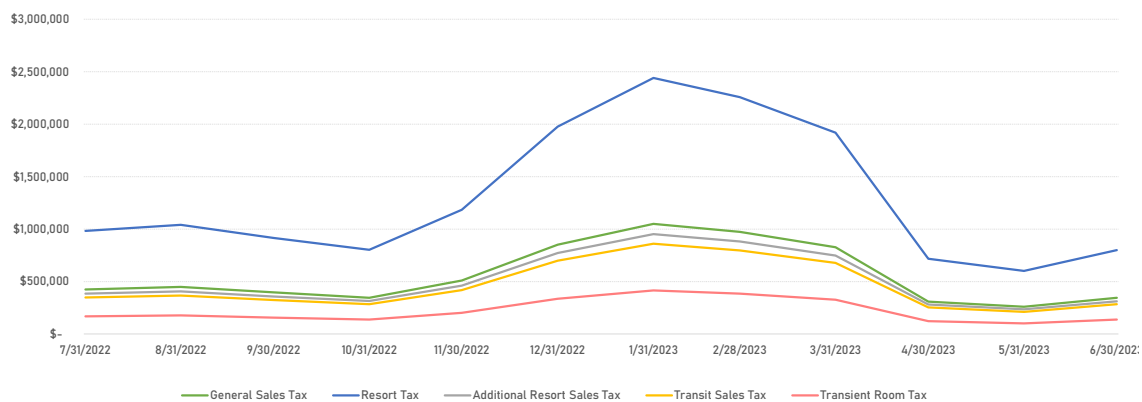
2023 Projected Resort Tax
\$15.6M, +9.6% vs. FY22



21

All Sales Taxes & Distribution to Funds

FY23 All Sales Taxes - Projection by Month



General Fund - FY23 Projection	
General Sales Tax	\$6,727,979
Resort Tax	\$8,890,721
Total	\$15,618,700

Capital Fund - FY23 Projection	
GFT (Resort Tax)	\$3,440,446
Additional Resort Sales Tax	\$6,086,994
Transient Room Tax	\$2,649,322
Total	\$12,176,761

Transportation Fund - FY23 Projection	
Transit Sales Tax	\$5,509,338
Resort Tax	\$3,287,534
County Related Transit Sales Tax ¹	\$2,699,575
Total	\$11,496,446

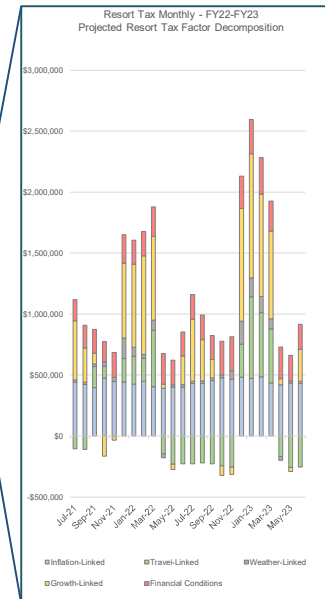
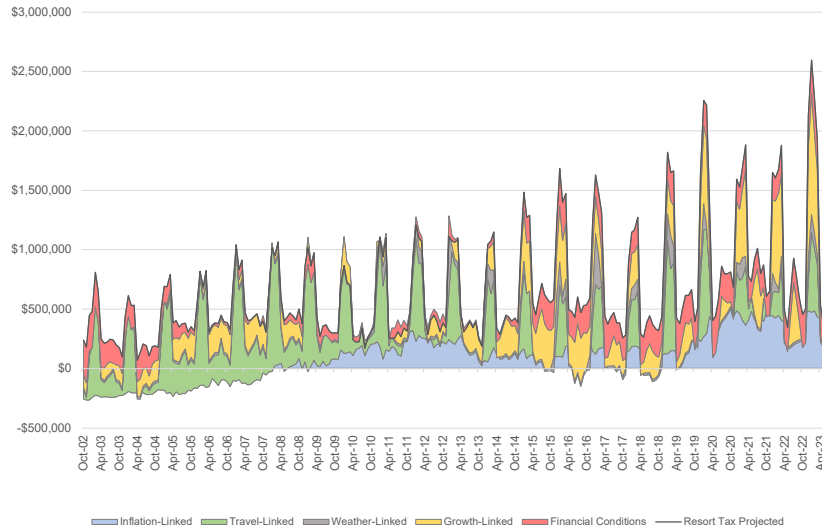
Source: PCMC as of 2/24/22.

1. County Related Transit Sales tax is anticipated PCMC's distribution from Summit County but is not yet received.

22

Sales Tax Decomposition by Month

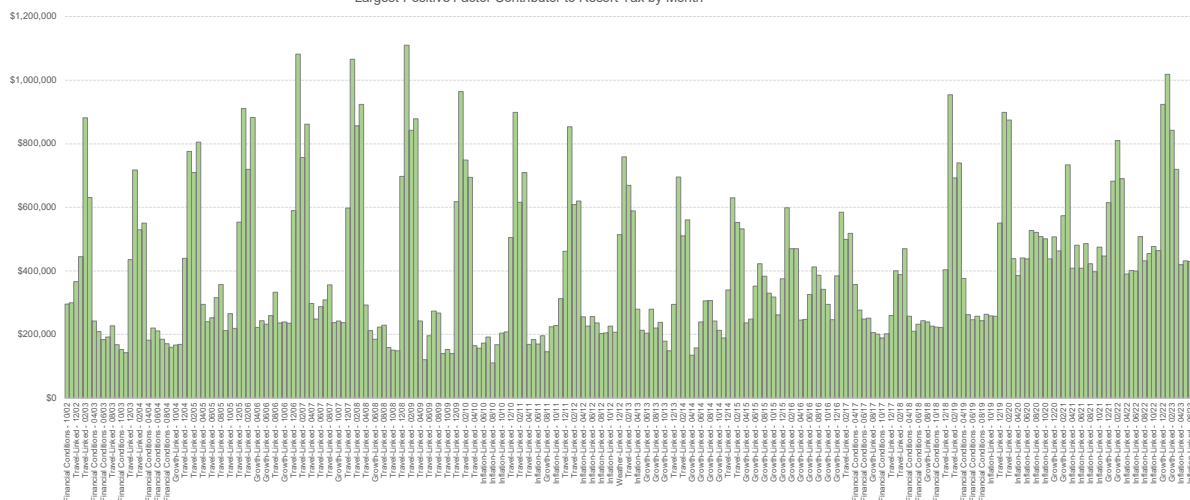
Resort Tax Monthly
Historical & Projected with Statistical Factor Decomposition



23

Sales Tax Top Driver by Month

Largest Positive Factor Contributor to Resort Tax by Month

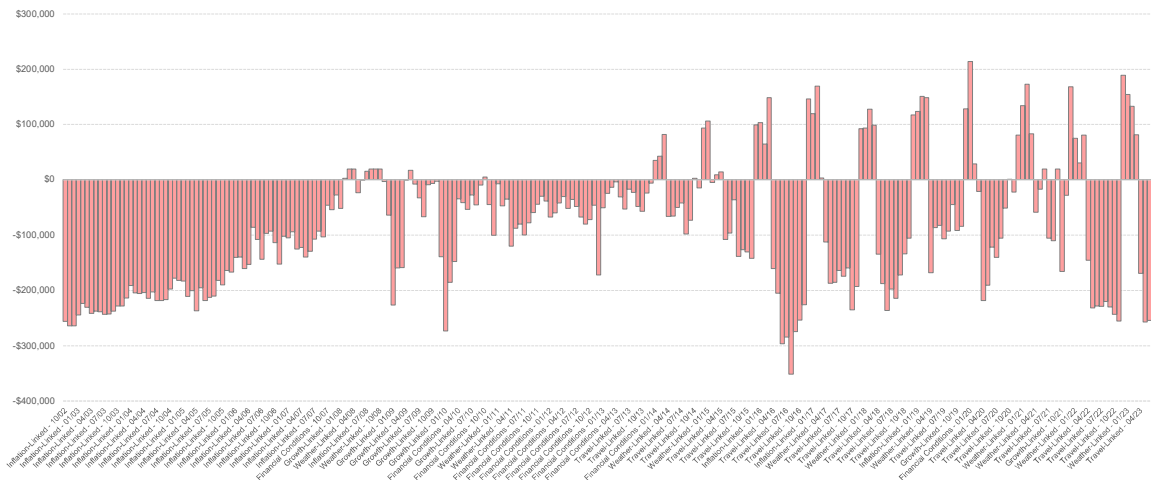


Source: PCMC as of 2/24/22.

24

Sales Tax Smallest Contributor by Month

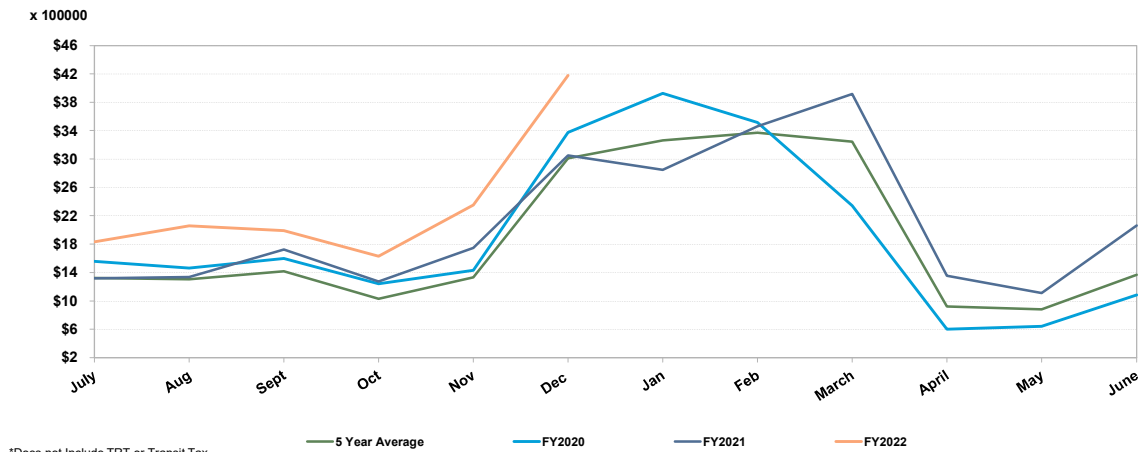
Smallest Factor Contributor to Sales Taxes by Month



Source: PCMC as of 2/24/22.

25

Sales Tax Revenues through December



- **December 2021 highest sales tax month ever recorded in PCMC history, previous monthly high was January 2020**
- **December FY22 up 37% vs. December FY21**
- **TRT December FY22 up 93% vs. December FY21**

Source: Park City Municipal Corporation. As of February 25, 2022.

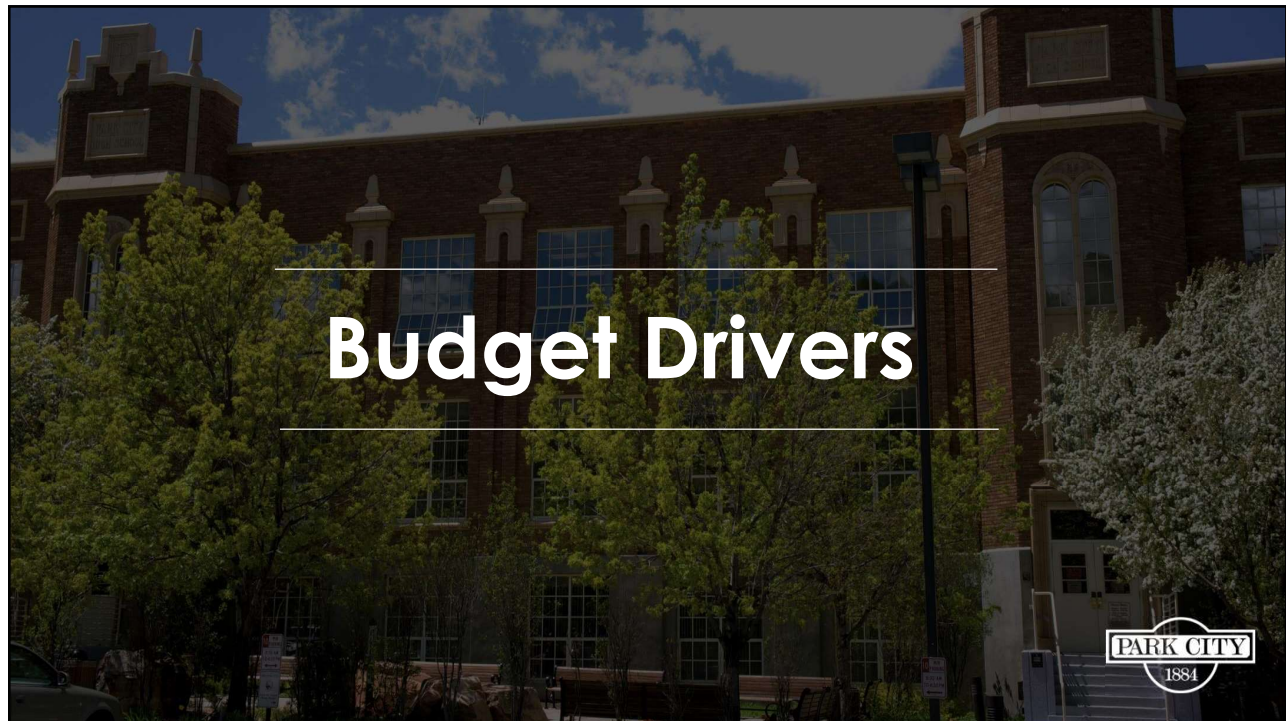
26

FY23 General Fund Revenue Projections

General Fund Projection Summary - FY23										
Revenue	FY22 Budget	FY23 Projected Lower Band	FY23 Projected Budget	FY23 Projected Upper Band	\$ Variance - FY23 vs. FY22 Projected Lower Band	\$ Variance - FY23 vs. FY22 Projected Budget	\$ Variance - FY23 vs. FY22 Projected Upper Band	% Variance - FY23 vs. FY22 Projected Lower Band	% Variance - FY23 vs. FY22 Projected Budget	% Variance - FY23 vs. FY22 Projected Upper Band
Property Taxes	\$12,392,328	\$11,112,393	\$12,938,774	\$13,645,155	(\$1,279,935)	\$546,446	\$1,252,827	-10%	4%	10%
Sales Tax	\$13,333,686	\$14,020,866	\$15,618,700	\$17,216,534	\$687,180	\$2,285,014	\$3,882,848	5%	17%	29%
Franchise Tax	\$3,261,596	\$2,958,019	\$3,295,118	\$3,632,217	(\$303,577)	\$33,522	\$370,621	-9%	1%	11%
Planning, Building and Engineering Fees	\$3,565,757	\$3,234,107	\$3,602,670	\$3,971,232	(\$331,650)	\$36,913	\$405,475	-9%	1%	11%
Recreation	\$1,936,634	\$1,949,623	\$2,171,804	\$2,393,986	\$12,989	\$235,170	\$457,352	1%	12%	24%
Licenses	\$484,692	\$448,929	\$500,089	\$551,249	(\$35,763)	\$15,397	\$66,557	-7%	3%	14%
Ice Revenue	\$913,628	\$863,320	\$961,705	\$1,060,090	(\$50,308)	\$48,077	\$146,462	-6%	5%	16%
Intergovernmental Revenue	\$155,304	\$124,130	\$138,276	\$152,422	(\$31,174)	(\$17,028)	(\$2,882)	-20%	-11%	-2%
Fees/Other	\$493,961	\$406,794	\$453,153	\$499,512	(\$87,167)	(\$40,808)	\$5,551	-18%	-8%	1%
Interfund Transfers	\$2,950,291	\$2,950,291	\$2,950,291	\$2,950,291	\$0	\$0	\$0	0%	0%	0%
Total	\$39,487,877	\$37,044,898	\$42,630,581	\$45,488,257	(\$2,442,979)	\$3,142,704	\$6,000,380	-6%	8%	15%

Source: PCMC as of 2/24/22.

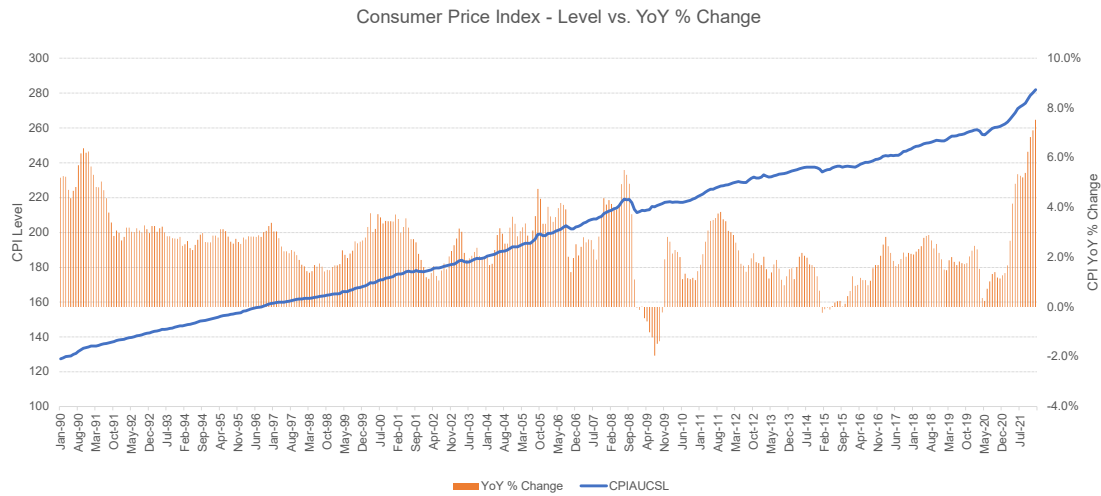
27



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Challenge: Accelerating Costs

Recent consumer price increases have shown 8 consecutive months of year-over-year changes beyond 5% with January of 2022 at 7.5%, the most monthly increases seen since 1990.

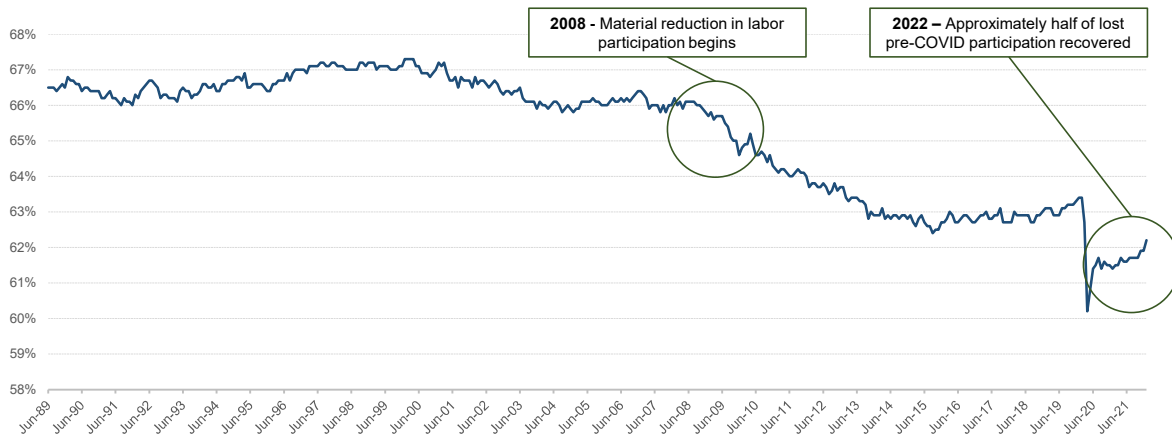


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Labor Participation

Labor force participation rate remains below pre-pandemic levels.

U.S. Labor Force Participation Rate



30

Baby Boomers – Leaving the Workforce

Annual Increase in the retired
Baby Boomer Population (Millions)



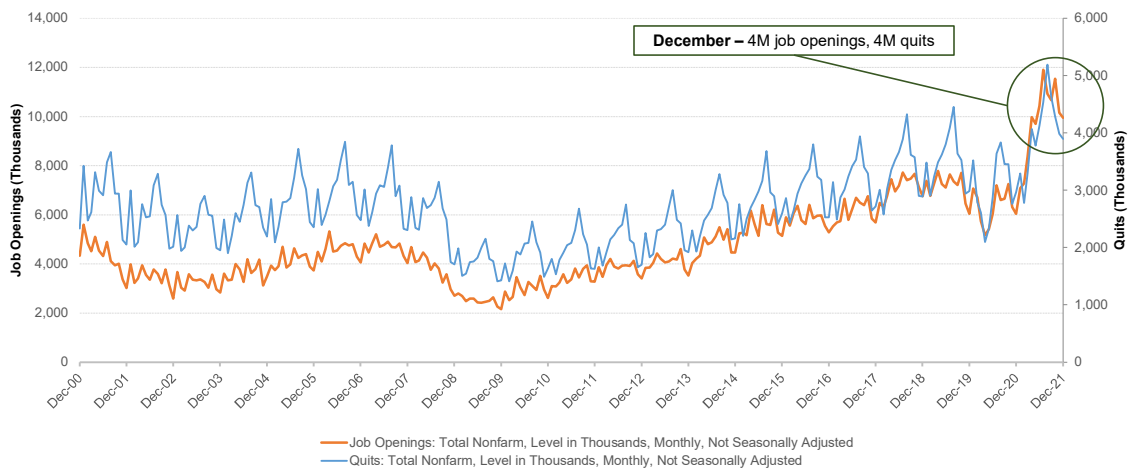
Source: IPUMS.ORG

31

Job Openings vs. Quits

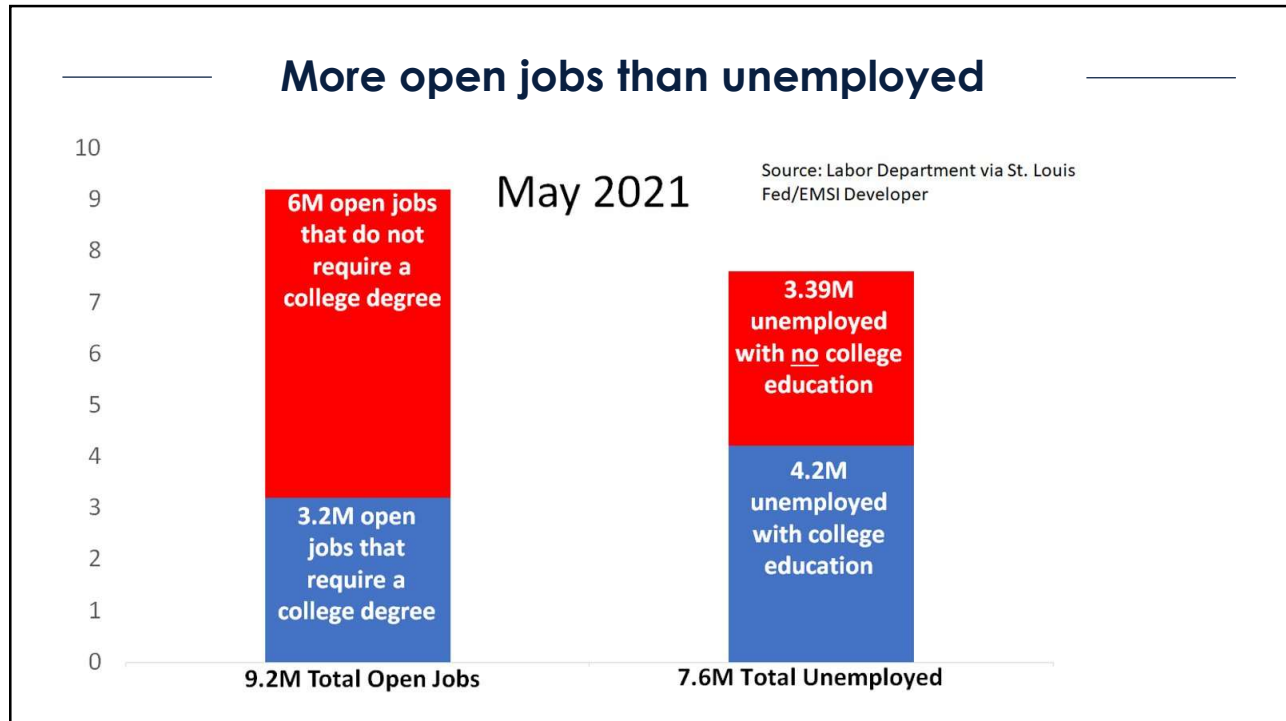
Job openings and quits remain above trend.

U.S. Job Openings vs. Total Quits: Total Nonfarm

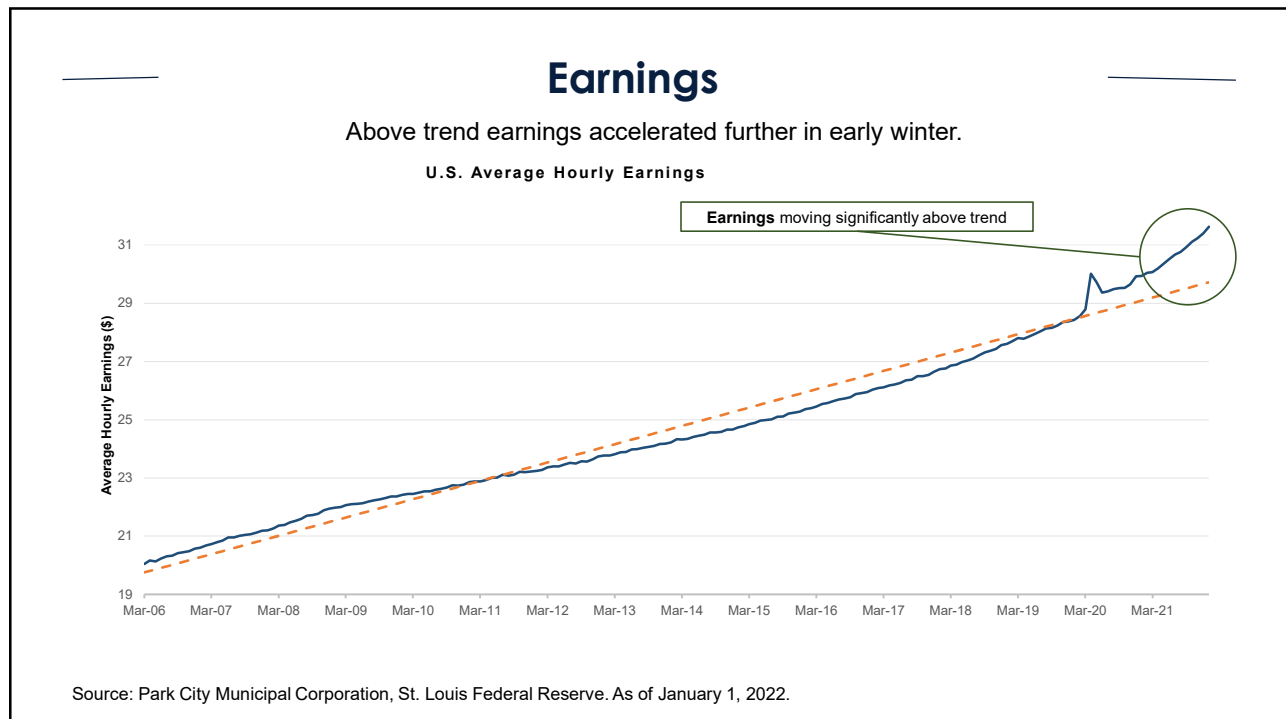


Source: Park City Municipal Corporation, St. Louis Federal Reserve. As of December 31, 2021.

32



33

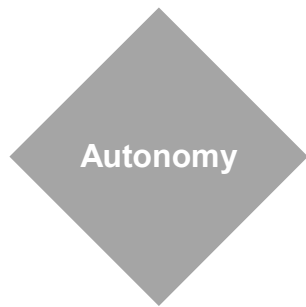


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Pandemic Accelerated Change

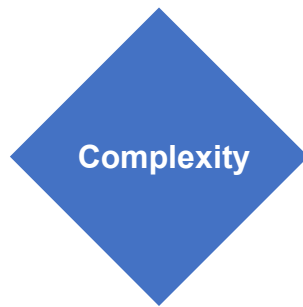
What is going on?

Hypothesis: Workers have more power to bargain for a shift in the **nature and type** of work they do.



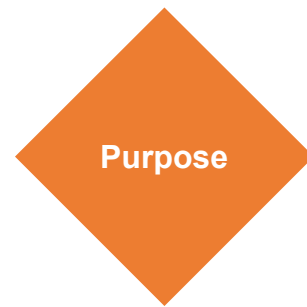
Autonomy

Desire to be self-directed
and not micromanaged



Complexity

Ability to work on
challenging problems



Purpose

Sense that what we do is making a
difference in the world

Source: Park City Municipal Corporation, St. Louis Federal Reserve. As of August 31, 2021.

35

Unemployment Rate – Summit County



- **1.2% - lowest in decades**
- **3.4% last December**

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Cost of Living Adjusted Earnings

Cooks, Restaurant, SOC Code 35-2014

	2021-2031 Job Change	Median Earnings	Cost of Living Index	Median Earnings Adjusted by COL
Summit County	228	\$16.87	134.9	\$12.50
Salt Lake County	1,210	\$12.64	109.4	\$11.56
Utah County	833	\$13.17	100.5	\$13.11
Wasatch County	108	\$13.66	106.9	\$12.77
State of Utah	4,338	\$13.11	103.5	\$12.67
United States	231,534	\$13.81	100.0	\$13.81

Source: TMI Data points

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PCMC FTRs

Fiscal Year	Total # of FTR's at beginning of FY	Total #Voluntary Resignations	Turnover	Avg. Tenure	Cost of New Hires
2021	312	47	15.06%	3.3	\$ 207,975.00
2020	329	34	10.33%	5.5	\$ 150,450.00
2019	310	29	9.35%	6.7	\$ 128,325.00

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FY23 Compensation Considerations

- Due to the foresight from Council implementing the full FY22 pay plan proposal, PCMC has avoided many of the crises our neighboring cities are facing but we are starting to fall behind as many organizations are implementing aggressive COLA & Merit adjustments as well as increasing other benefits to attract and retain talent.
- Retaining and attracting high quality personnel is imperative in order to deliver on our short and long-term initiatives connected to community priorities. After suspending compensation increases and pay for performance programs in FY21, the City worked to restore existing compensation policies and proactively respond to the recommendations of the Mercer compensation analysis and the Blue Ribbon Commission. The FY22 Budget included pay range increases of \$2.4M.
- The Mountain West Consumer Price Index (CPI) for 2020 & 2021 (combined) is 10.33%. We haven't seen this kind of increase in 40+ years. This is coupled with historically low unemployment rates. The convergence of the two has created a unique environment, requiring larger than normal investments, especially coming back from COVID recession planning where cuts were introduced.

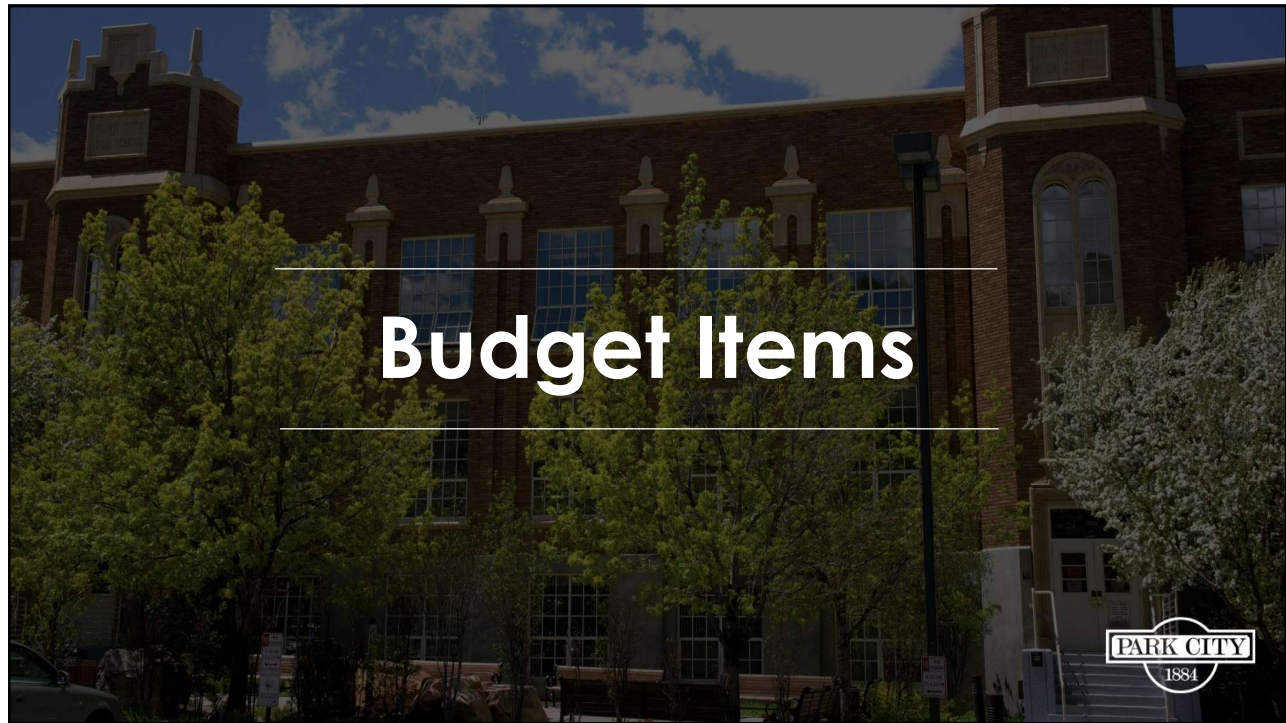
39

FY23 Compensation Considerations

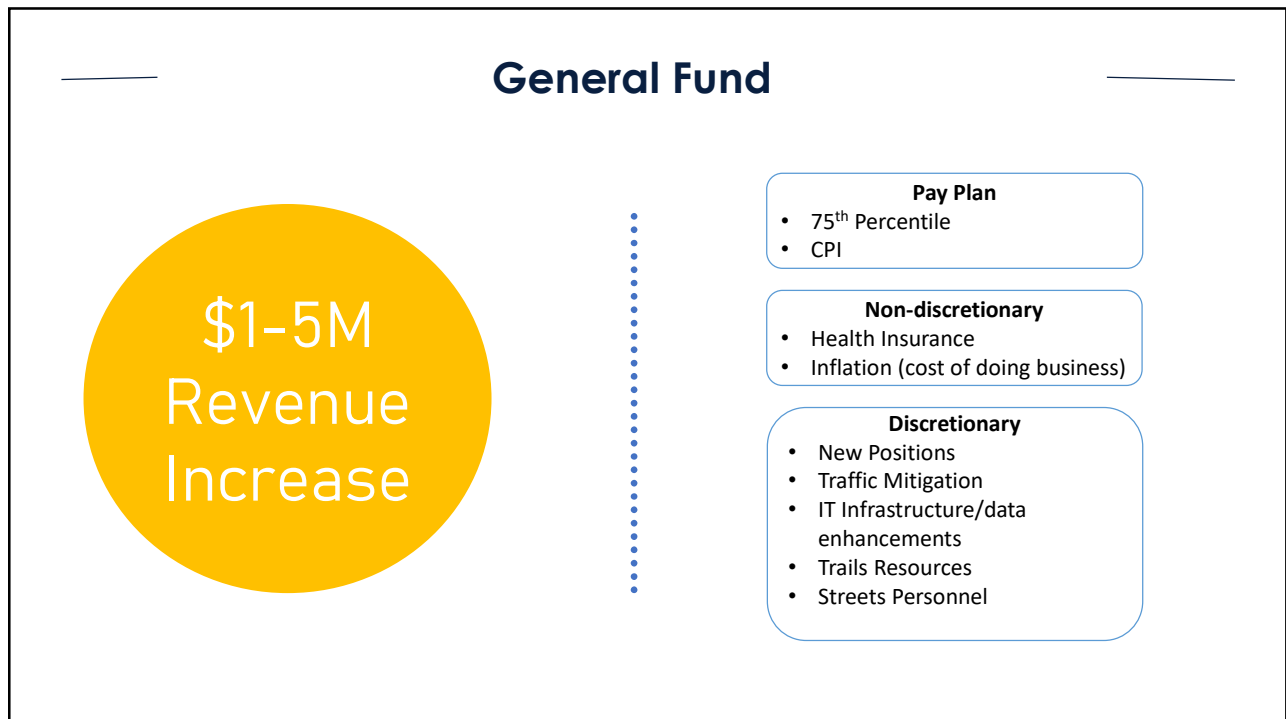
An internal compensation committee is working on the following:

- Reviewing data on CPI and other inflationary increases
- Researching what our neighboring communities are doing; looking at our competitors including other resort communities
- Re-engaging the Blue Ribbon committee comprised of community members with human resource expertise to review and validate recommendation
- Rather than conducting another large-scale compensation analysis by an outside firm, the internal committee and Blue Ribbon committee will provide recommendations to council on April 7th

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Budget Levers

- **Property Tax** – Increase general levy through Truth-in-Taxation process
- **Sales Tax** – Utilize full amount of projected sales tax increases
- **Fees** – Enhance service fees to offset expense increases
- **Fund Balance** – Plan to budget more expenses over projected revenues
- **General Fund Transfer** – Reduce transfer from GF to Capital Improvement Fund
- **Decrease Expense Budgets** – Plan to budget expenses less than projected revenues to increase fund balance

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Transportation Fund

\$1-2M
Revenue
Increase



Pay Plan

- 75th Percentile
- CPI

Non-discretionary

- Health Insurance
- Inflation (cost of doing business)

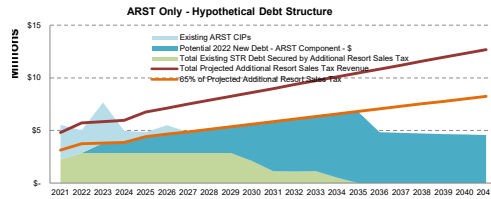
Discretionary

- Enhanced Transit Services
- Quinn's Park'n'Ride
- Microtransit
- Etc.

44

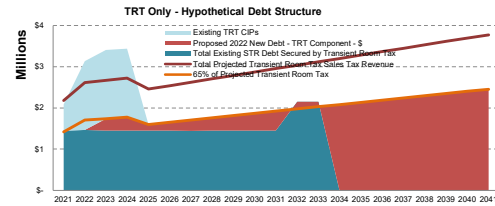
Flexible Sales Tax Revenue Raising Capacity & Competing Capital Priorities

ARST Proceed Potential



**~\$45-50M over 20 yrs
@ 65% of Gross Revenue**

TRT Proceed Potential



**~\$13-20M over 20 yrs
@ 65-75% of Gross Revenue**

Potential Large Capital Initiatives

Arts &
Culture
District

Long
Range
Transp.
Plan

RMP
Substation
Move

Soils
Remed.
Program

Housing
Program
Expansion

Recreation
Expansion

Citywide
Technology
Infra.
Uplift

Source: PCMC as of 2/24/22.

45

Retreat Follow-up Presentations

- Major areas of impact discussions with Council
- Continuation of Retreat discussions
- Focus on policy direction, outcomes, and budget
- Each area will have a brief budget component
 - Current budgets
 - Available resources
 - Budget/project scenarios

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Project Prioritization & Budgeting



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Proposed Budget Timeline

- March 3 - Budget Outlook
- March-April - Council Retreat Follow-up Topics Presented to Council
- March - Results Team/CIP Committee Review Budget Requests
- May - Adopt City Manager Recommended Budget
- May-June - Budget Work Sessions
- June - Adopt Final Budget

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Agenda Item Report

Meeting Date:

Submitted by: Michelle Kellogg

Submitting Department:

Item Type:

Subject:

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Building

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES
FROM COUNCIL AND STAFF

Subject:

Park City Municipal/Park City Fire District Interlocal Agreement Update

Suggested Action:

Attachments:

[Park City Fire District \(PCFD\) Interlocal Agreement Update](#)

[Exhibit A: Amended PCMC/PCFD Interlocal Agreement](#)

[Exhibit B: 2001 Interlocal Agreement PCMC/PCFD](#)



City Council Staff Communication

Subject: Park City Fire District (PCFD) Interlocal Agreement Update
Author: David Thacker, Chief Building Official/Fire Code Official
Department: Community Development Department, Building Department
Date: March 3, 2022
Type of Item: Informational

Background

On April 26, 1984 City Council consented to the inclusion of the City into the boundaries of the then proposed Park City Fire Service District. On May 29, 1984, the Board of County Commissioners of Summit County created the Park City Fire Service District. The purpose of the District was to provide quality fire protection and enforce the Utah State adopted Fire Code, as well as other standard of the National Fire Protection Association (NFPA), all of which are followed and enforced by the City and the District.

In 2001, the City and District entered into an Interlocal Agreement (ILA) to recognize and agree that they each desire to continue what has been a positive and mutually beneficial working relationship resulting in the most efficient and cost-effective provision of fire protection services and facilities for Park City.

Analysis

In an effort to continue a great working relationship with PCFD, and understanding adjustments need to be made over time, the PCFD ILA has been reviewed for proposed modifications over the course of the past few years. The original ILA has been the basis of the City and PCFD's working relationship. It has served the community well, and continues to work as written.

That said, as communities grow change is inevitable. The ILA has been updated to incorporate shifts in responsibility to adjust to community changes while recognizing the skillsets of each team so that we are set up for success moving forward.

Battalion Chief and PCFD Fire Marshal Mike Owens has been instrumental in working through the existing ILA to suggest improvements and opportunities for both the City and PCFD. Some of the substantive changes are as follows:

- PCFD will conduct fire cause and origin investigations. Previously this was the responsibility of the City. The City will still be involved as requested by the District;
- Fire Sprinkler plan reviews and inspections for both commercial and residential construction will become the responsibility of the District.;
- Annual inspections of commercial businesses and preplans will be the responsibility of the District.; while the city will maintain business license inspections and annual

fire inspections of the Historic District Buildings.

- The City and District will continue to coordinate the timing of inspections to minimize the impact to business owners;
- The City will maintain the responsibility to review and issue all operational (fire) permits for: Special Events, temporary structures, fireworks, generators, stages, etc.;
- The City will be responsible for enforcement of the Wildland Urban Interface Code (WUI); and
- The District will continue to perform all fire suppression inspections throughout the jurisdiction.

The ILA will continue to be evaluated and updated as necessary to ensure community safety remains paramount above all else.

[Attachments](#)

A – Amended Interlocal Cooperation Agreement (PCMC/PCFD)

B – 2001 Interlocal Agreement

AMENDED AND RESTATED INTERLOCAL COOPERATION AGREEMENT
BETWEEN PARK CITY FIRE SERVICE DISTRICT AND
PARK CITY MUNICIPAL CORPORATION

This Amended and Restated Interlocal Cooperation Agreement (“Agreement”) is made and entered into this third day of March 2022, between the PARK CITY FIRE SERVICE DISTRICT (“District”), and PARK CITY MUNICIPAL CORPORATION (“City”) (together the “Parties”).

WHEREAS, on April 26, 1984, the City Council of Park City, Utah, by resolution, consented to the inclusion of the City into the boundaries of the proposed Park City Fire Service District; and

WHEREAS, on May 29, 1984, the Board of County Commissioners of Summit County, State of Utah, pursuant to the Utah Special Service District Act, created the Park City Fire Service District; and

WHEREAS, for purposes of providing quality fire protection, the State of Utah has adopted a State Fire Code, Utah Code § 15A-5-101 to -304, which adopts by reference the International Fire Code (“IFC”), as well as other standards of the National Fire Protection Association (“NFPA”), all of which are followed and enforced by the City and the District; and

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code § 11-13-101 to -608, governmental entities may enter into interlocal cooperation agreements in order to provide fire protection services and facilities in the most efficient and cost-effective manner to their mutual advantage; and

WHEREAS, the District completed a capital facilities plan and impact fee analysis demonstrating that impact fees are necessary in order to ensure that new development will pay its proportionate share of the costs required to provide adequate fire protection facilities which are necessary to service anticipated future growth; and

WHEREAS, in 2001, the District and City entered an Interlocal Agreement as allowed by Utah law and have maintained that Agreement; and

WHEREAS, the District and City recognize and agree that they each desire to continue what has been a positive and mutually beneficial working relationship resulting in the most efficient and cost-effective provision of fire protection services and facilities to their citizens.

NOW, THEREFORE, the District and the City hereby agree to this Agreement consistent with the requirements of the Utah Interlocal Cooperation Act, and in consideration of the mutual promises, terms and conditions set forth herein, do hereby agree as follows:

Section 1. The July 12, 2001, Interlocal Cooperation Agreement by and between the District and City is hereby replaced and superseded in its entirety by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

Section 2. City Participation and Authority:

- 2.1 The District agrees that City may appoint a duly qualified Fire Marshal to perform services and enforce the currently adopted State Fire Code as described in this document within the jurisdictional limits of the City.

- 2.2 The City acknowledges that the District is responsible for ensuring that the adopted State Fire Code is enforced within the District's jurisdiction. The District has agreed and through this Agreement delegates to the City-appointed Fire Marshal the following duties and obligations under the State Fire Code within the City's jurisdictional limits:
- 2.2.1. Issuance, inspection, and enforcement of all operational permits and special event permits allowed under IFC 105.6.
- A. City will notify the District of all permits issued under IFC 105.6.
 - B. City will collaborate with the District concerning any intended modifications to the Fire Code under IFC 104.8. This will take place prior to issuing an operational permit approving such modifications when feasible.
 - C. The District will assist City with inspections to ensure that all fire codes and all applicable provisions of any operational permit approved under this subsection are complied with at the request of City.
 - D. Primary responsibility to enforce the provisions of operational permits issued under this subsection is that of City.
 - E. Notwithstanding the grant under this subsection 2.2.1, the District is not prohibited from identifying and acting upon immediate life safety threats. The District will collaborate with the City, to the extent practicable, when such a safety threat is identified.
 - F. Enforcement actions performed under paragraph 2.2.1.E above shall be reported to the City Building Department.
- 2.2.2 Issuance of construction permits under IFC 105.7, with review and approval by the District.
- 2.2.3 City agrees that it will not issue or approve a building permit until the applicant has proven that they have paid all applicable impact and review fees due to the District.
- A. The District is solely responsible for the administration of the impact fee in compliance with the Impact Fee Act, and the District shall indemnify City and hold City harmless for any and all claims or suits arising from the imposition of such fees. Nothing herein shall be construed as the City charging or establishing such fees.
- 2.2.4 Upon request, the City will make all reports generated, by actions taken under Section 2, above, available to the District.

Section 3. The District's grant of authority under Section 2 shall be limited to those specified items listed in Section 2 above. All other enforcement of the State Fire Code within the jurisdictional limits of the City shall remain with the District.

- 3.1 Notwithstanding the provisions of Subsection 2.2, the District agrees that it will not enforce the State Fire Code or cite violations on any known and approved condition which is not compliant with the State Fire Code without consulting with the City Chief Building Official.
- 3.2 The District shall review and issue comments on fire permits for new construction and changes to existing construction for compliance with the International Fire Code.
- 3.3 The District shall inspect construction work of new building permits for compliance with approved drawings in relation to approvals issued by the District.
- 3.4 The District will be responsible for investigating all fires within City jurisdictional limits for cause and origin determinations ("Fire Investigations"). City Building Department and City Police Department personnel may assist with such Fire Investigations at the request of the District. The District shall report the findings of all investigations to the City Building Department in writing upon request from the City. Fire Investigations that involve potential criminal acts will be forwarded to the City Police Department. The District will be responsible for final determination of origin and cause. The District may, at its sole discretion and in accordance with established policies and procedures, assign the Fire Investigation to the Utah State Fire Marshal's Office.

Section 4. The District Fire Marshal and City Chief Building Official or designee shall be jointly responsible to coordinate inspections and pre-plans as described in Appendix A. This coordination plan shall be in writing and reviewed on a quarterly basis.

- 4.1 City will notify the District of Development Review Committee (DRC) meetings. The District may appear and make comments and recommendations on all projects reviewed at such meetings.
- 4.2 City Community Development Department decisions made contrary to District recommendations may be set for review by the City Manager if the District requests such review in writing within 10 days of the decision. The District may request a meeting between the District and City Manager to discuss the review at the same time the request for review is made. City will arrange the meeting before the City Manager completes the review.
- 4.3 In the event that a Board of Appeals is required pursuant to IFC 109, City and the District will appoint equal numbers of qualified members to the board as required in IFC 109.3.
- 4.4 Violations of the IFC within the jurisdictional limits of the City that require fines shall be processed through the City Municipal Administrative Code Enforcement Program.

Section 5. General Terms of this Agreement

5.1 Term and Termination.

5.1.1 Term. This Agreement shall be for the period beginning on the Effective Date and continue until mutually terminated in writing by the District and City ("**Term**") but in no event shall exceed 50 years.

5.1.2 Review and Amendment. At any time during the Term, the City and the District may review specific objectives of the Agreement for both future updates and evaluation of past accomplishments. The City and the District may periodically amend or replace this Agreement to reflect updates and changes that arise relating to this Agreement. Any such amendments must be made in writing and agreed upon by both parties.

5.1.3 Termination. Either party may terminate this Agreement upon 1 year written notice. Termination timeline will be effective upon notice being received by the other party.

5.2 Budget and fiscal impacts. The Parties agree that each shall be responsible for the facilities, equipment, operational budgets and fiscal impacts of the duties and obligations imposed to the respective Parties under this Agreement.

5.3 No Discrimination and Compliance with the Law. The City and District shall provide the services described in this Agreement to all segments of the District's jurisdiction without discrimination based on race, color, sex, age, ability, religion, or national origin. In performing and supporting these services, each party will comply with all applicable laws.

5.4 Liability. The City and District are governmental entities under the "**Utah Governmental Immunity Act.**" Consistent with the terms of that Act, the Parties agree that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives or intends to waive any defenses or limits of liability otherwise available under the Utah Governmental Immunity Act.

5.5 Miscellaneous. In assuming and performing the obligations of this Agreement, the Parties are each acting as independent parties and neither shall be considered or represent itself as a joint venture, partner, agent, or employee of the other. This Agreement embodies the entire understanding of the Parties and supersedes all previous communications, representations, or understandings, either oral or written, between the Parties relating to the subject matter thereof.

Section 6. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Utah Interlocal Cooperation Act, the Parties agree as follows:

- 6.1 This Agreement will be conditioned upon the approval and execution of this Agreement by the Parties pursuant to and in accordance with the provisions of the Utah Interlocal Cooperation Act (“UICA”), as set forth in Utah Code Title 11, Chapter 13.
- 6.2 In accordance with the provisions of Utah Code § 11-13-202.5(3), this Agreement will be submitted to the attorney authorized to represent each Party for review as to proper form and compliance with applicable law before this Agreement may take effect. In accordance with the provisions of Utah Code § 11-13-202.5(1)(a), this Agreement will be submitted to the officer vested with executive authority for each Party authorized to approve this Agreement.
- 6.3 A duly executed copy of this Agreement will be filed with the keeper of records of each Party, pursuant to Utah Code § 11-13-209.
- 6.4 No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it will be administered by the Mayor or Chief Executive Officer of each Party.
- 6.5 No real or personal property shall be acquired jointly by the Parties as a result of this Agreement unless this Agreement has been amended to authorize such acquisition. To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

IN WITNESS THEREOF the parties hereto have caused this Agreement to be duly executed on their behalf by a duly authorized representative as of the Effective Date set forth above.

District: By: _____ Print Name: Bob Zanetti Title: Chief, Park City Fire District Date: _____	City: By: _____ Print Name: Nann Worel Title: Mayor Date: _____

By: _____
Print Name: Chris Robinson
Title: Chair, Summit County Council as
Governing Body of the District
Date: _____

By: _____
Print Name: Michael Howard
Title: Chair, Administrative Control Board
Date: _____

Approved as to Form:

District:

By: _____
Print Name: Ryan Stack
Deputy County Attorney
Date: _____

City:

By: _____
Print Name: Margaret Plane
City Attorney
Date: _____

APPENDIX A – SCHEDULE OF INSPECTIONS

Inspection Type ¹	City	District	Notes
Annual Business License	As needed per policy	Accompany City on request.	District will assist at City request for special inspections
1-year fire inspection	N/A	More than 130 days and less than 200 days from business license inspection	
2-year fire inspection	N/A	More than 130 days and less than 200 days from every other business license inspection	Roughly half of the buildings falling into this category will be inspected by the District each year.
3-year fire inspection	N/A	More than 130 days and less than 200 days from every third business license inspection	Roughly one third of the buildings falling into this category will be inspected by the District each year.
Fire Preplans ²	N/A	As needed by each crew. Target hazards may be visited by multiple crews within a 12-month period. These should be coordinated with the building owner/occupant so as to not cause an impact of business operations.	

¹ City and District personnel may invite the other party to accompany and/or assist with any inspection.

² Preplans will be identified to the owner as preplans and not inspections. Gross violations will be referred to City and District for follow-up as needed.

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
PARK CITY FIRE SERVICE DISTRICT
AND
PARK CITY MUNICIPAL CORPORATION

This Agreement made and entered into this 12th day of July, 2001, by and between the PARK CITY FIRE DISTRICT (hereinafter referred to as the “District), and PARK CITY MUNICIPAL CORPORATION (hereinafter referred to as “Park City”).

WHEREAS, on May 29, 1984, the Board of County Commissioners of Summit County, State of Utah, pursuant to the Utah Special Service District Act, Chapter 23, Title 11, Utah Code Annotated 1953, as amended (since renumbered as Utah Code Ann. §17A-2-1301, *et seq.*); and

WHEREAS, on April 26, 1984, the City Council of Park City, Utah, by resolution, consented to the inclusion of the City of Park City within the boundaries of the proposed Park City Fire Service District; and

WHEREAS, for purposes of providing quality fire protection, Summit County, Park City, and the District have adopted a nationally recognized Fire Code; and

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. §11-31-1, *et seq.*, governmental entities can enter into interlocal cooperation agreements in order to provide fire protection services and facilities in the most efficient and cost-effective manner to their mutual advantage; and

WHEREAS, the District has caused a capital facilities plan and impact fee analysis to be prepared demonstrating that impact fees are necessary in order to ensure that new development will pay its proportionate share of the costs required to provide adequate fire protection facilities which are necessary to service anticipated future growth; and

WHEREAS, the District and Park City recognize and agree that they each desire to continue what has been a positive and mutually beneficial working

relationship resulting in the most efficient and cost-effective provision of fire protection services and facilities to their citizens.

NOW, THEREFORE, the District and the City hereby enter into this Interlocal Cooperation Agreement under the provisions of the Utah Interlocal Cooperation Act, Utah Code Ann. §11-31-1, *et seq.*, and in consideration of the mutual promises, terms, and conditions set forth herein, do hereby agree as follows:

1. The March 30, 1988, Interlocal Cooperation Agreement by and between the District and Park City is hereby superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.
2. The effective date of this Agreement shall be following the adoption of an appropriate form of resolution passed by the Administrative Control Board of the District and the City Council of Park City and the execution of this Agreement by both parties.
3. Recognizing that the District for fire suppression purposes operates both within Park City and in the unincorporated area of Summit County outside of the boundaries of Park City, it is agreed that the Chief of the District shall, at all times, maintain equipment, apparatus, and emergency personnel at the levels he determines are necessary to protect the residents of Park City.
4. The City Council of Park City shall appoint the City Fire Marshal within the corporate limits of Park City.
5. The District Chief and City Fire Marshal shall be primarily responsible to perform the following functions:
 - a. Coordination of pre-fire planning to be jointly conducted by City and District personnel.
 - b. Coordination and conduct of fire inspections, compliance inspections, and

follow-up inspections and inspections training.

Investigations of fire incidents; and

- c. Establishment of procedures, standards for pre-fire planning, inspections, enforcement, investigations, issuance of fire permits, and coordination between the District and Park City.

6. Park City shall be responsible for building plan review, building permits, and enforcement of building codes within Park City.

7. Park City will notify the District of City staff review meetings, and the District will be entitled to appear and make comments and recommendations on all projects reviewed at such meetings. Park City Community Development Department decisions made contrary to District recommendations may be set for review by the Park City Council if the District requests such review in writing within ten (10) days of the decision. Park City will set the matter for City Council hearing within ten (10) days of the District's request.

8. As part of the building permit reviews and development approval process, applicants will pay impact fees to the District at the District office for public safety facilities for fire protection as a condition of the issuance of a building permit by Park City for any development activity which creates additional demand and need for public safety facilities for fire protection, as set forth in Exhibit A which is attached hereto and incorporated herein by this reference. The District is solely responsible for the administration of the impact fee in compliance with the Impact Fee Act, and the District shall indemnify the City and hold the City harmless for any and all claims or suits arising from the imposition of such fees. Nothing herein shall be construed as having the City charging or establishing such fees

3 The initial term of this Agreement shall be for a period of five years from the date hereof and shall automatically renew for successive periods of five years unless earlier terminated as provided herein.

4 Either party may terminate this Agreement by giving the other party six months of written notice of termination.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement, after the adoption of an appropriate form of resolution passed by their respective governing bodies, on the dates listed below.

PARK CITY FIRE SERVICE DISTRICT
ADMINISTRATIVE CONTROL BOARD

By: _____

Attest:

By: _____

PARK CITY MUNICIPAL CORPORATION

By: _____
Mayor

Attest:

City Recorder

CHAPTER 1 – EXECUTIVE SUMMARY

The following table shows the recommended impact fee schedule for new construction within the boundaries of the Park City Fire Service District. Fees are assessed for all new construction within the district, the boundaries for which include Park City and a part of unincorporated Summit County in Snyderville Basin. Fees are assessed at a reduced rate in Park City, to recognize the value of past capital facility contributions attributable to Park City new development.

Fire District impact fees are assessed in order to provide fire stations and administrative space needed to serve new development. The fee offsets about 50% of the costs generated by new development. The fee will pay for a part of requisite new building space, but not all new building space or for requisite apparatus, equipment, and staffing and operations expense – the demand for which will increase specifically because of growth.

The Fire District Board has determined that impact fees are a necessary component of its strategy to expand capacity and preserve the current service standard, and that they are necessary as a matter of equity. The District at present provides service at a level which meets its service standard objective but is operating at near 100% of its capacity and must expand its facilities in order to serve new development. Tax revenue from new development will fund some, but not all of the added expense. Impact fees are needed to help make up a part of that shortfall. Fees are needed as well, in order to allocate the cost of the new facilities in an equitable way. In the past, new facilities were paid for by direct beneficiaries – existing development. (Some of the service capacity paid for by existing development in fact has been “donated” to new development in recent years, as growth occurred without attendance service capacity expansion. The imposition of impact fees is a way of preserving that same cost/benefit relationship and allocating at least part of the cost of facilities demanded by new development, to new development.

PCFSD Public Safety Buildings Impact Fee Analysis				
Recommended Impact Fee Schedule				
		Public Safety Buildings		
		Unincorporated District	Park City	
Single Family	Average Unit (2,500 to 5,000 sq. ft.)	\$429.00	\$385.00	(per DU)
	Unit Less Than 2,500 sq. ft.	\$429.00	\$385.00	(per DU)
	Unit More Than 5,000 sq. ft.	\$429.00	\$385.00	(per DU)
Duplex & Multi Family	Average Unit (1,500 to 2,500 sq. ft.)	\$211.00	\$189.00	(per DU)
	Unit Less Than 1,500 sq. ft.	\$211.00	\$189.00	(per DU)
	Unit More Than 2,500 sq. ft.	\$211.00	\$189.00	(per DU)
Hotel Room	Average Unit (450 to 900 sq. ft.)	\$410.00	\$368.00	(per DU)
	Unit Less Than 450 sq. ft.	\$410.00	\$368.00	(per DU)
	Unit More Than 900 sq. ft.	\$410.00	\$368.00	(per DU)
Commercial (per sq. ft. – less than 10,000 sq. ft.)		\$0.620	\$0.550	(per sq. ft.)
Office (per sq. ft. – less than 10,000 sq. ft.)		\$0.370	\$0.330	(per sq. ft.)
Heavy Retail/Light Industrial (per sq. ft. – less than 10,000 sq. ft.)		\$0.150	\$0.130	(per sq. ft.)

Impact fees for property types not listed above are calculated by District staff, by means of the process for *Independent Fee Calculation* and the formula shown on page 23.

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES
FROM COUNCIL AND STAFF

Subject:

Draft Council Calendar for Priority Discussions

Suggested Action:

Attachments:

[Council Calendar Staff Report](#)



City Council Staff Communications Report

Subject: Council Calendar

Author: Jed Briggs

Department: Budget

Date: March 3, 2022

Type of Item: Administrative

The following working calendar is a draft snapshot of how staff is planning to concurrently run the annual budget process, provide ample time for deeper discussions on critical community issues and priorities, and provide ample opportunity for Council input, ideas, evaluation of new initiatives, projects, and policies. During the work session Council has the opportunity to shape the draft calendar to ensure that all topics are discussed to Council's satisfaction.

March 2022

Monday	Tuesday	Wednesday	Thursday	Friday
	1	2	3 (2hrs) 2022 Budget Outlook Challenges/Initiatives/Opportunities Finalize Vision/Pillars	4
7	8	9	10	11
14	15 *Joint PC Planning Commission/Council Meeting	16	17 (3-4hrs) – Housing & Planning Policy & Prioritization	18
21	22	23	24	25
28	29 *Joint Summit County Council/Park City Council Meeting Joint Planning/Olympics	30	31 (3-4hrs) Transportation & Cultural District Policy & Prioritization	

Budget Outlook

- Visioning
- Historical reductions/Efficiencies
- Revenue Projections
- Non-discretionary items – benefits, inflation, etc., Discretionary resources we can deploy toward priorities and big ticket items

Transportation

- Review long-term Transportation plan
- Peak Day Mitigation
- **Land Use:**
- Policy direction
- Review 3-5 year plan

Cultural District

- Short & Long-term plan review
- **Housing**
- Review 3-5 year plan
- Public/Private Partnerships
- Rental Model

GF Major Operating Items

- Pay Plan/Benefits
- Events/Peak Day Mitigation
- System Infrastructure (EDEN)
- Police
- Service Levels
- Any other big-ticket items (new departments, etc)

Other Agenda Items

- Empire Creek
- Water Rate Structure
- Recycle Utah
- Senior Center
- Olympics
- Moratorium
- Mental Health
- Soils
- Events
- Trails/Open Space

April 2022

Monday	Tuesday	Wednesday	Thursday	Friday
				1
4	5	6	7 (3hrs) Major Budget Ops Items Water & Special Events	8
11	12	13	14	15 Executive Recommendations Due to Budget
18	19	20	21	22
25	26	27	28 (3hrs) Clean Up - Housing, Transportation, Planning, Cultural District Other loose ends	29

CIP

Summarize CIP requests from CIP committee results

Operating

Summarize Operating requests from Result Team

May 2022

Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6
9 Budget Document	10	11	12 Adopt Tentative Budget	13
16	17	18	19	20
23	24	25	26 FY23 Budget Operating Recommendations	27
30	31			

Major Operating Recommendations

Summarize pay plan, benefits and other infrastructure investments. Differentiate non-discretionary vs discretionary

City Mgr Budget

Present City Manager recommended budget to Council, gather feedback for final budget

June 2022

Monday	Tuesday	Wednesday	Thursday	Friday
		1	2	3
6	7	8	9 FY23 Budget CIP Recommendations	10
13	14	15	16 Fees, Policies, Compensation Ordinance, Outstanding Items	17
20	21	22	23 Adopt Final Budget	24
27	28	29	30	

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES
FROM COUNCIL AND STAFF

Subject:

December 2021 Sales Tax Report

Suggested Action:

Attachments:

[December 2021 Sales Tax Staff Report](#)

[FY22 December Sales Tax Report](#)



Staff Communication Report

Subject: December Sales Tax Report
Author: Budget Team
Department: Budget, Debt, & Grants
Date: March 3, 2022
Type of Item: Informational

December Sales Tax

Park City's economy reached record high sales in December 2021 with core December FY22 sales revenues up 37% vs. December of FY21. In fact, December's revenues posted the highest single-month sales revenues ever recorded in the City's history, besting a previous monthly high in January 2020 by 6%. Visitor nights also remained robust as the City's Transient Room Tax posted a 93% increase relative to December of FY21. This was also the highest single month ever seen in Transient Room Tax, beating the previous monthly high from January 2020 by 15%.

While the sales tax picture remains bullish, this is heavily contrasted with inflationary effects driving a greater portion of sales tax growth than in previous years. By extension, the City and employers continue to face an expansion of inflation-driven operating costs keeping pace with the recent revenue growth.

Inflationary and labor-related expenditures, or the increasing cost to operating our existing levels of municipal services, is already being seen across the organization (people, materials, supplies, and equipment). For example, conventional items such as chlorine, fertilizer, top soil, cleaning products, employee uniforms, gasoline, salt and sand are experiencing record breaking increases and forcing departments to stretch existing operating budgets or requests additional budgetary line-item flexibility.

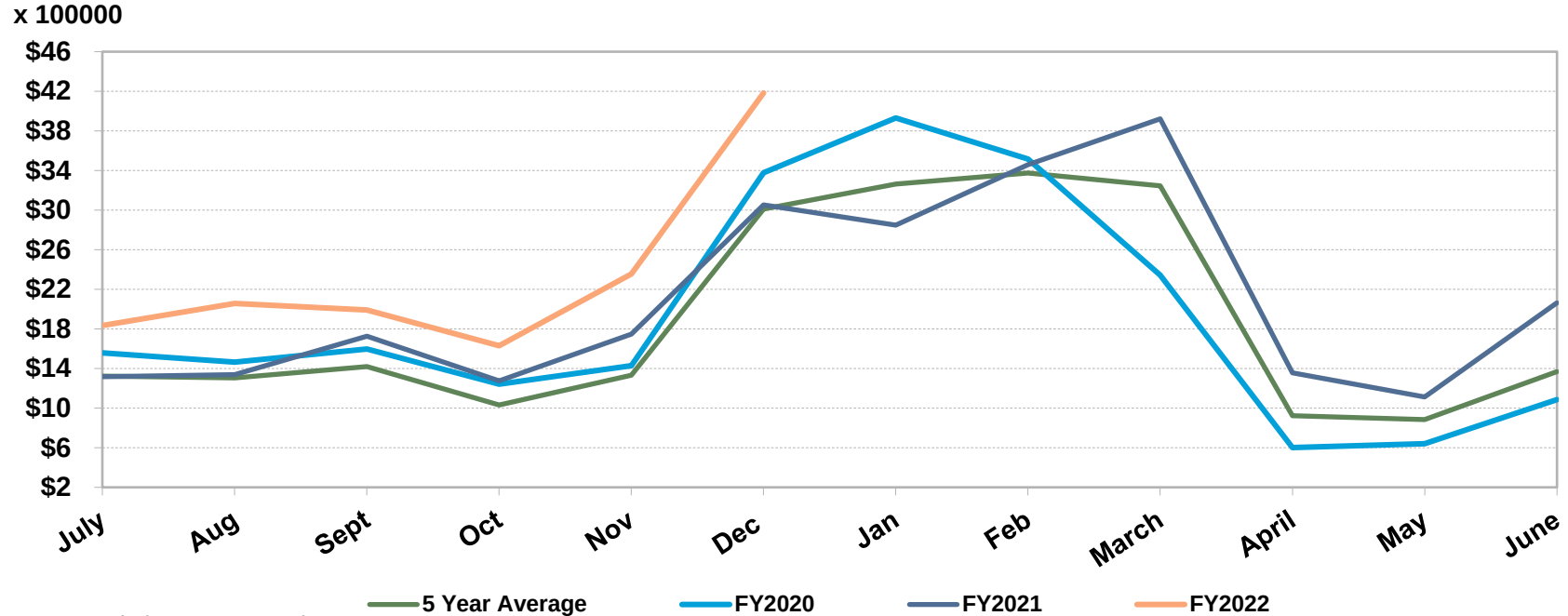
Exhibit A: December 2021 Sales Tax

December Sales Tax Update



Citywide

Sales Tax Revenues through December



*Does not Include TRT or Transit Tax

- December 2021 highest sales tax month ever recorded in PCMC history, previous monthly high was January 2020
- December FY22 up 37% vs. December FY21
- TRT December FY22 up 93% vs. December FY21



General Fund

Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$812,668	\$890,546	\$767,523	\$664,517	\$1,047,907
August	\$730,497	\$839,320	\$777,490	\$893,477	\$1,171,593
September	\$754,343	\$912,173	\$991,597	\$896,914	\$1,132,767
October	\$533,991	\$715,887	\$735,086	\$740,255	\$934,102
November	\$805,462	\$820,365	\$995,487	\$685,164	\$1,328,051
December	\$1,644,270	\$1,877,541	\$1,709,314	\$1,593,658	\$2,326,666
January	\$1,915,943	\$2,167,578	\$1,587,251	\$1,593,658	
February	\$1,795,614	\$1,936,051	\$1,915,684	\$1,761,076	
March	\$2,160,171	\$1,318,256	\$2,175,133	\$2,124,877	
April	\$509,306	\$374,250	\$792,166	\$810,883	
May	\$591,398	\$439,622	\$742,106	\$688,812	
June	\$771,332	\$603,136	\$1,186,465	\$880,395	
Total	\$13,024,993	\$12,894,725	\$14,375,301	\$13,333,686	

Sales Tax Summary – General Fund

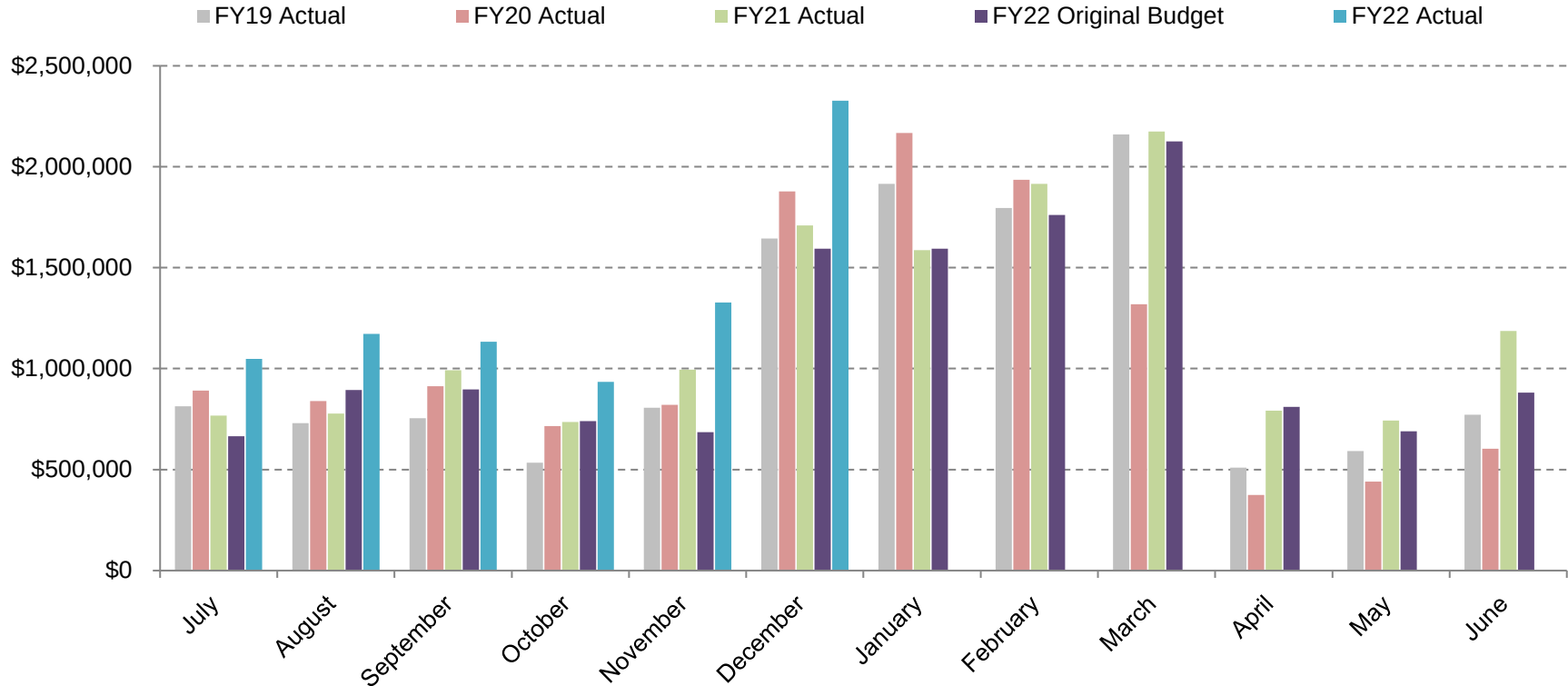
General Fund - Sales Tax Summary - \$ Change					
Month	FY20 Actual vs. FY19 Actual	FY21 Actual vs. FY20 Actual	FY22 Actual vs. FY20 Actual	FY22 Actual vs. FY21 Actual	FY22 Actual vs. FY22 Budget
July	\$77,879	(\$123,023)	\$157,361	\$280,384	\$383,390
August	\$108,823	(\$61,829)	\$332,273	\$394,102	\$278,116
September	\$157,830	\$79,424	\$220,594	\$141,170	\$235,853
October	\$181,897	\$19,198	\$218,214	\$199,016	\$193,846
November	\$14,903	\$175,122	\$507,686	\$332,565	\$642,887
December	\$233,271	(\$168,227)	\$449,125	\$617,352	\$733,008
January	\$251,635	(\$580,327)			
February	\$140,438	(\$20,367)			
March	(\$841,914)	\$856,876			
April	(\$135,056)	\$417,916			
May	(\$151,776)	\$302,484			
June	(\$168,196)	\$583,329			
Total	(\$130,267)	\$1,480,576	\$1,885,254	\$1,964,589	\$2,467,101

General Fund - Sales Tax Summary - % Change					
Month	FY20 Actual vs. FY19 Actual	FY21 Actual vs. FY20 Actual	FY22 Actual vs. FY20 Actual	FY22 Actual vs. FY21 Actual	FY22 Actual vs. FY22 Budget
July	10%	-14%	18%	37%	58%
August	15%	-7%	40%	51%	31%
September	21%	9%	24%	14%	26%
October	34%	3%	30%	27%	26%
November	2%	21%	62%	33%	94%
December	14%	-9%	24%	36%	46%
January	13%	-27%			
February	8%	-1%			
March	-39%	65%			
April	-27%	112%			
May	-26%	69%			
June	-22%	97%			
Total	-1%	11%			

Sales Tax Summary – General Fund

General Fund

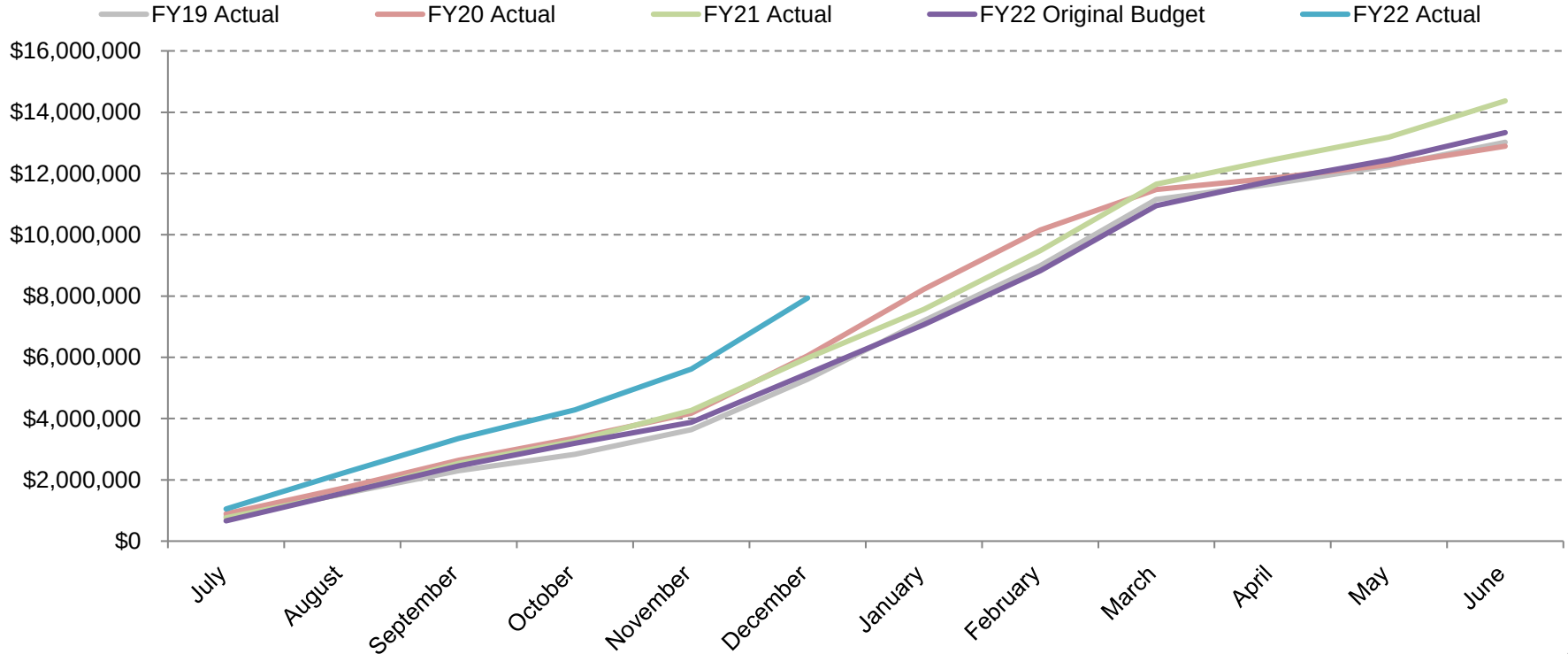
Historical Sales Tax Revenues & Budgets Over Time by Month



Source: Park City Municipal Corporation. As of February 25, 2022.

Sales Tax Summary – General Fund

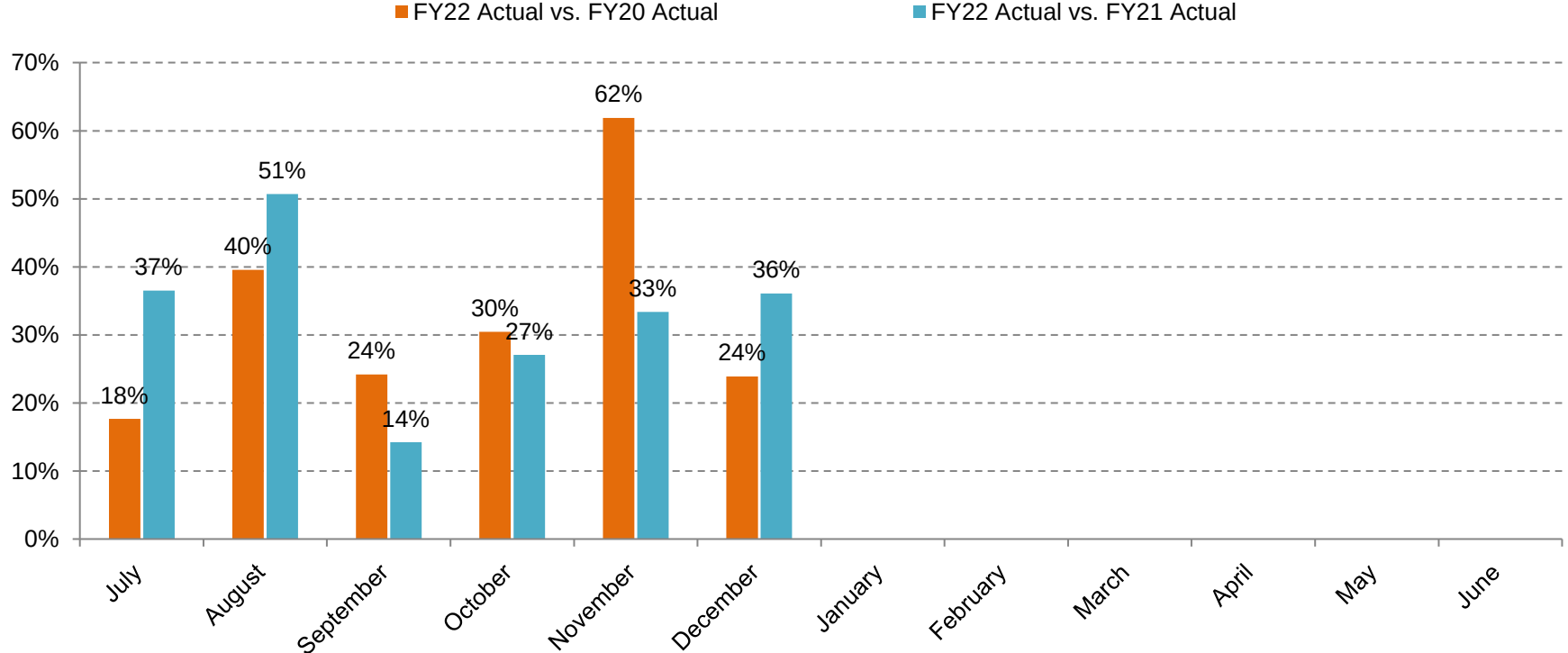
General Fund - FY22 Cumulative Annual Sales Tax Revenues Through Different Lenses



Source: Park City Municipal Corporation. As of February 25, 2022.

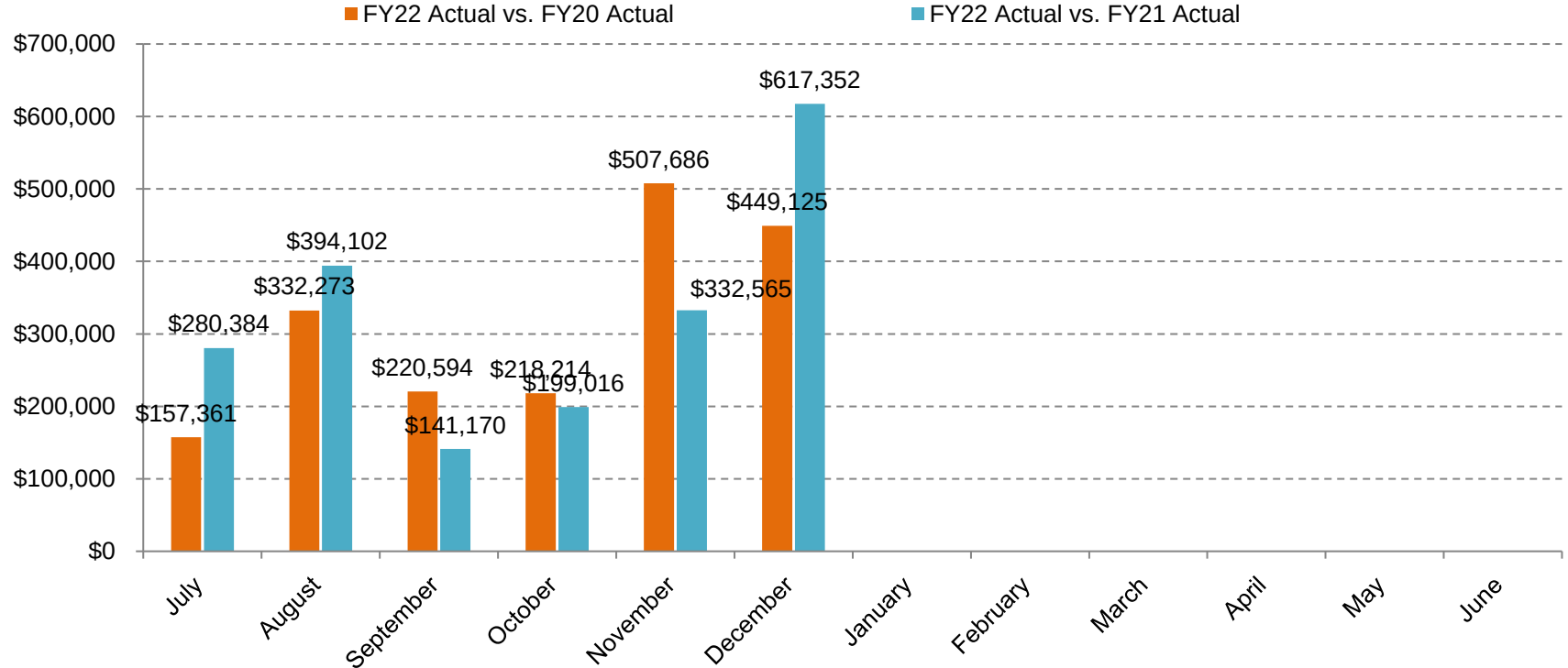
Sales Tax Summary – General Fund

General Fund FY22 Sales Tax % Change from Previous Fiscal Years



Sales Tax Summary – General Fund

General Fund FY22 \$ Change from Previous Fiscal Years





Capital Fund

PARK CITY

1884

72

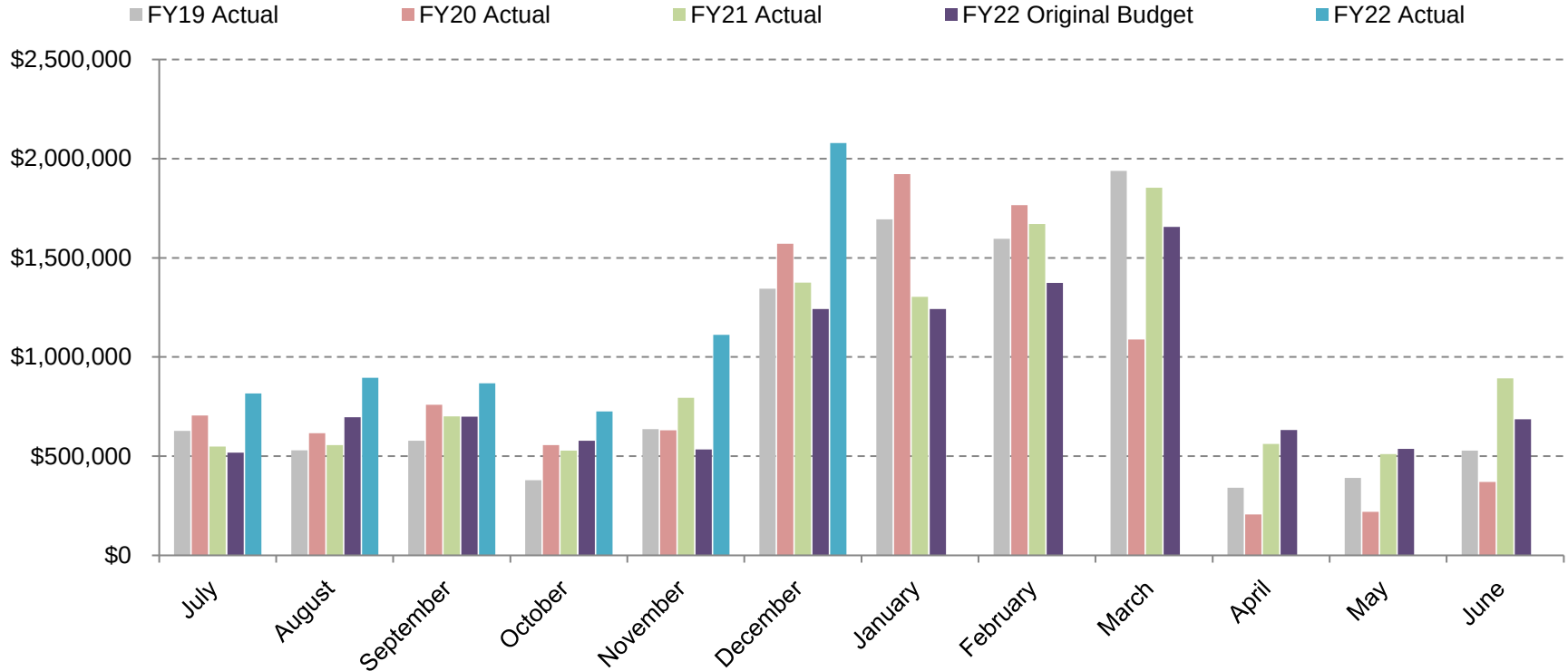
Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly

Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$627,203	\$704,479	\$548,052	\$518,076	\$816,105
August	\$529,229	\$616,238	\$555,028	\$696,578	\$895,269
September	\$577,009	\$759,286	\$699,815	\$699,259	\$867,890
October	\$378,251	\$555,393	\$527,415	\$577,123	\$725,811
November	\$635,932	\$629,796	\$794,579	\$534,173	\$1,111,541
December	\$1,344,356	\$1,570,492	\$1,374,419	\$1,242,459	\$2,079,436
January	\$1,693,495	\$1,923,089	\$1,303,836	\$1,242,459	
February	\$1,596,315	\$1,765,073	\$1,670,788	\$1,372,983	
March	\$1,938,349	\$1,087,888	\$1,853,829	\$1,656,611	
April	\$340,118	\$206,191	\$561,565	\$632,187	
May	\$390,732	\$218,762	\$509,536	\$537,017	
June	\$528,340	\$369,764	\$892,170	\$686,380	
Total	\$10,579,328	\$10,406,450	\$11,291,032	\$10,395,302	

Sales Tax Summary – Capital Fund

Capital Fund Historical Sales Tax Revenues & Budgets Over Time by Month



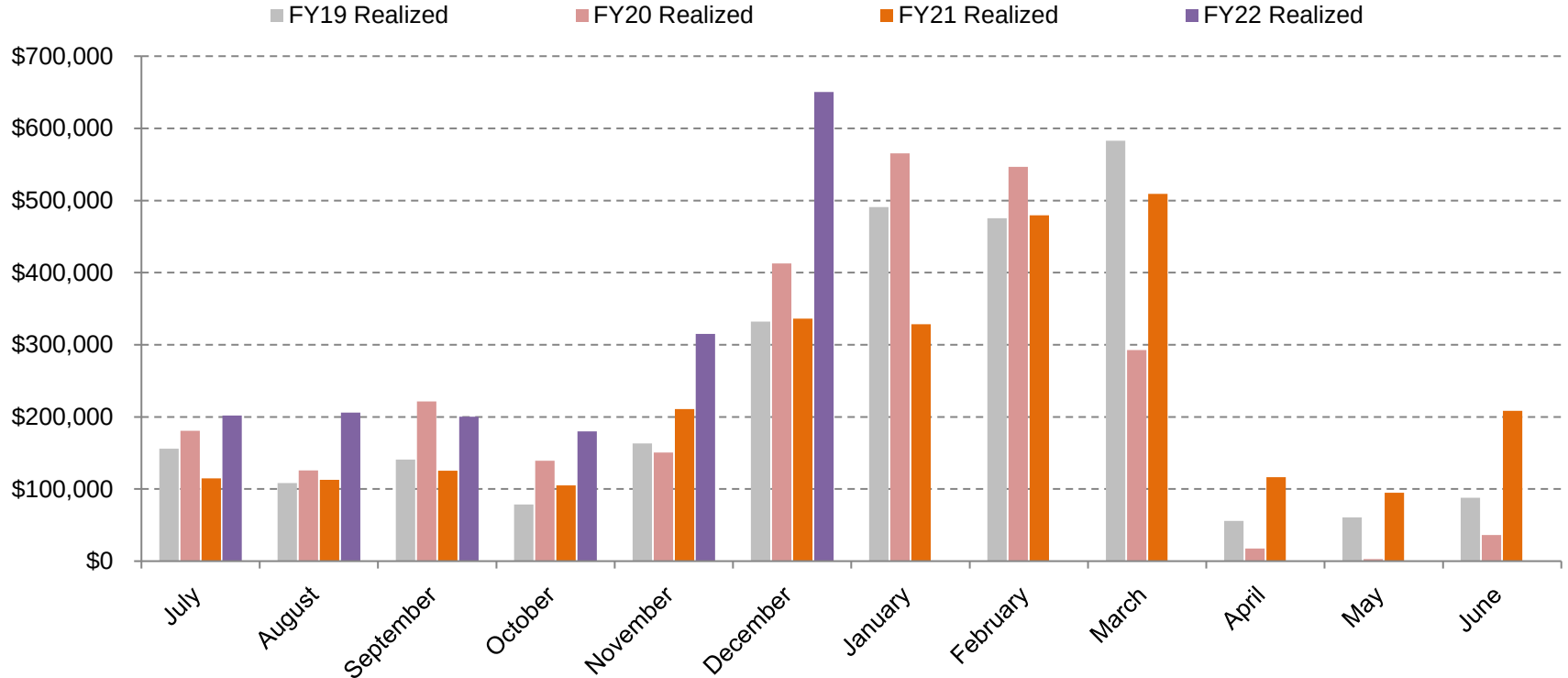
Source: Park City Municipal Corporation. As of February 25, 2022.

Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY19 Realized	FY20 Realized	FY21 Realized	FY22 Realized	FY22 vs. FY21, \$ Variance	FY22 vs. FY21, % Variance
July	\$155,919	\$180,669	\$114,918	\$201,780	\$86,862	76%
August	\$108,460	\$125,677	\$112,872	\$206,192	\$93,320	83%
September	\$140,971	\$221,639	\$125,348	\$200,321	\$74,973	60%
October	\$78,769	\$139,424	\$104,921	\$179,897	\$74,976	71%
November	\$163,248	\$150,563	\$210,795	\$315,172	\$104,377	50%
December	\$332,107	\$412,832	\$336,374	\$650,240	\$313,865	93%
January	\$490,668	\$565,442	\$328,467			
February	\$475,570	\$546,738	\$479,315			
March	\$582,847	\$292,669	\$509,063			
April	\$55,730	\$17,479	\$116,391			
May	\$60,892	\$3,114	\$94,854			
June	\$87,903	\$36,423	\$208,432			
Total	\$2,733,084	\$2,692,669	\$2,741,751			

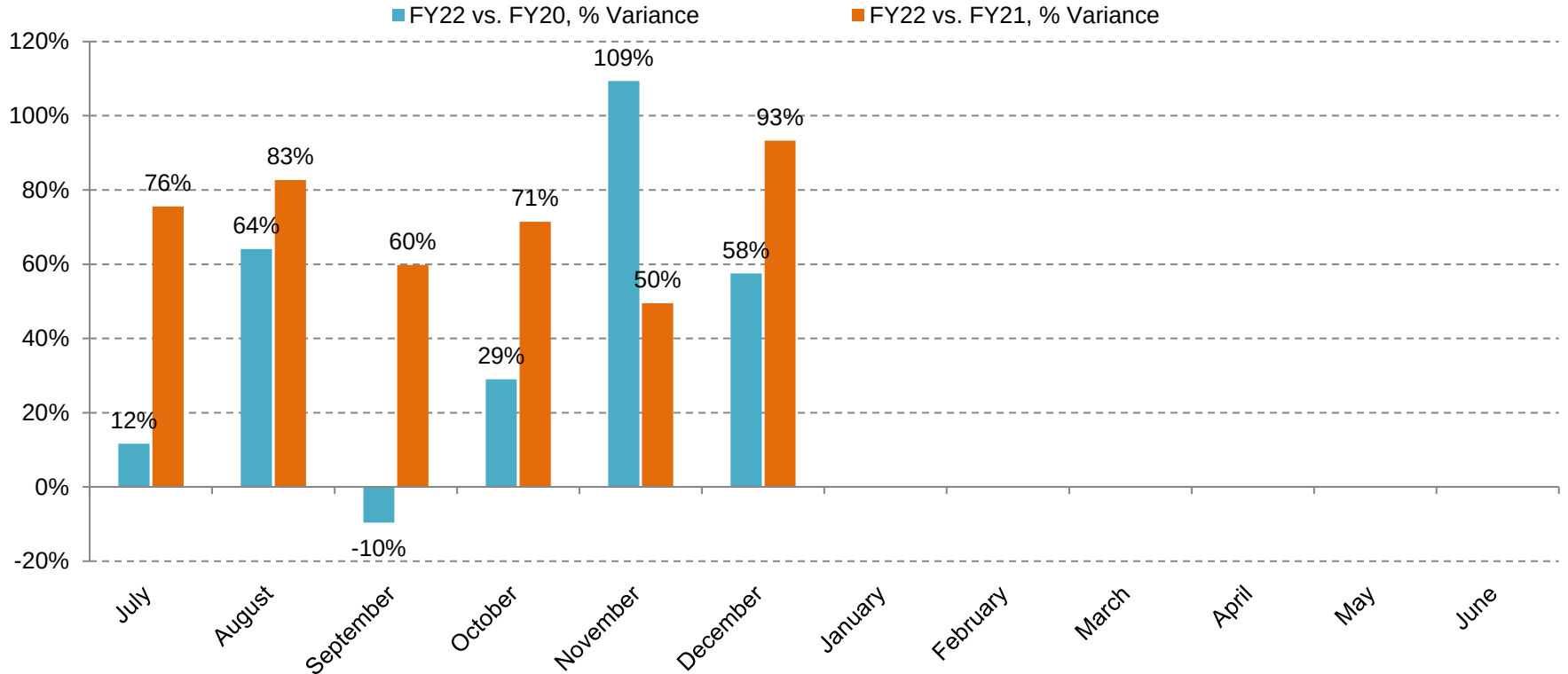
Sales Tax Summary – Transient Room Tax

Transient Room Tax Historical Revenues Over Time by Month



Sales Tax Summary – Transient Room Tax

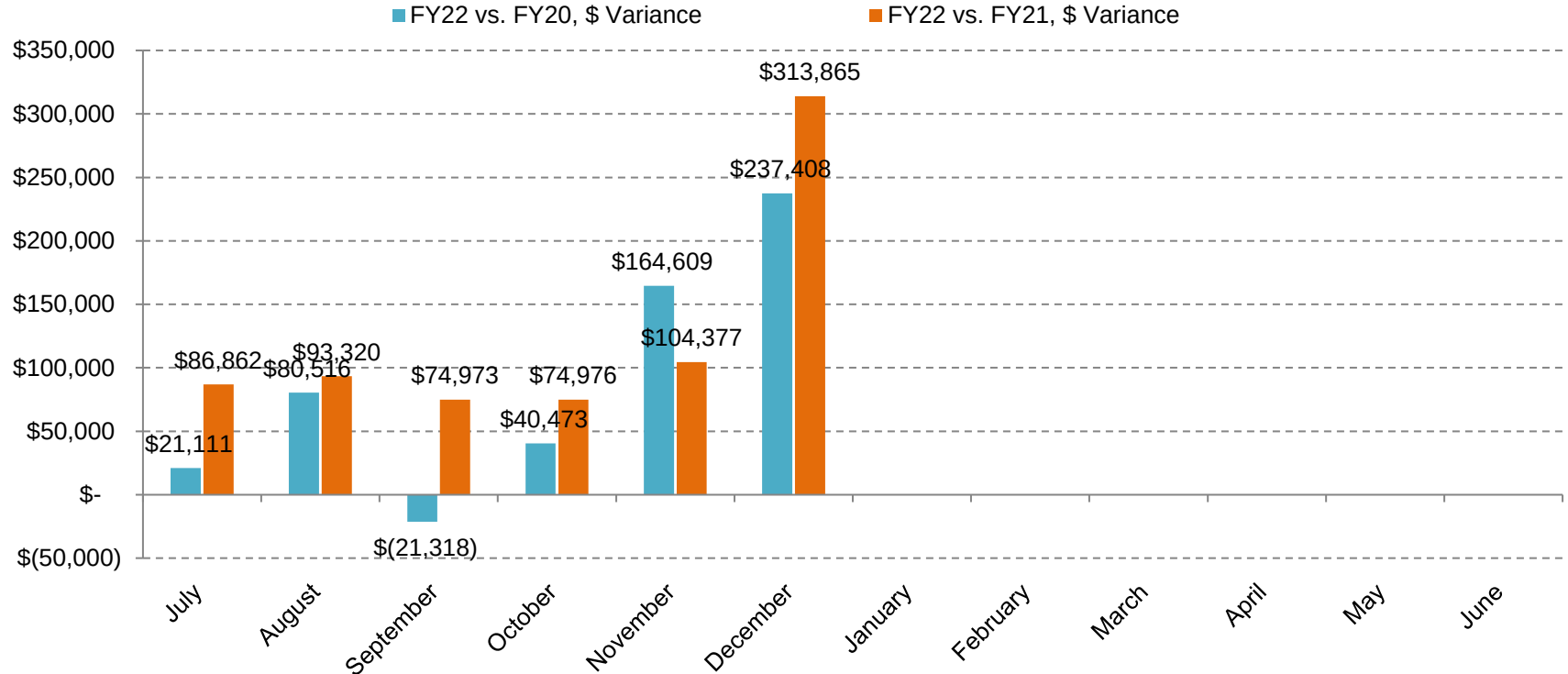
Transient Room Tax % Change from Previous Fiscal Years



Source: Park City Municipal Corporation. As of February 25, 2022.

Sales Tax Summary – Transient Room Tax

Transient Room Tax \$ Change from Previous Fiscal Years





Transportation Fund

Sales Tax Summary – Transportation Fund

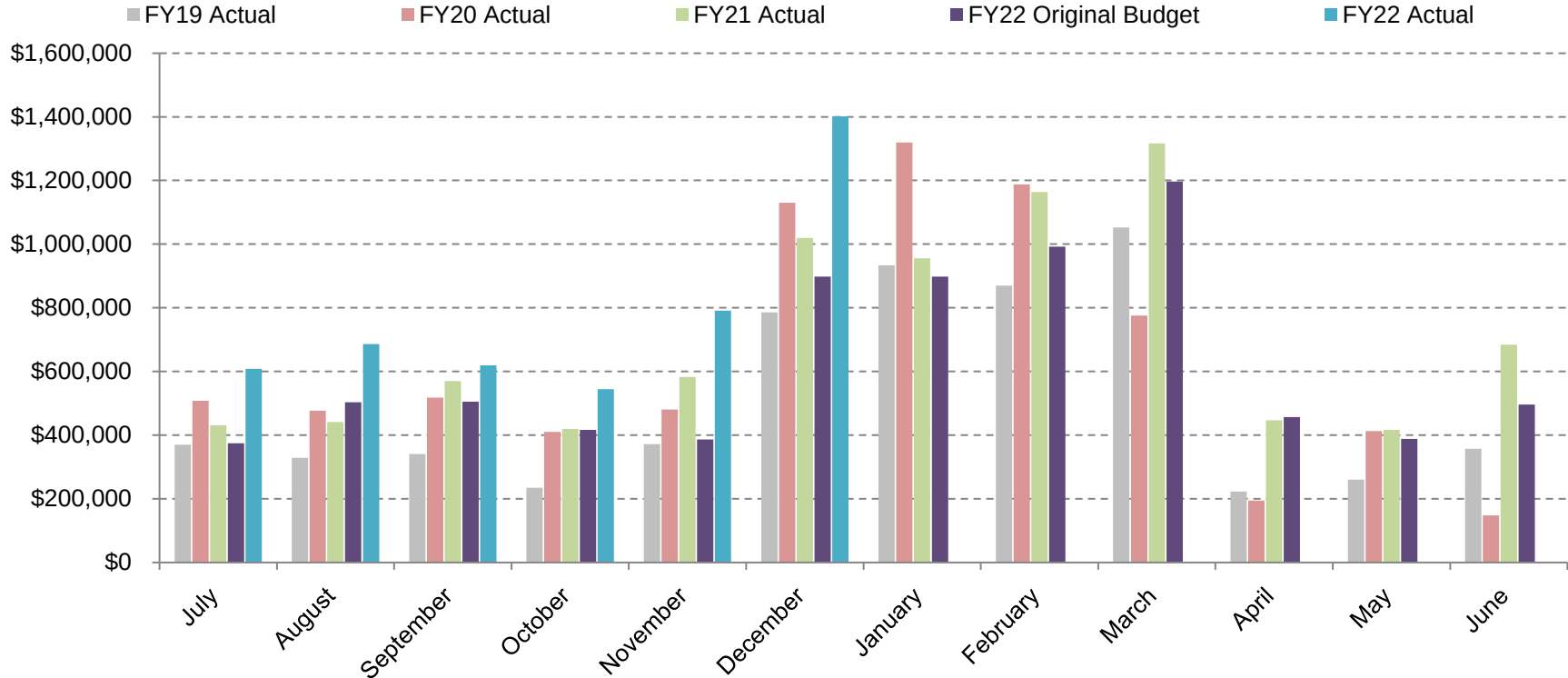
Transportation Fund - Sales Tax Summary - Monthly

Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$370,330	\$507,735	\$431,048	\$374,274	\$608,068
August	\$328,650	\$476,867	\$441,580	\$503,230	\$686,058
September	\$340,448	\$517,995	\$570,321	\$505,166	\$618,912
October	\$234,717	\$409,895	\$419,670	\$416,932	\$544,337
November	\$372,095	\$480,163	\$583,067	\$385,903	\$790,856
December	\$785,302	\$1,129,662	\$1,019,746	\$897,591	\$1,401,122
January	\$933,912	\$1,319,546	\$955,215	\$897,591	
February	\$869,901	\$1,187,380	\$1,164,026	\$991,886	
March	\$1,052,427	\$775,863	\$1,316,569	\$1,196,788	
April	\$222,826	\$194,288	\$446,180	\$456,711	
May	\$260,629	\$412,635	\$416,661	\$387,958	
June	\$357,095	\$148,275	\$684,361	\$495,862	
Total	\$6,128,331	\$7,560,305	\$8,448,444	\$7,509,890	

Sales Tax Summary – Transportation Fund

Transportation Fund

Historical Sales Tax Revenues & Budgets Over Time by Month

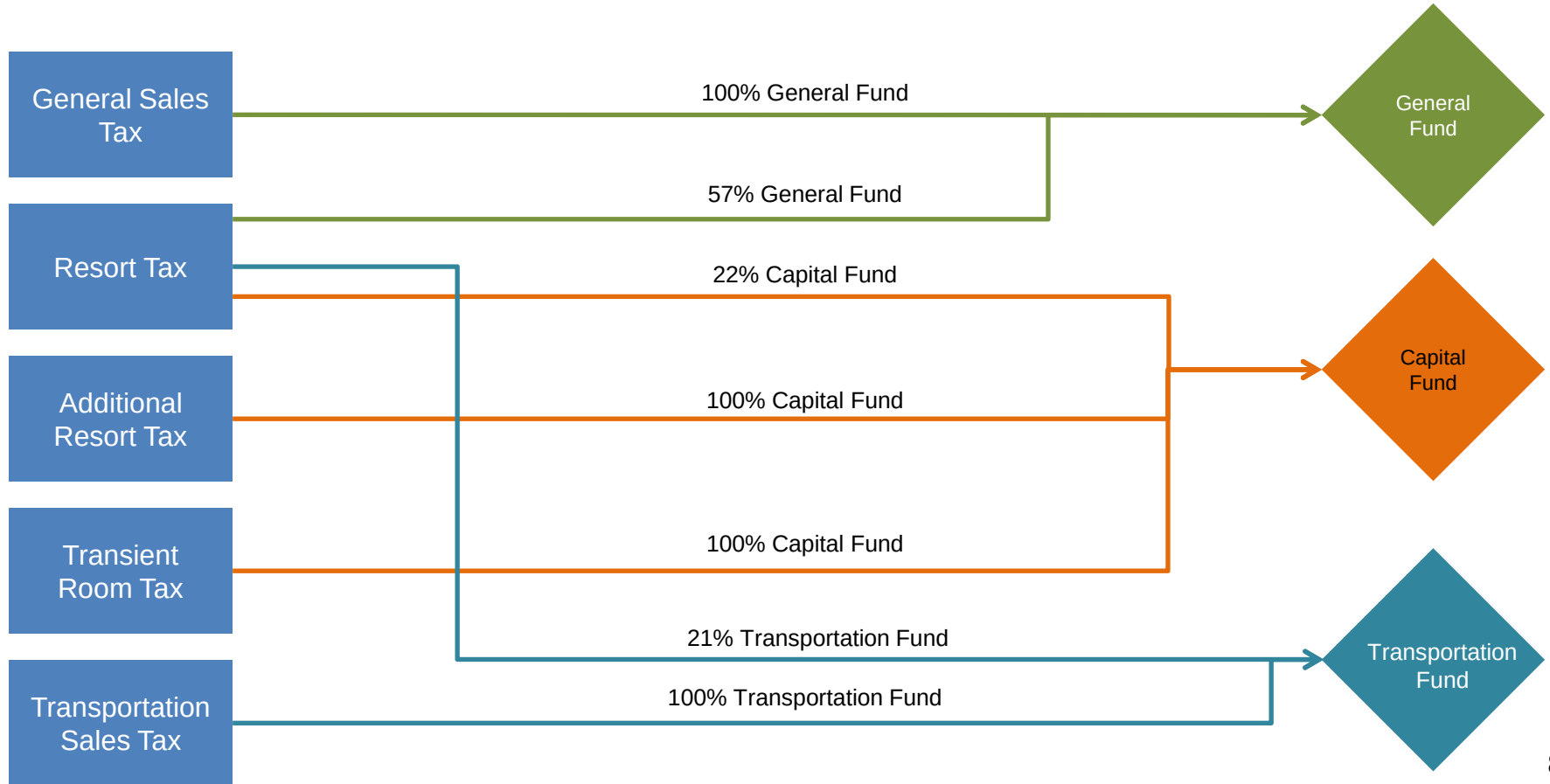


Source: Park City Municipal Corporation. As of February 25, 2022.



Appendix

Where Do Our Sales Taxes Go?



Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from February 3, 9, 10, and 15, 2022

Suggested Action:

Attachments:

[February 3, 2022 Minutes](#)

[February 9, 2022 Minutes](#)

[February 10, 2022 Minutes](#)

[February 15, 2022 Minutes](#)



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

February 3, 2022

The Council of Park City, Summit County, Utah, met in open meeting on February 3, 2022, at 3:45 p.m.

WORK SESSION

City Council Rules of Order and Procedure:

Margaret Plane, City Attorney, indicated governing bodies had the authority to adopt rules of order. She explained that the Communication section of the meeting agenda was a discussion opportunity and a catch-all to allow Council members and staff to have a dialogue. Out of fairness to the public, no actions or decisions should be made. It was also a good time to disclose potential conflicts Council might have with an item on the agenda. Council Member Toly asked if public input should precede Communication so Council could hear from the community and ask for an item to come back on a future agenda. Plane explained public input was not meant to be a dialogue between Council and the public, but if an item was presented to Council and all favored discussing it, that would be permissible as long as no action was taken. She noted the most important consideration during public input was to be fair to all members of the public. Plane further explained that public input was an opportunity for the public to speak, but public presentations were not appropriate.

Plane reviewed that public comment should not be directed at a specific Council member, but the speaker should be civil and everyone should be courteous. Distracting behavior such as clapping, whistling, or booing was prohibited. The rules of decorum existed to make everyone feel comfortable, even if they had a different perspective. She also encouraged Council members not to send text messages during meetings and reviewed texts could be public records. She advised Council not to have a private meeting during a public meeting.

Review and Adjust City Council Liaison Assignments for 2022:

Matt Dias, City Manager, explained that Council liaison assignments were discussed annually. Dias suggested the Council discuss the liaison scope first and then specific assignments. The following assignments were made:

- Council Member Toly Library Board. Council Member Doilney alternate.
- Council Member Doilney Open Space Advisory Board. Council Member Dickey alternate.

- 1 • Council Member Rubell Police Complaint Review Committee. Mayor Worel
- 2 alternate.
- 3 • Council Member Gerber Special Service Contract Subcommittee. Council Member
- 4 Toly alternate.
- 5 • Council Member Doilney Recreation Advisory Board. Council Member Dickey
- 6 alternate.
- 7 • Council Member Rubell LGBTQ+.
- 8 • Mayor Worel and Council Member Toly Senior Center Aging Alliance.
- 9 • Council Member Doilney Council of Governments.
- 10 • Council Member Rubell Park City Fire District Administrative Control Board.
- 11 Council Member Dickey alternate.
- 12 • Council Member Dickey Snyderville Basin Water Reclamation District. Council
- 13 Member Rubell alternate.
- 14 • Mayor Worel Board of Health.
- 15 • Council Members Gerber and Doilney Colorado Association of Ski Towns. Dias
- 16 suggested also keeping the rest of Council apprised with the status of this group.
- 17 • Council Member Doilney stated the Central Wasatch Commission enjoyed having
- 18 mayoral participation, but he was happy to continue as the liaison until Mayor
- 19 Worel was ready to transition into that role.
- 20 • Mayor Worel 2030 Olympic Bid. Council Member Doilney alternate.
- 21 • Council Member Gerber Park City School District. Council Member Doilney
- 22 alternate.
- 23 • Council Member Rubell Rocky Mountain Power.
- 24 • Mayor Worel Utah League of Cities and Towns. Council Member Doilney alternate.
- 25 • Council Member Doilney Public Utilities Department. Council Member Rubell
- 26 alternate.
- 27 • Dias stated that Bright Futures and PC Unidos were assigned to Lynn Ware Peek.
- 28 • Council Member Toly Communities that Care.
- 29 • Mayor Worel Early Childhood Alliance.
- 30 • Council Member Gerber Habitat for Humanity.
- 31 • Mayor Worel Historic Park City Alliance. Council Member Toly and Gerber also
- 32 expressed their intent to continue attending.
- 33 • Council Member Gerber Mountainlands Community Housing Trust. Council
- 34 Member Dickey alternate.
- 35 • Council Member Toly Park City Chamber Bureau. Council Member Dickey
- 36 alternate.
- 37 • Council Member Toly Park City Historical Society.
- 38 • Council agreed to defer the liaison assignment for Park City Silly Sunday Market
- 39 liaison.
- 40 • Council Member Gerber PC Tots.

- Council Member Toly Prospector Square Owners Association. Council Member Rubell alternate.
- Council Members Gerber and Doilney Recycle Utah.
- Council Member Toly Regional Trails Group.
- Council Member Doilney Ski Utah.

Review and Approve City Council's Protocols:

Mayor Worel continued the Council Protocols discussion until a later date.

Review the Live Park City Lite Deed Restriction Pilot Program:

Elyse Kats, Affordable Housing specialist, reviewed the previous work sessions in July and November, 2021. She stated that Park City was in a housing crisis and this program would help maintain affordable housing stock in the future. The deed restrictions would apply to full-time residents and would continue with the land. This program would provide long-term housing solutions, and it had been successfully applied in Vail and Breckenridge, Colorado. Vail had deed restricted 167 units and Breckenridge had 32 deed restricted properties. Kats explained that the amount of money paid to owners would depend on several variables. Estimates for units in Park City were forecasted to be 20% of the appraised value of the property. Kats explained the benefits of the program, including housing for full-time residents, increasing long-term rental units and residents in town, and decreasing commuter traffic. Users of the program included existing and future homeowners, investors, local employers, and retirees. She indicated an advisory committee would be created by resolution. The application process for lite deed restrictions would be accessible online, forwarded to the advisory committee, and ultimately approved by the City Manager.

Council Member Gerber asked if staff could stay in touch with applicants who might be interested in the program and who were in the market, but hadn't secured a property yet. Jason Glidden, Housing Manager, explained that staff could educate the public about the program. Council Member Dickey stated lite deed restrictions might make sense for some properties and areas, but not others. The properties most applicable for this program moved quickly on today's market. Glidden acknowledged that a preliminary review would be helpful to confirm it met the eligibility criteria. Kats stated the advisory committee would be helpful to keep applicants progressing.

Council Member Rubell stated that allocating \$1,000,000 for a small pilot program should be applicable to residents of one year or longer. He also expressed concern regarding rental units, which could result in abuse and require enforcement. He asked staff if they spoke to lenders. Kats and Glidden confirmed that they had. Council Member Rubell asked if existing deed restrictions would impact another deed restriction. Kats affirmed that the Advisory Committee would review those applications. Council Member Rubell suggested not allowing existing deed restricted properties to participate and to make the

1 eligibility verification stringent to avoid abuse. He suggested smaller allocations as the
2 program began and increasing the percentage based on response.

3
4 Council Member Doilney stated Council should focus on building community and the
5 program should start with a narrow scope. Council could revisit the program based on the
6 response. He suggested a six-month minimum rental agreement would be a long enough
7 window to provide incentives for people to live here.

8
9 Council Member Toly asked who would complete the appraisal. Kats stated the
10 homeowner would obtain an appraisal. Council Member Toly asked who would enforce
11 the program. Kats indicated this program would be enforced with the annual housing
12 compliance process currently in place. Council Member Toly thought consideration could
13 be given depending on how many occupants were permitted per unit and also cautioned
14 against over-occupied units. She asked how the program would impact the neighboring
15 properties, such as duplexes. Glidden confirmed that it would not impact separately
16 owned properties. Council Member Toly asked if this program would apply to properties
17 currently prohibiting rentals. Kats clarified that a negative recommendation may come
18 from applications not as impacted by the lite deed restriction.

19
20 Mayor Worel opened the meeting for public input.

21
22 Cheryl Sosnick asked about the Senior Center Liaison. Mayor Worel confirmed that she
23 and Council Member Toly would be the liaisons.

24
25 Ed Parigian expressed concern about the program not creating new rentals and
26 individuals taking advantage of the program without modifying their current practice with a
27 property. He asked what the community benefit of a six-month lease would be to the
28 community.

29
30 John Greenfield stated he was disappointed to hear that this was not a program for
31 seasonal housing, but only for existing community members. Retirees were not
32 mentioned. Greenfield asked if seniors and rent control measures should be incorporated
33 into the program.

34
35 Mayor Worel closed the public input portion of this item and suggested continuing the
36 discussion to February 17th before action was taken. Council Member Doilney stated this
37 was a simple program which would eliminate short term rental units. Mayor Worel wanted
38 to improve Council's comfort level with the program. Council Member Gerber mentioned
39 that this was one tool in the Housing toolbox. Council Member Toly clarified that she had
40 questions about how to avoid abuse of the program and how the advisory committee
41 could help accomplish that. Council Member Rubell asked what the City was trying to
42 accomplish by implementing the program. Rentals without a price cap was not the goal.

Council Member Gerber asked if Vail could help provide clarification on how their program worked.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Downard, Resident Advocate	Present
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. December 2021 Budget Monitoring Report and November 2021 Sales Tax Report:

2. Deer Valley Resort Overflow Parking:

3. Park City Fire District Temporary Use of Mine Bench Property:

Council Questions and Comments:

Council Member Toly stated that she attended the Chamber and Visitor Bureau meeting where she heard the Sustainability Report. She also attended the Summit County Council meeting. Summit County had four areas of their work plan, including Transportation/Traffic, local housing choice, environmental leadership, and regional planning. Summit County expressed interest in working with Park City and reviewed some legislative bills.

Council Member Dickey expressed appreciation for the engaged and helpful staff and residents who had reached out. He requested that Council packets be released before the weekend to allow more time for review. He also requested a copy of the staff directory.

Council Member Rubell indicated he received a lot of emails from the community, including many emails about tennis. He expressed appreciation for staff's patience as new Council Members got up to speed. He noted the increased taxes and staff reports regarding the Deer Valley overflow parking and Mine Bench parking. He also noted he rode the bus and there was some frustration with that.

Council Member Gerber asked about plans for Presidents' Week traffic mitigation efforts. Dias stated that staff had been working on peak traffic periods, including meeting with both resorts. Council Member Gerber asked if the resorts would be willing to attend a future Council meeting. Mayor Worel stated Mike Goar with Park City Mountain Resort would be attending a future meeting to give Council a mid-season update.

Council Member Doilney read a couple quotes regarding teamwork and unity and stated this applied to everyone.

Mayor Worel noted the upcoming Council Retreat would be spent reviewing past Council direction and it would give the new Council an opportunity to discuss their priorities.

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

Mayor Worel opened the meeting for public comments on items not included on the agenda.

Dana Williams and Ryan Williams: Ryan stated he had been skiing in Park City for a long time but expressed frustration about how crowded the town was and how frustration was building. He asked how to make the local experience more enjoyable. Vail needed to help the City and not punish locals with less benefits for local passes. Ryan asked for the backcountry to not be closed and to make the ski resort a good product. Dana added that he was mayor when Vail came to town, and that there was a disregard for the original agreements. He stated he called other ski resorts and Vail resorts specifically had traffic and ski lift line impacts. He inquired about a moratorium and stated that Vail's impacts were impacting Park City's brand.

Steven McComb thanked Council for their service. He stated that he managed the Baja Cantina. As he entered town, he saw electronic signs noting Park City lots were full. These signs were owned by Park City Municipal and should not encourage people to go away. McComb suggested focusing on the here and now and managing the signs better. He asserted the locals knew the signs didn't mean anything.

Jennifer Gardner thanked the Council for their work. She had lived in town for 17 years. She had worked for Vail for five years, but no longer worked there. She stated the text alerts were helpful, but there was a coordination problem with the alerts. Parking had

1 been filled, but text alerts were not sent. The handicapped parking at the resort was
2 limited. Gardner explained that a disabled child was unable to receive a ski lesson due to
3 their inability to find parking.

4
5 Mike Wong wished Council luck in working with Vail to address the congestion issues.

6
7 A member of the public expressed frustration over the Silver Star lift not operating and
8 how the ski experience had changed in Park City.

9
10 Susan Daniero typed a list of neighborhoods in the chat box who were impacted by the
11 Silver Star Lift not operating. She stated the Silver Star Lift was another access to the
12 mountain and required little maintenance. She indicated Vail had no financial interest in
13 the businesses or properties listed in the chat box and no interest in reopening the lift.
14 She asked Council to condition and require the Silver Star Lift to be operating during
15 development approvals.

16
17 Kevin McCarthy stated he petitioned the Neighborhood Traffic Management Program
18 (NTMP) and collected signatures and noted a traffic control sign was installed. He wanted
19 to replace the signs which were consistently removed and asked for more action to
20 address traffic.

21
22 Robert Theobald indicated he previously addressed Council about the Planning
23 Department's determination regarding a concern. He thanked Mayor Worel for her time
24 discussing the issue and encouraged Council to review the complaint which would be
25 presented to the Board of Adjustment on February 8th.

26
27 Nancy Lazenby explained that she was a cofounder of RAD, a community coalition
28 dedicated to responsible growth in the City. She expressed concern that the current
29 infrastructure was overburdened by traffic and unprecedented growth. She suggested that
30 developers came to Park City with a goal of maximizing financial profit. Park City's appeal
31 was unique and there was only so much to go around. The Council was the firewall
32 between the town and developers. She suggested that developers must be part of the
33 solution and do what was best for our town.

34
35 Katie Mullaly stated traffic was unbearable on Payday Drive. She indicated Vail needed to
36 be held responsible for traffic impacts. Mullaly thanked Council Member Rubell for the
37 traffic control signs, but stressed there was a need for additional measures.

38
39 Victor Bell thanked Council Member Rubell for the traffic control sign. He noted the lack of
40 sidewalks on Three Kings Drive and suggested modifying the language on the signs. He
41 stated that Vail's access was dangerous.

1 Jeremy Buzzard stated traffic for Park City residents had worsened over the past 10
2 years, but at an accelerated rate in the last two years. He had two children and was
3 worried about their safety, which he attributed to Vail Resorts. He asserted Vail had no
4 interest in supporting the town and it only focused on the next year, not the next 10 years.
5 It was not the City's responsibility to support Vail's profits, but the responsibility was to our
6 neighbors.

7
8 Ed Parigian stated the Park City Chamber Bureau was funded by Transient Room Tax
9 (TRT), which they were required to spend on marketing. The Chamber Bureau was not
10 permitted to spend funds on mitigating impacts and suggested that Matt Dias address this
11 with State legislation.

12
13 Deborah Rentfrow commented the parking lots at Park City Mountain Resort (PCMR)
14 were full every day, not only weekends, and the text alerts were not being sent. A lot of
15 vehicles were parking at the library, on Empire Avenue, Shadow Ridge, and other areas.
16 The parking lot attendants left early. Cones were moved and vehicles were blocked in.
17 Police vehicles were parking to block cut-through traffic. Sidewalks were not cleared. The
18 Three Kings passageway was not usable and cleared. The transit buses were packed full.
19 They opened their doors and pulled away because they were already full. On
20 Wednesday, High Valley Transit announced a decrease in transit routes, which she felt
21 was going in the wrong direction. Park City High School would be under construction for
22 two years and the City needed to take the loss of this overflow lot into consideration.

23
24 William Ciraco thanked Council Member Rubell for the traffic signs in Thaynes. He lived in
25 Aspen Springs and requested the Council consider Aspen Springs in future actions. He
26 believed Vail Resort was the root of the problems that the City was seeing.

27
28 Lynn Bell stated traffic was a constant issue. She thought sidewalks would help and Vail
29 should help with the installation of those sidewalks.

30
31 Michael Kaplan described the traffic, parking, poor snow making, and poor food at Vail.
32 He thought it was confusing that Vail used the Park City name and stated Vail was
33 enjoying record profits while caring little for our community. The resort base development
34 was the City's last chance to hold Vail responsible for these impacts.

35
36 Peter Tomai stated he saw Silver Star visitors getting into vehicles to drive to the resort,
37 contributing to parking and traffic unnecessarily while the lift was not operable.

38
39 Julie Breslin indicated she lived on Three Kings Court with bikes, strollers, and lots of
40 people on the street. There were only two speed limit signs on Three Kings Drive. Breslin
41 requested a 4-way stop at Thaynes and Three Kings, a 3-way stop at Silver Star, and
42 another stop sign at Crescent. Breslin also requested that the neighborhood be off limits
43 for construction access or staging.

1 Ed Parigian noted the TRT stayed the same for the past five years because the
2 Chamber's percentage dropped from 90% to 70%, but their amount of money should be
3 going back up. He also noted marketing efforts were focused on first time visitors.

4
5 Trent Rentfrow agreed with the previous transportation comments and stated he was
6 concerned about the number of people walking in the street and the associated safety
7 hazards.

8
9 Eric Moxham indicated he moved here a couple of years ago and joined the Friends of
10 Summit County. He was concerned about Dakota Pacific and the amount of traffic. He
11 agreed with the previous comments about Vail and suggested reviewing comments about
12 Vail online. He commented about the poor food and beverage experience and the poor
13 ski experience when lifts were closed. He stated Vail was overflowing the town with traffic
14 and impacts and not paying their employees a living wage. This was impacting the
15 community and the development was the last chance to hold them accountable for the
16 impacts.

17
18 Beverly Hurwitz recognized the previous comments and the human and infrastructure toll
19 the traffic was having. Construction vehicles and traffic caused a physical toll.

20
21 Sara Bartlett Fink via eComment: "I am a Thaynes Canyon resident and wholeheartedly
22 support the recent treatment of the neighborhood as a "no cut-through" driving zone.
23 Following the arrival of the Epic Pass, every year traffic along PayDay Drive, Thaynes
24 Canyon Drive and Three Kings has gotten worse and worse with those cutting through
25 the neighborhood to make their way to/from the Park City Mountain base during ski
26 season. Those of us who live in the neighborhood have found many a day with long traffic
27 lines. Not only does it create headaches getting to and from our homes but creates a
28 safety hazard should emergency personnel need to get to a home. Many of those who
29 use our streets as their transportation route to/from the mountain are not observing local
30 speed limits in their rush to get a parking spot or their place in the lift lines. I applaud the
31 city for putting up the recent signs prohibiting cut-through traffic in Thaynes Canyon and
32 would urge our city councilors to remain committed to a no cut-through policy for our
33 neighborhoods. While Council needs to work to solve the traffic issues along 224 and the
34 parking issues at the base of the mountain (which directly lead to some of the traffic
35 issues), giving in to those who wish to use our neighborhood as their alternative highway
36 224 is not the way to address those issues."

37
38 Katie Johnson via eComment: "Enough already! The development must stop!! No
39 approval of zone changes that would allow greater density than already approved. The
40 opinion of people who do not live in the community but would like to have a greater say in
41 what's built in the community than those who are already here and greatly affected by the
42 insane amount of growth. Roads and other infrastructure must be fixed BEFORE projects

are built! "Affordable housing" can no longer be used as a free pass for developers to build whatever they want and line their own pockets!"

Mayor Worel closed the public input portion of the meeting.

Council Member Doilney stated sometimes the public provided input and then felt as if the Council didn't respond. He recognized the sidewalk concerns and safe walking access and stated he had contacted other Vail communities who were experiencing similar impacts. Doilney hoped for more dialogue towards real solutions and invited the public to be part of future conversations.

IV) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from January 13, 2022:

Council Member Doilney moved to approve the City Council meeting minutes from January 13, 2022. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Aqua Engineering, Inc., to Design the 2022 Water Line Replacement Projects, in an Amount Not to Exceed \$50,000.00:

Council Member Doilney moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VI) OLD BUSINESS

1. Consideration to Approve an Encroachment Agreement, as Required by the Extension of City Council's December 5, 2019 Approval of Ordinance No. 2019-60, an Ordinance Approving the 245 Woodside Plat Amendment, and Ordinance No. 2021-32, Approving a One-Year Extension of the 245 Woodside Plat Amendment, Located at 245 Woodside Avenue, Park City, Utah:

Browne Sebright, Planner, provided the history of the property and indicated this plat amendment would remove an interior lot line. The plat was approved in 2019 and had since been extended. An encroachment agreement was needed to address items including stairs, parking, and a retaining wall on the property.

Council Members Toly and Rubell asked to clarify the parking spaces. The applicant clarified this would not decrease parking, but landscaping strips would be incorporated. Mayor Worel inquired about the City's revocation authority of the encroachment agreement. The applicant acknowledged that the encroachment agreement was a privilege and revocable.

Council Member Dickey asked when the encroachments requiring removal would be done. The applicant stated this was a condition of approval for obtaining a building permit.

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

Council Member Rubell moved to approve an encroachment agreement, as required by the extension of City Council's December 5, 2019 approval of Ordinance No. 2019-60, an ordinance approving the 245 Woodside Plat Amendment, and Ordinance No. 2021-32, approving a one-year extension of the 245 Woodside Plat Amendment, located at 245 Woodside Avenue, Park City, Utah. Council Member Becca Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

VII) NEW BUSINESS

1. Consideration to Approve Ordinance 2022-06, an Ordinance Approving the Park City Film Studios First Amended Subdivision, Park City, Utah:

Planner Alex Ananth presented the Film Studios plat amendment with Justin Keyes, the applicant's attorney. Ananth explained the history, governing documents, and the concept of a mixed-use development with a component of affordable/attainable housing. She expressed support and good cause for the ordinance. Keyes stated they would be returning to the Planning Commission for further discussion on the overall development.

Council Member Rubell asked if the Housing Resolution would apply if the subdivision was not developed with the existing MPD, to which Ananth affirmed.

Council Member Dickey asked if the Affordable Housing Resolution would not apply if the subdivision was not developed in conformity with the annexation agreement. Ananth stated they had to develop in accordance with the current MPD, which had no open space and housing requirements. They could make an argument in the future that they didn't

1 have the requirement, so the MPD was being modified and it gave the City a stronger
2 position.

3
4 Mayor Worel opened the public hearing.

5
6 John Greenfield stated the applicants were trying to do good with the community in the
7 way they were allowed to and in a way that would still make them money. He pointed out
8 the importance of Area Median Incomes (AMI) and suggested this was an example of an
9 opportunity for the City to structure approvals to support housing goals.

10
11 Mayor Worel closed the public hearing and clarified that the question before the Council
12 was if the parcel could be divided. The additional details of development would be
13 discussed in the future.

14
15 Council Member Gerber moved to approve Ordinance 2022-06, an ordinance approving
16 the Park City Film Studios First Amended Subdivision, Park City, Utah. Council Member
17 Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, Rubell, and Toly

18
19 **2. 2022 Legislative Update:**

20 Matt Dias, City Manager, noted several Council members and staffers were activated and
21 attending meetings regarding the bills important to the City. He had been in
22 communication with Summit County regarding bills which might impact development. He
23 reviewed SB140, which would allow counties to create a financial tool to capture tax
24 increments due to the scope of having a qualified transit system. The City asked to
25 expand the bill to include cities with transit systems and the request did not have any
26 opposition. The City would need to apply before it was activated. Dias also noted HB151,
27 which would prevent incentives from public entities for retail development.

28
29 Mayor Worel noted that Representative Kohler would be attending the next Council
30 meeting and giving a Legislative update. Council Member Toly asked about the process
31 of bills. Dias explained there were multiple committees and readings. He described the
32 board which displayed the bill status as the Legislative session continued. Dias explained
33 the process of the plastic bag ban in a previous Legislative session and suggested
34 bringing it back to Council on a future date.

35
36 **VIII) ADJOURNMENT**

37
38 **IX) PARK CITY HOUSING AUTHORITY MEETING**
39

I) ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Downard, Secretary	Present
None	Absent

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

Chair Worel opened the meeting for public comments on items not included on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

III) NEW BUSINESS

1. Discuss Deer Valley's Snow Park Housing Obligation Calculation:

Jason Glidden, Housing Manager, provided background on the Housing Mitigation Plan and how housing obligations were calculated. He reviewed Deer Valley's affordable housing obligation dating back to 1977 and the multiple amendments to the agreement. Glidden indicated 112 affordable housing units had been delivered to date. He also reviewed how staff calculated affordable unit equivalents (AUE) related to residential and commercial master planned developments.

Board Member Rubell asked if the "workers per household" factor was part of the Housing Resolution, to which Glidden affirmed. Council Member Gerber suggested updating the calculation factors on a regular basis. Board Member Rubell asked if the calculations considered the caliber or type of business. Glidden stated the calculation did not consider if it was a one- or five-star restaurant.

Glidden explained the calculation of the housing obligation for Snow Park, which resulted in a total outstanding housing obligation of 61.5 AUEs. At this time, Deer Valley didn't have the exact square footage of commercial versus residential space, so the City negotiated an average calculation point of 3.7. Board Member Gerber thought 4.4 should be the catch all for the proposals that were less defined. Board Member Rubell stated the

1 calculation made assumptions about the spaces and uses. He thought it would be easier
2 to start with a higher obligation, and reduce it once the development ratio was firm. Board
3 Member Toly asked if room service played into restaurant calculations. Glidden explained
4 that room service was calculated if there was commercial space within a hotel; otherwise,
5 it was not considered in the calculation. Board Member Toly heard the base areas were
6 focused on keeping the guests at the development. If this was true, there would be more
7 restaurants than there were now.

8
9 Board Member Dickey asked if the table and factors were codified, to which Glidden
10 affirmed. Board Member Rubell clarified that the 3.7 calculation was not in code. He
11 expressed concern about calculating the affordable housing obligation based on unknown
12 development uses and square footage. Board Member Gerber asked if the obligation
13 needed to be locked in now. Rich Wagner, Deer Valley, noted that Deer Valley had
14 multiple applications submitted and the goal was to wrap up the MPD amendment and
15 lock in the employee generation rate, so the MPD could be finalized and they wouldn't
16 have to come back. Glidden explained that usually a development would bring in a full
17 plan and the calculation would be easier. If they changed the plan, the housing obligation
18 would change as well. Deer Valley wanted to lock in now and it was fair to negotiate the
19 obligation. Wagner thought locking in would allow Deer Valley to generate affordable
20 housing quicker.

21
22 Board Member Doilney noted housing obligations should be calculated early at the top
23 end of the calculations so the development could progress through the Planning
24 Commission. Board Member Toly indicated it would be beneficial to lock in obligations
25 now with current employee rates. Board Member Gerber noted that Deer Valley had high
26 service levels which required more employees. She noted the increased traffic from
27 employees and the need to get as many units as possible onsite. Board Member Rubell
28 noted the City was also taking a risk on the Condominium Hotel calculation factor, which
29 might require a higher rate.

30
31 Glidden summarized the concerns raised including the calculation and need for onsite
32 housing. Board Member Doilney recognized the earlier public comment regarding resort
33 base impacts and thanked Wagner for his patience and understanding. He stressed the
34 importance of onsite housing and recognized the applicant's interest in being a good
35 partner.

36
37 Wagner acknowledged the Council's perspective, the housing issue, and Deer Valley's
38 ability to help with the affordable housing issue. He requested an opportunity to review
39 this feedback and calculation with Glidden. He stated that a high obligation could make
40 the project impossible and wanted to discuss this more with staff to identify options.

41
42 Chair Worel opened the meeting for public input.
43

1 Deb Rentfrow thanked Council for asking for more units upfront rather than fighting for
2 more units later.

3
4 Chair Worel closed the public input portion of the meeting.

5
6 Board Member Toly asked Wagner if there was a plan for some affordable housing onsite
7 as well as in Summit County. Wagner said he had opportunities inside and outside the
8 district. He couldn't get into the details until he knew the housing obligation. Board
9 Member Rubell confirmed that he'd like to revisit the calculation factors and the Board
10 would like to see the housing units on site.

11
12 Glidden reiterated the Board wanted to raise the average calculation point, perform an
13 analysis on similar hotels at resort bases and get a per room basis off the comparables,
14 and the condo versus hotel calculation needed to be reviewed. The City also wanted as
15 much onsite housing as possible. Dias asserted the applicant needed to conduct those
16 exercises.

17
18 **IV) ADJOURNMENT**

19
20 With no further business, the meeting was adjourned.

21
22
23

Michelle Kellogg, City Recorder



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

February 9, 2022

The Council of Park City, Summit County, Utah, met in open meeting on February 9, 2022, at 9:00 a.m.

STRATEGIC PLANNING RETREAT

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

II. INTRODUCTION

Purpose, Context, Goals, and Outcomes:

Mayor Worel stated the retreat was not to make big decisions, but to learn the historical context of the current projects, as well as the Vision 2020 study and results. She asked that Council look at the topics through the Equity lens to see what might be missing.

Matt Dias, City Manager, asserted decision making going forward would be critical. It was important for the Council to have all the information prior to taking action. He indicated staff was an incredibly strong team and they were focused on supporting Council's priorities.

Myers Briggs:

Jason Glidden indicated Myers Briggs Personality Assessment would help Council learn about themselves and their peers. The Council spent the next hour participating in this activity.

1 **III. VISION 2020, PILLARS, AND CRITICAL COMMUNITY PRIORITIES**

2
3 **Vision 2020, Pillars, and Critical Community Priorities:**

4 Matt Dias stated the community had a long history of visioning, including the General
5 Plan and Land Management Code. For a number of years, the City focused on two
6 priorities, then a third was added, and a few years later a fourth was added. After the
7 extensive visioning process in 2020, COVID-19 took a toll. This retreat would allow
8 Council to evaluate the outcomes of the visioning process and determine if the current
9 priorities should still be the focus.

10
11 Jed Briggs, Budget Manager, and Linda Jager, Community Engagement Manager,
12 presented this item. Briggs reviewed visioning helped Council focus on what the
13 priorities were for the City. He gave the history of the visioning process beginning in
14 2009, which resulted in community values and goals, and the steps needed to achieve
15 those values and goals.

16
17 Jager reviewed the Vision 2020 process. The City contracted with Future IQ, and that
18 firm was chosen for its expertise in using data. A survey was launched in June, 2019.
19 She displayed an extensive outreach list and the individuals and groups who
20 participated with the creation of the City's priorities. Briggs stated five priority pillars
21 stood out as a result of the process. He noted the four critical priorities were part of the
22 five pillars: Affordability and Equity, Environmental Leadership, Transportation
23 Innovation, Sustainable Tourism, and Arts, Culture, and Local Economy.

24
25 Jager noted March of 2020, the City shut down from COVID-19 and the Vision 2020
26 pillars were put on hold. In spring of 2021, a branding process for the pillars took place
27 and in May, four of the visioning pillars were adopted: Social Equity and Affordability,
28 Environmental Leadership, Authentic Local Culture, and Transportation Innovation
29 (SEAT). Briggs felt this was a good starting place for the new Council. They reflected
30 City priorities, but the Council could change them as needed.

31
32 Council Member Toly noted the five priorities from community feedback were not
33 equally weighted. She asked why local economy was in the same group as arts and
34 culture. Council Member Doilney stated homegrown businesses were part of the
35 authentic local culture. He also noted some elements meshed with others. Mayor Worel
36 stated it was important to find other attractions so the snow would not be the only draw
37 to Park City.

38
39 Council Member Rubell asked what staff would like so the priorities could flow into the
40 day-to-day. He thought it was currently muddled. The priorities should be looked at
41 through the lens of outcomes. Council Member Gerber agreed and noted there was
42 good information from the visioning process, but the Council got stuck on acronyms and
43 graphics. She wanted the message to be clear with or without graphics. She thought it
44 was more important to have four important priorities and develop four goals that went
45 with the priorities. She also felt that not everyone was represented in the community

1 with the SEAT acronym. Regarding “Embracing Bold Action,” she thought the words
2 used should reflect action, i.e., building, creating, etc. Council Member Toly agreed and
3 thought the former values still applied to the community. She didn’t want to be a city that
4 was okay in many things. She wanted to excel in a few things and keep the focus on
5 those priorities.

6
7 Council Member Rubell looked at the graphic and thought the expected trajectory was
8 quite different than the preferred trajectory, which was a strong signal for the Council. In
9 looking at the chart, the community was feeling hopeless. He wanted to shift the
10 sentiment to one that reflected the City was going in the right direction. The community
11 was concerned about the current trajectory. He wanted to do things to shift that
12 trajectory. He didn’t want to ignore the hopelessness versus the preferred trajectory.

13
14 Council Member Dickey noted there were different opinions on where the City was
15 headed, but there was a lot of agreement on the visioning. He thought there were some
16 things that were more important than others. Council Member Doilney wanted to decide
17 what was important and then do it. Council needed to figure out if they were starting
18 from the same priorities and then pick a direction. The City proved it could do hard
19 things, such as land preservation and environmental leadership. He knew if Council
20 decided on priorities and stayed focused, a lot could get done. Council Member Rubell
21 wanted to promote a building block approach, knowing what the ultimate target was.

22
23 Mayor Worel stated it was important to her to have a simple message and noted many
24 in the City didn’t know what the critical priorities were. Council Member Gerber thought
25 the priorities were still as relevant as ever in the community. She thought the priorities
26 should be elevated so progress could be made. She noted the term “pillars” gave a
27 stagnant impression.

28
29 Council Member Toly felt there was a divide between businesses and local residents.
30 She hoped that all the priorities would benefit small businesses as well as residents and
31 noted small businesses were the fabric of the town. Council Member Rubell stated small
32 businesses were part of the community and all would benefit. Council Member Toly
33 thought the arts, culture, and local economy, and sustainable tourism could be
34 combined into one pillar.

35
36 Council Member Doilney asserted the biggest problem was transportation and the ski
37 resorts were not taking responsibility for their contribution to this problem. The City
38 needed to hold these businesses accountable. Council Member Rubell indicated
39 solutions needed to be proposed so there was a starting point. Council Member Toly
40 noted the resorts were not listed in the visioning outreach process. Jager indicated the
41 resorts were included in the focus groups.

42
43 Council Member Gerber stated some business owners no longer lived in town and that
44 affected their decisions regarding traffic congestion and events. That division was
45 something Council had to take into account. Council Member Toly stated many

1 business owners in the community felt they were never invited to the conversation.
2 Council Member Rubell thought a decision framework might be useful. Council would
3 determine what looked good, and then weigh the pros and cons to come up with a
4 focus.

6 **IV. LUNCH**

7 After a brief break, the meeting resumed.

9 **V. HISTORICAL CONTEXT AND STRATEGIC DISCUSSIONS**

11 **Community Housing:**

12 Jason Glidden, Rhoda Stauffer, and Elyse Kats, Housing Department, presented this
13 item. Stauffer reviewed the Affordable Housing team's accomplishments this year,
14 including forming a housing taskforce. Within the taskforce, there were subcommittees
15 who agreed on the need for workforce housing, the need to preserve and create a
16 complete community, and to focus on vulnerable populations. She stated it was unusual
17 for a City to be involved to this extent in creating affordable housing. She displayed a
18 timeline showing affordable housing efforts from the 1970s to the present and explained
19 the City's efforts in acquiring a 650-unit housing inventory.

21 Kats stated the 800-unit affordable housing goal by 2026 was set in 2016. Council
22 Member Gerber explained a housing study was done in 2016 and it found 15% of
23 workforce lived in the City limits. The study stated the 800-unit goal was set to maintain
24 the 15% workforce. Council Member Dickey indicated the Park City population was
25 static and he didn't understand why the increase in housing was needed. Glidden stated
26 the economy was growing and the workforce need was increasing as well. Council
27 Member Dickey asked if the demand was resort driven, small business driven, etc., to
28 which Glidden stated all of the above.

30 Council Member Toly asked what the requirements were for living in affordable housing.
31 Glidden stated the applicants were required to live within the school district boundaries
32 and he had data on where the workforce worked. Council Member Rubell asked if
33 Council set the requirements to which Glidden affirmed. Council Member Rubell stated
34 the City was behind in housing, and the current direction was to prefer housing in the
35 City limits. He thought developments outside the City were good opportunities to help
36 with the City's housing needs. Glidden indicated the current direction was to provide
37 housing within City limits, but if there was an opportunity to acquire housing outside the
38 City limits, that would be brought to Council for consideration.

40 Kats displayed a chart with City completed units and private party completed units.
41 There were 679 units being planned. Council Member Doilney asked how many units
42 were in City limits of the 304 planned private sector units, to which Glidden stated at
43 least half. Council Member Doilney favored prioritizing units in town, with the next
44 priority being next to town. Glidden indicated many of the planned units came from a
45 private developer, and not from a housing obligation.

1
2 Council Member Rubell asked if City-built was defined as the City purchasing the
3 building, to which Glidden affirmed. Council Member Rubell stated there were risk
4 factors and he thought it would be helpful to know the risks that were related to the units
5 to help determine how long potential developments would take to develop. Council
6 Member Gerber stated the 375 potential units were based on the land currently owned
7 by the City. If the goal was to maintain 15% of the workforce in town, building units
8 outside of town would not contribute to that goal. She indicated units within City limits
9 created community members, voters, and residents who could serve on boards and run
10 for City offices. Council Member Rubell agreed there were benefits of having units in
11 town, but there was a need to look at a broader picture for more opportunities. He didn't
12 want to dismiss out of town opportunities.

13
14 Council Member Toly asked if the City wanted a certain number of attainable units and
15 a certain number of affordable units. Glidden indicated the City wanted as many
16 affordable units as possible. Council Member Toly asked what the process was if the
17 City was approached to purchase property. Glidden stated the City was trying to stay
18 ahead of the opportunities. Council Member Dickey related he participated in the recent
19 Colorado Association of Ski Towns (CAST) meeting and some resort communities had
20 some housing goals that were more qualitative and policy driven. He hoped the City
21 could have some focus in that direction. Council Member Gerber didn't think every
22 project would fit all housing needs. She thought no projects would get done if all
23 housing needs had to be met, so the City had to move with new things and be nimble.
24 She suggested having a housing emergency fund when opportunities came up.
25 Council Member Doilney felt the measurement to a project was if it was community
26 focused.

27
28 Council Member Toly stated there needed to be enforcement with the affordable units.
29 Mayor Worel felt it was important that regional collaboration be considered for
30 affordable housing. Council Member Rubell noted Crested Butte, Colorado, participated
31 in regional collaboration and they reported it worked well. He thought the probability of
32 reaching the 800-unit goal by 2026 was not attainable and that should be transparent
33 with the community. He also thought the economic impact with affordable housing
34 should be promoted.

35
36 Kats displayed the housing initiatives being worked on to move housing forward.
37 Council Member Dickey asked for information on the Housing bond. Glidden explained
38 in 2019, a bond was issued with the majority of funds going to the Housing Fund. Some
39 funding was earmarked for a senior center, which was then tentatively reassigned for
40 the Arts and Culture District.

41
42 Council Member Rubell proposed not taking any fee-in-lieu for affordable housing, since
43 the actual units were needed the most. Council Member Gerber proposed increasing
44 the fee-in-lieu to mirror the cost of building the unit. Council Member Rubell wanted the
45 units prioritized over fees. He also proposed if a fee-in-lieu was accepted, it should

1 reflect the cost of the unit at completion, since construction prices increased during
2 construction. He wanted developers to think twice before opting for the fee-in-lieu.
3 Council Member Dickey asked if the City was required to take a fee-in-lieu. Glidden
4 stated housing options were provided so it wouldn't be considered an impact fee. Mark
5 Harrington, Senior Attorney, stated a fee was not required and should be the last option
6 in considering housing obligations. Council Member Gerber reviewed one developer
7 bought deed restrictions on existing units, and she thought there was room to negotiate
8 with each developer. Glidden stated he could come back to Council with a fee-in-lieu
9 discussion.

10
11 Glidden reviewed he went before Council in 2018 to review all the City-owned parcels
12 and their capability for affordable housing. Four parcels were prioritized: 100 Marsac,
13 Mine Bench, Sommers, and Clark Ranch. Council requested to deprioritize 100 Marsac
14 due to the steep hill and neighbor feedback. Council Member Toly asked why the
15 property was purchased. Glidden stated he thought potential housing was the reason.
16 Talisker deeded the land to the City as its housing obligation. Harrington stated the City
17 acquired the parcel as part of the initial Bonanza Flat purchase, after ending a
18 subdivision litigation. Council Member Gerber noted there were soils issues that would
19 cost a lot to mitigate. Council didn't want to put a conservation easement on it in case it
20 would pencil out in the future for housing. Glidden affirmed funds would be better spent
21 on other projects. Council Member Toly asked if the property could be used as a trail.
22 Council Member Gerber stated once a use was established, residents had a hard time
23 letting it go at a future point.

24
25 Glidden reviewed the Mine Bench property was acquired in an exchange agreement
26 with Redus through foreclosure proceedings. There were tenants on the property and
27 Public Works used the parcel as well. This property was deprioritized for housing.
28 Council Member Gerber explained other entities had interest in developing the parcel
29 and Council asked them to bring a proposal, but the City didn't want to develop it at this
30 point.

31
32 Glidden reviewed the Sommer parcel was purchased for open space and affordable
33 housing. There were access issues and some slope issues on part of the parcel, and it
34 was zoned Estate. Council Member Dickey asked what the City looked at before
35 acquiring parcels. Glidden stated this parcel was offered at a good price. The City also
36 looked at possible uses for the property. This property could be open space and
37 affordable housing.

38
39 Glidden reviewed the Clark Ranch property was purchased in 2014 and the proposed
40 use was affordable housing. In 2021, Council directed staff to get a feasibility study to
41 know how much housing could be placed there.

42
43 Glidden stated the Woodside Park Phase II project was designed and the Planning
44 Commission approved the Master Planned Development (MPD). A neighbor appealed
45 the Planning Commission decision and the appeal was upheld. Council directed staff to

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1 redesign the project, but they didn't like the proposal. Staff was directed to move
2 forward with the plat amendment and then come back to Council. Mayor Worel noted
3 the senior citizens were interested in this development becoming a senior housing
4 project because it was close to the senior center.
5

6 Glidden discussed the Homestake parcel and reviewed the history of the public/private
7 partnership. Council would see concept designs in the next couple weeks. Council
8 Member Rubell asked to see neighborhood strategic planning concurrent with this
9 housing project. Council Member Toly agreed and asked what would happen with
10 Recycle Utah and the future of Munchkin Road. She also asked to see more information
11 on what could be done to create workforce on properties that already existed, such as
12 lite deed, or ways to get people in homes that were vacant 70% of the time. Council
13 Member Gerber asked for an emergency fund to make offers on available properties
14 quickly. Council Member Doilney wanted to move forward appointing a housing
15 authority to expedite the process and give Council clarity on direction. Council Member
16 Rubell agreed with Council Member Doilney and expanded the request to be a regional
17 housing authority. Council Member Toly thought it would be nice to know what the City's
18 regional partners were doing with affordable housing. Council Member Rubell asked to
19 see current data on the stratification of the workforce to know who the City was serving
20 with these units and where they fell on the spectrum. He requested information on
21 rentals versus owned units to understand how decisions were made with that regard.
22 He asked to see the benefits of public/private partnerships and benefits of City
23 developments so Council could have a well-informed conversation to set clear direction.
24

25 Council Member Doilney stated having a regional housing authority was a good idea,
26 but it was important to have a local housing authority to maintain control over what
27 could be accomplished as a City. He thought they could bring that data and give Council
28 good direction. Council Member Rubell thought having a regional housing authority
29 would achieve the outcomes the City was looking for. He felt there was a need to make
30 decisions together. Council Member Gerber stated it was wise to look for new tools for
31 this toolbox. She hoped to address workforce needs and vulnerable population needs,
32 and she thought the City could learn from seeing what other entities were doing.
33

34 Council Member Dickey favored being bold and creative. He liked Council Member
35 Toly's idea of making existing housing affordable. He wanted to take a look at nightly
36 rentals, where they belonged, how to cluster them around resorts, and disincentivizing
37 them. He requested to look at the nightly rental policy to see how the City could
38 disincentivize them. Council Member Rubell wanted to revisit the parcel next to the Film
39 Studio as a possible site for affordable units.
40

41 Glidden stated he would come back to review the Housing Resolution to look at fees-in-
42 lieu and prioritization. He would also provide background and data of public/private
43 partnerships. Dias stated the City was the most aggressive municipality in Utah with
44 regard to affordable housing. The State would take notice if the City pushed developers
45 too hard. It didn't mean risks couldn't be taken, but the Council had to be aware of them.

1 The City could build affordable housing, but it could work with private sector too. The
2 City was running out of options for building affordable housing. He stated a work
3 session would be planned in the next month or two to discuss these issues more.
4 Council Member Gerber asserted equity and housing went hand in hand and wanted to
5 talk about how housing reflected the community. Dias noted that would be included in
6 the discussion.

7
8 **Transportation:**

9 Sarah Pearce, Deputy City Manager, stated there were many departments that worked
10 regularly on Transportation. Kim Fjeldsted, Transit Manager, presented a timeline on
11 Transit and other modes of transportation beginning in the 1970s. Julia Collins
12 Transportation Planning Manager, continued reviewing the timeline. Alex Roy, Senior
13 Transportation Planner, stated there were three time horizons: Immediate actions - peak
14 traffic, people first streets, pilot programs; Short to mid-range actions and plans - transit
15 routes, bike paths, crossings, NTMP, and road upgrades; and Long range planning -
16 regional transportation projects, Bus Rapid Transit, environmental analysis, applying for
17 federal grants, and the potential Olympic bid. He reviewed current transportation
18 planning projects in progress, including the completion of the long-range transportation
19 plan (LRTP), phase one of the short range transit plan (SRTP), which looked at transit
20 routes and microtransit, the bicycle and pedestrian plan, which would include compiling
21 a next steps list of the current plan, and different designs for the rail trail master plan.

22
23 Collins reviewed the planning process for a transportation project and noted the project
24 could take years to plan and complete. John Robertson, City Engineer, displayed a list
25 of transportation related capital projects and noted projects under construction included
26 the Quinn's Junction park and ride lot, the Park Avenue bus shelter project, Rossie Hill
27 roadway and utility improvements, and Rossie Hill stair connection to Deer Valley Loop
28 Road. Projects in design were the McPolin Barn bus stop access improvement and the
29 Homestake Road multi-use trail and road improvements. Projects in preliminary design
30 included the Snow Creek Crossing feasibility study, Park Avenue roadway and active
31 transportation improvements, Park City bus shelter and ADA improvements at 10
32 locations, and the Munchkin Road extension, roadway improvement, and multiuse trail
33 installation.

34
35 Fjeldsted discussed transit solutions, including the SRTP, transit priority on SR224 and
36 SR248, Bus Rapid Transit, Quinn's Park and Ride, the electric fleet, the microtransit
37 pilot this summer, and bus stop improvements.

38
39 Collins reviewed in 2007, the City took out a \$15 Million Walkability bond and a
40 committee created a priority list. The last item on the list was being worked on now. The
41 bicycle and pedestrian plan would create a new list of potential projects. So far, new
42 bike racks had been installed around the City.

43
44 Pearce stated many staff were dedicated to working on peak day traffic management
45 and she noted this was a regional effort. Jonathan Weidenhamer indicated they met

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1 with Mike Goar, Park City Mountain Resort (PCMR) General Manager, and he was very
2 cooperative. Jenny Diersen stated transit priority would be focused on at the resort. The
3 resort agreed to hiring additional transit on the weekends. They would have a queuing
4 line in the parking lots. The City would give additional staffing and PCMR would help
5 pay for that. Pedestrian crossings would be reduced so there would be less interaction
6 with cars. There would also be continued residential mitigation. Weidenhamer indicated
7 this plan would take place for the next few weeks as the ski season wrapped up.

8 Council Member Gerber asked if charging for parking at the resort was discussed, to
9 which Weidenhamer stated no. Diersen stated it could be discussed with the debrief at
10 the end of the season. Council Member Toly asked how long it would last to which
11 Diersen explained the plan was implemented on a week-to-week basis.

12
13 Pearce reviewed upcoming projects coming to Council. She asked for a Council liaison
14 and also asked if the City needed a Transportation board, noting there was a need for
15 higher level discussion as regional growth continued. Mayor Worel stated the Council
16 heard the frustration of the community regarding traffic congestion.

17
18 Council Member Rubell asked if something changed in project prioritization. The
19 community felt the City gathered information, but then they didn't see the improvement.
20 He asked how the City would show results. Roy stated there was a lot of unseen
21 projects, but some projects met the goals and timelines. He thought the projects could
22 be publicized better as well as the current ongoing projects. Council Member Gerber
23 reviewed a SR248 study was performed and a solution was given, but the community
24 voted not to implement widening the road. Council Member Doilney stated people had a
25 short-term memory. The transit operation center was a great accomplishment, as well
26 as the bus barn and the Kimball Junction Transit Center. The efforts in bike sharing
27 were amazing too. It would be good to remind residents of all the accomplishments. He
28 was also excited for the Rail Trail Master Plan.

29
30 Council Member Rubell asked how Council could help move the visible things forward.
31 There were event management successes, and he asked if staff needed more funding,
32 workers, etc. Pearce stated as projects moved forward, neighbors would not always be
33 aligned. It was important to have a liaison. Council Member Toly wanted the City to
34 work on parking, intersections, and an overall neighborhood plan which included
35 sidewalks, parking spots, snow removal, regional planning, etc. She also wanted to
36 know the long-range goals. She expressed interest in looking at underground
37 transportation. Collins stated the LRTP identified problem intersections. When the plan
38 was complete, staff could get to work to develop solutions. She noted Roy looked at
39 parking and they applied for a parking study grant. There was an Old Town parking
40 study performed in 2016, but there needed to be one for the entire City. She was
41 confident the plan would address some of Council's concerns.

42
43 Council Member Rubell asked for future discussions on what capacity the roads could
44 handle, how ebikes played into the plans, how enforcement played into traffic

1 management, and regarding regional transit, he noted there was redundancy in fixed
2 costs in multiple bus systems and wanted to explore options such as bus size.

3
4 Council Member Dickey asked to look at efficiency with the two bus systems.
5 Regarding, traffic and transit, what was the model, capacity, and was the City
6 addressing the root cause. He thought it was a problem to discuss charging for parking
7 at the ski resorts. Until the City figured out transit, he didn't want to force resorts to
8 charge for parking and thought that could be an equity issue. He was excited to see the
9 plans coming back and the progress that was made in the last week.

10
11 Council Member Doilney stated the two transit systems had been planned for a long
12 time. There was intentional separation and that could be explained in depth. He
13 indicated there was a limited capacity regardless of how wide the roads were. Building
14 huge parking garages was not building community. The residents did not want that. It
15 was not just about the roads, but it was the congested lines for amenities. There was a
16 capacity that allowed the town to maintain its sense of community. He thought the
17 capacity had been reached and now it was time to think about limiting capacity.

18
19 Council Member Rubell clarified he was looking for continued improvement. Council
20 Member Toly wanted to know what responsibility the resorts had in the transportation
21 plan. Council Member Gerber stated the redundancy in the transit systems would only
22 be a problem if they had the same goals. She thought the City's goals were very
23 different then a regional transit system's goals. She agreed with Council Member
24 Doilney about capacity. She also agreed people took the transit improvements for
25 granted and they didn't see all the work behind the benefits.

26
27 Council Member Rubell asked for information on what defined a peak day and how
28 many peak days the City had. Pearce stated that would be addressed in the staff report
29 for next week's meeting. Dias stated there was no silver bullet solution. Peak periods
30 continued to be a major focus.

31
32 **Planning & Land Use:**

33 Gretchen Milliken, Planning Director, introduced her staff and explained the day-to-day
34 duties of the Planning Department. Rebecca Ward, Assistant Planning Director, detailed
35 the process for Planning applications. She gave a history of land use regulations. The
36 most recent General Plan was updated in 2014 and she noted there would be a
37 visioning process as part of updating this plan. She noted the General Plan focused on
38 the four community values. These values translated to Land Management Code
39 amendments with regard to affordable housing, sustainability, dark sky code,
40 transportation activity and long-range transportation planning. Ward indicated half of the
41 Planning applications were for projects in the Historic District. A historic preservation
42 consultant worked with staff weekly to help with the historic district design review
43 process.
44

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1 Alex Ananth, Senior Planner, explained the Planning Department staff's three boards
2 and commissions: Planning Commission, Board of Adjustment, and Historic
3 Preservation Board. She noted the function of each entity.

4
5 Milliken reviewed a timeline for starting the process to update the General Plan. She
6 noted it could take two years or more, depending on the priority for getting it finalized,
7 and the City could benefit from hiring a consultant. She hoped this process would
8 receive feedback from the community. The State required that land use, transportation,
9 and housing be addressed in the General Plan. Other elements the City might want to
10 add was open space, conservation, historic preservation, and other City priorities. She
11 noted this was a huge community engagement process.

12
13 Ananth stated the biggest challenges were growth management and handling new
14 developments. Staff wanted to be aware of challenges as complete buildout came
15 closer to realization. Council might need to rethink density. The City needed to be
16 strategic and make planning an inclusive process, listening to all groups. It also needed
17 strong boards that knew the rules and knew how to facilitate community engagement.

18
19 Council Member Rubell asked how the City could get out of the reactive mode, and
20 asked if a moratorium should be enacted while the General Plan was drafted. Milliken
21 stated staff discussed it many times. The fear was the flood of applications that would
22 come in when the moratorium was over. Council Member Rubell thought Council could
23 set expectations with community stakeholders, and he hoped the future applications
24 would be rooted in a better foundation so they could be processed faster. He suggested
25 some things could be streamlined so they would not have to go to Council for approval.

26
27 Council Member Toly stated Old Town wasn't the only area that had historic homes and
28 asked if there was a plan for other areas so they would have a more restrictive code for
29 remodeling or demolition. Milliken stated there was discussion of bringing in the ski era
30 homes to the Historic Sites Inventory. She noted too many restrictions would kill the
31 market value. Council Member Dickey thought a General Plan update was a different
32 chance to have a discussion with the community. It was an opportunity to go to
33 neighborhoods, HOA meetings, grocery stores, and write down the resident's
34 responses. He was open to a moratorium to help with the General Plan process.

35
36 Council Member Gerber acknowledged all the Planning Department did and the divisive
37 issues that were present. She was willing to do anything necessary to move the City
38 goals forward. Council Member Doilney stated updating the General Plan was an
39 opportunity to bring people together and educate them on where the City was going.
40 The City was at capacity and a plan was needed to deal with it. Council Member Toly
41 stated there was the extended community beyond the 84060 zip code. She realized the
42 community was more than 12 neighborhoods. Even though the City was at capacity, the
43 surrounding areas were not at capacity and they were growing fast. This needed to be
44 taken into account as the General Plan was updated.

1 Mayor Worel opened the meeting for public input. No comments were given. Mayor
2 Worel closed the public input portion of the meeting.

3
4 **VI. ADJOURNMENT**

5
6 With no further business, the meeting was adjourned.

7
8
9

Michelle Kellogg, City Recorder



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

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None	Absent

II. RECAP OF RETREAT DAY ONE

Mayor Worel reviewed the topics addressed at yesterday's session. Matt Dias, City Manager, asked Council for their thoughts from yesterday. Council Member Dickey stated the topics were all interrelated; transit, housing, etc., and these topics could be modeled as decisions were made. He gave the example of the decision to not work with UDOT on SR248. The public rejected the plan, but staff could model the effects from that option not being chosen.

Council Member Gerber stated she did not realize how new most of the Planning Department staff was to the City and that they did not feel supported. She wanted to support the Planning Department. Mayor Worel was impressed with how purposeful their hiring decisions were in wanting to retain those who were hired. Dias stated the hiring mentality changed throughout the organization. The City adopted a flex schedule so employees could work from home part of the week.

Council Member Toly stated it was apparent that efforts need to be given to many different areas. She knew the issues were interconnected and she hoped to put funds and effort around the projects that would benefit the community the most. She also

1 thanked Jenny Diersen and Jonathan Weidenhamer for jumping on the current traffic
2 problem and mitigating the effects.

3
4 Council Member Doilney indicated the capacity conversation from yesterday kept
5 coming to his mind. Staff related that before the ski resorts moved to town, there was a
6 population similar or higher than the current population. He thought a capacity study
7 should be performed because there might be more room. He knew traffic would never
8 be completely fixed since two ski resorts had traffic flowing twice a day throughout the
9 winter. He hoped the City could keep trying to be better and alleviate the congestion as
10 much as possible. Council Member Dickey noted that prior to the ski resorts, the town
11 didn't have 30,000 drivers coming into town daily.

12
13 Council Member Rubell didn't think the values of the community had changed in the last
14 15 years, but what changed was how the City delivered to those values. He felt there
15 was a good interaction between Council and staff and staff looked to Council for
16 direction. There was a good discussion yesterday on outcomes. He looked forward to
17 more discussion today.

18
19 Council Member Toly reflected that Park City used to mine silver and there was a lot of
20 pollution coming from the mines. Then things changed. She stated Council didn't know
21 what the future would hold but everyone tried to make a difference in the time they had,
22 and this was a great place to live.

23
24 Mayor Worel thought about the spirit of collaboration and cooperation between the
25 Council and staff. She was excited and thought great things could be accomplished
26 because of the relationship. Dias stated the Council had a tremendous job and staff was
27 ready to support them.

28 29 **III. HISTORICAL CONTEXT AND STRATEGIC DISCUSSIONS**

30 31 **1. Budget & Financial Opportunities:**

32 Mindy Finlinson and Sarah Nagel, Finance Department, reviewed the duties of their
33 department. Finlinson stated a lot of time was spent working on the annual audit. Some
34 projects they worked on was the nightly rental and business licensing software and they
35 were currently working on a fee study regarding business license fees.

36
37 Council Member Gerber asked if impact fee studies were done and she hoped to look at
38 the impact of skier days. Finlinson stated those business license fees would be looked
39 at to see if the fees offset the work. Jonathan Weidenhamer stated the last study was
40 done in 2006, so this was needed.

41
42 Jed Briggs and Erik Daenitz, Budget Department, discussed their organization. Briggs
43 explained Finance dealt with reality and Budget did projections for revenue and
44 expenses, financial planning, and analysis. They also managed the City debt and
45 bonding. He indicated the Council retreat was the kickoff for the budget season. He

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1 stated at the first meeting in May a tentative budget would be adopted and then Council
2 would adjust that in the following five meetings, and a final budget would be adopted the
3 end of June.

4
5 Briggs displayed charts of projected revenue and budgeted expenses for this year. He
6 stated building permits and fees was the most variable form of revenue, then sales tax.
7 Daenitz clarified the weight of sales tax had a big impact. Briggs stated sales tax
8 depended on the economy. Intergovernmental revenue was mostly grants from federal,
9 state, and county.

10
11 Council Member Gerber asked when the City had last raised property taxes. Briggs
12 indicated the County had no records of the City raising its property taxes and their
13 records went back to the 1970s. He noted property taxes grew based on growth, so the
14 revenue was increasing. The City did not increase taxes because it increased revenue
15 through the Transient Room Tax (TRT) and the Additional Resort Sales Tax (ARST).
16 Council Member Gerber stated the City was dependent on growth in the economy to
17 have the revenue for projects. She thought the City might need to have small
18 increments in property taxes so the City wasn't so dependent on sales tax growth.
19 Council Member Toly stated tourism and sales tax paid for most of the City services.
20 Briggs noted there was a lot of revenue that came from second homeowners' property
21 taxes. Daenitz stated the City had a great credit rating but the rating companies were
22 concerned that most of the City revenue was from sales tax. Council Member Gerber
23 stated Colorado had so many other revenue options that Utah did not allow. She
24 wanted to make sure the City used the options available wisely.

25
26 Council Member Rubell thought residents would not be happy if property taxes were
27 increased since they knew how much money was coming into the City. He asked if
28 lobbyists could talk about revenue options with the State Legislature. The City needed
29 to capture needed funds for housing or other projects. Briggs thought the ski towns in
30 Colorado could be looked at for ideas. Council Member Gerber asserted it was
31 misleading when people said property taxes were unequitable because the tax was
32 based on the size of the unit. Sales tax, on the other hand, was the same no matter the
33 person's income. Daenitz estimated second homeowners funded 70% of property tax
34 revenue.

35
36 Daenitz displayed a breakdown of how sales tax revenue was spent and noted the three
37 big funds it was distributed to: the General Fund, Capital Fund, and Transportation
38 Fund. The different tax revenues included general, resort, additional resort, transient
39 room tax and transportation sales taxes. Daenitz explained the ARST revenue and gave
40 some scenarios for utilizing debt that could be paid with this revenue. He noted the prior
41 Councils had set a 65% revenue cap, meaning the City would not issue bonds where
42 the debt service was more than the 65% revenue cap.

1 Council Member Rubell asked if the resort sales tax applied to all in the City, to which
2 Daenitz affirmed. Briggs stated the resort sales tax was adopted in 2012 and 100% of
3 the revenue went to capital projects.

4
5 Briggs noted the TRT tax was intended for arts and culture and that was what it was
6 used for currently, but it could be used for other purposes. Daenitz reviewed the
7 purpose of the General Obligation (GO) bond and noted this was traditionally used to
8 acquire open space. This bond required a majority vote at the polls.

9
10 Briggs reviewed the Redevelopment Agency (RDA) fund and stated the revenues from
11 that went to housing. Future bonds through the RDA would require an extension of the
12 RDA term. Daenitz stated there were special financing tools, and he reviewed those
13 possibilities for Council consideration: Community Reinvestment Agency (CRA), Public
14 Improvement District (PID), and Housing and Transit Reinvestment Zone (HTRZ).
15 Council Member Dickey asked if there was a tax that would be neighborhood related, to
16 which Briggs affirmed and noted the project would have to be public benefit related.

17
18 Briggs stated the City had bonded heavily for water infrastructure. The water service
19 fees paid the debt service. He also reviewed Transportation revenue opportunities.
20 There was a Transit sales tax and revenue was also received from the County.

21
22 Council Member Rubell asked if there was potential to reconfigure the sales tax so the
23 residents' burden was reduced and more burden was put on tourism. Briggs stated
24 water service fees were based on conservation efforts and equity. Council Member
25 Rubell thought models could be done to reduce the percentage of one tax and add it to
26 another tax to accomplish it. Daenitz stated that was a possibility and they could discuss
27 this at a future meeting.

28
29 **2. Arts and Culture District:**

30 David Everitt, Deputy City Manager, reviewed the history of the Bonanza Park property
31 and indicated it was purchased in 2017. The Kimball Arts Center (KAC) and Sundance
32 Institute signed letters of intent to be partners on an arts and culture district. From 2017-
33 2019, the site was planned and designed, and public engagement took place. When
34 COVID-19 slowed the project down, predevelopment work continued to set up the
35 actual development. Everitt stated sometimes the project was discussed as a facilities
36 project, but in reality this was about having a community place and supporting
37 entrepreneurial endeavors. He noted that construction costs increased dramatically
38 during this time and alternative designs were proposed. Funding options were also
39 considered. The final design in May, 2021, included 60 units of housing with a project
40 cost of \$65 million. This cost was based on moving the soils to a facility at Quinn's
41 Junction, but the community protested. Moving the soils to other counties would
42 increase the cost significantly and the project was put on hold. Last summer, Everitt
43 noted a temporary community space was implemented at the Bonanza Park parcel.
44 There were games and performances, and food trucks were brought in.

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1 Council Member Toly stated this area was for locals and she thought a plan needed to
2 be in place for the entire area. Council Member Gerber stated the City didn't own any of
3 the land until recently, and until now the City couldn't plan areas that it didn't control.
4 She reviewed Council's thoughts in purchasing Bonanza Park and Homestake. Mayor
5 Worel added the Council wanted to be proactive and control what was on the parcel.
6 Council Member Doilney stated the community wanted the entire neighborhood to be
7 community focused, and the City tried to push a form-based code to require owners to
8 live within certain parameters, but the residents voted it down. Council decided to
9 purchase those two parcels in an effort to keep the area locals-focused. Now the project
10 was dead because of the soils issues.

11
12 Council Member Rubell stated the Council should ask what the goal was for the area
13 and how the City could negotiate with the surrounding landowners to attain its goals.
14 Council should also discuss how fast it wanted to move on it. Council Member Gerber
15 stated the project was presented as a dilemma, but it was such a great opportunity. The
16 land was City-owned, the community wanted the arts and culture and they wanted
17 affordable housing. The City also had funding available. There were also two great
18 partners involved. She hoped the project wouldn't get bogged down with the details or
19 because not everyone liked it. She thought things could be put in play and then see how
20 it would shift the rest of the neighborhood.

21
22 Mayor Worel stated the City had letters of intent with KAC and Sundance and both had
23 recent changes in leadership. She hoped conversations could begin in March to make
24 sure the project was still on track. Council Member Rubell stated there wasn't funding
25 for the project but there was a tax the City could bond to fund it. Everitt stated the TRT
26 was set up to be used for arts and culture. Nothing was approved with regard to the
27 overall budget for the project. Council Member Rubell asked how much had already
28 been spent of the project, to which Everitt stated approximately \$3.5 million, which
29 included design, demolition and site work. Council Member Toly asked if a conversation
30 took place on how the space would be used if the partners backed out. Everitt stated
31 the expectation was the partners and the City were committed to the project.

32
33 Council Member Rubell asked if other options were explored for the project, such as
34 public/private partnerships. Everitt indicated there were high level discussions, but it
35 was complicated because of the funding that was used to buy the land. Council Member
36 Rubell asked what the original project cost was. Everitt stated the full buildout with a
37 transit piece had a total cost of \$63 million. The transit piece was removed because it
38 wasn't functional. Council Member Gerber indicated the Transit team did a lot of
39 modeling for the area and came up with the decision to have transit stops there instead
40 of constructing an underground transit center.

41
42 Council Member Doilney asked to discuss this further at a work session and include the
43 partners in the discussion. He wanted to set a budget, commit to it and move fast to
44 stay within the budget. Mayor Worel stated the intent of the session today was to give

1 historical context. Council Member Toly thought Council needed to figure out what the
2 project was for, i.e., housing, transportation, for Sundance, etc.

3
4 **3. Events:**

5 Jenny Diersen, Special Events Manager, presented this item. She wanted Council to
6 focus on what the City's role was in events in the community. It had a regulatory role,
7 but asked if they were for tourists, locals, etc. Jonathan Weidenhamer, Economic
8 Development Manager, reviewed the timeline for events since the 1990s.

9
10 Diersen discussed the formation of the Special Event Advisory Committee (SEAC). She
11 also helped draft code amendments to facilitate events in the community, and prioritized
12 community over economic benefit. Different levels of events were designated, giving
13 staff authority over events in Levels One through Three and going for Council approval
14 for Level Four and Five events. She gave examples of events in each level and noted
15 the cap on those levels were 17 Level Three events, 10 Level Four events, and 10
16 Level Five events for a calendar year. Council chose to deregulate Levels One through
17 Three events at resorts. In 2018, policy and code changes were made to enhance
18 space between events for the community. There were 11 peak timeframes, the biggest
19 events were capped, application deadlines were implemented, fee reductions were
20 limited and/or reduced, the smaller resort events were deregulated, and quiet times (no
21 events) were built into the calendar. Diersen noted she kept a 10-year rolling calendar
22 so staff could see where potential conflicts and event overlaps would be in future years
23 and would be able to make efforts to mitigate those issues.

24
25 Weidenhamer reviewed the City used to recruit events and offered City services fee
26 waivers. Council gave direction to reduce event fee waivers and eliminate them by
27 2024. Staff did a great job accounting for City resources, and he would bring back
28 information on all the resources it took to manage events for future discussion Council
29 Member Rubell asked about the FY 2024 goal to eliminate fee waivers. Diersen stated
30 there were eight City services that could be waived. She noted pressure would be put
31 on her department and on Council to continue giving the waivers and there should be a
32 discussion on that. When events didn't receive the waivers, they might get sponsorships
33 or grants. The Events Department excelled in mitigating impacts to large events. She
34 noted the event applications coming in for this year wanted to come back without the
35 scaled back versions that had been implemented during COVID-19. Council Member
36 Toly asked what communication there was with Summit or Wasatch Counties when they
37 had events. Diersen stated there was close coordination between the City and Summit
38 County, but only coordination with Wasatch County during events that affected both
39 entities, such as Tour of Utah.

40
41 Council Member Doilney thought events gathered the community and they should be
42 weighed. He wanted events to include community. There was an opportunity to have
43 community be a part of the Olympics and he wanted to start that conversation. Council
44 Member Rubell thought another lens to look at events could be community and even
45 weigh that lens. He suggested prioritizing events that met that community byline. He

asked if it would be helpful to have a community impact liaison as a filter before coming to Council. Weidenhamer stated Council Members Gerber and Joyce were helpful in the past and having someone from Council would be nice.

Council Member Gerber stated there were multiple groups in the community and not everyone would be pleased at each event. It was the nature of events to grow and evolve. She suggested only letting events come for 10 years, then space would be available for new events. Council Member Toly thought other areas of town could be looked at for events, such as Prospector or the Arts and Culture District.

Mayor Worel asked who Council wanted to be the liaison for events. Council agreed Council Member Dickey would be the primary and Council Member Rubell the secondary. Council Member Dickey agreed other places could be looked at for events. Council Member Toly stated events helped small businesses. Council Member Rubell asked what happened to events that didn't follow the process. Weidenhamer stated if there was an event that didn't have a health/safety infraction, there was no mechanism for eliminating them. Diersen stated if code and policies were not followed, it would be noted when they applied for the next year. Council Member Gerber stated enforcement was not the Events Department's responsibility. Diersen stated there were 13 City departments coordinating on events.

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

Matt Dias stated events took a great amount of work. This was one of the biggest labor challenges for the City and it needed to be looked at. Focus needed to be given to the scale and scope of events.

IV. LUNCH

After a brief break, the meeting resumed.

1. Social Equity Exercise with Mountain Mediation:

Deborah McGraw with Mountain Mediation facilitated this discussion with Council.

V. TOPICAL UPDATES

1.Trails & Open Space Initiatives:

Heinrich Deters, Trails and Open Space Manager, introduced his team and indicated the City worked in partnership with Summit Land Conservancy, Mountain Trails Foundation, and Summit and Wasatch Counties. He stated maintaining open space, managing noxious weeds, and crafting easements on parcels go through his department. He noted the property surrounding Park City was privately owned. One of the main components for fire mitigation and trails and open space were grants. He displayed a list of current projects in the department. He noted there was an agreement with Wasatch County that allowed Park City to enforce Bonanza Flat civil parking during

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1 the summer. Council Member Rubell asked if there were plans for winter access at
2 Bonanza Flat, to which Deters stated there were no current plans.

3
4 Mike McComb, Emergency Manager, stated great work was being done with regard to
5 fire mitigation. Fire was a major threat to the City. Projects to mitigate the fire threat
6 were being implemented, and the Wildland Urban Interface Code was passed. To help
7 with mitigation, a Western Summit County Fuels Committee was formed so members
8 could share their efforts in reducing fire threat in their communities. He noted the
9 committee had voluntary participation and the goal was collaboration with fire mitigation
10 projects. All the members helped each other. Deters added the City was looking for a
11 consultant to help assess ways to ensure fire mitigation. Council would then be able to
12 decide if this should be a regulatory process and if there should be enforcement.
13 Council Member Toly wondered what would happen if a ski resort could not be insured
14 due to fire risks, and asked if the City would allow development if they couldn't get
15 insurance. Deters stated the wildfire risk assessment would provide details for
16 individuals to act.

17
18 McComb displayed a chart on drought conditions and indicated Park City soil had good
19 water content, but the drought continued. He encouraged entities and individuals to
20 mitigate fuels on their properties. The City planned to hold a full scale evacuation
21 exercise in the fall. Council Member Toly asked what caused the most wildfires in recent
22 history. McComb stated it was a mix of human and natural causes. Council Member
23 Gerber asked how the City would get the word out to evacuate. McComb stated he
24 would work with the media as well as the Community Engagement team and would use
25 the notification system that would go out to residents' phones.

26
27 Council Member Dickey asked what the defensible space was on Treasure Hill. Deters
28 stated in the City, it was 100 feet of cleared space from a structure. Council Member
29 Rubell asked if there were plans for incentives for owners to clear defensible space.
30 McComb indicated he and the County were looking at grants for this purpose. Council
31 Member Rubell asked if they were working with the Public Utilities Department to
32 coordinate Water Wise, to which McComb affirmed. Council Member Rubell asked what
33 was being communicated to attaining the fire wise requirements. McComb stated there
34 were several requirements and this program was open to HOAs and homeowners.

35
36 Deters displayed a list of trail projects. Council Member Toly stated people were parking
37 on the street by the Treasure Hill Trailhead and she asked where the City wanted
38 people to park. Deters indicated people chose not to look for information on trails. They
39 used trail apps and the City actively contacted the apps to put information on them.
40 Mountain Trails Foundation did a lot of work as well. Mayor Worel requested including
41 Summit County and Basin Rec in a future Trails work session.

42
43 Council Member Rubell thought access to Bonanza Flat would be a good work session
44 topic. He also wanted a "no dogs or e-bikes on trails" discussion. Council Member
45 Gerber liked that the City was using grants to fund trails. She asked that staff determine

1 that there was no tie to tourism when seeking grants since that was also an issue the
2 City dealt with.

3
4 **2. Strategic Communications:**

5 Linda Jager, Community Engagement Manager, introduced her team. She reviewed the
6 development of community engagement over the years. Each member discussed their
7 responsibilities in engaging in the community, whether through social media or going
8 door-to-door to get the City's messages out. Emma Prysunka stated the team also
9 looked at branding in departments and with programs in the City. Jager displayed a list
10 of ideas to further communicate with the community, including a quarterly newsletter
11 mailed to residents, submitting an RFP for a strategic communications partnership,
12 expanding social media platforms, posting public meeting agendas to the Park Record,
13 surveys, etc.

14
15 Council Member Toly asked for a follow up debrief on the radio after Planning
16 Commission meetings so rumors wouldn't start. Council Member Gerber stated some
17 residents didn't know City staff and felt they were not accessible. She asked to highlight
18 staff in the City newsletter so residents could get to know them. She also asked that
19 residents get invited to the different City buildings. Jager thought those were great ideas
20 and they planned on telling staff stories.

21
22 Council Member Rubell stated the acceleration in community engagement was
23 incredible. He thought the customer relationship management (CRM) idea presented
24 would be very helpful in learning and understanding issues. He suggested making
25 changes in chambers, whether physically or through process, to make it more
26 welcoming. He liked the City Brief and felt that was the highest form of engagement with
27 the City. He requested levity in the messaging and noted Park City had that years ago.
28 He thought a consistent message should be sent and liked the City Brief sent weekly.
29 He asked if there should be a Council liaison for this department to verify the important
30 issues to Council.

31
32 Council Member Doilney thought the Communication team should be open with its
33 outreach improvements so the community would know the progress being made. He
34 also thought there should be links to hot topics in the community that residents could go
35 to for quick access.

36
37 Council Member Toly suggested new ideas for outreach might be gleaned by asking the
38 residents who complained they didn't know about an issue where they got their
39 information. Mayor Worel was happy the Council would be getting out in the
40 neighborhoods again. Council Member Gerber stated investigative journalism was
41 missing. She hoped the whole story could be told and posted to educate the public. It
42 could be sent to the newspaper as well as posted online. Council Member Toly
43 suggested telling the story in the Park City Magazine, since they printed entire stories.
44

1 Council Member Dickey referred to the upcoming General Plan update and stated that
2 process included going to the people. This would be a chance of communicating with
3 the residents to hear what was wanted in the next plan. Council Member Rubell
4 suggested being clear on where messaging was going, such as the Council_mail email,
5 and stated he wanted the City Manager included on that email group.
6

7 **3. Public Utilities & Sustainability:**

8 Clint McAfee, Public Utilities Manager, explained his department's duties included
9 constructing the 3Kings Water Treatment Plant, and noted this had been a massive
10 project. He indicated water quality had always been important to Council. The challenge
11 in Park City was having mining water which was toxic to people and the environment.
12 This treatment plant would process water from the Spiro Tunnel and make it pristine.
13 His team also performed ice pigging which scraped the buildup on the inside of
14 waterlines. Council Member Rubell asked how often this was performed. McAfee stated
15 staff would do a high-pressure water flow to clean the lines, but this was the first time
16 ice pigging was done. He noted there were regular water samples taken in eight
17 locations throughout the City and results always came in with very low metals, which
18 were under the regulatory standards.
19

20 McAfee stated the City had eight water sources and there was an abundance of water
21 for the City. There were three water treatment plants. He noted water demand trends
22 were trending down due to conservation efforts. Jason Christensen, Water Distribution
23 Manager, discussed the 2021 drought and indicated messaging was sent for water
24 conservation last summer. The residential customers had 11% reduction in water
25 usage. The commercial properties used more water as a result of greater tourism. The
26 snow received at the end of 2021 helped put water levels at a median range. The City
27 had an aggressive water conservation program and he would talk more about that in the
28 future. Current initiatives included increasing rates, leak reduction, and reduction in
29 ornamental turf grass.
30

31 McAfee reviewed the current water rate structure and stated this would come back for a
32 deeper discussion. He proposed paying more when more water was used. Council
33 Member Rubell stated first glance at the chart indicated the City gave a good deal to the
34 high water user. Council Member Doilney commented the current rate gave a bigger
35 deal than the proposed rate chart. Daenitz indicated the model could be changed and
36 noted the goal was to be net zero revenue. If the rates were too high, a profit would be
37 made. He suggested rates could be lowered for other groups to combat a profit, but it
38 would lessen the diverse categories.
39

40 Isaac Kershner reviewed waterline replacement projects scheduled for this year,
41 included Marsac Avenue and American Saddler. McAfee indicated the impact would be
42 reducing traffic to one lane. Council Member Rubell asked if projects were looked at
43 wholistically, looking at such things as how many construction permits were scheduled
44 for that area. McAfee stated they didn't look at that. He noted other projects on the

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1 horizon were creating a Water master plan, having an asset management program, and
2 Empire Creek.

3
4 Luke Cartin and Celia Peterson presented on the Environmental Sustainability
5 Department. Cartin reviewed the City goal was for the City government to be 100% net
6 zero in 2022 and for the community to be 100% net zero by 2030. He stated as the City
7 achieved the goal it would become net negative which would go to helping the
8 community reach its net zero goal. Council Member Rubell asked how the City would
9 get to net zero carbon. Cartin indicated efficiency, electrifying as much as possible, and
10 getting renewable electricity and natural gas. There was still a gap, but the City was
11 managing open space for carbon sequestration.

12
13 Council Member Toly asked if Cartin took into account the carbon footprint for making
14 an electric vehicle, to which Cartin affirmed. Council Member Toly stated the City got a
15 portion of the gas tax, and asked if electric charging stations would charge in the future.
16 Cartin stated they hoped to recoup the cost of those stations. Peterson reviewed the
17 cost of installing the payment software for charging stations was minimal, but it would
18 take more staff time to manage it.

19
20 Cartin stated they would continue working with residents and HOAs to make dwellings
21 more efficient. They were working on electric vehicle (EV) charging stations and electric
22 buses. They worked on building a renewable energy farm in collaboration with 20
23 entities. They were also working on regeneration by planting trees to shade lawns,
24 partnering with Bill White Farms at the McPolin Barn, and other natural efforts. He also
25 reviewed the City's focus on decreasing waste. Cartin noted the creation of Mountain
26 Towns 2030, which Park City hosted in 2019, and he had watched it grow. He stressed
27 the importance of working with partners and sharing ideas that would help all.

28
29 Mayor Worel opened the meeting for public input.

30
31 John Greenfield stated there was a major housing problem. He suggested targeting
32 groups, with the City buying down the AMI on future developments. He thought housing
33 should be set aside for municipal workers. He cautioned against lite deed restrictions
34 because there was no rent control and other consequences. Regarding traffic, there
35 were efforts to widen SR248 and 200 people spoke out against it. He felt that was a
36 small percentage of the total population. He thought the process should be reengaged
37 with the community. He suggested microtransit run through midnight instead of 10:00
38 p.m. He favored neighborhood informational meetings where Council could have
39 conversations with the residents. He thanked the Council for their contributions.

40
41 Carolyn Mora, Executive Director of Recycle Utah, thanked Council for being a great
42 partner.

43
44 Mayor Worel closed the public input portion of the meeting.
45

VI. WRAP UP AND NEXT STEPS

1. Vision 2020, Pillars, and Critical Community Priorities:

Matt Dias stated the Council sentiment was to make the pillars more concise. This would be brought back to a future work session. Council Member Rubell asked if there would be a follow-up session to see where the Council would go. Dias stated deeper work sessions on each priority would take place and would include the questions asked over the past two days.

Council Member Doilney supported having deep conversations. Council Member Gerber favored discussing the visioning first so the Council could be united as each priority was discussed. Council Member Rubell wanted the moratorium discussion as soon as possible because Planning would be inundated with applications when the public learned this was a possibility. He also wanted to discuss packet distribution.

Council Member Dickey asked if the Council discussion over the past two days was a dramatic shift or was business as usual. Dias stated Council wanted to evaluate the decisions and that was why the different teams in the City gave the historical context to their projects. He stated staff was excited to get to work on initiatives.

Mayor Worel thanked staff for making the retreat so informative.

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



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

February 15, 2022

The Council of Park City, Summit County, Utah, met in open meeting on February 15, 2022, at 2:00 p.m.

SPECIAL MEETING

I. ROLL CALL

Park City Council Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell via Zoom Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

Summit County Council Attendee Name	Status
Chair Chris Robinson Vice Chair Roger Armstrong Council Member Doug Clyde Council Member Malena Stevens Tom Fisher, County Manager Margaret Olson, County Attorney Dave Thomas, Deputy County Attorney Eve Furse, County Clerk	Present
Council Member Glenn Wright	Absent

Salt Lake City-Utah Olympic Committee Attendee Name	Status
Chair Catherine Raney Norman Fraser Bullock, President/CEO	Present

Committee Member Colin Hilton Committee Member Darren Hughes Committee Member Tom Kelly Committee Member Lisa Weeks Valiant	
None	Absent

II. OLYMPIC AND PARALYMPIC DEBRIEFING

Chair Robinson opened the meeting. Colin Hilton reviewed his role with 2002 games and stated he had been working with Utah Legacy Foundation since 2006. This organization shared the Olympic history and promoted winter sports. He noted 100% of the Utah Olympic venues were still in use and were busier than right after the games.

Catherine Raney Norman shared she was a four-time Olympian and noted the Olympic team moved to Park City in 1999. She currently worked with the Youth Sports Alliance (YSA). This community came together to support the Olympic and Paralympic movement.

Fraser Bullock reviewed his role in the 2002 games. After September 11, 2001, everyone worked hard to come together for the games, and he was still involved today.

Darren Hughes discussed the pride of the Olympic volunteers and indicated they were unique. Public opinion polls were distributed and 80%-89% of respondents favored having another games in Utah.

Tom Kelly stated YSA had put 15,000 youth in the sports program in the past 20 years. Youth got involved to have fun, and along the way they learned life lessons.

Bullock recognized people who made the 2002 games happen, including Myles Rademan, Brad Olch, and many others. At the last games, the organizers were amateurs. Now, the infrastructure was in place and the committee could do more things like sustainability. They wanted to understand the County and City's issues, concerns, hopes, and aspirations. This was not about 17 days of games, but rather making a permanent change. He noted the Olympic budget would be \$2.2 billion in 2030 dollars. He wanted to be a leading sports legacy in the world. They wanted to make sure athletes and residents had a good experience. He asked what Council wanted as an experience for residents. Bullock noted the committee wanted to have the bid ready by mid-2022. The awarding used to be done in an International Olympic Committee (IOC) session seven years in advance of the games. Now, there would be a dialogue process. That process was flexible and the games could be awarded at any time. The Olympics date was not set, but they were looking at 2030 and 2034. The committee hoped for a 2030 bid.

Bullock stated Utah was a solid candidate since all the venues were in place. Other competitors included Vancouver, Canada, who hosted in 2010, and Sapporo, Japan.

PARK CITY COUNCIL MEETING - DRAFT
SUMMIT COUNTY, UTAH
February 15, 2022

1 Barcelona, Spain, was interested as well. Bullock felt the most important element was
2 unity. The IOC looked at the attitude of the community and that was the reason for
3 polling. One reason the committee wanted to host again was for the rising generation
4 who didn't see the 2002 games. It was also for enduring legacy to be in place.
5

6 Chair Robinson asked if future games would set aside funds to continue the legacy.
7 Bullock responded that out of the \$300 million in the Legacy budget, \$180 million would
8 go to the foundation. He felt that money would permanently endow these facilities to
9 keep them maintained as well as pay for coaches. Another \$130 million would go to
10 hosting events.
11

12 Council Member Toly related her experience watching the Olympics in 2002. She asked
13 if the new normal took into account future weather conditions. Bullock stated that was
14 another reason to bid for 2030. A climate study was done and it reported Utah was one
15 of the better places to host the games, with weather and snow making abilities. Hilton
16 noted the committee would rely on the expertise of the City and County staff to make
17 decisions in sustainability and other issues.
18

19 Council Member Gerber asked what the difference was in poll numbers the first time
20 Utah bid on the Olympics. She stated there was a lot of unity in 2002, and asked what
21 solutions could be brought to resolve residents' concerns. Bullock stated the popularity
22 of the games was 60% before the games and 95% after the games.
23

24 Council Member Doilney stated there were several Olympic Legacy Communities in
25 Utah. He asked how Utah did as a legacy community compared to the rest of the world.
26 Bullock stated the legacy story of Utah was incomparable. The venues and programs
27 were so busy. That story was not told anywhere else in the world. It happened because
28 of the endowment left after the 2002 games. Norman added there was an effort to keep
29 the venues viable. Now the focus was on getting youth from other ethnicities involved in
30 winter sports.
31

32 Hilton and the committee wanted to know what the City/County vision was and what
33 could get done by a certain date. Chair Robinson stated this was exciting and indicative
34 of the A-Team they had. He liked the focus on the communities. He acknowledged there
35 was frustration among some regarding traffic congestion. He wanted to focus on the
36 quality of life. He thought there would be unity, but it had to be worked out. He heard the
37 games would just bring more people. There were a lot more people here now, and there
38 needed to be smart planning. Hilton stated this was a kickoff meeting. The agenda and
39 handout that was distributed contained draft thoughts and he hoped the group could
40 come up with a draft joint statement that this group valued these topics. The bid
41 committee would also like some guiding principles. Different communities might have
42 different guiding principles. Hughes stated the games delivery principles that were
43 distributed were their values and he hoped many of the topics could reflect this group's
44 vision.
45

PARK CITY COUNCIL MEETING - DRAFT
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1 Mayor Worel stated it was time to have a community conversation about the games.
2 She asked when polling would occur on the local level. Bullock thought it would be nice
3 to have a way to gather information from the residents to assess the feelings of the
4 community. The National Olympic Committee would do a poll and the IOC would do a
5 poll. Hughes noted a platform was being prepared to gather public input. Hilton stated
6 the committee would follow the City/County lead in sharing information and gathering
7 input.

8
9 Vice Chair Armstrong stated there were perceptions in the community that the Olympics
10 put the light on Salt Lake City and there was no focus on Park City. Growth in the
11 community was a concern. Renewable energy, sustainability, and water availability
12 were also issues of concern. He thought the rising generation was a reason for the
13 games but the greater legacy that would be left was the impact left after the games. The
14 legacy was far beyond the Olympic facilities, but if the games would have enduring
15 positive impacts or lasting negative impacts. Hilton stated there were things that would
16 start with the games and grow from there. Council Member Stevens stated one thing
17 that made Summit County and Park City special was a devoted and engaged public.
18 She encouraged forums on the depths of the issues to make them part of the legacy.

19
20 Council Member Toly asked what effect it would have on the bid if the majority of the
21 community was against the games. Hilton stated if there wasn't a genuine excitement
22 for the games, it might be decided not to have big night celebrations on Main Street.
23 They could turn to the resorts to see if they would be interested in being a venue. He
24 thought the community in general was very supportive of hosting a future games.
25 Bullock stated if that was the community sentiment, there was work to do. Council
26 Member Toly asked what relationship the committee had with Los Angeles, California,
27 and what could be learned from them. Bullock stated Los Angeles had fantastic games
28 and the committee wanted to support them. Discussions with Los Angeles were positive
29 and they were working through the issues, such as sponsorships.

30
31 Chair Robinson suggested the polling be more than a yes/no questionnaire. He hoped
32 for an information meeting with a detailed questionnaire. He asked what the committee
33 recommended for convening and building unity for the games. Hilton stated there was a
34 subcommittee for host venue communities and he wanted a regional host venue
35 community committee. He indicated there should be Council liaisons for the Olympics
36 and they could be part of this group. The group could give and receive information.
37 Bullock suggested convening the City/County Councils joint meeting every six months
38 so everyone would be going in the same direction.

39
40 Bullock reviewed the challenges stated today and noted the committee supported the
41 entities. He wanted the future games to leave a lasting legacy that was positive for the
42 community. Hilton indicated the committee would bolster the local efforts to resolve
43 challenges. Council Member Gerber suggested telling the 2002 Olympic story since
44 there were many who did not live here 20 years ago. Council Member Dickey thought
45 the group should meet the community where they were; in farmers markets, at grocery

1 stores, etc. He thought asking people what they thought of the Olympics coming and
2 building infrastructure was a positive pitch to the community.

3
4 **III. ADJOURNMENT**

5
6 With no further business, the meeting was adjourned.

7
8
9 Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Approve a Community Donation Application by Sue McJames, on Behalf of the Park City Garden Club, for a Blue Star Memorial Marker Plaque at the Miners' Hospital Gardens

Suggested Action:

Attachments:

[Community Donation Staff Report](#)

[Exhibit A: Community Donation- Blue Star Memorial Marker- Sue McJames](#)



City Council Staff Report

Subject: Community Donation- Blue Star Marker at Miner's Hospital
Author: Heinrich Deters - Trails & Open Space Manager
Department: Sustainability
Date: March 3, 2022
Type of Item: Consent Agenda

Recommendation

Consider a request to accept the Community Donation Application by Sue McJames, on behalf of the Park City Garden Club, for a Blue Star Memorial Marker Plaque to be placed on a landscaping rock within the Miner's Hospital gardens.

Executive Summary

The Park City Garden Club is requesting City Council consider the donation of a Blue Star Memorial Marker within the Miner's Hospital gardens. The Blue Star Memorial Marker honors all men and women that serve in the United States Armed Services and has been a National Garden Club program since 1944. Staff recommends Council consider the donation and location consistent with the Memorial and Community Projects Donation Policy.

Background

In June 2011, City Council adopted a [Memorial and Community Project Donation Policy](#), which identifies process and approval guidelines for community service and private donations on City property. Sue McJames has submitted a donation application (Exhibit A), outlining the proposed donation and location.

[Blue Star Memorial Markers](#) honor all men and women that serve in the United States Armed Services. The program was initiated in 1944 by the National Garden Club and continues to flourish through local programs such as [The Park City Garden Club](#).

Analysis

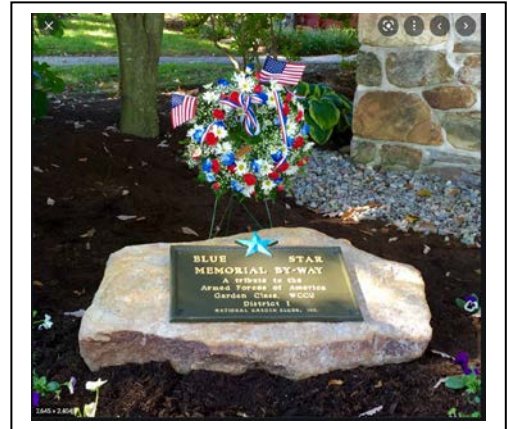
The Recreation, Building Maintenance, Parks, Planning, and Public Safety Departments reviewed the application and provide the following comments:

- The Planning Department contacted members of the Historical Society, seeking input per the proposed location as the Miner's Hospital is a landmark historic structure. One member of the Society responded and supported the location.
- Anna Hall, the Park City Gardener, noted her previous work and coordination with the Park City Garden Club and supports the plaque location within the Miner's Hospital gardens, and recommends mounting the plaque on a landscaping rock similar to the photo below.

- Chief Wade Carpenter acknowledged the importance of the plaque and the awareness it provides to our servicemembers.

The City's donation policy identifies plaques as a possible donation and requires City Council notification and approval for all free-standing plaques.

Should Council approve the donation, Parks staff will coordinate with the Park City Garden Club in placing the plaque sometime in the spring.



Funding

No funding is requested as part of this report.

Department Review

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

Exhibit A: Blue Star Memorial Marker Application- Sue McJames

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: Blue Star Memorial Marker-Miners Hospital

- 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)

Written Proposal

Date: 11.20.21

Applicant: Sue McJames for the Park City Garden Club

Address: 1669 Redstone Ave., A-2, Park City, UT

Phone: 435.901.2707

Email: susanmcjames@hotmail.com

Scope of donation(s) *(Why and what are you submitting for this request?)*

The Park City Garden Club would like to donate a Blue Star Memorial Marker to Park City. The Blue Star Memorial Marker Program began in 1945 by the National Garden Clubs, Inc., of which our local club is a member. Blue Star Memorial Markers extend thousands of miles across the United States and honor all our Armed Forces.

Location *(Where are you proposing to donate the item(s)? maps, photos are encouraged.*

Please be specific)

Blue Star Memorial Markers can be dedicated on highways, Veterans facilities, National Cemeteries, parks, or civic and historic sites. The Park City Garden Clubs first choice is the Miners Hospital for the exposure and that the gardens are so pretty there. We certainly are willing to consider any other options that the City thinks is appropriate.

Type of Donation *(Please provide size, shape, materials, quantity of*

donation.) Blue Star Memorial Markers are made of cast aluminum. There are two size markers but our first choice is a By-Way Marker which is the smaller of the two. The plaque is 12" X 20" and is meant to be mounted on masonry or wood. The Memorial Marker is free standing and is 7'6" high (2 feet are meant to go in the ground) with the plaque being 41" X 45".

Approximate Cost of Donation

<u>By-Way Marker</u>	<u>\$530.00</u>
<u>Memorial Marker</u>	<u>\$1,590.00</u>

(Exhibit C)

Donation Letter of Intent

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: [Blue Star Memorial Marker-Miners Hospital](#)

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") 16 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.

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 _____ day of _____, 20__

PARK CITY MUNICIPAL CORPORATION

Dana Williams, Mayor

Attest:

Owner's Signature

Owner's Name (Printed)

Mailing Address

email address or phone number

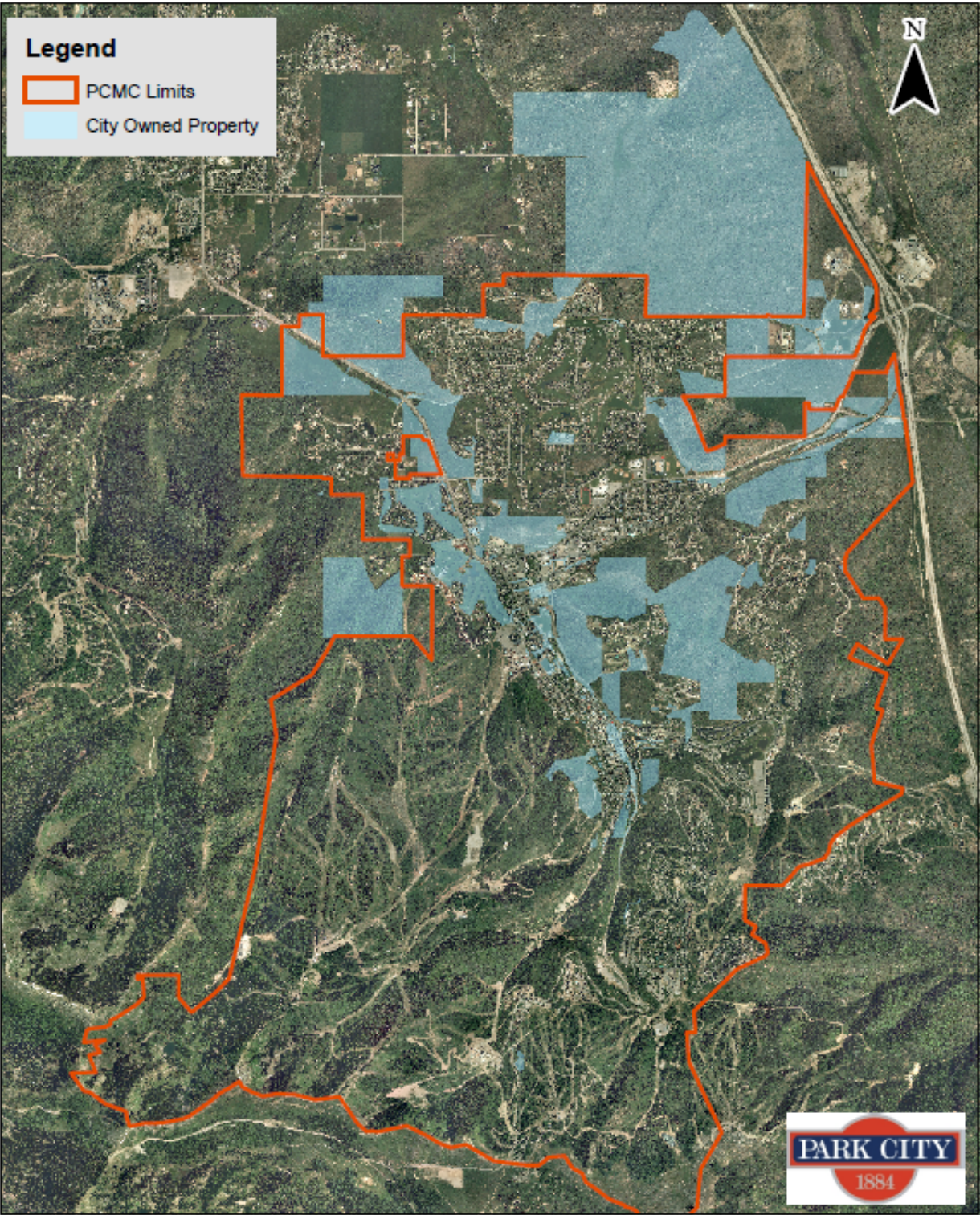
STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

On the ____ day of _____, 20__, _____ personally appeared before me _____ 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.

Notary Public

EXHIBIT E

PCMC Owned Property



Park City Open Space (Exhibit E description continued)

1. Round Valley Open Space
2. Osguthorpe Conservation Easement
3. Armstrong Open Space
4. April Mountain/Masonic Hill Open Space
5. McPolin Farm Open Space (does not include barn structures and patio area)
6. Willow Ranch/Aspen Springs Open Space
7. Coalition Park Open Space
8. Rail Trail
9. Virginia Mining Claims/Rossi Hill Open Space
10. Iron Mountain/Colony Open Space
11. Town Lift
12. Quinn's Complex Open Space
13. PRI parcel
14. Quarry Mountain Open Space
15. Park City Heights Open Space
16. McLeod Creek Open Space (not including trail corridor)
17. Pace Open Space
18. North 40 Open Space
19. Triangle Parcel
20. Eagle Mountain Open Space
21. Huntsman Parcel adjacent to Hwy 224

Park City Urban Spaces and Parks (Exhibit F)

PARK CITY CEMETERY
CARL WINTERS
CITY PARK
MARSAC (No trees)
RACQUET CLUB
THAYNES CREEK RANCH
TRANSIT CENTER (No trees)
UPPER CHINA BRIDGE (No trees)
LOWER CHINA BRIDGE (No trees)
T.M.I. PARKING (No trees)
OLYMPIC WELCOME PARK
6TH STREET (No trees)
CREEKSIDE PARK
COALITION PARK
MAIN STREET WALK (No trees)
CITY PARK REC. BUILDING
SOUTH END OF CITY PARK
PROSPECTOR PARK
PROSPECTOR BUFFER STRIP
MAKING TRACKS
HUNTSMAN PARK
TROLLEY TURN AROUND

224 MEDIAN (No trees)
SANDRIDGE PARKING
SKATE PARK
248 MEDIAN (No trees)
ROTARY PARK (No trees)
HILLSIDE PARK
SENIOR CITIZENS CENTER
SIDEWINDER PARK
PUBLIC WORKS
MAWHINNIE PARK
HACKNEY COURT
SUNSET COURT
RIVER BURCH COURT
WHITE PINE
RED MAPLE
QUAKING ASPEN
MOUNTAIN OAK
RED PINE
QUINN'S – PARK CITY SPORTS COMPLEX
HOLIDAY RANCH PARK STRIP
COMSTOCK PARK STRIP
HILLSIDE PARKING LOT
ROUNDAABOUT
BONANZA MEDIAN/PARK STRIP
Poison Creek Pathway
McLeod Creek Pathway
Crescent Tram area
Round Valley Way Trailhead
Cove Trailhead
Quinn's Trailhead
Lost Prospector Trailhead
Guardsman Pass Trailhead
Park City Recreation Center Park/Outdoor areas
Solamere Trailhead
Mid Mountain Trailheads
Lost Prospector Trailhead

DONATIONS LIST (Exhibit G)

All proposed donations must meet City specifications and be approved by the Parks Department.

- Interior Plants
- Trees
- Shrubs
- Flowers

- Picnic tables
- Benches
- Playground equipment
- Drinking fountains (existing water service must be considered)
- Doggy waste dispensers or bags
- Ball Field Conditioner
- Ball Field Bleachers
- Recreational Equipment – (ball sports, swimming, exercise, etc.)
- Soccer or Lacrosse goals or nets
- Garbage cans
- Shade Structures
- Memorial Markers
- Flags (national or municipal)
- Trailhead (tools) kiosk/informational items
- Signage (informational and without sponsorship)
- Trailhead Kiosk
- Bicycle Racks

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Consideration to Approve the Youth Sports Alliance Olympic and Paralympic Celebration Parade, a Level Four Special Event, to be Held Friday, April 1, 2022

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[YSA Olympic and Paralympic Parade Event Approval Staff Report](#)

[Exhibit A: YSA Special Event Application](#)

[Exhibit B: Draft Special Event Permit](#)

[Exhibit C: HPCA Letter of Support for YSA Event](#)



City Council Staff Report

Subject: Olympic & Paralympic Homecoming Event Approval
Author: Jenny Diersen
Department: Special Events & Economic Development
Date: March 3, 2022
Type of Item: Legislative

Recommendation

Hold a public hearing and consider approving the Youth Sports Alliance (YSA) 2022 Olympic and Paralympic Homecoming Parade, a Level Four Special Event, for Friday, April 1, 2022, on Historic Main Street.

Background

On [October 7](#) and [January 27](#), Council received updates on Special Events centered around the 2022 Winter Olympic & Paralympic Games in Beijing. During the Olympic Games, more than 80 athletes had Utah ties, and the Paralympic Games are set to begin on March 4, 2022.

YSA traditionally hosts a community parade to celebrate the Winter Olympic and Paralympic legacy and athletes in Park City and Utah. In [2018, YSA partnered with the Thin Air Innovation Festival](#) (p. 57) to host a well-received locals parade and concert on Main Street. This year's event was scaled down with a local band (instead of a national headliner) to continue celebrating Park City and Utah's Olympic Legacy.

Analysis

The YSA Special Event Application (Exhibit A) includes a Main Street closure for a parade and concert on lower Main Street. According to section [4A-2-3\(H\)](#) of the municipal code, "City Council shall review and either approve with conditions or deny new Level Four events." Per section [4A-2-3\(H\)\(4\)](#), "a new Level Four event shall mean a Level Four event that has not renewed for a period exceeding one year." Per section [4A-2-3\(H\)](#), "the review shall be heard at a duly noticed public hearing of the City Council. The City Council shall review the application for compliance with the standards set forth at Section [4A-2-4](#), and shall record its decision with written findings of fact, conclusions of law, and condition of approval" (Exhibit B).

According to section [4A-1-1.7\(A\)](#), based on YSA's Application (Exhibit A), the Special Event Manager has determined that the activity proposed is a Special Event based on the following criteria and findings:

1. It is a unique cultural and entertainment activity, produced by a non-profit entity, occurring for a limited duration of time that impacts the City by having use of and having impacts on City Property and requiring licensing and services beyond the scope of normal business and liquor regulations as defined by title 4A; and

2. The proposed event creates public impacts through:
 - Interruption of the safe and efficient flow of transportation in Park City, including streets and public rights of way, which include temporary road closures, impacts on streets and sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in Park City;
 - Use of Public property and facilities;
 - Use of City parking facilities;
 - Use of amplified sound that is above Title 6 of the municipal code; and
 - Need for public safety beyond their normal scope of operations.

According to section [4A-1-1.7\(B\)\(4\)](#), the Special Event Manager has determined the event is a Level Four Event due to:

1. The attendance throughout the event time period is estimated to be 1,500 to 3,000;
2. Has moderate impact on surrounding areas;
3. Has moderate to major transportation needs including removal of parking, requires a transportation mitigation plan and minor to moderate residential transportation mitigation and requires Park City Transit rerouting; and
4. Requires public safety staffing needs beyond their normal operations, including moderate to major support in the venues and minor to moderate traffic control.

Based on current applications under review, the Special Events Department anticipates staying within the Council [established a cap of ten Level Four events](#) per [Event Level Limits 4A-2-3\(F\)\(3\)](#). Furthermore, the event is not held during [Peak Time Periods 4A-2-3\(D\)](#), but rather during the off-season. There are no other pending applications for Special Events on April 1, 2022, and therefore no conflicts with other events ([Conflicting Event Applications 4A-2-5](#)).

Event Operations Overview:

Parking

Main Street between Seventh and Ninth Street will be noticed for no parking at 1:00 p.m., to allow cars to move before hard closure at 2:00 p.m. The rest of Main Street (Seventh Street to Top of Main) will be noticed for no parking at 3:00 p.m. to allow one hour for cars to move for the hard closure at 4:00 p.m.

The parade will begin at 5:00 p.m. and paid parking and traffic will return to Main Street south of Seventh Street immediately following the parade (estimated between 5:30 and 6:00 p.m.). After the parade, Main Street from Seventh to Ninth Street will remain closed until 10:00 p.m. for the concert and clean-up. Parking will return as soon as event clean-up is completed. A small section of parking will also be removed on Park Avenue near Harvest for parade management, and the Brew Pub Lot will be closed for parade setup.

Anticipating parking to fill in surface lots and China Bridge, paid parking will begin at 3:00 p.m. with normal parking rates (\$3/hour, max \$18/day, first hour free). YSA is also

working to secure parking at the School District and will rely on normal transit with 15-minute frequency to Main Street. YSA is also promoting carpooling.

Road Closure, Transit, Security, and Traffic Impacts

From 2:00 to 10:00 p.m., Main Street from Seventh to Ninth Street will be closed to traffic. From 4:00 p.m. to 6:00 p.m. the rest of Main Street (Seventh to Top of Main/Swede Alley) will be closed to traffic. This includes side streets such as Fourth, Fifth, Seventh, and Heber Avenue. This will cause Transit to suspend service connections on Heber Avenue and Park Avenue during the parade. Transit does not support running a tripper on Park Avenue during the event due to staffing shortages.

Transit Impacts – Transit will post closure notices at the effected stops on Park Avenue. All other routes using Park Avenue and Heber will be rerouted to Deer Valley Drive. Regular transit service will resume after the parade, estimated by 6:00 p.m. Transit does not recommend a bus lane on Deer Valley Drive for the event due to relatively lower attendance estimates and anticipated traffic volume.

Residential Impacts – Mitigation efforts are required to prevent cut-through traffic on Seventh, and Eighth Streets, Park Avenue, and Upper Old Town/Hillside. This will be staffed by Police and Kane Security, like other Level Four and Level Five events.

Traffic Circulation – Two-way traffic will be permitted on Swede Alley to the southernmost entrance to China Bridge. Vehicles will turn into the parking garage to prevent cut-through traffic on Hillside/Upper Old Town Residences. All traffic on Park Avenue will be local traffic to residences or business access. Traffic traveling on Swede Alley and Park Avenue will not be able to enter Main Street between 4:00 and 6:00 p.m.

Noise Impacts

While the concert is a local band organized by Mountain Town Music, we anticipate 1,500 to 3,000 people (depending on weather conditions). The concert is expected to last from 5:30 to 7:00 p.m., and YSA has requested a noise variance per section [6-3-11](#) of the Municipal Code. This has been granted for up to 80 decibels during the event.

Signage & Banners on City Lights

YSA's sign plan will be reviewed per sections [12-11](#) regarding Banner on City Light Standards and [12-12](#) Special Event Sign Plans. The Special Events, Planning, and Parks Department will administratively review signs once received and ensure they "contribute to the overall resort atmosphere or theme of the Special Event consistent with the purpose, and any commercial advertising is secondary to the design."

Outreach

Special Events Department required YSA to coordinate with HPCA regarding the event. (Exhibit C - HPCA's support of the event). Additional outreach will be conducted by YSA leading up to the event on the radio, local newspaper, with merchants and residents.

Funding

City Service Fees are estimated at \$9,127 (see chart below). YSA applied for a Special Event Fee Reduction (SEFR), which is within administrative authority to approve (request is below \$25,000). Because the event complies with [4A-2-9](#) and is a unique community event occurring once every four years, we recommend a 100% fee waiver if Council approves the event.

YSA Event Fee Estimate			
Item	Fee	Hours/Number of Items	Total Cost
Special Event Application Fee	\$320	1	\$320
Police Fees	\$75	69	\$5,175
Building Permit	\$180	1	\$180
City Light Pole Banner Installation	\$870	1	\$870
Facilities & Equipment (Additional Restroom Cleaning & Trash Can Placement)	\$300	1	\$300
Barricades/Signage (hourly cost)	\$45	10	\$450
*Kane Security - Residential Mitigation & Bollard Installation	\$35	24	\$840
**Special Use of Parking Permit	\$16	248	\$992
*Kane is a hard cost. Estimated 6 Kane Staff needed for residential mitigation, ped xing and bollard installation			
**Parking Removal Fee reflects 25% of total cost as parking will only be removed for and average of 3 hours of the day.			
Total Fees			\$9,127

Exhibits

- Exhibit A YSA Event Application
- Exhibit B Draft Special Event Permit
- Exhibit C Letter of Support from HPCA

Special Event Pre-Application Form

[SAVE](#)[PRINT](#)[SUBMIT](#)

The Special Events Department no longer accepts rolling applications. All applicants must submit the following Special Event Pre-Application Form and receive administrative permission from the Park City Special Events Department prior to submitting a Special Event Application. Any new or significantly changed event should also review the [Peak Time Period Calendar](#) which restricts new events during peak times. Special Event Applications are accepted up to 18 months in advance and are due as follows:

1. First Friday in December for events through June, reviewed and approved/denied by end of February.
2. First Friday in April for events through October, reviewed and approved/denied by end of June.
3. First Friday in August for events through February, reviewed and approved/denied by end of October.

Events that are determined a Level 1 or Level 2 are exempt from these deadlines but must submit a completed application no less than 30 days prior to the scheduled start of the event, unless otherwise approved by the Economic Development Manager.

Special Event Date(s) or Application is not approved until the Special Event Application is reviewed and approved in a Special Event Permit according to Section 4A of the Municipal Code. All Special Event Pre-Application Forms should be sent to Chris Phinney in the Special Events Department at chris.phinney@parkcity.org. For questions, please call 435.615.5194.

Please provide the following information:

EVENT Contact Information	
Event Name	YSA Olympic & Paralympic Homecoming Parade
Primary Contact First & Last Name	Emily Fisher
Email Address	emily@ysaparkcity.org
Phone Number	435-214-0792, 435-640-8520
Website	ysaparkcity.org
Business/Organization Name	Youth Sports Alliance

EVENT Date & Time	
Requested Date(s) of Event	11/23/21
Proposed Time of Event	4/1/21 2022
Total attendance from previous year	3000
Estimated total attendance for upcoming year	3000
Is your event changing? What changes do you anticipate?	no

EVENT Location (*Please list all that apply. Event Location, Fields, Parks, Public Facilities, Trails, Private Facilities & Letter of Permission, Streets, Other)



Park City Municipal Corporation

Special Event Permit Application

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P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.
PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4A.

Applications for Level 3, 4, or 5 Special Event Permits are due:

First Friday in December for events occurring between March-June,

First Friday in April for events occurring between July-October, and

First Friday in August for events occurring between November-February.

Events that are determined a 1 or 2 are exempt from these deadlines, but must submit a complete application no later than 30 days prior to an event. **Please Note:** The City reserves the right to restrict the number of event permits annually. Applications for new level 3, 4, or 5 event will not be considered during Peak Time Periods as mentioned in Section 4A-2-3(D). Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. Business/Organization listed as applicant must match the Hold Harmless and Proof of Insurance to be considered for approval. For more information, please visit www.parkcity.org or contact us at specialevents@parkcity.org.

IF YOU HAVE QUESTIONS OR WOULD LIKE TO SCHEDULE A MEETING BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT:

Jenny Diersen

jenny.diersen@parkcity.org

435-615-5188

Chris Phinney

chris.phinney@parkcity.org

435-615-5194

APPLICATION FEES & EXPENSES

First Amendment Event Permit	\$40.00	• Application levels are determined by the Special Events Department after reviewing complete applications.
Level 1 Special Event Permit	\$40.00	• Additional fees for other city services will be estimated and provided to the applicant upon request and receipt of a complete application.
Level 2 Special Event Permit	\$80.00	• Applicants may incur additional expenses from other city, county, or state jurisdictions.
Level 3 Special Event Permit	\$160.00	• Fee reductions for city services are considered bi-annually. Fee reduction applications are due on:
Level 4 Special Event Permit	\$320.00	October 1 - for events January 01 to June 30, April 1 - for events July 01 to December 31
Level 5 Special Event Permit	\$640.00	

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING:

- ☒ To insure prompt and accurate processing of your application, ensure that all supplemental materials and documentation accompany your application. Failure to do so will constitute an incomplete application and may delay review and approval processes. I understand a complete application shall include this application plus transportation, parking, and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, site map, and permission for use of properties, as mentioned in Park City Municipal Code 4A-2-3(G), in addition to contingency plan, operations plan, planned rest areas, water, and toilet facilities, and will ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs as stated in Section 4A-2-11(B).
- ☒ Park City Municipal Corporation requires a certificate of insurance in an amount to be determined by the City Attorney's Office according to Section 4A-2-10 of the Park City Municipal Code. Submitting incomplete application information may delay the ability to determine the amount required. The amount of insurance required by the City Attorney's office is final and the applicant shall be required to submit proof of coverage including naming Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured prior to the start of any event activity.
- ☒ After the application is evaluated, the applicant will be responsible for providing proof that he or she has obtained other permits as necessary from city, county, or state agencies.
- ☒ I understand that as the applicant, I will assume and reimburse the City for any and all costs and expenses determined by Park City Municipal Corporation. Park City Municipal Corporation may require a deposit to cover such expenses. I may incur costs from other departments or other jurisdictional agencies. I understand I can request an estimate of City Services for the event upon submitting a complete application and that should I choose to, I can request a reduction of fees for some services as pertains to Park City Municipal Code 4A-2-9 through the bi-annual fee reduction application and process.
- ☒ I understand I am able to request a meeting with the Special Events Department prior to submitting an application and that this application does not constitute as a valid permit. I understand that permits are approved by the Special Events Department or City Council in writing after complete applications are reviewed under the Standards for Permit Approval in Park City Municipal Code 4A-2-4.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: YSA Olympic and Paralympic Homecoming Parade		DATE(S) OF EVENT: April 1, 2022		
FIRST TIME EVENT:	Yes ☒ No	ANNUAL EVENT:	Yes ☒ No	IF ANNUAL, HOW MANY YEARS: every 4 years
ANNUAL EVENT THAT WILL BE THE SAME AS LAST YEAR:		Yes	☒	No
ANNUAL EVENT THAT WILL HAVE CHANGES FROM LAST YEAR:		Yes	☒	No
NAME OF APPLICANT (FIRST & LAST): Laurie Santoro				
TITLE / POSITION: Operations Manager				
BUSINESS / ORGANIZATION NAME: Youth Sports Alliance				
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT?:		☒	Yes, a copy of IRS paperwork is attached	
MAILING ADDRESS FOR BUSINESS / ORGANIZATION: PO Box 681698				
CITY, STATE, ZIP: Park City, Utah 84068				



Park City Municipal Corporation

Special Event Permit Application

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PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 725 Parkway Drive	
CITY, STATE, ZIP: Park City, Utah 84098	
PHONE (PRIMARY): 925-984-0960	PHONE (SECONDARY): 435-214-0792
EMAIL: laurie@ysaparkcity.org	
BUSINESS / ORGANIZATION WEBSITE: ysaparkcity.org	
SOCIAL MEDIA LINKS: facebook: @ysaparkcity Instagram @ysaparkcity	
DAY OF EVENT PRIMARY CONTACT	
ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Emily Fisher	
ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 435-640-8520	
ON-SITE DAY OF PRIMARY CONTACT EMAIL: emily@ysaparkcity.org	
PUBLIC EVENT INFORMATION	
WEB SITE FOR PUBLIC EVENT INFORMATION: ysaparkcity.org	
PHONE NUMBER FOR PUBLIC EVENT INFORMATION: 435-214-0792	
EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: admin@ysaparkcity.org	
Event description is attached as a separate document with supplemental materials and contingency plan.	
EVENT LEVEL DETERMINATION	
THE EVENT WILL INCLUDE THE FOLLOWING ACTIVITIES: (Check all that apply)	
☐ FESTIVAL / FAIR	☒ PARADE
☐ SKI / SNOW BOARD	☐ RUN
☐ BIKE	☐ WALK
☐ TRAIL USE	☐ CONCERT
☐ CULINARY	☐ FILMING
☐ ARTS & CULTURE EVENT	☐ HOLIDAY CELEBRATION
☐ RECREATION / SPORTING EVENT	☐ OTHER:
THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)	
☒ MAIN STREET	☐ RESORT PROPERTY
☐ SCHOOLDISTRICT PROPERTY	☒ PRIVATE PROPERTY
☐ CITY PARKS	☐ CITY FIELDS
☐ CITY FACILITY RENTAL	☐ RESIDENTIAL AREAS
☐ PARK CITY LIMITS	☐ MULTI-JURISDICTION
☒ AMPLIFIED SOUND	
THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)	
☒ YOUTH / FAMILIES	☒ ADULTS
☒ LOCAL	☒ STATE - WIDE
☐ REGIONAL	☐ NATIONAL
☐ INTER NATIONAL	☒ SPECTATORS
☐ PARTICIPANTS	☐ OTHER:
THIS EVENT WILL: (Check all that apply)	
☐ LIMIT # OF PARTICIPANTS	☒ BE FREE FOR SPECTATORS
☐ LIMIT # OF SPECTATORS	☐ CHARGE ADMISSION FOR SPECTATORS
☐ CHARGE PARTICIPANTS	☐ NOT INCLUDE VENDORS OR SPONSOR
☐ INCLUDE VENDORS OR SPONSOR	☒ OPEN TO THE PUBLIC
☐ PRIVATE EVENT	
THIS EVENT WILL BE HELD: (Check all that apply)	
EVENT DATE(S): April 1, 2022	
☐ MONDAY	☐ TUESDAY
☐ WEDNESDAY	☐ THURSDAY
☒ FRIDAY	☐ SATURDAY
☐ SUNDAY	
☐ WEEKLY	☐ MONTHLY
☐ SERIES	☒ ONE DAY
NUMBER OF EVENT(S): 1	NUMBER OF CONSECUTIVE DAYS: 1



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ONE DAY EVENT HOUR(S)			
EVENT START TIME: 5:00pm		EVENT END TIME: 7:00pm	
EVENT SET-UP DATE: April 1, 2022		EVENT BREAK-DOWN DATE: April 1, 2022	
EVENT SET-UP TIME(S): 3:00pm		EVENT BREAK-DOWN TIME(S): 7:00pm-9:00pm	
MULTIPLE DAY EVENT HOUR(S)			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
INCLEMENT WEATHER INFORMATION			
DAY:	DATE:	START TIME:	END TIME:
EVENT SET-UP DATE:		EVENT BREAK-DOWN DATE:	
EVENT SET-UP TIME(S):		EVENT BREAK-DOWN TIME(S):	
☒	No inclement weather date is required and the event will be held rain or shine. I understand the event may be cancelled or postponed by the city due to hazardous or damaging conditions.		
EVENT ATTENDANCE			
IF ANNUAL EVENT:			
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR:		TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:	
ESTIMATED # OF PARTICIPANTS: 50		ESTIMATED # OF VENDORS: 2	
ESTIMATED # OF SPECTATORS: 1500		ESTIMATED # OF VOLUNTEERS: 40-50	
ESTIMATED # OF STAFF: 7		ESTIMATED DAILY ATTENDANCE: 1500	
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME: 1500-2000 spread out along Main Street		ESTIMATED HIGHEST TOTAL ATTENDANCE OF ENTIRE EVENT: 1500-2000 spread out along N	
☒	I anticipate the event to have an attendance of 500 or more people and understand, as the applicant, I may be required to obtain a mass gathering permit from summit county: http://www.summitcountyhealth.org/		



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SIDEWALK & STREET USE			
THE EVENT WILL HAVE: (Please check all that apply)			
STREETS			
☒	STREET CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN/MARKING INFORMATION IS ATTACHED
☒	ROLLING CLOSURE	☒ PARTIAL CLOSURE	☒ FULL CLOSURE
		☐ NO CLOSURE	
NAMES OF STREETS TO BE CLOSED:		TIMES (START / END OF CLOSURE):	
Main Street: 7th - Sweede Alley		START: 3:00	END: 5:30
Main Street: 7th - 9th		START: 2:00	END: 9:00
7th Street: Main - Park		START: 3:00	END: 5:30
Park Ave (7th-9th)		START: 3:00	END: 5:30
REASON FOR CLOSURE: Parade will start at Brew Pub Parking Lot at 5:00pm, staging floats will begin at 4:00pm. Parade expected to run 1/2 hour. Lower Main (7th-9th) will remain closed for speeches, autograph signing, and concert ending at 7:00pm. Olympians will get off of their float on Park Ave between 7th and 9th then walk to stage on Lower Main Street.			
SIDEWALKS			
☐	SIDEWALK CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN / MARKING INFORMATION IS ATTACHED
☐	PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE
		☐ CROWD CONTROL PLAN	
ADDRESS:			
ADDRESS OF CLOSURE: (FROM / TO)		TIMES: (START / END OF CLOSURE)	
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
REASON FOR CLOSURE:			
TRAILS			
☐	TRAIL COURSE MAP IS ATTACHED		☐ COURSE / SIGN MARKING INFORMATION IS ATTACHED
NAMES OF TRAILS TO BE USED:			
PARADE			
ASSEMBLY AREA: Brew Pub Parking Lot		DISBANDING AREA: 7th St. and Park Ave	# OF PARADE ATTENDEES:
PARADE IS:			
☐	☒	☐	☐
WALKING ONLY	VEHICLES & WALKING	VEHICLES ONLY	WILL HAVE ANIMALS
OTHER PARADE INFO: TBD where floats will park?			



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CITY PARKING FACILITIES REQUEST						
GENERAL PARKING						
HOW MANY PARKING SPACES DOES THE EVENT NEED?						
☐	☐	☐	☒			
MAIN STREET	CHINA BRIDGE	FLAGPOLE LOT	BREW PUB LOT			
☐	☐	☐	☐			
SANDRIDGE PARKING LOTS	PARK AVENUE	CITY PARK	MAWHINNEY LOT			
☐	☐	OTHER:				
QUINNS LOT	RICHARDSON FLATS					
WILL THE EVENT PROVIDE TRANSPORTATION SERVICES TO THE EVENT FROM PARKING AREAS?:			☐ YES ☒ NO			
WILL THE EVENT HAVE ADA PARKING AVAILABLE?:			☒ YES ☐ NO			
WILL THE EVENT WILL REQUIRE PARKING REMOVAL?:			☒ YES ☐ NO			
☒	The event will require parking removal as indicated below, and I will complete a special use of public parking application as required with the Park City Parking Services Department					
NAME OF AREA OR STREETS: Main Street		BETWEEN: Sweede Alley and 7th Street				
START / END TIME: 3:00/5:30		REASON: parade				
NAME OF AREA OR STREETS: Main Street		BETWEEN: 7th to 9th				
START / END TIME: 2:00/9:00		REASON: set up, parade, speeches, concert, cleanup				
NAME OF AREA OR STREETS: Park Ave		BETWEEN: 7th and 9th				
START / END TIME: 4:00/6:00		REASON: Float Parking & Olympian drop off after para				
NAME OF AREA OR STREETS: Brew Pup Parking Lot		BETWEEN:				
START / END TIME: 3:00/7:00 *can release 1/2 of lot at 5:30		REASON: Staging, float parking, & VIP parking				
TRANSPORTATION						
WILL THE EVENT PROVIDE ALTERNATIVE TRANSPORTATION OPTIONS?						
☐	☐	☐				
BUS	BIKE	WALK				
NAME OF TRANSPORTATION PROVIDER / COMPANY:						
PHONE:		EMAIL:				
☐	THE APPLICANT IS PROVIDING SHUTTLE OR BUS TRANSPORTATION OUTSIDE OF THE CITY'S SCHEDULE AND HAS INCLUDED BUS DROP OFF AREA ON THE SITE MAP ATTACHED WITH THIS APPLICATION.					
☐	THE APPLICANT IS PROVIDING BIKE TRANSPORTATION AT THE EVENT AND HAS INCLUDED BIKE PARKING AREAS ON THE SITE MAP WITH THIS APPLICATION.					
ADDITIONAL TRANSPORTATION INFORMATION:						
PUBLIC FACILITY USE						
CHECK ALL THAT APPLY:	☐	MINERS HOSPITAL AT CITY PARK	☐	PARK CITY LIBRARY MEETING ROOMS	☐	JIM SANTY AUDITORIUM
	☐	SOUTH CITY PARK	☐	CITY PARK COVERED BBQ AREA	☐	CITY PARK GAZEBO / STAND
	☐	CITY PARK SOFTBALLFIELD	☐	CITY PARK RUGBY FIELD	☐	SKATE PARK AT CITY PARK
	☐	QUINN'S SPORTS COMPL FIELDS	☐	ROTARY PARK	☐	SCHOOL DISTRICT FIELDS
	☐	DIRT JUMP PARK	☐	PARK CITY ICE ARENA	☐	OTHER:



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☒ I understand all temporary structures and flammable materials must be approved by the Park City Building Department. Such approvals will require a fire/building permit to be submitted 10 days prior to the event, as well as an on-site inspection the day of the event.

☐ TEMPORARY BLEACHERS	☐ INFLATABLES	☒ CANOPIES	☐ TEMPORARY BADGES	☐ TEMPORARY LIGHTING
--	--------------------------------------	--	---	---

☒ TENTS 10X10 OR UNDER HOW MANY?: 10-12

TRAILER HOW MANY?:

STRUCTURES OVER 6 FEET TALL PURPOSE: HOW MANY:

DOES EVENT HAVE ELECTRICAL NEEDS?: ☒ YES ☐ NO DOES EVENT REQUIRE USE OF GENERATORS?: ☒ YES ☐ NO

WILL YOU BE REQUESTING PERMITS FOR FIREWORKS?: ☐ YES ☒ NO

WILL THE EVENT REQUIRE THE USE OF FLAMMABLE MATERIALS, FUELS, OR GASSES?: ☒ YES ☐ NO

NAME SUCH MATERIALS: Grill for cooking to be provided by Bridge Cafe. If grille is covered in snow, Bridge Cafe will cook inside.

WASTE MANAGEMENT AND RECYCLING

☐ THE EVENT WILL PROVIDE ITS OWN GARBAGE CANS AND WASTE MANAGEMENT.

☐ THE EVENT WILL PROVIDE ITS OWN DUMPSTERS, WHICH IS INDICATED ON THE SITE MAP.

☒ THE EVENT WILL USE THE CITY'S GARBAGE CANS AND WASTE MANAGEMENT, REQUIRING ADDITIONAL FEES.

☐ THE EVENT WILL USE THE CITY'S DUMPSTERS, REQUIRING ADDITIONAL FEES.

☒ THE EVENT WILL HIRE A COMPANY AND PROVIDE RECYCLING SERVICES FOR THE FOLLOWING MATERIALS:

☒ PLASTIC	☐ PAPER	☒ ALUMINUM	☐ GLASS	☒ CARDBOARD	☐ COMPOST	☐ OTHER
---	--------------------------------	--	--------------------------------	---	----------------------------------	--------------------------------

☒ THE EVENT WILL UTILIZE CITY RESTROOM FACILITIES.

☐ THE EVENT WILL BRING ITS OWN RESTROOMS AND SANITARY STATIONS.
(May be required by Summit County Health Department or Park City Building Department)

WILL ANIMALS BE AT THE EVENT?: YES ☒ NO IF YES, PLEASE DESCRIBE TYPE OF ANIMALS AND WASTE PLANS.

TYPES OF ANIMALS:

☐ I HAVE INCLUDED THE PLACEMENT OF THE ANIMALS IN THE SITE MAP OR LINE UP IN THE CONTINGENCY PLAN

WILL DOGS BE ALLOWED AT THE EVENT?: YES ☒ NO ☒ LEASHED ☐ UNLEASHED

☒ The Waste Management Plan and Environmental Management Plan have been attached to this application as described above.

FOOD & MERCHANDISE SALES

☒ I understand that all vendors must obtain a Park City Business license. All vendors serving food and drink may also be required to obtain a food service or food handler permit from Summit County.

WILL THERE BE SALE OF MERCHANDISE?: YES ☒ NO

WILL THERE BE COMPLIMENTARY FOOD?: YES ☒ NO

WILL THERE BE SALE OF FOOD?: ☒ YES ☐ NO

WILL THERE BE ALCOHOL FOR SALE?: ☒ YES ☐ NO

☒ BEER	☐ WINE	☐ LIQUOR
--	-------------------------------	---------------------------------



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☒	I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.		
☒	I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL MAY REQUIRE OTHER PERMITS.		
WILL FOOD ITEMS BE PRE-PACKAGED?:		☐ YES	☒ NO
WILL FOOD ITEMS BE COOKED ON SITE?:		☒ YES	☐ NO
☒	I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.		
WILL FOOD ITEMS BE PREPARED OFFSITE?:		☐ YES	☐ NO
DESCRIBE ITEMS: BBQ dinner plate sold by local restaurant			
TEMPORARY SIGNS			
WILL THERE BE TEMPORARY SIGNS AT THE EVENT?:		☒ YES	☐ NO
☒	I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.		
SAFETY - SECURITY			
☒	THE EMERGENCY AND SECURITY PLAN HAS BEEN INCLUDED IN THE OPERATIONS PLAN, AS WELL AS CROWD CONTROL, ACCESS, AND FIRST AID. AFTER REVIEW OF THIS APPLICATION, REQUIREMENTS FOR EMTS, FIRE, AND POLICE SERVICES WILL BE DETERMINED AS PART OF THE CONDITIONS OF APPROVAL OF THIS EVENT. THE SPECIAL EVENTS DEPARTMENT WILL BE ABLE TO GIVE THE APPLICANT AN ESTIMATE OF SUCH CITY SERVICE REQUIREMENTS UPON REQUEST.		
THE EVENT WILL HAVE AMPLIFIED SOUND:		☒ YES	☐ NO
THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL:		☐ YES	☒ NO
COMMUNICATION NEEDS			
WILL THERE BE INSTALLATION OF AN ANTENNA FOR COMMUNICATION NEEDS?:		☐ YES	☒ NO
☐	INSTALLATION OF AN ANTENNA FOR COMMUNICATION IS INDICATED IN THE SITE PLAN WITH SPECIFICATIONS.		
MARKETING OF EVENT			
PROPER MARKETING OF YOUR EVENT IS VITAL TO ITS SUCCESS. PLEASE CONTACT THE PARK CITY CHAMBER FOR ADDITIONAL INFORMATION AND ASSISTANCE: www.visitparkcity.com			
☒	I HAVE CHOSEN TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.		
☐	I HAVE CHOSEN NOT TO LIST INFORMATION REGARDING MY EVENT ON THE PARK CITY CHAMBER'S WEBSITE.		
WHO IS THE TARGET MARKET FOR THIS EVENT?:		Local and Regional residents	
WHERE IS THE TARGET MARKET FOR THIS EVENT?: (choose all that apply)			
☒ LOCAL	☒ REGIONAL	☐ NATIONAL	☐ INTERNATIONAL
WILL THIS EVENT BE FILMED AND TELEVISED?: (choose all that apply)		☐ YES	☒ NO
☒ LOCAL	☐ REGIONAL	☐ NATIONAL	☐ INTERNATIONAL
PLEASE LIST ALL ADVERTISEMENT INCLUDING MEDIA COVERAGE, NEWSPAPER, AND MAGAZINES:			
MEDIA (RADIO/TV): KPCW, PCTV, Town Lift, Fox 13, KSL News			
NEWSPAPER: Park Record, Deseret News, and Salt Lake Tribune			
MAGAZINES: PC Magazine			
OTHER: Social Media, Club Team Newsletters, YSA Newsletter			
PLEASE SELECT RANGE OF MARKETING BUDGET:			
☐ \$100 OR UNDER	☐ \$100 - \$500	☐ \$500 - \$1,000	☒ \$1,000 - \$2,500
		☐ \$1,000 - \$2,500	☒ ABOVE \$2,500



Park City Municipal Corporation Special Event Permit Application

Special Events Department
City Hall, Third Floor
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060
specialevents@parkcity.org

APPLICANT AGREEMENT & SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed):	Laurie Santoro	
Signature:		Date:



PARK CITY MUNICIPAL CORPORATION
**Special Event Hold Harmless
and Indemnification Agreement**

This Hold Harmless and Indemnification Agreement must be completed and returned to the Special Event Manager ten (10) working days prior to the event or the event will be cancelled.

PLEASE PRINT:

Youth Sports Alliance
Name of Business/Organization

YSA Olympic & Paralympic Homecoming Parade
Name of Special Event

April 1, 2022
Date(s) of Event

Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to Park City Municipal Corporation that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid legal agreement and binding on such party and enforceable in accordance with its terms.

The person signing this Agreement represents and warrants to Park City Municipal Corporation that it has insurance coverage in place that covers the scope of activities associated with this event. This person further represents and warrants that the insurance coverage limits meet or exceed the coverage required to obtain this permit.

For and in consideration of Park City Municipal Corporation (PCMC) issuing a permit permitting the use of City streets and/or City owned/public property for the conducting of an event to be held as reported above, hereby agrees to defend, hold harmless, and indemnify PCMC, its officers, agents, servants, employees, and their successors, from and against all claims, loss, or demands for damages, including claims for loss of life, personal injury or wrongful death and/or damage to property arising out of the conduct of said Special Event as defined by Title 4 of the Park City Municipal Code, and further agrees that Applicant is indemnifying and holding harmless PCMC irrespective of whether the scope or limits of Applicant's insurance policies adequately cover any of the aforementioned claims or demands.

Youth Sports Alliance
Name of Business/Organization

Emily S. Fisher
Signature

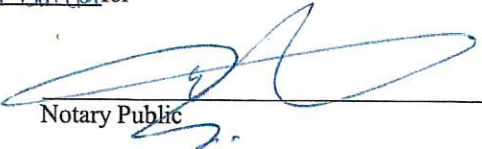
Emily S. Fisher
Name Printed

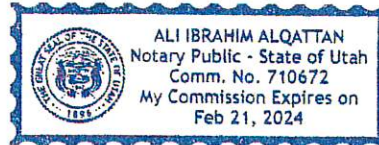
YSA Executive Director
Title

725 Parkway Ave.
Park City UT 84098
435-640-8520
Address and Phone Number

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

On this 10th day of January, 2022, before me, the undersigned notary, personally appeared Emily Starr Fisher, personally known to me/proved to me through identification documents allowed by law, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she signed it voluntarily for its stated purpose as the Executive Director for Youth Sports Alliance.


Notary Public





Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

This outdoor special event emergency operations plan (EOP) is meant to train event volunteers/personnel as well as to create a more specific EOP for events. It is the event organizer/responsible party's duty to train event personnel in the following potential emergencies and to make sure that all key and supervisory event personnel are documented on the attached section with a number to contact them at during the event, their assignment and its location. With this event EOP, a map of all areas that the event will encompass is included. It outlines the area of the event, evacuation routes and ingress/egress for emergency personnel.

Fire & Medical Emergencies

Police, Fire and Ambulance will respond based on the initial call. Police personnel are trained in first aid and can provide stabilization until the ambulance arrives.

In Case of a Medical Emergency:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information). Give the nature of emergency,
2. Location (Your specific site location),
3. Your name and phone number where you can be called back,
4. Do not move victim unless absolutely necessary,
5. And stay on the telephone until the Dispatcher has all needed information and allows you to hang up.

In Case of a Fire:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).
2. Give the nature of emergency and the location. Stay on the phone long enough to answer any questions the dispatcher might have. This will ensure that proper equipment and personnel respond. Police will provide rescue, traffic, communications and crowd control.
3. Alert people in the immediate vicinity to evacuate to safest designated areas. [SEE ATTACHED MAP(S)]
4. Use fire extinguisher if the fire is small and you have been trained in how to operate the device.
5. Never breathe the smoke from fire. Stay low and crawl if necessary to avoid it. Smoke from some plastics and other common materials are toxic. Stay upwind so combustion products will blow away you.
6. **DO NOT REENTER THE AREA.** If a life may be in jeopardy, notify the professionals and let them enter with proper equipment. A significant number of fire fatalities result when people who have successfully evacuated a fire area return to retrieve a valued item or to search for someone missing.

Weather Related Emergency

The on-site event organizer will be responsible for determining if weather conditions become a hazard to personnel/patrons at the activity. Choose the safest alternative.

Before Any Event:

Before any event, the on-site event organizer shall research types of weather that may occur during the particular time of year the event is scheduled. Once potential hazardous weather or conditions are identified, mitigation, preparedness and training efforts will be included in the event planning.

Lightning:

In the event of weather conditions with the potential of lightning activity, careful monitoring of the weather dynamics is required. Such factors as the developing cloud patterns in the area, the lightning, and thunder activity should be considered. In conditions where there is observable thunder and lightning, outdoor activities shall be suspended until thunder can no longer be heard.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

There is no safe place outside when thunderstorms are in the area. Evacuate to substantial buildings, enclosed parking structures and hard-topped vehicles are safe options. A safe building is one that is fully enclosed with a roof, walls and floors, and has plumbing or wiring (excludes temporary, portable, or metal buildings).

Lightning Safety Rules:

- Keep an eye on the sky,
- If you see or hear a thunderstorm coming, immediately suspend outside activity and go to a safe building or vehicle,
- Postpone activities promptly; do not wait for rain.
- If you cannot get to a shelter, stay away from trees,
- If you are out in a field, get to the lowest point,
- Move away from a group of people,
- Avoid metal,
- Avoid contact with electrical equipment or cords,
- Avoid contact with plumbing,
- Stay away from windows and doors, and stay off porches,
- Do not lie on concrete floors and do not lean against concrete walls.

Wind:

Power outages may occur with as little as twenty-five mile per hour winds and can up-root trees with shallow roots. If an event has tents, be cautious of the stability of the structure. All tents must have a City permit, have 50# of weight per leg and be inspected by the PCMC Building Dept. Wind can pose a hazard to participants or spectators, and if the on-site event organizer determines that winds pose a life safety issue, then activities shall be suspended.

Hail:

Most hailstorms develop in the presence of cumulonimbus clouds and other severe weather phenomena. Hailstones can cause serious damage, notably to automobiles, aircraft, skylights, glass-roofed structures, and people. Hailstorms rarely last more than 15 minutes. Some safety tips for hailstorms that an on-site event organizer should know or may want to pass on to participants are as follows:

- If you are outside, get inside.
- If you cannot find shelter, at least find something to protect your head.
- Stay away from windows.

Excessive Heat:

Heat is the number one weather-related killer in the United States, resulting in hundreds of fatalities each year. On average, excessive heat claims more lives each year than floods, lightning, tornadoes, and hurricanes combined. In planning for outdoor activities during a heat wave, consider certain precautions, e.g., can the event be scheduled in the morning or evening hours when it is cooler? The on-site event organizer will offer or encourage participants to:

- Drink or have plenty of water available. Avoid alcoholic and high sugar drinks.
- Encourage participants to wear lightweight, light-colored, and loose-fitting clothing,
- Wear a wide-brimmed hat, sunglasses, and sunscreen.

Provide cooling places with misting stations.

Microburst Rainfall:

Microburst rainfalls occur within a plume of air with high amounts of moisture are directed around a cold-core low or tropical cyclone. Flash flooding can frequently occur in of slow-moving thunderstorms in urban environments where less plants and bodies of water are present to absorb and contain the extra water. Should excessive rainfall occur during an event, the on-site event organizer will:

- Listen to the radio or television for information.
- Be aware that flash flooding can occur. If the event site is in a low-lying area with the potential to flood, move immediately to higher ground.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

- Be aware of streams, drainage channels, and other areas known to flood suddenly.
- Let participants know not to walk through moving water. Six inches of moving water can make you fall.
- Let participants know not to drive in flooded areas. If floodwaters rise around a car, abandon it. Move to higher ground.

Ice Storm:

Ice storms are caused by liquid precipitation freezing on cold surfaces and leads to the gradual development of a thickening layer of ice. The accumulation of ice during the storm can be extremely destructive. Trees and vegetation can be destroyed and ice can down power lines, causing loss of heat and communication lines. Because ice storms are usually slow developing, the on-site event organizer will monitor the weather before, during, and after the event. Mitigation efforts may include sanding or salting walkways, stairways, and roads, shortening the event, or offering shuttle service to minimize the number of cars and/or pedestrians on hazardous roadways.

Blizzard:

- Find a dry shelter. Cover all exposed parts of the body
- If shelter is not available:
 - Prepare a lean-to, wind break, or snow cave for protection from the wind.
 - Build a fire for heat and to attract attention. Place rocks around the fire to absorb and reflect heat.
 - Do not eat snow. It will lower your body temperature. Melt it first.

Earthquake:

The danger of an earthquake is high however it is unknown when such earthquake will happen. Should the large earthquake that's predicted happen (that is a 7.0 magnitude in the valley), it may result in a 5.6-5.8 magnitude here in Park City and surrounding areas. Precautions should be in place should the earthquake occur and event personnel should be aware of the danger and the procedures for safety and evacuation.

- Initially Drop Cover and Hold On
- Stay calm and await instructions from emergency personnel or a designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by a designated official. Be aware of falling objects as you exit a structure or hazards on the ground or in the area.



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Event Details

Event Name: YSA Olympic and Paralympic Homecoming F

Date(s) of Event: April 1, 2022

Event Location(s): Main Street, Park City

Street Address of Event: Main Street, Park City

On-site Day of Event Organizer/Responsible Party (please print clearly)

Primary Coordinator

Name: Emily Fisher

Mobile Number: 435-640-8520

Co-Coordinator

Name: Laurie Santoro

Mobile Number: 925-984-0960

Co-Coordinator

Name: Jan Mitchell

Mobile Number: 435-671-5739

Other Event Personnel, i.e. volunteers, security, parking

Name: Heather Sims

Mobile Number: 831-254-6011

Assignment: Floats - start

Assignment Location: Brew Pub Lot

Roving? – Yes ☒ No ☐

Name: Jana Johnson

Mobile Number: 435-640-8774

Assignment: Athlete Liason & Autograph lines

Assignment Location: Lower Main

Roving? – Yes ☒ No ☐

Name: Lucy Best

Mobile Number: 760-815-6043

Assignment: Floats - finish

Assignment Location: 7th and Main

Roving? – Yes ☒ No ☐



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

Name: Masey Fox
Mobile Number: 865-308-3722
Assignment: Parking/Floats
Assignment Location: Brew Pub Parking

Roving? – Yes ☒ No ☐

Name: Jan Mitchell
Mobile Number: 435-671-5739
Assignment: Athlete Liason
Assignment Location: Upper Main-start, Lower Main-after

Roving? – Yes ☒ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐

Name: _____
Mobile Number: _____
Assignment: _____
Assignment Location: _____

Roving? – Yes ☐ No ☐



Outdoor Special Event Emergency Operations Plan (EOP)

IMPORTANT – PLEASE READ THIS DOCUMENT IN ITS ENTIRETY

EMERGENCY – Dial 911

Park City Police Dept ----- 435 -615-5500
(Non-Emergency Number)

Summit County Sheriffs ----- 435-615-3600
(Non-Emergency Number)

Park City Building Department - 435-615-5100

Park City Emergency Management - 435-615-5911
(24hr On-Call Number)

Park City Fire Dist ----- 435-940-2500
(Non-Emergency Number)

Summit County Health ---- 435-333-1500
(Non-Emergency Number)

Park City Special Events:
Jenny Diersen ----- 435-602-3539
Chris Phinney ----- 435-602-3539

GREEN EVENTS CHECKLIST:

Thank you for helping us to preserve Park City's environment!
We are committed to the preservation and enhancement of the environment for our community and guests.
Please submit this checklist along with your permit application.
Contact your Special Event Coordinator for more information or questions.

Name of Event: YSA Olympic and Paralympic Homecoming		Organization/ Business: Youth Sports Alliance	
Total Estimated Attendance at Event: 1500		Number of Vendors: 2	
Date of Event: April 1, 2022			
Name of person responsible for overseeing green event practices for your event, including training staff and volunteers in sustainable practices: (recycling, composting, reuse, waste and energy reduction, etc.).		Emily Fisher	
Email Address: emily@ysaparkcity.org		Cell Phone: 435-640-8520	
Signature of Event Producer:		Date:	
✓	Standard	✓	Extraordinary Measures
	Complete Environmental Management Plan and attach as part of the Supplemental Plan for your event.		Use vendors that have an environmental policy, recycle and compost, use local food sources, use energy efficient appliances, or otherwise offset their carbon footprint.
	Use electric spider boxes for power needs.		Eliminate the use of fossil fuels for on site power needs.
✓	Use sand or other reusable ballasts for securing tents instead of water.		Commit to and publicize water conservation efforts at event.
	Recycling is required in all areas of the event. Recycling containers must be paired with trash cans.		Sponsors/Vendors distribute bags, bottles, or serving material made from recycled material, or that can be reused or recycled.
	Event Applicant materials printed on at least 30% post consumer recycled paper. Distributed items must be made from recycled materials that can be reused, recycled or reconsumed.		Event Applicant does not offer printed materials. All promotional materials are available electronically.
✓	Remind guests to bring their reusable bags and water bottles. Use, sell, or promote reusable bags and water bottles.		Event Applicant does not sell or give away plastic bottled water unless the bottle is compostable. (To try using watering stations and reusable containers).
✓	Reusable banners, eco-friendly promotional material or recycle (i.e., banners into shopping bags).	✓	Use reusable linens instead of paper or plastic table covers.
✓	Encourage the use of bicycles, buses, shuttles, carpools or other public transit to and from the event. This must be promoted on event website and marketing.		Offer a Bike Valet (Summer Events - May through October)
	Enforce a no idling policy for staff, volunteers, vendors and attendees.		Incorporate alternative transportation plans into your event. Supplement City Transit with additional transit options. (This must be approved before implementing).
	Use eco-friendly serving utensils (compostable, plant-based or made from recycled materials) and eliminate the use of regular plastic cups and pre-packaged servings.		Provide vegetarian meal options. Be local - offer food or vendor items that are made, grown and produced within 100 miles of Park City.
	Be Styrofoam Free!	✓	Be Glass Free!
	Prepare food with reusable cutlery and dishes, or products that can be composted.	✓	Serve food in bulk – (avoid cans, bottles, sugar packets and serve at stations)
	Wastewater must be properly disposed of into the sanitary sewer system, i.e., floor sink or mop sink, etc., and it is prohibited to dispose of gray water into the storm sewer or directly onto the ground.		Tell us what else you are doing. We love new ideas and solutions!!
For Municipal Purposes			
Trash Plan Approved by:		Date:	
Public Works:		Date:	
Health Department:		Date:	
Sustainability Department:		Date:	



Park City Permit for Relief of Noise Restrictions 2021

A Permit for Relief of Noise Restrictions is required of any person or company that engages in an activity in violation of Park City Code 6-3. Per the Park City Code Section 6-3-11, applications for a permit for relief from the noise restrictions may be made to the Chief of Police as it pertains to special events, community, or private functions or events. Any permit granted by the Chief of Police, or his/her designee shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, time of day, location, sound pressure level, or equipment limitation and name and contact information for the on-scene officiator. The applicant is required to provide an on-site officiator at the event to ensure compliance with the noise restrictions and be available for contact if there are complaints. Additionally, the applicant is required to provide a map of the event location showing stages, speakers and other sources of noise.

Applicant's Name: Youth Sports Alliance

Phone #: 435-214-0792

Address: 725 Parkway Drive Park City, Utah 84098

Purpose of Activity and description of noise-making activity and equipment:

Olympic and Paralympic Homecoming Parade: parade down Main Street with Olympians & Paralympians followed by speeches, autograph signing, and local concert

Address of Event (property on which noise generating activity will occur): Main St./Lower Main for after parade

Date(s) of Event: 4/1/2022 Time of Amplified Noise (Include Sound Check): 4:00-7:00pm

Type of Noise Generated: music, speaking, vehicles

Estimated Maximum Number of People in Attendance: 1500-2000

Level of Noise Permitted: 80DB

I, Emily Fisher, acknowledge and understand Park City Code 6-3 and certify that all information stated above is correct. As the applicant, I will have amplified sound no higher than a decibel limit of 804 between the times of 4:00 to 7:00 (all permits expire at 10:00 PM). Should I violate the terms of the agreement, I will immediately remedy the situation or be subject to the penalties listed below.

Signature:

Date:

Responsible person who will be attending the event and will be monitoring noise levels:

Onsite Officiator: Emily Fisher

Phone: 435-640-8520

Please Note:

The officiator in charge of the event is responsible to monitor and maintain the permissible sound levels spelled out in this permit. Additionally, the officiator is responsible to mitigate complaints received by the Park City Police Department. Failure to mitigate complaints immediately, once brought to the officiator's attention, may result in a criminal citation and/or a revocation of this permit.

Approved by (PCPD): _____

Signature: _____

Date: _____

The applicant may be required to contact surrounding property owners. When completed, documentation of those contacts (with contact information) shall be provided.

Required Information:

The following residential property owners have no objection to the type of noise that will occur at the location, and at the date and time, given above:

The following residential property owners have objection to the type of noise that will occur at the location, and at the date and time, given above:

Please Note: As per Park City Code Section 6-3-4, the Police Department shall be responsible for the administration of these rules and regulations and any other powers vested in it by law and shall make inspections of any premises and issue orders as necessary to effect the purposes of these regulations, and do any and all acts permitted by law that are necessary for the successful enforcement of these regulations.

As per Park City Code Section 6-3-14, the Police Department may upon discovery or report of a violation be able to issue a criminal citation for the violation or may file a report with the City Prosecutor's Office for review and issuance of information and summons to court to answer the charges.

As per Park City Code Section 6-3-15, any person who is found guilty of violating any of the provisions of these rules and regulations, either by failing to do those acts required herein or by doing a prohibited act, is guilty of an infraction. Each day such violation is committed, or permitted to continue, shall constitute a separate violation. The City Attorney may initiate legal action, civil or criminal, requested by the Department abate any condition that exists in violation of these rules and regulations. In addition to other penalties imposed by a court of competent jurisdiction, any person(s) found guilty of violating any of these rules and regulations shall be liable for all expenses incurred by the Department in removing or abating any nuisance or other noise disturbance.

YSA Park City Nation Olympic and Paralympic Parade Operational Plan 2022 (DRAFT – Working Document)

Overview: Parade will start from Brew Pub Parking lot, run down Main Street turn left onto 7th Street, right on Park Ave. Athletes will then be dropped off at either Park Ave or 9th St TBD.

- Parade will start at 5:00, anticipated to be complete by 5:30
- Stage at the bottom of Main Street for speeches and local band concert 5:45-7:00
- Athletes will be available for autographs 6:00-7:00. 10X10 booths will be staged on Town Lift Plaza and middle of Main Street between 7th and 9th. We will have lines form out in front of booths working to keep distance between spectators and athletes.
- Teardown 7:00-9:00
- Anticipating around 1500 spectators, but volume is weather dependant

Map of entire venue, including road closures and parking removal

- See attached

Parking

- Participant & spectator parking: utilize all public parking areas
- VIP parking: Brew Pub: north end closest to Wasatch Brewery. Will be required to show VIP parking pass issued by YSA

Traffic Control

- Participants & spectators will be encouraged to use public transportation. Participants getting dropped off will be asked to use Swede Alley, China Bridge, and Marsac Ave. for drop off points.
- Participants will gather at the Brew Pub parking lot for parade staging
- Other than the VIP parking spots, no other parking allowed in Brew Pub parking lot
- Main Street will be blocked off at all cross roads
- Lower Main will be closed until 7:00, from 7th Street – 9th Street. Barricades on Main St. at 7th St. and on 9th St. at Trolley turn around

Parade Route:

- Parade will start from Swede Alley, right on Mail Street and end at 7th Street. Floats will turn onto 7th St. and continue over to Park Ave. and park **between 7th and 9th**.
- Spectators will line Main Street for parade, then gather on Lower Main between 7th and 9th.
- No candy or other items will be allowed to be thrown from floats

Structures:

- Stage on lower Main Street
- 10 x 10 sponsor tents: # TBD
- 10 x 10 athlete tents on Town Lift Plaza: 4
- 10 X 10 athlete tents on Main Street: 4-6
- 10 x 10 F&B tents on Town Lift Plaza: 2-4

Weather

- Rain or Shine – no reschedule date
- Cancellation when appropriate due extreme weather, see Emergency Operational Plan

Emergency Plan

- **First Aid Stations TBD**

Covid Protocols

- Follow current County and State recommendations and guidelines.
- Athlete autograph booths
 - Space booths to allow for social distancing between each booth
 - Create lines for each athlete allowing social distancing within lines
 - Use markers so spectators approach athlete one at a time
- Sanitizing Stations
- Provide masks
- Use of open-aired vehicles for athletes in parade
- Use of Rovers assisting with compliance

Option:

- **If transmission rates do not allow in person autographs, we will have pre-signed flags for participants**
- **Move to car-parade only, no after show or concert**
- **Require masks to be worn in autograph lines?**

Waste Management Plan

- The event will utilize garbage cans and waste management by City

Staff and Volunteer Plan

- See attached

Community impact outreach and notification plan

- Work with HPCA
- Operations Plan will be given to HPCA
- Run of Show, including all road and parking closures, will be given to HPCA
- Utilize media to promote and communicate parade including road closures

Media/Marketing Plan

- KPCW, PCTV, Town Lift, Park Record, PC Magazine, Deseret News, Salt Lake Tribune
- Social Media: reoccurring posts about event and highlights of PC Nation Athletes
- Local school newsletters including PTO newsletters
- Club Team newsletters and social media
- Local calendars
- Fox New and KSL will have reporters at parade

- Swagg: YSA Park City Nation Flags will be available for fans to use for autograph signage. Hats for spectators with YSA and possible sponsor logos

Sponsor Plan

- Sponsors TBD
- Sponsors, when obtained, will be listed on banners, flags, and social media

Noise exemption request

- See attached

Permission for use of properties

- Sweeney Properties: Town Lift Plaza usage
- Vail Resorts: notification of timing of parade

Sign Plan

- Each vehicle will have an Olympic athlete banner on sides
 - To include Olympian name, year
 - To include sponsor names
 - RAP Tax Logo
 - Vehicles will have their own logos Example Park City Ski and Snowboard will have their own banners
- Banners in Town Lift Plaza
- Banner on stairs up to Town Lift Plaza

Contingency Plan

- Rain or Shine

Athlete Autograph Booths

- Flags will be given out for autograph signing
- Athletes will be positioned on an 8' table under a 10X 10 Canopy (two athletes per table)
- Canopies on Main Street will have two tables, four athletes
- Canopies on Town Lift Plaza will have one 8' table with 2 athletes
- Lines will form in front of each athlete with a minimum of 4' distance between athlete and line
- Volunteers will monitor and help control lines at each athlete station
- Mask requirements will follow state and county guidelines, but may also be strongly recommended at YSA's discretion

Signage Plan
YSA Olympic and Paralympic Homecoming Parade
April 1, 2021

Banners will be made of Vinyl

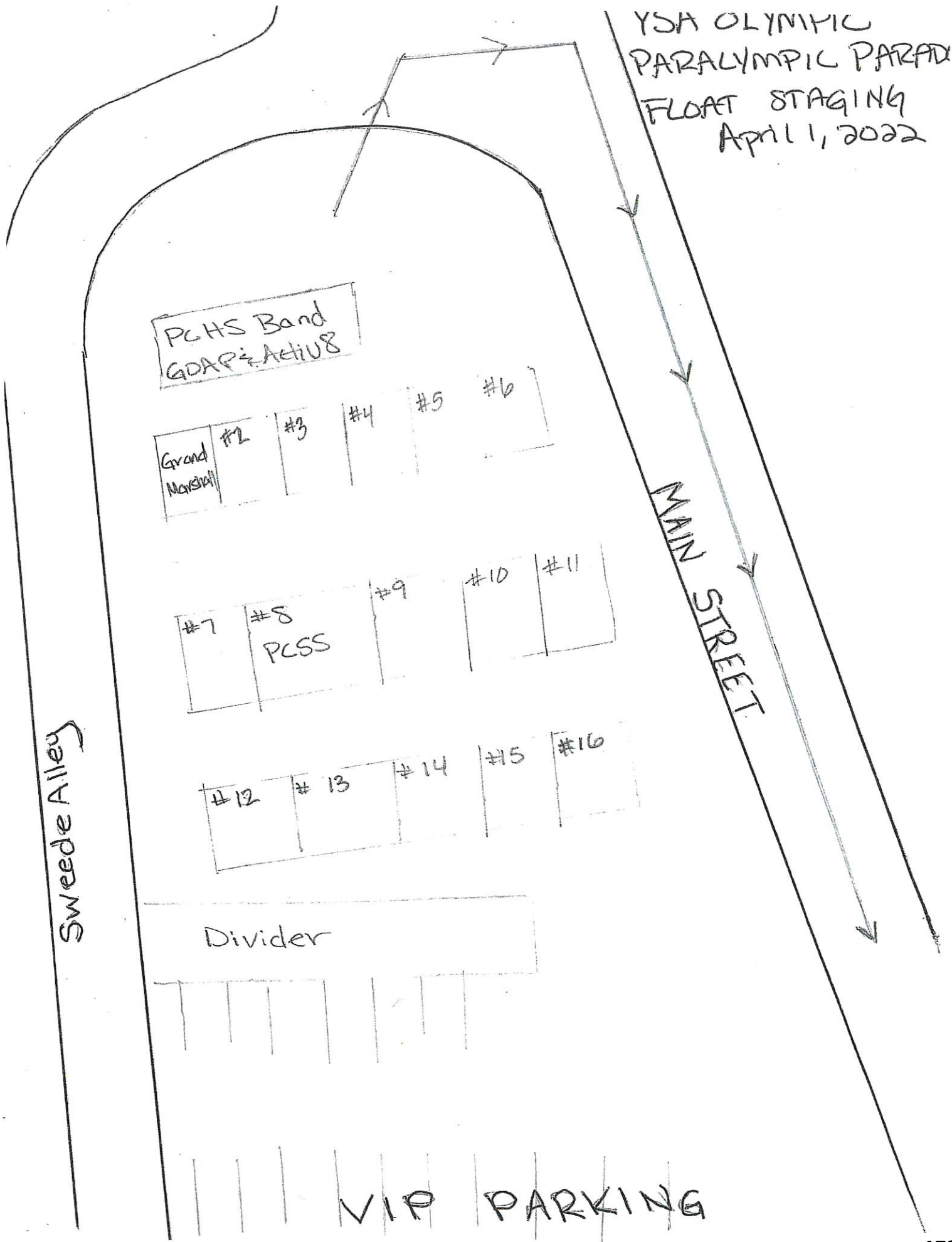
Will have RAP Tax/City logo for sponsorships

Other sponsors TBD

1. Banner on walking bridge over lower Main Street 10' x 5' qty 2
2. Banners on light posts down Main Street
3. Banners on each Float vehicle 36"x24"
 - a. Individual floats will have their own sponsorships and banner announcing organization, most will be held by athletes walking in front of the float
4. Walking Banner for the beginning of the parade to be carried by children/athletes 60" x 36"
5. A-Frame sign in Town Lift Plaza showing costs of food and beverages
6. A-Frame sign "Athlete Reception" area (location TBD)
7. Step and Repeat with YSA logos on Town Lift Plaza

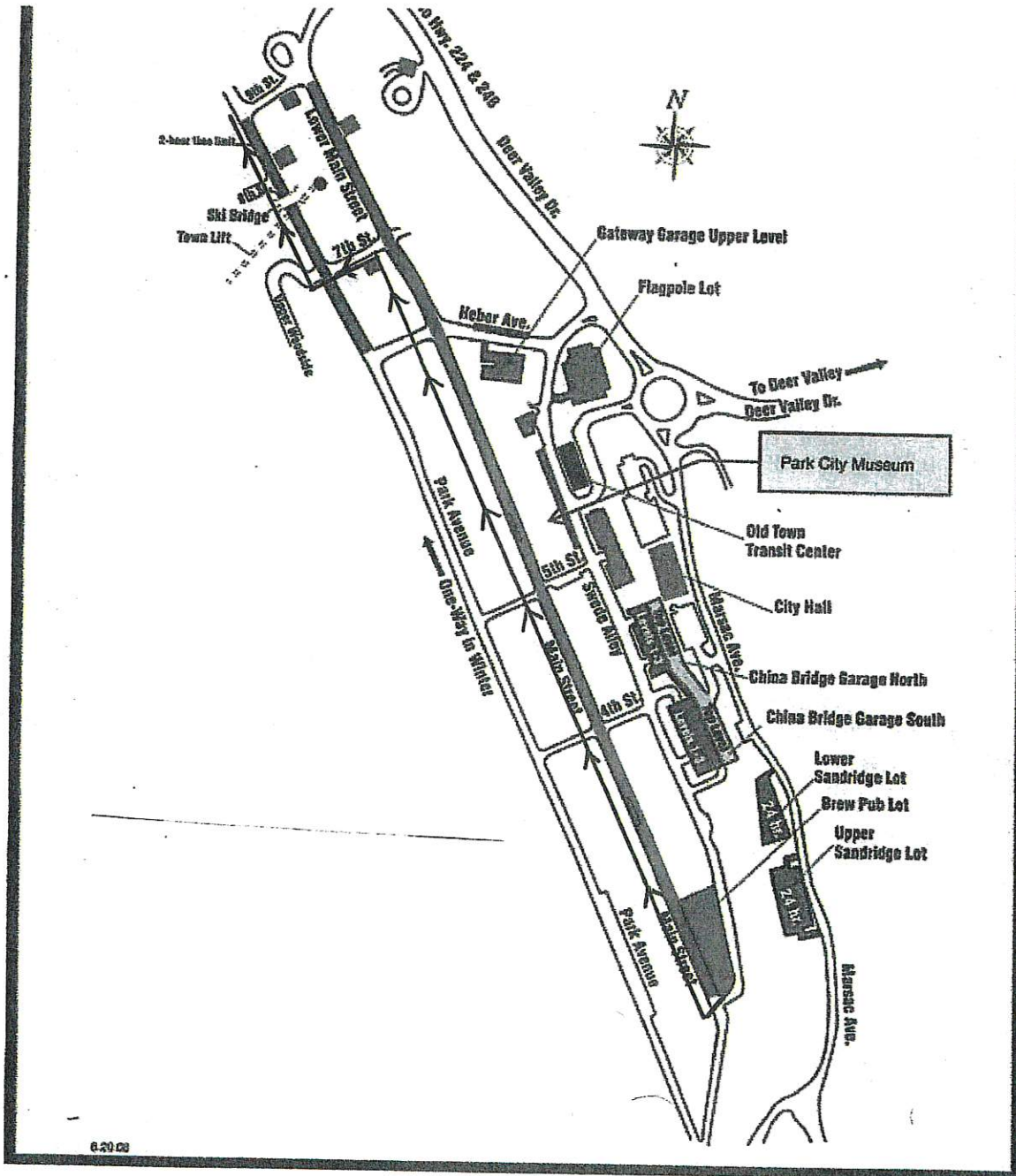
See attached photos for examples

YSA OLYMPIC
PARALYMPIC PARADE
FLOAT STAGING
April 1, 2022



YSA Olympic Paralympic Parade Route 11/11/2002

Start Brew Pub Parking Lot - down Main St. - left on 7th St on Park Ave. Athletes will be dropped off on Park Ave and walk to Stage area on Main & 9th St.



Plan A

Plan A

Floats to exit at 7th to Park Ave.
to 9th St. Athletes dropped off at
9th St. Floats to exit via 9th
to Deer Valley and park in Stag Park
lot.

Parade Route

Closure re. 2:00 am

00
Volunteers

Red Bridge

Stage ADA ramp

Back of House
Athlete drop off zone

Beer
Garden

Athlete Drop off

[EXIT]

[EXIT]

Float exit
to Stag Park
Parking

Athlete Drop off

0:00 1:15

MAIN St

Plan B

Floats to park on PARK AVE
Athletes to walk to 9th &
Main and meet behind stage
requires parking removal on
Park Ave

7th St.

closure 3:00pm

Athlete Tents

Porta-pottos
lower level

OC
volunteers

XX
XX

XX
XX

XX
XX

Pet Stage

Athlete
Tents

Beer
Garden

Stage

ADA
Ramp

OC
volunteers

OC
volunteers

Athlete
Meeting zone

ENTR

close
close

9th Street

PARK AVE



DRAFT SPECIAL EVENT PERMIT

Type of Permit: Level 4 Special Event
Event Name: Olympic and Paralympic Homecoming Parade
Event Date(s): Friday, April 1, 2022
Event Location: Main Street
Permittee: Youth Sports Alliance (YSA)
Contact Person: Emily Fisher, Executive Director
Approved By: City Council of Park City
Approval Date: March 3, 2022

The Park City Council has approved the and Level Four Special Event Permit for the 2022 Olympic and Paralympic Homecoming Parade. The 2022 Olympic and Paralympic Homecoming Parade is to be held on Main Street on Friday, April 1, 2022 between 1:00 and 10:00 p.m., including set up and break down of the event. This Level Four Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The 2022 Olympic and Paralympic Homecoming Parade will be held Friday, April 1, 2022 from 1:00 to 10:00 p.m. including setup and breakdown. Site Maps, Transportation and Parking Plans, Insurance and Hold Harmless Waiver as required of this permit shall be attached to this permit as an exhibit to this permit.
2. A Special Event Application was received on November 24, 2021. After review of the Application, the Special Event Manager determined that the proposed activity is a Special Event, as it is a unique cultural and entertainment activity, produced by a non-profit entity, occurring for a limited duration of time that impacts the City by having use of and having impacts on City Property and requiring licensing and services beyond the scope of normal business and liquor regulations as defined by title 4A. The proposed event creates public impacts through:
 - Interruption of the safe and efficient flow of transportation in Park City, including streets and public rights of way, which include temporary road closures, impacts on streets and sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in Park City;
 - Use of Public property and facilities;
 - Use of City parking facilities;
 - Use of amplified sound that is above Title 6 of the municipal code; and
 - Need for public safety beyond their normal scope of operations.
3. The Special Event Manager has determined the event is a Level Four Event due to:
 - The attendance throughout the event time period is estimated to be 1,500 to 3,000;
 - Has moderate impact on surrounding areas;
 - Has moderate to major transportation needs including removal of parking, requires a transportation mitigation plan and minor to moderate residential transportation mitigation and requires Park City Transit rerouting; and

Exhibit B: DRAFT Special Event Permit YSA Olympic and Paralympic Homecoming Parade

- Requires public safety staffing needs beyond their normal operations, including moderate to major support in the venues and minor to moderate traffic control.
4. Based on current applications under review, the Special Events Department anticipates staying within the Council established a cap of ten Level Four events.
 5. The event is not held during Peak Time Periods, but rather during the off season.
 6. YSA Olympic and Paralympic Homecoming Parade provides positive economic, cultural and community value and aligns with the goals as outlined in the Park City General Plan. The cultural and community event celebrates Park City and Utah's Olympic and Paralympic Legacy and creates a complete community through its core values and partnerships in Park City with both businesses and the community as a whole and provides diversity, uniqueness to the Park City Event Calendar. The event does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, or locations. The reason for hosting the event in Park City on Main Street is consistent Park City's goals to create a complete community. The event is not primarily retail in nature and provides community and ancillary economic benefit to the City through sales tax, overnight visitation, marketing and branding as compared to community impacts and costs of services.
 7. The conduct of the Special Event will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in its venues as attached to this permit.
 8. The conduct of the Special Event will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
 9. 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.
 10. The Special Event will not substantially interfere with any other Special Event during the timeframe, or with the provision of City services in support of other events or governmental functions. There are no other Special Events during the YSA Olympic and Paralympic Homecoming Parade event and timeframe.
 11. The event provides sufficient traffic controllers, signs and other City required barriers and traffic devices, monitors for crowd and safety, safety, health, sanitation and facilities to reasonably ensure that the event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment. Additionally, the event provides adequate transportation, off-site parking, and traffic circulation.
 12. The event has provided required insurance, as well as any other services or facilities necessary to ensure compliance with City ordinances.
 13. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
 14. The Permittee has obtained approval of other public agencies as required, within whose jurisdiction the event or a portion thereof will occur, and the applicant has obtained approval of private properties of which the event or a portion thereof will occur.
 15. The Permittee has been working with City Staff and applicable departments to address operations of the event. The Permittee demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
 16. Staff finds the YSA Olympic and Paralympic Homecoming Parade promotes the City Council's Goals of creating a sense of place. The event furthers Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Youth Sports Alliance helps to support the continued success of the multi-seasonal tourism economy

Exhibit B: DRAFT Special Event Permit YSA Olympic and Paralympic Homecoming Parade

while preserving the community character that adds to the visitor experience and offering year-round athletic programs to local youth.

Conclusions of Law:

1. The Application is consistent with the requirements of the Park City Municipal Code, Title 4A.

Conditions of Approval:

1. The Permittee, unless otherwise affirmatively agreed in writing, at its' cost, shall incorporate such measures as directed by Staff to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety.
2. The Permittee, is required to provide supplemental documents including a Site Map with vendors and sponsors, Transportation and Parking Plans, and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with from the Chief of Police, Transportation Manager, Public Works Director, Chief Building Official and Economic Development Manager or their designees.
3. The Permittee is required to provide a sufficient number of traffic controllers, signs and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.
4. The Permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the PCMC Event Sustainability Standards.
5. In accordance with the Transportation Demand Management Plan, the permittee is required to distinguish a transportation and parking plan, including obtaining property permission or executing lease agreements for such public property use, that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking for shall be identified, managed and secured for Parade Floats, ADA, Staff and Volunteers, and Drop and Load, as well as Transit Services provided. Offsite parking areas for spectators and the general public are required with Transit Service secured by the permittee at the Park City School District and the permittee must provide such proof of permission to the City. Such plans shall be reviewed and approved by the Chief of Police and Transportation Planning Manager. Access to area businesses, public facilities residential homes must be maintained at all times.
6. The permittee has requested an exemption to the noise ordinance 6-3-11, which has been granted to not exceed 80 decibels. The permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses and public facilities. If a complaint is received by Park City Police Department, the Police Department will investigate the complaint. If asked by the Park City Special Event Staff or Police Department, the permittee shall turn noise down to mitigate concerns of noise from surrounding residents, businesses or public facilities. The permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise levels.
7. The Permittee is responsible for assisting the City in an outreach and communication plan,

Exhibit B: DRAFT Special Event Permit YSA Olympic and Paralympic Homecoming Parade

including event impact information in a form to be approved by the Special Events Manager to surrounding businesses and residents no later than March 25, 2022.

8. The Permittee, is required to provide waiver and release of damages and indemnification insurance coverage in an amount as required by the Special Events Manager or the City Attorney's Office, including \$2,000,000 per occurrence/ \$4,000,000 aggregate general liability, \$2,000,000 Auto Liability each accident, combined single limit (hired/non owned/owned), and \$2,000,000 Liquor Liability and Proof of Workers Compensation in the amounts of \$500,000 per accident, \$500,000 disease each employee, \$500,000 disease policy limit. Such policies shall further name Park City Municipal Corporation as additional insured. The permittee shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees as described in section 4A-2-10 and 4A-2-4.F. The insurance must name Park City Municipal Corporation shall be named as additionally insured and for any claims related to this permit, the Permittee's insurance coverage shall be primary insurance coverage as respects to PCMC, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by PCMC, its officers, officials employees, or volunteers shall be excess of the Permittee's insurance and shall not contribute with it. The Worker's Compensation policy shall be endorsed with a waiver of subrogation in favor of the Entity for all work performed by the Permittee, its employees, agenda and subcontractors.
9. All plans for tents, stages and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than March 25, 2022, or no less than one week prior to the first day of set up for YSA Olympic and Paralympic Homecoming Parade.
10. The Permittee is responsible for maintaining a staff and volunteers plan for their event. Venue Managers contact list shall be provided to the Special Events Manager and Economic Development Manager.
11. The Permittee's use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
12. 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 March 24, 2022 and submitted to Park City Municipal Corporation.
13. All sign plans shall comply with the Park City Municipal sign code and be reviewed by the Parks, Special Events and Planning Departments.
14. YSA estimates overall attendance of the Olympic and Paralympic Homecoming Parade in Park City will be 3,000. YSA shall modify operations as directed by Staff to address any substantive change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic and transportation impacts to the City.
15. YSA will address any requirements from the Chief Building Official, and Public Safety Personnel regarding placement of emergency staff and equipment. YSA will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management and Park City Fire District.
16. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management Departments have the right to cancel the event upon any condition, violation or weather that jeopardizes the life, safety or property of the residents or visitors of Park City.
17. The approval identification provided with the approval of this permit must be in possession of the permittee at all times and must be made available for inspection when requested by City authorities or the public. The permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Municipal Code 4A-2-4.

PASSED AND APPROVED this Thursday, the 3rd Day of March, 2022.

Exhibit B: DRAFT Special Event Permit YSA Olympic and Paralympic Homecoming Parade

PARK CITY MUNICIPAL CORPORATION

City Manager, Matt Dias

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Margaret Plane, City Attorney

Attachments:

A Site Plan with Vendors, Sponsors and Sign Plan

B Transportation & Parking Plans

B Certificate of Insurance

C Hold Harmless Agreement

DRAFT



January 26, 2022

RE: Youth Sports Alliance Post Olympic Parade & Community Celebration

It is our understanding on April 1, 2022, the Youth Sports Alliance (YSA) wishes to host a parade highlighting both future Olympic hopefuls and returning Utah Olympic Athletes to Main Street. The parade is anticipated to begin at 5:00 p.m. The community is welcome participate in the spirit of the games, support local businesses, and enjoy festivities on Town Lift Plaza before heading to Lower Main Street for a concert until 7:00 p.m.

On behalf of the HPCA, we respectfully submit our support of the event as outlined above.

Best regards,

A handwritten signature in black ink that reads "Ginger Wicks".

Ginger Wicks
Executive Director

City Council Staff Report



Subject: Mountain Ridge Subdivision Lot 13 Plat Amendment
Application: PL-21-04950
Author: Spencer Cawley, Planner I
Date: March 3, 2022
Type of Item: Administrative – Plat Amendment

Recommendation

(I) Review the Plat Amendment for 3099 Mountain Ridge Court, (II) hold a public hearing, and (III) consider Ordinance No. 2022-05 (Exhibit A).

Description

Applicant: David and Heidi Maya; Represented by Jeff Schindewolf
Location: 3099 Mountain Ridge Court
Zoning District: Single Family
Adjacent Land Uses: Single-Family Dwellings
Reason for Review: Plat amendments require Planning Commission recommendation and City Council action¹

Abbreviations

LMC Land Management Code
SF Single Family Zoning District

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

On August 4, 2021, the Applicant submitted a complete Plat Amendment application to the Planning Department. The Applicant proposes amending the Mountain Ridge Subdivision Plat to modify the limitation on Maximum Floor Area for Lot 13 from 3,247 square feet to 3,410 square feet, a 163-square-foot increase.

On February 9, 2022, the Planning Commission reviewed the Application and forwarded a negative recommendation to the City Council. The Planning Commission clarified the negative recommendation by revising the findings of fact to include that the Applicant's request does not meet the requirements for Good Cause and is inconsistent with the original intent and methodology of the Subdivision Plat.

¹ LMC [§ 15-7.1-2\(B\)](#).

Background

3099 Mountain Ridge Court is in the Mountain Ridge Subdivision, Lot 13, in the Single Family (SF) Zoning District. The Lot is occupied by a Single-Family Dwelling. The image below, taken from Google Earth, shows the Lot in relation to the Subdivision boundaries.



On September 27, 1989, Planning Staff presented the Mountain Ridge Subdivision to the Planning Commission and noted that “buildings should be sited to preserve significant views and so as not to break prominent ridgelines” (Exhibit B).

The Planning Commission meeting minutes from February 14, 1990 state that the City Council requested the Subdivision be compatible with the community and that “[...] stringent development controls [are] placed on each lot which include limits of disturbance, revegetation, minimum/maximum square footages, and building heights, [...] indicated on each lot” (Exhibit I). From its inception, the intent of the Mountain Ridge Subdivision is to restrict building size and mass to conform with the natural contour of the land. Furthermore, neighbors have expressed concern that amendments to one Lot will result in future Subdivision amendments and alter the intent of these Subdivision restrictions (Exhibit C).

On March 8, 1990, the Park City Council approved [Ordinance No. 90-12 \(Page 150\)](#), an ordinance rezoning the Mountain Ridge Subdivision from Residential Density-Master Planned Development to Single Family and amending the official zoning map of Park City (Exhibit D).

In 1991, the Mountain Ridge Subdivision was recorded with Summit County as Entry No. 321514. The subdivision established 21 Lots and designated the building envelope limits, the maximum building size, and the maximum building height for each Lot (Exhibit E). No Lots within the subdivision have been amended from the existing Plat.

On July 29, 2013, the City issued a Building Permit for a Single-Family Dwelling at 3099 Mountain Ridge Court. The Building Department's plan check indicates the main Structure Area measures 4,241 SF, the Basement Area measures 1,663 SF, and the garage Area measures 911 SF (Exhibit F, Page 7).

The Summit County online record and the 2013 Building Permit for 3099 Mountain Ridge Court show the structure's square footage exceeds the maximum square footage allowed by the Subdivision Plat. The Applicant's Representative used these current LMC definitions to calculate the existing square footage:

Basement: Any floor level below the First Story in a Building. Those floor levels in Buildings having only one floor level shall be classified as a Basement unless that floor level qualifies as a First Story as defined herein.

First Story: The lowest Story in a Building provided the floor level is not more than four feet (4') below Final Grade for more than fifty percent (50%) of the perimeter. Can include habitable or uninhabitable Floor Area.

Floor Area, Gross Residential: The Area of a Building, including all enclosed Areas, consisting of the Area of all floors located under a ceiling that is above Final Grade, measure in square feet. Unenclosed porches, Balconies, patios and decks, vent shafts and courts are not calculated in Gross Residential Floor Area. Garages, up to a maximum Area of 600 square feet, are not considered Floor Area. Basement and Crawl Space Areas below Final Grade are not considered Floor Area. Floor Area is measured from the finished surface of the interior of the exterior boundary walls.

Under these definitions, the Applicant's Representative calculates the total square footage for 3099 Mountain Ridge Court is less than 3,247 SF.²

On October 13, 2021, the Planning Commission held a public hearing and continued this Application to October 27, 2021. ([Staff Report](#); [Meeting Minutes](#).)

On October 27, 2021, the Planning Commission held a public hearing and continued this Application to a date uncertain. ([Continuation Report](#); [Meeting Minutes](#).)

On February 9, 2022, the Planning Commission held a public hearing and forwarded a negative recommendation to the City Council. ([Staff Report](#); [Meeting Audio](#).)

² The Applicant's Representative shows that the garage area is basement area and argues the 824 SF are exempt as a result.

Three Neighbors in the Mountain Ridge Subdivision sent in written public comment regarding the Applicant's request to increase the allowed square footage for Lot 13. Two neighbors expressed their opposition stating, "If an amendment to this Plat is approved, it would set a precedence that would be difficult for our HOA to fight". The other neighbor said, "This application and reasoning [for Good Cause] would create a precedent for all residences to seek the similar increase". (Complete comments are attached as Exhibit I). The Commission argued that Park City needs a variety of housing stock and agreed with public comment that approval of this request may result in other property owners asking for similar approvals. Two Commissioners encouraged the Applicant to continue to work with Staff and bring the item back to the Planning Commission for additional review. But, in the end, the majority of Commissioners forwarded a negative recommendation, finding there was no Good Cause.

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.³ The amendment shall be approved in accordance with the procedures outlined in LMC [§ 15-7.1-2](#) and a Final Plat shall be approved in accordance with these regulations.⁴

(I) The proposed Plat Amendment meets the less restrictive Single Family (SF) Zoning District requirements.

The purposes of the SF Zoning District include maintaining existing predominately Single Family detached residential neighborhoods, allowing for Single Family Development Compatible with existing Developments, and maintaining the character of mountain resort neighborhoods with Compatible residential design.⁵

The table below outlines the SF Zoning District Lot Requirements⁶ and compares the zone standards with the Subdivision Plat Map requirements.

Requirement	SF Zone	Subdivision Plat Map – Lot 13
Front Setback	Twenty Feet (20')	Twenty Feet (20')
Rear Setback	Fifteen Feet (15')	Not specified
Side Setback	Twelve Feet (12')	Not specified
Building Size	Not Specified	3,247 Square Feet
Building Height	Twenty-Eight Feet (28') from Existing Grade.	Twenty-Five Feet (25') from Existing Grade.

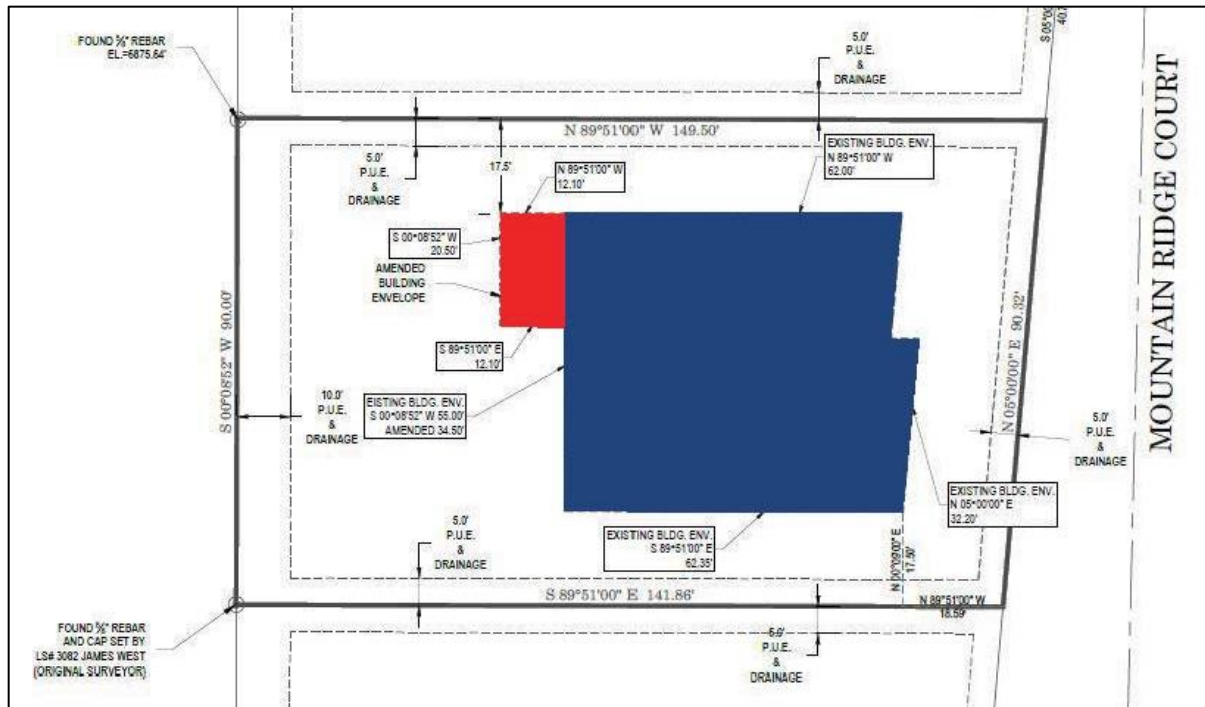
Below is a visual approximation of the proposed changes. The proposed amended building envelope is highlighted in red, and the existing building envelope is highlighted in blue.

³ LMC [§ 15-12-15\(B\)\(9\)](#).

⁴ LMC [§ 15-7.1-3\(B\)\(1\)](#).

⁵ LMC [§ 15-2.11-1](#).

⁶ LMC [§ 15-2.11-3](#).



The Applicant proposes to increase the allowed square footage from 3,247 square feet to 3,410 square feet to add an addition to the rear of the existing structure indicated in red above and attached as Exhibit G. The amendment will not change the Setbacks nor the height restrictions as established by the Mountain Ridge Subdivision Plat.

The following table shows the current allowed maximum square footage and the current Lot size:

Lot Number	Maximum Square Footage	Lot Size
1	3,616	14,649.18 SF
2	4,509	18,371.42 SF
3	4,600	19,572.67 SF
4	4,226	17,193.43 SF
5	4,600	22,794.16 SF
6	4,600	31,849.85 SF
7	4,600	26,948.77 SF
8	4,600	26,585.32 SF
9	3,474	14,057.74 SF
10	3,194	12,891.19 SF
11	3,144	12,684.77 SF
12	3,210	12,959.09 SF
13	3,247	13,111.45 SF
14	3,344	13,518.52 SF
15	3,169	12,787.22 SF
16	3,695	14,977.86 SF

17	3,803	15,430.28 SF
18	4,600	22,494.55 SF
19	3,628	14,701.23 SF
20	3,579	14,497.55 SF
21	2,800	9,176.11 SF
SUBDIVISION AVERAGE	3,208	17,202.49 SF

Total square footage of habitable space allowed in the Mountain Ridge Subdivision uses the same calculation for all the Lots and is approximately 24% of the Lot Area, or 4,600 square feet, whichever is less. The Applicant has petitioned to amend the Plat for a 5% increase to their allowed maximum square footage or an increase to 26% of the habitable space to Lot Area ratio.

(II) Plat Amendments require a finding of Good Cause; the Planning Commission did not find Good Cause for this Plat Amendment.

Plat amendments shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.⁷

The proposed expansion does not vacate or amend a Public Street, Right-of-Way, or easement.

LMC § 15-15-1 defines Good Cause as:

Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as:

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

The Applicant included the following statement with their Application regarding Good Cause (Exhibit H):

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

⁷ LMC [§ 15-7.1-3\(B\)](#)

On February 9, 2022, the Planning Commission found that the Applicant's request does not meet the requirements for Good Cause and is inconsistent with the original intent and methodology of the Subdivision Plat. The Planning Commission, therefore, forwarded a negative recommendation to the City Council.

If City Council finds Good Cause for the plat amendment, staff recommends the City Council amend Ordinance No. 2022-05 to add a Finding of Fact outlining City Council's determination.

Department Review

The Development Review Committee reviewed the proposal on September 28, 2021. The Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on January 26, 2022. Legal notice was published in the Park Record on January 26, 2022. Staff mailed courtesy notice to property owners within 300 feet on January 26, 2022.⁸

Public Input

Public input is attached as Exhibit I.

Alternatives

- The City Council may amend and adopt Ordinance No. 2022-05; or
- The City Council may deny Ordinance No. 2022-05 and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain.

Exhibits

Exhibit A:	Draft Ordinance No. 2022-05 and Mountain Ridge Subdivision Lot 13 Proposed Amended Plat
Exhibit B:	September 27, 1989 Planning Commission Meeting Minutes
Exhibit C:	February 14, 1990 Planning Commission Meeting Minutes
Exhibit D:	Ordinance No. 90-12
Exhibit E:	Mountain Ridge Subdivision Plat
Exhibit F:	2013 Building Permit
Exhibit G:	Proposed Floor Plans
Exhibit H:	Applicant Statement
Exhibit I:	Public Comments

⁸ LMC [§ 15-1-21](#).

Ordinance No. 2022-05

AN ORDINANCE APPROVING THE MOUNTAIN RIDGE SUBDIVISION LOT 13 PLAT AMENDMENT, LOCATED AT 3099 MOUNTAIN RIDGE COURT, PARK CITY, UTAH

WHEREAS, the owners of the property located at 3099 Mountain Ridge Court petitioned the City Council for approval of the Mountain Ridge Subdivision Lot 13 Plat Amendment; and

WHEREAS, on September 29, 2021, notice was published in the *Park Record* and on the City and Utah Public Notice Websites; and

WHEREAS, on September 29, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 29, 2021, courtesy notice was mailed to property owners within 300 feet of 3099 Mountain Ridge Court; and

WHEREAS, on October 13, 2021, the Planning Commission held a public hearing and continued the proposed plat amendment to October 27, 2021; and

WHEREAS, on October 27, 2021, the Planning Commission held a public hearing and continued the proposed plat amendment and; and

WHEREAS, on February 9, 2022, the Planning Commission held a public hearing and forwarded a negative recommendation for the City Council's consideration on March 3, 2022; and

WHEREAS, on March 3, 2022, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management Code, including §15-7.1-3(B), §15-12-15(B)(9), and Chapters 15-2.11 and 15-7.

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

SECTION 1. APPROVAL. The Mountain Ridge Lot 13 Plat Amendment at 3099 Mountain Ridge Court, as shown in Attachment 1, is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background:

1. The property is located at 3099 Mountain Ridge Court.
2. The property is listed with Summit County as Parcel Number MR-13.
3. The property is in the Single Family (SF) Zoning District.
4. On August 4, 2021, the Applicant submitted a Plat Amendment application to the Planning Department. The application was deemed complete on September 27, 2021.
5. The proposed Plat Amendment increases the maximum square feet for the existing Single-Family Dwelling.
6. No easement is vacated or amended because of the Plat Amendment.
7. The LMC regulates Lot and Site Requirements per LMC § 15-2.11-3.
8. A Single-Family Dwelling is an allowed Use in the SF Zoning District.
9. The SF Zoning District minimum Front Setback is twenty feet (20').
10. The SF Zoning District minimum Rear Setback is fifteen feet (15').

11. The SF Zoning District minimum Side Setback is twelve feet (12').
12. The Mountain Ridge Subdivision requires a minimum Front Setback of twenty feet (20') for Lot 13.
13. The Mountain Ridge Subdivision restricts building height to twenty-five feet (25') as measured from natural, existing grade at the building site. Gable, hip, gambrel, or other pitched roofs may extend up to thirty feet (30').
14. The Mountain Ridge Subdivision restricts the maximum total square footage of Lot 13 to 3,247 square feet. The Applicant proposes to amend the total allowed square footage to 3,410 square feet.
15. On February 9, 2022, the Planning Commission reviewed the Application and forwarded a negative recommendation to the City Council. The Planning Commission clarified the negative recommendation is because the Applicant's request does not meet the requirements for Good Cause and is inconsistent with the original intent and methodology of the Subdivision Plat.

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, including LMC Chapter 15-2.11, *Single Family (SF) District*, and LMC § 15-7.1-6, *Final Subdivision Plat*.
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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with state law, the Land Management Code, and the conditions of approval, prior to recordation of the Plat.
2. The Applicant shall record the Plat with the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior the expiration date and an extension is granted by the City Council.
3. The Plat shall note that fire sprinklers are required for all new or renovation construction on this Lot, to be approved by the Chief Building Official.
4. Any new construction shall comply with the Land Management Code.
5. City Engineer review and approval of all Lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

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

PASSED AND ADOPTED this 3rd Day of March 2022.

PARK CITY MUNICIPAL CORPORATION

MAYOR, Nann Worel

ATTEST:

City Recorder, Michelle Kellogg

APPROVED AS TO FORM:

City Attorney's Office

Attachment 1: Proposed Plat Amendment

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 27, 1989

COMMISSIONERS IN ATTENDANCE:

Chairman Ron Whaley, Bruce Erickson, Ruth Gezelius, Dean Berrett, Carol Calder, and Diane Zimney.

COMMISSIONERS ABSENT AND EXCUSED:

Dick Lueck

EX OFFICIO:

Suzanne McIntyre, Planner; Steve Osguthorpe, Planner; Eric DeHaan, City Engineer; Jim Carter, City Attorney; Shauna Kerr, Deputy City Attorney; Janice Lew, Planning Intern; Sharon Bauman, Planning Secretary.

=====

PUBLIC HEARING

Chairman Whaley opened the Public Hearing at 7:15 P.M.

1. To receive public input on a request to subdivide Lots 1 and 2, Silver Lake Village, Deer Valley.

Planner Suzanne McIntyre explained that in December of 1987, the Planning Commission approved the Silver Lake MPD. She stated that this request to resubdivide Lots 1 and 2 into parcels A, B, F, G, and H, was a simple procedural request and did not involve any revisions to the Master Plan. She stated that the Staff Report had been presented in detail at the September 13, 1989 meeting. There were no comments from the audience and there were no questions from the Commissioners.

2. To receive public input on the Mountain Ridge Subdivision, a 23-lot Single Family Subdivision located west of Ridgeview.

Planner Suzanne McIntyre explained that action would be taken later in the evening under New Business.

Planner McIntyre stated that the Planning Department had received an application on September 1, 1989 from The Sear-Brown Group for the subdivision of an 11.78 acre parcel west of the Ridgeview Townhouse Condominiums on Meadows Drive into 22 single family lots. She stated that the Comprehensive Plan showed this area to be low density residential; properties to the north and east had been

generally approved for single family residential development, and properties to the south and west were outside the City limits and were largely undeveloped hillsides and meadows.

She explained that the parcel was originally approved for 36 multi-family units under the Quarry Hills/Ridgeview Condominiums Master Planned Development and noted that four of those approved units were built and the approval of the remaining units expired in approximately April, 1983.

Planner McIntyre noted that the applicant's original request for 28 lots had been reduced to 22 lots and noted that the applicant had been particularly sensitive to the Staff's input regarding limits of disturbance and importance of maintaining existing vegetation.

Planner McIntyre commented that a portion of the site was within Park City's main entry corridor on Highway 224 and structures which may be built on several of these lots may be highly visible, as they are on a prominent hillside. She noted that the Comprehensive Plan discussed entry corridors, ridgeline development, revegetation, etc. She added that the Staff wanted to bring this to the Planning Commission's attention due to recent activities in the community, including the Snyderville Basin Design Charette and the CommunityVision process, and also because of the expressed interest on the part of the City Council in the issues of Park City's entry corridors and hillside development.

Planner McIntyre explained that the proposal was for 22 lots ranging in size from 12,650 sq. ft. to 34,115 sq. ft., with an average lot size of 18,420 sq. ft. to be placed on an east-facing hillside which contains slopes of over 30% on approximately 40-50% of the parcel, and slopes of between 20-30% on another 20-30% of the site. She noted that there were extensive stands of mature scrub oak on the site, and the other prominent vegetation was sagebrush.

Planner McIntyre stated that the subdivision would have a single access off of Meadows Drive at approximately the location where it intersects with American Saddler Drive and the intersection would be realigned as part of the subdivision development in accordance with the Streets Master Plan and the Park Meadows Master Plan.

Planner McIntyre stated that the standard City requirements for completion of infrastructure (street, sanitary sewer, storm drainage, trails, water lines, etc.) would be included as a Condition of Approval and the developer would be required to complete these improvements prior to final plat approval or the Planning Commission may waive the requirement if an appropriate Letter of Credit is provided to the City Engineer's satisfaction.

She added that the standard requirements would also extend to the relocation of utilities, abandonment of easements, etc., and all improvements must comply with the Land Management Code, UBC, and Park City Design Standards, Construction Specifications, and Standard Drawings. She added that due to the extensive grading and site disturbance involved with the site improvements, a plan showing revegetation for all site improvements should be required and a Letter of Credit should be required for the revegetation.

Planner McIntyre stated that the City Planning Department anticipated that the developer would be requesting a rezoning of the parcel from RD to SF in order to prohibit the rental of the dwelling units for periods of less than 30 days, consistent with the other single family subdivisions in Park Meadows and Ridgeview. She added that the public hearings and recommendation to the City Council would be noticed and reviewed separate from the request for plat approval.

Planner McIntyre stated that after reviewing the Subdivision Ordinance, Section 14 of the Land Management Code, and the preliminary designs for the Mountain Ridge Subdivision, the Planning Staff had noted several issues which need further review.

Planner McIntyre stated that in addition to the realignment of the intersection of American Saddler Drive and Meadows Drive, a platted right-of-way extending from the southerly end of the cul-de-sac was recommended and an easement for a roadway within that platted right-of-way may be needed in the future to provide access to the adjacent property. She noted that construction of a hammer-head turnaround or other form of cul-de-sac at the termination of Ridgeview Drive in the existing condos should be completed as part of the initial site improvements.

Planner McIntyre stated that the issue of the use of ejector pumps for each residence or the use of back-lot sewerage has not been resolved with the Snyderville Basin Sewer Improvement District. She added that while the City defers to SBSID on all issues of sewerage, the Planning Staff wanted to make the Planning Commission aware of the considerations of non-gravity systems.

Planner McIntyre explained that Section 14 of the Land Management Code required either sidewalks or trails in all subdivisions and, during Work Session, the Commission indicated that sidewalks were impractical in this subdivision and would not be required. She stated that the developer and the Staff would need to discuss and determine appropriate trail locations within the subdivision pursuant to the approved Park City Trails Master Plan. She added that the trails should be required to be constructed at the time of road construction, unless the Planning Commission determined otherwise, in which case cash deposits could be required pursuant

to Section 3 of the Land Management Code.

Planner McIntyre stated that the Staff would also recommend that the Planning Commission require the developer to pay an "In Lieu of" fee for development of parks paid on a per unit rate and based upon fair market values. The City Staff will need to do an analysis to determine the amount required, and will provide the developer with those calculations.

Planner McIntyre quoted Section 14.4.10, Preservation of Natural Features and Amenities, of the Subdivision Ordinance. She stated that in order for this subdivision to comply with those guidelines, the Staff recommended that: buildings should be sited to preserve significant views and so as not to break prominent ridgelines; building pad locations should be shown on the plat for each lot; maximum building heights should be specified on a lot by lot basis; minimum and maximum building square footages should be shown on the plat; limits of disturbance should be specified on a per-lot basis; and a vegetation buffer of mature scrub oak trees, averaging at least 20 feet wide should be preserved between the existing Ridgeview Townhouse Condominiums and the proposed roadway.

Planner McIntyre noted that due to the length of the dead-end street(s) and the high amount of mature natural vegetation, all buildings should be required to have interior and exterior fire sprinkling systems. She stated that the Staff recommended that the Park City Fire Marshal and Fire Chief review and approve the preliminary and final plat and that this requirement for sprinklers be noted on the plat.

There were no comments from the audience and there were no questions from the Commissioners.

3. To receive public input on a request to rezone a 1.92 acre parcel referred to as the North Silver Lake Homesite, located between Royal Street West and Royal Street from Recreation Open Space (ROS) to Residential Development-Master Planned Development (RD-MPD).

Planner McIntyre explained that the Staff Report, which contained a number of Staff Conditions, had been reviewed in detail at the September 13, 1989 meeting. She noted that the Staff had determined that it was not appropriate to place Conditions of Approval on a request to rezone. She stated that at the time of Master Planned Development the Staff would impose conditions in terms of site development standards. She added that no development would be permitted to take place on this lot until the Deer Valley Special Exception Permit was amended showing a transfer of density to this lot.

to the clustered approach, and the effects of the disturbance on the site.

There were no questions from the Commissioners. There was no public input.

3. To receive public input on the Final Plat for the Mountain Ridge Subdivision, 21 single family lots, on the property surrounding Ridgeview Townhouse Development along Meadows Drive - The Sear-Brown Group.

Senior Planner McIntyre explained that on September 27, 1989 the Planning Commission granted Preliminary Plat approval to the Mountain Ridge Subdivision, then a 22-lot single family subdivision. She stated that due to the site's significant hillsides, ridgelines, and proximity to the entry corridor, it was determined by the City Council that certain adjustments would be necessary to make the subdivision more compatible with the community. She reported that the City Council reviewed the subdivision request in October and spent several months setting forth findings and conditions which work toward meeting the goals of compatibility.

Senior Planner McIntyre explained the most significant changes: Lots 6 and 7 on the original proposal were now being proposed for parkland dedication which would include a path and park bench; and that a new lot, Lot 21, had been created at the intersection of Meadows Drive and American Saddler Drive which was a substandard lot of 9,176 sq. ft. and would have a reduced maximum allowable square footage of 2,800 sq. ft. She further explained that stringent development controls had been placed on each lot which include limits of disturbance, revegetation, minimum/maximum square footages, and building heights, and were indicated on each lot and shown on a supplement to the plat, referred to as exhibit "A".

There were no questions from Commissioners. There was no public input.

4. To receive public input on the Preliminary and Final Plat for the Knollheim Subdivision, 4 single family lots, Sterling Drive - The Sear-Brown Group.

Planner Steve Osguthorpe explained that the Knollheim Subdivision (Previously known as Knoll II) received final plat approval on June 28, 1989 as a six-lot subdivision in the Silver Lake Knoll Parcel 1-DD1. He stated the applicant was requesting that only four lots be platted at this time and a revision to the final plat approval was requested.

Ordinance No. 90-12

AN ORDINANCE REZONING THE MOUNTAIN RIDGE SUBDIVISION
FROM RESIDENTIAL DENSITY-MASTER PLANNED DEVELOPMENT (RD-MPD)
TO SINGLE FAMILY (SF)
AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations, amend zoning provisions and the Official Zoning Map of Park City, Utah; and

WHEREAS, substantive amendments, more specifically those which affect the uses to be made of land within the City, must be publicly heard before the Planning Commission and the City Council; and

WHEREAS, public hearings were legally noticed and held before the Planning Commission and City Council on February 28, 1990 and March 1, 1990, respectively; to receive public input on the proposed rezoning; and

WHEREAS, the City Council deems it appropriate that this subdivision be duly zoned SF in consideration of adjacent zoning, and as a condition of the final plat approved by City Council on February 22, 1990;

NOW, THEREFORE, BE IT ORDAINED by the City Council that:

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to rezone the Mountain Ridge Subdivision from RD-MPD to SF.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

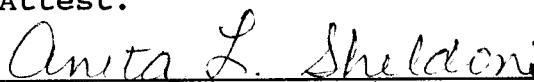
PASSED AND ADOPTED this 8th day of March, 1990.

PARK CITY MUNICIPAL CORPORATION

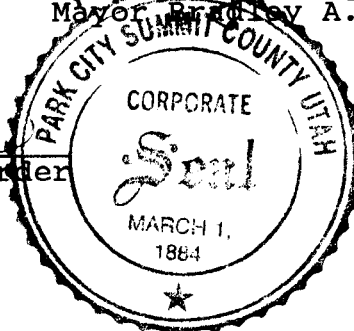


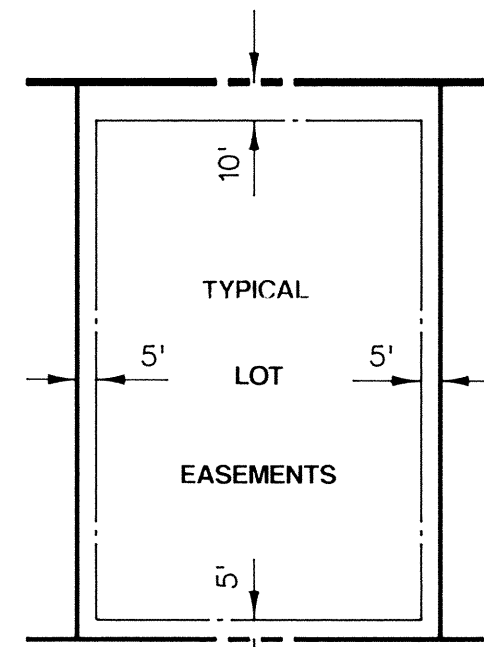
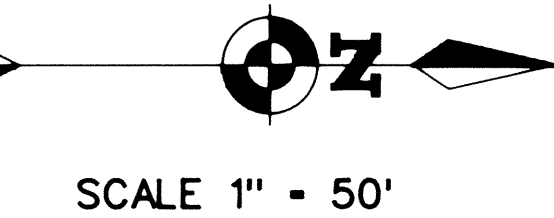
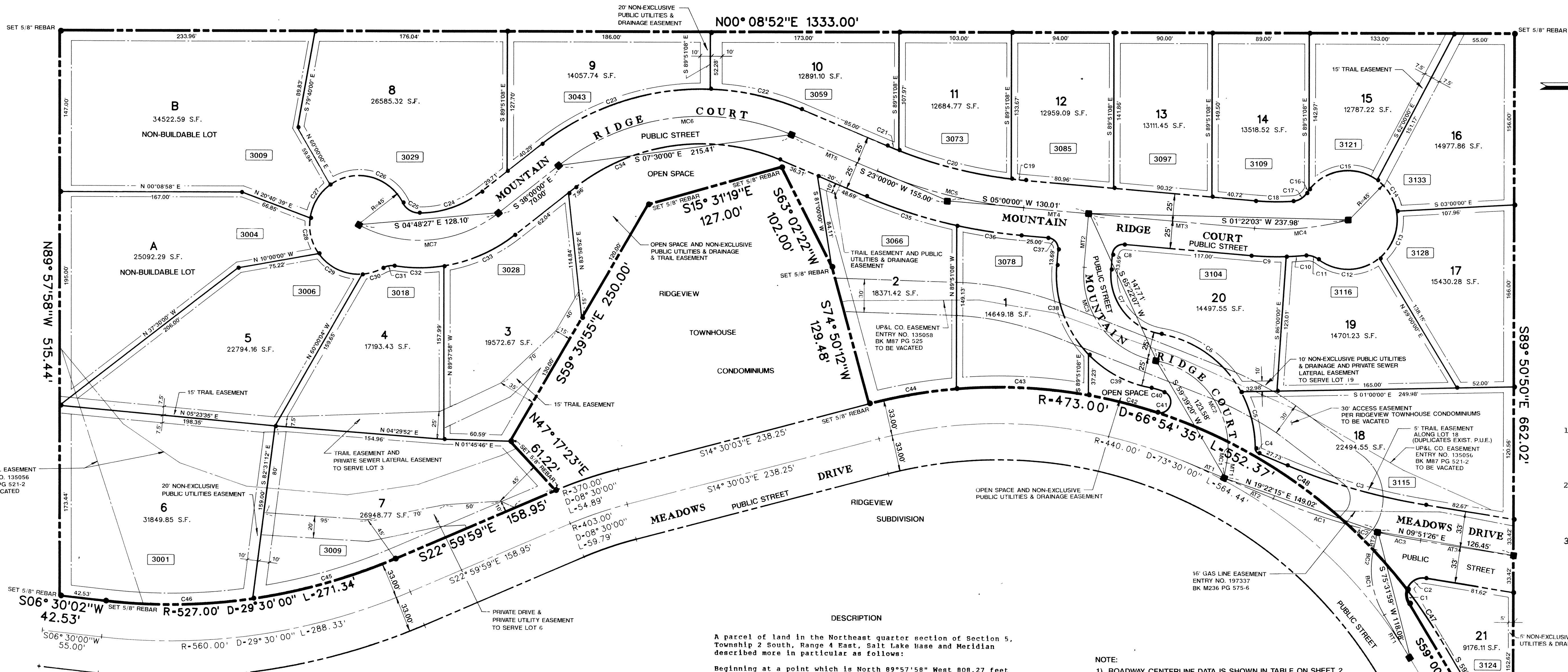
Mayor Bradley A. Olch

Attest:



Anita L. Sheldon, City Recorder





EASEMENT NOTES

- 10.00 FOOT WIDE NON-EXCLUSIVE UTILITIES AND DRAINAGE EASEMENT ALONG ALL SUBDIVISION BOUNDARY LINES AS SHOWN. (UNLESS NOTED OTHERWISE).
- 5.0 FOOT WIDE NON-EXCLUSIVE UTILITIES AND SNOW STORAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES AS SHOWN. (UNLESS NOTED OTHERWISE).
- 5.0 FOOT WIDE NON-EXCLUSIVE UTILITIES AND SNOW STORAGE EASEMENT ALONG ALL FRONT LOT LINES AS SHOWN. (UNLESS NOTED OTHERWISE).

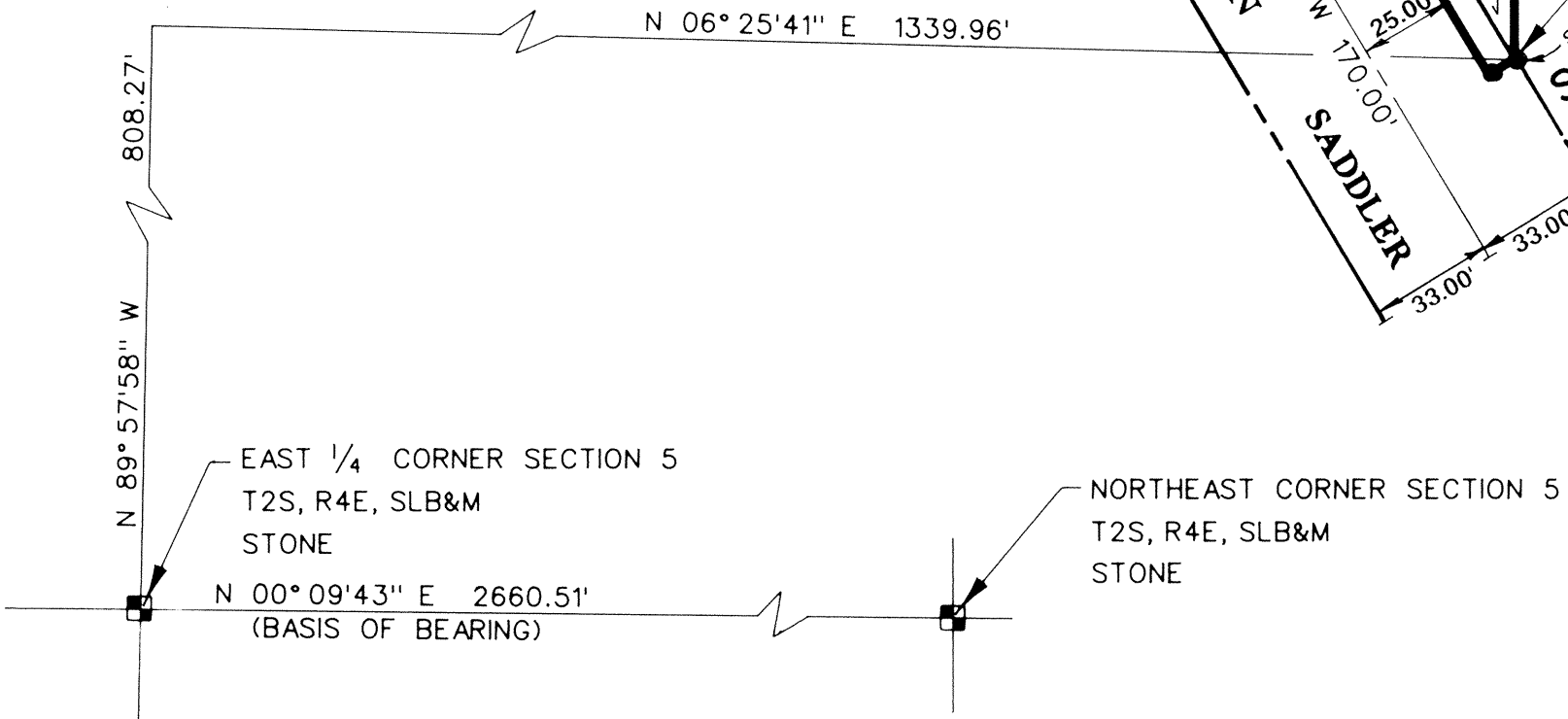
DESCRIPTION
A parcel of land in the Northeast quarter section of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian described more in particular as follows:

Beginning at a point which is North 89°57'58" West 808.27 feet and North 06°25'41" East 1339.96 feet from the East quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly line of Meadows Drive (Basis of bearing is North 00°09'43" East 2660.51 feet from the said East Quarter corner to the Northeast corner of said Section 5); thence South 59°00'00" West 128.73 feet along said westerly line to a point on a 473.00 foot radius curve to the left (center bears South 31°00'00" East 473.00 feet of which the central angle is 73°30'00"); thence southwesterly along the arc of said curve and westerly line 606.77 feet to the Northeast corner of Ridgeview Townhouses Condominiums and following along the boundary of said Condominiums the next five courses: 1) South 74°50'12" West 129.48 feet; 2) thence South 63°02'22" West 102.00 feet; 3) thence South 15°31'19" East 127.00 feet; 4) thence South 59°39'55" East 250.00 feet; 5) thence North 47°17'20" East 61.22 feet to the westerly line of Meadows Drive; thence South 23°00'00" East along said westerly line 158.95 feet to a point on a 527.00 foot radius curve to the right (center bears South 67°00'00" West 527.00 feet of which the central angle is 29°30'00"); thence southeasterly along the arc of said curve and westerly line 271.34 feet to a point of tangency; thence South 06°30'00" West along said westerly line 42.53 feet; thence North 89°57'58" West 515.44 feet; thence North 00°08'52" East 1333.00 feet; thence South 89°50'50" East 662.02 feet to the point of beginning.

ALSO:
Beginning at a point which is North 89°57'58" West 808.27 feet and North 06°25'41" East 1339.96 feet from the East quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly dedicated right-of-way line of Meadows Drive (Basis of bearing is North 00°09'43" East 2660.51 feet from the said East quarter corner to the Northeast corner of said Section 5); thence South 59°00'00" West 128.73 feet along the said right-of-way line, to a point on a 473.00 foot radius curve to the left (center bears South 31°00'00" East 473.00 feet of which the central angle is 06°35'25"); thence southwesterly along said curve and right-of-way line 54.38 feet to a point on a 15.00 foot radius curve to the left (center bears North 25°00'22" East 15 feet of which the central angle is 47°32'57"); thence northwesterly along said curve 12.45 feet; thence North 30°59'44" West 8.00 feet to the point of beginning.

Contains 11.81 acres more or less.

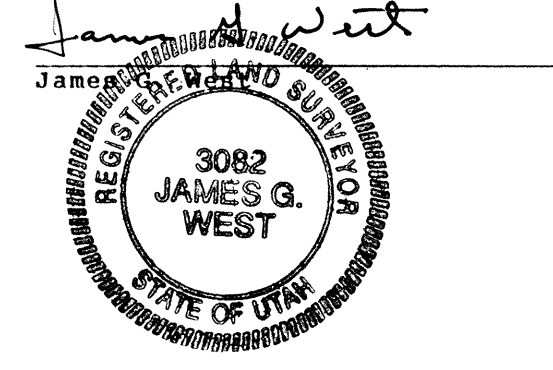
- NOTE:
- 1) ROADWAY CENTERLINE DATA IS SHOWN IN TABLE ON SHEET 2.
 - 2) CURVE DATA IS SHOWN IN TABLE ON SHEET 2.



MOUNTAIN RIDGE SUBDIVISION
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
JANUARY 1990 PROJECT NO. 6388

- LEGEND
- STREET MONUMENTS (TO BE SET)
 - 5/8" IRON ROD (TO BE SET)
 - STREET ADDRESS
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE

Surveyor's Certificate
I, James G. West, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 3082 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described, and have subdivided said tract of land into lots and streets, hereafter to be known as Mountain Ridge Subdivision, and that same has been correctly surveyed and staked on the ground as shown on this plat.



STATE OF UTAH)
COUNTY OF SUMMIT) ss.
On the 21st day of February, 1990, personally appeared before me Evelyn Anderson who being by me duly sworn did say, that she is the President of A.C. DEVELOPMENT, INC., a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Evelyn Anderson duly acknowledged to me that said corporation authorized the same.
CHERYL L. THOMSON
NOTARY PUBLIC
Residing at: Summit County, Utah
My Commission Expires: 9/21/91

OWNER'S DEDICATION AND CONSENT TO RECORD
KNOW ALL MEN BY THESE PRESENTS: That A.C. Development, Inc., a Utah Corporation, the owner of the herein described tract of land, hereby causes the same to be divided into lots and public streets, as set forth in the above plat, hereafter to be known as Mountain Ridge Subdivision, subject to the declaration of covenants, conditions and restrictions, and reservation of easements for Mountain Ridge Subdivision, which will be recorded in the offices of the County Recorder of Summit County, Utah, concurrently with the recording of this plat.

The owner hereby dedicates Lots A and B to Park City Municipal Corporation as parkland. The owner hereby dedicates to Park City Municipal Corporation the trail easements as shown on the above plat together with the city streets as shown hereon. The city streets and trail easements are dedicated for the use of the general public. The owner also 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 streets, driveways and utility easements shown on this plat for the purpose of providing access for utility installation, maintenance use and eventual replacement and to provide emergency services to said Mountain Ridge Subdivision.

EXECUTED this 21st day of February, 1990.
A.C. DEVELOPMENT, INC. a Utah Corporation

by: Evelyn Anderson
Evelyn Anderson, President

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF PARK CITY COUNCIL THIS 2ND DAY OF MARCH A.D. 1990. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED
Bridget A. O'Neil
MAYOR
Amrita L. Sheldon
CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 7TH DAY OF MARCH A.D. 1990.
Eric W. DeHaven
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 22ND DAY OF February A.D. 1990.
Frank P. Whaley
CHAIRMAN

APPROVAL AS TO FORM

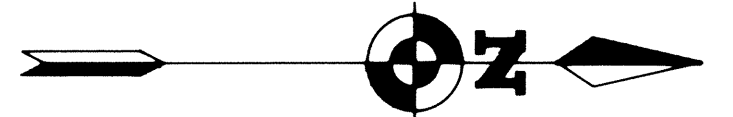
APPROVED AS TO FORM ON THIS 27TH DAY OF February A.D. 1990.
James W. Carr
CITY ATTORNEY

RECORDED

No. 321514
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Coalition Title Company
\$520 3:09 PM
Fees Alan S. Jorgensen
COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
1351 Deer Valley Rd. South, Suite 202 Park City, Utah 84000
(801) 646-9811 FAX (801) 646-7066

N00° 08'52"E 1333.00'



SCALE 1" = 50'

LEGEND

- AREA OF DISTURBANCE WITHIN SETBACK AND DRIVEWAY ENVELOPE
- UTILITY AND ROAD CONSTRUCTION AND SLOPE EASEMENT
- BUILDING ENVELOPE LIMITS

Lot Number	Required Front Yard Set Back
1	25
2	25
3	20
4	20
5	25
6	85
7	52
8	20
9	20
10	25
11	25
12	35
13	20
14	30
15	25
16	20
17	20
18	25
19	25
20	20
21	20

P.O.B.

S30° 59'44"E 8.00'

N 06° 25'41" E 1339.96'

EAST 1/4 CORNER SECTION 5
T2S, R4E, SLB&M
STONE
N 00° 09'43" E 2660.51'
(BASIS OF BEARING)

MOUNTAIN RIDGE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JANUARY 1990

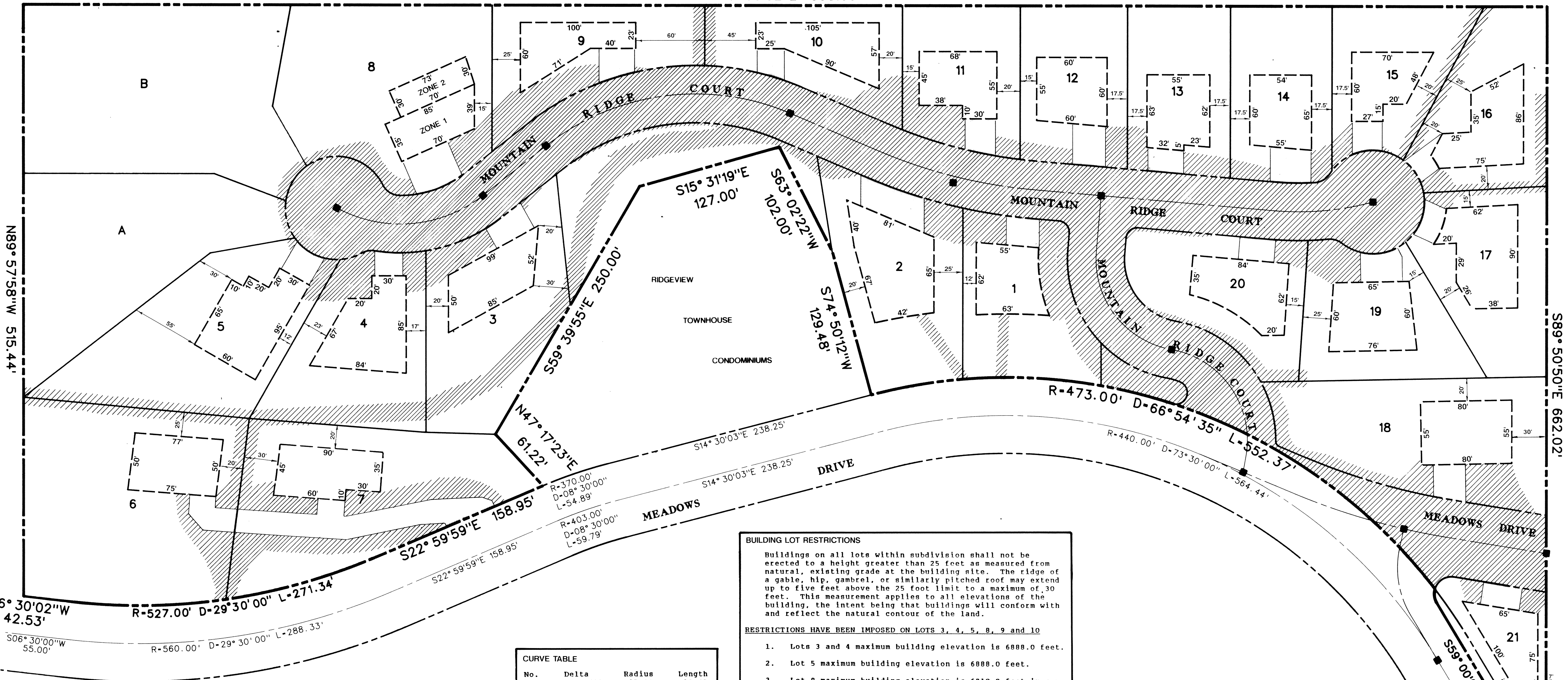
PROJECT NO. 6388

SHEET 2 of 2

RECORDED

NO 321514
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Coalition Title Co.
#528 3-8-90 3:09 PM
FEES COUNTY RECORDER

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
1381 Deer Valley Rd. South, Suite 202 Park City, Utah 84302
(801) 499-0911 FAX (801) 499-7025



BUILDING LOT RESTRICTIONS
Buildings on all lots within subdivision shall not be erected to a height greater than 25 feet as measured from natural, existing grade at the building site. The ridge of a gable, hip, gambrel, or similarly pitched roof may extend up to five feet above the 25 foot limit to a maximum of 30 feet. This measurement applies to all elevations of the building, the intent being that buildings will conform with and reflect the natural contour of the land.

RESTRICTIONS HAVE BEEN IMPOSED ON LOTS 3, 4, 5, 8, 9 and 10

1. Lots 3 and 4 maximum building elevation is 6888.0 feet.
2. Lot 5 maximum building elevation is 6888.0 feet.
3. Lot 8 maximum building elevation is 6910.0 feet in zone 1 and 6913.0 feet in zone 2.
4. Lots 9 and 10 the maximum building elevation is 6905.0 feet.
5. All elevations are based upon elevation of the north rim of storm sewer manhole in Meadows Drive 400 feet north of the intersection with Crestline Drive and 10 feet west of road centerline. The elevation of the manhole rim is 6781.40 feet.

LOT # 5 - ADDITIONAL RESTRICTIONS

6. At no place shall there be more than two floors above natural (existing) grade level.
7. No finish floor will be permitted to be more than 14 feet above natural (existing) grade at any point.
8. Facade variation; no vertical walls shall extend more than 30 feet horizontally on any facade at which point, it must be varied by at least five feet.
9. No walls will extend higher than 25' from the natural grade on the southeast and southwest corner of the residence.

FIRE PROTECTION
Fire sprinklers shall be required inside and outside on all buildings as approved by the Park City Building Official.

LIMITS OF DISTURBANCE
Limits of disturbance (zone of no construction, excavation or vegetation removal) will be required on all site plans with areas of disturbance generally restricted to 15 feet around the proposed building. In no case shall the limits of disturbance be closer than ten feet from side or rear property line. Limits of disturbance will be staked with red construction tape prior to commencement of construction.

Grading shall be permitted only for infrastructure and with full building permit issuance or as otherwise approved by the community development director. Conformance with Limits of Disturbance shall be assured with a letter of credit or cash security provided by the lot owner.

No.	Delta	Radius	Length
C1	47°32'57"	15.00	12.45
C2	82°45'01"	15.00	21.66
C3	13°20'00"	565.89	131.69
C4	67°44'49"	5.00	5.91
C5	29°14'30"	105.00	53.59
C6	51°08'20"	105.00	93.72
C7	85°00'05"	55.00	81.60
C8	90°00'13"	10.00	15.71
C9	06°39'38"	275.00	31.97
C10	03°39'24"	275.00	17.55
C11	42°42'16"	17.00	12.67
C12	76°41'44"	45.00	60.24
C13	60°57'44"	45.00	47.88
C14	43°35'17"	45.00	34.23
C15	88°58'21"	45.00	69.88
C16	04°03'02"	45.00	3.18
C17	53°21'40"	17.00	15.83
C18	08°31'78"	225.00	33.46
C19	01°50'22"	417.00	13.40
C20	14°37'32"	417.00	106.44
C21	01°32'01"	417.00	11.16
C22	20°58'10"	237.21	86.82
C23	40°01'49"	237.21	165.73
C24	38°12'22"	92.00	61.35
C25	63°00'56"	17.00	18.70
C26	98°47'42"	45.00	77.59
C27	46°11'27"	45.00	36.28
C28	43°36'30"	45.00	34.25
C29	58°34'18"	45.00	46.00
C30	25°23'33"	45.00	19.94
C31	38°28'04"	17.00	11.41
C32	18°08'30"	142.00	44.96
C33	28°59'40"	142.00	71.86
C34	60°59'59"	187.21	199.31
C35	10°41'02"	467.00	87.08
C36	07°18'58"	467.00	59.63
C37	90°00'16"	10.00	15.71
C38	48°57'59"	105.00	89.74
C39	36°02'01"	105.00	66.04
C40	13°02'26"	55.00	12.52
C41	174°51'08"	10.00	30.51
C42	07°47'57"	473.00	64.39
C43	14°43'03"	473.00	121.50
C44	09°52'20"	473.00	81.50
C45	14°49'22"	527.00	136.34
C46	14°40'38"	527.00	135.00
C47	06°35'25"	473.00	54.51
C48	34°31'14"	473.00	284.98

ROADWAY DATA			
<u>Tangent Data</u>			
<u>No.</u>	<u>Bearing</u>	<u>Distance</u>	
Mountain Ridge Court:			
MT1	N80°00'01"W	14.19	
MT2	N85°00'01"W	48.69	
MT3	N05°00'00"E	152.00	
MT4	S05°00'00"W	60.00	
MT5	S23°00'00"W	85.00	
Meadows Drive:			
AT1	N22°37'52"E	40.91	
AT2	N22°37'52"E	48.37	
AT3	N09°17'52"E	87.99	
American Saddler:			
BT1	S59°00'00"W	46.07	
BT2	N77°01'13"W	16.65	
<u>Curve Data</u>			
<u>No.</u>	<u>Delta</u>	<u>Radius</u>	<u>Length</u>
Mountain Ridge Court:			
MC1	13°47'59"	80.00	19.27
MC2	76°12'01"	80.00	106.40
MC3	85°00'00"	80.00	118.68
MC4	20°00'00"	250.00	87.27
MC5	18°00'00"	442.00	138.86
MC6	61°00'00"	212.21	225.93
MC7	66°23'06"	117.00	135.56
Meadows Drive:			
AC1	06°58'00"	598.89	72.82
AC2	02°41'04"	598.89	28.06
AC3	03°40'55"	598.89	38.49
American Saddler:			
BC1	43°34'35"	80.00	60.84
BC2	00°24'12"	80.00	.56

MINIMUM/MAXIMUM BUILDING SIZES		
Lot Number	Maximum Main Floor Square Footage (Exclusive of Garage Up to 600 Square Feet)	Maximum Total Square Footage (Exclusive of Garage Up to 600 Square Feet)
No. 1	2,101	3,616
No. 2	2,622	4,509
No. 3	2,790	4,600
No. 4	2,457	4,226
No. 5	4,600	4,600
No. 6	2,800	4,600
No. 7	2,800	4,600
No. 8	2,800	4,600
No. 9	2,018	3,474
No. 10	1,855	3,194
No. 11	1,826	3,144
No. 12	1,864	3,210
No. 13	1,886	3,247
No. 14	1,943	3,344
No. 15	1,840	3,169
No. 16	2,147	3,695
No. 17	2,210	3,903
No. 18	2,187	4,600
No. 19	2,108	3,628
No. 20	2,080	3,579
No. 21	1,600	2,800

PARK CITY

1884

DMBO PERMITPO BOX 1480 • 445 MARSAC AVE • PARK CITY, UTAH 84060
(435) 615-5100**Site Address:** 3099 MOUNTAIN RIDGE CT
PARK CITY UT 84060**PERMIT NUMBER:** BD-13-18358**PARCEL NUMBER:****STATE PERMIT #:****ISSUED DATE:** 7/29/2013**Project Name:****OWNER**HONIGMAN SUZY
3109 MOUNTAIN RIDGE CT
PARK CITY UT 84060-6944**CONTRACTOR**Top Mark Industries , INC
1645 NORTSHORE CT
PARK CITY UT 84098**State License:** 6074881-5501
Expires: 11/30/2013**INVESTIGATION FEE** N
CONSTRUCTION VALUE 519532.42
WAIVE FEES no
SWIMMING POOL no
IDENTICAL PLAN REVIEW N
UNIT TYPE 1
OF DWELLING UNITS 1**ARCHITECTURAL & DESIGN FEES** newres
OF EQUIVALENT UNITS 1**FEES**

PARKS, TRAILS, OPEN SPACE	5,780.00
BUILDING PERMIT FEE	3,396.49
PLAN CHECK FEE	2,207.72
OUTDOOR WATER IMPACT FEE	11,525.00
WATER IMPACT FEE	7,145.00
PUBLIC SAFETY IMPACT FEE	910.00
STATE FEE	33.96
STREETS IMPACT FEES	470.00
Water Meter 1.5"	1,020.70
Total Permit Fees	32,488.87

PERMIT DESCRIPTION

SFD

This department must have 24 hrs. notice for all inspections
(435) 615-5100

All work must be inspected prior to concealment

Conditions:

Cond:

Temporary cut slopes shall comply with the soils report (up to 4 ft may be near-vertical and up to 10 ft may be 2 vert : 1 horiz.)

Flexible pavement areas , upper 9 inches of soil shall be scarified, moisture prepared to 2% above optimum moisture content and recompacted. Recompacted shall mean the upper 9 inches of nautral soil shall be removed and replaced with "non-expansive" low permeability subbase fill.

Flatwork within the upper 5-6 ft of potentially expansive soil, must have minimum 2 ft "non-expansive" low permeability structural fill.

Potentially expansive soils to be removed an replaced w/non-expansive site grading structural fill. This includes area under footings and slabs.

Cond:

The building permit as calculated from the valuation is \$3,896.49. However, EDEN did not automatically deduct the \$500 plan check deposit as it should have. Therefore, the building permit fee was reduced by \$500 to reflect the same sum. The new building permit fee is shown as \$3,396.49.

Cond: FIRESPRINK

SUBMIT PLANS AND HYDRAULIC CALCULATIONS FOR THE FIRE SPRINKLER SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Cond:

The fire pit must be approved by the Deputy Fire Marshal before being installed.

Cond:

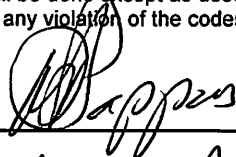
1. Single Family (SF) District.
2. Mountain Ridge Subdivision.
3. 3,847 sq. ft. house size maximum - includes 600 sq. ft. garage credit.
4. Maximum height is 25 feet.
5. Disturbance shall not exceed 15 feet from building on side and rear.
6. Exterior lighting shall be down lit and shielded.

Valuation Items:

<u>Occupancy</u>	<u>Type</u>	<u>Factor</u>	<u>Sq Feet</u>	<u>Valuation</u>
r3 Single Family	VB	137.32	2,578.00	\$354,010.96
finbas FINISHED BASEMENT	VB	33.71	1,663.00	\$56,059.73
unbas UNFINISHED BASEMENT	VB	26.22	1,663.00	\$43,603.86
sprink FIRE SPRINKLER SYSTEM	FIRE SPRINKLER SYSTEM	4.37	4,635.00	\$20,254.95
sfgar RESIDENTIAL 1&2 FAMILY GARAGE	VB	40.34	911.00	\$36,749.74
decks DECKS	VB	22.47	394.00	\$8,853.18
TOTALS			11,844.00	\$519,532.42

I certify that no work will be done except as described above or on accompanying plans. Issuance of this permit shall not be construed as aproval of any violation of the codes, laws or ordinances as adopted by the City of Park City or the State of Utah.

SIGNATURE



DATE

7/29/13

PRINT NAME:

MARK PAPPAS



**CONSTRUCTION MITIGATION AGREEMENT
STORM WATER POLLUTION ACKNOWLEDGMENT
ACKNOWLEDGMENT OF LEAD/ASBESTOS**

PERMIT #	BA-13-18358	ADDRESS	3099 Mountain Ridge Ct Park City UT 84060	
CONTRACTOR/OWNER NAME		TOPMARK INDUSTRIES INC.		
MAILING ADDRESS	1645 Northshore Ct. Park City 84098			
CONTACT PERSON	MARK PAPPAS	CONTACT PHONE #	435/6405981	

When signing this agreement, the responsible party(ies) acknowledges reading and understanding the conditions of the construction mitigation plan and hereby agrees to comply with not only this, but all applicable city ordinances. A copy of the construction mitigation plan will be kept on-site for all contractors/sub-contractors to have access to at all times. This form shall serve as a notice that failure to comply with the mitigation conditions will result in enforcement action. *Additional restrictions may apply please see the specific construction mitigation agreement if applicable*

As the project owner or authorized agent of the owner, I have read and understand the requirements listed in the storm water pollution attachment A for construction activities to control storm water pollution from sediments, erosion and construction materials. I certify that I will comply with these requirements.

When signing this agreement, the above responsible party(ies) acknowledges reading and understanding the demolition handout and hereby agrees to comply with not only this, but all applicable city regulations as well as State and Federal Laws. A copy of the handout was given to the above responsible party and they were duly informed by the Park City Building Department that any property runs the risk of creating air pollution caused by asbestos and/or lead and they are to contact Summit County Health Department, Questar Gas and Snyderville Basin before demolition work will take place. This requirement is considered effective as of June 2011 per State Legislature H.B.0285.

- KEEP CONSTRUCTION MITIGATION ON SITE
- NOTHING DOWN THE CREEK OR IN THE DRAIN UPON CLEAN-UP
- BUILDINGS BUILT PRIOR TO 1978 MAY CONTAIN LEAD/ASBESTOS

Signature: 

Print Name: MARK PAPPAS

Date: 7/29/13.



HOMEOWNERS ASSOCIATION NOTIFICATION VERIFICATION

This document shall serve as verifications that the Mountain Ridge Subdivision
(Subdivision)

Homeowner's Association has been notified of Honigman
(Owner)

Intent to build at 3097 Mountain Ridge Ct.
(Address)

This notice is only to inform the HOA that the owner is seeking a Building permit from Park City Municipal Corporation. These plans may change and it is the HOA's responsibility to follow the process if necessary.

Check One:

☒ Notice received and acknowledged

Michelle J. Paulsen
HOA Representative

6/3/2013
Date

☐ Notice mailed and received

I hereby certify that I attempted to contact the HOA to execute the above acknowledgement and was unsuccessful. Attached is the signed return receipt of the certified letter which included a true and accurate copy of this notification.

(Owner signature and attach receipt)

HOMEOWNERS ASSOCIATION NOTIFICATION VERIFICATION

This document shall serve as verification that the MOUNTAIN RIDGE
Homeowner's Association (HOA) has been notified of SUZANNE HONIGMAN (owner)
intent to build at (address) 3099 MOUNTAIN RIDGE COURT RD. (lot #) 13

Plans may be viewed at the Park City Building Department , 445 Marsac Ave.

This notice is only to inform the HOA that the owner is seeking Building Permit (s) from the Park City. These plans may change and it is the HOA'S responsibility to follow the permit process if necessary.

Check One:

☒ Notice received and acknowledged

[Signature] 5/29/2013
HOA Representative Date

☐ Notice mailed and received

I hereby certify that I attempted to contact the HOA to execute the above knowledge and was unsuccessful. Attached is the signed return receipt of the Certified letter which included a true and accurate copy of this notification _____ (signed owner & attached return receipt).

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PARK CITY MUNICIPAL CORP
JUN 04 2013
BUILDING DEPT

CERTIFICATE OF SURVEY

I, J.D. GAILEY do hereby certify

that I am a licensed land surveyor registered by the State of Utah, License

359005 as prescribed under the laws of Utah. I

further certify that I have reviewed the plans for permit # BD-13-18358

at 3099 Mountain Ridge Court
(Street Address)

on 13 Mountain Ridge
(Lot number) (Subdivision)

and have surveyed the property to verify that the structure is situated on the lot as

approved or have submitted a site plan showing the actual setback dimensions. I

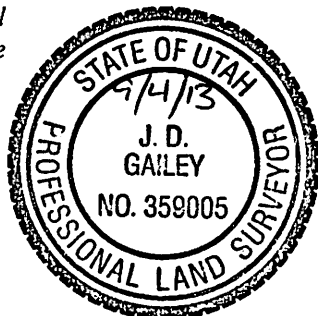
have also verified that the footing elevations are BASED ON AN ELEVATION

OF 6834.5 FEET AT THE SEWER MANHOLE LID

IN FRONT OF THE PROPERTY: NE COR = 6839.3';

SE COR = 6845.05'; SW COR = 6849.75'; NW

Professional Seal Here
COR = 6843.55'



J.D. Gailey
(Signature)

Sept. 4, '13
(Date)

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PARK CITY MUNICIPAL CORP

SEP 05 2013

BUILDING DEPT

2009 INTERNATIONAL RESIDENTIAL CODE
(Revised 04-20-2011)

Log Number: BD-13-18358 Date Plans Received: 7/11/13
Building Address: 3099 Mountain Ridge Ct
Owner's Name: Honigman
Main Building Sq. Ft: 4241 Other: _____
Total Area Basement: 1663 Type of Building: SFD
Finished Basement: 1663 No. Stories: 2
Garage: 911 No. Levels: 3
Deck/Balcony: 394 Area of LOD: 6963
Fire Sprinklers: Y Area: 4635 Number of Bedrooms: 3
Elevation: 68752 Ground Snow Load: 144
Roof Snow Load: 102 Soil Bearing Capacity: 2500
Plan Check by: Michelle Downard
Started Review: 7/8/13 Finished Review: 7/11/13

This checklist is compiled for plan checking purposes for use by the Division of Building Inspection. The information contained herein will also provide condensed construction information for design and job use. This checklist is not intended to indicate any change in any building code or ordinance by inference or omission. A circle around a checklist number indicates an incorrect detail or insufficient information. **Please make the corrections on the drawings indicated by the number in the circle/box on the checklist.** Any indicated correction not made or construction detail not shown will be assumed to be installed in accordance with the applicable codes.

GENERAL:

- G1. Place correct construction street address, owner's name, designer's name, and architect and/or engineer's name and seal on the drawings.
Is this 3099 or 3097 (see survey) changed to 3099
- G2. Provide a plan index. Make sure this is correct A0.0
- G10. Show the 'Limits-of-Disturbance' on the Site Plan including all utility crossings, material storage and stockpile areas, driveways, re-graded areas, proposed landscaped areas, and construction parking areas.
Explain how construction can be completed within LOD

7/11/13 emailed to architect

- G23 For driveways that go across public property (we believe 99% of them will, so we will assume all do), provide a copy of the "Application to work in a Public Right of Way" that has been approved by the City Engineering department.
- G24 Obtain Engineering Department approval for plans. *done*
- G25 Obtain Planning Department approval for plans. *Shauna waiting on Bldg*
- G26 Provide a receipt or "non-required payment" letter from both Snyderville Basin Water Reclamation District, and the Park City Fire District. *received 7/23*
- G27 Provide a landscaping plan for Planning approval. *received 7/23 see redlines*

Additional General Comments:

- Please confirm- "perforated floating screen wall" on south end of home- shown in elevation and plans as future... (not included in this permit or approval?) *included*
- Confirm soil bearing capacity- struct calcs list 2500 psf, soils report lists CL/ML soil which is listed as 1500 psf in IRC 401.4.1 *see pg 10*
- Elevator special inspection is required by state *A.O.*
- Provide elevator shaft and fire rating assembly

FOUNDATION PLAN:

- F3. Show footings a minimum of 40 inches below finish grade. -IRC R403.1.4
SE Corner *4' @ corner*

ARCHITECTURAL:

- A17. Automatic garage door openers , if provided, shall be tested in accordance with UL325. R309.6 *E1.2 & E1.5*
- A20. All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30 inches above grade, and roofs used for other than service of the building shall be protected by a guard (aka "Guardrail"). Guards shall not be less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4 inches in diameter can pass through. – IRC R312 I see the guardrail detail and I can see it on the elevation. But please LABEL on floor plans, elevations or somewhere that shows where it will be provided *see A2.1*
- A33. Show ice shield extending from the eaves to a point at least 24 inches inside the exterior wall line. -IRC R905.8. *flat roof*

A48. Insulation and U-values on plans don't match ResCheck energy analysis. Basement walls- R13 or R15 (A8.1 #4), framed walls- R21 or R23 (A8.1 #1) *see revised A8.1*

A59. List on the cover sheet of the drawings each deferred submittal item IE: ~~fire sprinkler submittal, truss details, radiant heat submittal, 2-lb. gas piping schematic, stucco/EIFS submittal, factory-built fireplace product information, and Planning Department items, siding details, etc.~~ IRC R107 ~~steam shower~~ *see A0.0*

A60. Sills of exterior windows which are located more than 6 feet above grade, and less than 24 inches above the interior floor surface must meet some new requirements. The area of the window less than 24 inches above the interior floor surface must now be fixed or have an opening or a guard which does not allow the passage of a 4 inch diameter sphere. R612.2 14, 21, 22 *see A6.1*

A63. Stair tread nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (914.3 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the **nosing at the level of** floors and landings. Beveling of nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere. (Utah State amendment) Exceptions. *see 6/A 7.1*

A. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

B. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less. Note: This means that concrete stairs, without nosings, must have a tread depth of 10 inches.

A64. Provide defensible space for all structures on site as per the 2006 International Wildland-Urban Interface Code. Provide landscape plan *see site plan notes.*

Additional Architectural Comments

- ✓* Fire pit is not approved with this building permit. Must obtain approval of ~~conditions~~ *condition on permit* fire pit from Kurt Simister, Deputy Fire Marshall to install fire pit. *A2.3*
- ✓* Provide roof overflow drains per 903.4.1 *A2.3*
- ✓* All radiant heating? No forced air? How will you provide air circulation? *see A2.0, providing forced air also see A2.0*

STRUCTURAL:

Note: Park City is Seismic Design Category D or D₁, with an S_s between 92 degrees east and 103 degrees west.

- S12. Fire block stud spaces at soffits, floor and ceiling joist lines, at 10 ft vertically and horizontally, and at openings between attic spaces and chimney spaces for factory-built chimneys, and at any other locations not specifically mentioned which could afford passage for flames. -IRC R302.11 #34 A20
- S20. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. -IRC R1003.9 A3.0
- S22. Note on plans: Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3. contractor must sign special inspection form, (they can do this when they come into the office to pull the permit or anytime sooner) received 7/23/13
- S23. Call out on the cover sheet of the plans, that any field welding or torch work, will require a separate "hot work" permit prior to beginning work. IFC 105.6.11. S0.0
- S26. Call out "naturally durable wood, or wood that is preservative-treated" for the structural members for exterior decks. R317.1.3 cement slab

ELECTRICAL:

- E3. Lights in closets must comply with the clearance dimensions of IRC E4003.12. #22 E1.1
- E5. Show smoke detectors conforming to IRC section R314. All levels, all bedrooms, access to all bedrooms and in all rooms with sloped ceilings next to halls serving bedrooms. All detectors shall be hard-wired, interconnected, and have battery backup. see electrical sheets
- E8. Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance. R314 as amended by state. see electrical sheets

PLUMBING:

- P1. Note on plans: All plumbing installations shall comply with 2009 IRC. #27 A2.2

- [illegible]

M13. Natural gas service lines shall be no less than 1 inch (25 mm) in diameter. R156-56-709 (3) state amendment to IFGC. Note on plans. A2.1

M14. State on the cover sheet of the drawings the number of 'backflow preventers' to be installed in the Work. Remember to include the lawn sprinkler system, fire sprinkler system, number of boilers, etc. -IRC P2902

A0.0

2009 INTERNATIONAL RESIDENTIAL CODE
(Revised 04-20-2011)

Log Number: BD-13-18358 Date Plans Received: 7/11/13
Building Address: 3099 Mountain Ridge Ct
Owner's Name: Honigman
Main Building Sq. Ft: 4241 Other: _____
Total Area Basement: 1663 Type of Building: SFD
Finished Basement: 1663 No. Stories: 2
Garage: 911 No. Levels: 3
Deck/Balcony: 394 Area of LOD: 6963
Fire Sprinklers: Y Area: 4635 Number of Bedrooms: 3
Elevation: 68752 Ground Snow Load: 144
Roof Snow Load: 102 Soil Bearing Capacity: 2500
Plan Check by: Michelle Downard
Started Review: 7/8/13 Finished Review: 7/11/13

This checklist is compiled for plan checking purposes for use by the Division of Building Inspection. The information contained herein will also provide condensed construction information for design and job use. This checklist is not intended to indicate any change in any building code or ordinance by inference or omission. A circle around a checklist number indicates an incorrect detail or insufficient information. **Please make the corrections on the drawings indicated by the number in the circle/box on the checklist.** Any indicated correction not made or construction detail not shown will be assumed to be installed in accordance with the applicable codes.

GENERAL:

- G1. Place correct construction street address, owner's name, designer's name, and architect and/or engineer's name and seal on the drawings.
Is this 3099 or 3097 (see survey)
Address has been corrected to 3099 Mountain Ridge Court on cover sheet, title block and survey. Drawings have been sealed and stamped.
- G2. Provide a plan index. Make sure this is correct
See A0.0 for plan index.
- G10. Show the 'Limits-of-Disturbance' on the Site Plan including all utility crossings, material storage and stockpile areas, driveways, re-graded

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JUL 23 2013

BUILDING DEPT

areas, proposed landscaped areas, and construction parking areas.
Explain how construction can be completed within LOD

See A1.3 for construction mitigation plan

- G23 For driveways that go across public property (we believe 99% of them will, so we will assume all do), provide a copy of the "Application to work in a Public Right of Way" that has been approved by the City Engineering department.

Contractor to provide it as stated on note 19.8 on A0.0 Cover Sheet

- G24 Obtain Engineering Department approval for plans.

- G25 Obtain Planning Department approval for plans.

- G26 Provide a receipt or "non-required payment" letter from both Snyderville Basin Water Reclamation District, and the Park City Fire District.

Contractor to provide this information.

- G27 Provide a landscaping plan for Planning approval. *See 19.8 on A0.0*

Additional General Comments:

- Please confirm- "perforated floating screen wall" on south end of home- shown in elevation and plans as future... (not included in this permit or approval?)

The word "future" has been removed from the plans. Perforated floating screen wall should be included in this permit.

- Confirm soil bearing capacity- struct calcs list 2500 psf, soils report lists CL/ML soil which is listed as 1500 psf in IRC 401.4.1

See Structural Engineer Response Letter

- Elevator special inspection is required by state

See note 19.15 on A0.0 Cover Sheet stating that contractor to coordinate Elevator Special Inspection with Park City

- Provide elevator shaft and fire rating assembly

Elevator shaft construction is VB – wood construction. Any elevator serving a single family residence and contained exclusively within that unit is not required to have a fire rated enclosure.

FOUNDATION PLAN:

- F3. Show footings a minimum of 40 inches below finish grade. -IRC R403.1.4
SE Corner

See Structural Engineer Response Letter

ARCHITECTURAL:

- A17. Automatic garage door openers , if provided, shall be tested in accordance with UL325. R309.6
See note 21 on E1.0 – E1.5
- A20. All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30 inches above grade, and roofs used for other than service of the building shall be protected by a guard (aka "Guardrail"). Guards shall not be less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4 inches in diameter can pass through. – IRC R312 I see the guardrail detail and I can see it on the elevation. But please LABEL on floor plans, elevations or somewhere that shows where it will be provided
See A2.0 – A2.2 Guardrail has been labeled on floor plans.
- A33. Show ice shield extending from the eaves to a point at least 24 inches inside the exterior wall line. -IRC R905.8.
IRC R905.8 applies to wood shakes and sloped roofs. This building has flat roofs with no eaves. See note 7 on A2.3 Roof Plan: Ice and Water Shield to be installed over entire roof.
- A48. Insulation and U-values on plans don't match ResCheck energy analysis. Basement walls- R13 or R15 (A8.1 #4), framed walls- R21 or R23 (A8.1 #1)
Details have been corrected to match ResCheck energy analysis
Basement walls: R13
Framed walls: R21
- A59. List on the cover sheet of the drawings each deferred submittal item IE: ~~fire sprinkler submittal, truss details, radiant heat submittal, 2 lb. gas piping schematic, stucco/EIFS submittal, factory-built fireplace product information, and Planning Department items, siding details, etc.~~ IRC R107 steam shower
See note 19.16 on Cover sheet. Steam shower has been listed as a deferred submittal
- A60. Sills of exterior windows which are located more than 6 feet above grade, and less than 24 inches above the interior floor surface must meet some new requirements. The area of the window less than 24 inches above the interior floor surface must now be fixed or have an opening or a guard

which does not allow the passage of a 4 inch diameter sphere. R612.2
14, 21, 22

See A6.1 Window Schedule.

- A63. Stair tread nosing: The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (914.3 mm). A nosing not less than $\frac{3}{4}$ inch (19 mm) but not more than 1 $\frac{1}{4}$ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $\frac{3}{8}$ inch (9.5 mm) between two stories, including the **nosing at the level of** floors and landings. Beveling of nosing shall not exceed $\frac{1}{2}$ inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4 inch (102 mm) diameter sphere. (Utah State amendment) Exceptions.

A. A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

B. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less. Note: This means that concrete stairs, without nosings, must have a tread depth of 10 inches.

See 6/A7.1 for detail and stair notes.

- A64. Provide defensible space for all structures on site as per the 2006 International Wildland-Urban Interface Code. Provide landscape plan
Landscape plan has been listed as a deferred submittal. See note 19.8 on Cover Sheet

Additional Architectural Comments

- Fire pit is not approved with this building permit. Must obtain approval of fire pit from Kurt Simister, Deputy Fire Marshall to install fire pit.
- *Fire pit has been listed as a deferred submittal. See note 19.18 on Cover Sheet*
- Provide roof overflow drains per 903.4.1
See note 11 on A2. Roof plans
- All radiant heating? No forced air? How will you provide air circulation?
- *Radiant heat AND forced air shall be provide. HVAC equipment has been included in mechanical room. See note 19 and mechanical room in A2.0*

STRUCTURAL:

Note: Park City is Seismic Design Category D or D₁, with an S_s between 92 degrees east and 103 degrees west.

- S12. Fire block stud spaces at soffits, floor and ceiling joist lines, at 10 ft vertically and horizontally, and at openings between attic spaces and chimney spaces for factory-built chimneys, and at any other locations not specifically mentioned which could afford passage for flames. –IRC R30211

See note 34 on A2.0 – A2.2

- S20. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. –IRC R1003.9

See note and chimney dimensions on A3.0 and A3.1

- S22. Note on plans: Special inspection is required for field welding and high strength bolting. 2009 IBC, sections 1704.3.1 and 1704.3.3. contractor must sign special inspection form, (they can do this when they come into the office to pull the permit or anytime sooner)

Contractor to provide special inspection form.

- S23. Call out on the cover sheet of the plans, that any field welding or torch work, will require a separate “hot work” permit prior to beginning work. IFC 105.6.11.

See note on structural cover sheet.

- S26. Call out “naturally durable wood, or wood that is preservative-treated” for the structural members for exterior decks. R317.1.3

See Structural Engineer Response Letter

ELECTRICAL:

- E3. Lights in closets must comply with the clearance dimensions of IRC E4003.12.

See note 22 on E1.0- E1-5

- E5. Show smoke detectors conforming to IRC section R314. All levels, all bedrooms, access to all bedrooms and in all rooms with sloped ceilings next to halls serving bedrooms. All detectors shall be hard-wired, interconnected, and have battery backup.

See smoke detectors (clouded) and Electrical Legend on E1.3- E1.5

- E8. Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance. R314 as amended by state.

See Carbon Monoxide detectors (clouded) and Electrical Legend on E1.3-E1.5

PLUMBING:

- P1. **Note on plans: All plumbing installations shall comply with 2009 IRC.**

See Note 27 on A2.0-A2.2 Floor plans

- P2. Show location of gas and electrical meters in an area that is protected from snow and ice damage. -LMC 15-2.3-4 (j)

See Note 13 on A1.1 along with Gas and Electrical Meters location

- P3. Show tank type water closets with a flow rate of not more than 1.6 gallons per flush. -IRC R2903.2

See Note 28 on A2.0-A2.2 Floor plans

- P4. Show showerheads with a flow rate of not more than 2.5 gpm. -IRC P2903.2

See Note 28 on A2.0-A2.2 Floor plans

- P6. Show all plumbing vents through the roof to be minimum 3" pipe. -IRC P3103.2

See Note 29 on A2.0-A2.2 Floor plans

- P8. Show location of access for whirlpool type tubs. **No grouted tile access allowed.** -IRC P2720, E4109.3 any?

See clouded note on A2.1 indicated location of access in bathtub of Master Bedroom

- P10. Showers shall be finished to a height of not less than 72 inches above the floor. Material shall be non-absorbent. -IRC R307.2

See note 35 on A2.0 – A2.2 All showers shall be finished to ceiling height with a non-absorbent material.

- P13. In seismic design categories C, **D_o**, **D₁** and **D₂**, water heater shall be anchored or strapped in the upper third **and lower one-third** of the appliance to resist a horizontal force equal to one third of the operating weight. IRC P2801.7 (State Amendment) Provide a detail.

See detail on A8.

MECHANICAL:

- M1. Note on plans: All mechanical installations shall comply with the 2009 IRC & IFGC.**

See Note 30 on A2.0-A2.2 Floor plans

- M3. Show combustion air for all fuel-burning appliances at a minimum rate of 1 sq inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room. Show minimum 1 inch clearance around equipment at sides and rear of the appliance. Show minimum 6 inch clearance in front of the appliance. -IRC M1701

See Note 31 on A2.0-A2.2 Floor plans

- M4. Show gas logs and each gas appliance with a shut-off valve within 6 feet of the appliance. -IRC G2420

See Note 32 on A2.0-A2.2 Floor plans

- M5. Fuel-burning appliances, including fireplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are Direct Vent appliances. See IRC Section G2406 and IMC 303.3 for more information and the list of exceptions. Note: All construction in Park City is "unusually tight construction". Master bedroom

See clouded note on Master Bedroom (A2.1): Master bedroom fireplace to be Direct-Vent

- M11. Vent the dryer to the outside. Maximum length of the duct with two 90-degree elbows is 15 feet. -IRC M1502.2 Provide makeup air to laundry room. IRC G2439.4

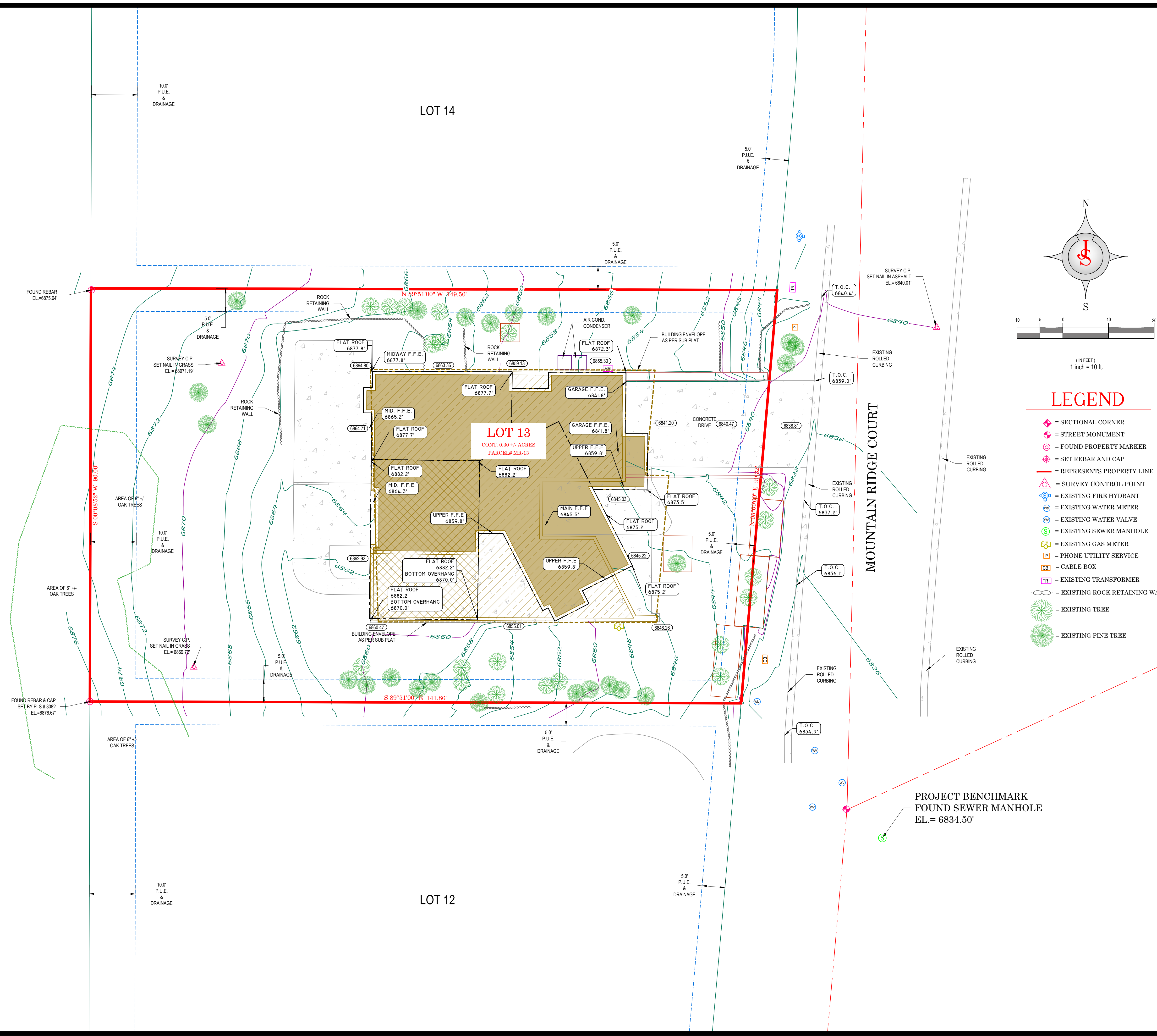
See clouded note on Laundry Room (A2.0)

- M13. Natural gas service lines shall be no less than 1 inch (25 mm) in diameter. R156-56-709 (3) state amendment to IFGC. Note on plans.

See Note 33 on A2.0-A2.2 Floor plans

- M14. State on the cover sheet of the drawings the number of 'backflow preventers' to be installed in the Work. Remember to include the lawn sprinkler system, fire sprinkler system, number of boilers, etc. -IRC P2902

See Note 19.17 on A0.0 Cover Sheet



DRAWING TITLE

TOPOGRAPHIC SITE SURVEY

CLIENT CONTACT

JEFF SCHINDEWOLF
JSARC ARCHITECTS
JEFF @JSARC.NET

LOT 13 MOUNTAIN RIDGE SUB.
LOCATED WITHIN, SUMMIT
COUNTY, UTAH. A PART OF THE
N.E. 1/4 SEC. 5, T. 2 S., R. 4 E. S.L.B.&M.

PROPERTY DESCRIPTION

Lot 13 Mountain Ridge Subdivision on file within the official records of Summit County, Utah.
Containing 0.30 +/- Acres

TOPOGRAPHICAL SURVEY NOTES

This Survey was performed at the request of Jeff Schindewolf, For the purpose to locate contours and elevations of the ground as well as existing home elevations in relationship to the intended positioning of this lot. Also for the possible purpose of lot sales, future building and landscaping.

Shown are Two foot Contours Highlighted at Ten foot Intervals as labeled. Found rebars (possibly original staking) and monumentation have been tied, utilized and shown on this survey. The elevation base is determined by the field G.P.S. Projection Based on Utah North NAD 1983 Projection then rounded off to the nearest 10 foot mark for a more efficient Bench Mark base. The project bench mark is 6834.50' = found sewer manhole located on Mountain Ridge Court near the intersection at the frontage of this lot as shown hereon.

NOTE:

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
4. Subdivision plat notes, pertaining to this lot and other restrictions obligations, convents etc.. that may effect the design and use of this lot, see subdivision.
5. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.
6. This survey was done while there was approximately 8" of snow on the ground. Some features and utilities may not be shown.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON
PROFESSIONAL LAND SURVEYORS

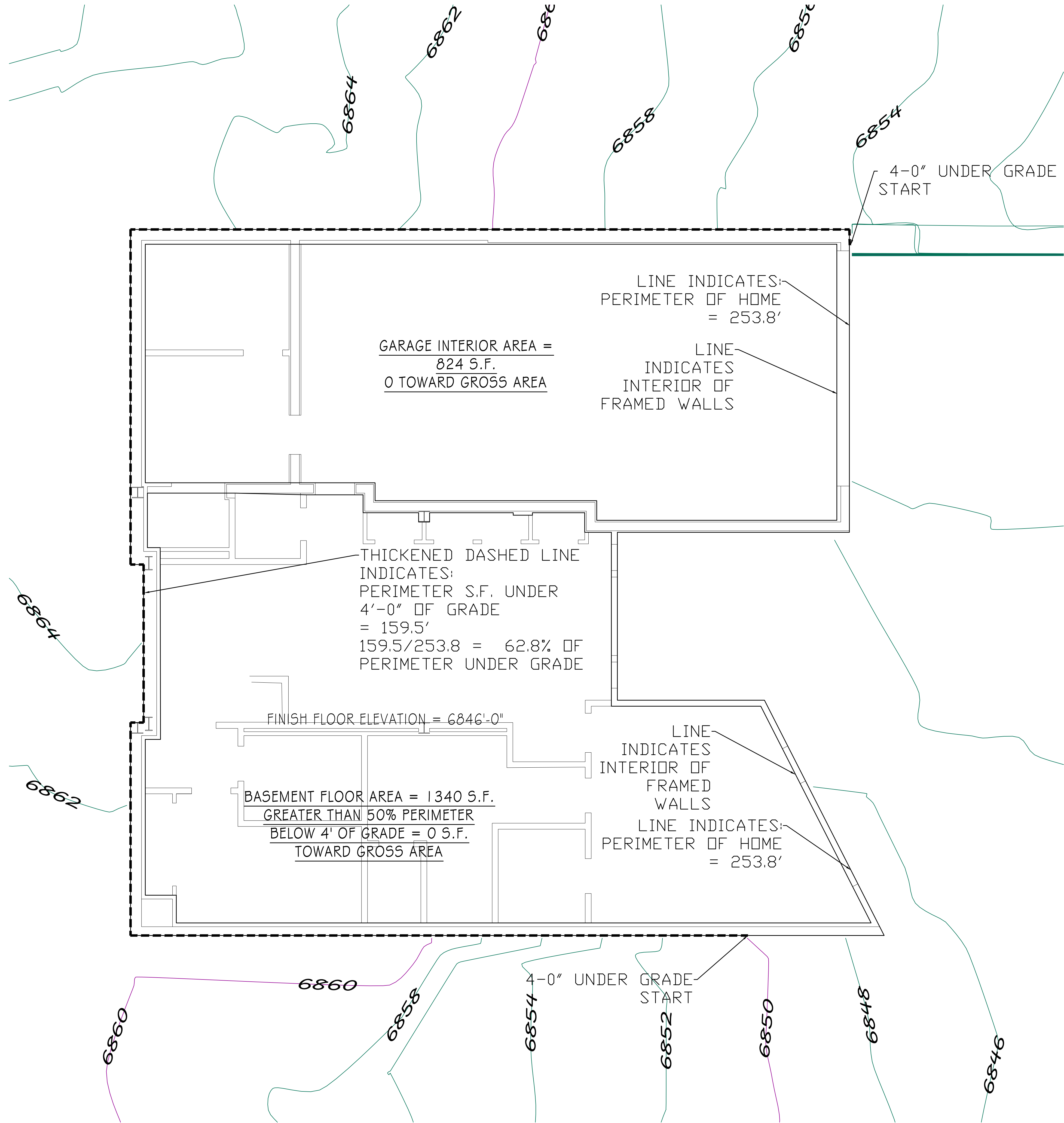
SURVEY • DESIGN • SEPTIC • PLANNING
SURVEYING

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-615-2541

COPYRIGHT

This drawing is and at all times remains the exclusive property of Johanson
Surveying shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
	S-21-008
DATE:	2-05-2021
DRAWN BY:	NATHAN BSEISO O.S.P. III
OVERSEEN BY:	SHANE R. JOHANSON P.L.S.
SHEET NUMBER	SHEET-1



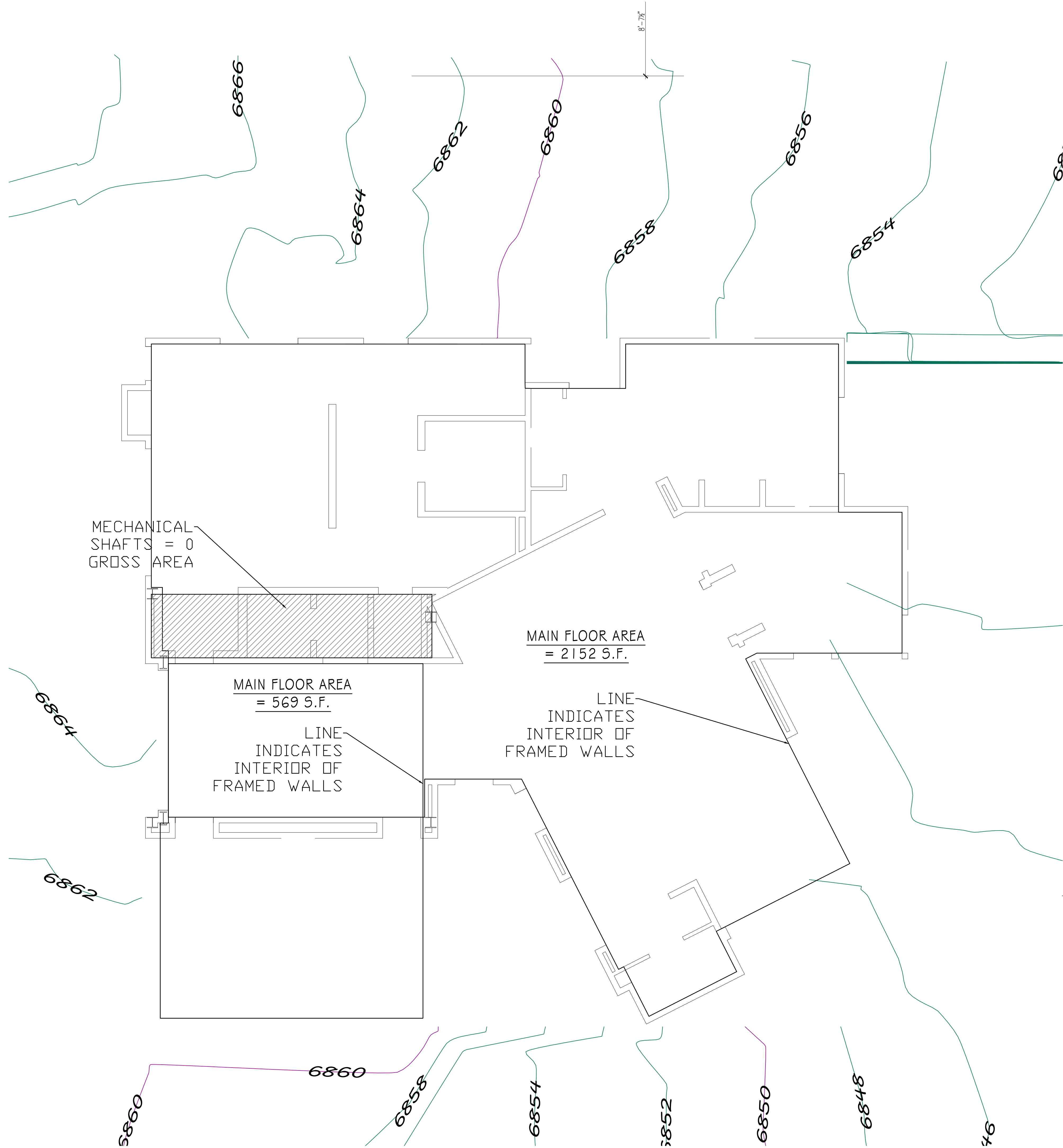
EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

BASEMENT AREA CALCULATION
EXTERIOR BASEMENT PERIMETER = 253.8'
EXTERIOR BASEMENT PERIMETER 4'-0" OR MORE BELOW GRADE = 159.5'

159.5/253.8' = 62.8% PERIMETER BELOW GRADE > 50%
LOWEST FLOOR QUALIFIES AS BASEMENT AND DOES NOT COUNT TOWARD GROSS SQUARE FOOTAGE.
= 0 SQUARE FEET

MAIN FLOOR AREA CALCULATION = 2,152 SQUARE FEET
UPPER FLOOR AREA CALCULATION = 569 SQUARE FEET

TOTAL LIVABLE SQUARE FEET = 2,721 SQUARE FEET



1

A1.2

EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

BASEMENT AREA CALCULATION

EXTERIOR BASEMENT PERIMETER = 253.8'

EXTERIOR BASEMENT PERIMETER 4'-0" OR MORE BELOW GRADE = 159.5'

159.5/253.8' = 62.8% PERIMETER BELOW GRADE > 50%

LOWEST FLOOR QUALIFIES AS BASEMENT AND DOES NOT COUNT TOWARD GROSS SQUARE FOOTAGE.

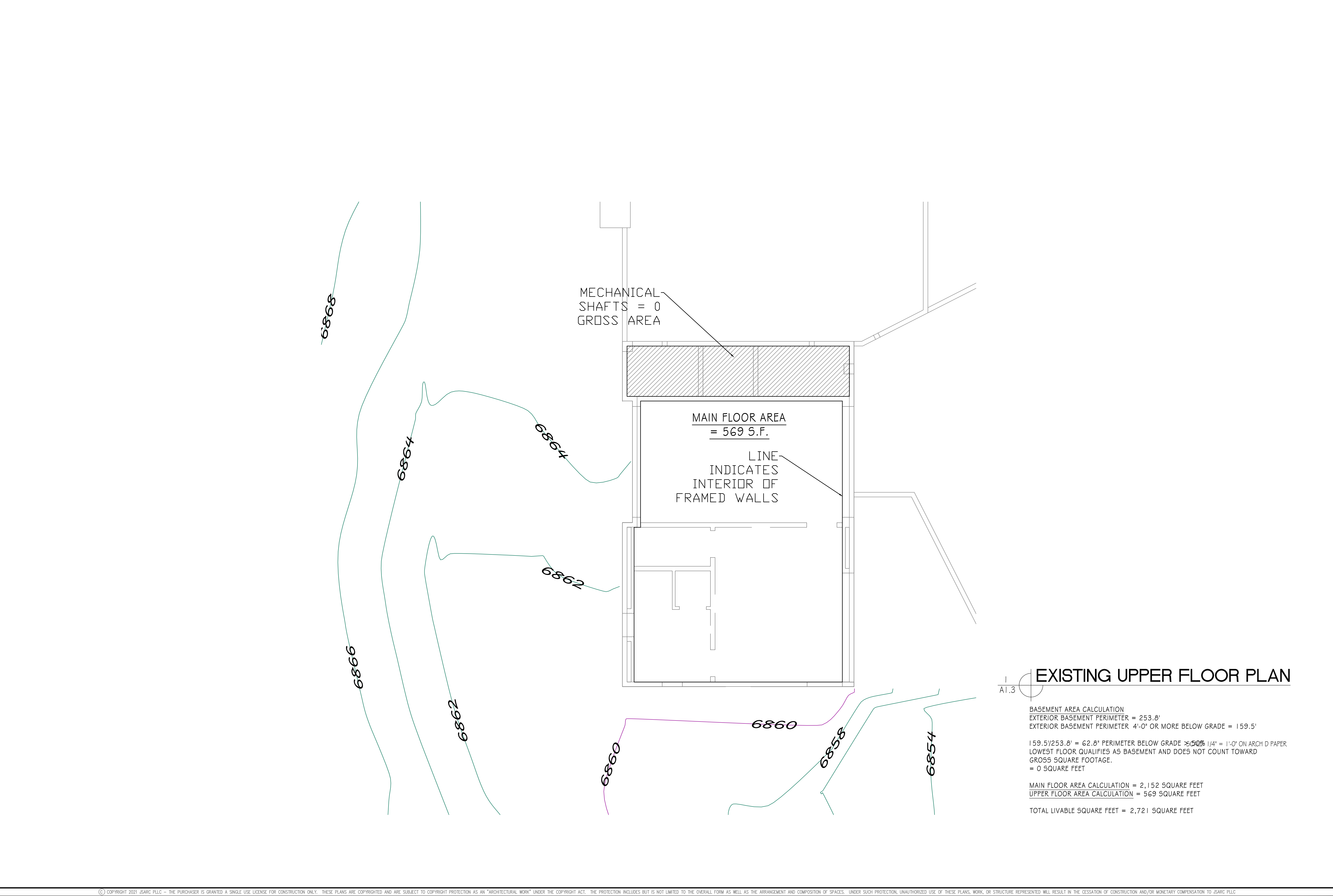
= 0 SQUARE FEET

MAIN FLOOR AREA CALCULATION = 2,152 SQUARE FEET

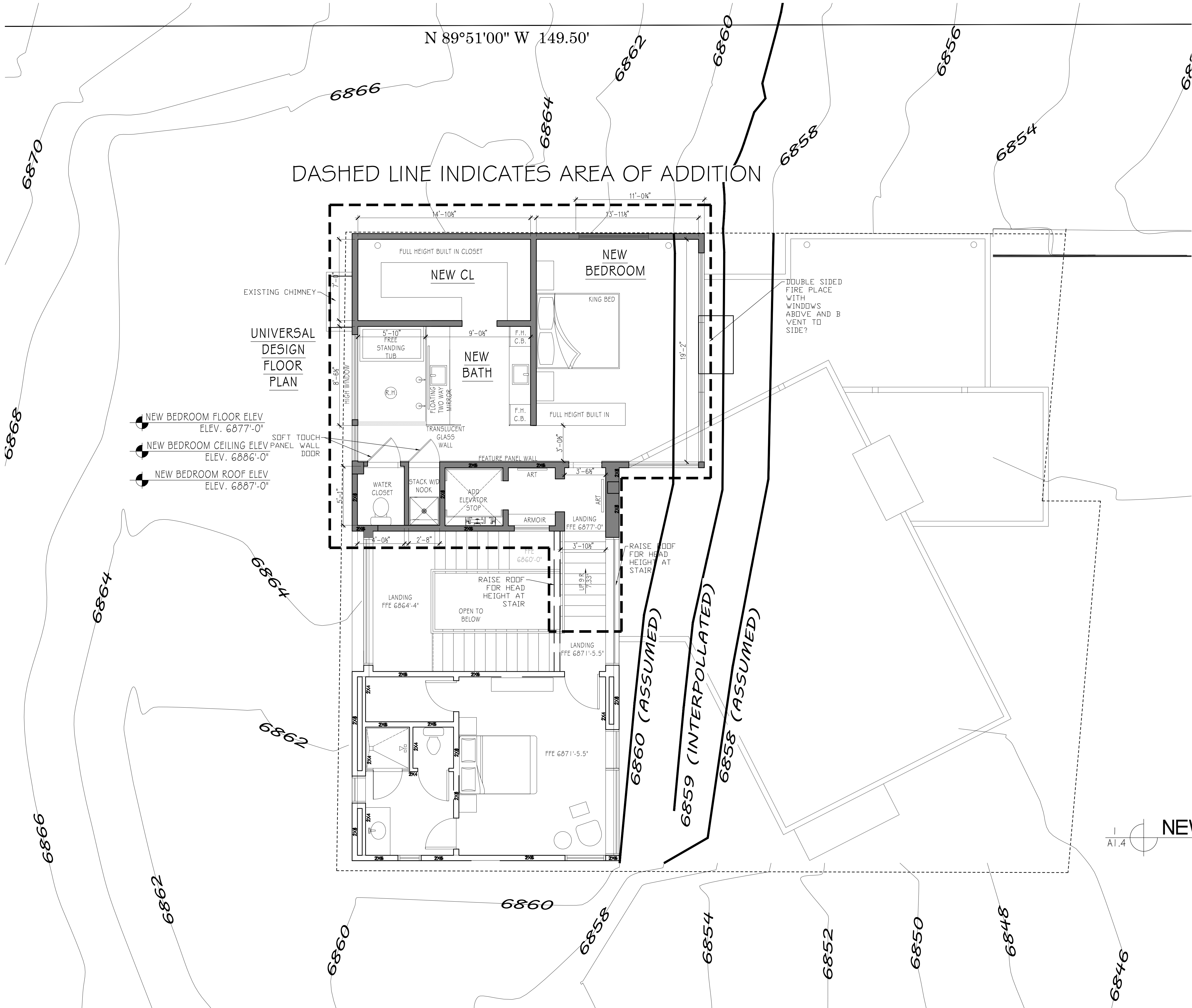
UPPER FLOOR AREA CALCULATION = 569 SQUARE FEET

TOTAL LIVABLE SQUARE FEET = 2,721 SQUARE FEET

JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	A1.2	EXISTING MAIN FLOOR AREA CALCULATION	MAYA FAMILY RESIDENCE 3099 MOUNTAIN RIDGE CT PARK CITY, UTAH	NOVEMBER 24, 2021	PROJ# 2104
				DATE:	
				REVISION:	



		PROJ# 2104			
		MAYA FAMILY RESIDENCE 3099 MOUNTAIN RIDGE CT PARK CITY, UTAH		DATE: NOVEMBER 24, 2021	
				REVISION:	
EXIST. UPPER FLOOR AREA CALCULATION					
A1.3					
JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098					

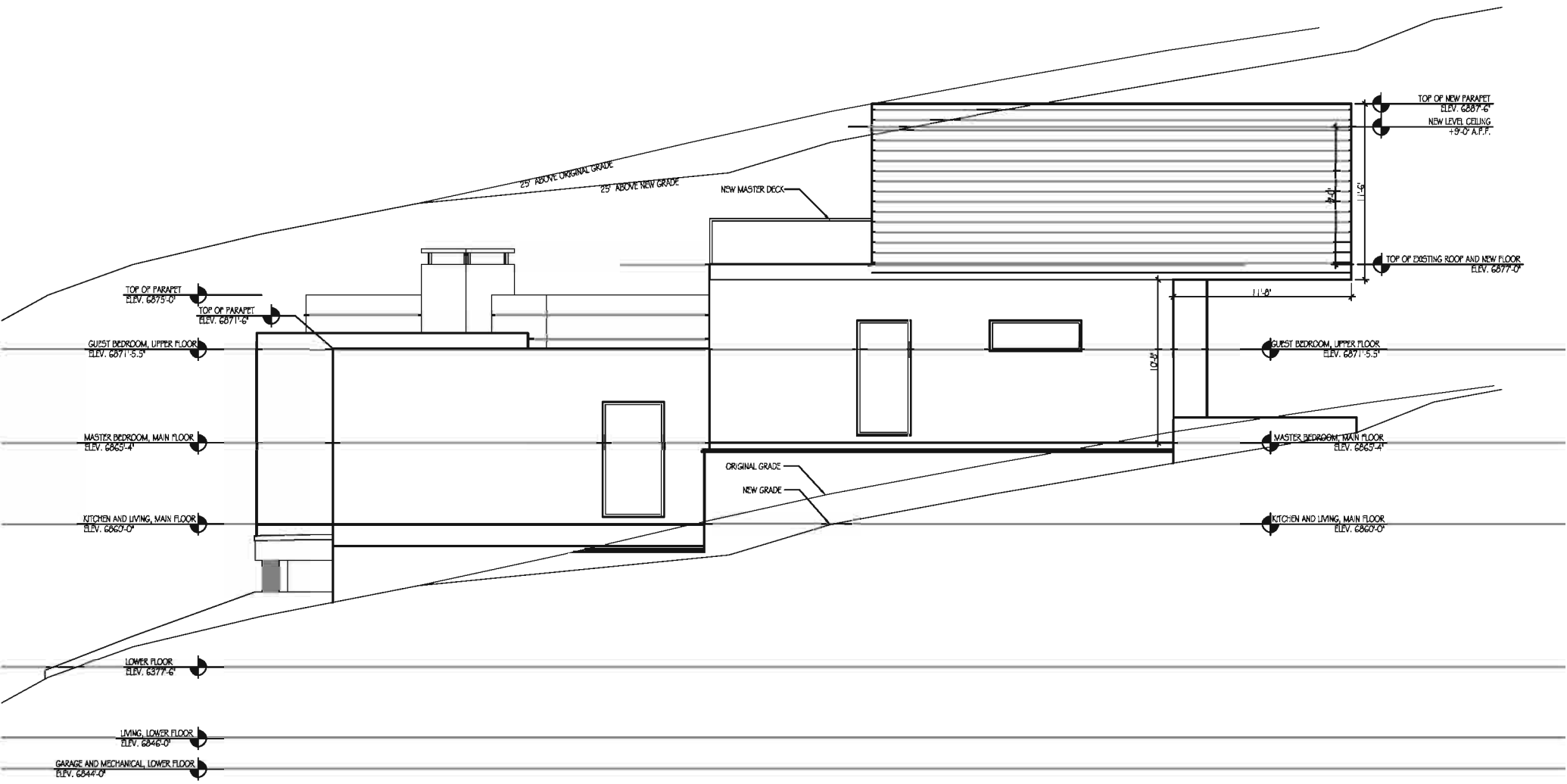


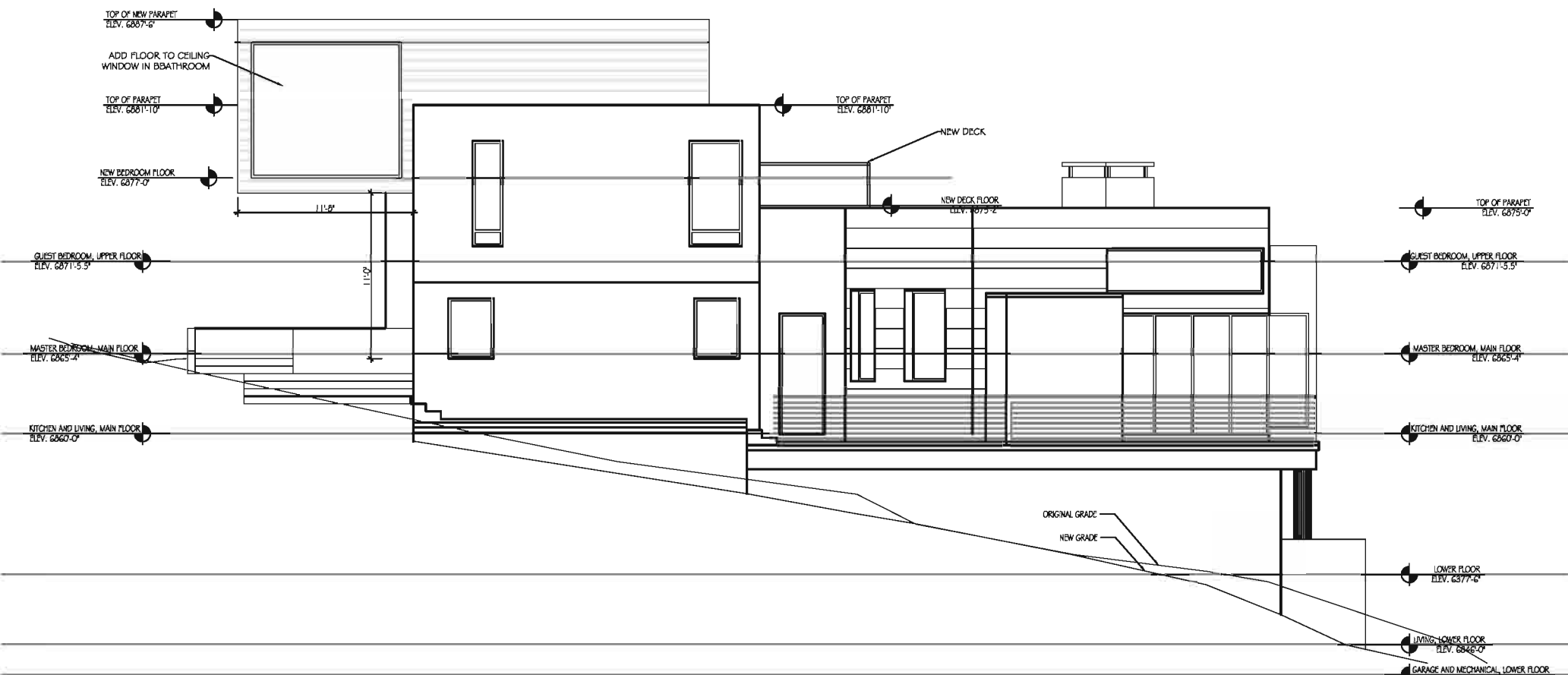
NEW UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" ON ARCH D PAPER

LOT AREAS:	
LOT SIZE AREA:	(.30 ACRE) 13,068 SQ. FT.
BUILDING AREAS:	
EXISTING TOTAL FLOOR LIVABLE AREA:	2,721 SQUARE FEET
UPPER ADDITION LIVABLE AREA:	689 SQUARE FEET
NEW TOTAL LIVABLE AREA:	3,410 SQUARE FEET = PASS

PROJ# 2104	
DATE: NOVEMBER 24, 2021	REVISION:
MAYA FAMILY RESIDENCE 3099 MOUNTAIN RIDGE CT PARK CITY, UTAH	
NEW UPPER FLOOR PLAN	
A1.4	
JSARC JEFF@JSARC.NET 801.809.5295 1612 UTE BLVD SUITE 212 PARK CITY, UTAH 84098	





Project Description

The existing Mountain Ridge Subdivision, approved in 1990, includes plat notes limiting both the house size and the building height. The homeowner requests a plat amendment to modify the additional limitations on building height and maximum floor area.

The Single Family zone currently does not have a maximum house size, so long as the construction meets the Setbacks and building height requirements. However, the Plat limits the floor area for this lot to a maximum of 1,886 square feet for the main level and a total of 3,247 square feet (both exclusive of garage up to 600 square feet).

The owners, Heidi and David Maya, are currently residents of the State of Florida and have two of three grown children living in California. At some point in the next 3-5 years, they would like to make Park City their permanent home. In order to accommodate their family with any future growth during visits, they would require an extra bedroom. This home is for their family and there are no plans to ever rent it or allow guests while we are not present.

The homeowner would like to increase the maximum floor area for Lot 13 from 3,247 square feet to 4,000 square feet. The increased floor area would be consistent with 8 of the 21 lots.. The footprint is not proposed to expand.

The attached drawings show that the proposed addition would not be visible from most vantage points and that it would comply with zoning regulations.

While the subdivision is bordered by Open Space to the west, the Lot is not located within the Sensitive Lands Overlay and thus is not subject to the Sensitive Land Overlay Regulations in Land Management Code Chapter 15-2.21.

The proposal complies with Single Family (SF) Zoning Requirements in Land Management Code (LMC) 15-2.11.

Zoning Requirement	Analysis of Proposal
Density – The maximum density for Subdivisions is three units per acre.	Complies. The proposal does not change density in the subdivision.
Front Setback – The minimum Front Setback is 20 feet. New Front-Facing Garages for Single Family and Duplex Dwellings must maintain a minimum of 25 feet from the Front Lot Line.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.
Rear Setback – The minimum Rear Setback is 15 feet.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.
Side Setbacks – The minimum Side Setbacks are 12 feet each.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.

Commented [LK1]: Jeff, can you make sure I have this number right? I tried to use the calculations from the original plans and add in the two new additions, but if we can get updated plans with the stairs and "open to below" clearly shown, I can get a more accurate number.

The proposal complies with all notes and requirements on the Mountain Ridge Subdivision with the exception of requesting a change to the Maximum Floor Areas.

Mountain Ridge Subdivision Requirements	Analysis of Proposal
Front Setback – Per the Plat, the minimum Front Setback is determined by a platted building envelope.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.
Rear Setback – Per the Plat, the minimum Rear Setback is determined by a platted building envelope.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.
Side Setbacks – Per the Plat, the minimum Side Setbacks are determined by a platted building envelope.	Complies. The proposal does not include a request to change any Setbacks or building pad envelopes.
Maximum Floor Area – Per the Plat, the minimum/maximum building sizes are listed on the plat in a table.	Change Requested. The proposal requests to increase the maximum floor area for this lot from 3,427 square feet to 4,200 square feet.

The proposal complies with LMC 15-7.1-3(B) in that there is Good Cause for the Plat Amendment and no Public Street, Right-of-Way, or easement is vacated or amended.

The LMC defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

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

The proposal does not affect any Public Street, Right-of-Way, or easement.

TO: Park City Planning Commission
FROM: Alison Child and Michele Paulsen, Mountain Ridge Homeowner's Association
DATE: October 6, 2021
RE: Plat Amendment Request, 3099 Mountain Ridge Court

The Mountain Ridge HOA does exist however we have no dues, typically no meetings and we have only been active for architectural review.

Ironically, a few years ago when the original owner of this property built the house, our architectural review committee denied the plans because it did not meet our architectural guidelines. The owner brought in a high-powered attorney and threatened to sue us personally if we did not approve the plans. Because we had no money to defend our association, they went ahead and built the home without our approval. As a result of that experience, we opted not to continue registering the association with any entity. It seemed like a waste of time and money since we didn't have a war chest to defend ourselves.

But some owners do run things by us if they are aware of our existence. We do have a checking account and pay about \$5 a year to Summit County to pay property taxes on our open space easements. Crazy I know.

Michele Paulsen and I have been acting as the architectural review committee and we do have concerns regarding this plat amendment request.

To give you a little background, this subdivision was pretty controversial in its day. Bob Richer was the developer and the only way the City would approve it was to allow it with very restrictive heights and sizes. Every lot was evaluated to determine appropriate height and square footage restrictions. Nobody wanted to see a subdivision with houses built setback line to setback line like they are in upper Risner Ridge. Protection of the ridgeline, preservation of vegetation and open space were the priorities. All owners have complied with these restrictions. Allowing an increase in height and square footage opens us up to similar requests in the future.

If an amendment to this Plat is approved, it would set a precedence that would be difficult for our HOA to fight. We hope that the Planning Commission does not approve this plat amendment request.

Alison Child
3001 Meadows Drive

Michele Paulsen
3018 Mountain Ridge Court

From: Arthur Bingham <abingham@boxwoodadv.com>
Sent: Thursday, October 7, 2021 4:06 PM
To: Spencer Cawley
Cc: Pamela W. Bingham
Subject: [External] Neighbor Opposition to Mountain Ridge Subdivision Plat Amendment

[CAUTION] This is an external email.

Mr. Cawley:

My wife Pam and I have lived at 3104 Mountain Ridge Court (Lot 20) for 4 years. We were attracted to the Mountain Ridge Court subdivision because of the maturity of housing stock and development, the sensible grouping of homes and scale of the houses. Our home is situated in the front of the subdivision with Mountain Ridge CT street, the house on Lot 13 and ridge of Quarry Mountain rising behind. While building styles may be different, the siting and size of the homes are generally comparable across the subdivision and particularly the group of houses from Lots 11 to Lot 14.

While we have lived in our home, one new house was built on Lot 15 and there have been several building remodel project sand exterior landscaping work, all of which have followed the limitation on building structures and Lot development. We oppose this request for a Plat Amendment to the Mountain Ridge Subdivision Plat, Permit # PL-21-04950 for 3099 Mountain Ridge Court, for good and sound reasons, including 1) preserving current scale of homes in the group of Lots 11 to 14, 2) maintaining the light and view lines leading to Quarry Mountain of the homes in front of Lot 13, 3) avoiding a increase in building size density in the subdivision that would encourage re-construction or demolition and new build of larger home in the Lots 11 to 14 and generally in the subdivision, 4) maintenance of the current open space for wildlife that regularly travel through the subdivision to and from Park Meadows and Quarry Mountain, and 5) the destruction of the natural rise of the slope to Quarry Mountain.

People have purchased and built homes in this subdivision, which was originally created approximately 30 years ago, because of its stability of land planning and the character of the existing houses. We oppose this permit application for a Plat Amendment because it would allow a home out of character with the rest of the subdivision, impinge upon the open spaces and wildlife and encourage a general tendency for other homes in this neighborhood to be increased in size, fundamentally altering the subdivision plan made at its foundation.

Thank you

Arthur and Pamela Bingham

M: 917 821-3809

Email: abingham@boxwoodadv.com

Arthur and Pamela Bingham
3104 Mountain Ridge Ct
Park City, UT 84060

February 8, 2022

Planning Commission
Park City Municipal Corporation
445 Marsac Avenue, PO Box 1480
Park City, UT 84060

Dear Mr. Cawley:

We live at 3104 Mountain Ridge Court, diagonally across the street from the 3099 Mountain Ridge Ct, which is the residence for which Application: PL-21-04950 has been filed. We are full time residents of Park City. The applicants seek an amendment to the Plat for the Mountain Ridge subdivision to enlarge the floor are square footage of the residence and increase its height. We have reviewed the application and have found that the information is misleading and the plans are both incomplete do not adequately show the changes. After review, it is clear that the application should be denied as it contrary to the purpose and intent of the requirements set out in the Plat and does not meet the requirements for "Good Cause".

In particular the applicants claim that there is "Good Cause" based on the several misleading arguments. The Plat for Mountain Ridge subdivision clearly details the square footage of floor area allowable for each residence on each lot. To compare that new requested square footage to other lots in the subdivision ignores that each lot is of different size and that floor area is determined by lot size. Lot 13 is 5th smallest lot (i.e. 16 lots in the subdivision are larger than lot 13) which means that by definition an increase in square footage will be "consistent with many other lots in the subdivision" (quote is from application) since there is a majority of lots larger than lot 13. The point is that application seeks to increase the relative size of the residence on the lot, which has no causative relationship to larger lots that maintain the original proportionate square. The other justifications of "Good Cause" are listed as "compliance with zoning requirements", which the application accomplishes by increasing height and a cantilevered extension but no changes to the building footprint or set-backs, "no non-conformities", which results from the same method of increasing upper floor area and height and "no changes to density", also a function of the method of increase. These other justifications are misleading in that the substance is to point out that the increase requested is cleverly limited to parts of the building which are not controlled by general zoning requirements. The changes are instead limited to areas covered only by the specific provisions of the Plat itself, which creates a circular argument.

The application does not address the clear intent of "Good Cause" which is to limit changes to amendments that provide "positive benefits or mitigate any negative impacts" to the subdivision and the neighboring properties. The application is a function of the applicants desire to have a larger home than the existing residence for purely personal reasons. The applicant statement clearly attributes the request for a Plat amendment to their need for more bedroom space for their family when they retire to Park City. In other words, the residence does not fit their evolving needs, although one can wonder why this was not apparent when they purchased the home. While a larger home is a laudable personal goal, this is clearly not in the definition of "good Cause" to amend the Plat. This application and reasoning would apply create a precedent for all residences to seek the similar increases.

Arthur and Pamela Bingham
3104 Mountain Ridge Ct
Park City, UT 84060

The application ignores another central aspect of "Good Cause" as the changes do not "preserve the character of the neighborhood", which is fully built and has open land behind the residence and neighbors on three sides. The new design would create a home that is not in proportion to the others surrounding it and creates a diminishment of sight corridors for its immediate neighbors, both from the increased height and the extension of the top floor out from the existing plane of the back of the building. In addition, it ignores that this residence, built in 2013, shares little design similarities with any other residence in the subdivision, including ones built in 2020 and that expanding it only results in an increase to this mismatch. Preserving the character of the neighborhood requires leaving the residence as is now and denying any amendment to the Plat, which would change the characteristics of the neighborhood.

We request that this application for an amendment to the Mountain Ridge CT subdivision Plat be denied for the reasons stated above.

If you would like to speak with us, please contact us at the address above.

Respectfully,

A handwritten signature in black ink, appearing to read "Pamela W. Bingham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Arthur and Pam Bingham

Bruce Kasanoff
3078 Mountain Ridge Court
Park City, UT 84060
bkasanoff@gmail.com

February 9, 2022

Park City Planning Commission

To members of the Planning Commission

We support the application of David and Heidi Maya to add a bedroom to their home at 3099 Mountain Ridge Court. Our home is diagonally across the street from theirs.

Our perception is that homes on our street have been held to tighter standards than virtually all the neighborhoods that surround us in Park Meadows, and this approach seems both arbitrary and unfair. That is, we are surrounded by larger homes that utilize more of their properties than we have been allowed to use.

Sincerely,

Bruce Kasanoff (and Joan Cainan)

City Council Staff Report

Subject: Payday Condominiums Amended Plat
Address: 1660 and 1700 Three Kings Dr.
Application: PL-20-04725
Author: Makena Hawley, Planner II
Date: March 3, 2022
Type of Item: Administrative – Subdivision



Recommendations

(1) Review the requested Payday Condominiums Amended Plat Amendment, (2) conduct a public hearing, and (3) consider approving Ordinance No. 2022-07 (Exhibit A) subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Payday HOA represented by Susan L. Philipp
Location: 1660 and 1700 Three Kings Drive
Zoning District: Residential Development (RD)
Adjacent Land Uses: Golf Course, Residential (Spiro Condominiums, Temptation Condominiums)
Reason for Review: Plat amendments require Planning Commission review and recommendation and City Council review and action

Abbreviations

COA	Conditions of Approval
FE	Forest Estate
HOA	Homeowners Association
LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development
ROW	Right-Of-Way

Terms that are capitalized as proper nouns throughout this Staff report are defined in LMC § [15-15-1](#).

Summary

The Payday Condominium Plat contains a total of 51 units (Units 157 through 207) configured in primarily Triplex Buildings (15 total) with six (6) stand-alone units, on an approximately 5.6-acre site in the Residential Development (RD) Zone, abutting the Park City Golf Course. The Applicant proposes to amend the condominium plat to clarify areas where condominium owners may convert or enclose interior and exterior spaces for private residential use within their existing building footprints and to rectify prior area expansions that were made outside of platted private residential space. In addition to private residential space, the applicant intends to clarify areas for enclosed storage space for condo owners within portions of unused breezeway corridors on the ground

level of buildings. Finally, the plat will show the dedicated Three Kings Drive Right-of-Way (ROW).

On January 26, 2022, the Planning Commission voted 5 to 1 to forward a positive recommendation to the City Council ([Staff Report](#); [Minutes](#), p. 4). Recommendations from the Planning Commission included updating the COA's to include that no equipment would be allowed on the rooftops at Payday (updated per COA #8).

Background

In 1972 the location of Payday's parcel was in what was known as the Forest Estate (F-E) Zone. A Planned Unit Development was a Conditional Use in this zone, providing it met the requirements of the Land Management Code. On June 8, 1972, the Planning Commission approved a Conditional Use Permit for the Payday Condominiums for 21 buildings on 5.26 acres with 51 condominium units and 62 parking spaces (please see Exhibit E). The Payday Condominium plat was recorded with Summit County on May 30, 1972, by the Treasure Mountain Corporation (Entry No. 116009, See Exhibit D).

Within the F-E Zone, height regulations allowed up to two and one-half stories (2.5) or thirty-five feet (35') (Exhibit F, p. 4). In addition, under the 'Planned Unit Developments' portion of the code, additional height was allowed, explaining how portions of the Payday Condominiums were approved to be built to thirty-seven feet (37') (Exhibit F, p. 7). Based on information available through the County Assessors page, Staff confirmed the Payday Condominiums were constructed in 1972 and that the development complied with the LMC in effect at the time it was built.

Today, the Payday Condominiums are located in the Residential Development Zone (RD) which has different zoning regulations than the former F-E Zone. Per LMC [Section 15-9-3\(B\)](#), "A Non-Complying Structure that was lawfully constructed with a permit prior to a contrary change in this Code may be used and maintained, subject to the standards and limitations of [Chapter 15-9]."

In 2018, an owner of one of the Payday Condominium units applied for a Building Permit to remodel their unit and add a small addition. Planning Staff at the time flagged the application because the proposed addition fell outside the platted private residential area for the unit. Upon further research, Staff discovered that the City had approved numerous remodels and additions over the years for other units which fell outside of the individual unit's platted private residential area. The applicant was advised that the best course of action would be to amend the plat to address the existing plat conflicts and to clarify the entire building envelope (building pad, footprint, height) within which remaining units may expand or enclose additional private residential space within their platted building pad.

On October 4, 2019, the Payday Condominium Association completed a vote of the owners for the filing of a Plat Amendment with 72.12% of votes in favor of the amendment. This exceeds 67% of ownership approval required by State law.

On December 16, 2020, the applicant submitted an application for a Plat Amendment. Following discussions with the applicant and revised draft plat materials, Staff deemed the application complete on February 16, 2021.

On May 12, 2021, the Planning Commission reviewed the Plat Amendment, opened a public hearing, and continued the item to a date uncertain ([Staff Report](#); [Minutes](#), p. 15). The Commission requested additional information from Staff and the Applicant to better understand the extent of the amendment. After further review, Staff found four (4) areas of nonconformities that would require mitigation and approval with the proposed plat amendment. The four (4) areas include density, setback requirements, height exceptions, and parking requirements. The Analysis Section addresses each area and the extent of the non-conformity and recognizes areas of remediation. In addition, the applicant has submitted 3-D drawings to illustrate the potential expansions to the triplex and stand-alone buildings.

On October 13, 2021, the Planning Commission again reviewed the Plat Amendment in a Work Session ([Staff Report](#); [Minutes](#), p.10). The Commission requested a better understanding of the height exceptions within setback areas, the possibility of adding Conditions of Approval including Nightly Rental license requirements and specifying no further encroachments into the setbacks would be permitted past the existing footprint.

- Since the last meeting, the President of the HOA Board agreed to affirmatively emphasize the need for residents to obtain up to date Nightly Rental Licenses at Board meetings.
- A COA was also added to the Draft Ordinance (COA #6) stating “The Payday HOA shall provide all Unit owners affirmative notice of City nightly rental regulations and use reasonable business efforts to ensure compliance with the requirement for City Nightly rental licenses.”

Planning Staff have been supportive of the proposed Plat Amendment so long as the proposed areas for expanded residential space are contained within the existing platted building pad, which is what the applicant proposes with the current application. Benefits of the Plat Amendment include:

- The proposed Plat Amendment rectifies existing discrepancies within the plat for units that have already expanded and achieves substantial compliance with today’s LMC.
- The amendment clearly defines where, what, and how much can be added to the existing units.
- The plat amendment eliminates the need to otherwise approve piecemeal incremental plat amendments for each unit moving forward when condo owners wish to expand their living space.
- The amendment will provide for a predictable and transparent process for remodels and additions within the condominium moving forward.
- The Payday HOA board finds the proposal equitably allocates developable space to those who have not yet expanded their condo units.
- The amendment updates the Payday Condominium to show the dedication of

a portion of Three Kings Road that was recorded with the County in 1972 (Entry No. 116020, Exhibit G).

On January 26, 2022, the Planning Commission reviewed the Plat Amendment, conducted a public hearing, and voted 5 to 1 to forward a positive recommendation to City Council. The nay vote associated to concerns over the amount of mass proposed in the amendment. Furthermore, Planning Commission discussion included the increased responsibility the HOA holds now compared to the past, including strict review of design guidelines and renovations as well as notification to owners regarding City required Nightly Rental Licenses. The Payday HOA has submitted documentation of their efforts to enforce Architectural Guidelines and Construction regulations in Exhibit K and Owner testimonials in Exhibit L. Finally, as the Commission found the height exception justifiable for this application, the intention to allow more height was considered with a strict COA that would not allow for any new height exceptions to be granted. This was directed towards the entire complex, even if the buildings are below the height limit to not cause additional hardship to the center units that, as built, are at a unique disadvantage with the current code. The Planning Commission recommends the following Condition of Approval #8:

- “Any new rooftop equipment of any kind on any of the structures within Payday Condominiums shall be prohibited.”

Analysis

Note – a summary table of Analysis items is directly below Analysis Section.

The Planning Commission must make a finding as to Good Cause prior to making a positive recommendation to City Council. The City Council may adopt or reject the ordinance either as proposed by the Planning Commission or by making any revision it considers appropriate.¹

(I) The proposal complied with the Forest Estate Zoning requirements at the time the Payday Condominiums were constructed. The Payday Condos currently are located in the Residential Development Zone and are existing Non-Complying Structures.

The additional square footage that the Applicant is requesting is approximately 760 sq. ft. per unit at full build-out. The square footage of the original Triplex Building units range from 1,422 sq. ft. to 1,928 sq. ft. The proposed additions would allow for the triplex units to range from a max build-out of 2,182 sq. ft. to 2,688 sq. ft.

The single-unit buildings were originally platted for 1,355 sq. ft. With the roughly 760 proposed additional square feet, this would allow the single units to max out the floor area at 2,115 sq. ft.

¹ LMC [§ 15-7.1-6\(C\)](#).

Unit/Building Type	Approx. Existing sq. ft.	Approx. proposed addition per plat amendment	Approx. max floor area allowed at full unit build-out	Number of Units in this category
Triplex	1,442 sq. ft.	760	2,182 sq. ft.	30
Triplex	1,928 sq. ft.	760	2,688 sq. ft.	15
Single Unit	1,355 sq. ft.	760	2,115 sq. ft.	6

The purpose of the RD Zoning District in LMC § 15-2.13-1 includes *“providing a variety of residential uses that are compatible with the City’s development objectives, design standards, and growth capabilities; clustering of development to preserve Open Space; minimizing automobile impacts on design; promoting pedestrian connections; and providing opportunities for variation in architectural design and housing types.”*

Triplex Dwellings and Multi-Unit Dwellings are Conditional Uses in the RD zone. As mentioned above, the Planning Commission approved a Conditional Use Permit for the construction of the Payday Condos in 1972 (Exhibit E, p. 2, Conditional Use Permits). The project was processed as a Planned Unit Development, the predecessor to Master Planned Developments under the current LMC, which allowed for *“diversification in locating the various buildings, structures, housing types, open space and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community”* (Exhibit F, p. 7).

Since the Payday Condos were constructed based on the regulations of a previous LMC, **Density**, **Setbacks**, and **Height** do not necessarily conform to the RD Zoning requirements of today’s code. LMC [Section 15-15-1](#) defines a Non-Complying Structure as:

A Structure that:

1. legally existed before its current zoning designation; and
2. because of subsequent zoning changes, does not conform to the zoning regulations that now govern the land.

LMC [Section 15-9-6](#) states *“[a]ny Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure.”*

The two below images display the plat amendment proposals regarding the structures or decks encroaching into the RD setback requirement and the portions of height proposed that are above the RD height requirement:



Figure 1- Overhead figure displaying the decks/structures that encroach into the setbacks and proposed square footage proposal that is over RD height.



Figure 2- Same representation as above - this image shows the same display but in the context of Paydays location next to the golf course.

The current Lot and Site Requirements specifying maximum Density, Height, and Setbacks for the RD Zone are regulated under LMC [§ 15-2.13-3](#).

Density

The maximum Density in the RD Zone is three (3) units per acre and (5) units per acre for Master Planned Developments.

With 51 units and 5.6 acres, the average density is 9.1 Units per acre. The applicant is not proposing an increase to the total number of units nor unit footprint; therefore, Staff finds no increase in degree of non-conformity.

Setbacks

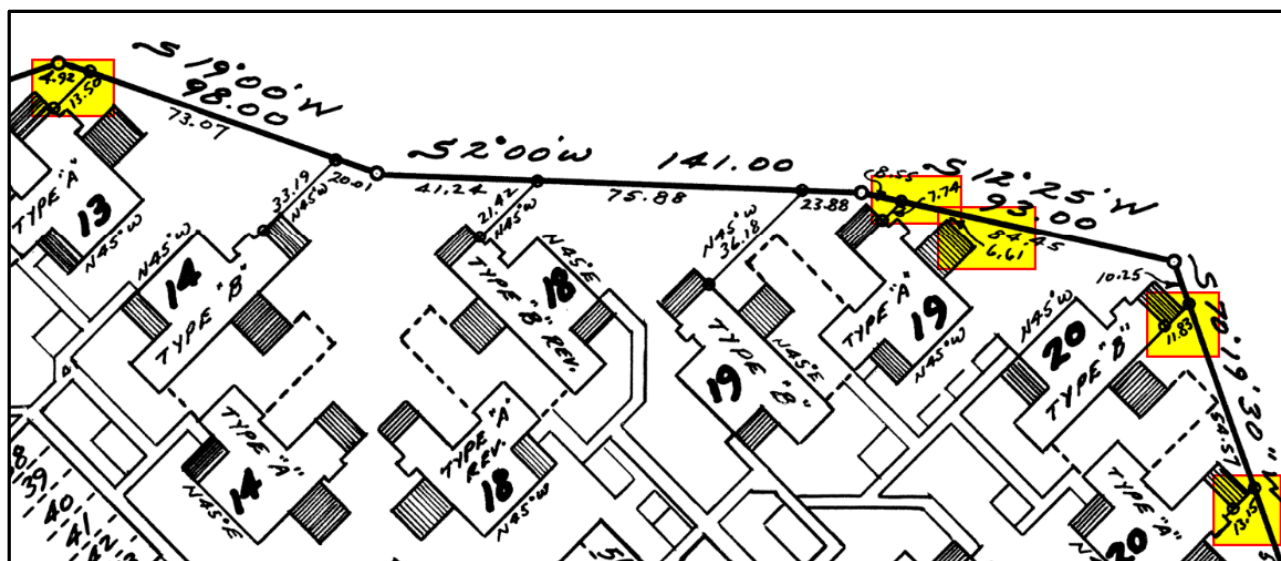
While the structures fronting Three Kings Dr. maintain an average setback of approximately 25' from the *front lot line*, the condominium units have building foundations located as close as 7.4' from the *side and rear lot lines*, with decks abutting the lot line in some instances. Additionally, showing the dedication of Three Kings Dr. on the condominium plat will create setback issues along the ROW. As the road and the Payday units have existed without negative consequence for almost 50 years, it is important to recognize that although the structures will be technically out of compliance with the current LMC –

- The structures were built legally.
- The location of these buildings and roads are not changing or expanding.
- No negative impacts have required mitigation during the time they have existed.

The proposed Plat Amendment will not allow extensions into the setbacks past what currently exists. Proposed additions are required to fit within the existing building pad and are not allowed to be expanded further into the setbacks (Condition of Approval #4).

When the Payday plat was proposed in 1972 it was approved under a Conditional Use Permit as well as a Planned Unit Development. Both processes mandate site requirements but in terms of specific setbacks, the project was reviewed holistically with a provided development plan verses exact specifications in terms of setbacks. The development plan would indicate items such as “dimensions and locations of buildings and structures on the site, parking areas, and perspective drawings demonstrating the design and character of uses and the physical relationship of the uses and the surrounding area” (1972 LMC Chapter 17 Planned Unit Development 67-17-2.1, Exhibit I). As the Zone changed, the structures are now considered Non-Complying in the Residential Development (RD) Zone that uses specific setback requirements and does not recognize Planned Unit Developments in this context. In the RD Zone the required setbacks are as follows:

Current RD Setback Requirements:	
Front	20 feet
Side	12 feet
Rear	15 feet



Payday Condos is adjacent to Three Kings Drive which could be recognized as 'front facing' and the Park City Golf Course surrounds the rest of the property. The existing Non-Complying Structures abutting the property lines are shared with the Park City Golf

Course. Besides the stray golf ball that is to be expected by all who live near a golf course, no issues have presented themselves with the close proximity and according to the HOA, both parties have maintained good relationships in regard to property line and maintenance. The following decks and/or units are located less than fifteen (15) feet from the existing property line (the larger of the two setback requirements):

Example of all non-compliant structure nearness to property lines.		
Unit Number	Feet from property line	Complies with RD <i>Side yard</i> Setback (12')
204	13.15'	✓
202	11.83'	
201	6.61'	
201	7.74'	
183	13.5'	✓
181	3.61'	
180	9.75'	
174	11.59'	
168	14.79'	✓
162	7.40'	
190	4.25'	
191	7'	
192	6.9'	

This Plat Amendment does not propose to allow the decks that encroach into RD Zone setbacks to be enclosed or enlarged. **The units are not expanding beyond their existing footprint.** Staff finds the existing Non-Complying Structures comply with setbacks as they are not creating new non-compliance or increasing the degree of non-conformity.

All deck extensions must comply with RD Zone setbacks and if they are currently non-complying with the setback requirement, they will not be permitted to enlarge their deck. Several units will require extra attention when reviewing proposals for deck extensions, which are noted in COA #5.

Height

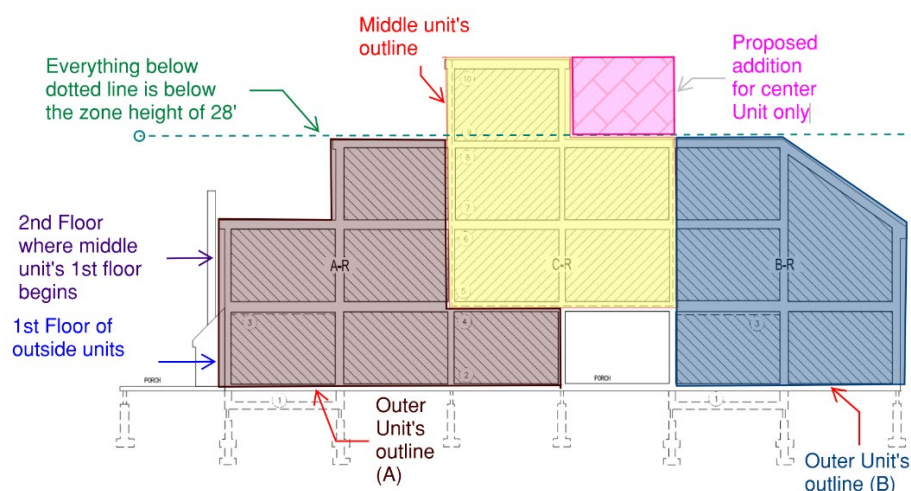
The proposed amendments increase square footage for limited portions of the units that were built to the 1972 height allowance. However, there is no change or expansion of the existing footprint (Exhibit C).

The RD Zone limits height to 28' with an exception, allowing five (5) feet above Zone height with a 4:12 (or greater) pitched roof. Out of the 21 buildings, there are six (6) standalone buildings and fifteen (15) Triplex Buildings. **The six (6) standalone buildings are all compliant with the current RD Zone height and are not proposing**

additional height.

The Triplex Buildings reach a maximum height of **37 feet, only for the center units, which extend above the outer units by one level.** The Triplex Buildings complied with height established under the F-E Zone (35 feet) for which the area was zoned at the time the buildings were constructed (Exhibit F, p. 4). Additionally, the project was processed as a Planned Unit Development, which provided the Planning Commission with discretion regarding the building height, which explains why some of the units are at 37 feet above final grade (Exhibit F, p. 7).

The units in each Triplex Building are more or less the same layout and size with the middle unit being raised a level to allow for additional light. There is a stairwell leading from grade to the unit's first level which begins at the surrounding



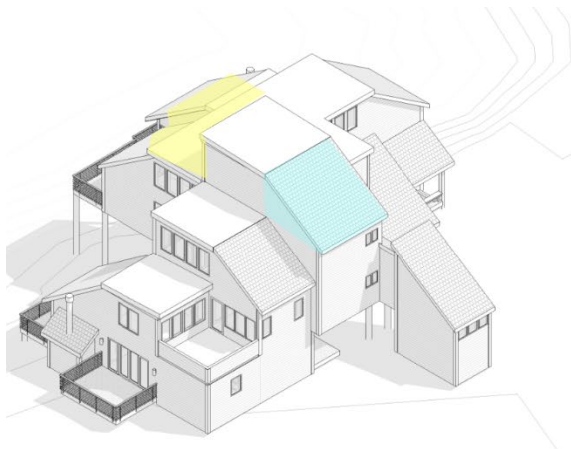
Middle Units of each Tri-Plex

The 1st floor access is up one full level. Each middle unit of a tri-plex has a first floor that starts at the second level.

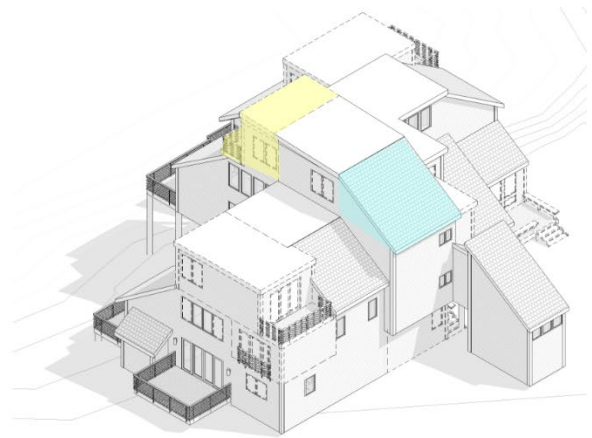
The middle unit's third level is actually a fourth level and is built to approximately 36 feet. All other proposed convertible space additions do not exceed the current code height limitation of 28 feet.

Out of the fifteen (15) triplex units, the only portion that exceeds the height requirement in the RD is the top level of the center unit. Out of the 51 units on the property, 15 center units would have the opportunity to expand the top-level square footage. The applicants have reviewed many ways to add square footage to the center units to allow equitable dispersion of assets to the Payday community, but the original design of the building proves too difficult to add usable space that does not include the top level for the middle unit. The proposed addition to the upper level is adding roughly 144 square feet to the 4th floor.

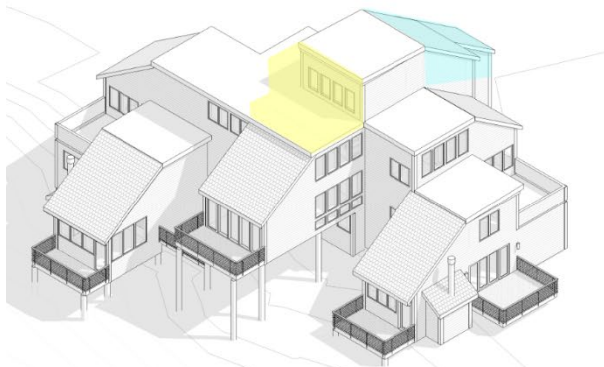
Below are examples of the possible upper floor addition (highlighted) in comparison with what currently exists (left). The portion **shaded yellow is a possible addition**, and the portion shaded blue is the additional square footage that will not change the existing roof line (the unit will be permitted to utilize the square footage under this roof line without changing the roof line, it is currently lofted and not considered private square footage for the owner.). The revision proposes a holistic look at the building. It attempts to accommodate the middle unit in the full build-out design for an end product that reads harmoniously across all three units.



② isometric 2 existing



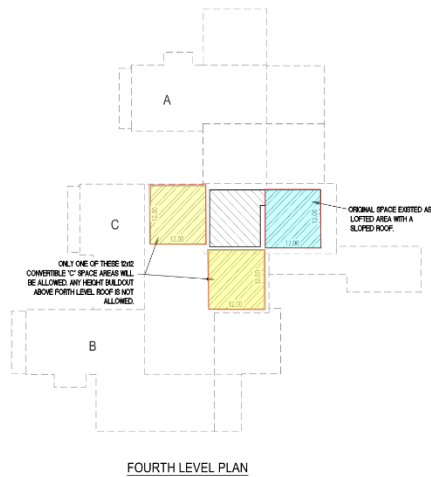
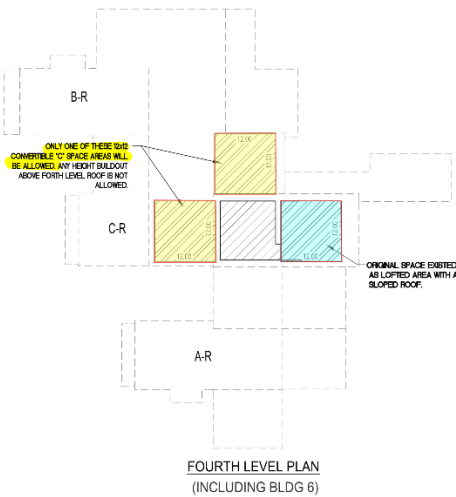
2a isometric 2 addition



① isometric 1 existing



1a isometric 1 addition



The yellow and blue colored spaces are the proposed Center Unit expansion areas shown on both the illustration of the buildings (above) and the plat (left).

The yellow boxes show the areas that the Center Unit may add square footage to their unit. These are the only additions proposed on the plat that are above RD Zone height.

It notes on the plat, that only one (1) of the two (2) spaces may be allowed to be converted.

The Applicant provided simulated versions of the build out as well which can be viewed below as well as a larger version in Exhibit C.



66 3D View 6 existing



67 3D View 6 addition



65 3D View 5 existing



68 3D View 5 addition

Parking Requirements

From the 1968 LMC, the Payday Condos were required to provide 51 spaces for 51 units:

67-6-2. PARKING SPACE FOR DWELLINGS.

In all zones there shall be provided space for the parking of one (1) automobile for each dwelling unit in a new dwelling, or each dwelling unit added in the case of the enlargement of an existing building.

Over time, the development added spaces for a total of 72 parking spots. The current parking threshold for Multi-Unit Dwellings that are 2,000 sq. ft. or greater is 2 parking spaces per unit. Per LMC [Section 15-3-6 Parking Ratio Requirements for Specific Land Use Categories](#) a Multi-Unit Dwelling has different requirements based on Apartment/Condominium size seen in the table below:

Use		Parking Ratio (Number of Spaces)
Multi-Unit Dwelling	Apartment/Condominium not greater than 1,000 sq. ft. floor Area	1 per Dwelling Unit
	Apartment/Condominium greater than 1,000 sf and less than 2,000 sq. ft. floor Area	1.5 per Dwelling Unit
	Apartment/Condominium 2,000 sq. ft. floor Area or greater	2 per Dwelling Unit

As a result, under the current LMC, the proposed extension of the units would result in 102 required parking spaces.

In the RD zone, the purpose includes intentions for “growth capabilities,” “clustering of residential units,” and “minimizing impacts of the automobile on architectural design” ([LMC § 15-2.13](#)). With the added parking spaces over time, the applicant attests that there are no issues with parking and no more would be anticipated as the use and the density is not increasing - only the square footage. HOA regulations state that each owner may have one (1) space per unit and there are twenty-two (22) additional spaces for owner and guest use.

According to the HOA, there have never been any complaints to the HOA regarding parking and the only time the development has had issues was during Sundance in which the HOA has remediated with managed parking and car hang tags, during this time.

Staff finds the existing parking non-conformity will not be expanded because no additional units will be added and it is in keeping with the purpose of the RD zone, as well as the General Plan’s Strategy on Re-think Parking ([Page 28](#)). The area is also near bus stops (three bus stops within a 5-minute walk) and amenities such as hiking and biking trails, a restaurant, and a ski lift.



Summary of Analysis Items

Item	Existing Conditions	Proposed Conditions with Plat Amendment	Staff Analysis
Density	RD Zone max Density: - 3 units per acre - 5 units per acre for MPDs	Pay day Condos is comprised of 51 units and 5.6 acres. This equates to 9.1 Units per acre. Determined Existing Non-Conforming.	The applicant is not proposing an increase to the total number of units; therefore, Staff finds no increase in non-conformity. <i>Complies.</i>
Setbacks	RD Setback Regulations: Front - 20 feet Side - 12 feet Rear - 15 feet Payday Status: Existing Non-Complying Structures, meaning the structures were legally approved and built within the requirements of the existing code at time of construction.	The structures are not moving any further into the setbacks nor are expanding into the setbacks. All expansions of square footage are proposed within the existing footprint.	The units are not expanding beyond their existing footprint. The existing Non-Complying Structures are not creating new non-compliance or increasing the degree of non-conformity. <i>Complies.</i>
Height	The RD Zone limits height to 28'. Payday Status: Existing Non-Complying Structures, meaning the structures were legally approved and built within the requirements of the existing code at time of	The 15 center units of the triplexes are proposing a 12x12 maximum square footage increase added on to the top level. These are the only units that are proposing additional square footage above the existing current RD Zone	The proposal creates an equitable solution basis for consent to support the majority vote in support of the plat amendment. For regulatory purposes, the Plat Amendment achieves a significant degree of compliance compared to the existing situation. <i>Complies.</i>

	construction. Currently, 15 units out of 51 are above the height limit.	height. All other units are under the 28' Zone height and are not proposing height additions.	
Parking	51 parking spaces were approved for 51 units. LMC parking requirements require 102 parking spaces per square footage calculation.	72 Parking Spaces exist.	The number of units is not increasing; there will be the same number of parking spaces for the same number of units, therefore, Staff finds substantial compliance with the LMC. No complaints recorded regarding parking. The area provides amenities and public transportation. The proposal to keep existing parking without expansion is in keeping with the RD Zone Purpose. <i>Complies.</i>

(II) The proposal complies with the Payday Condominium Plat requirements.

The Payday Condominium Plat established building envelopes for each platted unit. The applicant has provided draft plat maps which demarcate the locations of the original private residential floor area approved with the 1972 plat (Private Ownership Area 'A'), locations within which condominium homeowners have converted interior loft space or outdoor decks/porches (Private Ownership Area 'B'), locations within which condominium owners may expand within the future (Convertible Space Area 'C'), and locations of existing and proposed storage. The applicant provides the following explanation to the Plat legend:

1. **Private Ownership 'A'** means and refers to all the previously existing privately-owned property as shown on the original Map or Maps, property privately owned prior to the Private Ownership Area B Effective Date.

Explanation: Specifically, this is referring to all the private ownership areas documented on the original 1972 plat for Payday.

2. **Private Ownership Area 'B'** means and refers to the property changed from Common Area, or Limited Common Area to Private Ownership which, hereafter, shall for all purposes be considered part of each Unit, as shown on this Amended Map, including by way of illustration but not limitation, private ownership, taxes, assessments, insurance, liability, maintenance, repair and replacement.

*Explanation: Ownership 'B' is any area **currently existing** which was expanded from the time of the original 1972 plat up to the date of this new amended plat. Many units back in the late '80s and early '90s expanded their units onto Common Area grounds, Limited Common Area decks, plus expanded within the boundary of their private ownership building area (such as, creating useable living space over lofted dining areas and capturing useable storage space at sloped roof areas.) As part of this amended plat submittal, we show record of our HOA approval to plat these areas as part of the proposed amended plat.*

3. **Convertible Space Area 'C'** means and refers to all of the previously existing property (Common Area or Limited Common Area) as shown on the Amended Plat, and changed to Private Ownership at some point in the future.

Explanation: This shows that some Common and Limited Common areas which are within the building pad as shown on the original 1972 plat can be modified to Private Ownership property at some point in the future to the limits specified within the building envelope provided on this amendment. By showing these areas on the amended plat now it simplifies future plat and building permit processes as homeowners are able to remodel. The City Planning Department requested that Payday document and show all possible future convertible space on the amended

plat for each unit. This convertible space shall transfer forward to current and future homeowners.

4. Storage – Existing (As Shown on Sheets 5,6 & 7)

*Explanation: **These storage areas are existing storage areas that, once again, were built in the late '80s – early '90s** and sit on Common Area and/or Limited Common Area. No record for approval exists with the City, County, or Payday HOA. Again, these areas have now been approved by the HOA under this Plat Amendment submittal.*

5. Storage – Convertible (As shown on Sheets 10,11 & 12)

*Explanation: These storage areas are **proposed storage areas** which are located:*

- under a portion of the breezeways for each tri-plex unit.*
- underneath various tri-plex units with adequate overhead clearance (Payday units are built on a pier system, whereas there are large open areas beneath some units. These are the areas where we are proposing for storage, so long as reasonable vertical clearances are met for storage, and the areas are integrated architecturally into the building)*
- Single Units (Payday has six single units with no common walls). Four of these units do not have either of the above options for storage. In addition, two single units have existing storage beneath or alongside their units. We propose that four of the single units, without existing storage, be allowed to add a storage area alongside an exterior wall, which would be integrated architecturally into the building.*

6. Decks -

The applicant is proposing to allow decks (below 30" from final grade) to be built within common area pending HOA approval. This is consistent with Staff protocol unless stated otherwise within plat notes **and** if the deck proposal complies with all LMC requirements. For clarity, Staff proposes a plat note stating "Bottom level patio deck extensions that are LMC compliant and receive Payday board approval may be approved without a plat amendment. The deck will be in common area perpetually which keeps in the ownership of the Payday HOA. No decks will be permitted to expand into the setbacks."

As the applicant has explained, and as demonstrated on the draft plat maps, the proposed additional private residential spaces, both Private Ownership Areas B and Private Ownership Areas C, as well as proposed storage locations, are contained within the original platted building pads for the units as described on the various sheets.

(III) The proposal complies with LMC § 15-7.1-3(B).

The amendment of a plat requires (a) a finding of Good Cause and (b) a finding that no

Public Street, Right-of-Way, or easement has been vacated or amended.

(a) Good Cause

LMC § 15-15-1 defines *Good Cause* as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Staff found Good Cause for the Plat Amendment and the Planning Commission forwarded a positive recommendation due to several items:

1. The proposed Plat Amendment resolves existing issues and non-conformities while enhancing the degree of compliance on the property. Further, the plat ensures compatibility, and offers a straightforward process for additions to the Payday owners and City Staff in the future.
2. The amendment will allow greater equity amongst residents so all Payday owners can enjoy the same allowances without imposing unreasonable hardships on a certain few owners that inhabit Non-Complying Structures.
3. The amendment will provide benefits to the owners while mitigating the impacts by only utilizing space already within the building pad and by creating a definitive building envelope in which to expand.
4. The Plat Amendment furthers the health, safety, and welfare of the Park City community.
5. The Plat Amendment will show the road dedication of Three Kings Drive.

(b) No Right-of-Way is Vacated and Easements Must be Shown on the Final Plat

Staff finds that the proposed plat amendment complies as the existing Right-of-Way is shown on the amended plat, as well as the relevant easements.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on January 11, 2022. Staff mailed courtesy notice to property owners within 300 feet on January 11, 2022. The *Park Record* published notice on January 12, 2022.

Public Input

No public input was received prior to the publication of this Staff report.

Alternatives

- The City Council may adopt Ordinance No. 2022-07, approving the Payday Condominium Plat – Amended;
- The City Council may deny the Payday Condominium Plat Amendment and direct Staff to make findings for the negative recommendation;
- The City Council may continue the Payday Condominium Amended Plat to a date certain.

Exhibits

Exhibit A: Ordinance No. 2022-07 and Payday Condominium Plat – Amended

Exhibit B: Applicant Narrative

Exhibit C: 3D Drawings

Exhibit D: Original Plat from 1972

Exhibit E: June 8, 1972, Planning Commission Meeting Minutes

Exhibit F: 1968 Zoning Regulations

Exhibit G: Road Dedication of Three Kings Drive

Exhibit H: Current Parking Plan

Exhibit I: 1972 LMC Chapter 17 Planned Unit Development 67-17-2.1

Exhibit J: Setback Non-Compliance Review

Exhibit K: Payday HOA Architectural Guidelines and Construction Regulations

Exhibit L: Payday Owner Testimonials

Ordinance No. 2022-07

**AN ORDINANCE APPROVING THE PAYDAY CONDOMINIUM AMENDED PLAT,
LOCATED AT 1660 AND 1700 THREE KINGS DRIVE, PARK CITY, UTAH.**

WHEREAS, the representative of the owners of the property known as the Payday Condominiums has petitioned the City Council for approval of a request for an amendment to the plat to clarify developable private residential space within Payday Condominium units by allowing for the conversion or acknowledgement of previously converted Limited Common Areas and Common Areas to Private Ownership as specified on the amended plat by unit type and location; and

WHEREAS, on January 11, 2022, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, courtesy notice was sent to all affected property owners on January 11, 2022 and legal notice was published in the Park Record and Public Notice Website; and

WHEREAS, the Planning Commission held a public hearings on May 12, 2021, October 13, 2021 and January 26, 2022 to receive input on the amended plat;

WHEREAS, the Planning Commission, on January 26, 2022, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 3, 2022, the City Council held a public hearing on the amended plat; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the Payday Condominium Amended Plat to reflect as-built conditions and allow owners to expand private residential space without increasing the building pad or parking requirements beyond existing conditions; and

WHEREAS, Staff finds that the plat will not cause undue harm to adjacent property owners.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Payday Condominium Amended Plat, as shown in Attachment 1, 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 1660 and 1700 Three Kings Drive.
2. On June 8, 1972, the Planning Commission approved a Conditional Use Permit for the Payday Condominiums.
3. The Payday Condominium plat was recorded with Summit County on May 30, 1972.
4. In 1972 the Payday Condominiums were located in the Forest Estate (F-E) zone.
5. Planned Unit Developments were considered a Conditional Use in the F-E zone and the Payday Condos met all zone requirements at the time of approval.
6. The Payday Condominiums subdivision contains 21 buildings and 51 units.
7. In 2018 Planning Department staff informed representatives of the Payday Condominiums Association that a plat amendment would be required in order to rectify existing inconsistencies and clarify locations for future expansion in units which had not expanded.
8. The Payday Condos are now located in the Residential Development (RD) zone.
9. The proposed amendment is consistent with the purpose statements of the RD zoning district.
10. All additions to units are proposed within the existing building footprint.
11. The discussion and findings in the Staff Reports dated 1/26/22, 10/13/21 and 5/12/21 are incorporated herein.

Conclusions of Law:

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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit application may be submitted for expansions (or convertible space C) until after this plat amendment has been recorded.
4. Proposed additions are required to fit within the existing building pad and not allowed be expanded further into the setbacks.
5. All deck extensions must comply with Residential Development Zone setbacks. If the unit's deck is currently non-complying with the setback requirement, the unit owner shall not enlarge their deck. The plat amendment shall include a note outlining the following:
"The units identified below may only extend if the deck fully complies with

Residential Development Zone setbacks.

- a. Building 2 – Units 160, 161, 162
 - b. Building 3 – Units 163, 164, 165
 - c. Building 4 – Unit 174
 - d. Building 10 – Unit 174
 - e. Building 12 – Unit 180
 - f. Building 13 – Unit 181, 182, 183
 - g. Building 16 – Unit 190, 191, 192
 - h. Building 19 – Unit 201
 - i. Building 20 – Unit 202, 203, 204
 - j. Building 21 – Unit 205, 206, 207”
6. Deck extensions, less than 30” above final grade, that are LMC compliant and receive Payday board approval, may be approved without a plat amendment. The deck will be in common area perpetually which keeps in the ownership of the Payday HOA.
 7. The Payday HOA shall provide all Unit owners annual notice of the City’s nightly rental regulations and use reasonable business efforts to ensure compliance with the requirement for City Nightly rental licenses.
 8. Any new rooftop equipment of any kind on any of the structures within Payday Condominiums shall be prohibited unless pre-existing and deemed necessary.

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

PASSED AND ADOPTED this 3rd day of March, 2021.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney’s Office

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ FT
1	157	48
2	162	12
3	165	412
3	165	84
3	165	(2) X 12

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ FT
1	157	144
1	159	144
2	160	144
3	165	144
6	168	144
6	170	144
6	170	133
12	180	144
12	178	144
15	187	144
15	189	144
18	198	144
3	163	108
18	196	144

A diagram of a storage unit. The top half is labeled 'UP' and contains horizontal lines. The bottom half is labeled 'GROUND STORAGE' and contains diagonal lines.

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
1	157	120
1	158	144
12	179	144
12	180	42
18	197	144
18	198	42

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
1	158	84
15	188	114

PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)				
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL
B-R	962.0 SF	316.0 SF	144.0 SF	--
C-R	97.0 SF	1076.0 SF	611.0 SF	144.0 SF
A-R	908.0 SF	280.0 SF	144.0 SF	--

	PRIVATE OWNERSHIP AREA "A"
	PRIVATE OWNERSHIP AREA "B"
	EXISTING STORAGE AREAS (SHEETS 2, 3, & 4)
	COMMON OWNERSHIP

[illegible]

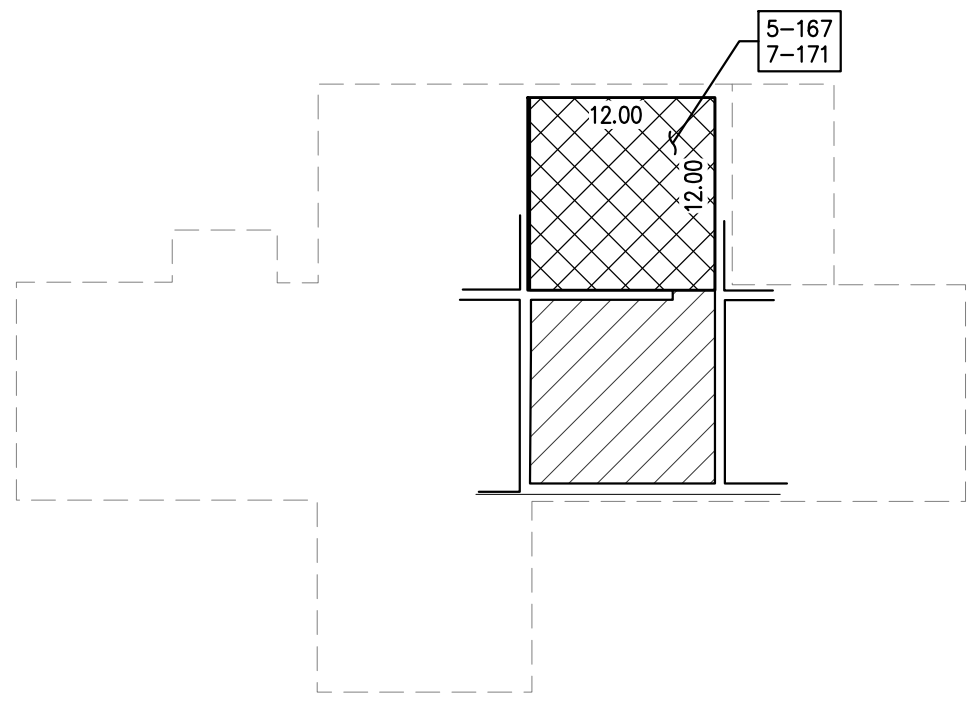
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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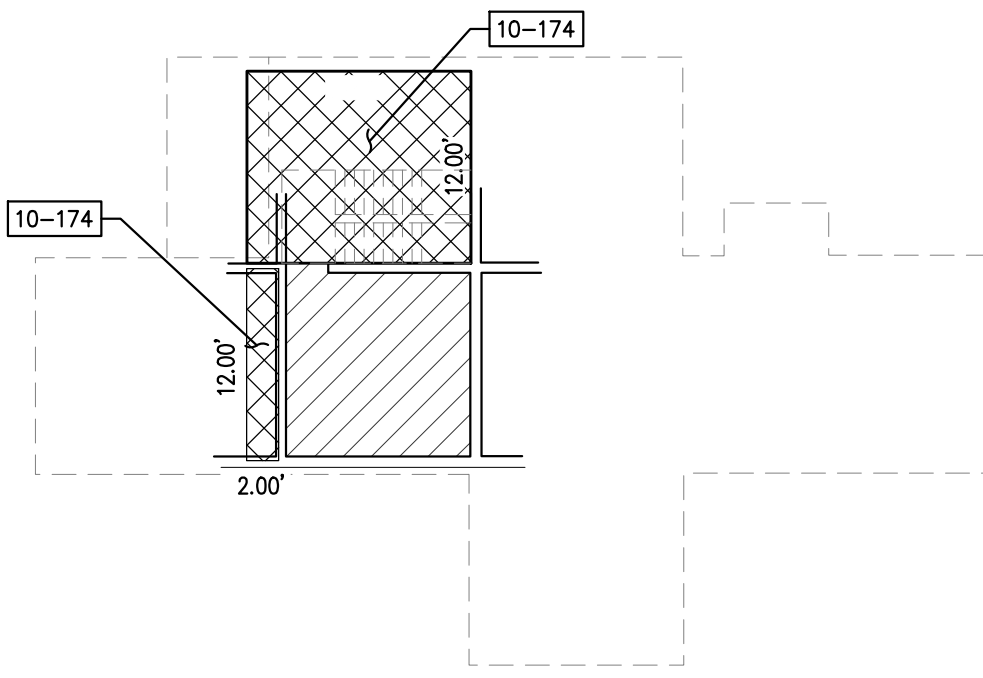
COUNTY RECORDER

NOT TO SCALE



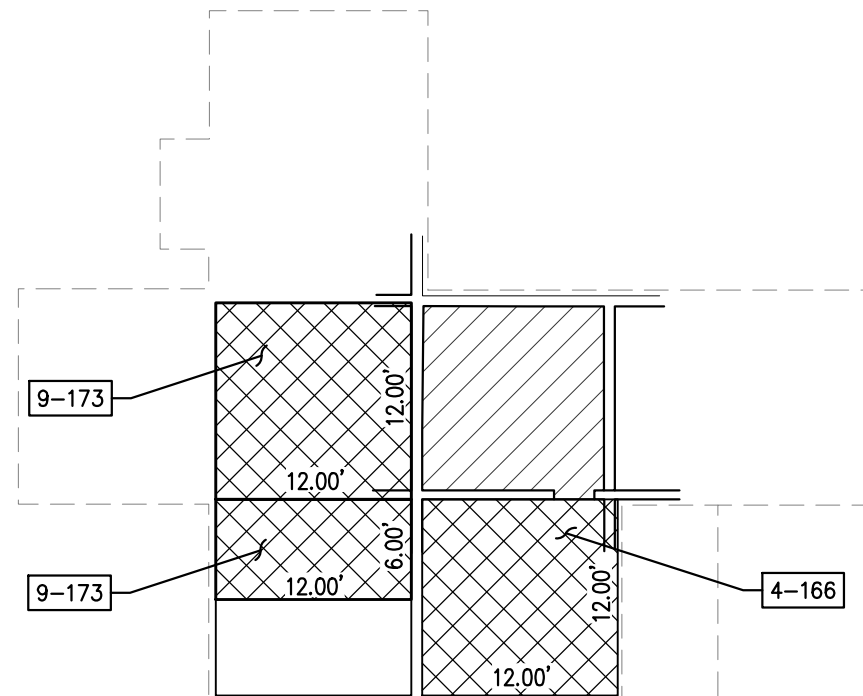
THIRD LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
7	171	144



THIRD LEVEL PLAN

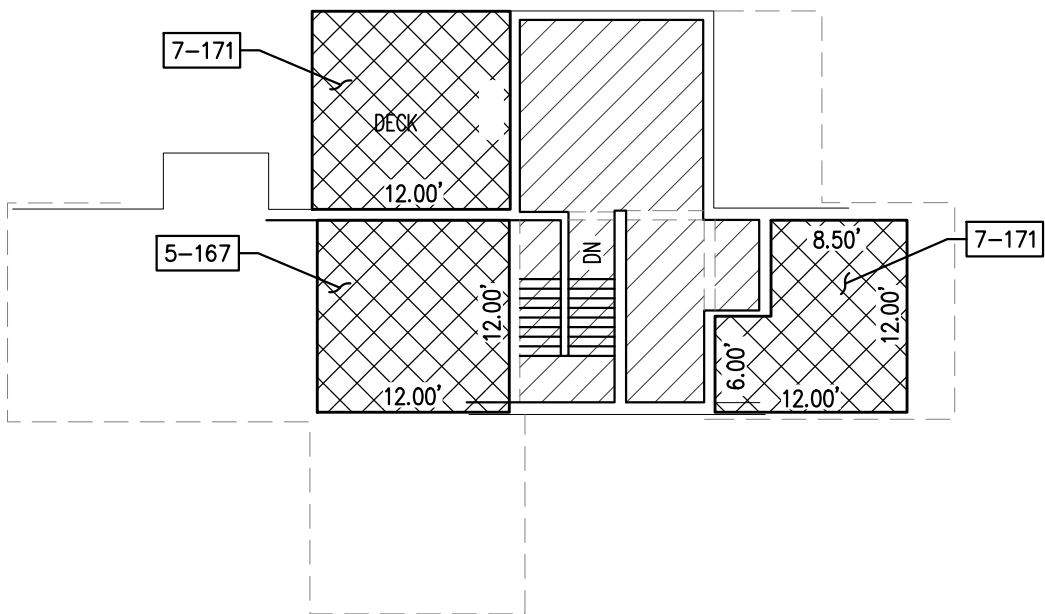
OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
10	174	168
10	174	24



THIRD LEVEL PLAN

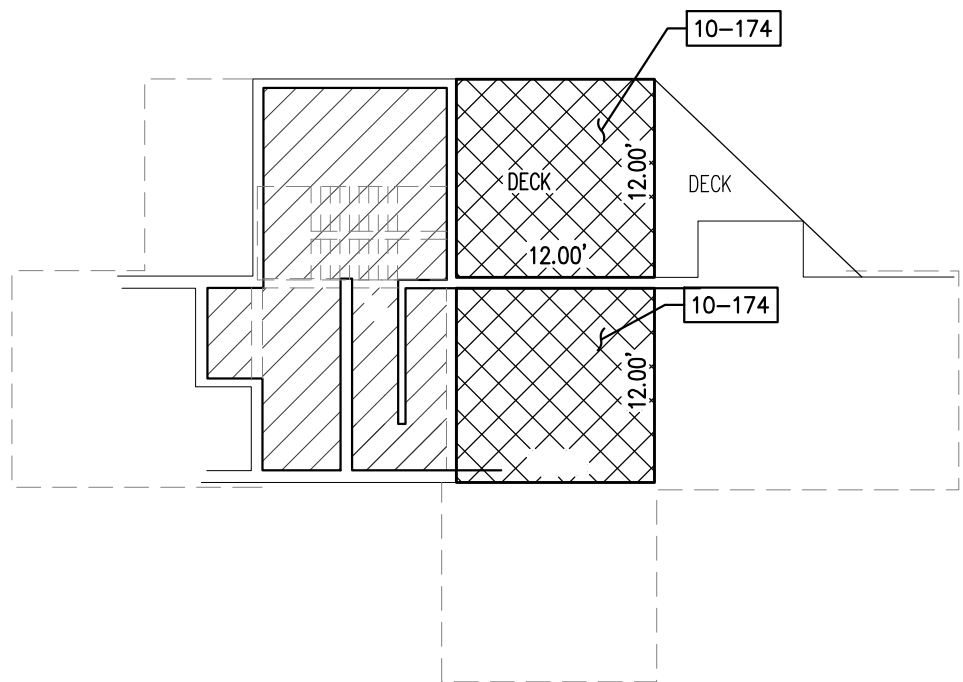
OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
4	166	144
9	173	144
9	173	72

PAYDAY CONDO / ORIGINAL DRAWNGS (CALCULATED)			
TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL
B-R (5,7)	926.0 SF	294.0 SF	144.0 SF
B (10)	926.0 SF	294.0 SF	144.0 SF
A-R (4,8,9)	926.0 SF	285.0 SF	144.0 SF



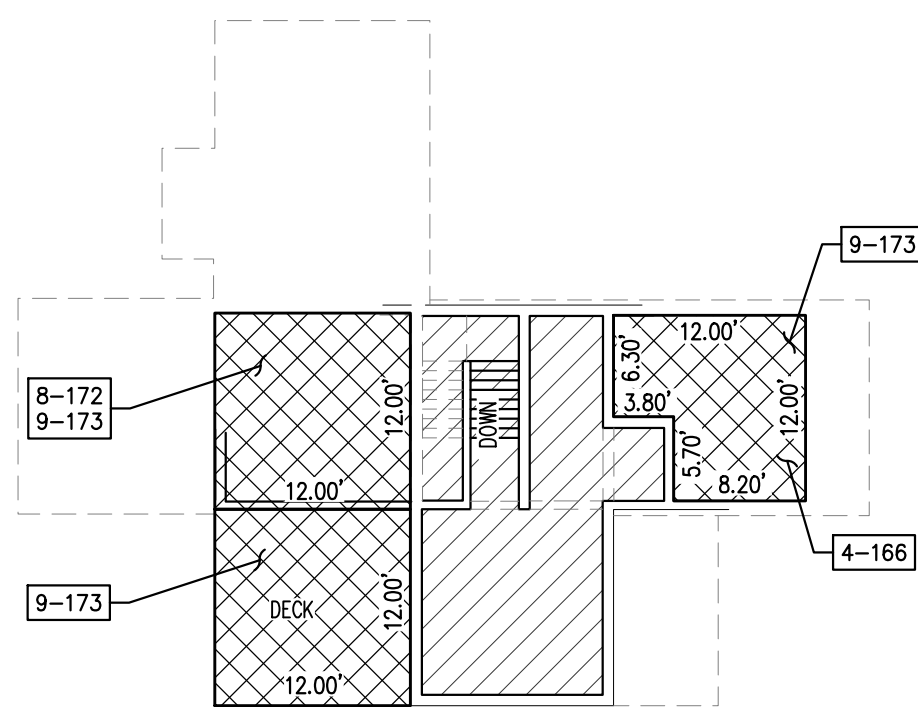
SECOND LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
7	171	123
7	171	144



SECOND LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
10	174	144
10	174	144

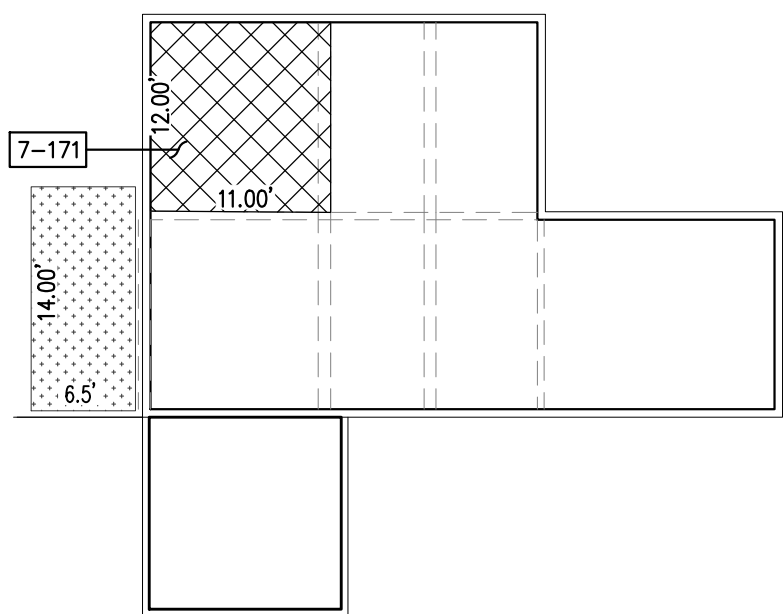


SECOND LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
4	166	120
8	172	144
9	173	120
9	173	144
9	173	144

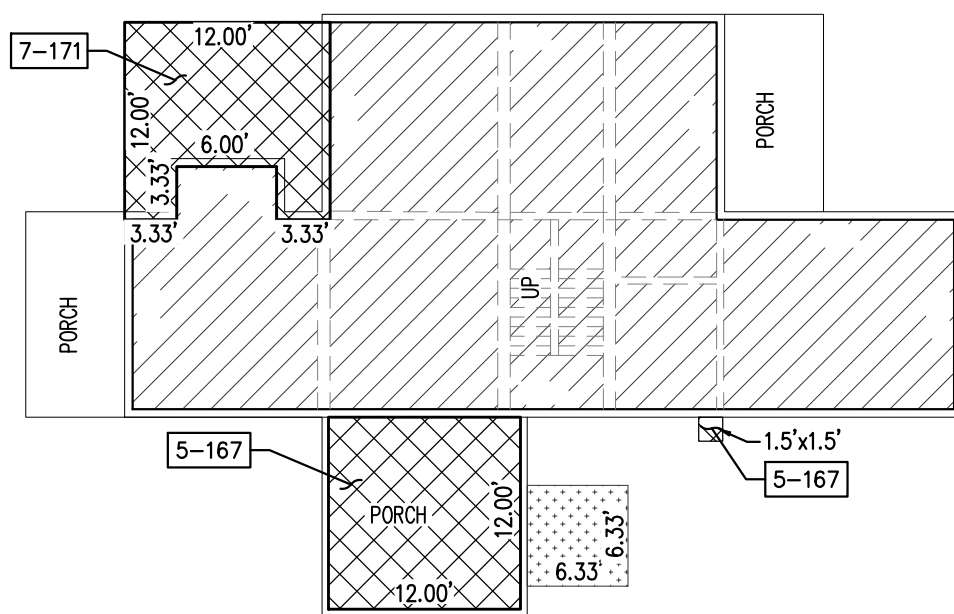
LEGEND:
(SEE NOTE 3, PG 1 FOR EXPLANATION)

- PRIVATE OWNERSHIP AREA "A"
- PRIVATE OWNERSHIP AREA "B"
- EXISTING STORAGE AREAS (SHEETS 2, 3, & 4)
- COMMON OWNERSHIP



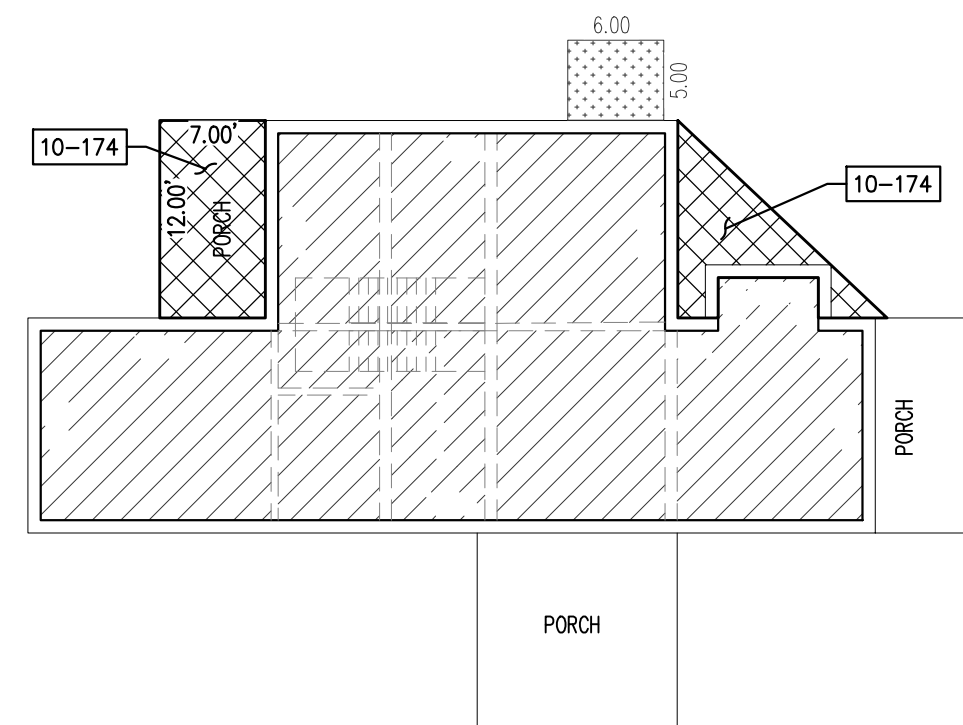
BASEMENT LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
7	171	132



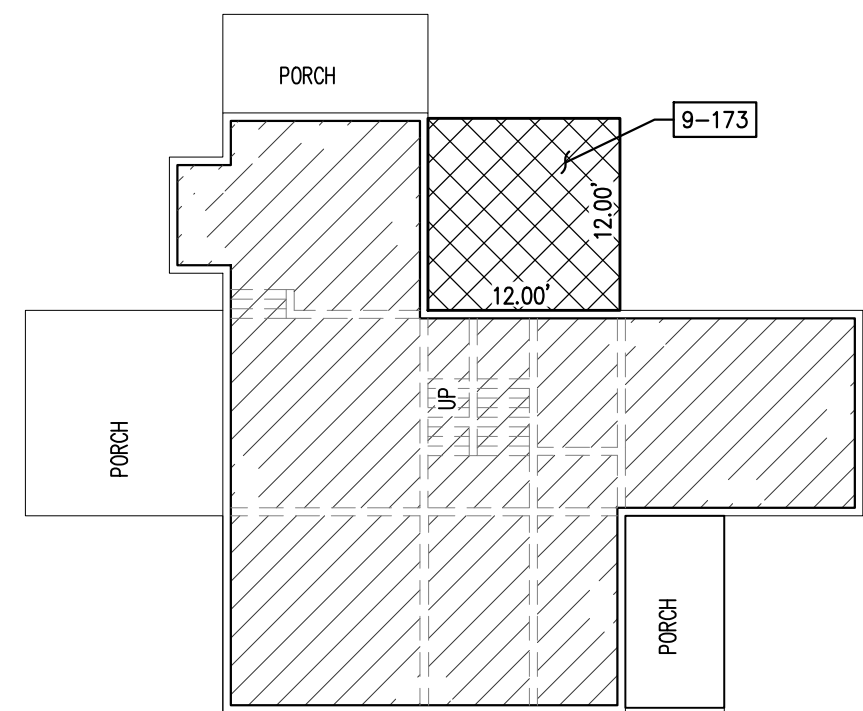
FIRST LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
5	167	144
5	167	2
7	171	138



FIRST LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
10	174	84
10	174	64



FIRST LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ SF
9	173	144

TYPE "A" (REVERSE)

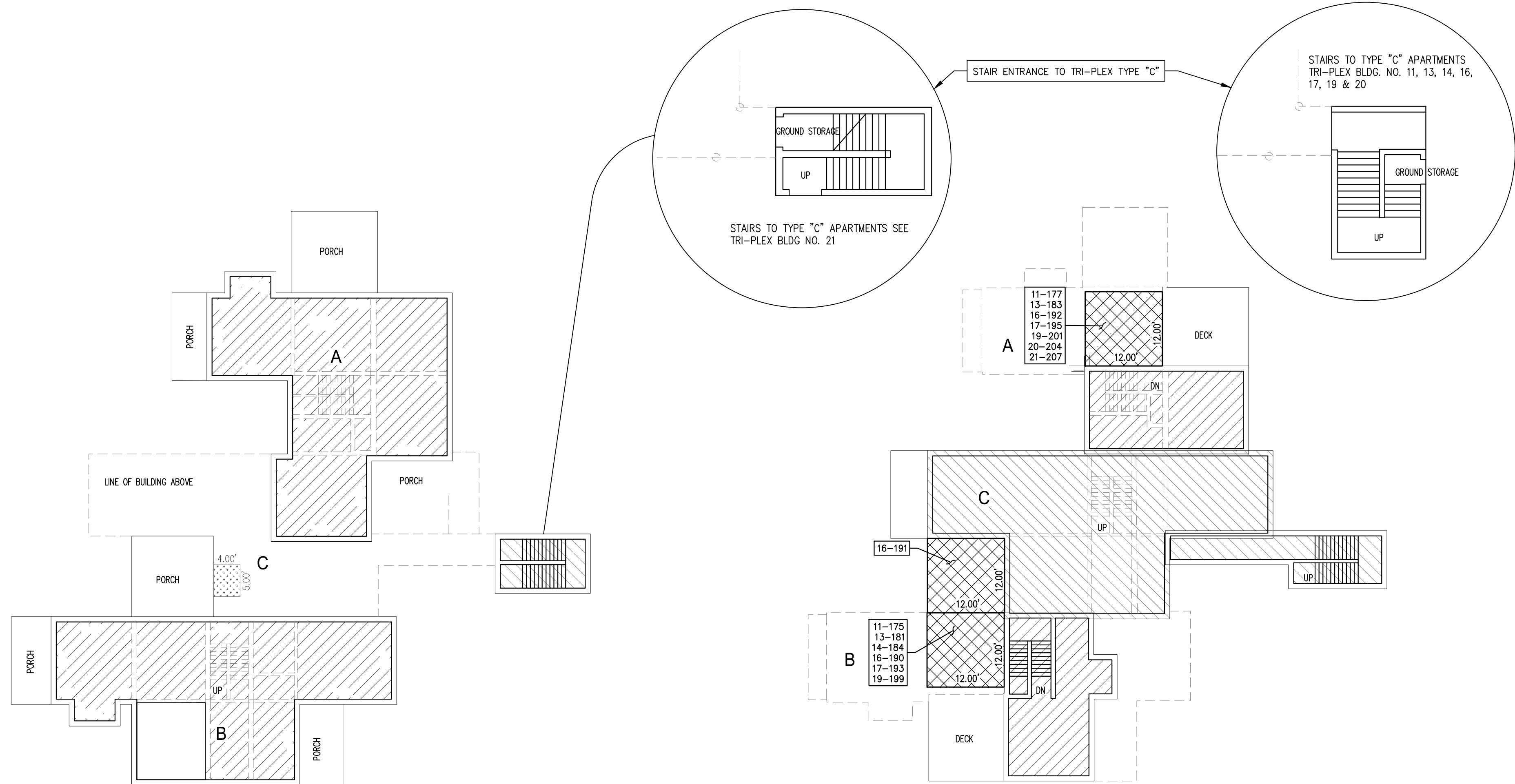
BUILDINGS NO. 4 - UNIT 166
BUILDINGS NO. 8 - UNIT 172
BUILDINGS NO. 9 - UNIT 173

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 7
DELINEATES EXISTING OWNERSHIP A, B, AND STORAGE

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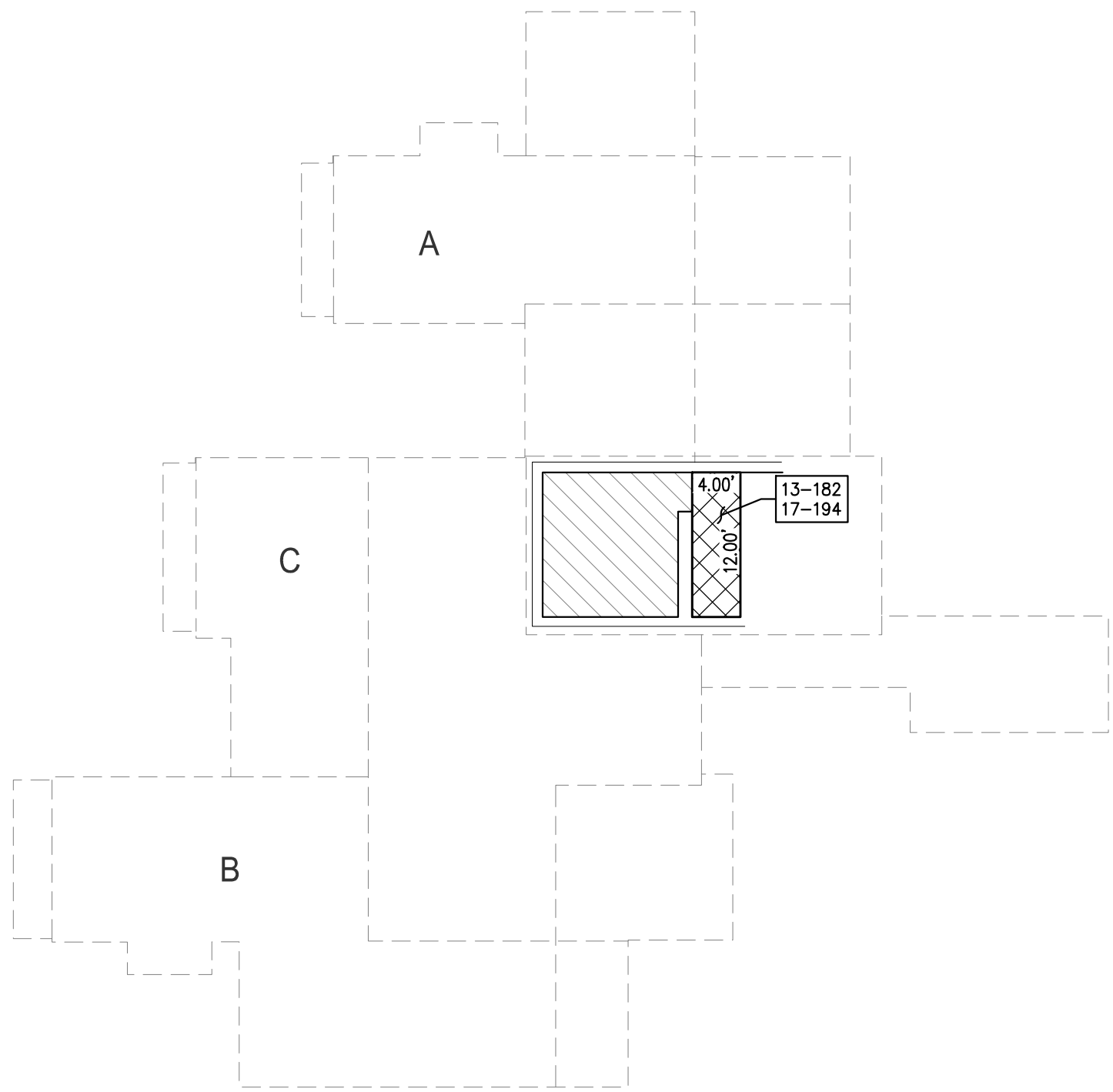
NOT TO SCALE



FIRST LEVEL PLAN

SECOND LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ. SF
11	175	144
11	177	144
13	181	144
13	183	144
14	184	144
16	190	144
16	191	144
16	192	144
17	193	144
17	195	144
19	199	144
19	201	144
20	204	144
21	207	144

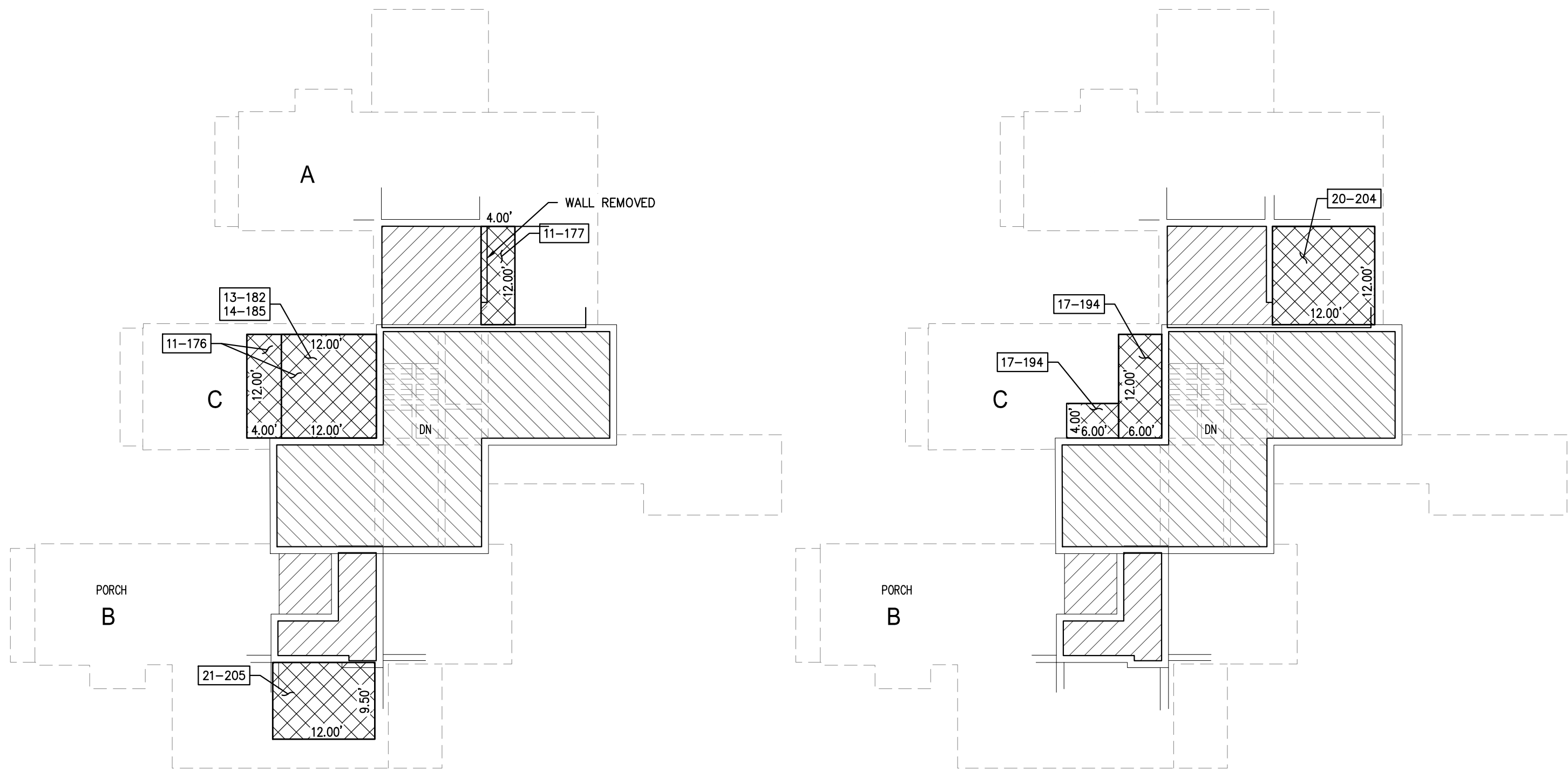


FOURTH LEVEL PLAN

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ. SF
13	182	48
17	194	48

TRI-PLEX BUILDING TYPE "A", "B" & "C" BUILDINGS
NO. 11, 13, 14, 16, 17, 19, 20 & 21

PAYDAY CONDO / ORIGINAL DRAWINGS (CALCULATED)				
SHEET 5	TYPE	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL
	A	908.0 SF	280.0 SF	144.0 SF
	C	97.0 SF	1076.0 SF	611.0 SF
	B	926.0 SF	314.0 SF	144.0 SF



THIRD LEVEL PLAN - LAYOUT 1

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ. SF
11	177	48
11	176	192
13	182	144
14	185	144
21	205	114

THIRD LEVEL PLAN - LAYOUT 2

OWNERSHIP AREA "B" INFORMATION		
BLDG	UNIT NO.	SQ. SF
17	194	72
17	194	24
20	204	144

LEGEND:
(SEE NOTE 3, PG 1 FOR EXPLANATION)

- PRIVATE OWNERSHIP AREA "A"
- PRIVATE OWNERSHIP AREA "B"
- EXISTING STORAGE AREAS (SHEETS 2, 3, & 4)
- COMMON OWNERSHIP

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 7
DELINEATES EXISTING OWNERSHIP A, B, AND STORAGE

RECORDED

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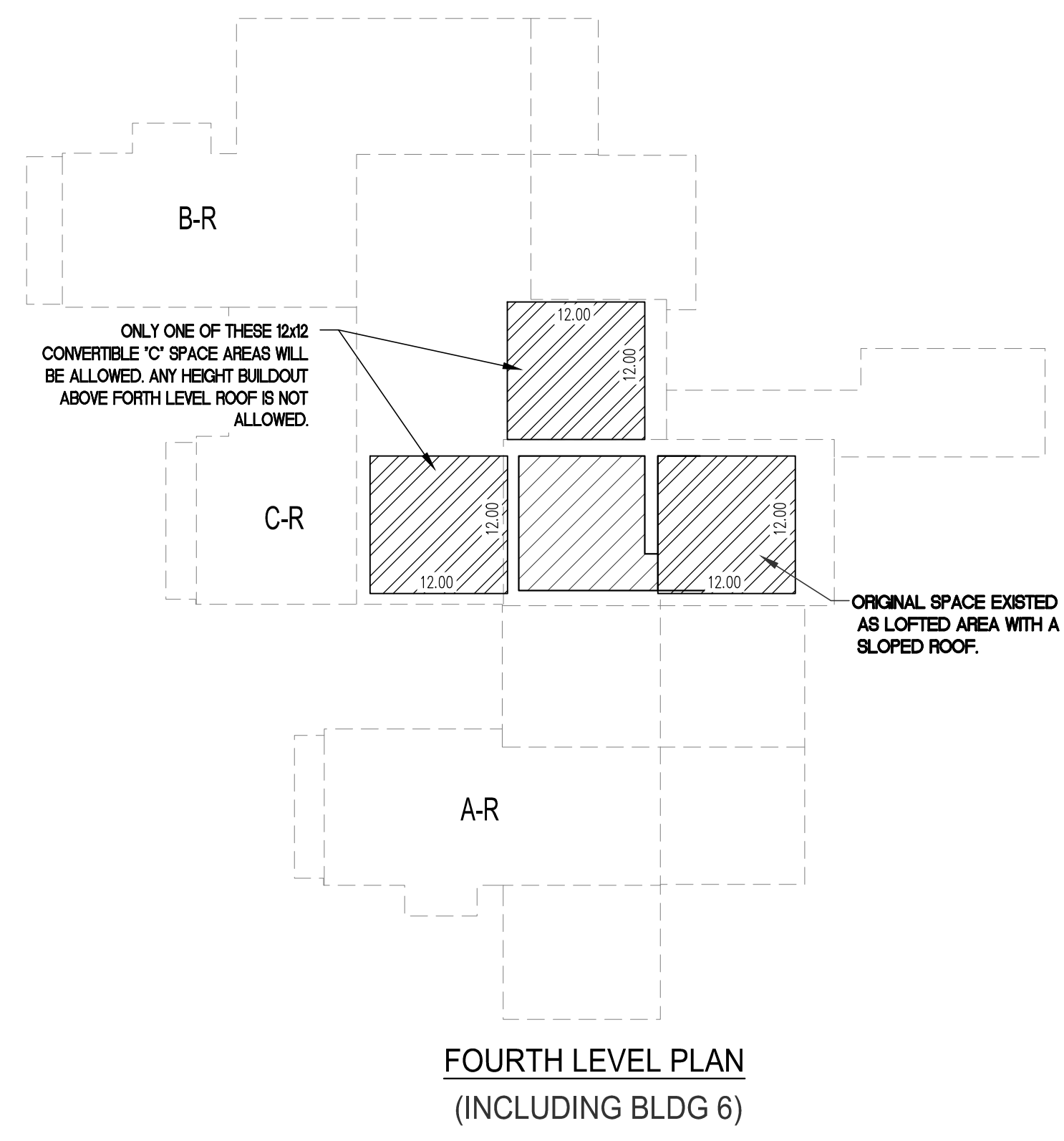
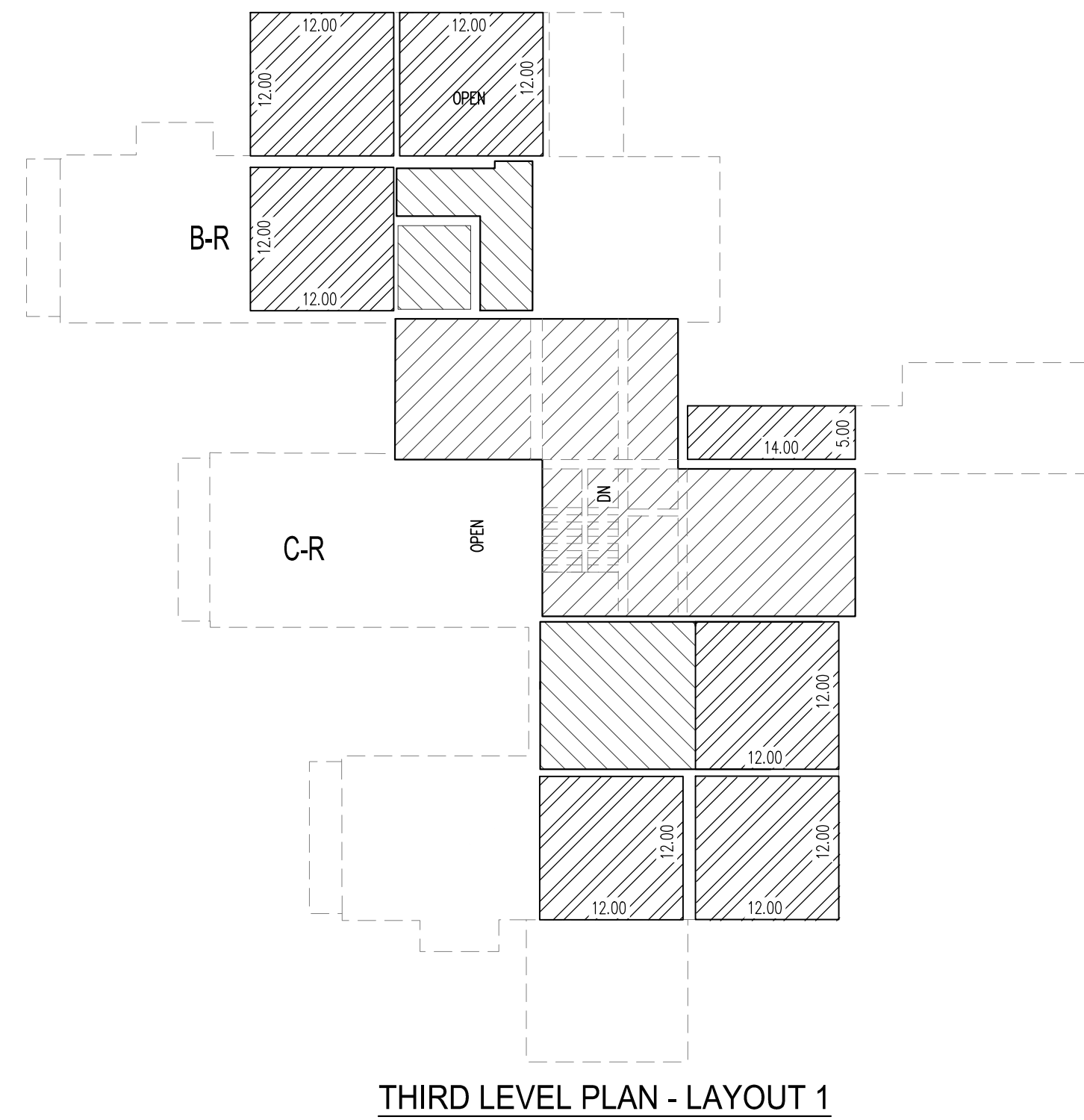
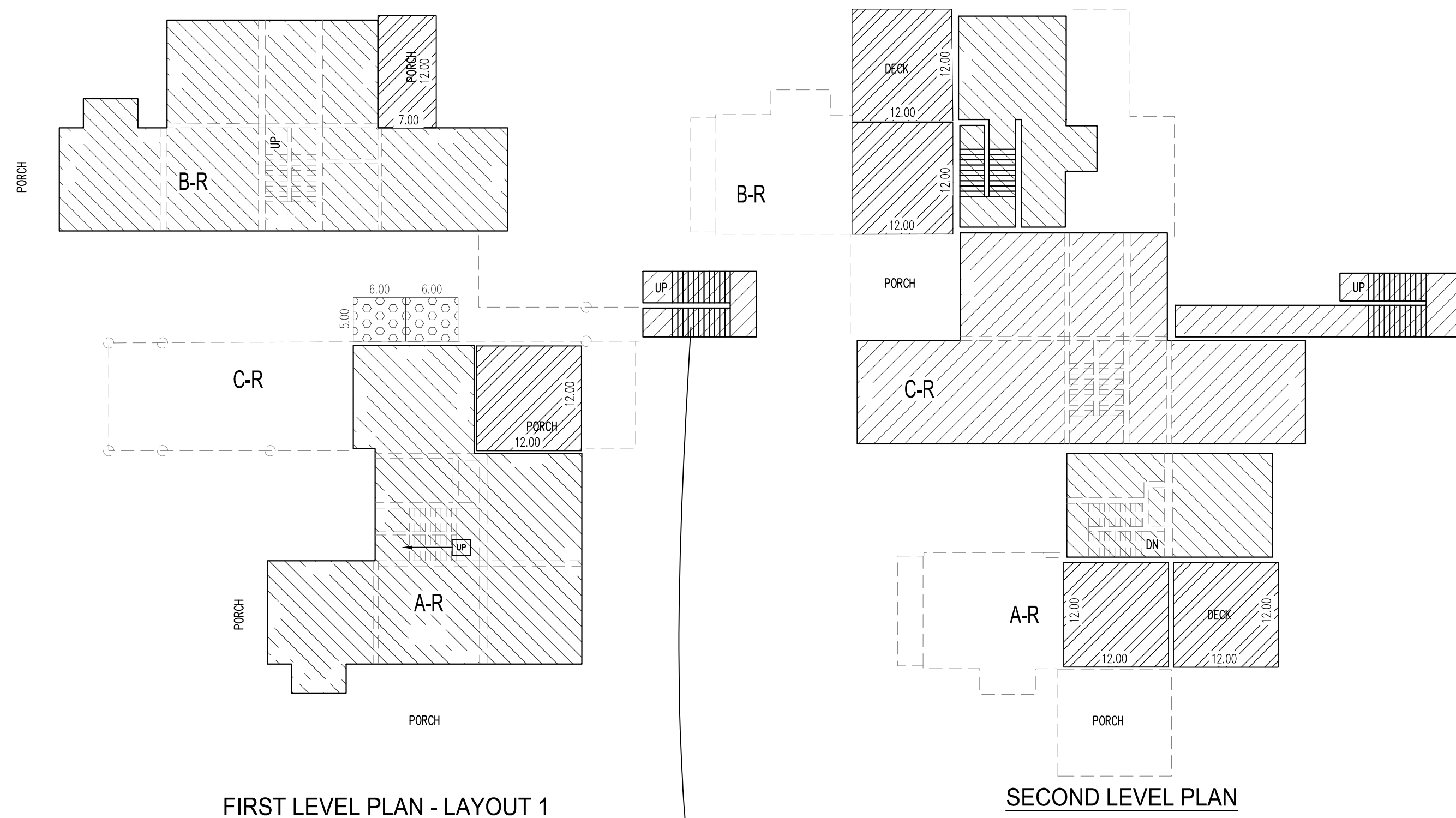
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COUNTY OF _____

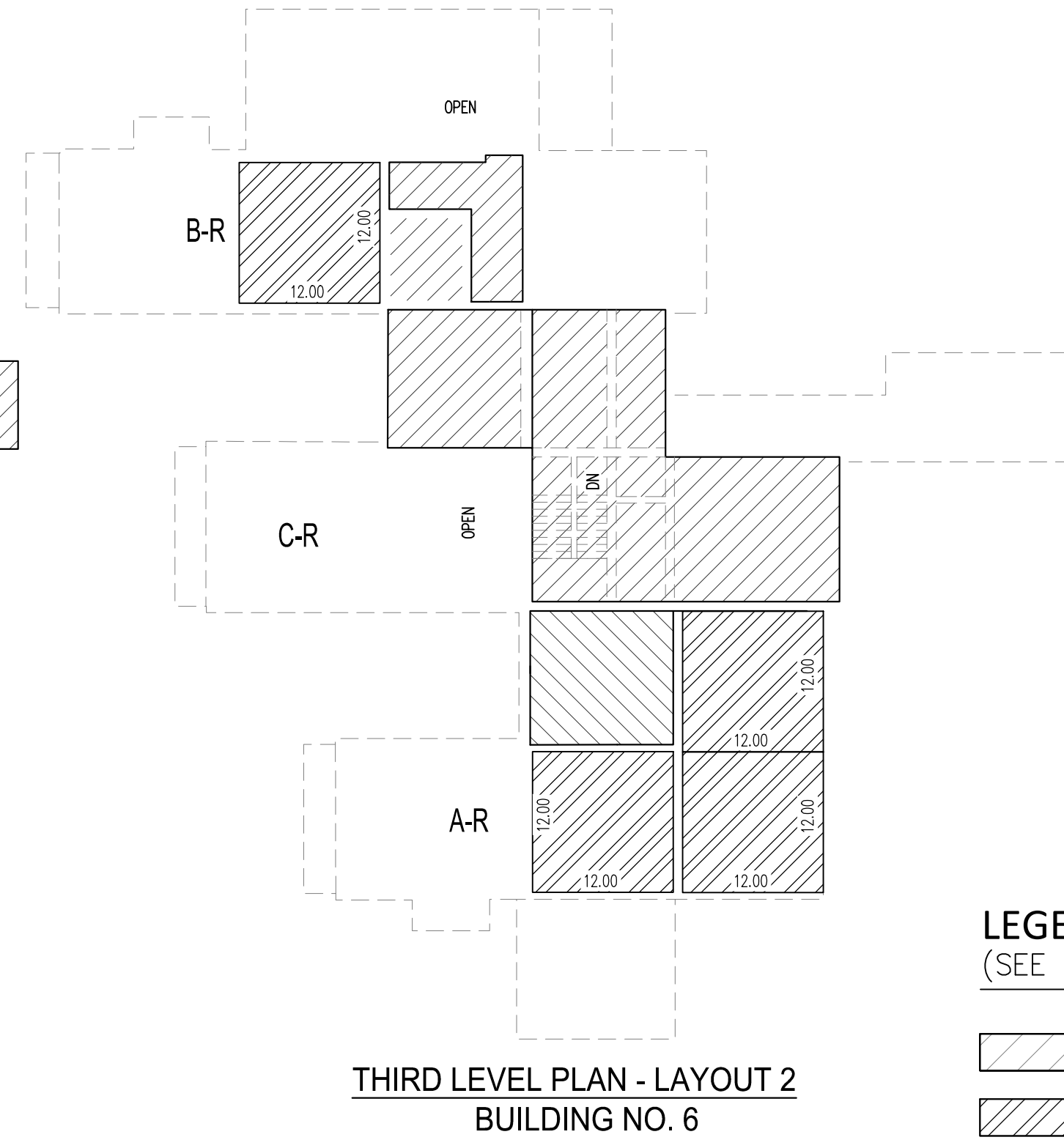
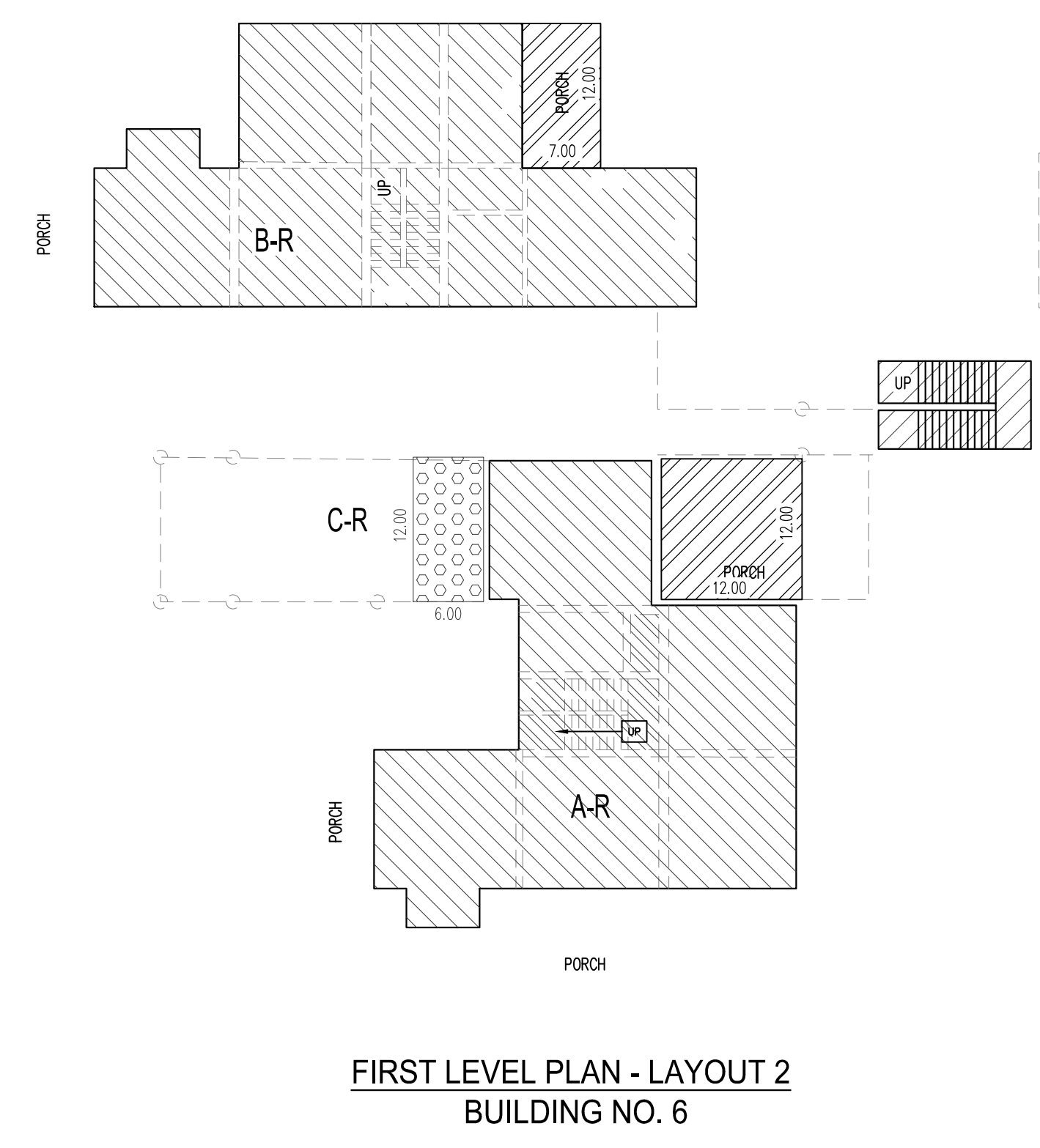
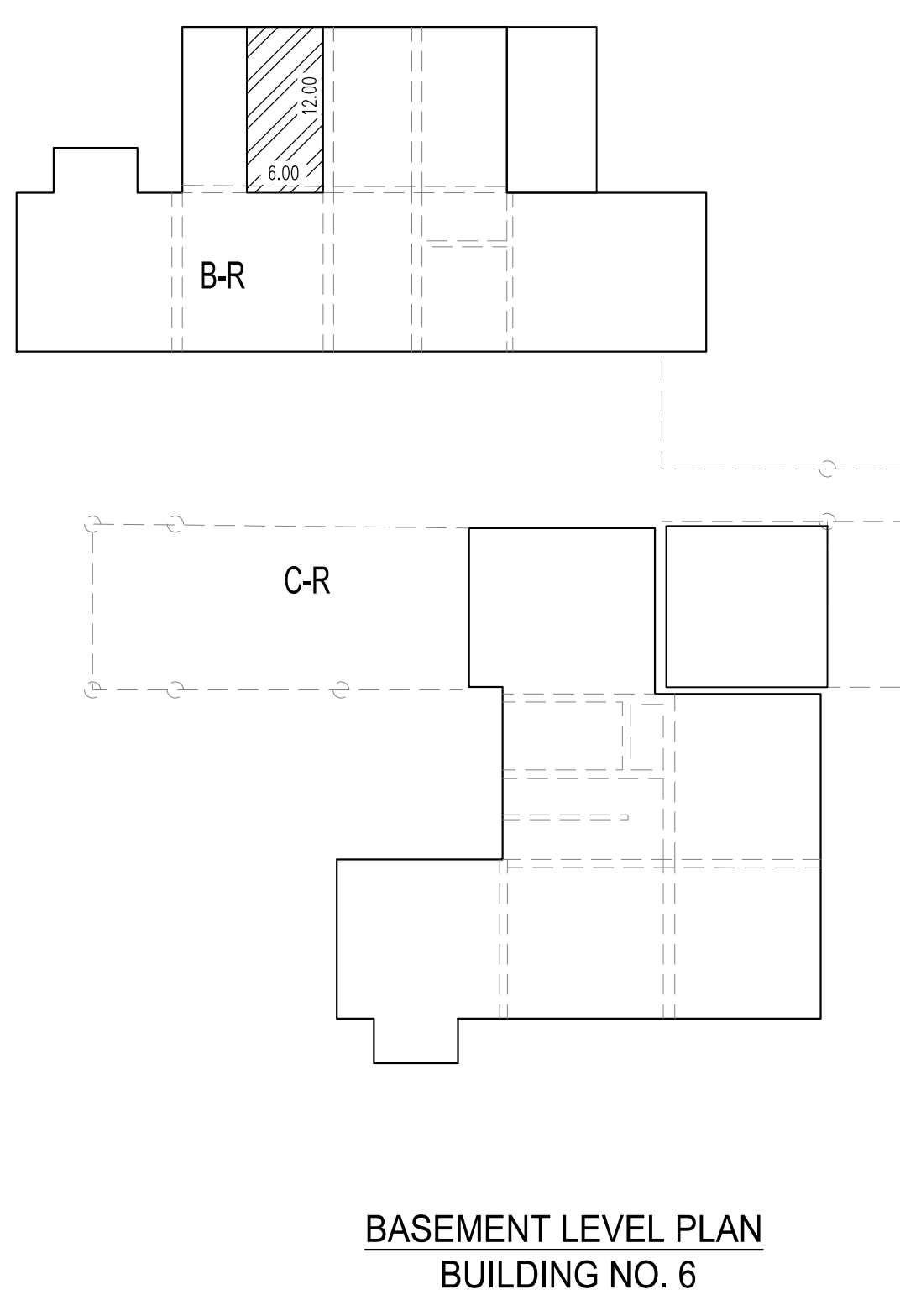
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TRI-PLEX BUILDING TYPE "A-R", "B-R", "C-R"
(REVERSE) BUILDINGS NO. 1,2,3,6,12,15 & 18



LEGEND:
(SEE NOTE 3, PG 1 FOR EXPLANATION)

PRIVATE OWNERSHIP AREA "A"

CONVERTIBLE SPACE AREA "C"

STORAGE — CONVERTIBLE SPACE (SHEETS 5, 6, & 7)

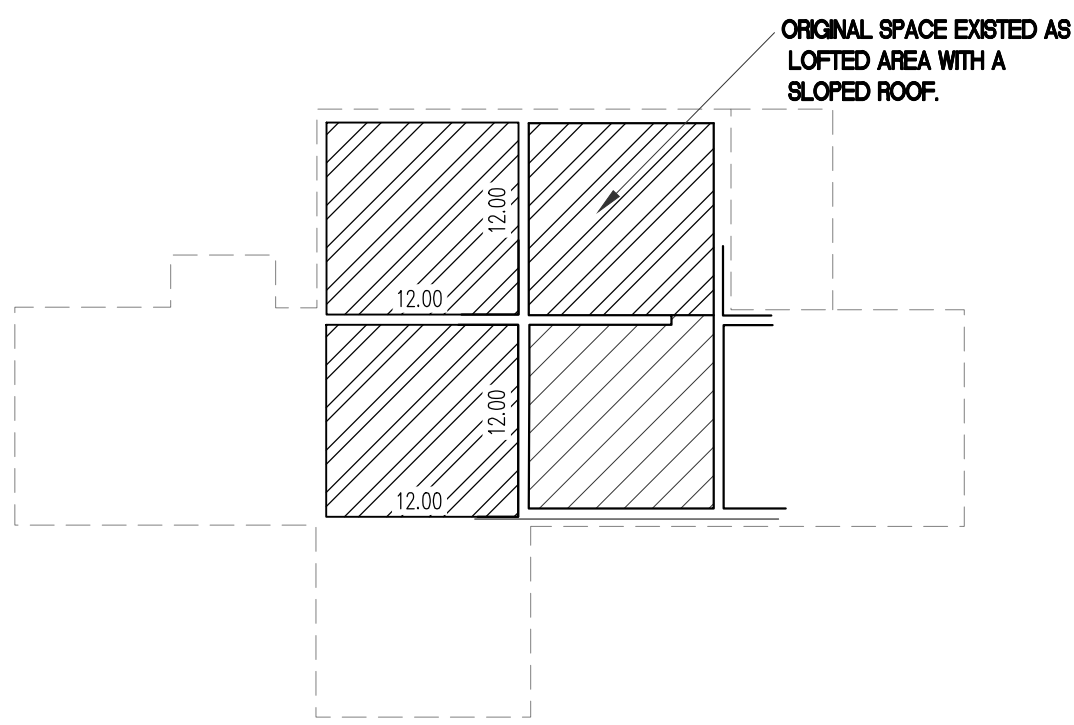
AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM
A UTAH CONDOMINIUM PROJECT
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PARK CITY, SUMMIT COUNTY, UTAH

SHEET 5 OF 7
DELINEATES CONVERTIBLE SPACE AREA C AND CONVERTIBLE STORAGE

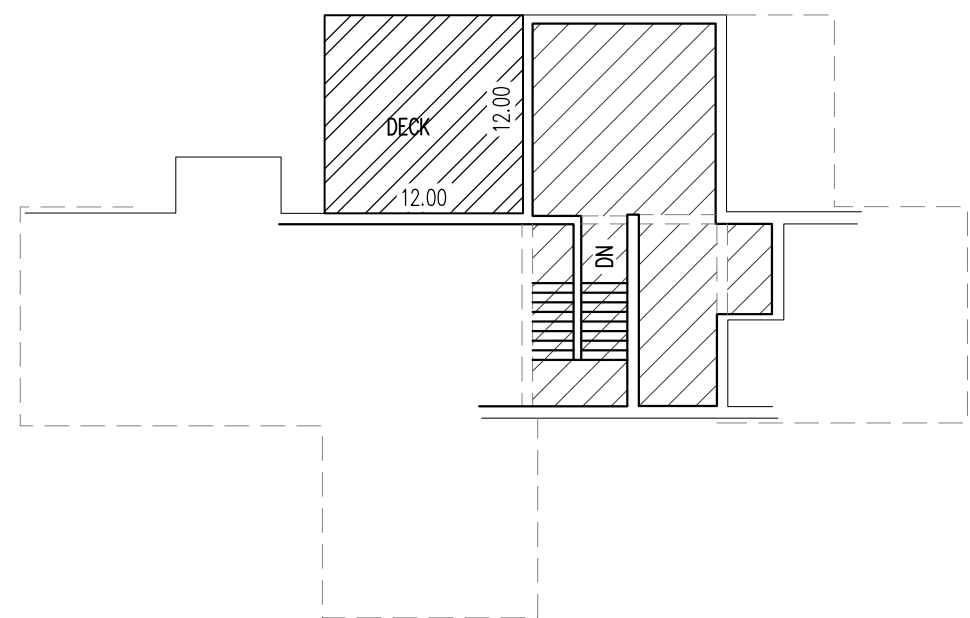
RECORDED

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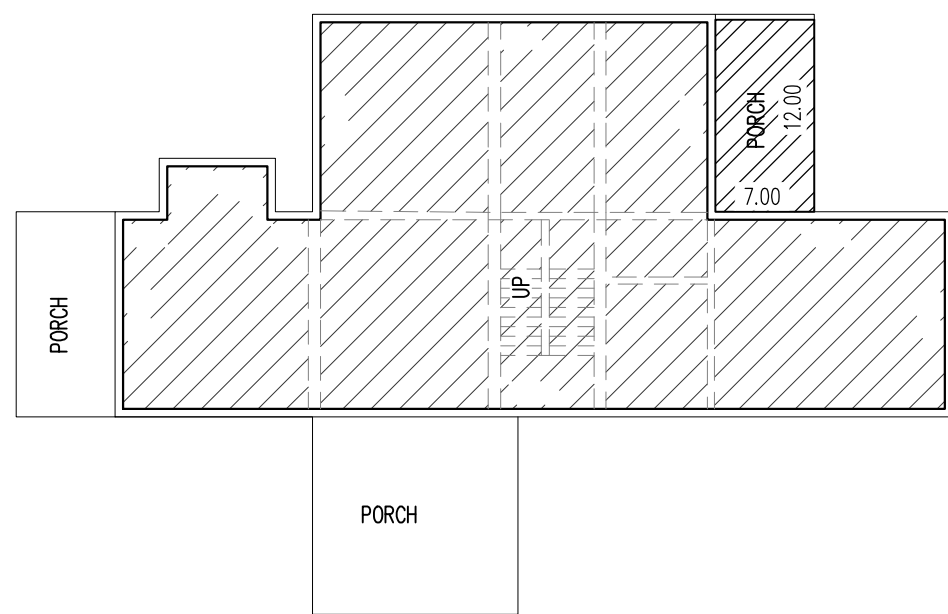
NOT TO SCALE



THIRD LEVEL PLAN

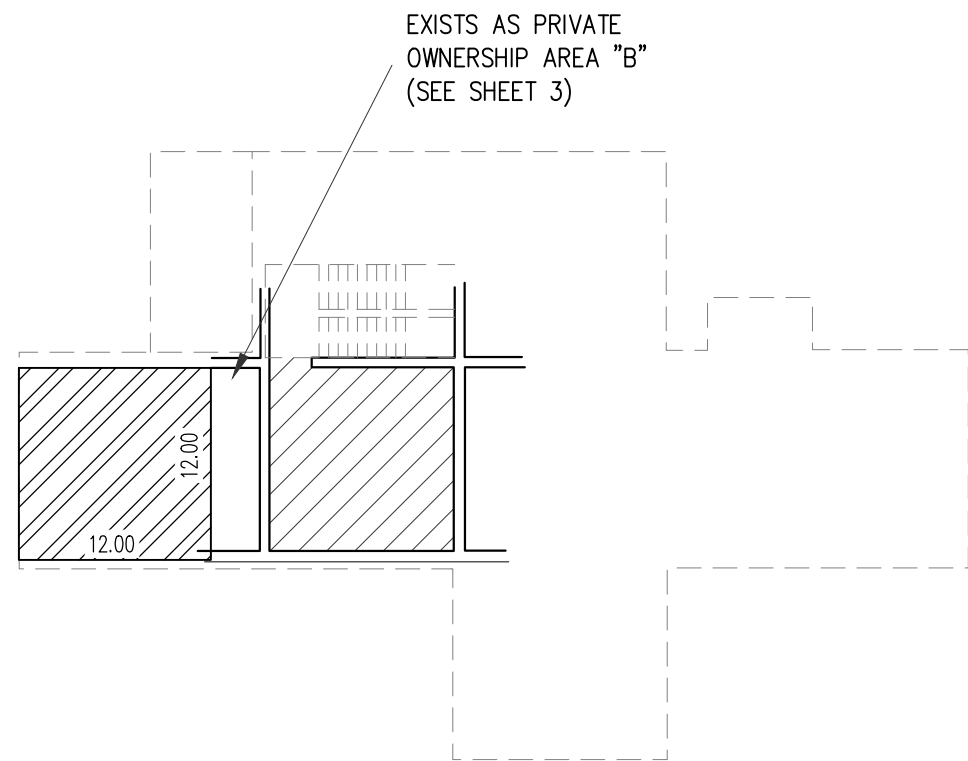


SECOND LEVEL PLAN



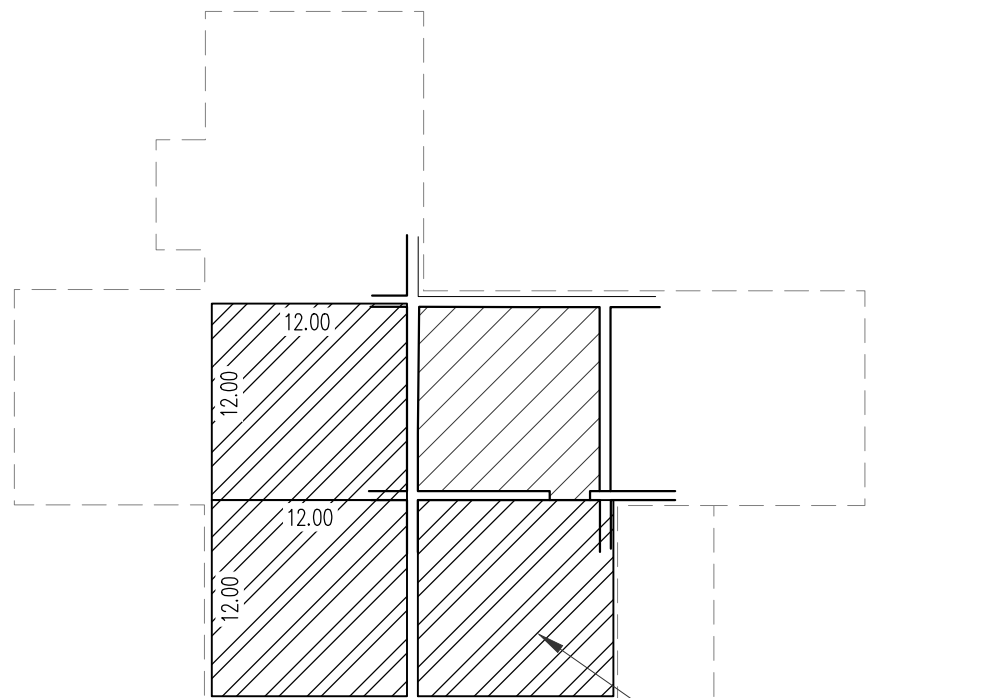
FIRST LEVEL PLAN

TYPE "B" (REVERSE)
BUILDING NO. 5 - UNIT 167
BUILDING NO. 7 - UNIT 171

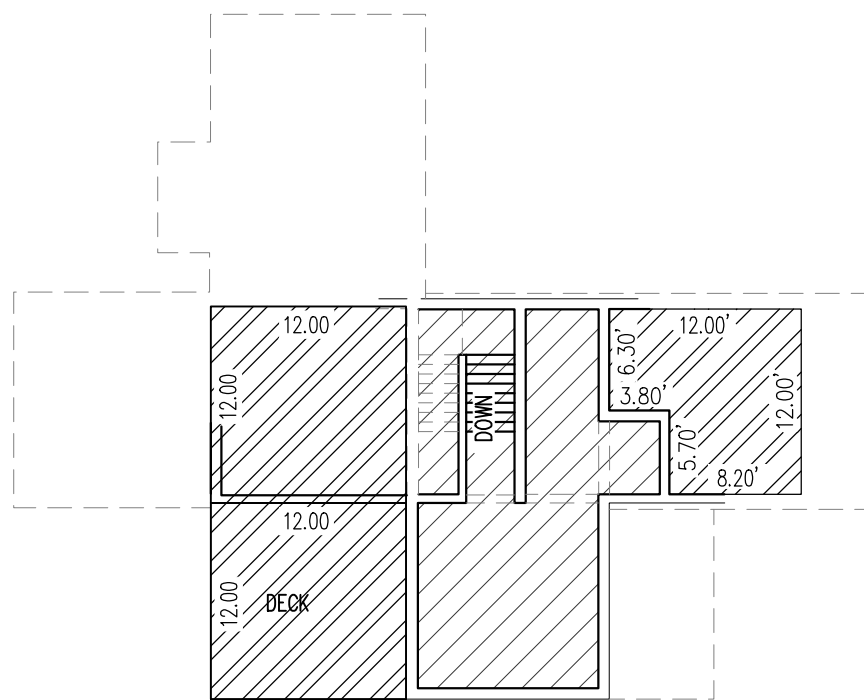


THIRD LEVEL PLAN

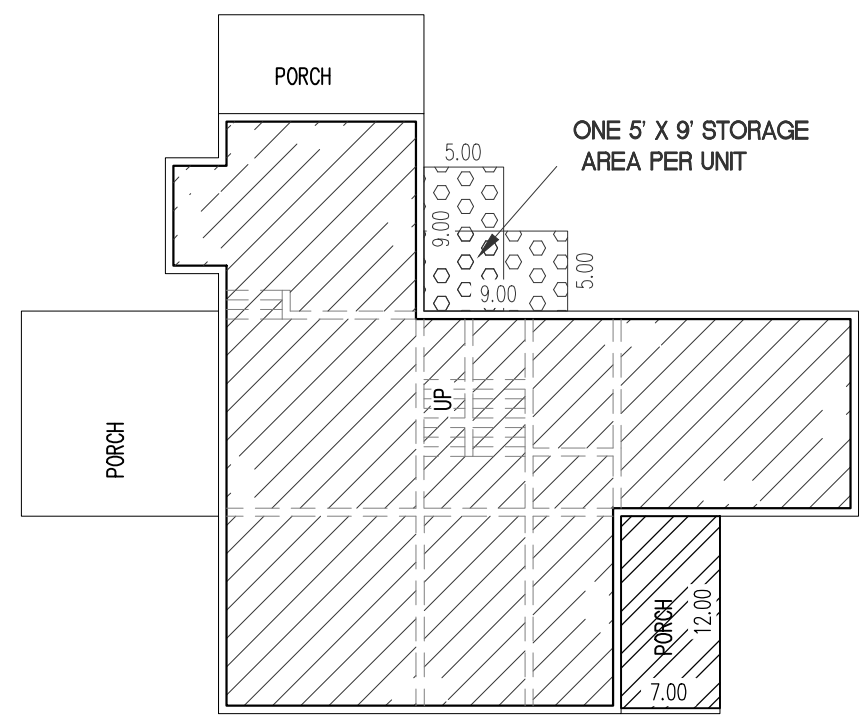
TYPE "B"
BUILDING NO.10 - UNIT 174



THIRD LEVEL PLAN



SECOND LEVEL PLAN



FIRST LEVEL PLAN

TYPE "A" (REVERSE)
BUILDINGS NO. 4 - UNIT 166
BUILDINGS NO. 8 - UNIT 172
BUILDINGS NO. 9 - UNIT 173

LEGEND:
(SEE NOTE 3, PG 1 FOR EXPLANATION)

- PRIVATE OWNERSHIP AREA "A"
- CONVERTIBLE SPACE AREA "C"
- STORAGE – CONVERTIBLE SPACE (SHEETS 5, 6, & 7)

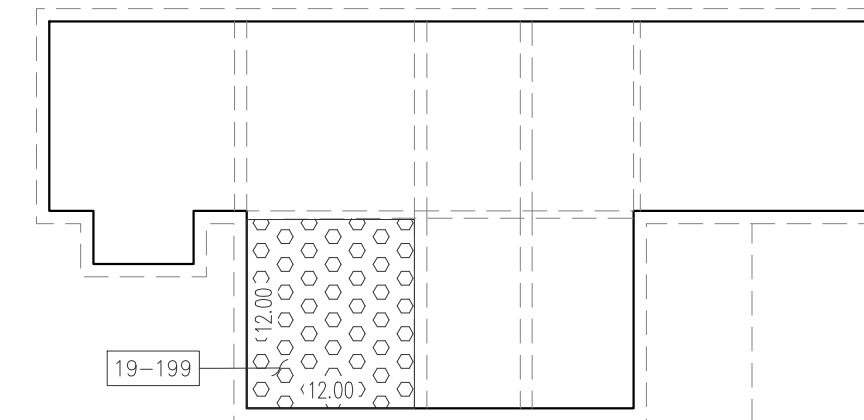
AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM

A UTAH CONDOMINIUM PROJECT
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PARK CITY, SUMMIT COUNTY, UTAH

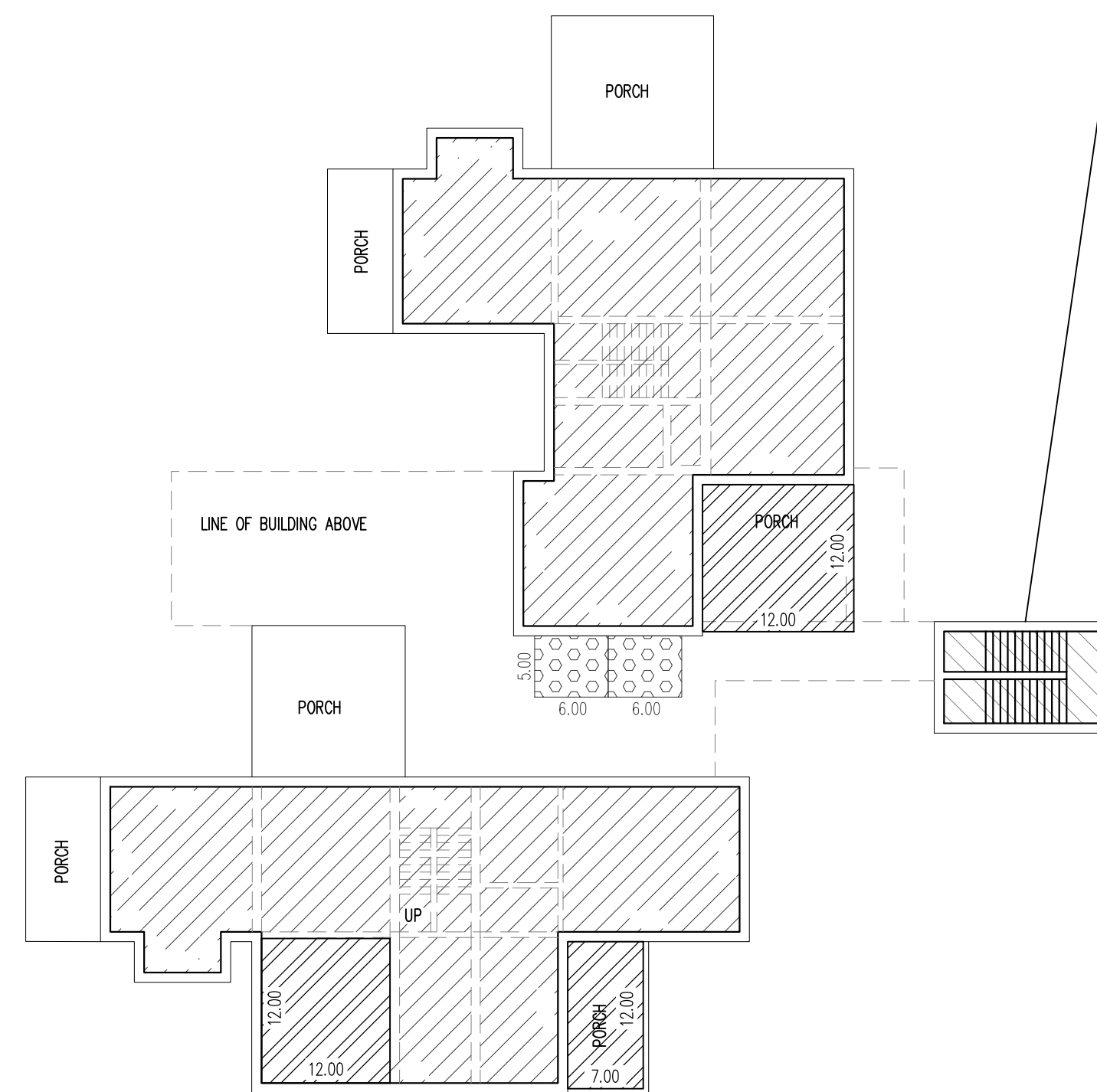
SHEET 6 OF 7
DELINEATES CONVERTIBLE SPACE AREA C AND CONVERTIBLE STORAGE

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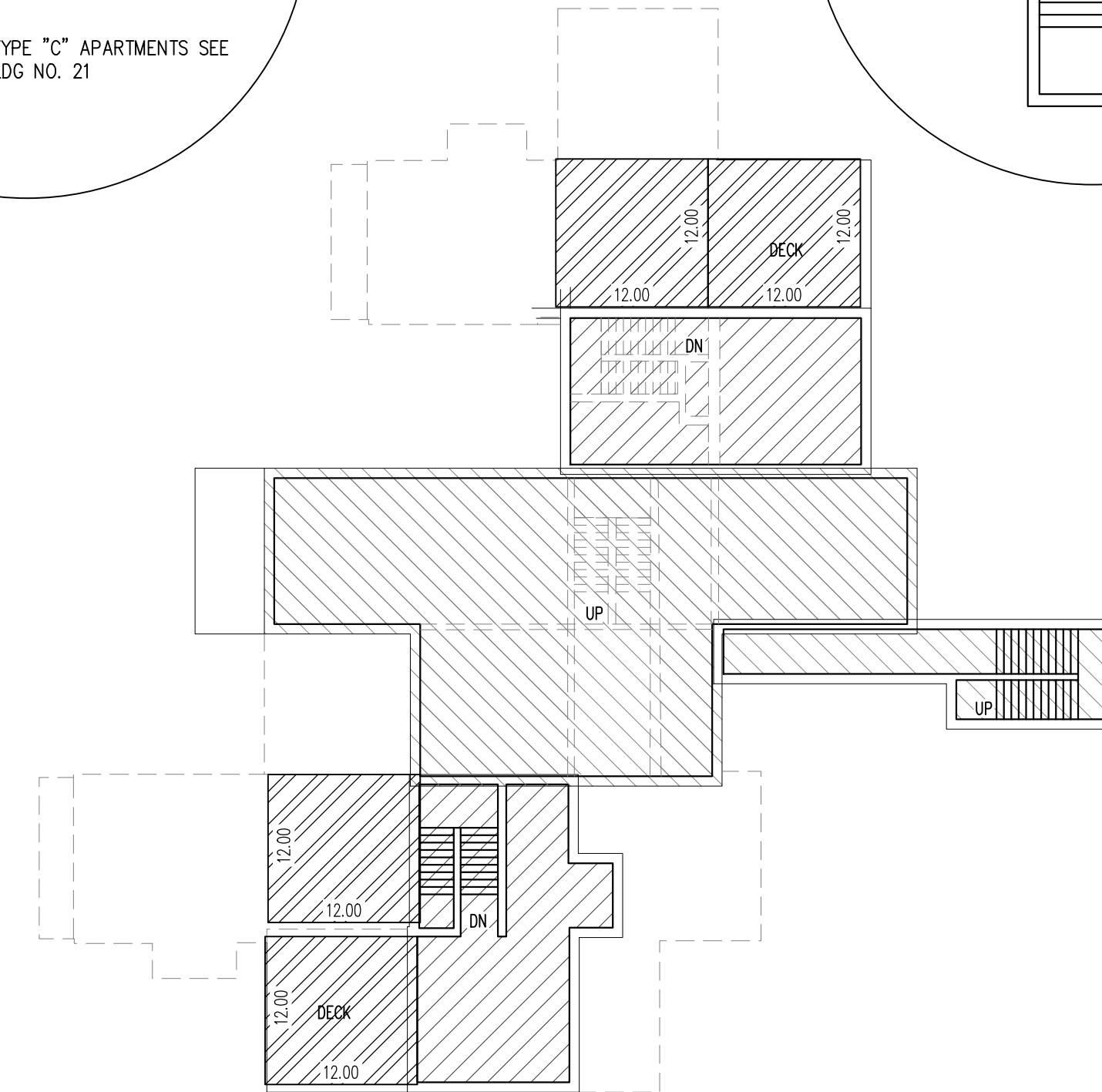
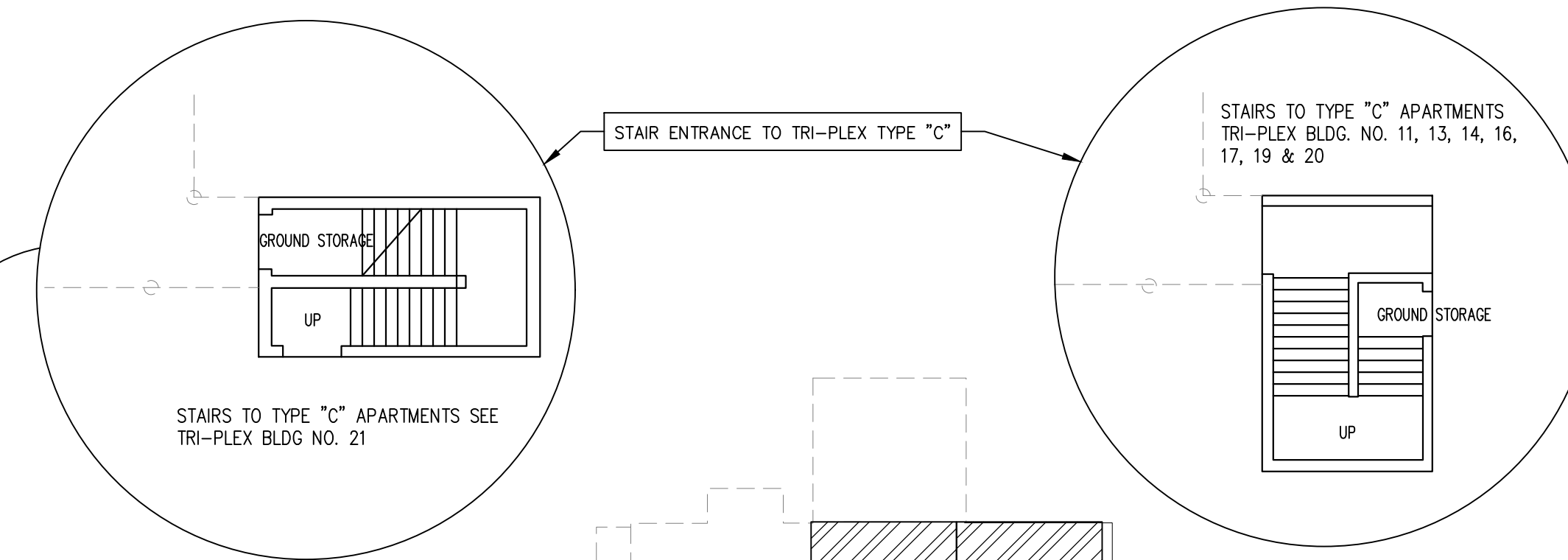
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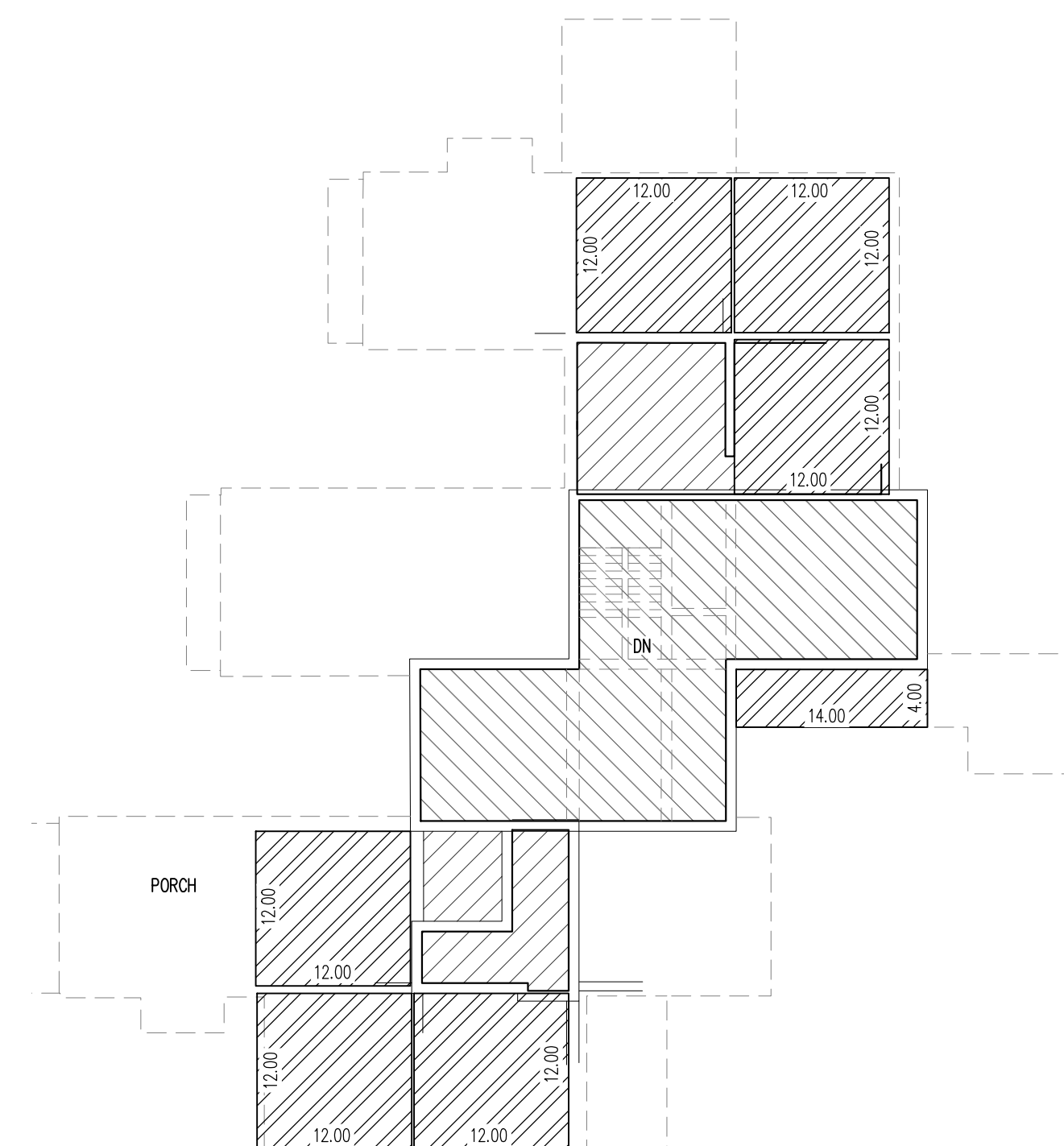
BASEMENT LEVEL PLAN



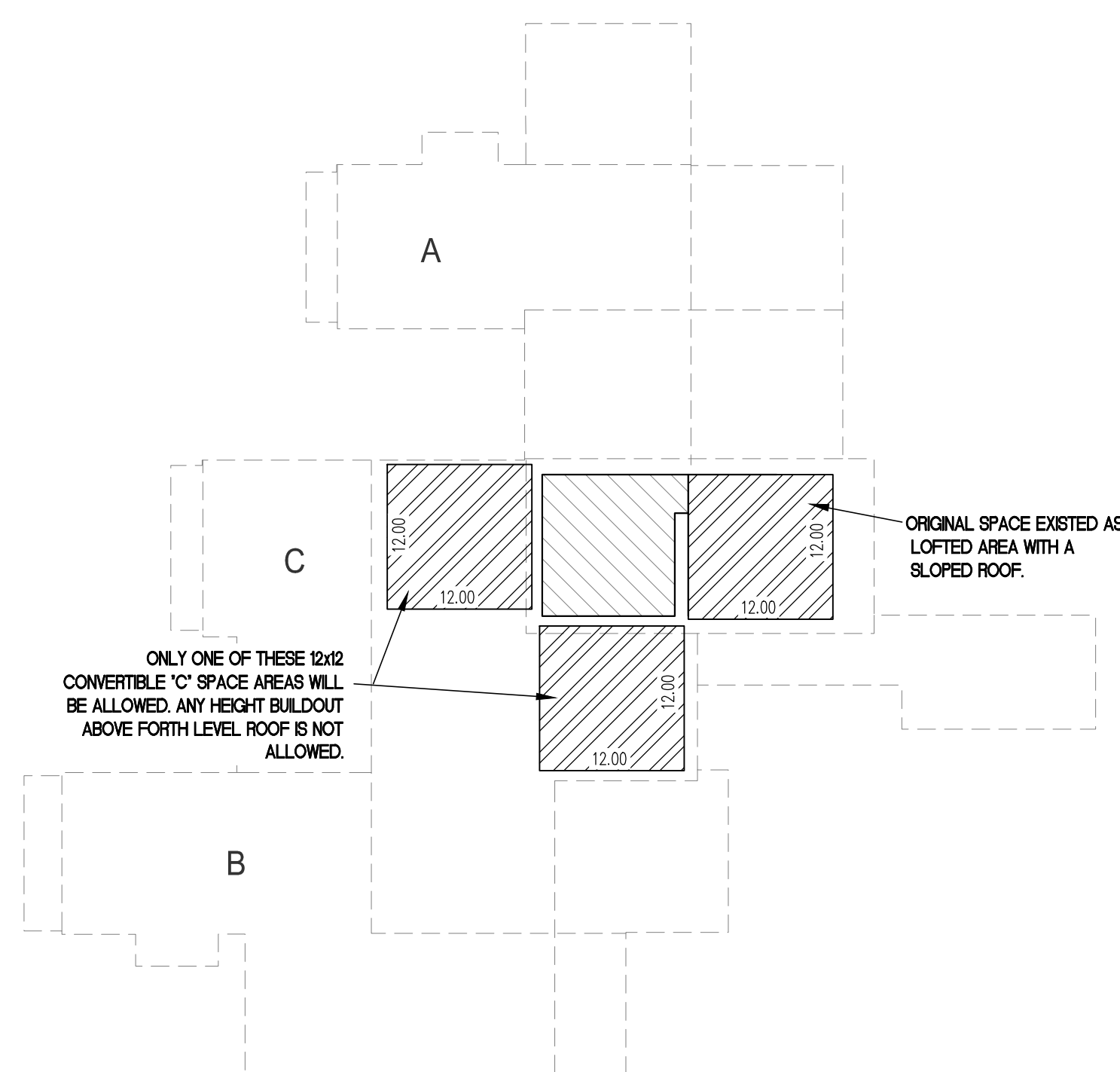
FIRST LEVEL PLAN



SECOND LEVEL PLAN



THIRD LEVEL PLAN - LAYOUT 1



FOURTH LEVEL PLAN

TRI-PLEX BUILDING TYPE "A", "B" & "C" BUILDINGS
NO. 11, 13, 14, 16, 17, 19, 20 & 21

AMENDED
RECORD OF SURVEY MAP
PAYDAY CONDOMINIUM

A UTAH CONDOMINIUM PROJECT
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PARK CITY, SUMMIT COUNTY, UTAH

LEGEND:
(SEE NOTE 3, PG 1 FOR EXPLANATION)

SHEET 7 OF 7

DELINEATES CONVERTIBLE SPACE AREA C AND CONVERTIBLE STORAGE

-  PRIVATE OWNERSHIP AREA "A"
-  CONVERTIBLE SPACE AREA "C"
-  STORAGE - CONVERTIBLE SPACE
(SHEETS 5, 6, & 7)

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COUNTY OF _____

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PAYDAY CONDOMINIUM PLAT AMENDMENT

Project Intent & Summary

September 2, 2021

HISTORY

Payday Condominiums was notified by the City in 2018 that one particular condo unit submitted for building permit review showed discrepancies between existing conditions and conditions documented on the original plat. During this period of correspondence with the City, it was discovered that several other units with such noted conditions existed. Payday was instructed by the City to file an amended plat to update the existing conditions where past homeowners had remodeled private ownership space onto common area. No prior HOA approvals or amended plats existed for these remodels onto common area, thus it can be assumed that there was no HOA vote process in the past. There were years of building permits being issued, whereas there was no cross reference by the City of proposed remodels areas to the original 1972 plat.

Since condominium ownership has cycled several times for most of the condos since the early 1970's, it became apparent to Payday Board of Trustees that there could be contention among homeowners who now owned these expanded condos and homeowners who owned condos with original square footage. In 2019, Payday Board of Trustees presented to the city the concept to allow remodel additions for various homeowners at specific areas. The city communicated that they would be open to such an idea so long as the building additions did not expand beyond the original platted building pad. Thus, Payday proceeded with hiring an engineer to document the existing conditions, plus present the future remodel additions (referenced as Convertible Space), on the proposed amended plat.

PROPOSED ADDITION AREAS

Payday has several areas where homeowners might successfully add remodel areas to their units. These areas have been identified as Convertible Space in the proposed Amended Plat on pages 10 – 12. These areas consist of the following:

- Two-story vaulted interior spaces
- Covered Entryways
- 2nd Story Deck over Kitchens adjacent to the Master Bedroom
- Flat and/or sloped roof areas (Payday has steep roof slopes and some of these conditions could be modified to allow for better usable living space so long as the modifications do not exceed maximum building height allowance and obstruct views from adjoining units)

SUMMARY OF CURRENT ADDITIONS FROM ORIGINAL 1972 PLAT

- 9 Units out of 51 Units have expanded additions onto Limited Common and/or Common Area
- 16 Units out of 52 Units have expanded interior vaulted space and converted it to useable area.
- There are potential addition opportunities for approximately 50 out of 51 Units at Payday. Units with already expanded additions at what Payday proposes on the Plat Amendment will obviously have limited addition opportunities.

ADDITION LONG-TERM PLAN

The proposed convertible space allowance could transfer now, and in the future to homeowners with no deadline for build-out. This allows the City Planning and Building Department process to be streamlined, whereas all considerations for future building applications would be referenced to the amended plat. In addition, there are so many unforeseen circumstances for setting a timeline for build-out. This past year with the pandemic is a perfect example.

GOOD CAUSE PLAT PROPOSAL

Payday HOA supports the proposed plat amendment since it allows an equitable and fair opportunity for all homeowners to balance the past building expansions, whereas some units built their additions onto limited common and common area. The proposed plat does not allow homeowners moving forward to take common area compared to past taking, but to allow for additions within each unit's footprint/pad area.

The middle units at each tri-plex are built in an unusual manner, whereas first floor access is up one full level. So essentially each middle unit of a tri-plex has a first floor that starts at the second level. Because of this condition, these unit's third level, is actually a fourth level, and is built to approximately 36 feet. Opportunities for additions at these middle units are more limited. The only addition opportunities for the middle tri-plex units are:

- The area over their hallway from the stairs to the front door (which is actual 3rd Level), and
- Their third level (actual 4th level).

Payday recognizes that the current code today has a height limit of 28 feet, yet we request an exception for a minimal expansion, which complied with 1972 height limits, for these Payday middle tri-plex units. The plat indicates a small addition at the fourth level for these units, which will allow for the possibility of a small bath and closet. Unreasonable hardship and unequal opportunity would be significant if the middle units at the tri-plex buildings were not allowed the opportunity for an addition as we have indicated on the proposed plat amendment.

OUTLOOK FOR PAYDAY FUTURE

Payday Condominiums was one of the earliest Park City developments, and we have been told that it was likely part of the Park City golf course PUD. Payday is located on the bus route and steps to the slopes, hiking and golf course which places it in a premier location within Park City proper. Payday Homeowner's Association is very intent on continuing its goal to improve the property with integrity, which in turn builds real estate values and quality enjoyment for residents.

The original developer and builder(s) for Payday back in the very early 1970's clearly could not forecast that Park City would be the signature resort town it is today, hence their foresight for functional use at Payday condos falls short of today's modern needs.

1. The original units had lofted Master Bedrooms on the 2nd Level with ladders to a small 3rd level loft. Most of these 3rd level areas are now accessed by stairs, but do not have the square footage for a bathroom or a closet, whereas occupants must navigate 2 flights of stairs to use the restroom. Not only is this inconvenient, but dangerous at night. Looking forward, we recognize

that the addition of a bath and closet, or enlarging a twin bedroom to fit a queen/king as we consider the convertible/addition areas, would not strain the existing parking conditions at Payday. Payday has 74 parking spaces for 51 units. Payday is on the bus route, and in the winter, nightly rental guests typically use the Public Transportation system since we are across from the bus stop. In addition, during summer months, we know many people are using their bicycles for local transportation, particularly with the now, new electric bikes.

2. There is no covered parking or garages at Payday, and also no storage for any of the units. The challenge which Payday faces constantly is storage for bicycles and other seasonal items. The square footage of Payday units is small; on pages 10 – 12 we show various areas where we could construct storage areas for homeowners. Most of these proposed areas are in the breezeways below Upper-Level units, and under some of the units which are raised above ground where there exists adequate head room for storage. The breezeways and areas under the raised units are dead zones at Payday. Nothing will grow in these dark covered areas, and they are undesirable spaces for any recreation. Storage at these areas is an ideal use of space. We propose that the storage areas would be integrated into the buildings versus free-standing, and constructed to match existing Payday architecture and exterior materials.

PAYDAY ARCHITECTURAL REVIEW COMMITTEE

Many years ago, Payday recognized the need for a committee to oversee proposed remodels and any changes to any building. We have had a process in place with a fee submittal to the management company for review processing, plus an additional fee which is held as a deposit to ensure compliance with Payday ARC Specifications. All applications are reviewed by the HOA Committee which has experience in both design and building. Attached is a copy of our Payday Architectural Change Application. Payday also has strict written Architectural Specifications which homeowners must adhere to, as well as, Rules and Regulations.

As Payday proceeds with the plat amendment there will be very strict review and application processes in place to ensure compliance with the amended plat and Payday ARC specifications.

DECKS

During our initial meetings and conversations with the city, we inquired about the ability to enlarge some of the 6' x 12' decks to accommodate spas and better circulation. The city was open to allow for deck expansions within limitations as decided by the HOA, so long as it was reasonable. We have not indicated deck areas on the amended plat drawings since this was not requested, nor necessary for an amended plat. We propose that deck additions would be handled through the Payday Architectural Review Committee process and approved by the City Building Department.

We thank the City Planning Departments for their consideration to the Payday Condominium Amended Plat submittal, and for their acknowledgment of past years' oversight by the City to cross reference remodel additions to the original 1972 plat.

Thank you,

Payday Board of Trustees

PAYDAY CONDOMINIUM HOMEOWNER'S ASSOCIATION

P.O. Box 680876

Park City, Utah 84068

ARCHITECTURAL CHANGE APPLICATION

According to the Architectural Change Guidelines adopted by the Board of Trustees of the Payday Condominium Homeowners Association (PCHA), an owner must get approval from the PCHA Architectural Review Committee (ARC), prior to making any change to the exterior of that owner's unit and prior to applying for a Park City building permit with respect to any proposed changes to owner's unit. Filling out this application does not guarantee that the change will be approved. Failure to complete this form and submit it to the ARC may result in a fine assessed against the unit owner. If a change is made without the written approval of the ARC, the ARC may require that the change be restored to its original state at owner's expense.

Once construction has been approved by the ARC, owner recognizes that final acceptance of construction must be obtained from the ARC. Owner must provide signed/approved building permits to ARC once permitted construction has been inspected by Park City building officials. Owner must notify ARC/HOA management company of final construction stage. ARC and/or Payday designated representative shall review the construction and submit an Architectural Change Acceptance letter to the owner. Only then shall owner assume construction meets PCHA requirements. Once construction has been accepted and all terms of the Application met, the \$750.00 deposit payment will be reimbursed to the owner.

Please return this application to: Eric Runions, P.M.A., P.O. Box 680876, Park City, Utah 84068. Telephone: 435-645-7888. FAX 435-645-7890

PLEASE ENCLOSE YOUR \$250.00 NON-REFUNDABLE APPLICATION FEE PLUS THE \$750 DEPOSIT PAYMENT WITH THIS SUBMITTAL. MAKE CHECKS PAYABLE TO PAYDAY HOMEOWNER'S ASSOCIATION. THANK YOU!

Date: _____

Condominium Unit Number: _____

Owner Name(s): _____

Mailing Address:

Street: _____

City, State, Zip: _____

Telephone #'s: **Home:** _____ **Work:** _____

Cellular: _____ **Other:** _____

E-Mail Address (es): _____

Architectural Change Application

page two

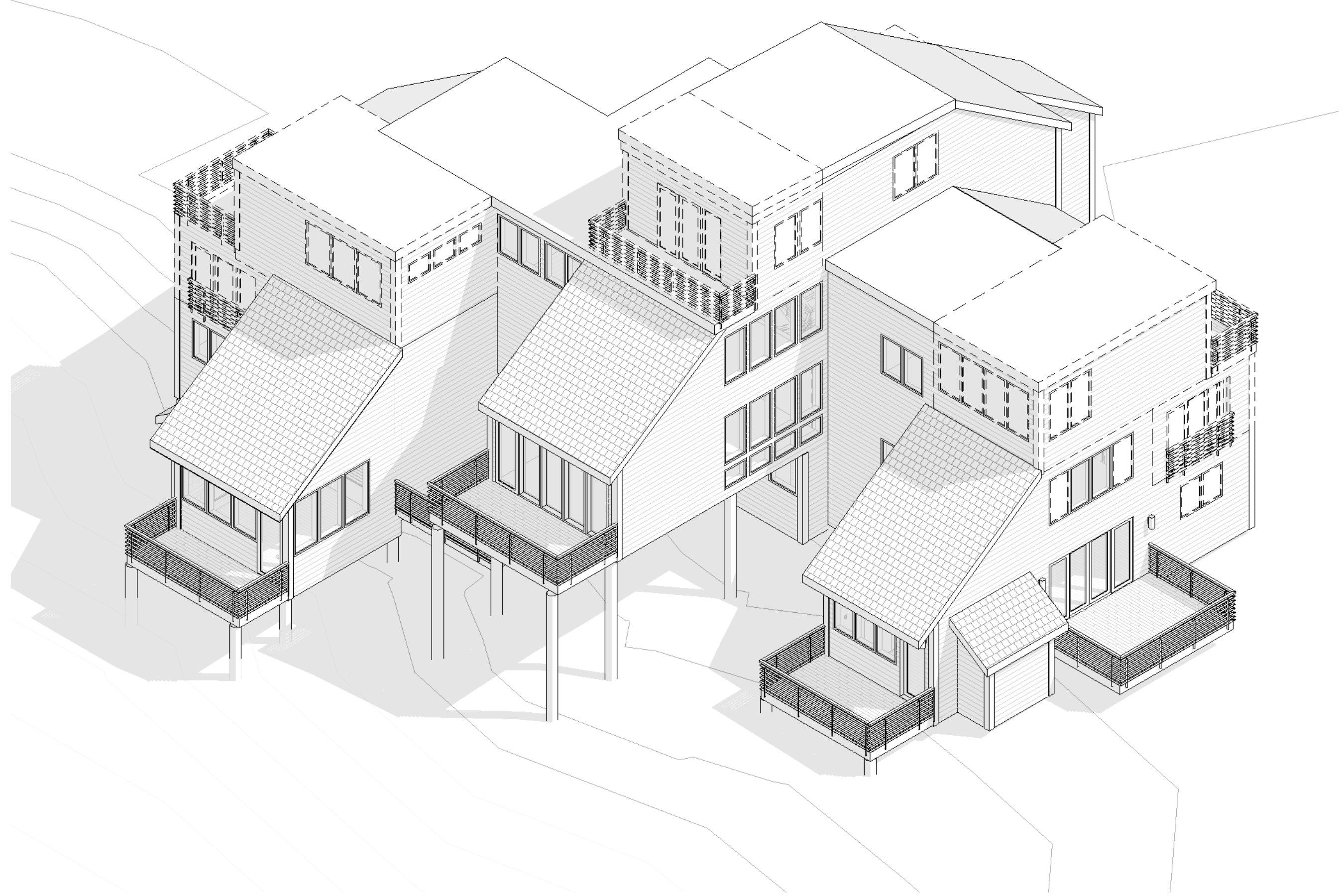
Proposed Change (s):

Please describe the change in as much detail as possible below to included composition of construction materials, paint, location and dimensions of all proposed changes, any structural changes, etc. Use additional pages as necessary.

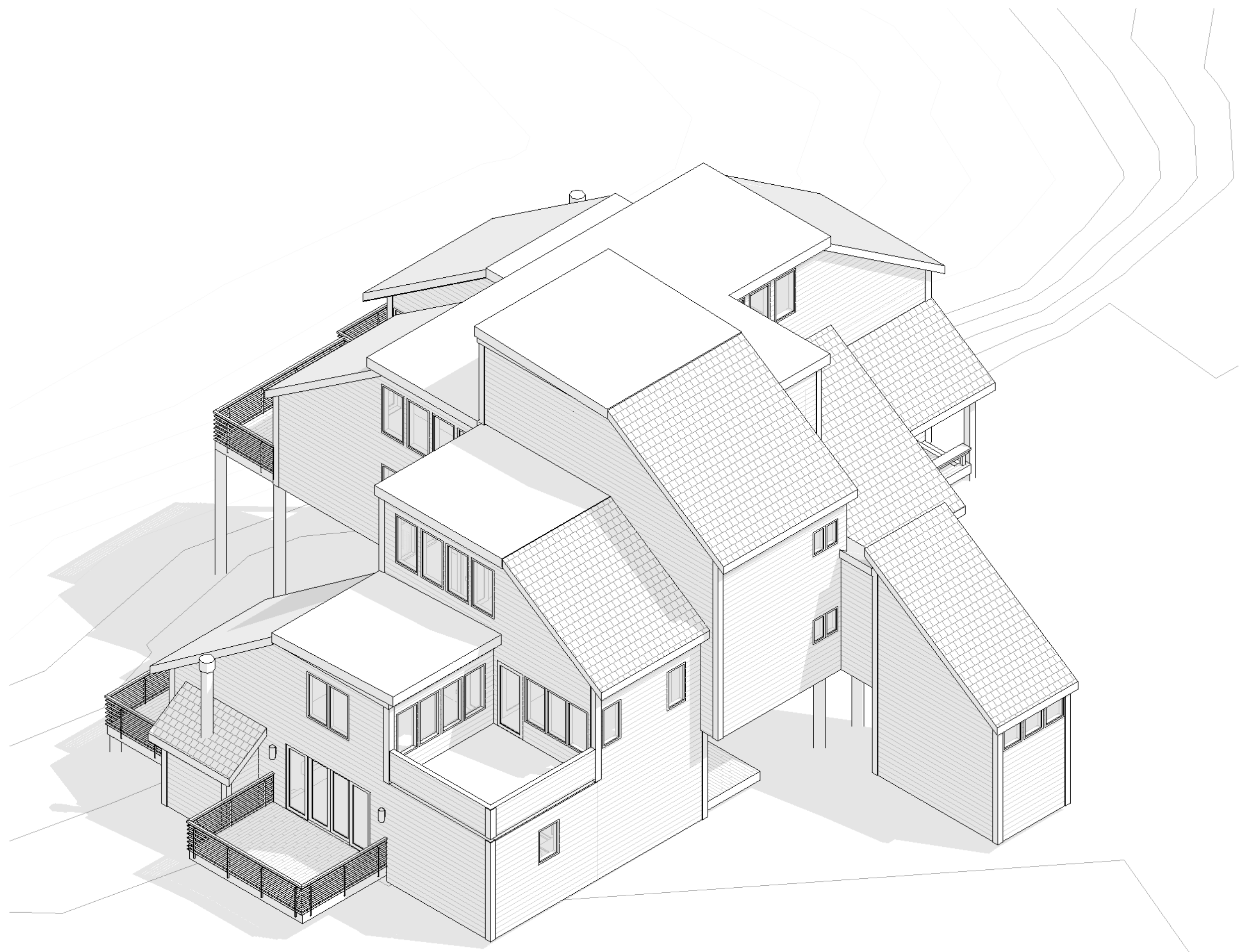
INCLUDE DRAWINGS WHICH SHOW THE CHANGE FROM PLAN VIEW, ELEVATION VIEWS AND OTHER VIEWS AS REQUIRED TO CLEARLY DESCRIBE THE REQUESTED CHANGE. ALSO INCLUDE PHOTOS OF THE EXISTING CONDITION TO BE REVISED.



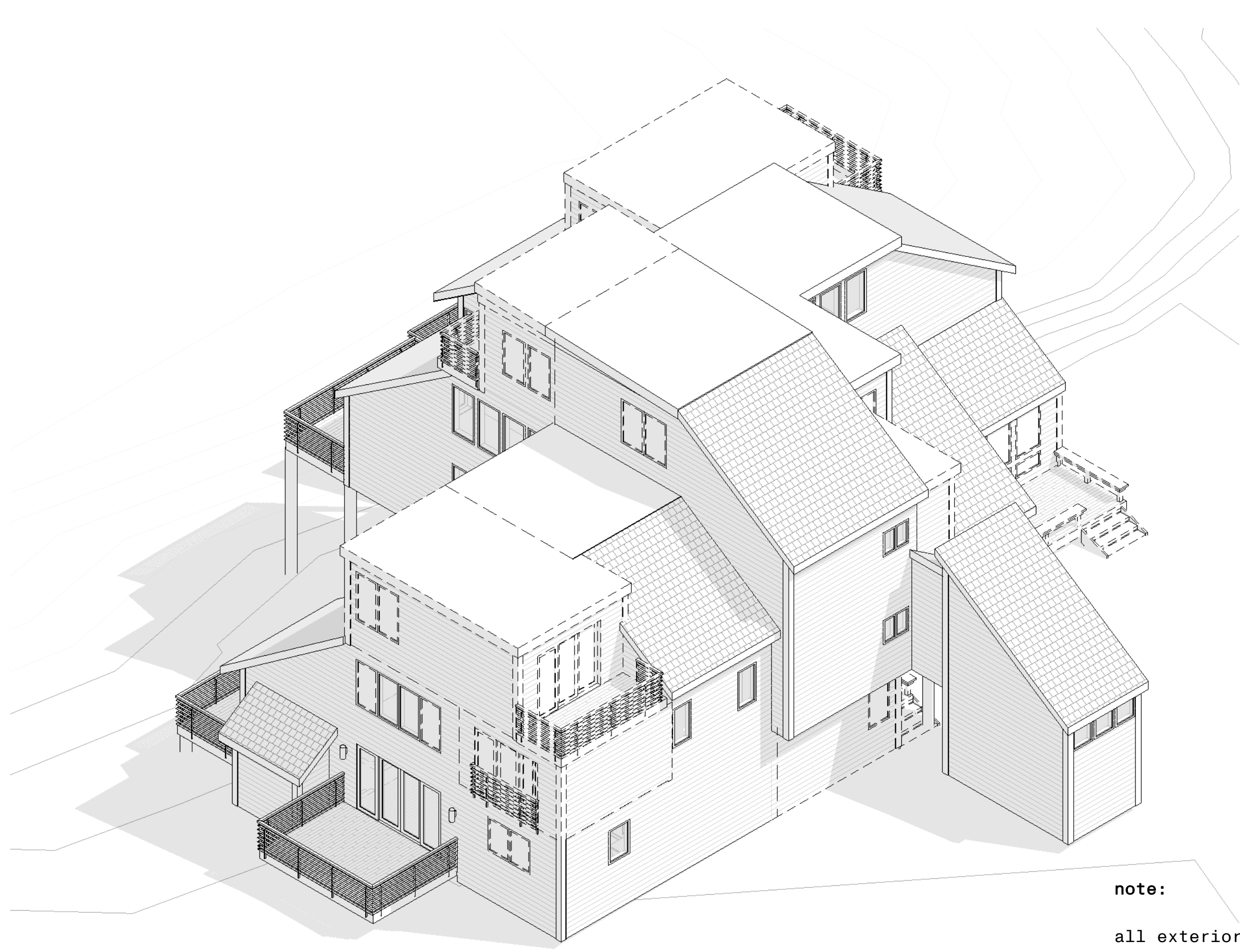
1 isometric 1 existing



1a isometric 1 addition



2 isometric 2 existing



2a isometric 2 addition

note:
all exterior finishes, deck
modifications, & window
size/placement are to be
reviewed by the Design
Review Committee



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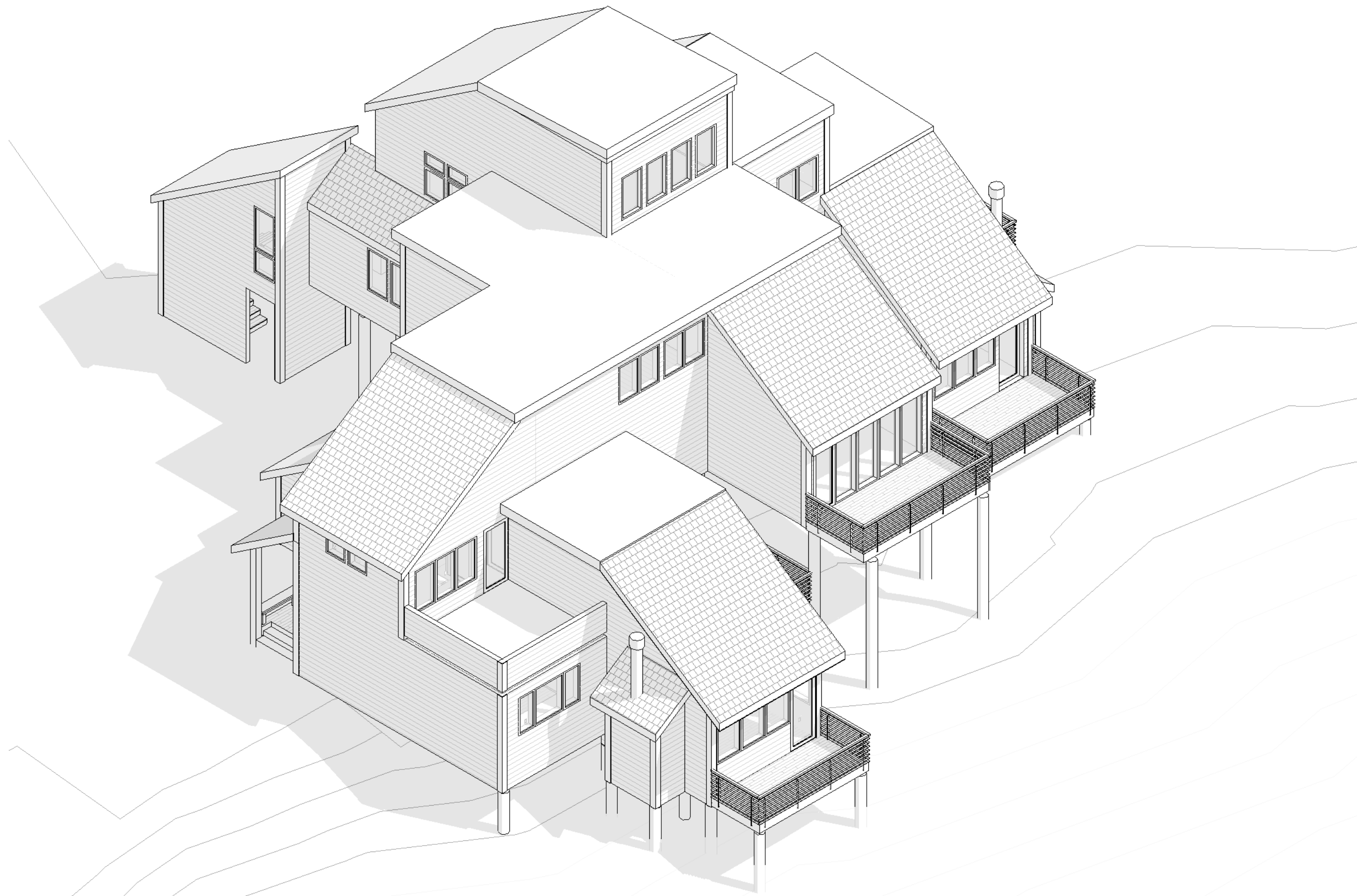
A900
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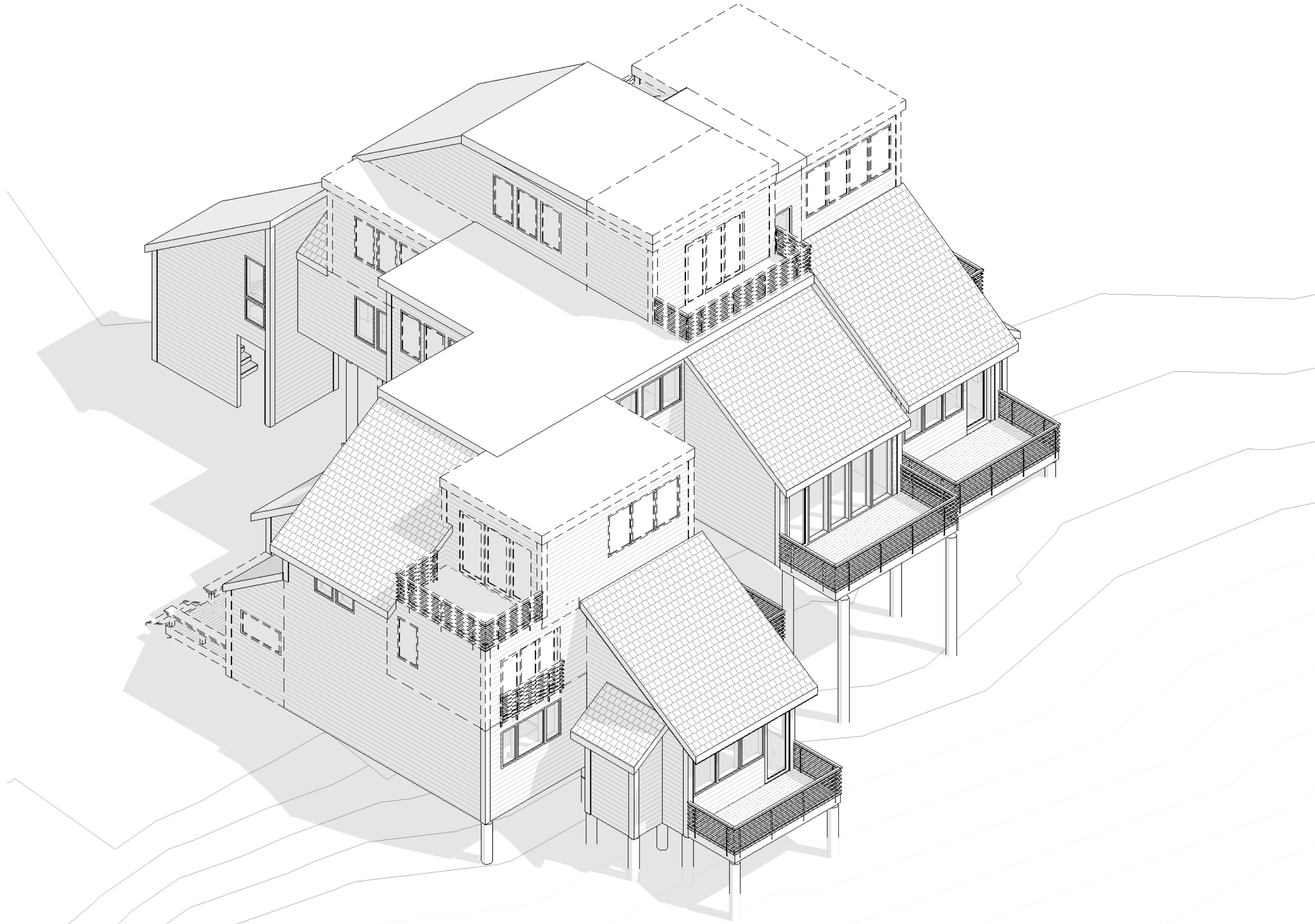
③ isometric 3 existing



3a isometric 3 addition



④ isometric 4 existing



4a isometric 4 addition



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PROJECT NO: -



① 3d view 1 existing



1a 3d view 1 addition



② 3d view 2 existing



2a 3d view 2 addition



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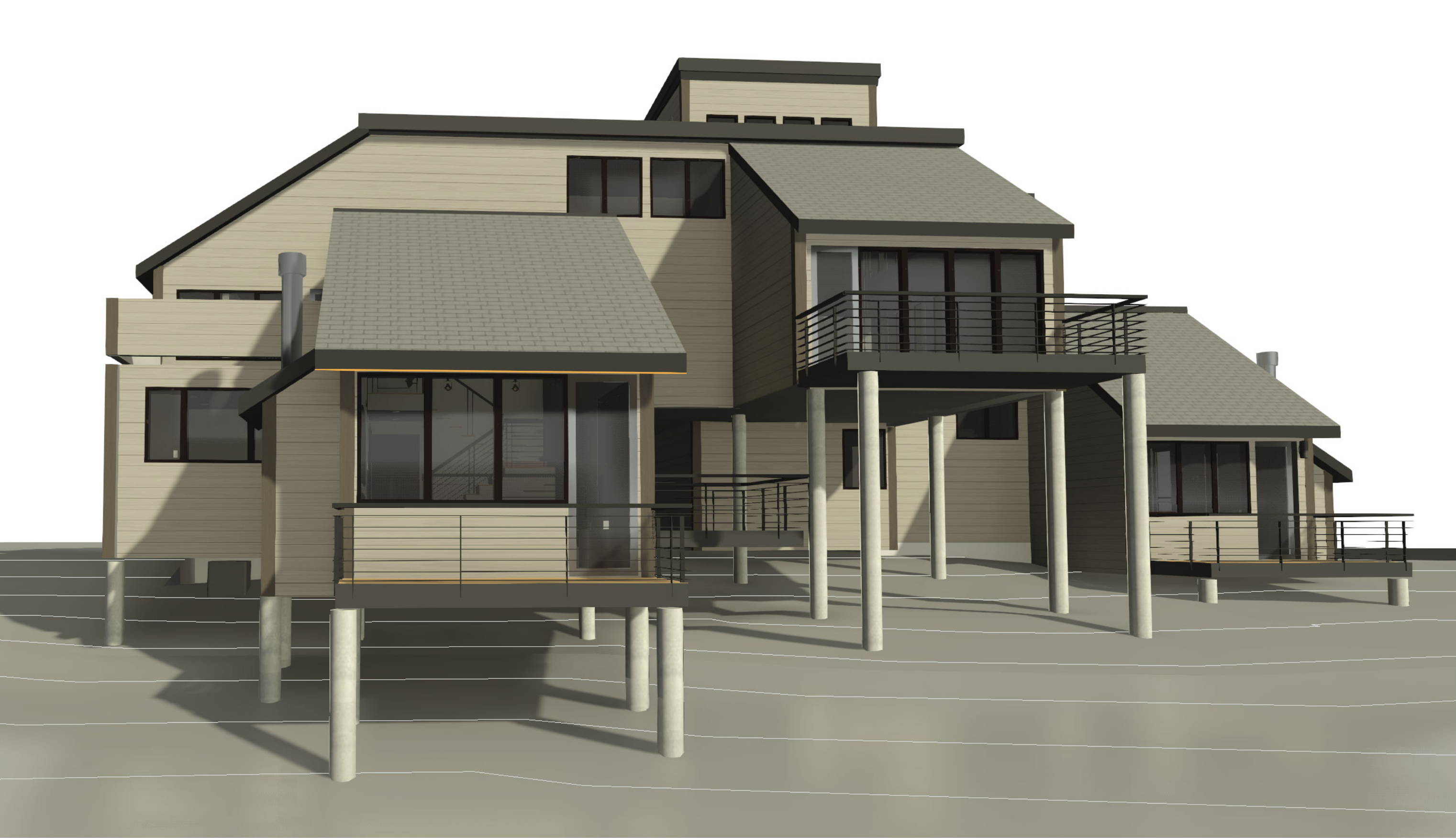
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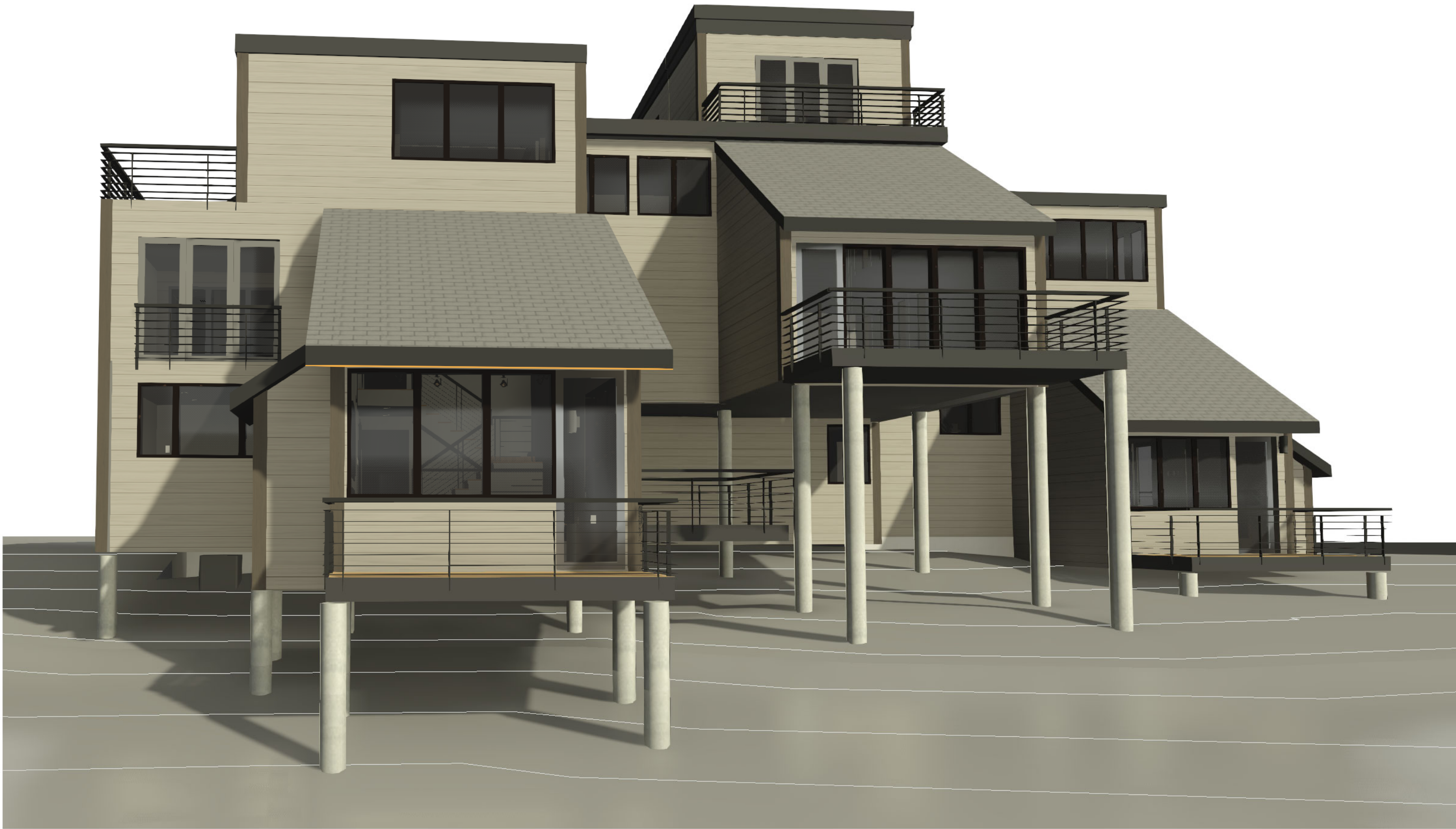
③ 3d view 3 existing



3a 3d view 3 addition



④ 3D View 4 existing



4a 3D View 4 addition

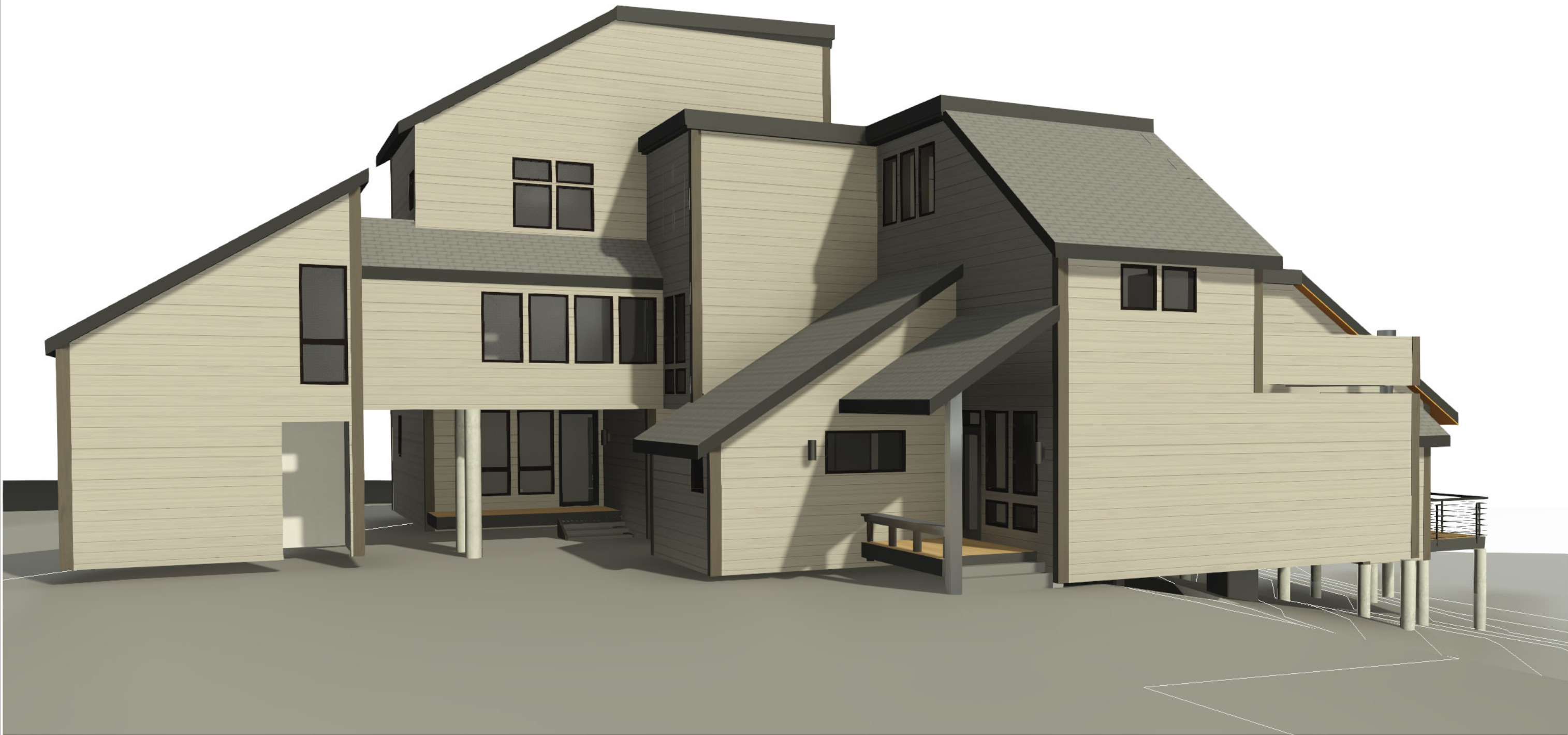
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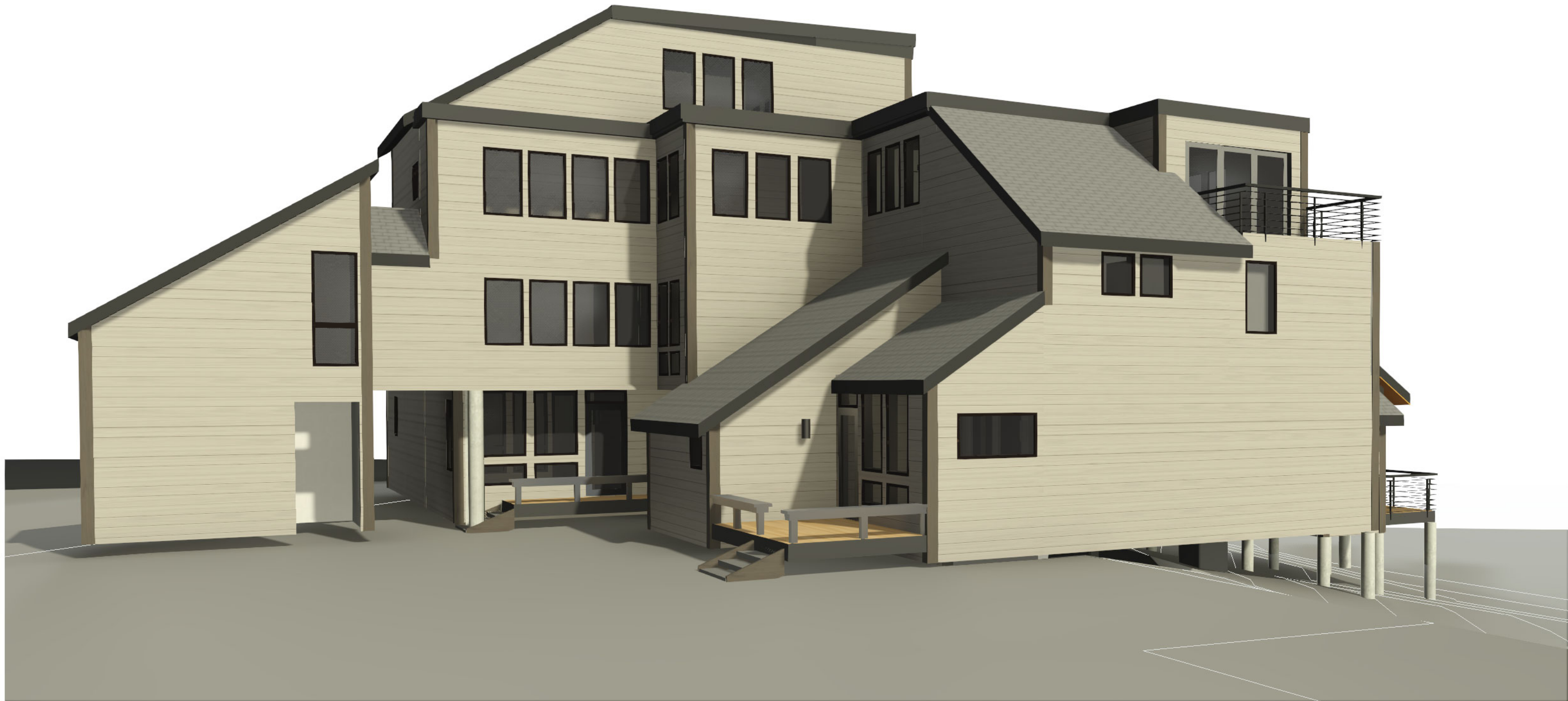
⑤ 3D View 5 existing



5a 3D View 5 addition



⑥ 3D View 6 existing



6a 3D View 6 addition



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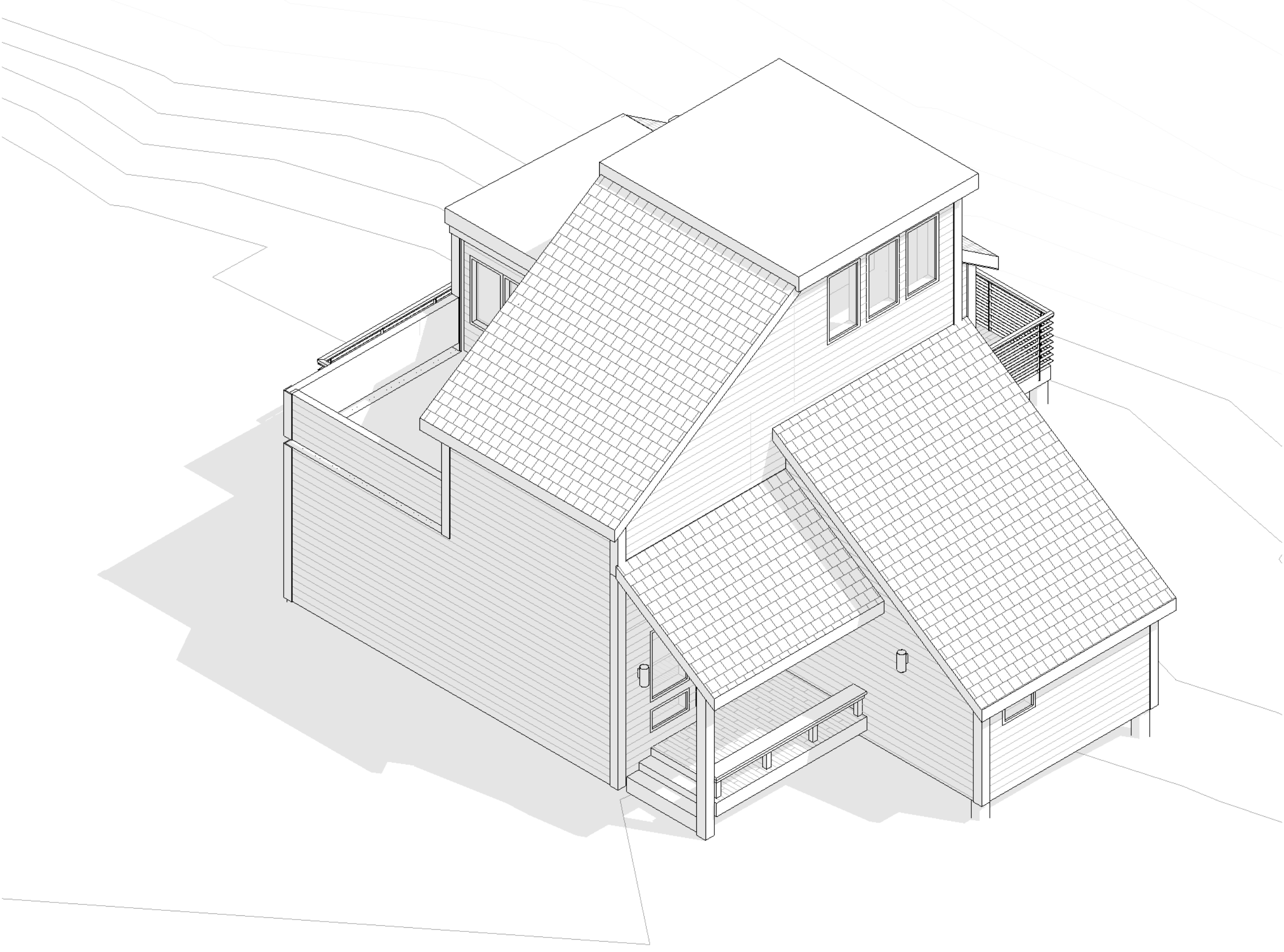
tri-plex 3d
views

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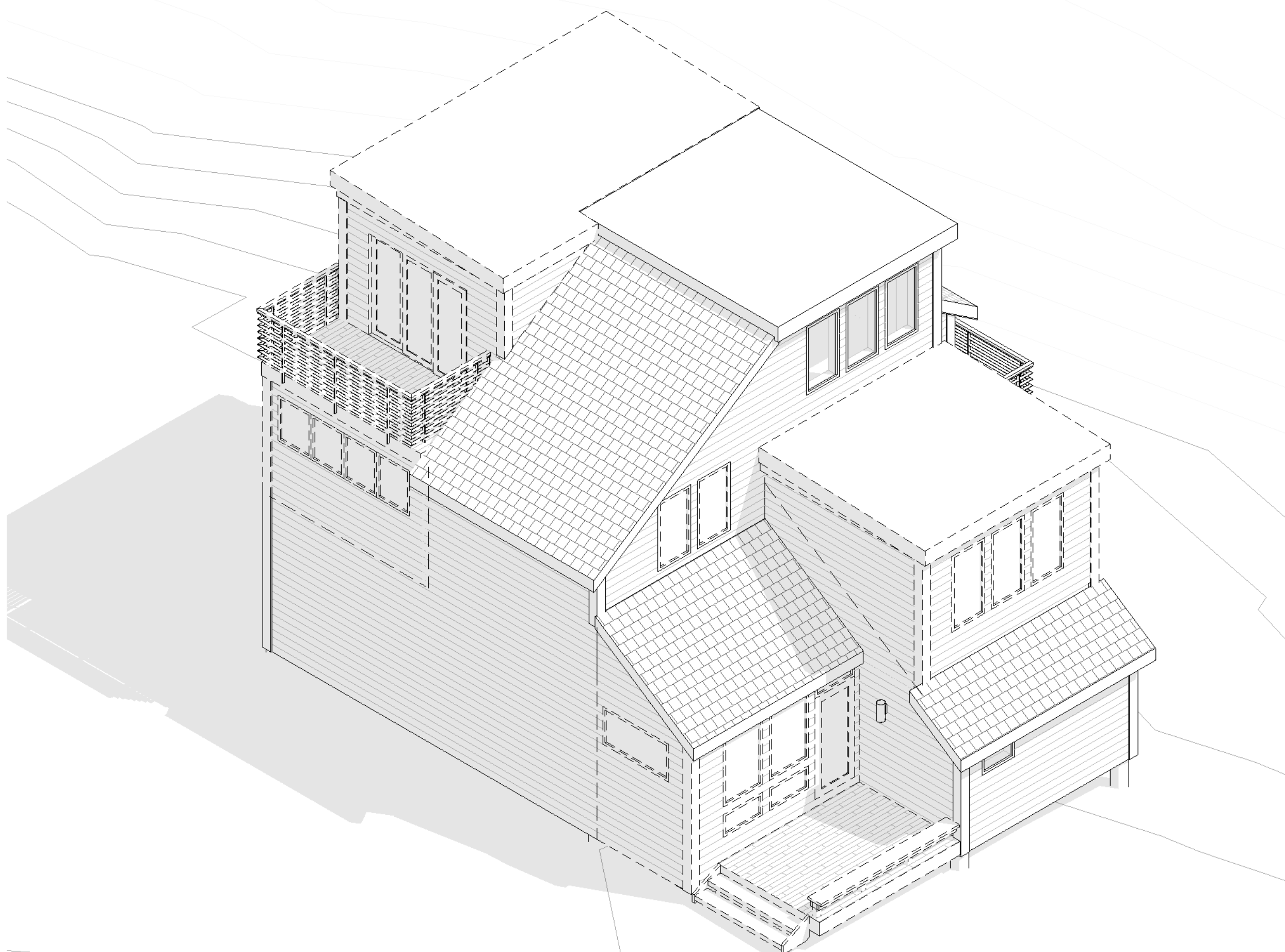
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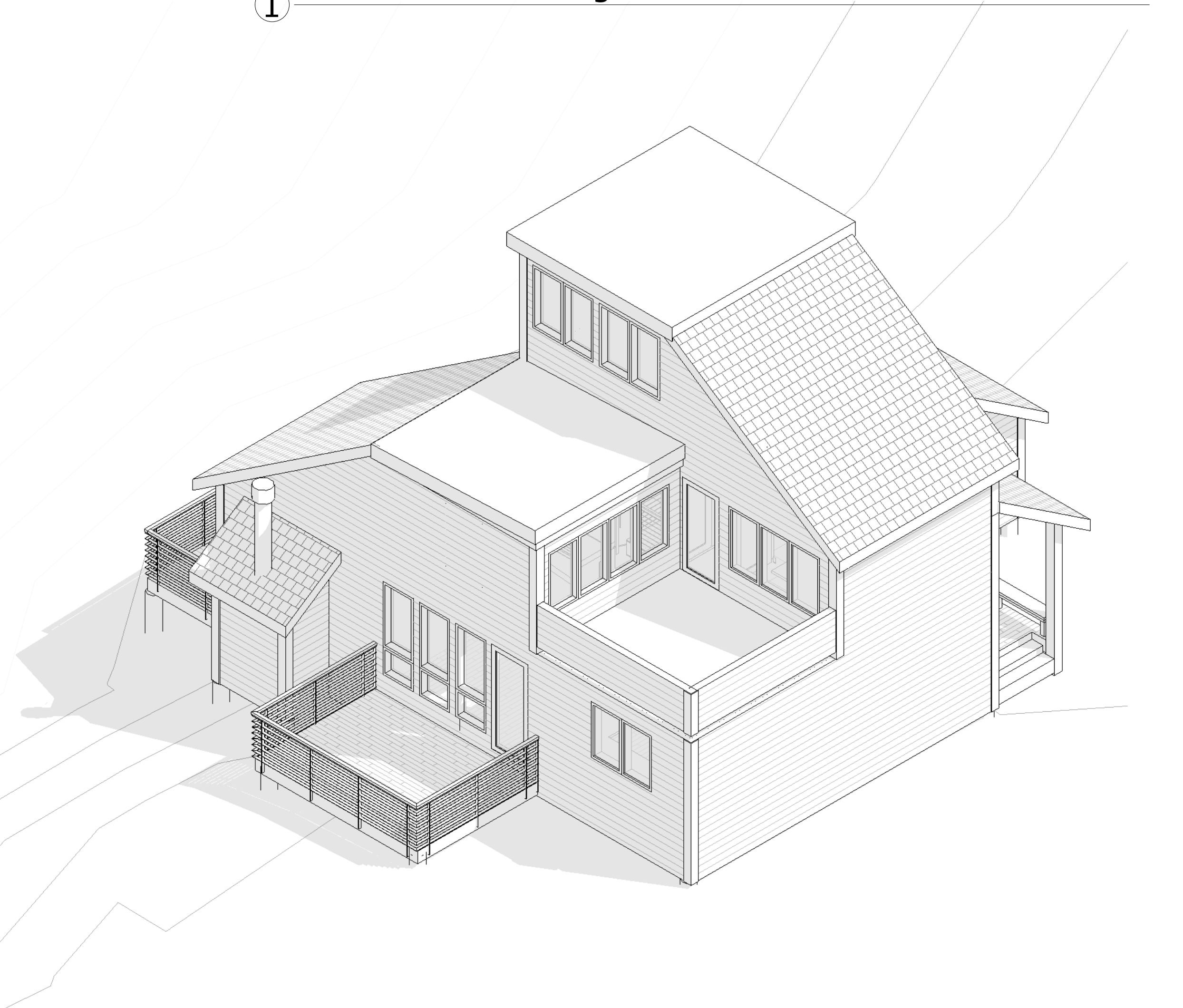
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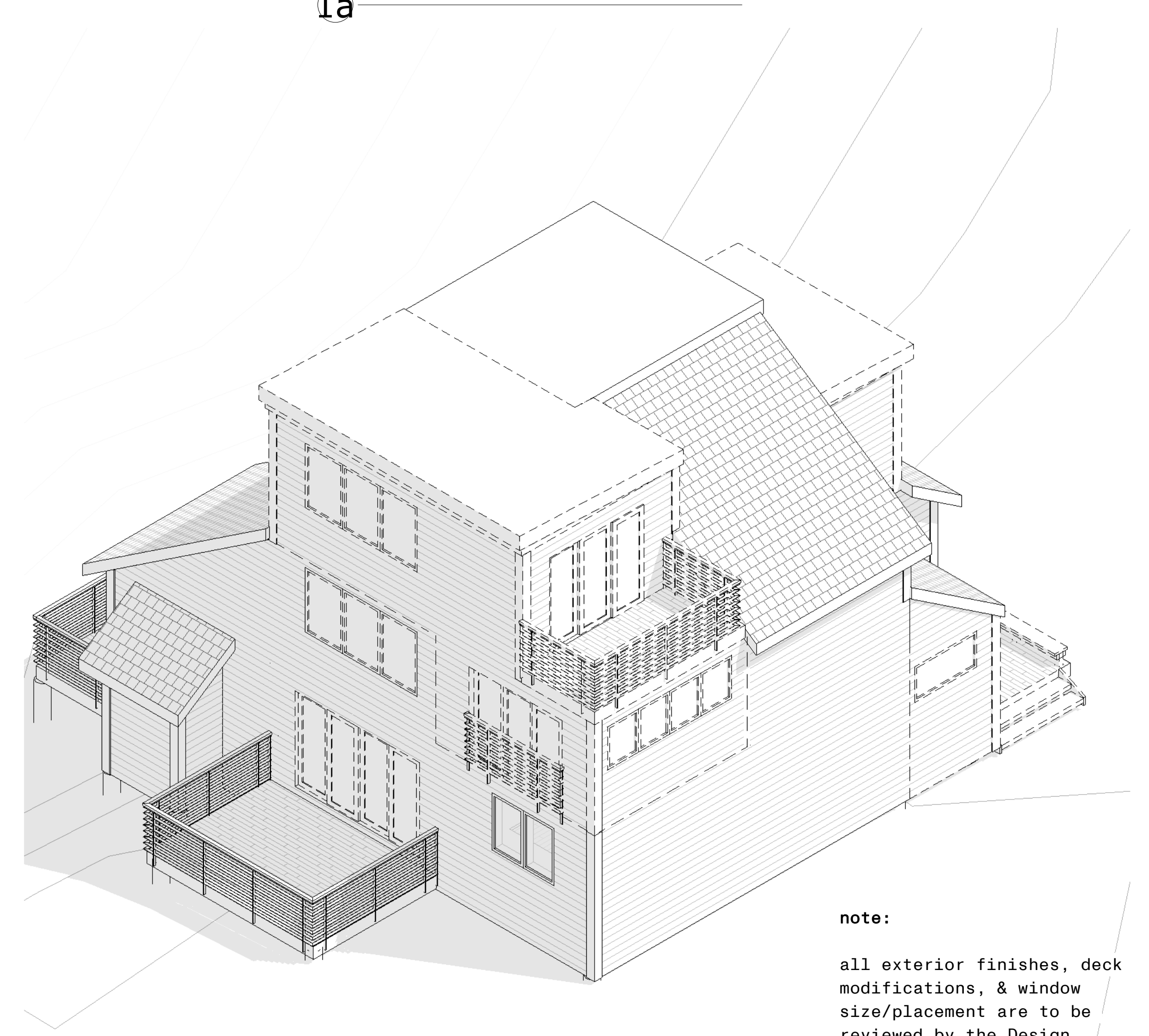
1 isometric 1 existing



1a isometric 1 addition



2 isometric 2 existing



2a isometric 2 addtion

note:
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modifications, & window
size/placement are to be
reviewed by the Design
Review Committee



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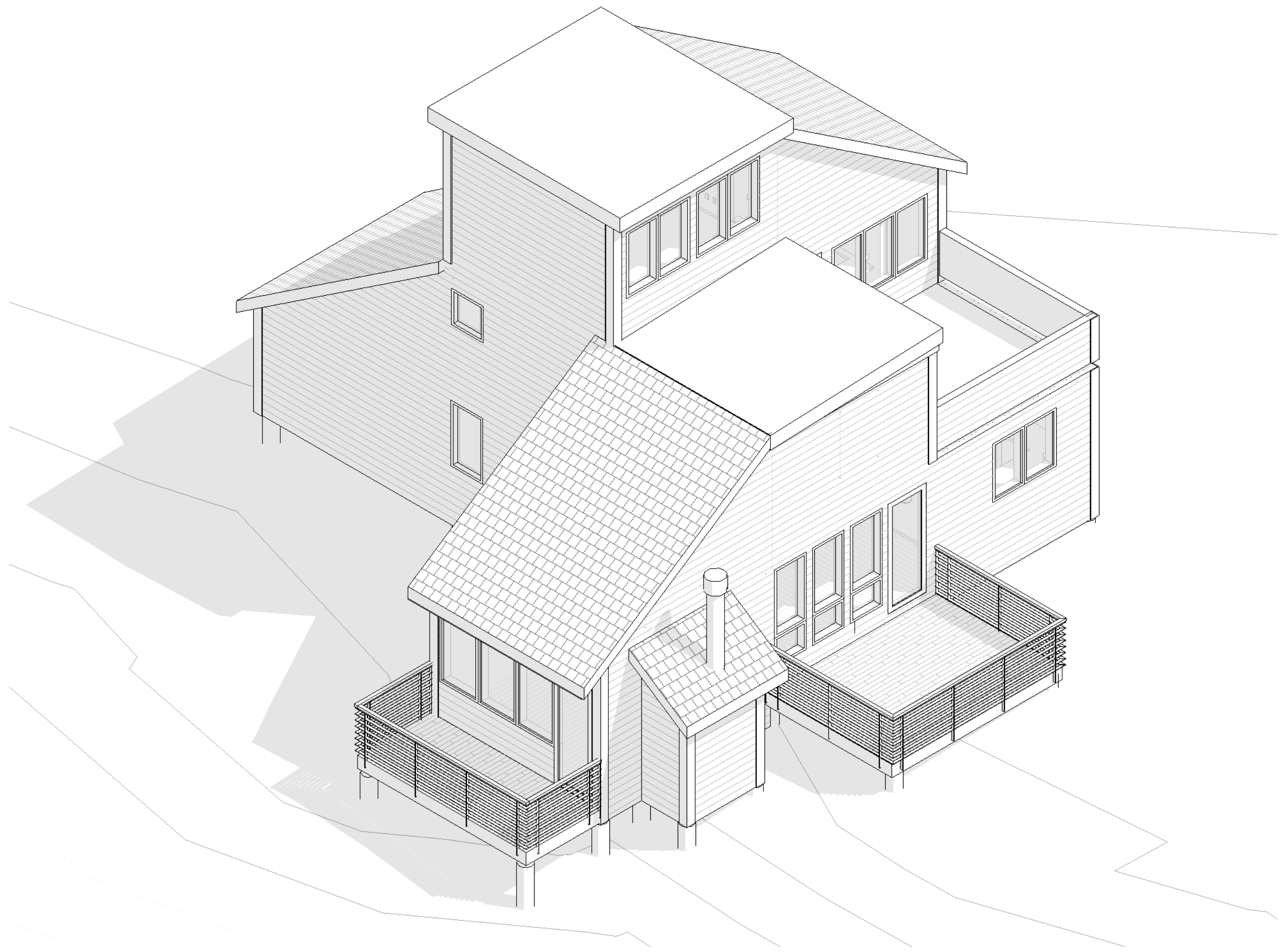
3d views

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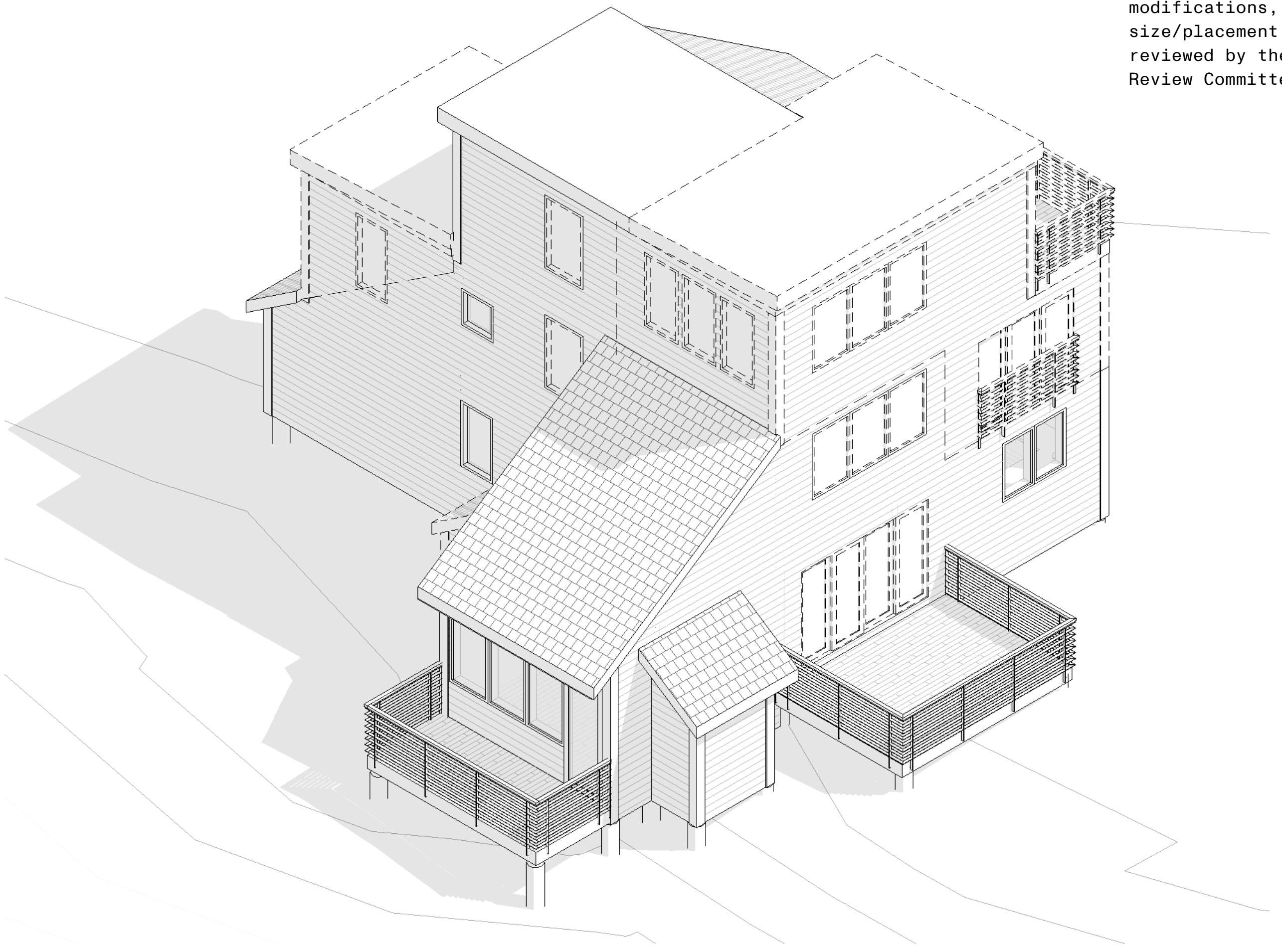
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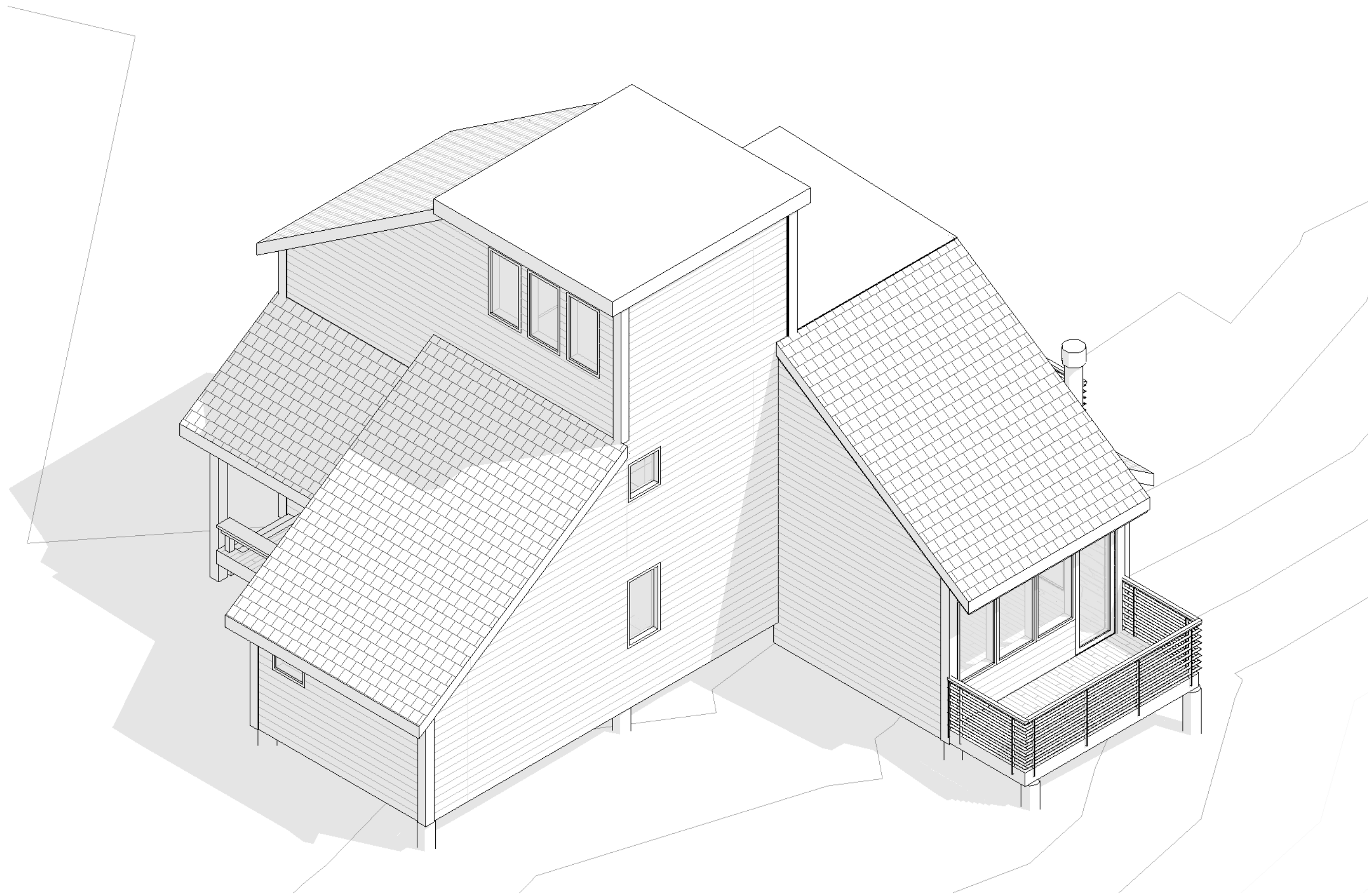
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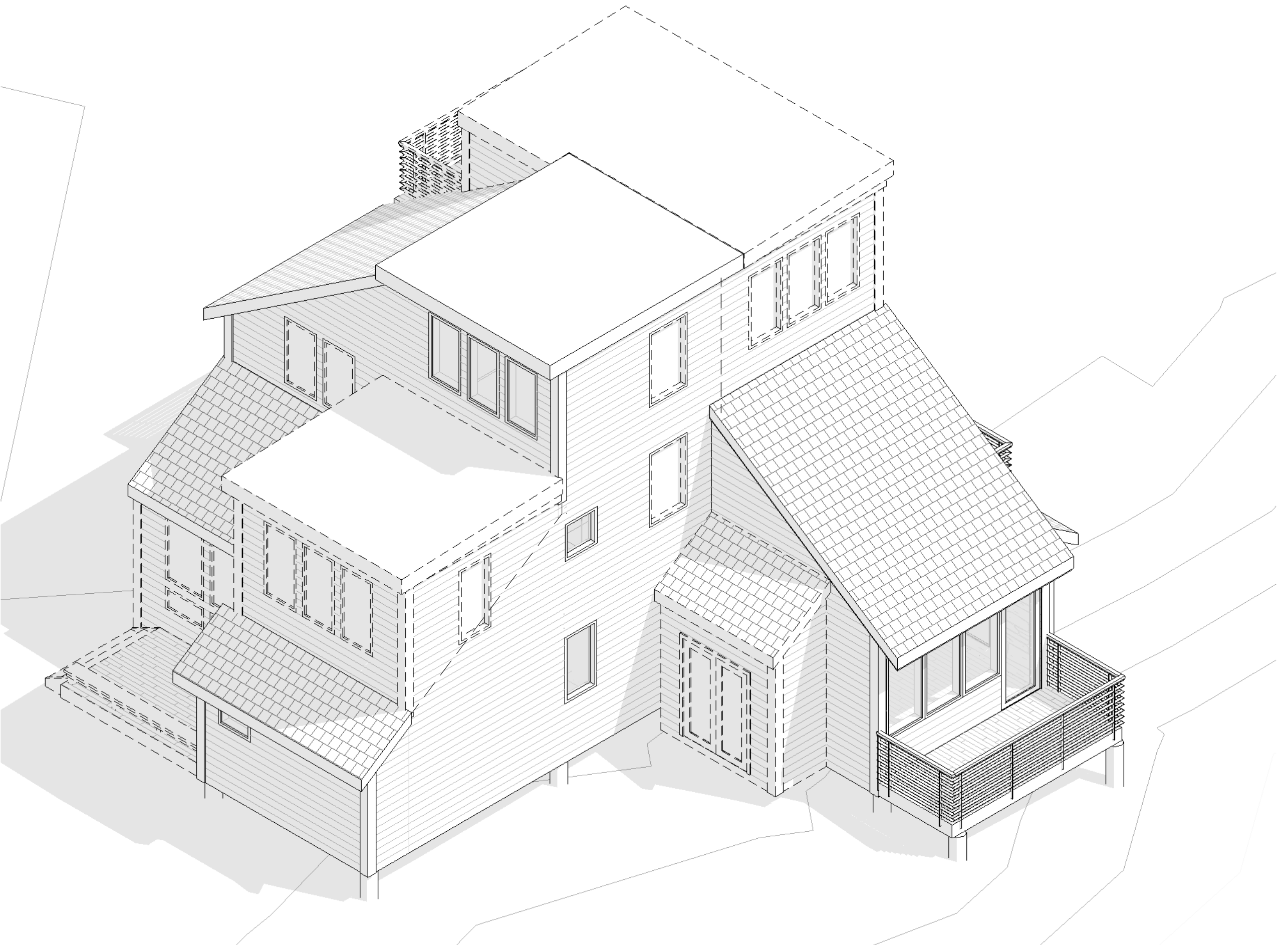
3 isometric 3 existing



3a isometric 3 addition



4 isometric 4 existing



4a isometric 4 addition

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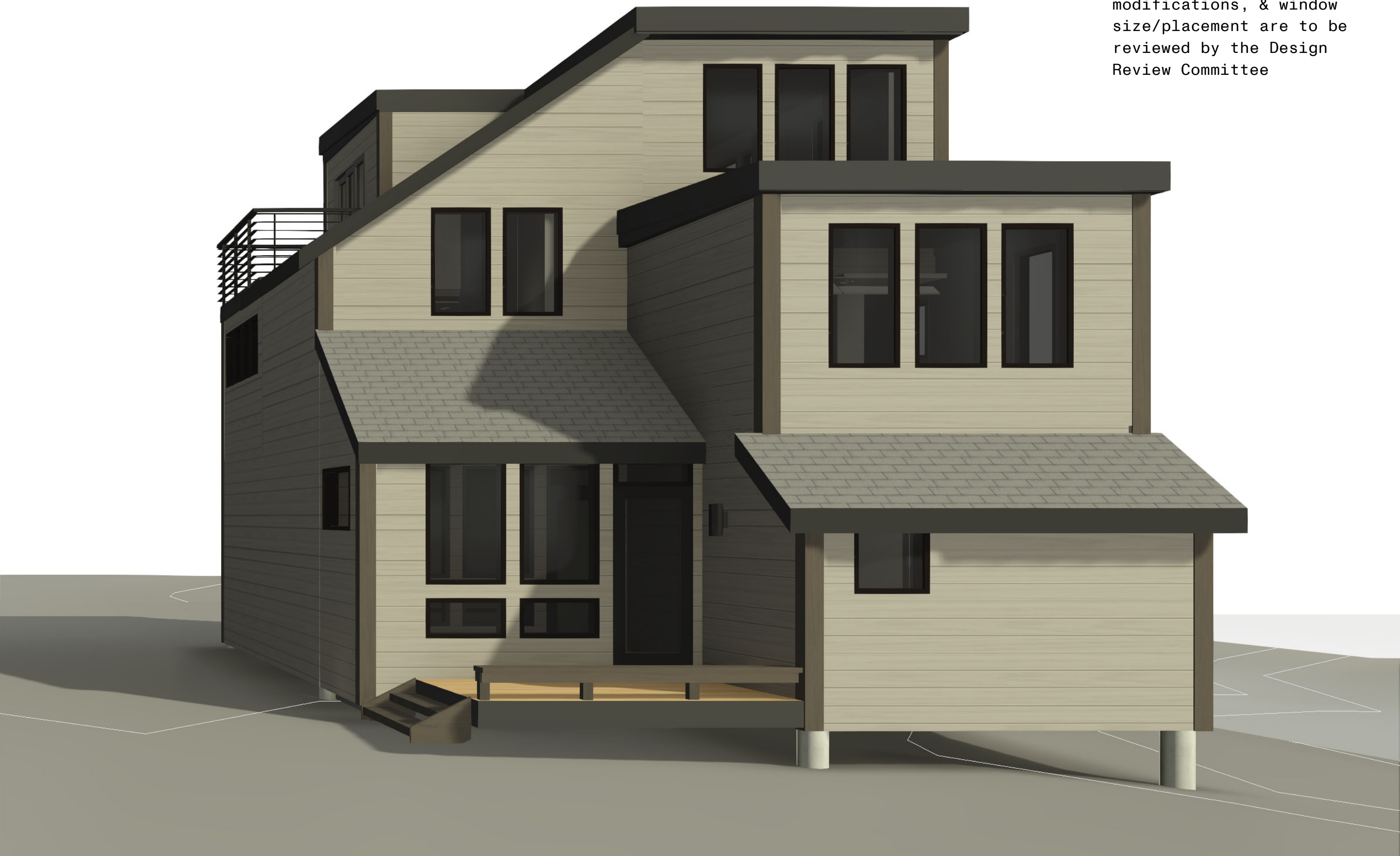
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DATE: 08.12.2021
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PROJECT NO: -



① 3d view 1 existing



1a 3d view 1 addition



② 3d view 2 existing



2a 3d view 2 addition

note:

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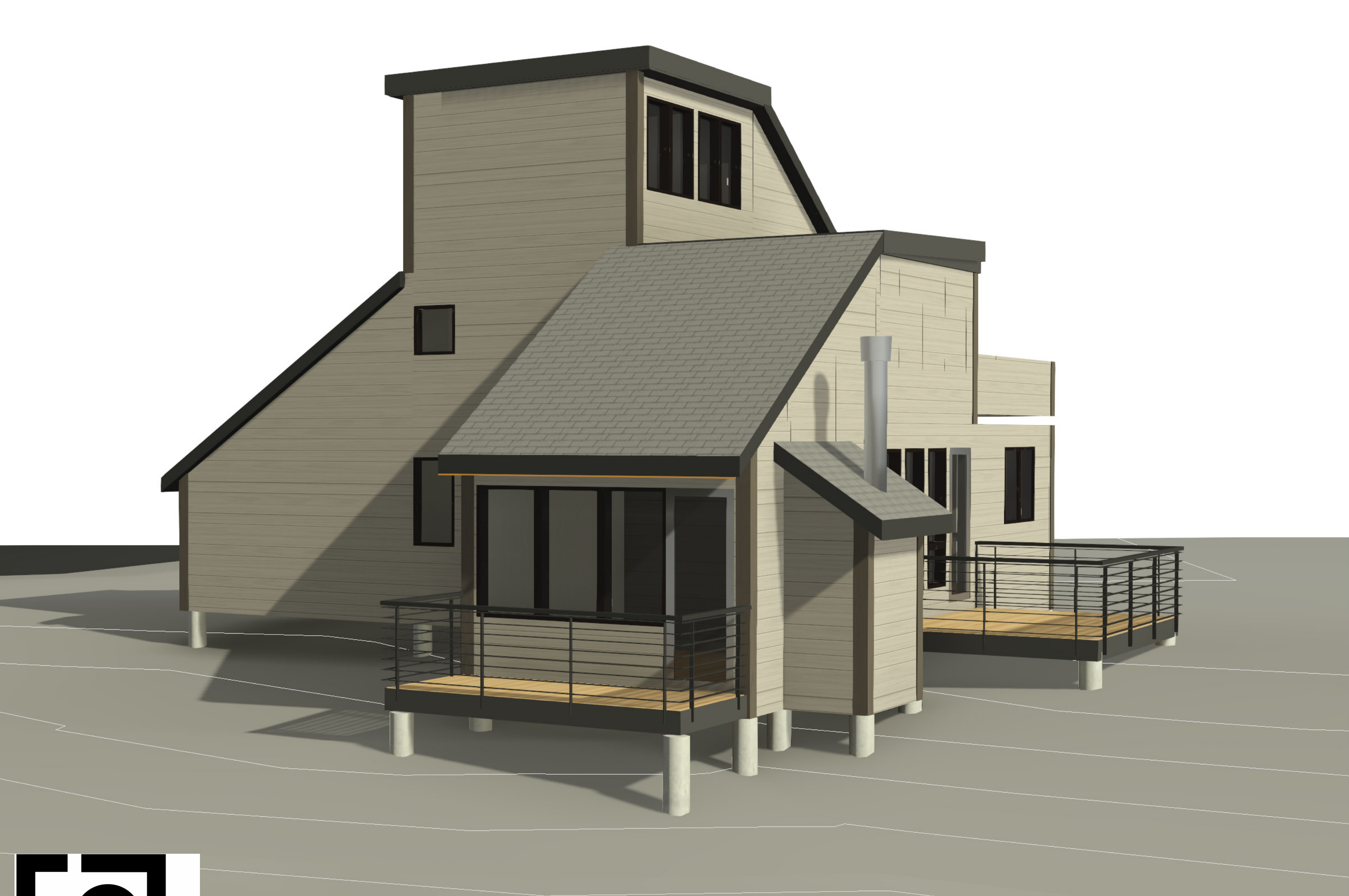
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DRAWN BY: ss
SCALE:



③ 3d view 3 existing



③a 3d view 3 addition



④ 3D View 4 existing



④a 3D View 4 addition

note:

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SCALE:

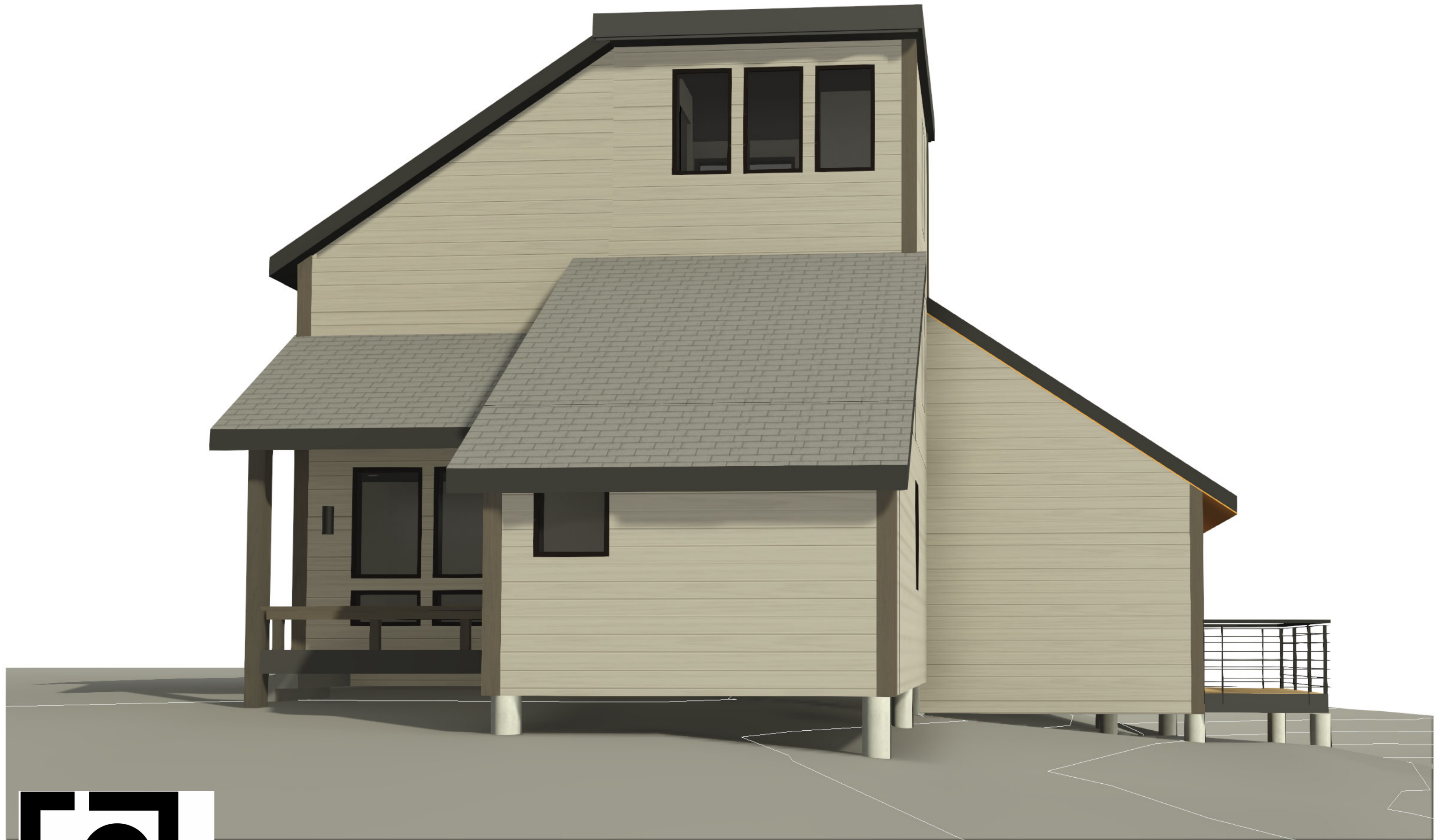
PROJECT NO: -



⑤ 3D View 5 existing



5a 3D View 5 addition



⑥ 3D View 6 existing



6a 3D View 6 addition

note:

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SCALE:

PROJECT NO: -

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE (LICENSE) N° 1525, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT NORTH 1061.01 FEET AND WEST 813.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 19°40'30" WEST 347.05 FEET TO A POINT OF A CURVE TO THE LEFT THE CENTER OF WHICH IS SOUTH 70°19'30" WEST 495.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 266.155 FEET; THENCE NORTH 32°47'40" EAST 137.41 FEET; THENCE NORTH 16°45' EAST 108.00 FEET; THENCE NORTH 58°25' EAST 102.84 FEET; THENCE SOUTH 64°20' EAST 294.65 FEET; THENCE SOUTH 17°20' EAST 67.00 FEET; THENCE SOUTH 5°40' WEST 171.00 FEET; THENCE SOUTH 18°40' EAST 75.00 FEET; THENCE SOUTH 18°00' WEST 98.00 FEET; THENCE SOUTH 2°00' WEST 141.00 FEET; THENCE SOUTH 12°25' WEST 93.00 FEET; THENCE SOUTH 70°19'30" WEST 171.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.26 ACRES.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED PAYDAY CONDOMINIUM, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE OR WILL BE LOCATED AS SHOWN, AND ARE OR WILL BE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

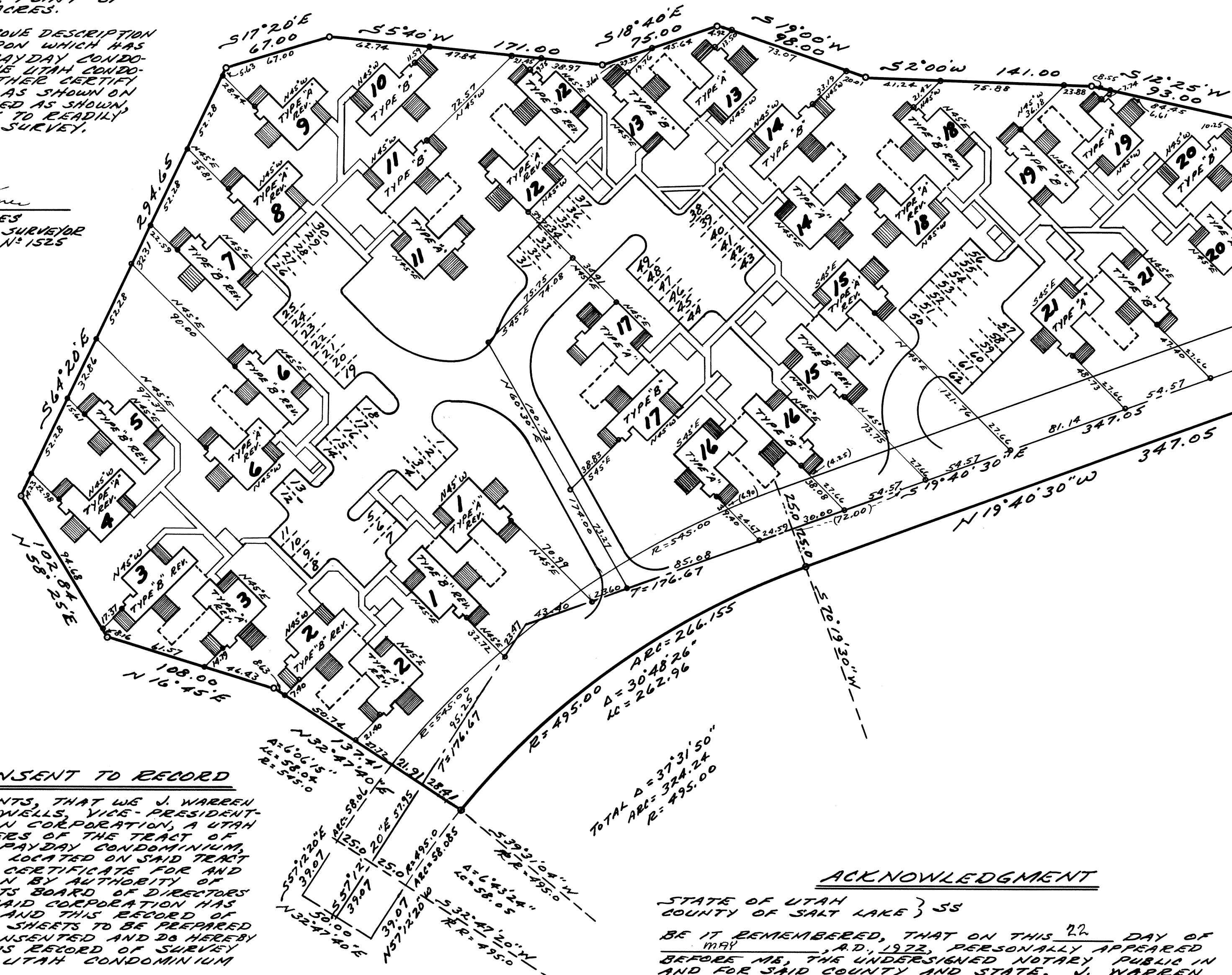
May 23, 1972
DATED
SALT LAKE COUNTY, UTAH

ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) N° 1525

NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING OF THE BUILDING EXTENDED TO THE PROPERTY LINE.
NOTE: ALL BUILDING TIES ARE 45° BEARING.

I, ROBERT B. JONES, DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS AND FRAMEWORK ARE IN OR UNDER CONSTRUCTION AS SHOWN.
May 23, 1972
DATE
ROBERT B. JONES
SURVEYOR

Scale 1"=50'



OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT WE J. WARREN KING, PRESIDENT AND ROBERT W. WELLS, VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREBY AND PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF DULY PASSED RESOLUTIONS BY ITS BOARD OF DIRECTORS OF SAID CORPORATION, THAT SAID CORPORATION HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 5 SHEETS TO BE PREPARED AND SAID CORPORATION HAS CONSENTED AND DO HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22 DAY OF MAY, A.D., 1972.

TREASURE MOUNTAIN CORPORATION
(A UTAH CORPORATION)

J. Warren King
PRESIDENT
Robert W. Wells
VICE-PRESIDENT - TREASURER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } SS
BE IT REMEMBERED, THAT ON THIS 22 DAY OF MAY, A.D., 1972, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, J. WARREN KING, PRESIDENT, AND ROBERT W. WELLS, VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND VICE-PRESIDENT-TREASURER OF SAID CORPORATION AND THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE OF CONSENT TO RECORD WAS SIGNED FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS AND A RESOLUTION DULY PASSED BY ITS BOARD OF DIRECTORS, AND J. WARREN KING AND ROBERT W. WELLS DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: June 15, 1975
DATE

J. Warren King
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH

PREPARED BY
BUSH & GUDGELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
84111
BEG# 25356 B.R. DATE MARCH 72

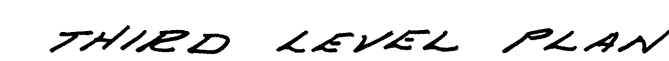
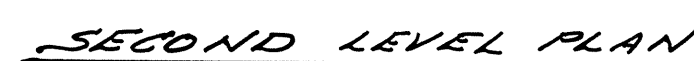
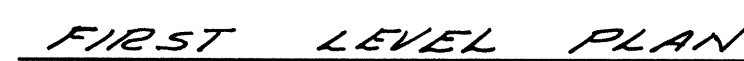
SHEET
1
OF
5
SHEETS

RECORDED N° 116009
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:
TREASURE MOUNTAIN CORP
DATE May 30, 1972 TIME 3:21 P.M. BOOK - PAGE -
16.30
Wanda Y. Spriggs
SUMMIT COUNTY RECORDER

Entry No. 116125... Book... Filed...
RECORDED 6-2-73... at 11:43 AM... Page... Filed...
REQUEST of Treasure Mt. Corp...
FEE \$ 16.30... By Wanda Y. Spriggs
INDEXED ABSTRACT

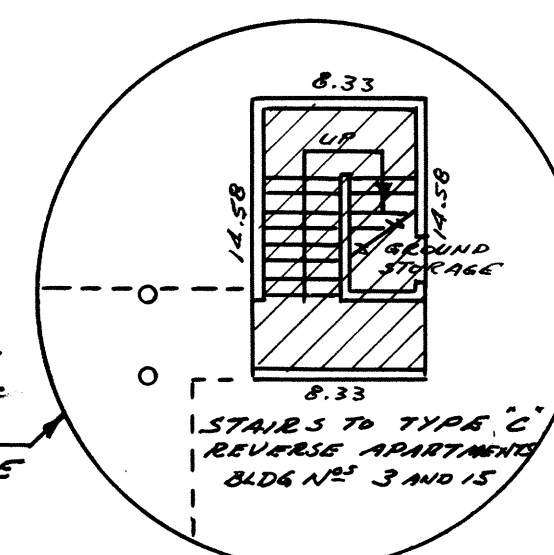
EXHIBIT "A"
RECORD OF SURVEY MAP OF
PAYDAY CONDOMINIUM
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN



NOTES OR REMARKS

-
- STAIRS TO TYPE "C"
REVERSE APARTMENTS
BLDG NOS 1, 2, 6, 12 AND 18
- 14.75
- 8.23
- 4.11
- GROUND STAIRS
- 14.75



I CERTIFY THAT THE BUILDING SPECIFICATIONS OF THE
TRI-PLEX BUILDINGS, NUMBERS 1, 2, 3, 6, 12, 15 AND 18, (EACH
BUILDING INCLUDES TYPE-A-REVERSE, TYPE-B-REVERSE AND TYPE
C-REVERSE, EACH TYPE CONSISTS OF ONE APARTMENT WITH TWO
POSSIBLE RENTAL UNITS EACH) OF DAYDRA CONDOMINIUM, A
UTAH CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN
ON THIS PLAN.

Robert B. Jones
ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) N°1525

EXHIBIT "A"
RECORD OF SURVEY MAP OF

PAYDAY CONDOMINIUM

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN

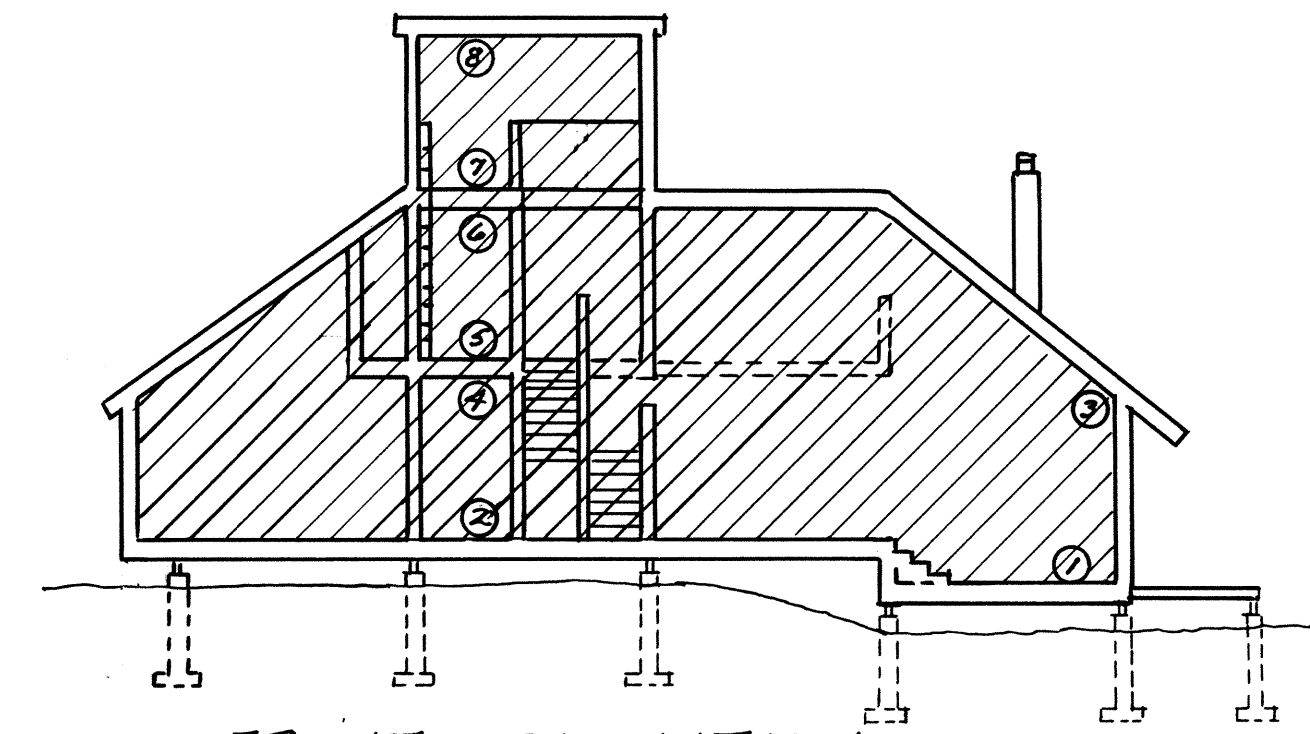
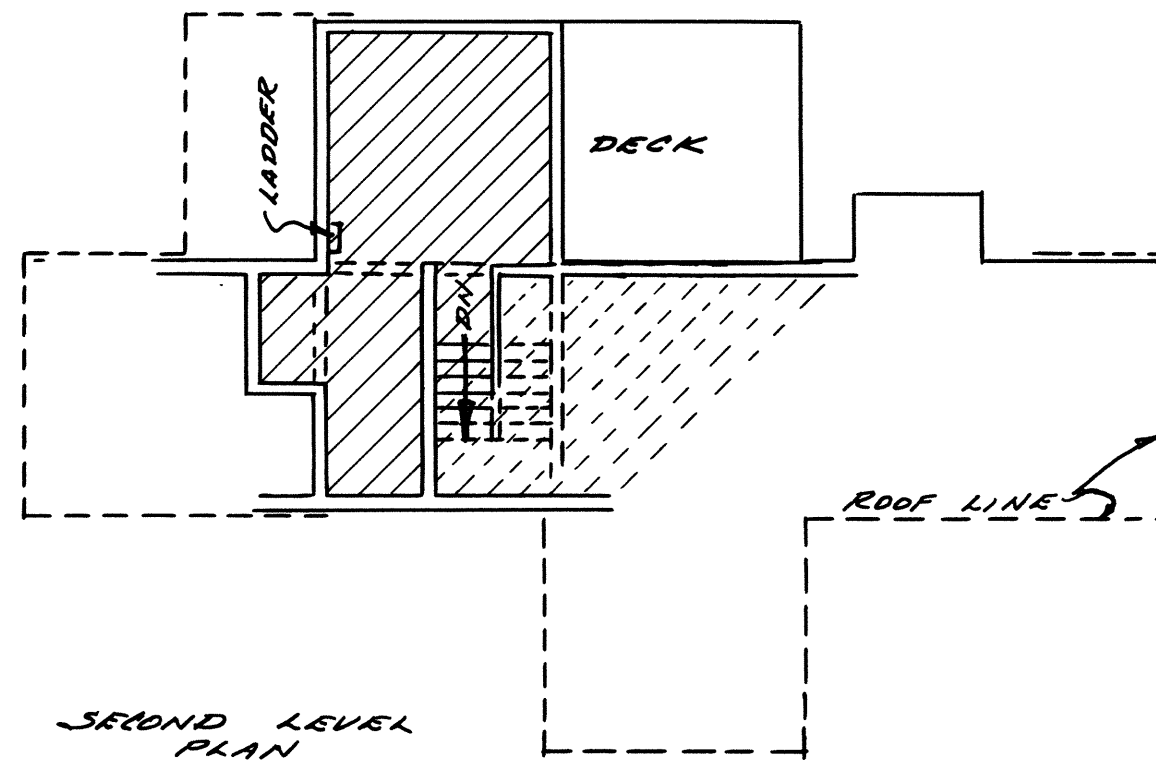
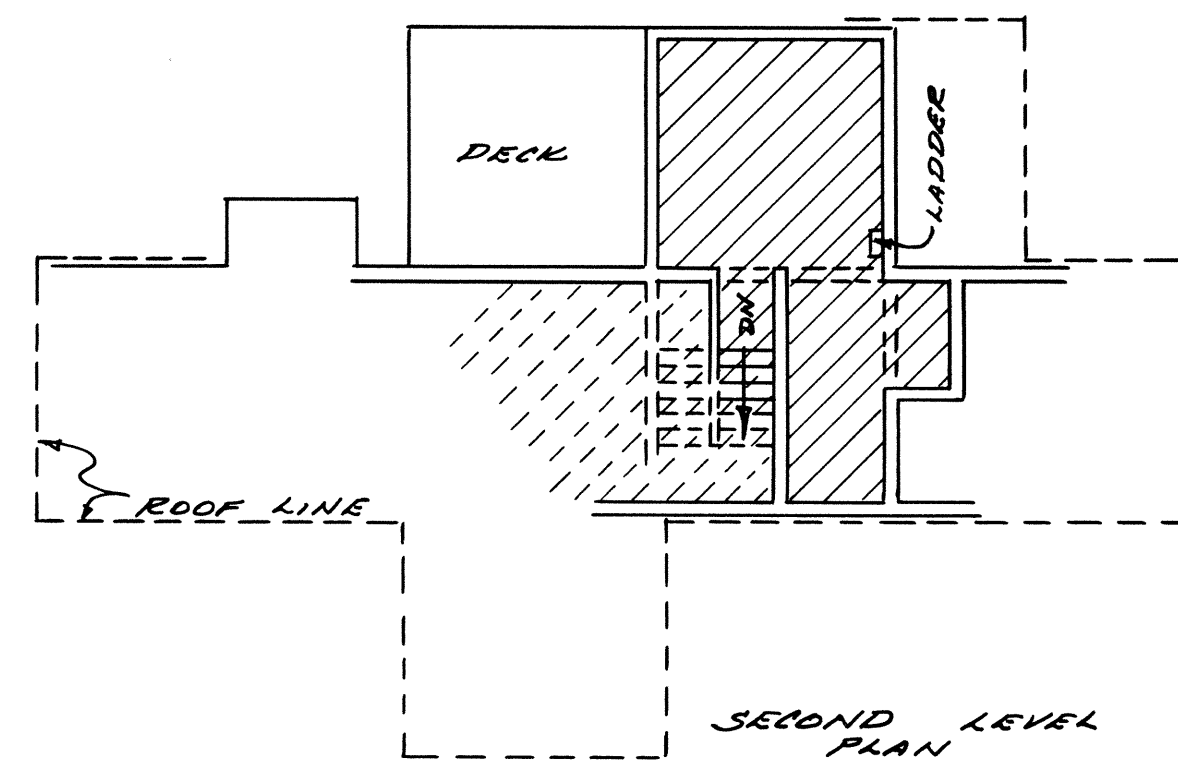
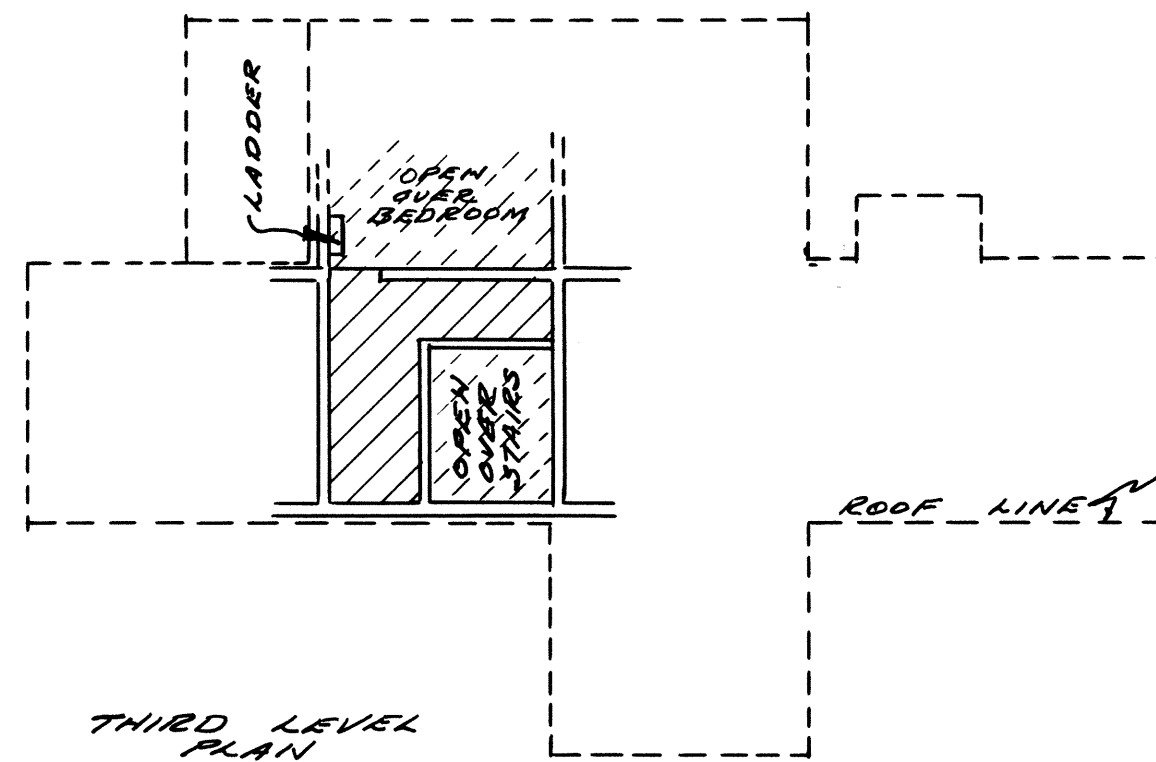
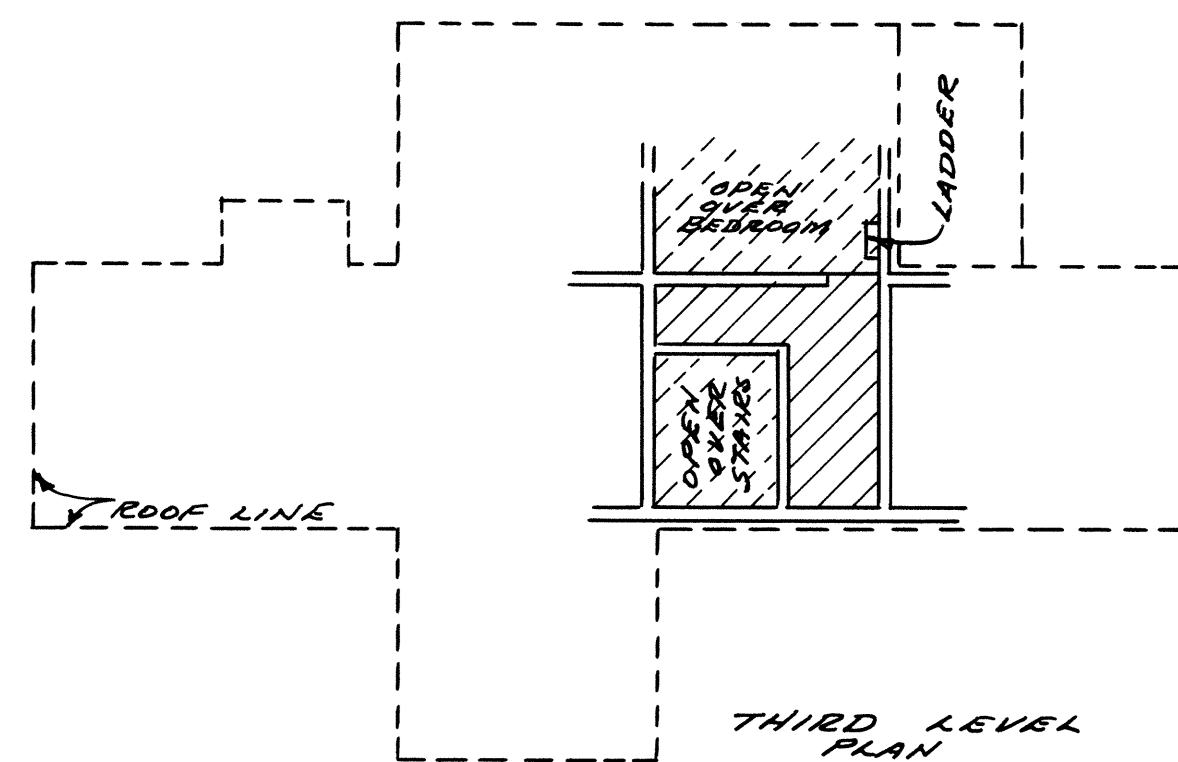
#116125

PREPARED BY
BUSH & GUDGELL, INC.,
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111
BEG.# 25356 C.R. Data APRIL '72

SHEET
2
OF
5
SHEETS

RECORDED N° 116007
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED
AND FILED AT THE REQUEST OF;

DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SUMMIT COUNTY RECORDER



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS NOTED BY NUMBERS FOR EACH BUILDING.

NO.	LOCATION OF ELEVATION	TYPE "B"	TYPE "B" REVERSE	
		BUILDING NO. 10	BUILDING NO. 5	BUILDING NO. 7
1	FLOOR	6822.00	6822.00	6822.00
2	DATUM FLOOR	6824.00	6824.00	6824.00
3	CEILING	6831.90	6831.90	6831.90
4	CEILING	6832.00	6832.00	6832.00
5	FLOOR	6833.00	6833.00	6833.00
6	CEILING	6841.00	6841.00	6841.00
7	FLOOR	6842.00	6842.00	6842.00
8	CEILING	6850.00	6850.00	6850.00

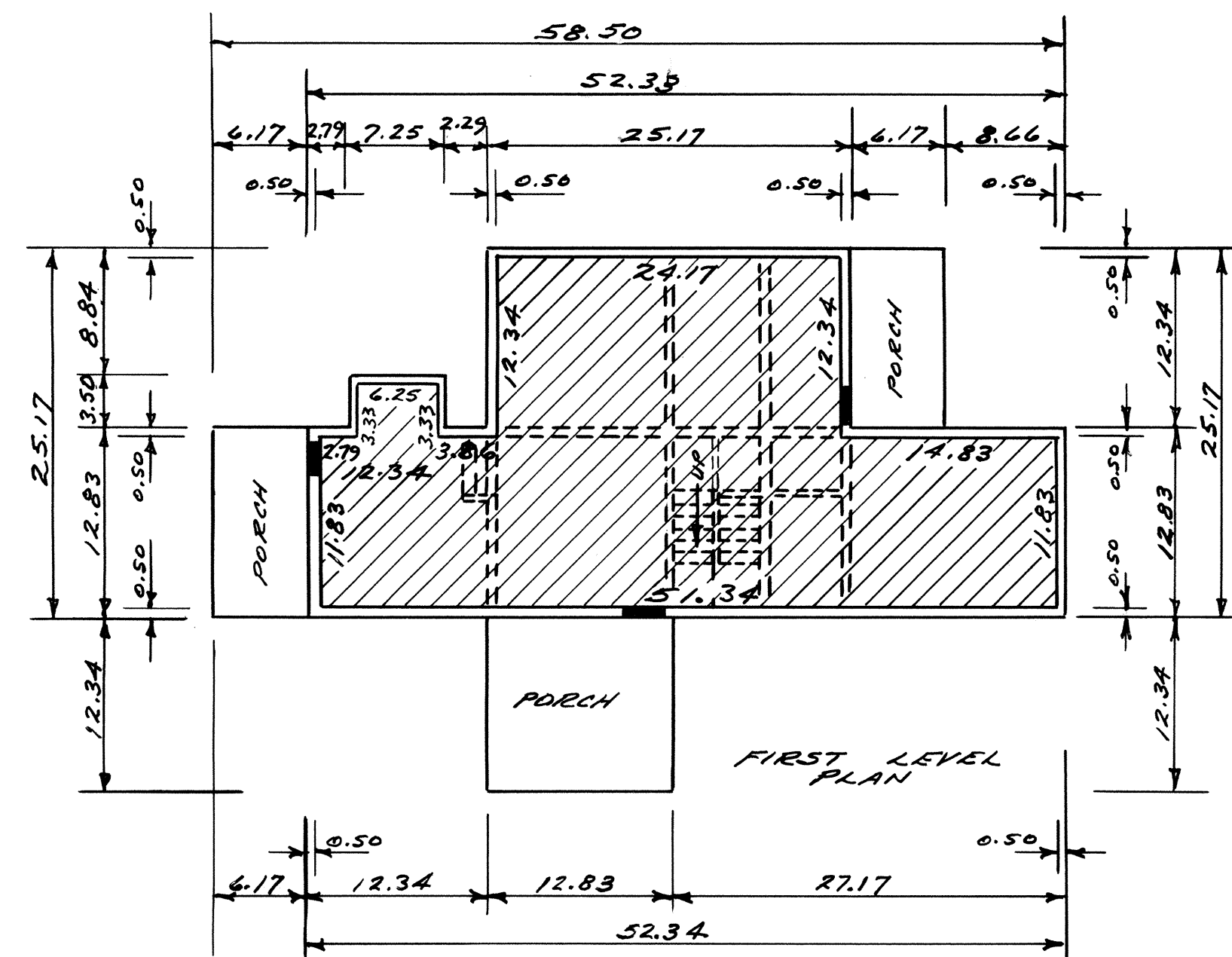
I CERTIFY THAT THE BUILDING SPECIFICATIONS OF OF TYPE "B" AND TYPE "B" REVERSE CONSISTING OF BUILDINGS 5, 7 AND 10 (WITH ONE APARTMENT EACH), (2 POSSIBLE RENTAL UNITS) OF PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT ARE OR WILL BE AS SHOWN ON THIS PLAN.

May 23, 1970
DATE

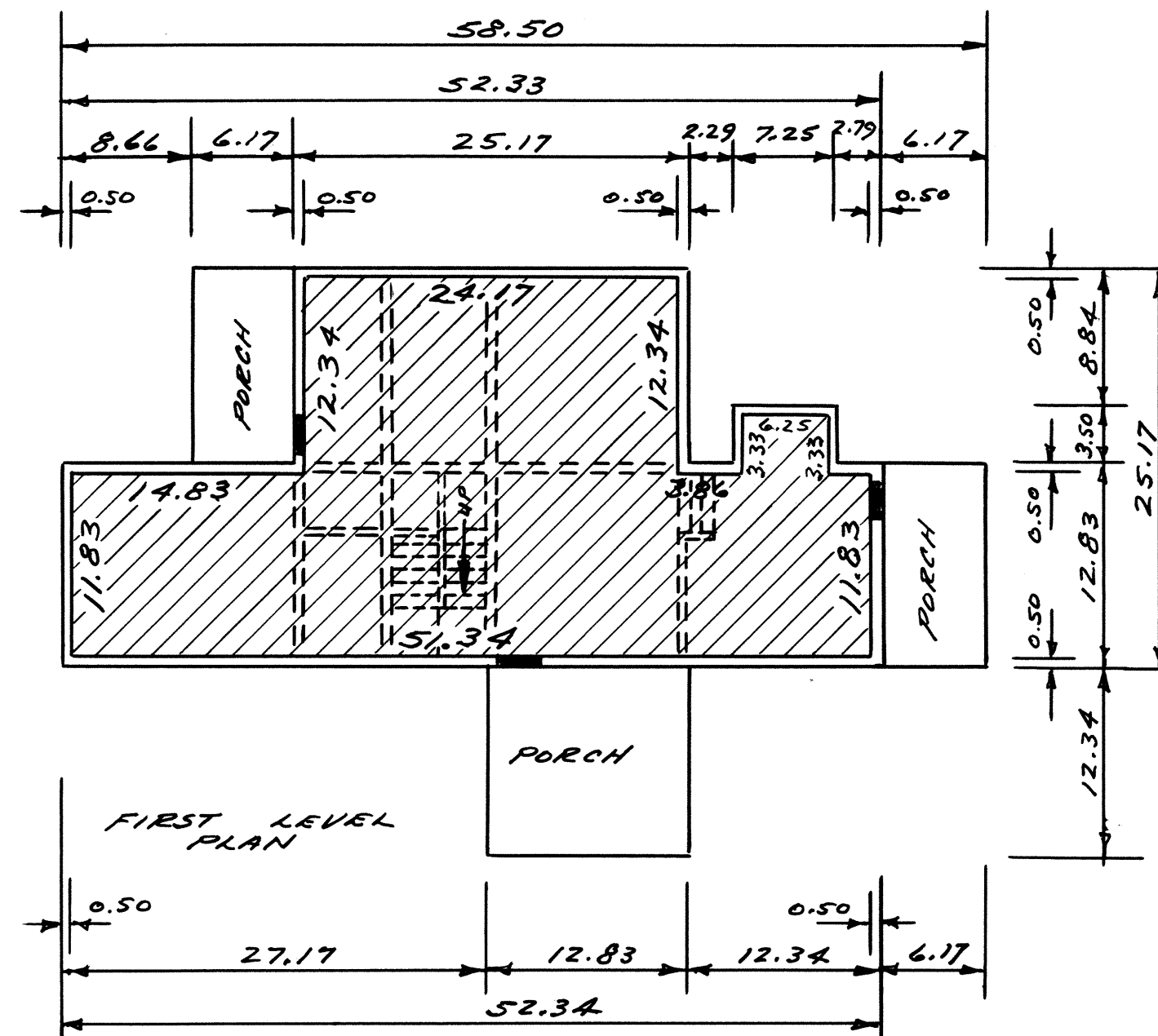
Robert B. Jones
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) NO. 1525

NOTES OR REMARKS

- 1- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES
- 2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.
- 3- ALL AREAS NOT CROSS HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.



TYPE "B" (REVERSE)
BUILDING NO. 5 & 7



TYPE "B"
BUILDING NO. 10

5/24/72 C.R.D.

4-27-72 C.R.D.

PREPARED BY
BUSH & GUDDELL, INC.
ENGINEERS & SURVEYORS
555 SOUTH 300 EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111

B+C #25356 C.R. Jones MARCH 72

SHEET
3
OF
5
SHEETS

EXHIBIT "A"
RECORD OF SURVEY MAP OF
**PAYDAY
CONDOMINIUM**
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE & MERIDIAN

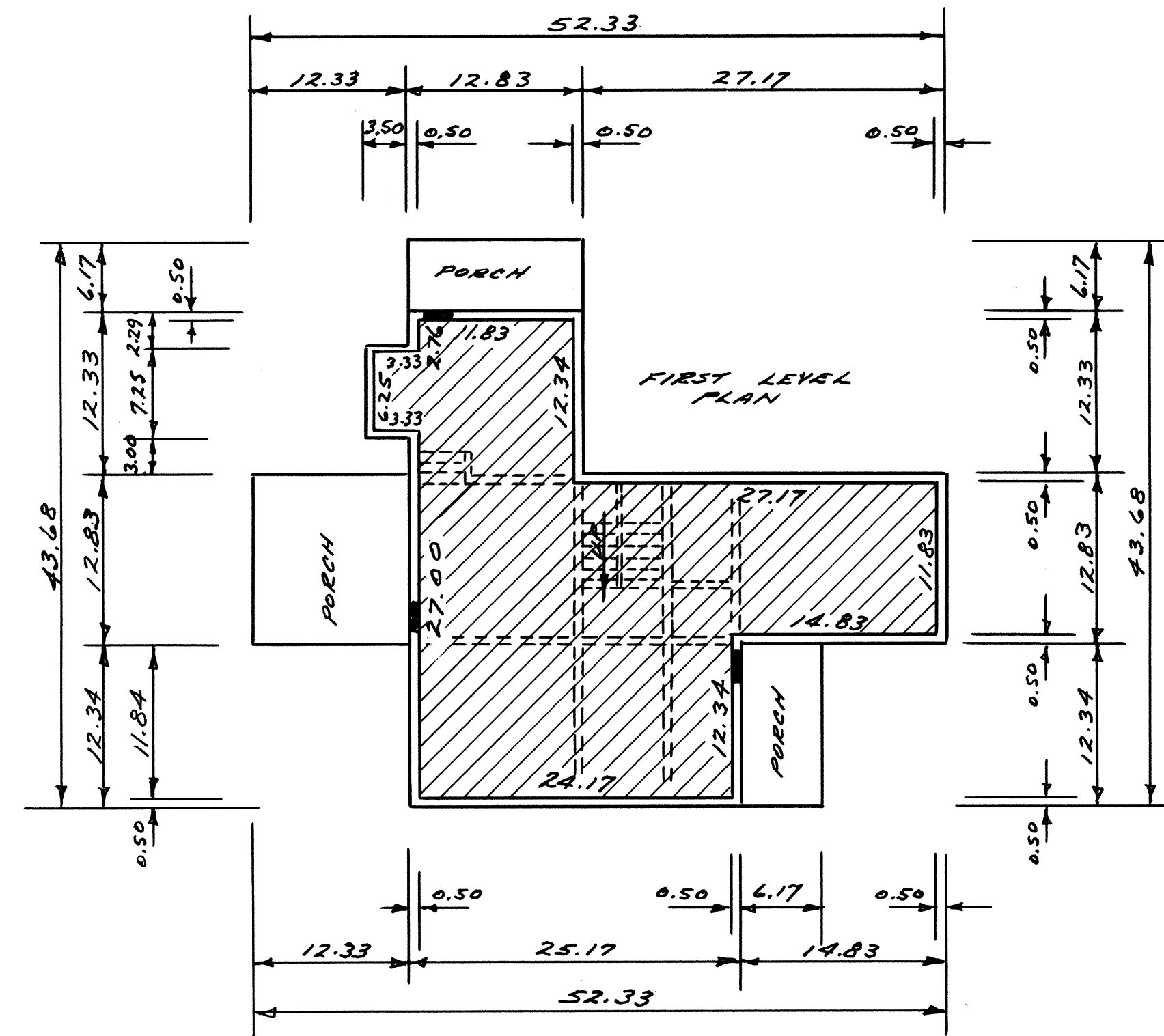
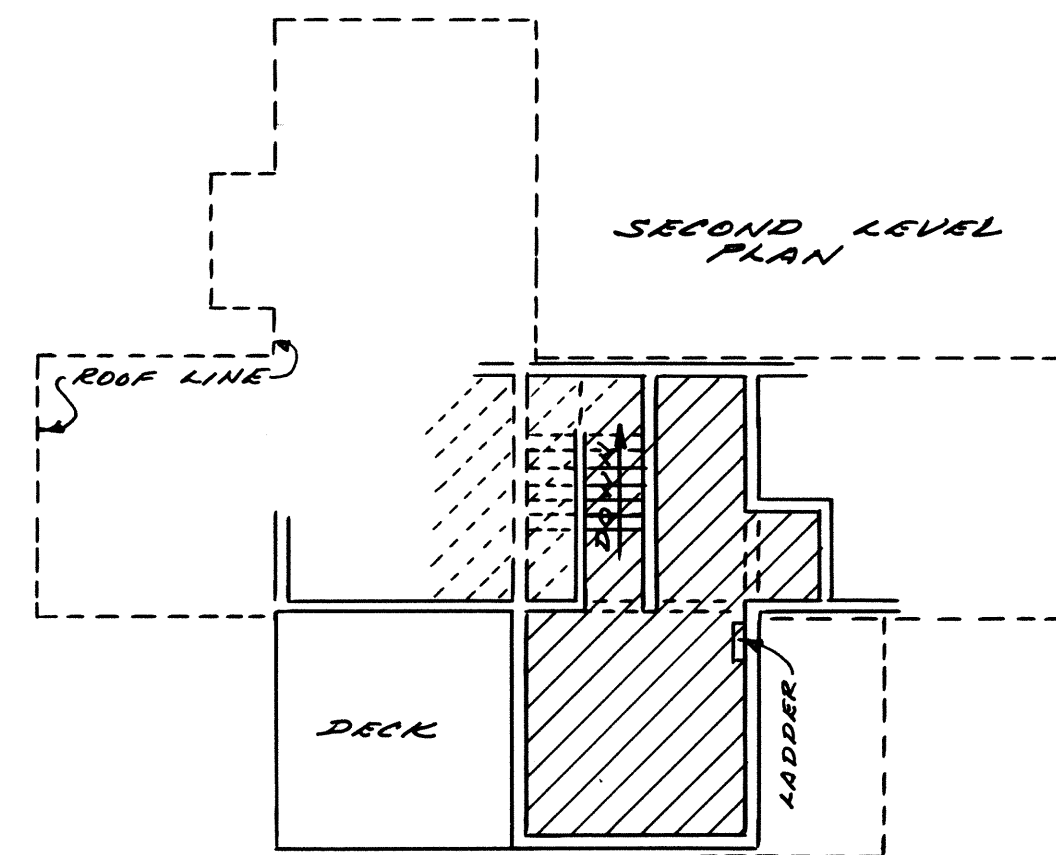
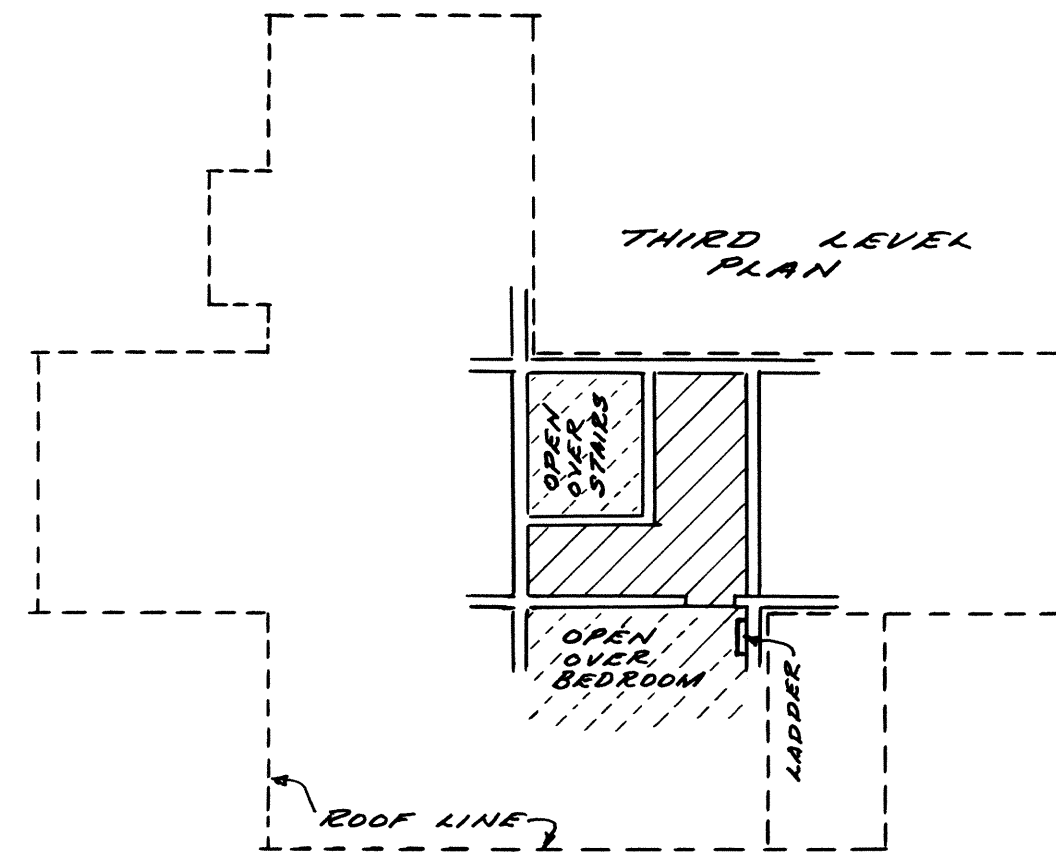
#116125

RECORDED NO. 116007

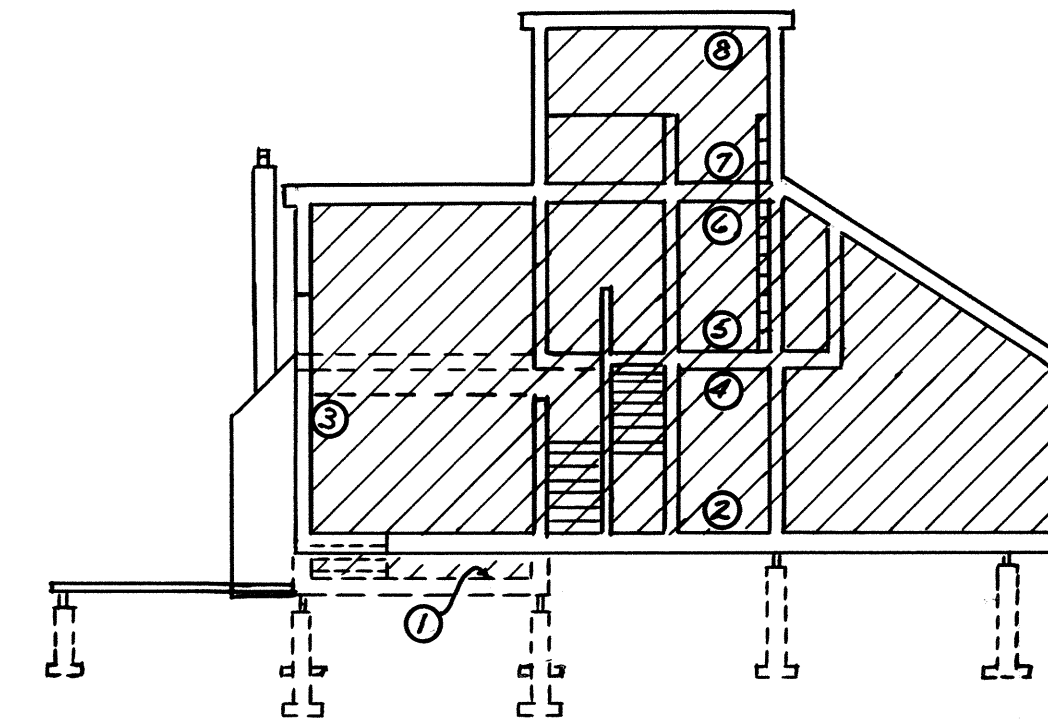
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED
AND FILED AT THE REQUEST OF:

DATE TIME BOOK PAGE

FEE \$ SUMMIT COUNTY RECORDER



TYPE "A" (REVERSE)
BUILDINGS N° 4, 8 & 9



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS
NOTED BY NUMBERS FOR EACH
BUILDING.

NO.	LOCATION OF ELEVATION	TYPE "A" (REVERSE)		
		BUILDING N° 4	BUILDING N° 8	BUILDING N° 9
1	FLOOR	6824.00	6822.00	6822.00
2	DATUM FLOOR	6826.00	6824.00	6824.00
3	CEILING	6833.90	6831.90	6831.90
4	CEILING	6834.00	6832.00	6832.00
5	FLOOR	6835.00	6833.00	6833.00
6	CEILING	6843.00	6841.00	6841.00
7	FLOOR	6844.00	6842.00	6842.00
8	CEILING	6852.00	6850.00	6850.00

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF TYPE "A" (REVERSE) CONSISTING OF BUILDINGS 4, 8 & 9 (WITH ONE APARTMENT EACH) (2 POSSIBLE RENTAL UNITS EACH) OF PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT ARE OR WILL BE AS SHOWN ON THIS PLAN.

MAY 23, 1992
DATE

ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) N° 1525

NOTES OR REMARKS

- 1- ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
- 2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.
- 3- ALL AREAS NOT CROSS HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.

EXHIBIT "A"
RECORD OF SURVEY MAP OF
**PAYDAY
CONDOMINIUM**
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN

#116125

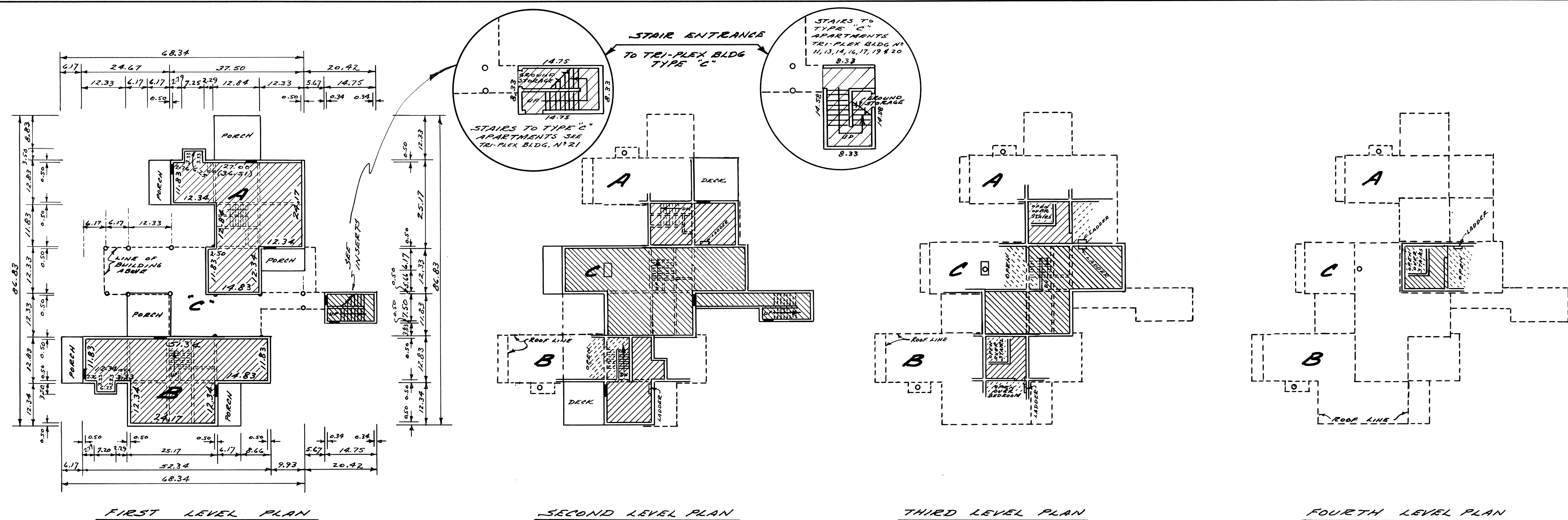
PREPARED BY
BUSH & GUDGELL, INC.,
ENGINEERS & SURVEYORS
555 SOUTH 380 EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111
B&G #25356 C.R.D. APRIL '72

SHEET
4
OF
5
SHEETS

RECORDED N° 116007
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED
AND FILED AT THE REQUEST OF:
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SUMMIT COUNTY RECORDER

5/24/72 C.R.D.

4-27-72 C.R.D.



TRI- PLEX BUILDING TYPE "A," "B" & "C"
BUILDINGS NOS 11, 13, 14, 16, 17, 19, 20 & 21

NOTES OR REMARKS

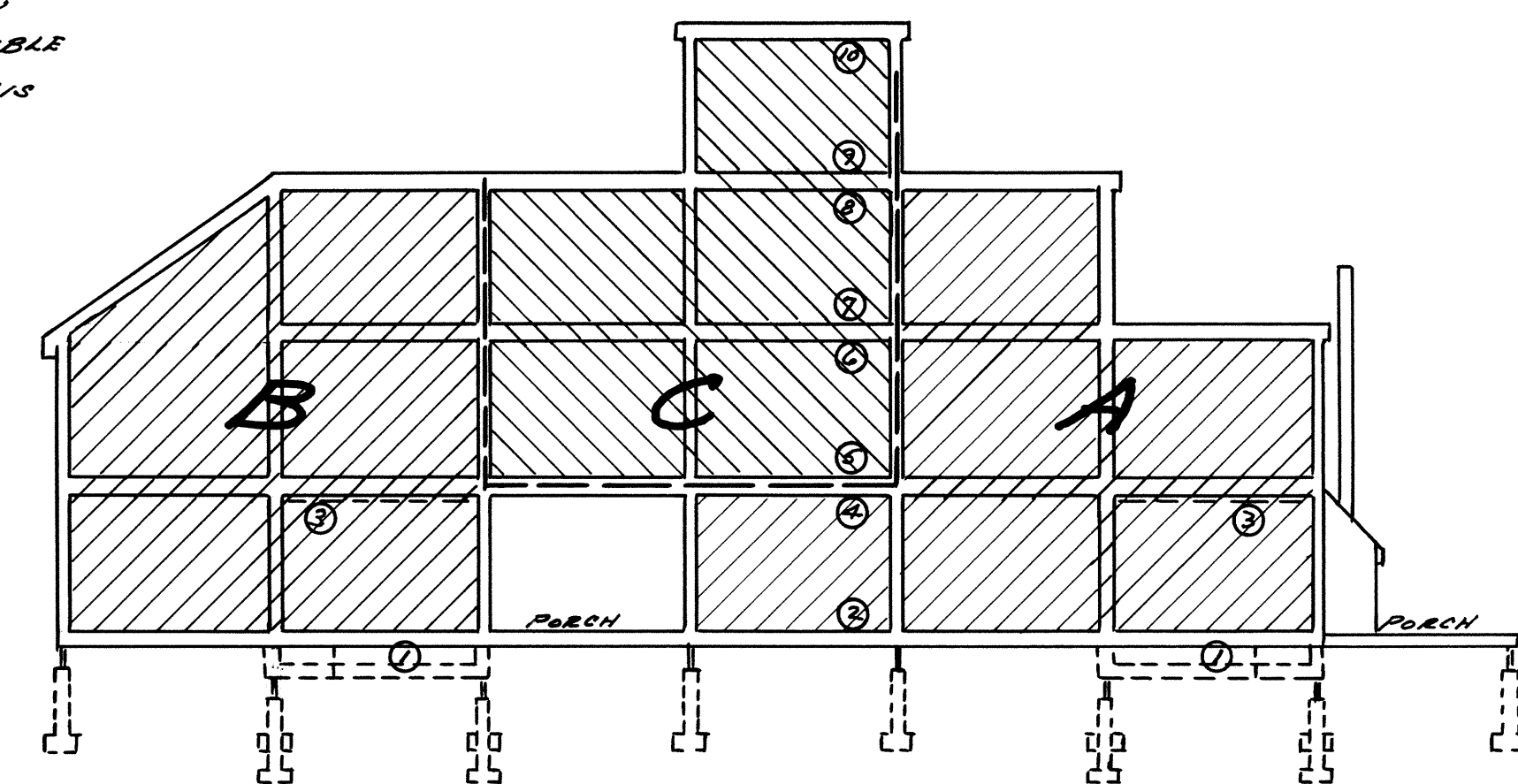
- 1- ALL INTERIOR DIMENSIONS ARE TO THE FINISHED SURFACES.
- 2- ALL CROSS-HATCHED AREAS ON THIS SHEET TO BE PRIVATE OWNERSHIP.
- 3- ALL AREAS NOT CROSS-HATCHED ON THIS SHEET TO BE COMMON OWNERSHIP.

I CERTIFY THAT THE BUILDING SPECIFICATIONS OF THE
TRI-PLEX BUILDINGS, NUMBERS 11, 13, 14, 16, 17, 19, 20 AND 21,
(EACH BUILDING INCLUDES TYPE 'A', TYPE 'B, AND TYPE 'C',
EACH TYPE CONSISTS OF ONE APARTMENT WITH TWO POSSIBLE
RENTAL UNITS EACH) OF PAYDAY CONDOMINIUM, A UTAH
CONDOMINIUM PROJECT, ARE OR WILL BE AS SHOWN ON THIS
PLAN.

MAY 23, 1972
DATE

ROBERT B. JONES
REGISTERED UTAH LAND SURVEYOR
UTAH CERTIFICATE (LICENSE) N°1525

Nº	LOCATION OF ELEVATION	TRI- PLEX BUILDINGS (TYPE "A", "B" & "C")							
		BUILDING Nº 11	BUILDING Nº 13	BUILDING Nº 14	BUILDING Nº 16	BUILDING Nº 17	BUILDING Nº 19	BUILDING Nº 20	BUILDING Nº 21
1	FLOOR	-----	6829.00	6833.50	-----	-----	6849.00	-----	-----
2	DATUM FLOOR	6825.00	6831.00	6835.50	6841.00	6838.00	6851.00	6858.00	6853.00
3	CEILING	6832.90	6838.90	6843.40	6848.90	6845.90	6858.90	6865.90	6860.90
4	CEILING	6833.00	6839.00	6843.50	6849.00	6846.00	6859.00	6866.00	6861.00
5	FLOOR	6834.00	6840.00	6844.50	6850.00	6847.00	6860.00	6867.00	6862.00
6	CEILING	6842.00	6848.00	6852.50	6858.00	6855.00	6868.00	6875.00	6870.00
7	FLOOR	6843.00	6849.00	6853.50	6859.00	6856.00	6869.00	6876.00	6871.00
8	CEILING	6851.00	6857.00	6861.50	6867.00	6864.00	6877.00	6884.00	6879.00
9	FLOOR	6852.00	6858.00	6862.50	6868.00	6865.00	6878.00	6885.00	6880.00
10	CEILING	6860.00	6866.00	6870.50	6876.00	6873.00	6886.00	6893.00	6888.00



FRONT ELEVATION

SEE TABLE FOR ELEVATIONS
NOTED BY NUMBERS FOR EACH
BUILDING.

EXHIBIT "A"
RECORD OF SURVEY MAP OF

**PAYDAY
CONDOMINIUM**
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN

#116125

PREPARED BY
BUSH & GUDGELL, INC.,
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
364-7775 84111
846.#25356 C.R. Davis APRIL '72

SHEET
5
OF
5
SHEETS

RECORDED N^o 116687
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED
AND FILED AT THE REQUEST OF;
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SUMMIT COUNTY RECORDER

REGULAR MEETING OF THE
PLANNING COMMISSION
PARK CITY MUNICIPAL CORPORATION

The Regular Meeting of the Planning Commission was called to order at 7:30 P. M.
on Thursday, June 8, 1972. The following members were present:

Councilman Bob Burns
Mrs. Odessa Nelson
Mr. Bob Jones
Mr Victor Buck

Mr. Phil Hughes was also present.

Mr. David Davidson, Skivations, appeared before the Commission to present preliminary plans for an Edelweiss # 2 - an additional 68 units, 35 units having cooking facilities. There will be a two point rental plan for both Edelweiss # 1 and # 2 with a Manager's Office. Phil Hughes pointed out that a "kitchen" determined the number of units in a particular piece of property according to previous interrupting by the Commission and in essence, Skivations would have too many units. It was also discussed as to whether or not Skivations can add on top of a non-conforming building. The garage in which Skivations plans to build on top of is not within the designated 20 foot set-back in accordance with the Park City Ordinance. It was decided that to build the additional units on the garage, a variance would have to be obtained. Further discussion covered the problem as to whether or not apartment/hotel has the same requirements as an apartment, and that the 35 units would have to be considered as apartment units. Mr. Davidson's architect, Jim Christopher, stated that they are not really building "dwelling units" even though there are kitchens and could possibly be considered as "Resort/Hotel". It was resolved that Skivations would contact the City Attorney - Jerry Turner.

The following Business Licences were approved for correct zone: -

1. Elwood L. Nielsen, Nielsen's Realtors, 434 Main Street.
Motion made by Odessa Nelson, seconded by Victor Buck and
unanimously passed.

June 8, 1972

Page Two

2. Ralph C. Emery, Park City Golf Shop, Intersection of A-248 and Thaynes Canyon Drive. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.
3. Richard E. Stare, William E. Groves, Kerry Kern, Indian Summer, 511 & 513 Main Street, for leather clothing, indian jewelry, and indian gifts and hand crafts. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.
4. Greater Park City Company, Summit Construction Company, Offices: 1284 Empire Avenue. Motion was made, seconded and unanimously passed.

The following sign permit applications were approved:

1. State of Utah, State Liquor Commission at Earl's Market. Motion was made; seconded and unanimously carried.

The following Conditional Use Permits were approved in full:

1. Treasure Mountain Corporation, Payday Condominiums along Three Kings Drive, for 51 condominium units and 51 parking spaces. There will be a total of 21 buildings on 5.26 acres. Motion made by Victor Buck; seconded by Odessa Nelson and unanimously passed.
2. Clifford & Betty Roach, for Apartment Hotel at 1235 Norfolk. Parking provided. The Roach's purchased four additional lots so that the building can be set back the necessary 20 feet from the property line. Motion made by Victor Buck; seconded by Bob Jones and unanimously passed.

The following sign permit applications were not approved:

1. Deseret Federal Savings & Loan application not approved as it was not acceptable according to Park City Ordinances.
2. Standard Oil Company (address shown at corner of Park & Heber Street) was not approved for sign application as sign was non-conforming.

The following sign permit application was approved with stipulations:

1. Richard Miller and Bill Coleman, Tricky Dick's. The sign was approved on the basis of the judgement of the Sign Chairman who will contact the owners to make the sign smaller to comply with the sign ordinance and that the Sign Chairman will have the full discretion in approval of the sign. Motion was made by Odessa Nelson; seconded by Bob Jones and unanimously passed.

June 8, 1972
Page Three

The following Conditional Use Permits were not approved and are pending further additional information:

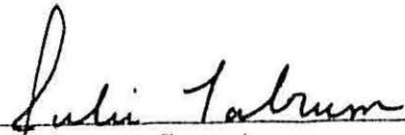
1. Wendell Paulsen, Indian Summer. No action was taken pending more details concerning awnings, plans on changing door and changing of glass. Motion was made by Victor Buck and seconded by Odessa Nelson that a building permit could be issued on the interior cosmetics, but not on the exterior until the approval of A/PA has been done and subject further to the approval of the Planning Commission.
2. Treasure Mountain Corporation, Employee Housing. Motion was made by Odessa Nelson approved Conditional Use only in limitation that Treasure Mountain Corporation can only excavate, do footings, and foundation; further approval subject to detailed plans on renderings, landscaping and architectural specs to next meeting and also subject to approval of A/PA before submitted to Planning Commission. The motion was seconded by Bob Jones. Victor Buck opposed the motion. The motion carried.
3. Don & Rhoda Waldman, The Eating Establishment, Lots 4 & 5, Block 11, on Main Street. It was decided that any changes on the original sidewalk should be submitted to the City Council. Also, the Commission felt that the paneled wood on the windows should be changed back to the original drawings which showed decorative wood on both windows and doors. Also, the treatment on the patio fronting the street is subject to approval. All of the above points are subject to A/PA and also the Planning Commission. The motion was made by Odessa Nelson; seconded by Bob Jones and unanimously carried.
Correction 6/22/72 → Conditional Use was approved.
4. A.B. Potter, for commercial building on 591 Main Street. Full Conditional Use Permit is still subject to finished architectural and exterior plans which must be submitted and approved by A/PA before next Planning Commission meeting for Commission approval.

Sign violations which have exceeded the 30 days notice was turned over to the Zoning Administrator to issue complaints. They were:

Mt. Air Market
Claim Jumper
Miner's Find
Christopher

June 8, 1972
Page Four

There being no further business to come before the Planning Commission,
the meeting was adjourned at 11:45 P. M.


Julie Fabrum, Secretary

APPROVED: ^corrected 6/22/72

PARK CITY, UTAH

ORDINANCE

1968

ZONING

Page 1

SUBDIVIDING

Page 28

MOBILE HOME

Page 34

this Ordinance applies is divided into seven (7) zones as follows:

Forest Estate Zone	F-E
Residential Zone	R-1
Multiple Residential Zone	R-M
Recreational Commercial Zone	C-R
Highway Commercial Zone	C-H
Business District Commercial Zone	C-B
Manufacturing Zone	M-1

67-8-2. BOUNDARIES OF ZONES.

The boundaries of each of the said zones are hereby established as described herein or shown on the map entitled "Zoning Map of Park City," which map is attached to this ordinance and all boundaries, notations and other data shown thereon are made by this reference as much a part of this ordinance as if fully described and detailed herein, said map being on file and available for public inspection at the office of the City Recorder of Park City, Utah.

67-8-3. FILING OF ORDINANCE AND MAP.

This Ordinance and Map shall be filed in the custody of the City Recorder of Park City and may be examined by the public subject to any reasonable regulations established by the City Recorder.

67-8-4. RULES FOR LOCATING BOUNDARIES.

Where uncertainty exists as to the boundary of any zone, the following rules shall apply:

(1) Wherever the zone boundary is indicated as being approximately upon the center line of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the map, the center line of such street, alley or block, or such property line, shall be construed to be the boundary of such zone.

(2) Whenever such boundary line of such zone is indicated as being approximately at the line of any river, irrigational canal or other waterway or railroad right-of-way, or public park or other public land or any section line, then in such case the center of such stream, canal or waterway, or of such railroad right-of-way or the boundary line of such public land or such section line shall be deemed to be the boundary of such zone.

(3) Where the application of the above rules does not clarify the zone boundary location, the Board of Adjustment shall interpret the map.

CHAPTER 9. FOREST ESTATE ZONE F-E.

67-9-1. PERMITTED USES.

- (1) Agriculture.
- (2) Animals and fowl for family food production.

- (3) One-family dwelling.
- (4) Accessory uses and buildings customarily incidental to a main use.
- (5) Signs, identification, name plate, property, public information, temporary.

67-9-2. CONDITIONAL USES.

- (1) Cemetery.
- (2) Farms for raising of chickens, turkeys, rabbits, chinchilla and nutria.
- (3) Golf course and Golf driving range.
- (4) Nursery or greenhouse.
- (5) Mines and mining structures and uses.
- (6) Public and semi-public buildings and uses.
- (7) Planned unit development meeting provisions of Chapter 17 of this Ordinance.
- (8) Private recreational grounds and facilities.
- (9) Raising and grazing of horses, cattle, sheep or goats not conducted in conjunction with a livestock feed yard or livestock sales yard.
- (10) Recreation center.
- (11) Riding stables, club or academy.
- (12) Two-family dwelling.
- (13) Theater, outdoor.
- (14) Uses similar to the above.

67-9-3. AREA REGULATIONS.

The minimum lot area for any dwelling, church, or the keeping of animals and fowl for family food production shall be seven thousand (7,000) square feet. The minimum lot area for all other uses shall be twenty thousand (20,000) sq. ft.

67-9-4. WIDTH REGULATIONS.

The minimum width of any lot required to contain a minimum area of seven thousand (7,000) square feet shall be seventy (70) feet. The minimum width for all other uses shall be one hundred (100) feet.

67-9-5. SIDE YARD REGULATIONS.

(1) The minimum side yard for any dwelling or other main building shall be six (6) feet and the total width of the two required side yards shall be sixteen (16) feet.

(2) The minimum side yard for a private garage or other accessory building located at least six (6) feet in the rear of the main building shall be one (1) foot.

(3) On corner lots, the side yard which faces on a street for both main and accessory buildings shall not be less than twenty (20) feet.

67-9-6. FRONT YARD REGULATIONS.

The minimum depth of the front yard for all buildings shall be twenty-five (25) feet.

67-9-7. REAR YARD REGULATIONS.

The minimum depth of the rear yard for all main buildings shall be twenty (20) feet, and for all accessory buildings one (1) foot except on corner lots which rear on the side of another lot, accessory buildings shall not be located closer than six (6) feet.

67-9-8. HEIGHT REGULATIONS.

No building shall be erected to a height greater than two and one-half (2-1/2) stories or thirty-five (35) feet and no dwelling shall be erected to a height of less than one (1) story.

CHAPTER 10. RESIDENTIAL ZONE R-1

67-10-1. PERMITTED USES.

- (1) Agriculture.
- (2) Single-family dwelling.
- (3) Two-family dwelling.
- (4) Accessory buildings and uses customarily incidental to the main use.
- (5) Signs, identification, name plate, property, public information, temporary.

67-10-2. CONDITIONAL USES.

- (1) Animal and fowl grazing, pasturing or housing.
- (2) Cemetery.
- (3) Child nursery.
- (4) Golf Course.
- (5) Home occupation.
- (6) Planned unit development meeting the provisions of Chapter 17 of this Ordinance.
- (7) Private recreational grounds and facilities.
- (8) Private educational institutions.
- (9) Public and semi-public buildings and uses.
- (10) Temporary buildings and uses incidental to construction work.

67-10-3. AREA REGULATIONS.

The minimum lot area shall be three thousand (3,000) square feet.

67-10-4. WIDTH REGULATIONS.

The minimum width of any lot shall be thirty-seven and one-half (37-1/2) feet, at a distance of twenty (20) feet back from the front lot line.

67-10-5. SIDE YARD REGULATIONS.

- (1) The minimum side yard for any dwelling or other building shall be

- (2) Animal hospital.
- (3) Assembling of products.
- (4) Building material sales yard.
- (5) Carpentry shop.
- (6) Construction equipment yards.
- (7) Laundry.
- (8) Lumber yard.
- (9) Machine shop.
- (10) Machinery sales.
- (11) Mines and related mining structures.
- (12) Printing shop.
- (13) Public garage.
- (14) Sand and gravel yards.
- (15) Tire and retreading shop.
- (16) Transfer company.
- (17) Warehouse.
- (18) Wholesale business.
- (19) Welding shop.
- (20) Manufacture of non-objectionable products.
- (21) Uses similar to the above.
- (22) Signs, business, identification, property, public information, temporary.

67-15-2. AREA, WIDTH AND YARD REQUIREMENTS.

None, except that the minimum depth of the front yard for all buildings or the side yard which faces on a street shall be ten (10) feet.

67-15-3. HEIGHT REGULATIONS.

No building or structure shall be erected to a height greater than four (4) stories or sixty (60) feet.

CHAPTER 16. CONDITIONAL USES

67-16-1. PURPOSE.

To allow compatible integration into various areas in Park City of uses which may be suitable only in certain locations within a particular zone or only upon certain conditions or only if such uses are designed or laid out on the proposed site in a particular manner.

67-16-2. CONDITIONAL USE PERMIT.

A conditional use permit shall be required for all uses listed as conditional uses in the zone regulations. A conditional use permit may be revoked upon failure to comply with the conditions imposed with the original approval of the permit.

67-16-3. REVIEW PROCEDURE.

(1) Application for a conditional use permit shall be made to the Zoning Inspector.

(2) Detailed location, site and building plans drawn to scale shall accompany the completed application forms provided by the City.

(3) The Zoning Inspector shall present the application together with all pertinent information to the Planning Commission for consideration at its next regularly scheduled meeting.

(4) The Planning Commission may call a special public hearing on any application after adequate notice if it is deemed in the public interest.

(5) A record of the hearing denial or issuance of the conditional use permit and conditions of approval or reasons for denial shall be kept.

67-16-4. DETERMINATION.

The Planning Commission may permit a conditional use to be located within any zone in which the particular conditional use is permitted by the Use Regulations of that zone. In authorizing any conditional use, the Planning Commission shall impose such requirements and conditions necessary for the protection of adjacent properties and the public welfare.

67-16-5. BASIS FOR ISSUANCE OF CONDITIONAL USE PERMIT.

The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

(1) That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community, and

(2) That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, and

(3) That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use, and

(4) That the proposed use conforms to the goals, policies and governing principles and emerging land use of the Master Plan for Park City.

67-16-6. ARCHITECTURAL AND HISTORICAL CONSIDERATION.

The Planning Commission, in considering the issuance of a conditional use permit may impose conditions to assure that the proposal:

(1) Complies with the approved character of the community to be preserved, and

(2) Is in harmony with and furthers the architectural and aesthetic qualities of the community to be achieved, and

(3) By reason of its physical design partakes of the historical tradition of the City that has been agreed to be preserved.

67-16-7. RIGHT OF APPEAL.

(1) Any person shall have the right to appeal any decision rendered by the Planning Commission, to the City Council or if so designated, to a Review Board appointed by the City Council. Such Review Board shall consist of three (3) members of the City Council and two (2) members of the Planning Commission.

(2) Such appeal shall be filed in writing with the City Recorder within fourteen (14) days of the Planning Commission's decision and shall include statements to substantiate the claim that the Planning Commission's decision and reasons therefore, is in error.

(3) The City Council or the Review Board if so designated after proper review, may affirm, reverse, alter or remand for further review and consideration any action taken by the Planning Commission and its decision shall be final.

67-16-8. BUILDING PERMIT.

Following the issuance of a conditional use permit by the Planning Commission, the Zoning Inspector shall approve an application for a building permit pursuant to Chapter 3 of this ordinance and shall insure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

67-16-9. TIME LIMIT.

Unless there is a substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, the conditional use permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

CHAPTER 17. PLANNED UNIT DEVELOPMENT

67-17-1. PURPOSE.

The purpose of a Planned Unit Development is to allow flexibility and diversification in locating various buildings, structures, housing types, open spaces and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community.

To this end, the development should be planned as a complex rather than a mere aggregation of individual buildings.

67-17-2. GENERAL REQUIREMENTS.

(1) An overall development plan of the Planned Unit Development shall accompany the application and shall show the proposed use or uses, dimensions and locations of buildings and structures on the site, areas for vehicular and pedestrian movement, parking areas, landscaping and open spaces and architectural sketches and perspective drawings demonstrating the design and character of uses and the physical relationship of the uses and surrounding area.

(2) Such other pertinent information shall be included to establish that the contemplated arrangement of uses makes it desirable to apply regulations and requirements different from those ordinarily applicable under this ordinance.

67-17-3. AREA REGULATIONS.

(1) The minimum area for a Planned Unit Development shall be one (1) acre.

(2) The average lot area per residential unit, exclusive of streets and lots for non-residential purposes, may be decreased to, but not less than twenty (20) percent lower than the lot area per residential unit requirement that applies to the zone in which the project is located.

67-17-4. PLANNING COMMISSION REVIEW.

(1) An application for a Planned Unit Development shall be made by filing the necessary documents with the Zoning Inspector who shall present the material to the Planning Commission for consideration at its next regularly scheduled meeting.

(2) In considering the proposal, the Planning Commission shall consider:

(a) The architectural design of buildings and their relationship on the site and to development abutting the boundaries in terms of the determined character of the community and the historical tradition of the city that has been agreed upon to be preserved.

(b) The provisions for internal and external traffic circulation and design and off-street parking, etc.

(c) The landscaping, fencing and screening as related to the several uses within the site and as a means of integrating the proposed development into its surroundings.

67-17-5. TIME LIMIT.

Unless there is substantial development under a conditional use permit within one (1) year of its issuance, the conditional use permit for a Planned Unit Development shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

67-17-6. GUARANTEE OF PRIVATE OPEN SPACE MAINTENANCE.

Ownership and maintenance of common open space, areas and facilities in Planned Unit Developments shall be governed by the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated, 1963, as amended.

67-17-7. CONSTRUCTION LIMITATIONS.

Upon approval of a Planned Unit Development, by the issuance of a conditional use permit and building permit, construction shall proceed only in accordance with the plans and specifications approved by the Planning Commission and in conformity with any conditions attached to its approval.

CHAPTER 18. SUBDIVIDING OF LAND

67-18-1. PROVISIONS TO BE APPLICABLE TO ALL SUBDIVIDING OF LAND.

No person shall subdivide any tract of land which is located wholly or in part in the City except in compliance with this ordinance. No person shall sell or exchange or offer to sell or exchange any parcel of land which is any part of a subdivision of a larger tract of land, nor offer for recording in the office of the County Recorder any deed conveying such parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this ordinance; provided that this ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to March 15, 1966.

67-18-2. PURPOSE AND INTENT.

The underlying purpose and intent of this ordinance is to promote the health, safety, convenience and general welfare of the inhabitants of Park City in the matter of the subdivision of land and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

67-18-4. DEFINITIONS.

The following terms as used in this ordinance shall have the respective meanings hereinafter set forth.

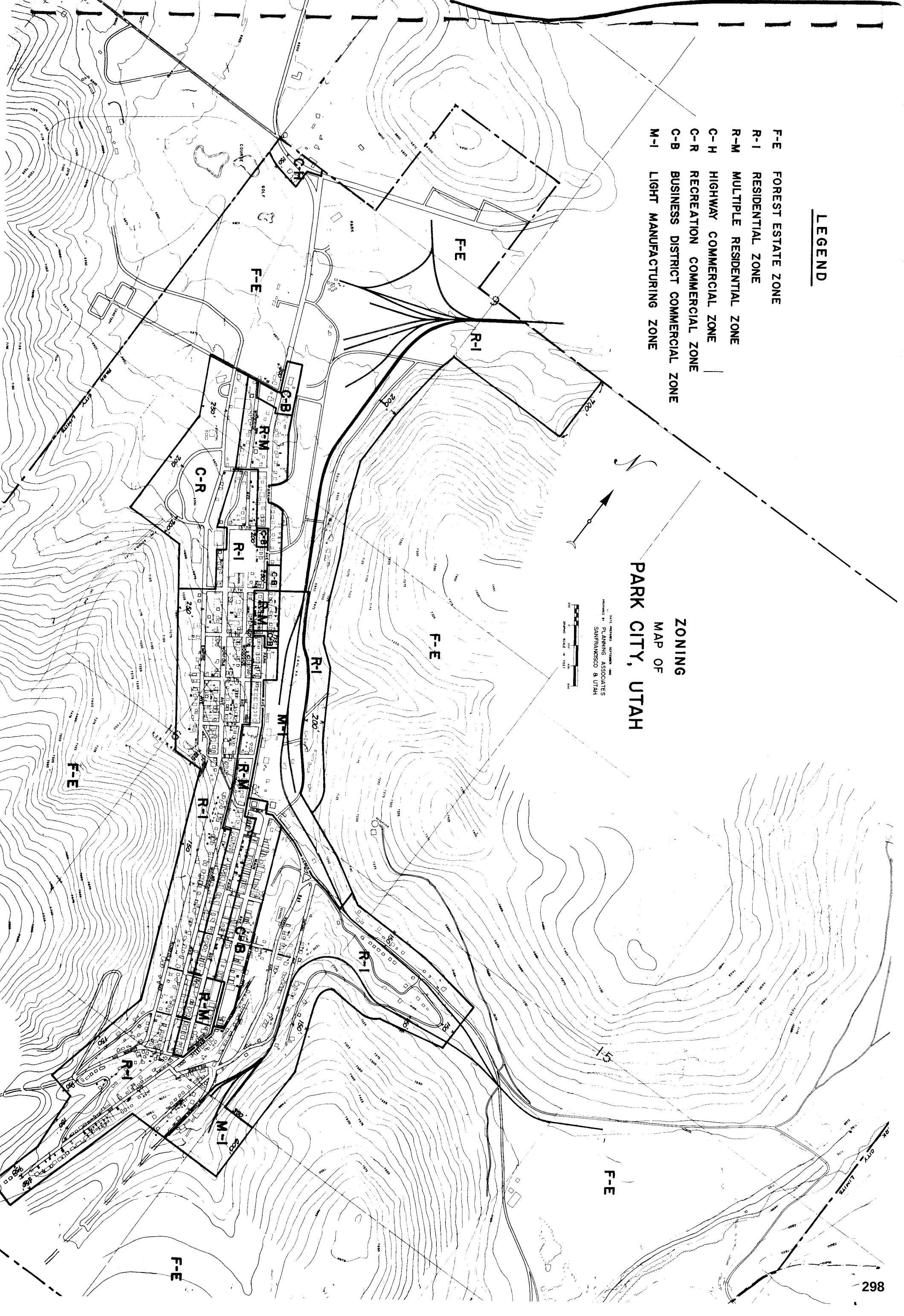
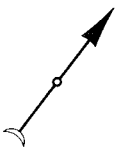
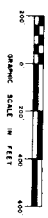
(1) SUBDIVISION: The division of any tract, lot or parcel of land as an undivided tract by one individual or by joint tenants or tenants in common or by the entirety, into three or more lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The word "subdivide" and any derivative thereof, shall have reference to the term "subdivision" as herein defined.

LEGEND

- F-E FOREST ESTATE ZONE
- R-I RESIDENTIAL ZONE
- R-M MULTIPLE RESIDENTIAL ZONE
- C-H HIGHWAY COMMERCIAL ZONE
- C-R RECREATION COMMERCIAL ZONE
- C-B BUSINESS DISTRICT COMMERCIAL ZONE
- M-I LIGHT MANUFACTURING ZONE

ZONING
MAP OF
PARK CITY, UTAH

DATE PREPARED: SEPTEMBER 1964
PREPARED BY: PLANNING ASSOCIATES
SAN FRANCISCO & UTAH



SURVEYORS CERTIFICATE

I ROBERT B JONES a Registered Land Surveyor as prescribed under the laws of the State of Utah and holding Certificate No 1525 do hereby certify that the Right of Way shown on this plat and owned by Greater Park City Company is bounded and described as follows

Beginning at a point South 142.98 feet and West 382.55 feet from the Southeast Corner of Section 8, Township 2 South Range 4 East Salt Lake Base and Meridian and running thence 548°00'W 50.00 feet to a point on a curve to the right the radius point of which is N48°00'E 200.00 feet; thence Northwesterly along the arc of said curve 68.94 feet to a point of tangency; thence N22°15'W 112.00 feet to a point of a 115.00 foot radius curve to the left thence Northwesterly along the arc of said curve 74.26 feet to a point of tangency; thence N59°15'W 60.00 feet to a point of a 137.00 foot radius curve to the right; thence Northerly along the arc of said curve 203.72 feet to a point of tangency; thence North 144.00 feet to a point of a 245.00 foot radius curve to the left; thence Northerly along the arc of said curve 74.83 feet to a point of tangency; thence N17°30'W 97.00 feet to a point of a 183.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 202.815 feet to a point of a reverse curve to the right the radius point of which is N9°00'E 110.85 feet; thence Northwesterly along the arc of said curve 118.50 feet to a point of tangency; thence N19°45'W 51.24 feet to a point of a 417.00 foot radius curve to the left; thence Northerly along the arc of said curve 110.99 feet to a point of a reverse curve to the right; the radius point of which is N55°00'E 105.00 feet; thence Northerly, Easterly and Southerly along the arc of said curve 378.43 feet to a point of tangency; thence S8°30'E 31.49 feet to a point of a 54.94 foot radius curve to the left; thence Southerly and Easterly along the arc of said curve 115.99 feet (continued at right)

to a point of a compound curve to the left; the radius point of which is N39°28'W 15.00 feet; thence Easterly and Northerly along the arc of said curve 22.24 feet to a point of a reverse curve to the right; the radius point of which is N55°35'10"E 439.15 feet; thence Northerly along the arc of said curve 112.97 feet to a point of tangency; thence N19°40'30"W 385.45 feet to a point of a 495.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 324.24 feet to a point of tangency; thence N57°12'20"W 39.07 feet; thence N32°47'40"E 50.00 feet; thence 557°12'20"E 39.07 feet to a point of a 545.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 356.99 feet to a point of tangency; thence S19°40'30"E 385.45 feet to a point of a 389.15 foot radius curve to the left; thence Southeasterly along the arc of said curve 221.27 feet to a point of tangency; thence S52°15'12"E 115.50 feet; thence S33°36'13"W 50.13 feet; thence N52°15'12"W 119.12 feet to a point of a 439.15 foot radius curve to the right; thence Northwesterly along the arc of said curve 59.255 feet to a point of a reverse curve to the left; the radius point of which is S45°28'40"W 15.00 feet; thence Northerly and Westerly along the arc of said curve 22.24 feet to a point of a reverse curve to the right; the radius point of which is N39°28'W 104.94 feet; thence Westerly and Northerly along the arc of said curve 221.555 feet to a point of tangency; thence N8°30'W 31.49 feet to a point of a 55.00 foot radius curve to the left; thence Northerly, Westerly and Southerly along the arc of said curve 198.225 feet to a point of a reverse curve to the right the radius point of which is S55°00'W 467.00 feet; thence Southerly along the arc of said curve 124.30 feet to a point of tangency; thence S19°45'E 51.26 feet to a point of a 60.85 foot radius curve to the left; thence Southeasterly along the arc of said curve 65.05 feet to a point of a reverse curve to the right; the radius point of which is S9°00'W 233.00 feet; thence Southeasterly along the arc of said curve 258.23 feet to a point of tangency; thence S17°30'E 97.00 feet to a point of a 295.00 foot radius curve to the right; thence Southerly along the arc of said curve 90.10 feet to a point of tangency; thence South 144.00 feet to a point of a 147.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 152.01 feet to a point of tangency; thence S59°15'E 60.00 feet to a point of a 165.00 foot radius curve to the right; thence Southeasterly along the arc of said curve 106.55 feet to a point of tangency; thence S22°15'E 112.00 feet to a point of a 150.00 foot radius curve to the left; thence Southeasterly along the arc of said curve 51.705 feet to the point of beginning.

Date MARCH 22, 1972 Robert B Jones
Surveyor License No 1525

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners do hereby Quit Claim and dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, said Right of way widths are as shown and described in the Surveyor's Certificate

GREATER PARK CITY COMPANY,
A UTAH CORPORATION

Warren King Robert W Wells
U Warren King Vice Pres - Treasurer
President

TREASURE MOUNTAIN CORP.
A UTAH CORPORATION

Warren King Robert W Wells
U Warren King Vice Pres - Treasurer
President

ACKNOWLEDGMENT'S

STATE OF UTAH } ss
County of Summit }

On this 22 day of MAY AD 1972, personally appeared before me the undersigned Notary Public in and for said State and County Warren King & Robert W Wells who being by me duly sworn did say that they are the President and Vice President-Treasurer of Treasure Mountain Corp. a Utah Corporation and that they have full authority to sign for said Corporation and the accompanying instrument was signed by them in behalf of said Corporation

My Commission expires 6/14/75
Date Julia Tatum
Notary Public
Residing in Summit County

STATE OF UTAH } ss
County of Summit }

On this 22 day of MAY AD 1972, personally appeared before me the undersigned Notary Public in and for said State and County Warren King and Robert W Wells who being by me duly sworn did say that they are the President and Vice President-Treasurer of Greater Park City Company a Utah Corporation and they have full authority to sign for said Corporation and the accompanying instrument was signed by them in behalf of said Corporation

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THREE KINGS CONDOMINIUMS

DEDICATION PLAT OF THREE KINGS DRIVE AND CRESENT ROAD

LOCATED IN SE 1/4 SECTION 8 & NE 1/4 SECTION 17 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN

PREPARED BY
BUSH & GUDGELL INC.
ENGINEERS-SURVEYORS
555 SOUTH 3RD EAST
SALT LAKE CITY, UTAH
84111
PHONE 364-7775

CERTIFICATE OF ATTEST
DATE- THIS 27th DAY OF May AD 1972
Viola Terry
PARK CITY RECORDER

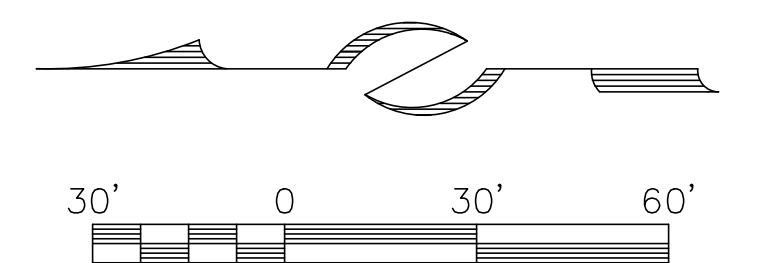
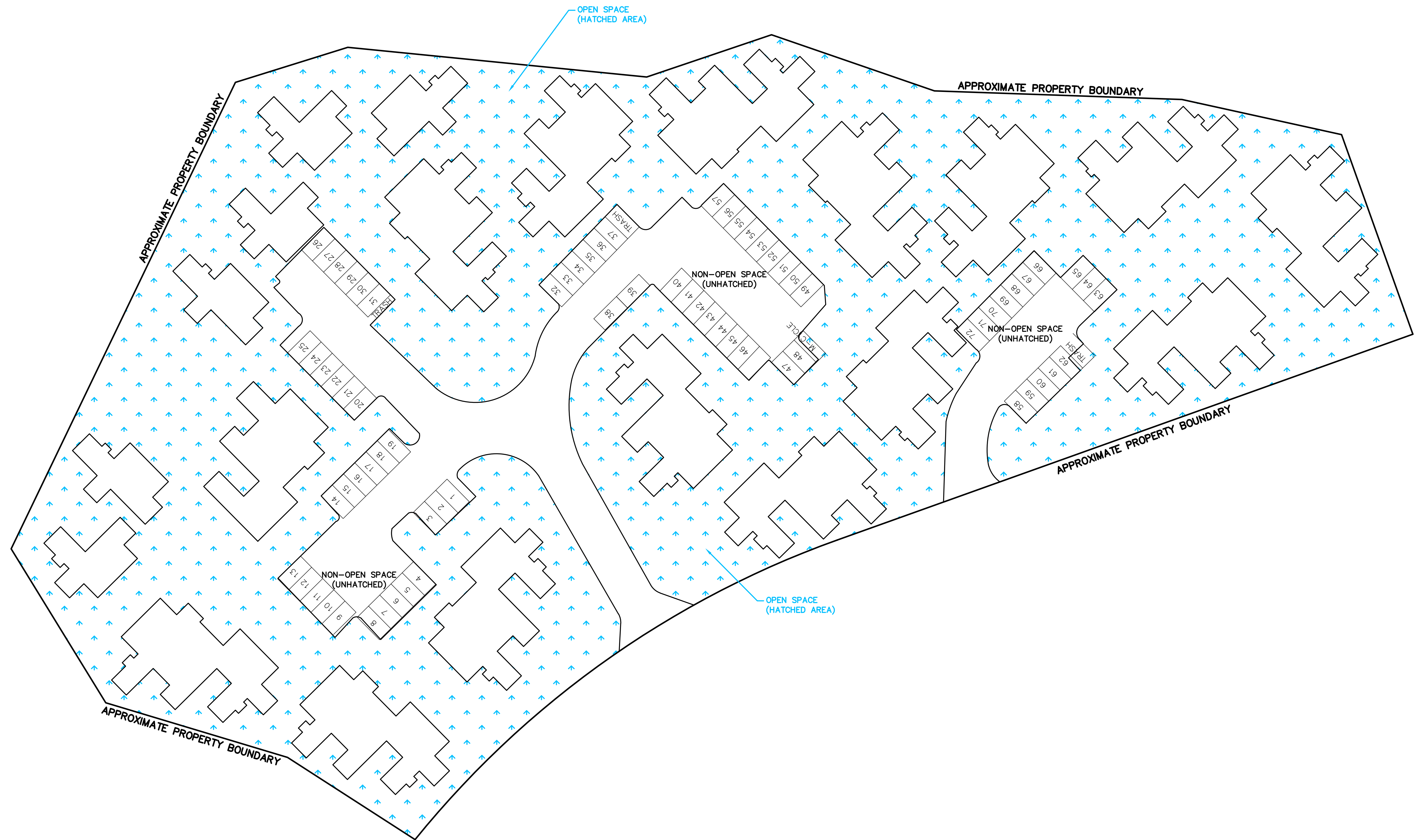
CITY PLANNING COMM.
APPROVED THIS 26th DAY OF May AD 1972 BY THE
PARK CITY PLANNING COMMISSION
Robert E. Burrows Jr.
CHAIRMAN PLANNING COMM.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE
DATE 5/25/72 John A. Probasco
CITY ENGINEER

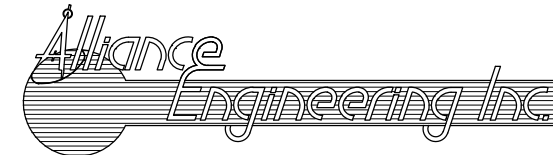
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 25th DAY OF May AD 1972
Richard W. Perkins
PARK CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 29 DAY OF May AD 1972
William P. Sullivan
MAYOR

RECORDED # 116010
STATE OF UTAH COUNTY OF SUMMIT
RECORDED AND FILED AT THE REQUEST OF
Treasure Mountain Corp.
DATE 30-1972 ME 3-23 BOOK - PAGE -
350 Wanda J. Sprague
FEE \$ 1.00 SUMMIT COUNTY RECORDER



	AREA (ACRES)	PERCENT AREA
TOTAL AREA (APPROXIMATE)	4.85	100%
OPEN SPACE AREA	2.81	58%
BUILDINGS/DRIVEWAYS/PARKING (NON-OPEN SPACE)	2.04	42%



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:

RYAN BETZ
MARSHALL KING
JESSICA HALL

DATE: 10/11/18

OPEN SPACE CALCULATIONS EXHIBIT
PAYDAY CONDOMINIUMS

FOR: PAYDAY CONDOMINIUMS
JOB NO.: 15-8-18
FILE: X:\Spirox\dwg\exhibits\Payday Condos\open-space-calc.dwg

SHEET
1
OF
1

(2) Is in harmony with and furthers the architectural and aesthetic qualities of the community to be achieved, and

(3) By reason of its physical design partakes of the historical tradition of the City that has been agreed to be preserved.

67-16-7. RIGHT OF APPEAL.

(1) Any person shall have the right to appeal any decision rendered by the Planning Commission, to the City Council or if so designated, to a Review Board appointed by the City Council. Such Review Board shall consist of three (3) members of the City Council and two (2) members of the Planning Commission.

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(3) The City Council or the Review Board if so designated after proper review, may affirm, reverse, alter or remand for further review and consideration any action taken by the Planning Commission and its decision shall be final.

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Following the issuance of a conditional use permit by the Planning Commission, the Zoning Inspector shall approve an application for a building permit pursuant to Chapter 3 of this ordinance and shall insure that development is undertaken and completed in compliance with said permits and conditions pertaining thereto.

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Unless there is a substantial action under a conditional use permit within a maximum period of one (1) year of its issuance, the conditional use permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances.

CHAPTER 17. PLANNED UNIT DEVELOPMENT

67-17-1. PURPOSE.

The purpose of a Planned Unit Development is to allow flexibility and diversification in locating various buildings, structures, housing types, open spaces and allowable heights of buildings as related to their sites and to encourage new and imaginative concepts in the design of housing and other type projects in the community.

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(2) In considering the proposal, the Planning Commission shall consider:

(a) The architectural design of buildings and their relationship on the site and to development abutting the boundaries in terms of the determined character of the community and the historical tradition of the city that has been agreed upon to be preserved.

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67-18-2. PURPOSE AND INTENT.

The underlying purpose and intent of this ordinance is to promote the health, safety, convenience and general welfare of the inhabitants of Park City in the matter of the subdivision of land and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.

67-18-4. DEFINITIONS.

The following terms as used in this ordinance shall have the respective meanings hereinafter set forth.

(1) SUBDIVISION: The division of any tract, lot or parcel of land as an undivided tract by one individual or by joint tenants or tenants in common or by the entirety, into three or more lots, plots, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development. The word "subdivide" and any derivative thereof, shall have reference to the term "subdivision" as herein defined.

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, A REGISTERED UTAH LAND SURVEYOR, HOLDING CERTIFICATE (LICENSE) N° 1525, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT NORTH 1061.01 FEET AND WEST 813.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 19°40'30" WEST 347.05 FEET TO A POINT OF A CURVE TO THE LEFT THE CENTER OF WHICH IS SOUTH 70°19'30" WEST 495.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 266.155 FEET; THENCE NORTH 32°47'40" EAST 137.21 FEET; THENCE NORTH 16°45' EAST 108.00 FEET; THENCE NORTH 58°25' EAST 102.84 FEET; THENCE SOUTH 64°20' EAST 294.65 FEET; THENCE SOUTH 17°20' EAST 67.00 FEET; THENCE SOUTH 5°40' WEST 171.00 FEET; THENCE SOUTH 18°40' EAST 75.00 FEET; THENCE SOUTH 18°00' WEST 98.00 FEET; THENCE SOUTH 2°00' WEST 141.00 FEET; THENCE SOUTH 12°25' WEST 93.00 FEET; THENCE SOUTH 70°19'30" WEST 171.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.26 ACRES.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION DESCRIBES THE LAND SURFACE UPON WHICH HAS BEEN OR WILL BE CONSTRUCTED PAYDAY CONDOMINIUM, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS AS SHOWN ON THIS PLAT ARE OR WILL BE LOCATED AS SHOWN, AND ARE OR WILL BE SUFFICIENT TO READILY RE-TRACE OR RE-ESTABLISH THIS SURVEY.

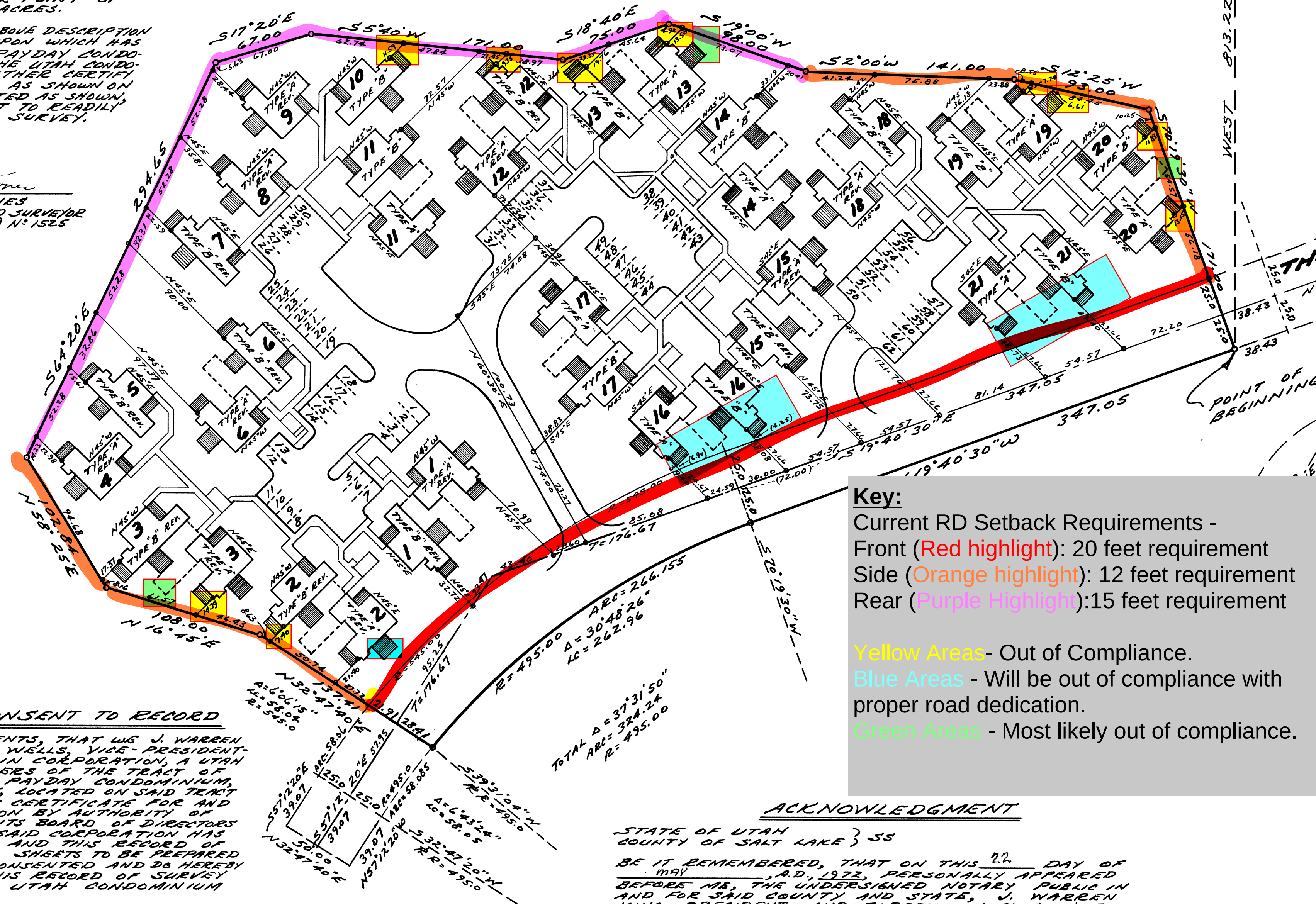
May 23, 1972
DATED
SALT LAKE COUNTY, UTAH

ROBERT B. JONES
UTAH REGISTERED LAND SURVEYOR
CERTIFICATE (LICENSE) N° 1525

NOTE: ALL DISTANCES SHOWN FROM BUILDINGS TO PROPERTY LINES ARE EITHER PERPENDICULAR TO THE PROPERTY LINES OR ON THE BEARING OF THE BUILDING EXTENDED TO THE PROPERTY LINE.
NOTE: ALL BUILDING TIES ARE 45° BEARING.

I, ROBERT B. JONES, DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS AND FRAMEWORK ARE IN OR UNDER CONSTRUCTION AS SHOWN.
May 23, 1972
DATE
ROBERT B. JONES
SURVEYOR

Scale 1"=50'



Key:
Current RD Setback Requirements -
Front (Red highlight): 20 feet requirement
Side (Orange highlight): 12 feet requirement
Rear (Purple highlight): 15 feet requirement

Yellow Areas - Out of Compliance.
Blue Areas - Will be out of compliance with proper road dedication.
Green Areas - Most likely out of compliance.

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT WE J. WARREN KING, PRESIDENT AND ROBERT W. WELLS, VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREBY AND PAYDAY CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION BY AUTHORITY OF DULY PASSED RESOLUTIONS BY ITS BOARD OF DIRECTORS OF SAID CORPORATION, THAT SAID CORPORATION HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 5 SHEETS TO BE PREPARED AND SAID CORPORATION HAS CONSENTED AND DO HEREBY CONSENT TO RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 22 DAY OF MAY, A.D., 1972.

TREASURE MOUNTAIN CORPORATION
(A UTAH CORPORATION)

J. Warren King
PRESIDENT
Robert W. Wells
VICE-PRESIDENT - TREASURER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } SS
BE IT REMEMBERED, THAT ON THIS 22 DAY OF MAY, A.D., 1972, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, J. WARREN KING, PRESIDENT, AND ROBERT W. WELLS, VICE-PRESIDENT-TREASURER OF TREASURE MOUNTAIN CORPORATION, A UTAH CORPORATION, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE PRESIDENT AND VICE-PRESIDENT-TREASURER OF SAID CORPORATION, AND THAT THE WITHIN AND FOREGOING OWNER'S CERTIFICATE OF CONSENT TO RECORD WAS SIGNED FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BY-LAWS AND A RESOLUTION DULY PASSED BY ITS BOARD OF DIRECTORS, AND J. WARREN KING AND ROBERT W. WELLS DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: June 15, 1975
DATE

Jonda Wade
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH

PREPARED BY
BUSH & GUDGELL, INC.,
ENGINEERS & SURVEYORS
555 SOUTH 3RD EAST ST.
SALT LAKE CITY, UTAH
84111
BEG# 25356 B.R. DATE MARCH 72

SHEET
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OF
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SHEETS

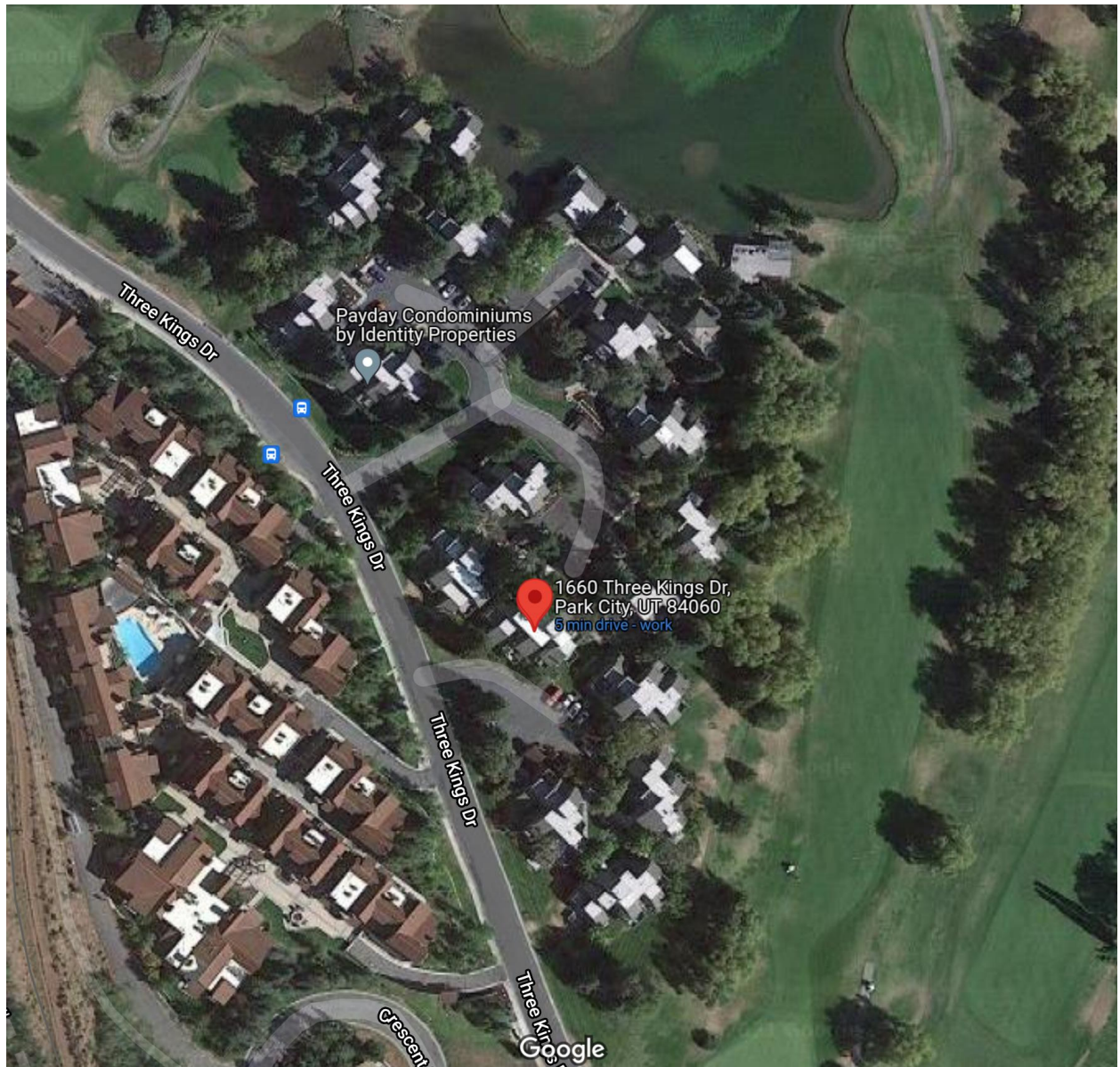
RECORDED N° 116009
STATE OF UTAH, COUNTY OF SUMMIT; RECORDED AND FILED AT THE REQUEST OF:
Treasure Mountain Corp
DATE May 30, 1972 TIME 3:21 P.M. BOOK - PAGE -
16.30
Wanda Y. Spriggs
SUMMIT COUNTY RECORDER

EXHIBIT "A"
RECORD OF SURVEY MAP OF
**PAYDAY
CONDOMINIUM**
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN THE SE 1/4 OF
SECTION 8
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN

Entry No. 116125 Book Filed
RECORDED 6-2-73 at 11:43 AM Page Filed
REQUEST of Treasure Mt. Corp
FEE \$ 16.30 By Wanda Y. Spriggs
INDEXED ABSTRACT





PAYDAY CONDOMINIUM HOMEOWNERS ASSOCIATION

PO Box 680876
Park City, UT 84068

ARCHITECTURAL CHANGE GUIDELINES

These Architectural Change Guidelines set forth the process that any unit owner must follow prior to commencing construction on any modification to the exterior of any unit at Payday Condominiums, including without limitation, the addition, expansion, replacement or modification of any exterior deck, the installation or replacement of any outdoor hot tub/spa, the addition or enlargement of any exterior windows or doors serving the unit, addition or change to any HVAC units, and any grade level structures or fixtures.

In addition to these Architectural Change Guidelines: (i) any addition, expansion, replacement or modification of any exterior deck must also comply in all respects with the most current "Payday Condominium Homeowners Association Deck Policy," and (ii) any installation or replacement of any outdoor hot tub or spa must also comply with all of the requirements set forth in the Payday "Owner Hot Tub/Spa Agreement."

The Board of Trustees of the Payday Homeowners Association (the "Board"), by duly adopted resolution, may delegate its responsibilities with respect to these Architectural Change Guidelines to one designated board member or to an Architectural Committee consisting of two or more board members. Any owner desiring to make a submission under these Guidelines should contact the president of the Board to determine the designated board member(s) currently representing the Board with respect to architectural change issues.

Prior to commencing any modification to the exterior of any unit at Payday Condominiums, a unit owner must complete the following requirements:

1. OBTAIN APPLICATION, "ASSOCIATION DECK POLICY" (if the change involves addition, modification or expansion of outdoor decking) AND "OWNER HOT TUB/SPA AGREEMENT" (if the change involves installation or replacement of outdoor hot tub/spa). Application, Deck Policy, and form of Owner Hot Tub/Spa Agreement are available from PMA, Inc., PO Box 680734, Park City, UT 84068, Telephone: 435-645-7888 Fax: 435-645-7890.

2. SUBMIT (i) APPLICATION, (ii) PLANS, , (iii) SIGNED OWNER HOT TUB/SPA AGREEMENT (if applicable), and (iv) APPLICATION FEE TO THE

BOARD. A fee of \$250 must be submitted at the time of application (with the check made payable to "The Payday Homeowners Association"). This fee will be used to cover the expenses of copying the plans, if required, and charges for the review of the drawings by the Association's Architect and Structural Engineer, if required. If the copying and review requires less than \$250, the unused portion will be refunded to the owner.

3. SUBMIT A CHECK MADE PAYABLE TO "THE PAYDAY HOMEOWNERS ASSOCIATION" in the amount of \$750 at the same time as the application is submitted pursuant to paragraph 2. The check will be promptly cashed and the amount held and distributed as provided in this paragraph 3. The additional payment of \$750 is separate from, and in addition to, the application fee provided in paragraph 2 and is required for the purpose of assuring that the modifications described in the application have been constructed in accordance with the City approved plans and the Board approved plans as provided in paragraph 8. This additional payment (without interest) will be fully refunded to the owner upon completion of the construction, so long as all construction meets the approval of both the Park City Building Department and a designated Payday representative. All permitted construction must be signed off by the Park City Building Department and a copy of the sign-off provided to Payday management for record-keeping purposes. To start the refund process, contact PMA at 435-645-7888. If the Board determines that the modifications have not been constructed (in whole or in part) in accordance with the applicable City approved plans and Board approved plans, the Association shall retain all or such portion of the additional payment as the Board determines in the exercise of its reasonable judgment and refund any difference to the owner.

4. REVIEW OF PLANS, APPLICATION, ETC. The Board, through its designated representative(s), the Association's architect, and the Association's structural engineer (if required, as determined by the Board in each instance) will review the application and plans. All deck modifications, replacements or expansions will need to comply with the specifications set for the in the Payday Condominium Homeowners Association Deck Policy.

5. PRELIMINARY APPROVAL/DISAPPROVAL. The Board will notify the owner in writing of preliminary approval or disapproval. At this time the owner will also be notified of changes that must be made in construction or construction drawings. If drawing revision is required the owner will need to re-submit the revised drawings to the Board. The application must be approved prior to applying for a City building permit.

6. OBTAIN A CITY BUILDING PERMIT. After the Board issues a preliminary approval the owner shall have 60 days within which to obtain a City building permit.

7. COMMITTEE REVIEW OF CITY BUILDING PERMIT/PLANS. After the building permit has been issued by the City the owner must supply the Board with a copy of the permit and the approved drawings. (Drawings must have the City "Approved" stamp on them.) The Board will then compare the City approved plans with the association approved plans. (To ensure that what was initially approved is what was approved by the City.) If all of the City approved plans are the same as the association approved plans, or if changes have been made then as long as such changes are approved by the Board, then final approval to begin will be granted by the Board in writing to the owner.

8. FINAL APPROVAL BY THE BOARD. The owner must contact the Board with notification of final construction completion. (Note: Payday Board recommends that homeowners refrain from submitting the final payment to contractor until owner receives Board approval). Payday will notify owner in writing of changes or repairs required to meet final approval.

Adopted by Resolution dated May 5, 2003 / REV. 10-20-17 by the Board of Directors of The Payday Condominium Homeowners Association

PAYDAY CONSTRUCTION SPECIFICATIONS

DECKING / DECK SUB STRUCTURE / GUARDRAILS / HANDRAILS / OTHER GENERAL CONSTRUCTION

Payday Condominiums

1660 & 1700 Three Kings Drive

Park City, Utah 84060

Date: May 7, 2003 (**Revised 11-12-20**)

COMPLIANCE

1. All Payday Condominium units shall comply with the following construction and design specifications for all future property improvements to common area or limited common areas. This document shall be governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions (C.C. & R.'s), for Payday Condominiums, as well as, the Payday Condominium Rules and Regulations.
2. **PAYDAY CONSTRUCTION APPROVAL process shall be as follows:**
 - Homeowner shall contact Payday Homeowner's Association (PHOA), via the property management company PMA, Inc. (PMA), and request specifications and drawings as they may apply to their proposed upgrades. Contact information for PMA is 435-645-7888.
 - Homeowner must submit in their application the following:
 - Architectural Change Application Form (Obtain Forms from PMA)
 - Architectural Drawings, Structural Drawings as may be required, Construction Notes plus Material Indication Notes
 - Submit a \$250.00 application fee to PMA
 - Submit a \$750.00 deposit which would be refunded to the homeowner if all construction compliance requirements are met.
 - Once proposed construction has been approved by the HOA, the homeowner may proceed with construction and application for building permit with the city.
 - All construction must be completed within a timely manner. If PHOA perceives construction to be delayed due to homeowner/contractor issues then PHOA can contract with a contractor of their choice and complete the work in compliance with PHOA requirements. Construction hired by PHOA shall be billed directly to homeowner. PHOA reserves the right to determine what a timely manner shall be.
 - All construction should be reviewed and approved by a PHOA Architectural Committee Member or their representative prior to homeowner submitting final payment to contractor to ensure compliance.
 - **CHANGES:** Any modifications or changes to a PHOA ARC Approval must be submitted to the PHOA in writing and get written approval before proceeding with any changes. Homeowner must obtain a copy of the **PHOA – Architectural Change Acceptance Form** prior to assuming that construction has been approved and meets PHOA requirements.
 - Once construction has been completed the homeowner is required to provide proof of final building permit approval by the city, and allow PHOA inspection of work to ensure compliance. If all requirements have been met the PHOA may then refund the homeowner's \$750.00 deposit.

NOTES

1. PHOA reserves the right to determine who impacted neighbors may be, and to approve or deny improvements, if it is determined such improvement would adversely affect another or other homeowners.
2. Any and all construction or building changes which effect Interior Materials, Limited Common or Common Areas must be submitted to the HOA for approval.
3. **COMMON WALLS / FLOORS / CEILINGS: Any and all Changes to flooring, ceiling or wall materials at any common barrier** (common barrier meaning common to another unit – shared walls, ceilings/floors), must get approval and adhere to Payday sound barrier specifications. The HOA will enforce any failure to comply, which may include access homeowner unit to physically correct/mitigate a sound transmission problem. All costs associated with this correction shall be solely at the homeowner's expense. In addition, the HOA may issue fines for non-compliance. See below section (Page 8), for specification guidelines on minimum sound barrier construction.
4. Park City currently utilizes the **2015 International Building Code as their building and safety guideline.** Commencing Spring 2019 Park City Building Department will utilize the new 2018 IBC. All Payday improvements must comply with these codes. All contractors are solely responsible to ensure construction complies with all building codes and HOA specifications. Any construction not in compliance must be brought to code and HOA standards at Contractors expense.

CONSTRUCTION SPECIFICATIONS

GENERAL

1. All Contractors must maintain \$1 Million Liability Insurance. Contractor to provide a copy of Liability Insurance to PHOA prior to construction commencement.
2. Contractor to maintain a **clean and safe** work environment during all construction.
3. Contractor to be considerate of adjacent property owners and provide minimum disruption to surrounding vegetation.
4. Contractor to touch-up and replace all damaged siding or trim members from new construction modifications. All siding and trim adjacent to new construction to be repaired to new condition, and must match all other exterior siding and trim. For example:
5. Fill holes, prep, sand and paint where old pipe rails were removed.
6. Replace siding or trim boards where old pipe rails were removed and repair is not sufficient to meet new construction conditions.
7. All work performed to be professional and meet the highest standards of construction.
8. On-site trash dumpsters shall not be used at any time for construction dumping.

DEMOLITION & CLEAN-UP:

1. Contractor to provide demolition and haul-off of all materials. Existing on-site dumpsters available for homeowner use shall not be used for any construction debris.
2. Upon job completion, site to be left clean of all construction debris, nails and screws.
3. Contractor shall be held responsible for any damages to vegetation, or physical building elements on the Payday Condominium premises. All surrounding vegetation must be brought back to original condition or better. Contractor is responsible to coordinate any issues that may affect the irrigation system with Pay Day Property Management Company.

GUARDRAILS & HANDRAILS: (See Design Drawings Exhibit A, C, D, F & G)

1. Handrail design shall be reviewed and approved on an individual basis by a PHOA representative.
2. Handrails are required for every stairway having four or more risers.
3. Guardrails shall be built to comply with the IBC, and PHOA approved design and specifications as follows:

Option A: Horizontal Iron Rail System w/ Corner Wood Post (See Exhibit A).

- This rail may be used as an alternate to Exhibit C for all areas, particularly where the deck is 30 inches above grade level.

Option B: Bench Seating (See Exhibit B).

- This bench condition may be used for any area where the deck is 30 inches or less above the floor or grade below. (Note: decks 30" or less above grade do not require a guardrail). All wood to be redwood and stained to match existing siding. (See Paint Section)

Option C: Solid Siding Guardrail (See Exhibit C).

- This rail shall be used for all areas where the deck is 30 inches above the floor or grade below. (NOTE: Alternate upgrade to this rail is Exhibit A)
- This rail must be used when a privacy screen is required around a hot tub deck, or if deck is used for wood storage.
- Siding material shall match existing Payday composite boards and be painted to match siding color (See Paint Section).
- Top cap and sills to be either one single horizontal rated deck board to match decking specifications contained herein, or a 2 x redwood or cedar plank painted to match siding color. All corner joints to be mitered. Allow for minimum 1/2" overhang at both sides for adequate drip edge and a slope outward for drainage.

Option D: Hot Tub Guardrails:

- IBC Guardrail requirements for spas in Park City are the same as for standard guardrails and must meet a 42" minimum height above deck level. **Lexan panel systems are no longer required and should be removed by homeowner.** The City is recommending a 24" guardrail barrier above the top edge of a spa. All spa guardrails for Payday must get approval from Payday Architectural Review Committee.

4. Guardrail & Handrail Systems Materials Notes:

(Below material specifications over-rule any specifications on Drawings for Exhibits A,C,D & F)

- **Wood Corner Posts:** Solid Douglas Fir Kiln-dried posts.
 - All Corner posts to be 6" x 6" size
 - Provide eased edge finish.
 - Sand all rough edges and natural blemishes for smooth finish. All knots to be filled and sanded smooth.
 - **See Exhibit A for detail at top and bottom of posts.** Top of post to have 1/2" x 1/4" reveal. Bottom of post to have 1" + beveled at bottom edge.
 - Contractor to hand select all wood posts and boards to ensure good quality wood. Wood to be free from large blemishes, cracks, and warping. All wood to be #1 Select, kiln dried
- **Metal:** All weld joints to be secure, clean and ground smooth.
- **Horizontal Rails:**
 - To be (8) 3/4" O.D. Tubing w/ clean smooth finish.
 - Rails to be spaced 3 15/16" apart or less. Rails to be spaced equally so that a 4" sphere may not pass through.

- Handrails:
 - To be 1 ½" O.D. Tubing w/ clean smooth finish. Mounting bracket to be welded to tubing and be 2 ½" O.D. w/ minimum of (3) three mounting holes. Screws to be galvanized and painted to match metal rail color. Use minimum 2" length screws.
 - Handrail must have a minimum 1 ½" projection from adjacent surfaces.
 - Paint color – see Paint Section.
- Mounting Plate for 6" x 6" Post:
 - To be strap metal 1 ½" wide x 3/16" thick.
 - Provide (3) ¼" counter-sink holes for mounting plate to corner posts. (See Exhibit A – Page 2)
- Intermediate Metal Supports:
 - To be 1 ½" wide x 3/8" thick wide flat metal.
 - Mounting supports for intermediate posts to be 1 ½" wide x 2" long x 3/16" thick flat metal for mounting to decking and top wood rail. (See Exhibit A – Page 2)
 - Intermediate supports to span 3' – 0" minimum and up to 4' – 0". Supports to be equally spaced along length of deck.
- Mounting Brackets for Wood Top Rail:
 - To be 'L' Angle metal bracket 1 ½" wide by 1" x 3/16" thick. Provide (4) ¼" counter-sink holes for mounting per bracket. (See Exhibit A – Page 2)
- Mounting Bracket for 6" x 6" Posts at Grade:
 - 'T' Bracket to be 3/16" flat steel. See Exhibit 'F' for details.
 - Mounting screws shall be of sufficient size and length to secure post at concrete sidewalk or flagstone patio.

5. Mounting Hardware:

- Drill bit diameters shall not exceed diameter of lag bolts in order to ensure a tight secure mounting installation.
- All Hardware to be galvanized & **painted to match** post or rail system.
- 6" x 6" Post to Deck Fascia and 'T' Bracket: Use (4) 3/8" x 8" or larger, Lag Bolts w/ Washer per post.
- 'T' Bracket to Concrete / Flagstone: Use (4) 3/8" x 4" or larger, Lag Bolts w/ epoxy
- Intermediate Metal Support to Decking: Use (4) ¼" x 2" or larger, Phillips head counter-sink screws per support.
- Metal Railing Plate to 6" x 6" Post: Use (3) ¼" x 3" Phillips head counter-sink screw per plate.
- 'L' Angle Bracket: Use (4) ¼" x 1" or larger, Phillips head counter-sink screw per plate.

DECK AREA GATES:

1. Gates are optional at deck areas. Design must be approved by PHOA and finishing to meet all handrail / guardrail specifications. Paint color to be approved by PHOA.
2. All gates shall be 24" min. width to max. width of 36"
3. Provide (3) three heavy duty galvanized hinges along mounting edge. Latches to provide accurate closure and safety and be finished to comply with paint specifications.

DECKING / DECK STEPS / FASCIA BOARDS: (See Design Drawings Exhibit A)

Original composite decking material installed at most decks were manufactured by Weatherbest. Due to unavailability of this product in Utah, PHOA switched specification material to the below options. Local Supplier Contact: BMC Building Materials 435-649-8477

1. Deck Boards

Option A:

Timber Tech “Legacy Collection” Color: Ashwood (Wood Grain Texture facing up to meet slip coefficients) 5/4” by 6” Square boards (No T & G boards allowed)

Option B:

Azek “ Vintage Collection” Color: Coastline (Wood Grain Texture facing up to meet slip coefficients). 5/4” by 6” Square boards (No T & G boards allowed)

2. All holes to be pre-drilled due to nature of deck material to cup when screws are set. Decking screws to be 2 ½” galvanized – Do not counter sink screws more than 1/16”.
3. All plank edges to be flush clean cuts. Perimeter boards are required as below.
4. Perimeter board of 5/4” x 6” plank to be used to finish all plank ends. **Provide mitered corner at all perimeter boards!**
5. A minimum gap of 3/16” between boards is required for drainage or melting snow and ice. Butt joints must be spaced at least 3/16” apart to allow for expansion and prevent any warping of boards.
6. **Steps:** Steps built from composite deck boards and wood stringers:
All treads must use a 5/4 by 6 plank to run along full length of step. Risers to be fabricated from wood (painted to match siding), or fascia board to match decking. Open riser stairs above 30” high will not be acceptable. (See Exhibit ‘F’)
7. **Fascia Boards:** To be a wood grain composite board painted to match Payday trim color (Color B).
 - Decks at Grade: Decks at grade level shall use two 5/4” x 6”, composite deck boards for fascia material to withstand the ice and snow exposure. Standard composite boards are not well rated for close-to-grade use.
 - All other decks: Fascia board shall be a 12” wide x 12’ long composite board to match decking or painted to match trim color (Color B).
8. **Deck Skirting:** All decks requiring skirting to hide underside tub and substrate components must comply with the use of a composite siding to match existing Payday siding.

DECK STRUCTURAL SUPPORT SYSTEM: See McNeil Engineering Structural Engineers Report – May 2003 (MNES Report – 2003. Contact PMA for copy)

1. Certain sub structure support systems for decks at the Payday Condominium complex have not been upgraded since the original construction in 1972, and may be insufficient to support snow, new decking material, plus hot tub loads. All deck substructures must meet the MNES Report requirements. Any deck improvements must be approved prior to construction by the PHOA.
2. All new deck substructures to have a joist spacing of **16” O.C. or less** to meet composite board decking installation specifications. A minimum gap of 3/16” between boards is required for drainage or melting snow and ice. Butt joints must be spaced at least 3/16” apart to allow for expansion and prevent any warping of boards.

LANDINGS:

1. Where stairs lead from a deck to the grade below, a 36” landing is required. Landings are also required at exit doors where the riser height exceeds 8” or more.
2. Acceptable landing materials are Payday approved composite deck boards, concrete slab, flagstone paving, or Belgard paving. Landing material used for each individual condition must be approved by PHOA.

FLAGSTONE or PAVING STONE PATIOS & LANDINGS: (See Exhibit E)

1. All flagstone shall be #1 quality and be approximately 18" in size or an average of 2 S.F. in size. Buff colored flagstone is the only approved color. See Unit # 166 for color match of stone.
2. Stone/pavers shall be set on 6" or deeper of compacted road base, or concrete with steel reinforcement with a waterproof membrane on top. Stone / pavers shall be set in approx. ½" of sand base. Sand joints shall be used between stone joints. Edging at perimeter may be installed to provide tight clean edge at paving and adjacent landscaping.
3. Flagstone steps shall be approved per individual upgrade condition. Homeowner shall submit requested design and construction to PHOA for approval.
4. Engineered pavers are acceptable and need PHOA approval prior to installation.

STAIRWAYS TO UPPER LEVEL UNITS:

1. These areas, if used for any storage of any personal items, must be maintained by Owners. The interior paint color must match the approved color specification for Siding.
2. A PHOA approved door and hardware must be installed if using for personal storage. Contact PMA for updated approved door and hardware specifications to ensure compliance.

HOT TUBS & HOT TUB DECKS: (See Exhibit 'D')

1. PHOA retains the right to review all existing decks with hot tub conditions for structural integrity. Any non-conforming conditions will require immediate improvements at owner's expense.
2. All future hot tub installations must be approved by the Homeowner's Association prior to installation and/or construction. **See "Architectural Change Guidelines & Application" forms plus "Owner Hot Tub/Spa Agreement" provided by PHOA.**
3. **All hot tubs must be gray in color or be painted to match Payday siding. Hot tub covers must be grey in color only. Any hot tub not meeting these conditions must get written approval from the PHOA.**
4. Hot tubs at decks require a solid sided guardrail design and possible structural reinforcement of beams and joists. Homeowner must contact PHOA for specification requirements with these conditions. This includes all existing hot tub conditions, plus any future hot tub conditions Payday homeowners may be considering. See Exhibit 'D'
5. Hot tubs are not allowed on any upper level decks located over existing living space (Roof Membrane Deck Areas), unless a complete structural investigation and report is submitted to the PHOA for review and approval. Any hot tub condition matching this description (and without adequate engineering certificates), will be subject to immediate investigation and possible removal at owner's expense.
6. Hot tubs located on decks must comply with the IBC. Note: Any deck 30" or less above grade with a hot tub is exempt from guardrail requirements.
7. Special screening or solid siding guardrails may be required for hot tubs at grade, or on decks 30" or less above grade. Each hot tub condition shall be reviewed for architectural compatibility. In addition, any hot tub sunken partially or fully below level of deck surface must provide for screening below deck fascia. Screening material to be approved on

an individual basis by PHOA based on existing and proposed upgrade conditions. Typical screening is the existing Payday siding.

8. All hot tubs installed at grade, must have substrate material approved by PHOA. PHOA minimum requirements are a 4" to 6" concrete slab. Paving systems may be used but need PHOA approval.
9. Location of electrical box for hot tub power must be indicated on a plan with the Architectural Change Application. Location must receive final approval from PHOA prior to installation. Electrical box must be painted to match the siding (see paint section). Electrical shall meet all code requirements.

PAINT / STAIN

1. Paint shall only be applied in clean conditions and during allowed temperatures to meet product specifications.
2. All surfaces shall be prepared in accordance with product specifications.
3. All wood to be sanded smooth and clean from blemishes before painting.
4. Painting to be professional, tidy and neat - free from drips and poor coverage. Brush strokes to run with the wood grain.
5. Any construction member that is not listed above in the paint specifications must have approval of paint color by PHOA prior to painting.
6. **COLOR A: Contact PMA for Paint Specification at 435-645-7888**
Use Color A for the following areas:
 - Siding
 - Concrete Piers / Columns
 - Window & Door Trim
 - Solid Sided Guardrails & Privacy Walls for Hot Tub Conditions
 - Composite Siding for Hot tubs
 - Bench Seat
 - Wood Boxes
 - Mechanical & Storage Room Doors
7. **COLOR B: Accent Color – Contact PMA for Paint Specification at 435-645-7888**
Use Color B for the following areas:
 - 6" x 6" Posts & Wood Top Rail @ Guardrail
 - Stair Stringers & Fascia Boards
 - Entry Doors
 - Corner Trim @ Building Siding
8. **COLOR C: Contact PMA for Paint Specification**
Use Color C for:
 - Wood Decks Grandfathered at Payday and other non-standard wood stain conditions. Homeowner is required to maintain wood decks at their own expense. Exemption is decks over living areas, such as roof membrane decks over kitchens.
9. **COLOR D: Contact PMA for Paint Specification**
Use for all Metal Guardrail & Handrail Components & Other – Epoxy Exterior Rated Paint
 - Provide zinc primer prior to painting.

WINDOWS / DOORS / DOOR HARDWARE:

1. All windows and door additions or changes must be submitted to PHOA for review and approval through the Architectural Review Application process. No windows, doors or hardware shall be replaced without prior PHOA approval.
2. Windows and doors must be clad in bronze tone and made of wood, metal or vinyl. Exterior trimmed white, beige, or any other color windows will not be approved by the PHOA. Payday recommends using a metal clad exterior with wood interior to withstand extreme Park City climate.
3. Any wood doors must be painted to match the paint specifications outlined herein.
4. Screen doors are not approved conditions at Payday Condominium Complex. If any homeowner desires any type of screen door, the homeowner must submit an Architectural Change Application for review by the PHOA.
5. Any and all screens on windows or doors must be dark bronze in color to match doors and windows.
6. All door hardware must be approved by the PHOA and be in a brushed nickel or dark bronze finish. Contact PMA for approved specifications.

SOUNDPROOFING BARRIERS: (See Addendum A for Detailed Specifications)

1. Walls: Sound barrier material and finish wall materials must be submitted to PHOA
2. Floors: Sound barrier material and finish floor materials must be submitted to PHOA
3. Ceilings: Sound barrier material and finish ceiling materials must be submitted to PHOA

OTHER CONSTRUCTION / CONDITIONS:

1. Any new construction items shall comply with PHOA building standards and match existing construction applications unless directed otherwise by PHOA. For example, 1. exterior trim shall match the building standard style and size; 2. Any roofing material replacement materials must meet existing installed roofing specifications.
2. Exterior exposed conduit, wiring, piping or similar must be concealed from view and should run at the interior of all units.
3. Any vent pipe or vent installed during a unit remodel and exposed to the exterior must be painted to match Payday siding and is the responsibility of the homeowner to paint.
4. No external HVAC units shall be allowed on the Payday premises without special conditions approval by the PHOA. This shall include but is not limited to Air Conditioning Units, Tankless Water Heating Units, Heating or Ventilation Units or any other such equipment.
5. It is not acceptable to tamper or modify any heat tape material at any location on the Payday premises without notifying the PHOA.

ADDENUM

PAYDAY CONDOMINIUM FLOORING & WALL SOUNDPROOFING

RULES AND REGULATIONS FOR TRI-PLEX UNITS

(Approved 12/15/20 - Adopted 12/16/20)

The Payday Architectural Review Committee (ARC) encourages Condo owners to maintain, and if desired, improve the look and quality of your homes. We desire that you and your neighbors are able to have and maintain the quiet enjoyment of your homes with minimal noise and distraction from those who live around you. In order to maintain this quality of life at Payday Condominiums, ***and to protect you*** from complaints and/or action by your neighbors or the Payday Board, each Unit owner who elects to install new carpet or hard surface flooring must apply for and receive approval for all materials and the installation process from the ARC prior to commencing the project.

We recognize that improvements can be a costly, and it is our intent to provide Payday homeowners with a specification to follow with your contractor(s), so that your remodel work can be performed in compliance with Payday sound proof requirements. Within this file we are providing the procedure, specifications, material recommendations, and other helpful material in order to both help you with your project, and protect you in the future as you reside within your condo, or consider selling it.

These Rules and Regulations shall apply to all Tri-plex units, however, the outlined methods for sound proofing are recommended for all single detached units, as well, to provide peaceful living conditions between rooms.

Please be aware that the installation of carpet or hard surface flooring without the written approval of the Board of Directors, its representatives, and/or the Architectural Review Committee may be subject to immediate removal at the homeowner's expense.

To ensure peaceful living conditions for all Payday neighbors here are a few simple things you can do:

1. Avoid wearing hard sole shoes, clogs, or heels in your home.
2. Place carpet runners or area carpets, especially under tables & in high traffic areas to prevent noise

transmission.

3. Place felt, Teflon or rubber tips on the legs & feet of furniture. Dragging chairs or moving furniture can radiate to multiple floors.
4. Try to prevent jumping, running (even toddlers), or rolling chairs in the house as these noises can be jarring.
5. Play ball with children & pets outside.

FLOORING & WALL SOUNDPROOF REVIEW & SUBMISSION PROCEDURE

- Submit the Architectural Review Committee Application found on Pages #7, #8 & #9 along with the Homeowner Soundproofing Certification Form on Page #10, and submit a copy of the Contractor's Insurance Certificate.
- Submit a sample or specification for the flooring to be used.
- Submit a copy of the signed estimate from your contractor that includes a description of the installation, including all materials and procedure for installation.
- Work is to be performed 8 am - 5 pm Monday through Friday and 8 am to 3 pm Saturday. No work performed on Sunday or Holidays.

FLOORING & WALL SOUNDPROOF RULES AND REQUIREMENTS

CERAMIC TILE & OTHER HARD SURFACE FLOORING

Although the Condo documents do not require a sound control underlayment on the ground floor, you must still adhere to the sound barriers between the floor and walls to reduce horizontal and vertical transmission of impact sounds between units.

Each unit owner is required to comply with the Flooring & Wall Soundproofing Review & Submission Procedure, and must install one of the following approved sound underlayment materials:

- JAMO Easy Mat with Sound Guard Technology, 12 mm thick
- Encore QT4012, 12 mm thick
- Pro-flex RCU-500, 12 mm thick
- Cork, 12 mm thick
- Or Other Similar: _____

Installation procedures shall comply with the written installation instructions of the approved manufacturer.

CARPETING

Carpet cushion is available in a variety of thicknesses, materials & densities. The higher density the better the padding. Urethane padding is most common. Unit owners can install the desired padding height (3/16", 7/16", or 1/2") in any of the approved densities listed below:

#6 Pound Bonded Cushion Padding

#8 Pound Prime Urethane Cushion Padding (Better!)

#10 Pound Rubber Cushion with a minimum 3/16" width (Best!)

The carpet pile weight itself shall be a minimum of 40 oz/square yard quality. Please have your vendor list this information on your contract.

FLOORING OVER EXISTING TILE OR OTHER HARD SURFACES

Your contractor may suggest putting new ceramic tile directly over the existing tile. While this would be allowed if you apply Super SAM 125 Sound Control Membrane over the top of the existing tile, we strongly recommend removing the existing tile rather than having a double layer of tile which would be extremely difficult and costly to remove in the future.

INSULATION BARRIER AT FLOORS

Floor joist insulation shall be installed at all adjoining Unit to Unit floors where a unit resides over an existing unit. In addition, it is recommended to insulate floors regardless of residing over an existing unit since noise transmission from upper floors can be problematic.

I will be installing the following insulation between my joist flooring:

- Fiberglass R-13 batt insulation
- Fiberglass R-20 batt insulation
- Quiet Batt 30 Soundproofing Insulation or similar.
- Other as listed _____

INSULATION BARRIER AT WALLS

At all walls where a Unit shares a common party wall the following minimum construction **MUST** be installed:

1. Wall insulation in-between studs shall be installed. I will be installing:
 - Fiberglass R-13 batt insulation
 - Fiberglass R-20 batt insulation
 - Quiet Batt 30 Soundproofing Insulation or similar.
 - Other as listed _____
2. A resilient bar separating the studs from the drywall shall be installed along the entire length of the common party wall.
3. Two layers of acoustic plasterboard to finish the interior wall perimeter.

Homeowners are encouraged to upgrade to the BEST soundproofing system possible. It is a valuable investment in the peaceful enjoyment of your condominium.

FLOORING & WALL SOUNDPROOF INSTALLATION GUIDELINES FOR YOUR CONTRACTOR

1. Installation procedures shall meet the written installation instructions of the manufacturer and the following Perimeter Sound Isolation measures taken to limit sound transmission to your neighbors' units.
2. For new carpet installations simply follow the guidelines above under CARPETING. Wall base may not need to be removed so long as a 1/4" allowance or greater is kept between tack strip and wall base.
3. Once floor has been approved by the ARC, notify Payday HOA via Property Management about the installation date. A Payday representative will need to inspect & take photos of the underlayment & perimeter sound insulation prior to the installation of hard surface flooring.
4. The underlayment must be installed under the entire hard surface flooring. Tape all seams as per manufacturer recommendations.
5. Leave a minimum of 1/4" between the new flooring and adjacent walls. Flooring, underlayment, mastics or glue should NOT TOUCH WALLS!
6. For Tile and Hardwood installations the underlayment must be installed 2" up the wall at the perimeter. This way the underlayment also acts as a necessary isolation barrier to keep the impact sound from transferring to the wall construction. Alternately, for floating type floors only, Pro Flex PIB (Perimeter Isolation Barrier) or 1.5mm LVP can be installed as an alternate to prevent sound transference.
7. After the flooring is installed, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of the mortar, bond coat, or grout touching the wall or any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the floor and the setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur.
8. It is the owner's responsibility to adjust the height of their wall base to accommodate the new flooring. In most cases, this will require the removal of the existing base molding, and the installation of a new or re-used base, leaving a vertical gap between the wood base and the new installed floor of 1/8". This gap can be filled in with a silicone sealant. For hardwood flooring, if desired, a wood shoe molding pinned to the baseboard molding can be used in front of the wood base to hide the silicone sealant. The shoe

molding should be installed loosely over the new floor.

9. A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor. In the case of hard surface flooring, this vertical joint should be 1/8" wide from the finished top of the flooring. This joint must be filled with an elastomeric sealant or an acoustical sealant. **Hard grout is not acceptable.** This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and the wall and around the periphery of any protrusion. If USG acoustical sealant is used, the joint can be painted to conform to the color of the grout used in the field or the wall base. Dow Corning and GE Silicone sealant comes in a variety of colors to harmonize with the color of the tile or wall base.

10. Wall and floor joist insulation to be Fiberglass R-13 to R-20 insulation, or Quiet Batt 30 Soundproofing Insulation or similar.

11. All installation work is to be done Monday through Friday between the hours of 8am - 5pm, Saturday 8am to 3pm, and never on Sundays or Holidays. To comply with Safety and Fire Department rules, saws and power equipment cannot be set in the parking lot. All debris should be hauled away upon completion of the work.

ARCHITECTURAL REVIEW COMMITTEE APPLICATION

For multiple flooring types, please use separate forms

HOMEOWNER NAME _____

HOMEOWNER CONTACT INFORMATION:

E-Mail _____

Contact Phone #'s _____

Address _____

DATE OF APPLICATION _____

BUILDING # _____ UNIT # _____

IDENTIFY AREAS WHERE NEW FLOORING IS TO BE INSTALLED:

I will be installing the following flooring:

- Carpet which is at least 40 oz wt. per sq. yard, with acoustic underlayment and the following pad:

- Tile
- Porcelain Tile (much better sound and durability characteristics)
- Stone
- Wood (any type)
- Glued floor
- Vinyl / Laminate Flooring

I will be installing the following underlayment: Minimum requirement is 12 mm

I will be installing the following floor insulation between floor joists and wall studs:

- Fiberglass R-13 batt insulation

- Fiberglass R-20 batt insulation
- Quiet Batt 30 Soundproofing Insulation or similar.
- Other as listed _____

Homeowner acknowledges that Adhesive/Mortar for all flooring will be installed consistent with flooring manufacturer's recommendations and specifications.

Homeowner acknowledges that they will follow state law required installation for Perimeter Isolation Barriers (PIB) and adhere to all Payday Soundproofing Specifications as outlined in this Addendum to the Payday Design & Construction Specifications.

Homeowner acknowledges that they will follow all Payday required inspections. There will be three inspections performed by Payday Management, ARC, or Board of Directors (Payday representative). **It is the homeowner's responsibility to see that these inspections are made, and that they are made at the appropriate points in the installation of the new flooring. All inspections made must be initialed by Payday representative.**

INSPECTIONS:

Inspection 1: Showing insulation installed at floor joists where my unit may reside over an existing adjoining unit, and also wall insulation installed between shared common party walls.

Inspected By: _____ Signature: _____

Date of Inspection: _____

Inspection 2: Showing baseboards removed, the underlayment material (not yet installed), the flooring material (not yet installed), the adhesives/mortar, and any other materials that will be used.

Inspected By: _____ Signature: _____

Date of Inspection: _____

Inspection 3: Showing installation in process with underlayment exposed and new flooring starting to be installed, and Perimeter Isolation Barrier (PIB) installed. The Baseboard moldings **MUST** be left off in one area of 6-10 feet for the inspection of the PIB. The remainder of the baseboard moldings should show the caulking having been completed. I will also show the resilient bar and double layer of

acoustic plasterboard to be used.

Inspected By: _____ Signature: _____

Date of Inspection: _____

CONTRACTOR INFORMATION:

Please attach a copy of the contractor's proposal with this Application and include a current copy of their insurance and license. The proposal must describe all material and labor included in the quote to the homeowner, including mastic, sealant, quarter rounds, baseboards (if replace), etc.

CONTRACTOR NAME _____

CONTRACTOR CONTACT INFORMATION:

E-Mail _____

Contact Phone #'s _____

Address _____

CONTRACTOR LICENSE # _____

PAYDAY CONDOMINIUM HOMEOWNER SOUNDPROOFING CERTIFICATION FORM

This form must be completed and returned to the Payday Property Management Company

A licensed and insured flooring contractor was hired for the purpose of installing hard surface flooring in Unit # _____, Building # _____.

_____, do hereby certify that I have read the Payday Flooring & Wall Soundproof Rules and Regulations and all Payday Design and Construction Specifications as it relates to my project and application, and that the installation will be in full compliance with these Payday documents.

I certify that if the Unit is on the First Floor, I will install an isolation barrier as required. I certify that if the Unit and/or flooring is above the First Floor, I will install and isolate the new hard surface flooring, and will install it using the required sound underlayment material as required.

I certify that I will install the proper insulation at my floor joists if my Unit resides over an existing adjoining unit, plus certify I will install all proper wall insulation methods as outlined in the Payday Flooring & Wall Soundproof Rules and Regulations.

I further certify that this installation will be in accordance to the specifications of the underlayment manufacturer, the hard surface flooring manufacturer and other insulation manufacturers.

I understand that there will be three on-site inspections performed by an in-person qualified Payday representative, and that I MUST ensure each inspection is completed and initialed by the Payday representative.

Homeowner Name _____

Homeowner Signature _____ Date _____

PAYDAY SOUNDPROOFING FLOOR & WALL SPECIFICATIONS

PERIMETER ISOLATION BARRIER (PIB) FOR ALL FLOORING SURFACES

These diagrams illustrate the minimum approved installation for a floating floor surface. The concept for a floating floor surface is to eliminate flooring materials touching any wall surface. Since floor sound can transmit vertically up and down walls, creating a barrier at the wall perimeters is critical. It is the goal for Payday to mitigate sound transmission in new remodel construction, therefore all new floor surfaces (including carpet), must adhere to PIB construction. The acoustic floor membrane is designed to absorb most of the sound impact from foot traffic and other. Ensure the following steps are taken.

1. Remove all baseboards.
2. Adding new insulation between joists is highly recommended to improve sound proofing.
3. Install acoustic floor membrane
4. For Diagram A construction method, hold all new underlayment and flooring 1/4" away from wall and install resilient caulk between flooring and wall board
5. For Diagram B construction method cut drywall 1.5" or more above subfloor height to allow for installation of acoustic membrane up the wall.
6. Installation of new floor surface must be installed per manufacturer specifications for carpet, wood, stone, tile or vinyl.
7. Install wall baseboard to finish off wall and floor edge.

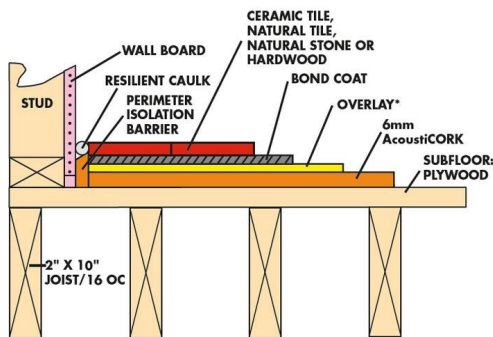


DIAGRAM A

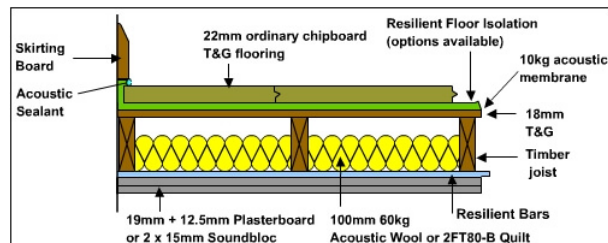
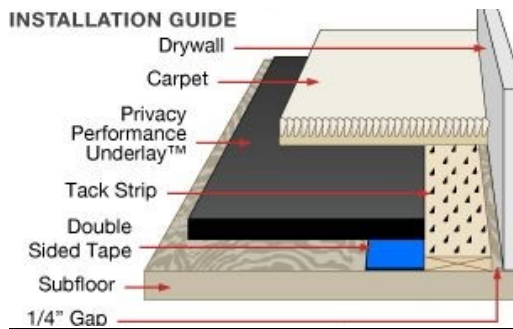


DIAGRAM B

CARPET FLOORING SOUNDPROOF SPECIFICATIONS

This diagram illustrates the minimal installation for carpet installation at Payday where floor resides over an existing residence unit.

1. Insulation at floor joists
2. Soundproof membrane over subfloor. Install soundproof membrane to tack strip and ensure tack strip is held away from wall 1/4".
3. Carpet pad and new carpet with a minimum 40 oz. wt. per sq. yd.



HARDWOOD FLOOR SOUNDPROOF SPECIFICATION

This diagram illustrates the recommended installation for hardwood floor installation for Payday.

1. Insulation at floor joists
2. Soundproof membrane over subfloor. Allow minimum 1/4" gap between flooring and perimeter walls
3. (2) layers of plywood; installed with grain turned 90 degrees and joints staggered. Plywood to be glued with approved acoustic mastic. Allow minimum of 1/4" gap between plywood and perimeter walls.
4. Harwood flooring material installed with a 1/4" gap allowance between wood flooring and perimeter walls.
5. Wall board (baseboards), to be installed 1/8" above finished floor. Gap to be filled with silicone sealant.
6. Shoe molding can be installed in front of wall base for clean finished edge.



TILE / STONE FLOOR SOUNDPROOF SPECIFICATION

This diagram illustrates the recommended installation of stone or tile floor installation for Payday.

1. Insulation at floor joists
2. Soundproof membrane over subfloor. Allow minimum 1/4" gap between flooring and perimeter walls
3. (2) layers of plywood; installed with grain turned 90 degrees and joints staggered. Plywood to be glued with approved acoustic mastic. Allow minimum of 1/4" gap between plywood and perimeter walls.
4. Stone or Tile installed with approved mastic. Retain 1/4" gap allowance at wall.

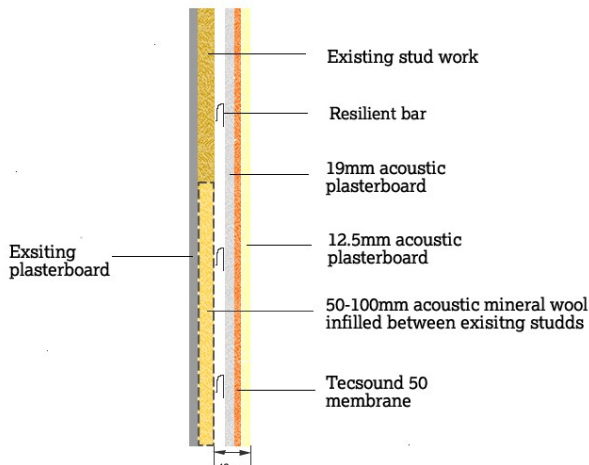


COMMON PARTY WALL SOUNDPROOF SPECIFICATION

Payday highly encourages homeowners to invest in wall soundproofing during any remodel process.

This diagram illustrates a minimum recommended soundproof wall application. Payday suggests each homeowner invest in the best wall soundproofing possible. The wall soundproofing should, minimally, include the following construction:

1. Acoustic insulation between studs
2. Resilient Bar material installed at full length of Common Party Wall
3. Two layers of acoustic plasterboard



ENFORCEMENT

Any Unit Owner who violates these installation criteria and rules, and after the date of their adoption, shall remove all portions of the offending installation and reinstall in strict accordance with these installation criteria and rules. Failure to do so will result in the Board commencing enforcement action which may include one or more of the following actions:

1. Refer the offender to the Payday Board of Trustees for consideration of the imposition of a fine of up to \$100 per day for the continuing violation.
2. Sending the Violation and any imposed fine to the Payday Board of Trustees for a hearing on upholding the Board imposed fine.
3. File a Notice of Arbitration with the Utah Division of Condominium Association
4. Filing a claim in small claims court to collect fines levied by the Board.
5. File an action in the appropriate jurisdiction to enforce compliance with the Rules.

**Please understand that these Floor & Wall Soundproofing Rules and Regulation are here to protect
YOU, and help to maintain the quiet enjoyment of yourhome.**

1472 Legacy Drive
Birmingham, AL 34242
February 11, 2022

To Whom It May Concern,

We remodeled our condominium in PayDay in 2020 after a year of planning with an architect and builder. We were notified by HOA and PMA that we were unable to alter the living space in our unit so the changes were confined to the existing living space.

The process of working with the HOA of PayDay was efficient as our team followed the design and construction specifications, soundproofing and associated remodeling guidelines. The HOA Board and PMA have an excellent process with clear guidelines on the remodeling process so that it conforms with city building codes.

Our primary residence is in Birmingham, AL, and have owned our condominium since 2007. We spend significantly more time in Park City than in past years and, as such, very much care about the esthetics and integrity of our complex. It is reassuring to know that our HOA Board and PMA strictly follow city guidelines and ensure that the appearance of our complex will continue to be enhanced.

Kind regards,

A handwritten signature in black ink that reads "R. Steve Boggan". The signature is written in a cursive, flowing style.

Steve Boggan

TO: Park City Planning Department
FROM: Adam Block, PayDay unit #178 Owner
SUBJECT: Remodel Process
DATE: 2/21/22

In early 2019, I embarked on replacing the wood burning potbelly stove in my unit with a more efficient environmentally friendly gas fireplace. As part of the process, the external chimney was also removed. While this was taking place during the replacement of roofs, making the external work very convenient, I still had to go through the PayDay HOA construction and renovation process. It required, in advance of any work being started:

- A detailed description of the work
- Diagrams / drawings of the outside venting
- Duration of the work
- Expectations for noise levels to other residents
- A copy of the contractor's license and liability insurance policy

All this was required before the Property Manager would grant approval for a City permit. The process was rigorous and thorough to ensure standards and processes are followed. As an owner, I appreciate this rigor which ensures our neighborhood is maintained and safe.

February 20, 2022

The Honorable Mayor Nann Worel
Park City Municipal Corporation

I would like to thank the Park City Planning and Zoning Department for their exemplary service I received during my recent remodel of Payday unit # 174 located at 1700 Three Kings Drive. I was referred to as a customer by the city staff and was treated with polite, professional, and timely service.

The Payday Condominium HOA also played an important role in the success of our project. The HOA and its architectural committee impressed upon me the importance of strict compliance with the building standards. Early concerns of long delays were alleviated when a building inspector showed up within 24 hours to allow the project to stay on schedule. I appreciated the inspector's unscheduled inspection request and return of calls within a day.

Additionally, I must commend the entire P&Z staff for their professionalism when discussing building and permitting issues.

Accessibility of the City and the Payday HOA ensured the renovation of the Payday unit would meet both the code standards and the HOA requirements.

I am sure that the tremendous growth in Park City is providing unique challenges and the City is impressive in its ability to meet them.

By separate letter I will thank the HOA for their credibility in maintaining strong architectural standards while working closely with the City.

Thank You again for your service.

Kent Greenwald

Payday 174

kent.greenwald@gmail.com

From: ccaptainhoek <ccaptainhoek@comcast.net>

Sent: Sunday, February 20, 2022 7:00 PM

To: Eric Runions <eric@pmaparkcity.com>

Subject: Letter to Park City city commission

To whom it may concern,

We have owned a condominium in Payday since 2003. Over this period of 19 years we have witnessed numerous improvements to include landscaping, lighting, garbage receptacles, roofing, residing and many other exterior improvements all of which have met the strict regulations of the HOA architectural board as well as park city's permitting committee. In 2007 we did an extensive interior renovation involving a private architect as well as meticulous input from the HOA architectural review board allowing us to experience the detailed oversight by the HOA dealing with construction within the complex. Lastly several years ago we were approached by the HOA architectural board recommending that we replace our deck surface or at least have it refinished. We opted to refinish due to the cost differential, however within a year the appearance was unsatisfactory to the board as well as ourselves. We then proceeded with replacement with Trekboard offering a superb result. This is just one example of the HOA's persistence in attaining a high quality of aesthetics. Based on our two decades of ownership here we have great confidence in the HOA's commitment in maintaining an esthetic top quality complex within the Park City community.

Sincerely,
Christopher Hoek
Rosemary Herlihy

Kelly Johnson
5311 26th Rd. N
Arlington VA 22207-1721

February 17, 2022

Park City Planning Department
45 Marsac Avenue
Park City, UT, 84060

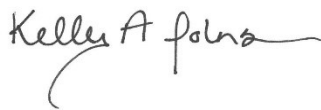
Re: Payday Condominium Management

As the owner of 1700 Three Kings Drive #180 in the Payday Condominium complex, I want to share my excellent experiences with the Payday Board of Trustees and the management of the property. The Board, through the Payday Architectural Review Committee (ARC), has promulgated a number of design and constructions specifications. These documents establish clearly defined requirements which are very helpful with any remodel and ensure uniformity throughout the complex.

During the remodel of my second-floor deck, the ARC handled by approval request in a professional and timely manner. And, the specifications and guidelines were invaluable to my contractor and ensuring that the work was done in an appropriate manner. During that remodel, and in subsequent discussions about issues at Payday, Board Members have always made themselves available to assist.

If you have questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kelly A. Johnson".

Kelly Johnson
kajohnson@hollandhart.com
202.372.6865

18282639_v1

Park City Planning Board
445 Marsac Avenue
Park City, UT 84060

RE: Payday Condominiums Plat Amendment

February 11, 2022

To whom it may concern:

We are writing this letter to share our experiences with City Council members regarding the attention to detail and professional design aesthetic of the Payday board – specifically, the design and construction specifications regarding remodeling and shared space landscaping.

We have been Payday homeowners since 2014, currently residing in our second unit. While in our first home, we worked closely with the design committee to expand our deck. The committee's concern, which became our concern as well, was that any changes be consistent with other Payday units, and well within town guidelines on deploying public space for private use, and we worked closely with a local architect to accomplish that goal. As it happened, once our plans were submitted and approved, we had an opportunity to purchase a larger Payday unit, so we never moved forward with our deck expansion.

We purchased our new Payday home in 2018 and looked immediately to add a hot tub on our deck. The sellers had removed a spa from a previously-approved location, so we were required to submit plans for relocation and gain approval from the architectural review committee before moving forward with the permit process. In fact, the association guidelines were very specific, extending to coloring and design elements that ensured our addition was in keeping with the look of our community. What's worth noting here is that none of our Payday neighbors could actually see our planned spa, because of the way our unit is sited, but because it would be visible to the larger community across the golf course, it was important to the board that the look line up with the other units and blend neatly into our mountain setting.

Relatedly, over the past two years the board has begun an ambitious landscaping/beautification program, adding spectacular (and, sustainable) features that not only enhance our shared quality of life but also cut down on our water usage and improve the look of our complex from the municipal golf course, from Three Kings Drive, and looking down from the base of the Silver Star complex.

It has been our experience that the board is a thorough-going collective of caring neighbors, committed to maintaining Payday as the premier base area condominium community in Park City. We have every confidence that as homeowners contemplate these proposed changes to the Payday plat and look ahead to making improvements that our board will make every effort to only allow home improvements that align with all town guidelines and underlining concerns – beautifying our immediate area while helping to lift our abutting neighborhoods as well.

Please do not hesitate to call on us with any questions, comments or concerns.

Daniel Paisner
Leslie Baliff
1700 Three Kings Drive #173
Park City, UT 84060
(516) 297-7088

February 12, 2022

Dear Park City Planning Department,

We have owned our Payday unit for 6 years now and have had a few remodeling projects done over that time. We have had two bathrooms remodeled, kitchen ceiling, counters and electrical remodeled, replaced flooring, created an egress window and added square footage to our deck. For each project we had to submit detailed drawings and product details for the architectural committee to review and the contractors had to be approved by our HOA. Following completion the HOA had to inspect and see that the appropriate permits were pulled. It was a very involved process and as homeowners we feel confident that the HOA requirements and guidelines yielded a job well done that has added comfort, reliability and value to our home.

Sincerely,

Dan and Debbie Taylor

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Ice Rink

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Discuss Ice Arena Interlocal Agreement with Snyderville Basin Special Recreation District
(A) Public Input

Suggested Action:

Attachments:

[Ice Arena Interlocal Agreement Staff Report](#)

[Exhibit A: 2004 Ice Arena Interlocal Agreement](#)



City Council Staff Report

Subject: Interlocal Agreement with Basin Recreation
Author: Amanda Angevine, Ice Arena General Manager
Department: Ice Arena
Date: March 3, 2022
Type of Item: Work Session

Summary

The 2004 Interlocal Agreement between Park City Municipal (City) and the Snyderville Basin Special Recreation District (Basin) is up for its contractually obligated three-year review. After several staff level discussions, the Basin remains committed to their \$50,000 annual contribution to the Ice Arena's capital budget, as outlined in the 50-year Interlocal Agreement.

Despite rising costs, inflation, and facility needs that far exceed what was anticipated in the 2004 Interlocal Agreement, the Basin does not support additional funding to share in the capital needs of the Ice Arena beyond their contractual obligation.

Accordingly, staff seeks Council direction on next steps that could include:

1. Approving a three-year extension;
2. Approving a three-year extension with modifications (discussed below); or
3. Identifying a Council liaison to continue discussions with the Basin's Leadership.

Background

In 2001, the City and the Basin announced their intention to jointly develop an indoor ice arena. In 2004, the entities established an interlocal agreement that names the City as the owner and operator of the facility. The sole obligation of the Basin is an annual contribution of \$50,000 for ongoing capital expenditures.

The Basin has contributed \$50,000 annually since the facility's opening in 2006. In 2017, the Basin made an additional one-time payment of \$31,000 towards the replacement of the evaporative condenser. In total, the Basin has paid \$831,115 for the Ice Arena since 2006.

In comparison, the City has spent approximately \$3.9 million, including annual capital contributions of \$50,000 since 2015 to match that of the Basin. The City has also covered \$400,000 for three ice resurfacers and well over \$2.9 million in operational subsidies from the General Fund.

The 2004 Interlocal Agreement requires the parties to review operations and facility funding every three years. Beginning in 2015, Ice Arena team began requesting additional funding to help keep up with inflationary cost increase and the facility's significant capital needs. For example:

- **2015:** The City proactively began to match the Basin's \$50,000 annual contribution to the Capital Reserve Replacement Fund. The City did not request

an increase from the Basin at that time. While the City had not made annual capital contributions prior to 2015, the City regularly paid capital expenses that benefited the Ice Arena using capital funds. Significant items include ice resurfacers (Fleet) and major repairs to the mezzanine.

- **2018:** With equipment aging and to promote energy efficiency goals, the City proactively approved an annual increase of \$30,000 to support ongoing capital needs (bringing our annual allotment to \$80K), and a one-time \$100,000 contribution from the general fund. The purpose twofold – support facilities needs and incentivize the Basin to also enhance their financial support given our level of commitment.
 - The Basin did not increase their annual payment and reaffirmed their commitment to the 2004 Interlocal Agreement.
 - While the City initially approved the increase, the City decided to move forward with \$50,000 annual contributions with a desire to maintain matching funding levels as the Basin.
- **2021/2022:** Since a \$100,000 annual capital commitment (\$50,000 from each entity) remains insufficient to support significant capital investments, staff continued to seek additional funding from the Basin:
 - The current need is approximately for \$132,000 annually, as well as a one-time infusion of \$550,000;
 - The 2022 PCMC budget included \$66,000 and a one-time \$275,000 contribution, in anticipation that the Basin would consider matching new contribution;
 - The one-time allocation anticipates several costly equipment replacements for FY 2024 (refrigeration system and rubber flooring);
 - The Basin does not support increasing their annual payment and reaffirmed their commitment to meeting the intent of the 2004 Interlocal;
 - The Basin is also willing to provide advanced payment of their \$50,000 annual contribution to help forward fund the 2024 capital projects, provided they are credited by 2030.
 - If the Interlocal Agreement is amended, the Basin requests the removal of Section 4.3 (2), to eliminate the review of annual contributions every three years and removing restrictions on how their annual contribution is spent.

Staff seeks Council direction on next steps that could include:

1. Approving a three-year extension;
2. Approving a three-year extension with modifications (discussed below); or
3. Identifying a Council liaison to continue discussions with the Basin's Leadership.

Analysis

Financial Summary, Operating Budget

	Expenses	Revenues	Subsidy	Cost Recovery
2006	\$ 321,326	\$ 161,313	\$ 160,013	50%
2007	\$ 631,680	\$ 407,766	\$ 223,914	65%
2008	\$ 765,285	\$ 403,641	\$ 361,644	53%
2009	\$ 809,901	\$ 457,582	\$ 352,319	56%
2010	\$ 689,737	\$ 459,311	\$ 230,426	67%
2011	\$ 779,222	\$ 597,030	\$ 182,192	77%
2012	\$ 826,081	\$ 687,932	\$ 138,148	83%
2013	\$ 848,861	\$ 648,237	\$ 200,624	76%
2014	\$ 868,714	\$ 785,764	\$ 82,950	90%
2015	\$ 854,227	\$ 770,736	\$ 83,491	90%
2016	\$ 848,720	\$ 753,837	\$ 94,883	89%
2017	\$ 907,307	\$ 824,721	\$ 82,586	91%
2018	\$ 896,345	\$ 837,788	\$ 65,852	93%
2019	\$ 922,124	\$ 845,330	\$ 76,794	92%
2020	\$ 882,361	\$ 700,731	\$ 181,630	79%
2021	\$ 902,239	\$ 640,490	\$ 261,749	71%
2022 Budget	\$ 1,031,668	\$ 913,628	\$ 118,040	89%

Demographic of Ice Arena Users

The Ice Arena is a well-used community and regional facility. The breakdown of zip codes for participants fluctuates slightly year to year depending on whether information is collected via liability waiver or program registration.

The percent of participants from Park City and the Basin increases when looking at programs and leagues versus all activities.

FY 2021 Liability Waiver:

84060 or 84068	84098	Elsewhere in Summit County	Wasatch County	Elsewhere in Utah	Out of State	Total
11%	28%	5%	9%	19%	28%	100%

2022 Early Winter Program:

Zip Code	Area	County	Zip %	Area %
84068	PCMC	4	2%	17%
84060		37	15%	
84098	Basin	68	59%	59%
84033	Other Summit County	0	0%	8%
84036		7	6%	
84017		3	1%	
84055		1	1%	
84024		0	0%	
84061		0	0%	
84032	Wasatch County	16	8%	11%
84049		4	3%	
84082		2	0%	
	Other Utah	0	4%	4%
	Out of State	0	1%	1%
	Total	1847	100%	100%

Adult Hockey League, Current League:

Zip Code	Area	County	Zip %
84068	PCMC	10	13%
84060		29	
84098	Basin	136	45%
84036	Kamas	17	6%
84032	Heber	27	9%
84100s	SL Valley	57	19%
Other	Various	26	9%
Total		302	100%

As you can see, at 59%, Basin residents are the primary participants Ice Arena programs, 45% of our league participants, and just under 30% of all users annually. The Basin's is a major beneficiary from the facility and their ongoing support of the facility given their level of utilization is important to our ongoing success.

Alternatives

1. Approve a three-year renewal of the 2004 Interlocal Agreement with no changes.
2. Approve a three-year renewal of the 2004 Interlocal Agreement and request two changes:
 - a. Forward fund Basin's contribution in FY 2024 and reduce payments in FY 2025-2030, ensuring the total contribution does not exceed the value of \$50,000 annually. Payments in 2030 return to \$50,000 annually.

- b. Eliminate Section 4.3 (2), of the 2004 Interlocal Agreement, removing the review of funding and Use Guidelines every three years, and eliminating spending restrictions on Basin's contributions.
3. Direct staff to include Council members in further discussions with the Basin's leadership team.

Exhibits

- A 2004 Interlocal Agreement

Interlocal Cooperative Agreement for Regional Ice Facility

THIS INTERLOCAL COOPERATIVE AGREEMENT (this "*Agreement*") is entered into effect August 26, 2004 by **SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT** (the "*District*"), and by **PARK CITY MUNICIPAL CORPORATION** (the "*City*"), each political subdivisions of the State of Utah (collectively referred to herein as the "*Parties*"), for the purpose of outlining responsibilities associated with the cooperative construction and operation of a recreational ice facility.

RECITALS:

A. UTAH CODE ANN. § 11-2-1 authorizes governmental entities such as the Parties to designate, acquire, equip, operate and maintain public recreational facilities.

B. The "Interlocal Cooperation Act," UTAH CODE ANN. §§ 11-13-101 to -313, as amended (the "*Act*"), enables governmental entities such as the Parties to cooperate with each other on the basis of mutual advantage to more efficiently provide governmental facilities, services and improvements to the general public, including, without limitation, public recreational facilities.

C. The Parties are each committed to promoting the health and welfare and enhancing the quality of life for their citizens.

D. In furtherance of those purposes, the Parties desire to jointly develop an ice skating facility available to the public (the "*Ice Facility*"), to enhance recreational opportunities within the geographical region where both are situated (the "*Region*"), thereby promoting the health, safety and welfare of their citizens.

E. The Parties have each determined that the Ice Facility will prove a valuable asset to their respective constituents and the development thereof is fully consistent with their respective institutional missions and the public interest.

F. Park City voters, via special bond election held November 6, 2001, authorized the City to issue general obligation bonds in an amount not to exceed Four Million Dollars (\$4,000,000.00) to construct an ice facility and make park improvements (\$2,000,000.00 to be used for the Ice Facility and \$2,000,000.00 for use towards other park improvements). The City's use of such bond proceeds to construct, maintain, own, and operate the Ice Facility pursuant to this Agreement is intended to fulfill the City's obligations to construct an ice facility pursuant to said bond election.

G. District voters, in a special bond election held on November 6, 2001, authorized the District to issue general obligation bonds ("the Bonds") for the purpose of acquiring, constructing and equipping an ice rink and other recreation facilities, and the District intends to use funds received as proceeds from the sale of the Bonds for the District share of the cost of the initial construction of the Ice Facility subject to this Agreement to fulfill the obligation of the District to provide the Ice Facility authorized in the special bond election.

H. This Agreement shall not become effective until it is first approved by resolution of the District Administrative Control Board (the “*District Board*”) and of the City’s City Council, as evidenced by the execution hereof by the appropriate officers of the District and the City.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, the Parties’ mutual covenants and undertakings, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows in compliance with and pursuant to the provisions of the Act:

ARTICLE 1 DEFINITIONS; INTERPRETATION

Section 1.1. **Definitions.** In this Agreement and any amendments hereto, the following terms shall have the meanings specified below:

“*Act*” shall mean the Interlocal Cooperation Act, UTAH CODE ANN. §§ 11-13-101 to -313, as amended.

“*Agreement*” shall mean this “Interlocal Cooperative Agreement for Regional Ice Facility.”

“*City*” shall mean Park City Municipal Corporation and its successors.

“*District*” shall mean Snyderville Basin Special Recreation District and its successors.

“*Parties*” shall mean both the City and the District collectively

“*Ice Facility*” shall mean the regional ice rink and associated required parking facility designed, constructed, and operated pursuant to this Agreement. As used herein, “Ice Facility” shall not include the City-owned real property upon which the regional ice rink will be located.

“*Lease*” shall mean any lease, sublease, operating, management or similar agreement affecting the Ice Facility.

“*Net Operating Deficit*” shall mean the negative difference between all revenues and all expenditures of the Ice Facility, with the exception of general obligation bond debt payments of the District and the City.

“*Net Operating Profit*” shall mean the positive difference between all revenues and all expenditures of the Ice Facility, with the exception of general obligation bond debt payments of the District and the City.

“*Ice Facility Reserve Fund*” shall mean the monies set aside to cover any operating budget deficits.

“Capital Replacement Reserve Fund” (CRRF) shall mean the monies set aside to fund Capital Equipment Replacement and capital improvements as needed from time to time for long-term upkeep of the Ice Facility.

“Expansion Fund” shall mean the monies set aside to fund future Ice Facility expansion which may include but are not limited to contributions by the Parties, and/or grants and gifts.

“Use Guidelines” shall mean operating goals and objectives of the Ice Facility, as outlined by both Parties. They are intended to serve as advisory guidelines.

Section 1.2. **Interpretation.** This Agreement, except where the context by clear implication herein otherwise requires, shall be construed as follows:

- (a) Definitions include both singular and plural;
- (b) Pronouns include both singular and plural and cover both genders; and
- (c) The captions or headings of this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provision, article or section of this Agreement.

ARTICLE 2

DESIGN, PLANNING AND CONSTRUCTION RESPONSIBILITIES

Section 2.1. **Intent:** The Parties recognize the value in combining financial resources to jointly construct, maintain, and operate the Ice Facility. The Parties also recognize the potential challenges of having multiple parties involved in the planning, design and construction. Therefore, given the contribution of land by the City and the nature of the larger proposed recreation complex project and the City ownership, the Parties agree that the City shall solely own the Ice Facility and will take the lead in the design, planning and construction of the Ice Facility. The City will involve District representatives in all stages of the design and construction phase so that District recommendations can be taken into consideration by the City. The District recommendations will be considered advisory only and shall not be controlling.

Section 2.2. **City Responsibilities.** The City will:

- (a) Complete all preliminary planning steps, to include site surveys, wetland studies, environmental reviews, and regulatory compliance coordination.
- (b) Complete all action steps related to annexing the City-owned property into the City limits.
- (c) Prepare and administer all RFP’s, professional service contracts, and construction agreements necessary to complete the design and construction of the Ice Facility.
- (d) Select and retain the services of an ice facility consultant who will be available for consultation during design and construction phases of the Ice Facility. The City will also actively seek to hire a General Manager of the overall recreation complex who has a background in ice facility management. It will be the City’s desire to select and phase in the hiring schedule of the General Manager so as to allow involvement in the planning and construction phases.

- (e) Prepare project and construction budgets that will define the anticipated costs associated with the Ice Facility.
- (f) Contribute all necessary land and \$2 million dollars towards the capital costs of designing, constructing and outfitting the Ice Facility.
- (g) Invite the District to participate and add recommendations in each of the above steps in an advisory capacity.
- (h) Budget annually and contribute a minimum of \$50,000 a year to the Operating Subsidies outlined in Section 4.3.
- (i) Provide to the public reasonable access to the ice rink located at the Park City Recreation Complex, which it operates and maintains. The City will make best efforts to balance local programming with tourist related revenue producing events. Efforts will be made to track direct and indirect benefits of hosting events. As a guideline, the City will look to reduce the operating deficit by promoting and hosting events. Local programming should not be negatively interrupted for events that do not see a net profit through direct and indirect revenues.

Section 2.3. District Responsibilities: The District will:

- (a) Appoint a representative(s) to assist the City in various design and construction stages outlined in Sections 2.1 and 2.2 herein.
- (b) Contribute \$2 million dollars towards the capital costs of designing, constructing and outfitting the Ice Facility.
- (c) Budget annually and contribute a minimum of \$50,000 a year to the Operating Subsidies outlined in Section 4.3.

Section 2.4. If after thirty (30) days written notice from the District and opportunity to cure, the City fails to budget and contribute the funds committed under the terms of this Agreement, then the District shall have the right to terminate this Agreement as provided in Articles 6 and 8 herein.

Section 2.5 If after thirty (30) days written notice from the City and opportunity to cure, the District fails to budget and contribute the funds committed under the terms of this Agreement, then this Agreement shall automatically terminate and the District shall forfeit all benefits and rights conferred upon the District and residents of the District by this Agreement, including but not limited to the balanced fee benefit provided at Section 5.3 and any claim or right to assets and/or remuneration pursuant to Article 6.

ARTICLE 3 FACILITY DESCRIPTION; FINANCIAL ISSUES

Section 3.1. **Description of the Facility.** The Ice Facility shall be owned solely by the City and will be located on City-owned land near the State Route 248 / Highway 40 interchange (Quinn's Junction). The facility area description and listing of minimum building components are described in greater detail in Exhibit "A" of this Agreement. No title or interest in the City-owned real property upon which the Ice Facility will be located shall transfer or otherwise vest in the District as a result of this Agreement.

8-26-2004

Section 3.2. **Initial Capital Contributions.** In addition to City owned land, each Party agrees to fund \$2 million dollars toward the design, planning, construction and initial outfitting of the Ice Facility. By December 1, 2004, each Party will secure and have available funds of no less than \$2 million dollars to contribute towards the above outlined costs. The Parties agree that all work associated with Ice Facility improvements and outfitting of the Ice Facility will be paid for through use of the initial capital contributions and any monies raised through fundraising. Costs include, but are not limited to, surveys, legal descriptions, title reports, architectural design fees, construction costs, construction management fees, furniture, fixtures and equipment. Capital equipment shall include items defined in Exhibit "B". The CRRF will provide for Ice Facility repair and Ice Facility upgrades.

- (a) **Breakdown of Initial Capital Allocations** - The Parties agree that with the known funds available, the initial capital contributions will be divided as follows:
 - 1. Construction Costs = \$3.5 million
 - 2. Design & Outfitting Costs = \$.5 million
 - Total = \$4 million
- (b) **Review Period** – The City and District will meet upon completion of design development drawings to review cost estimates and options given the project budget of \$4 million dollars. Discussions at this time will evaluate the ability to deliver the project within budget or whether an amendment to this Agreement is necessary.
- (c) The Parties agree to address projected shortfalls prior to construction bid advertisement through reduction in scope and/or through capital campaign efforts. Amendments to this Agreement pursuant to Section 9.12 may be necessary.
- (d) In the event cost estimates exceed available funds, the Parties agree to value engineer the project, which may include further reductions in scope.

ARTICLE 4 OPERATION OF THE ICE FACILITY

Section 4.1. **Management.** The City will oversee management and operation of the Ice Facility and overall Quinn's Junction Recreation Complex. A professional ice facility manager (the "*General Manager*") will be hired as required by Section 2.2.d. above, employed by the City and be responsible for managing the Ice Facility.

Section 4.2. **Annual Budget.** An annual budget breaking down the costs of operating the Ice Facility will be prepared by the General Manager and incorporated into the City's overall budgeting system, in accordance with Section 4.3, below.

Section 4.3. Operating Contributions.

(a) Annual Net Operating Deficit/Profit. The Parties acknowledge the expectation that the Ice Facility will not achieve 100% cost recovery on the operating costs through revenues generated by the Ice Facility. A long-range plan of minimizing the operating deficits and targeting a break-even or possibly a net operating profit will be a goal of the General Manager. In the event that there is a Net Operating Profit, the City will accumulate that profit into an undesignated fund balance to offset future net operating deficits. The Parties agree as follows:

(1) Funds. The City shall create three funds ("Funds") for the purpose of reducing the anticipated annual Net Operating Deficit (Ice Facility Reserve Fund), and accumulating monies for the Capital Replacement Reserve Fund (CRRF) and Expansion Fund. Said funds may be augmented through grant applications and other sources. The funds will be placed in interest-bearing accounts managed by the City, in accordance with rules of the State Money Management Act, UTAH CODE ANN. §§ 51-7-1, *et seq.*

(2) Annual Operating Subsidies.

- i. City Responsibilities. The City will annually budget for and contribute a minimum of \$50,000 per fiscal year into the Funds in accordance with Subsection v. below. The City will track and report on the Ice Facility's budget performance.
- ii. District Responsibilities. The District will budget for and contribute a minimum of \$50,000 per fiscal year into the Funds, in accordance with Subsection v. below. It is understood by the Parties that the District intends to generate contributions through RAP tax grant applications by the SBSRD in the first two years of operation. In the event that RAP tax proceeds exceed \$50,000 in the first two years of operation, the SBSRD will commit an additional 50% of any RAP receipts in excess of the \$50,000 minimum. In subsequent years, the District's contribution will not be more or less than \$50,000 per year even with fluctuations in the Ice Facility budget, unless amended pursuant to item v. set forth below. It is also understood by the Parties that should RAP tax grants be unavailable to the District, then the District will contribute their minimum \$50,000 annual payment through other funding mechanisms.
- iii. The allocation of the District contribution will be distributed based on the "District's Annual Payment Distribution Schedule" as outlined within Exhibit B pursuant to the following order of priority in the three basic categories of:
 1. Ice Facility Reserve Fund
 2. Capital Replacement Reserve Fund
 3. Expansion Fund
- iv. The District and City commit to making funding contributions under the following schedule, or as otherwise agreed to by the Parties with the intent that the contributions generally occur during the first two years of Ice Facility operations:

- a. First Payment – December 15, 2005, or 6 months prior to scheduled facility completion date, whichever comes later.
 - b. Second payment – by December 15, 2006
 - c. Subsequent years – by December 15th of each subsequent year
 - v. The District and the City agree to review the amount of annual contributions and Use Guidelines every third year following the opening of the Ice Facility and to mutually agree upon allocations to the Ice Facility Reserve Fund, the CRRF and the Expansion Fund.
 - a. The review will include a specific evaluation of the allocation to the Ice Facility Reserve Fund, and the allocation to the CRRF to verify growth in the CRRF through an annual transfer to be specified as a line item in the Ice Facility budget. It is the long-term goal of the District for their annual contribution to go to the CRRF and Expansion fund.
 - b. Any withdrawal from the CRRF by the City will require notice to the District. Fund activity and balance will be reported annually as a part of the City's annual independent audit.
- (3) Ongoing Maintenance. The Parties anticipate that the City will recover (to the extent possible) the Ice Facility's maintenance costs through user fees, as assisted by the Parties' annual contributions and the accumulated Ice Facility Reserve Fund. The Parties Agree that the CRRF may be used for Ice Facility replacement items that carry a useful life of more than one year and have a minimum cost of \$1,000.
- (4) The City will set fees and program activities for the Ice Facility in conformance with the terms of this Agreement and utilizing Exhibit C – "Use Guidelines" as a tool to assist in determining the right mix and balance of operating fees and activity schedules.
- (5) Fundraising. In addition to revenue generation through traditional user fees and concessions, the City & District shall endeavor to increase revenues through efforts to obtain sponsorships, individual donations, and various charitable contributions. Acceptable means of revenue generation include, but are not limited to, dasher board and program advertising, sponsorships and grant writing.

ARTICLE 5 REPRESENTATIONS AND WARRANTIES

Section 5.1. **Filing of Agreement.** The Parties each covenant that this Agreement shall be filed with its keeper of records as required by the Act.

Section 5.2. **No Litigation.** The Parties each represent and warrant that there is no litigation or legal or governmental action, proceeding, inquiry or investigation pending or threatened to which the District or the City, as applicable, is a party or to which any of its property is subject which, if determined adversely to such Party, would individually or in the aggregate (a) affect the validity or the enforceability of this Agreement, or (b) otherwise materially adversely affect such Party's ability to comply with its obligations hereunder.

Section 5.3. Residents of the District shall not be charged any cost for the use of the Ice Facility in excess of the cost paid by residents of the City for the use of the Ice Facility. City residents shall not be granted discounts or any other economic reduction in the cost of use not equally available to residents of the District for use of the Ice Facility. The intent of this provision is to make access to and use of the Ice Facility for residents of the District equal to the costs and terms for access to and use of the Ice Facility for City residents during the period this Agreement is in force.

ARTICLE 6 TERM; TERMINATION

Section 6.1. **Term.** This Agreement shall be in full force and effect and be legally binding upon the Parties only after its execution, following approval by resolution by the District Administrative Control Board and the City's City Council and shall run for a term of fifty (50) years or the maximum duration allowed by Utah Code Ann. § 11-13-216, as amended, if such maximum duration exceeds fifty (50) years.

Section 6.2. **Termination.** Unless terminated pursuant to the default provisions at Sections 2.4 and 2.5 and Article 8 herein, or upon expiration of the term of this Agreement pursuant to Section 6.1 herein, this Agreement may be terminated only via amendment to this Agreement duly executed by the Parties pursuant to Section 9.12 herein.

Section 6.3. **Disposition of Assets Upon Termination.** Upon termination of this Agreement pursuant to Section 6.2 herein, the Parties hereby agree that the City shall retain all ownership, use, and control rights to the Ice Facility and that the City shall pay to the District a settlement amount equal to the depreciated value of the District's total capital contributions pursuant to this Agreement.

ARTICLE 7 INDEMNIFICATION; INSURANCE

Section 7.1. **Indemnification.** The Parties are governmental entities under the "Utah Governmental Immunity Act" (UTAH CODE ANN. § 63-30-1, *et seq.*) (the "*Immunity Act*") and shall enjoy all of the immunities, benefits and protections thereunder. Consistent with the terms of the

Immunity Act, and as provided herein, the District, the City each are responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees.

Section 7.2. **Insurance.** The City shall maintain public liability and Building and Contents Insurance as required by approved City standards.

ARTICLE 8 DEFAULT

A Party shall be in default under this Agreement if it fails to perform any obligation hereunder within thirty (30) days after written demand by the other Party. Upon a Party's uncured default hereunder, the non-defaulting Party shall be entitled to pursue any and all remedies available at law or in equity. Prior to terminating this Agreement for default pursuant to Section 2.4 or 2.5 herein, the non-defaulting Party shall deliver written notice of its intent to terminate the Agreement to the Party in default. If the Party in default fails to cure the default within thirty (30) days of such notice, this Agreement shall automatically terminate.

ARTICLE 9 GENERAL PROVISIONS

The following provisions also are integral to this Agreement:

Section 9.1. **Applicable Law.** The provisions of this Agreement shall be governed by and construed in accordance with the laws of the state of Utah.

Section 9.2. **Integration.** This Agreement merges and supersedes all prior negotiations, representations and agreements between the Parties relating to the subject matter hereof and constitutes the entire contract between the Parties.

Section 9.3. **Time.** Time is the essence hereof.

Section 9.4. **Survival.** All agreements, covenants, representations and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

Section 9.5. **Waiver.** No failure by a Party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any Party may, by notice delivered in the manner provided in this Agreement, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenant of any other Party. No waiver shall affect or alter the remainder of this Agreement but each and every other covenant, agreement, term and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring breach.

Section 9.6. **Rights and Remedies.** The rights and remedies of the parties hereto shall not be mutually exclusive, and the exercise of one or more of the provisions of this Agreement shall not preclude the exercise of any other provisions hereof.

Section 9.7. **Severability.** In the event that any condition, covenant or other provision hereof is held to be invalid or void, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

Section 9.8. **Litigation.** If any action, suit or proceeding is brought by a Party against the other Party with respect to a matter or matters covered by this Agreement, all costs and expenses of the prevailing party incident to such proceeding, including reasonable attorneys' fees, shall be paid by the nonprevailing party. Unless otherwise expressly provided in this Agreement, no breach of this Agreement shall entitle any party to unilaterally cancel, rescind or terminate this Agreement; but such limitations shall not affect in any manner any other rights or remedies which either party may have by reason of any such breach.

Section 9.9. **Exhibits.** All exhibits annexed to this Agreement are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

Section 9.10. **Counterparts.** This Agreement may be executed in several counterparts, any one of which shall be regarded for all purposes as one original.

Section 9.11. **Further Acts.** The Parties agree that they will execute any and all deeds, instruments, documents and resolutions or ordinances necessary to give effect to the terms of this Agreement.

Section 9.12. **Amendment.** This Agreement shall not be modified or amended except in writing, which shall be signed by the duly authorized representative of each of the Parties after the adoption of a resolution by their respective governing bodies approving the modification or amendment, provided, however, that if the Parties have outstanding debt, no amendment to this Agreement may be made which would have a material adverse impact on the debtors without the prior consent of said debtors.

Section 9.13. **Assignment.** Neither Party may assign any interest herein without consent of the other Party and receipt by the City and the District of an opinion of counsel to the effect that such assignment is authorized under the Act. The terms of this Agreement shall inure to the benefit of and be binding upon the respective representatives and successors of the Parties.

Section 9.14 **Notices.** Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within two days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the Parties as set forth below:

8-26-2004

If to the District:

Snyderville Basin Special Recreation District
Attention: District Administrator
P.O. Box 980127
Park City, UT 84098

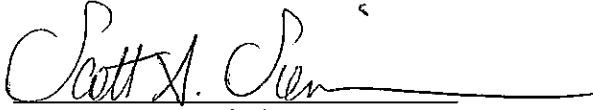
If to the City:

Park City Municipal Corporation
Attention: City Manager
P.O. Box 1480
Park City, UT 84060

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

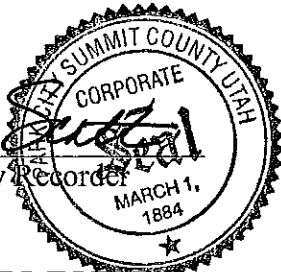
ATTEST:

SNYDERVILLE BASIN SPECIAL
RECREATION DISTRICT


Scott Siemon, Clerk

 8/31/04
Tim Douglas, Board Chair

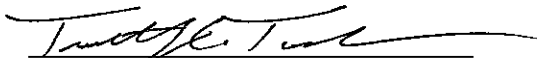

Janet M. Scott City Recorder



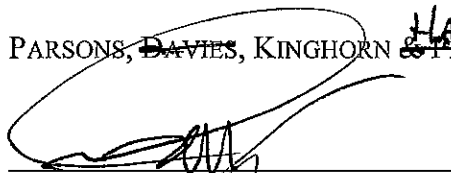
PARK CITY MUNICIPAL
CORPORATION


Dana Williams, Mayor

APPROVED AS TO FORM:


Timothy C. Twardowski,
Assistant Park City Attorney

PARSONS, ~~DAVIES~~, KINGHORN & ~~PETERS~~ ^{HARRIS}


Gerald H. Kinghorn,
Attorney for the Snyderville Basin
Special Recreation District

8-26-2004

Exhibit A

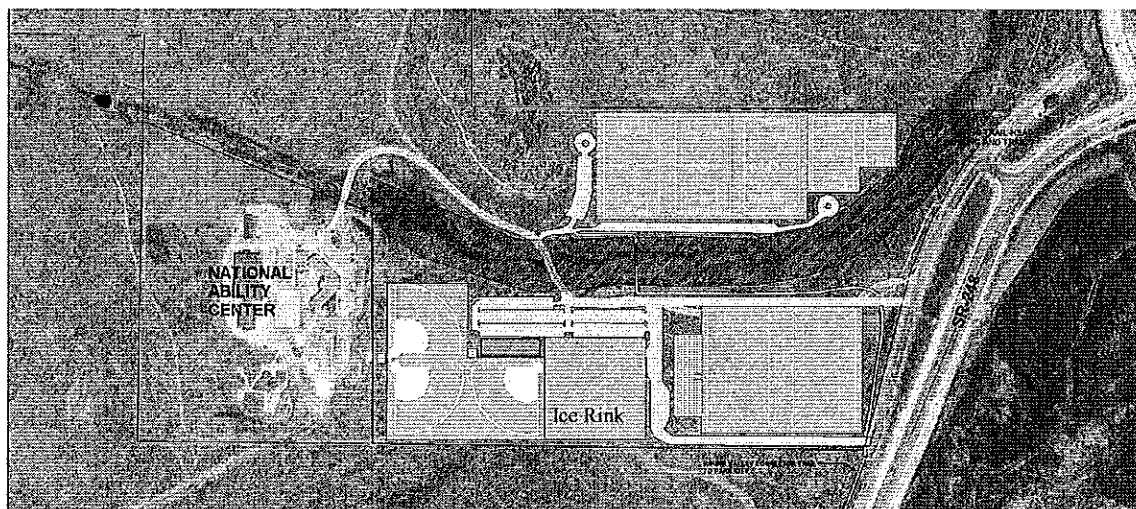
Ice Facility Area Description, Components, Concept Drawing

I. Area Description:

The Ice Facility will be located on City-owned land near the State Route 248 / Highway 40 interchange (Quinn's Junction).

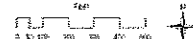
II. Ice Facility Components:

- a) Initial construction is proposed to include a minimum:
 - (1) 100' x 200' enclosed ice sheet
 - (2) Bleacher seating (200-300, plus slab space to allow for temporary bleacher seating for an additional 300-400).
 - (3) Four Team locker rooms, 1 ref/family,
 - (4) restrooms for a minimum of 600,
 - (5) concession area for skate rentals and sharpening
 - (6) entry vestibule/ticket sales/warming area
 - (7) food and pro shop "flex space,"
 - (8) mechanical and zamboni storage
 - (9) meeting/party room(s)
 - (10) Office Space
- b) Conceptual Drawing:



PROPOSED RECREATION COMPLEX

PARK CITY
RECREATION COMPLEX
DRAFT



8-26-2004

Exhibit B

Estimated Initial Furnishings, Fixtures & Equipment

Ice Resurfacers (Zamboni)	1	\$	90,000.00
Edger for ice Maintenance	1	\$	4,000.00
Flooding hoses/ shovels/squeegees		\$	1,000.00
Ice Painting Equipment	1	\$	2,500.00
Hockey Nets (pairs)	2	\$	3,000.00
Scoreboard	1	\$	9,500.00
Handtools and Hardware		\$	3,500.00
Floor Scrubber	1	\$	6,000.00
Vacuum and Cleaning tools		\$	1,500.00
Ladders		\$	1,500.00
Concession Equipment		\$	45,000.00
Chairs & tables		\$	25,000.00
Smallwares		\$	25,000.00
Phone system	1	\$	20,000.00
Computers		\$	10,000.00
Office Furniture		\$	10,000.00
Cash Registers		\$	2,500.00
Specialty Audio / Video Equipment		\$	-
Photocopiers/Fax machines	1	\$	15,000.00
Rental Skates / Helmets	600 pair	\$	45,000.00
Skate Aides	50	\$	2,500.00
Skate Sharpening Machines	2	\$	20,000.00
TOTAL		\$	342,500.00

Estimated Capital Replacement Lifespans per Equipment Type

Equipment	Life Expectancy/yr	Cost	Comments	40 Year Life Cycle cost
Zamboni	10	\$90,000.00	Trade in Value (\$25,000.00)	\$195,000.00
Ice Edger	5	\$4,000.00		\$28,000.00
Hockey Nets	5	\$1,500.00		\$10,500.00
Scoreboard	20	\$10,000.00	Trade in Value (\$2,000.00)	\$8,000.00
Compressors	3	\$4,000.00	(2 compressors) Rebuilt on 3 year cycle	\$104,000.00
Chiller	20	\$50,000.00	Total Replacement	\$50,000.00
Condenser	20	\$45,000.00	Total Replacement	\$45,000.00
Coolant Pumps	15	\$5,000.00	Replacement	\$12,500.00
Dehumidifier	10	\$20,000.00	Desiccant Wheel Replacement	\$60,000.00
HVAC Units	20	\$15,000.00	Estimate 4 Units	\$60,000.00
Water Heaters	10	\$10,000.00	Estimate 2 Units	\$60,000.00
Rubber Skaters Flooring	10	\$50,000.00	Replacement of flooring in High Traffic Areas	\$150,000.00
Rental Skates	10	\$75.00pr.	Replace 50% of inventory every 5 years	\$67,500.00
Skate Sharpener	10	\$10,000.00	Trade In Value \$1000.00	\$54,000.00

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Estimated Capital Replacement Costs by Year

(based on 40-year life cycle)

Year	Equipment Needed	Notes	Individual Equip. Cost	TOTAL COST FOR YEAR
3	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
5	Ice Edger		\$4,000	
	Hockey Nets		\$1,500	\$5,500
6	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
9	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
10	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	
	Zamboni		\$90,000	
	Dehumidifier	Desiccant Wheel Replacement	\$20,000	
	Water Heaters	Estimate 2 Units at \$10,000 each	\$20,000	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	\$50,000	
	Rental Skates	Three hundred skates at \$75/pair (replace 50% of inventory every 5 years)	\$22,500	
	Skate Sharpener	Two sharpeners at \$10,000 each	\$20,000	\$228,000
12	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
15	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	
	Compressors	Two compressors at \$4,000 each	\$8,000	
	Coolant Pumps	Replacement	\$5,000	\$18,500
18	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
20	Skate Sharpener	Two sharpeners at \$10,000 each	\$20,000	
	Rental Skates	Three hundred skates at \$75/pair (replace 50% of inventory every 5 years)	\$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	\$50,000	
	Water Heaters	Estimate 2 Units at \$10,000 each	\$20,000	
	Dehumidifier	Desiccant Wheel Replacement	\$20,000	
	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	
	Zamboni		\$90,000	

8-26-2004

	Scoreboard		\$10,000	
	Chiller	Total Replacement	\$50,000	
	Condenser	Total Replacement	\$45,000	
	HVAC Units	Estimate 4 Units at \$15,000 each	\$60,000	\$393,000
21	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
24	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
25	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	\$5,500
27	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
30	Skate Sharpener	Two sharpeners at \$10,000 each	\$20,000	
	Rental Skates	Three hundred skates at \$75/pair (replace 50% of inventory every 5 years)	\$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	\$50,000	
	Water Heaters	Estimate 2 Units at \$10,000 each	\$20,000	
	Dehumidifier	Desiccant Wheel Replacement	\$20,000	
	Coolant Pumps	Replacement	\$5,000	
	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	
	Compressors	Two compressors at \$4,000 each	\$8,000	
	Zamboni		\$90,000	\$241,000
33	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
35	Hockey Nets		\$1,500	
	Ice Edger		\$4,000	\$5,500
36	Compressors	Two compressors at \$4,000 each	\$8,000	\$8,000
39	Compressors	Two compressors at \$8,000 each	\$8,000	\$8,000
40	Skate Sharpener	Two sharpeners at \$10,000 each	\$20,000	
	Rental Skates	Three hundred skates at \$75/pair (replace 50% of inventory every 5 years)	\$22,500	
	Rubber Skaters Flooring	Replacement of flooring in high-traffic areas	\$50,000	
	Water Heaters	Estimate 2 Units at \$10,000 each	\$20,000	
	HVAC Units	Estimate 4 Units at \$15,000 each	\$60,000	
	Dehumidifier	Desiccant Wheel Replacement	\$20,000	
	Condenser	Total Replacement	\$45,000	
	Chiller	Total Replacement	\$50,000	
	Scoreboard		\$10,000	

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Hockey Nets	\$1,500	
Ice Edger	\$4,000	
Zamboni	\$90,000	\$393,000

Grand Total of Costs for 40 years **\$1,378,000**

* Forecasted expenditures include costs in year 40 that would extend the itemized equipments respective lifespan one more cycle.

District's Annual Payment Distribution Schedule

Year	Operating Deficit Contrib. (%)	Estimated Op Deficit Dollar Contrib	District CRRF Contrib. (%)	Estimated CRRF Contribution In \$	Estimated CRRF \$ need per above	District Expansion Fund (%)	Estimated Expansion Contribution In \$
1 - 2	90%	\$90,000	10%	\$10,000	\$0	0%	\$0
3 - 6	0%	\$0	75%	\$150,000	\$21,500	25%	\$50,000
7 - 10	0%	\$0	75%	\$150,000	\$236,000	25%	\$50,000
11-15	0%	\$0	75%	\$187,500	\$26,500	25%	\$62,500
16-20	0%	\$0	75%	\$187,500	\$401,000	25%	\$62,500
21-25	0%	\$0	50%	\$125,000	\$21,500	50%	\$125,000
26-30	0%	\$0	50%	\$125,000	\$249,000	50%	\$125,000
31-35	0%	\$0	50%	\$125,000	\$13,500	50%	\$125,000
36-40	0%	\$0	50%	\$125,000	\$409,000	50%	\$125,000
Totals		\$90,000		\$1,185,000	\$1,378,000		\$725,000

* May be amended per Section 4.3.2.v.

Exhibit C

Use Guidelines

The purpose of these Use Guidelines is to provide for the shared use of the Ice Facility for all Park City and Snyderville Basin residents, according to the parameters set forth herein, and to designate the rights and responsibilities of the Parties regarding the shared use of the Facilities.

1. User fees for City and District users shall be the same. At such time as it may occur that Summit County contributes capital and/or operational funding, the Parties will consider a similar County-wide User Fee.

2. The City agrees to provide to the public reasonable access to the ice rink located at the Park City Recreation Complex, which it operates and maintains. The City will make best efforts to balance local programming with tourist related revenue producing events. Efforts will be made to track direct and indirect benefits of hosting events. As a guideline, the City will look to reduce the operating deficit by promoting and hosting events. Local programming should not be negatively interrupted for events that do not see a net profit through direct and indirect revenues.

3. The Parties agree that it is acceptable for ice programming operations to commence on a seasonal schedule, October through April each year. At such time that the Facility's General Manager and City can project a net benefit to the budget for year-round ice operations, the decision will rest with the decision making authority of the City.

4. The Parties agree that prior to Ice Facility occupancy they will develop and adopt Ice Facility Use Policies that shall further define and refine the operational aspects of this Attachment C. The Ice Facility Use Policies shall govern the use of the Ice Facility by all persons and groups. The Parties may alter, change, and add any rules they deem necessary to protect the public and to operate and maintain the facility at a standard acceptable to the Parties.

5. Concessions and Pro-shop Revenues. The Parties agree that the General Manager will allocate concession and pro-shop revenues in a manner consistent with the activity driving the revenue collection. Additionally, the Parties understand that the capital improvement costs associated with any upgrades to the Ice Facility design for areas such as the pro shop and concessions area for the purposes of enhancing the use of the outside fields, will be funded from the associated Fields construction budget.

6. Event Revenues. Ticket prices, if any, for an event will be determined by the entity scheduling that event and all ticket revenues shall be the property of the scheduling entity, or as otherwise agreed to between the scheduling entity and the City. Upon consent of the City, concessions may be sold at the option of the entity scheduling the event. If the scheduling entity retains concession revenues received at its events, it is responsible for payment of all applicable taxes.

7. Taxes. Taxes, if any, due on ticket sales will be paid by the entity scheduling the event for which tickets were sold.

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8. Suitable Use. The parties will use the Ice Facility only in the manner for which they were constructed, and will not make any permanent or substantial physical change to the Ice Facility without first obtaining written approval of the City and District.

9. Maintenance, Repairs and Utilities. The City shall arrange and pay all costs for the janitorial, utilities, garbage collection, repairs and maintenance on the Ice Facility.

10. Compliance with Applicable Law: The City and the District agree that Ice Facility Uses will comply with all applicable federal, state and local government laws, regulations, and orders. If a specific event or activity would violate any such law, regulation or order the Parties will take all steps necessary to comply therewith, including canceling the event if compliance is not possible.

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Recreation

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

Consideration to Adopt Resolution No. 02-2022, a Resolution Setting Forth a Policy for Park City Cemetery Operations and Services and Repealing and Replacing Resolution No. 06-2018 in its Entirety

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Cremation Garden Staff Report](#)

[Exhibit A: Cemetery Cremation Garden Resolution](#)



City Council Staff Report

Subject: Park City Cemetery
Author: Heather Todd, Acting Cemetery Sexton
Ken Fisher, Recreation Director
Department: Recreation
Date: March 3, 2022
Type of Item: Legislative

Recommendation

- Consideration to repeal and replace Resolution No. 06-2018, a resolution setting forth a policy for Park City Cemetery operations and services in its entirety, with Resolution No. 02-2022, changing the policy to include policies relevant to the new Cremation Garden.
- Phase 1 of the approved Cremation Garden is scheduled for completion in the spring of 2022. Recreation and Parks are preparing procedures for the sale of products to be available in time with the completion of the garden construction.
- At this time, due to the limited availability within the cemetery, we do not intend to offer non-resident sales for the cremation garden.

Background

- The Park City Cemetery began in 1892 when the Snyder Family sold approximately 4.2 acres to the City for \$300. The Cemetery expanded in 1922 with the realignment of Kearns Blvd, and again in 1991 when the City Council allocated \$100,000 to increase the Cemetery property to the current nine acres.
- The Cemetery's current capacity is approximately 4,000 individual gravesites.
- In 1993, Council approved 100 plots for non-residents to purchase. By October 2006, the plots were sold. In 2006, there were 300 plots for purchase and staff estimated that the Cemetery would sell out by 2043. The November 21, 2006, staff report can be accessed [here on pg 8](#)
- In 2013, Memorial Walls were added, adding 338 plaque locations. The Memorial Walls are available to both residents and non-residents. To date, 76 are sold. These walls do not offer space for cremation burials.
- In March 2018, City Council limited plot sales to immediate need only in order to slow the sale and reservation of plots due to constrained supply. [Resolution 06-2018](#)
- In 2018, the City conducted a Sonar Search of Section B (Southwest corner) as a potential expansion area. Results were inconclusive. Staff believes this area is not viable for full casket burial expansion due to unidentifiable ground disturbance discovered in the search and due to historical knowledge of the area.
- In 2020, City Council approved the construction of the Cremation Garden. Council also supported exploring full casket burial expansion options. [November 12, 2020 Council Meeting](#)
- There are currently 6 lawn plots (full casket) remaining for purchase. We project that all plots will be sold by the conclusion of 2022.

Funding

- There is currently \$108,413.00 in CIP #0292 Cemetery Improvements for the development of a Cemetery Master Plan.
- The Master Plan will include cremation niches located around the exiting gazebo and additional exploration of full casket burial options.
- At this time, we have only purchased granite garden products for the first phase. Once we determine which products are popular and funds are available via current product sales revenue, additional product will be purchased as needed.
- The fees proposed below represent a 70% mark up from our purchase price and include a comparison of what Provo, St. George, and South Jordan charge for similar products. The 70% mark up covers the City's cost of perpetual care and maintenance of the surrounding land and landscaping.

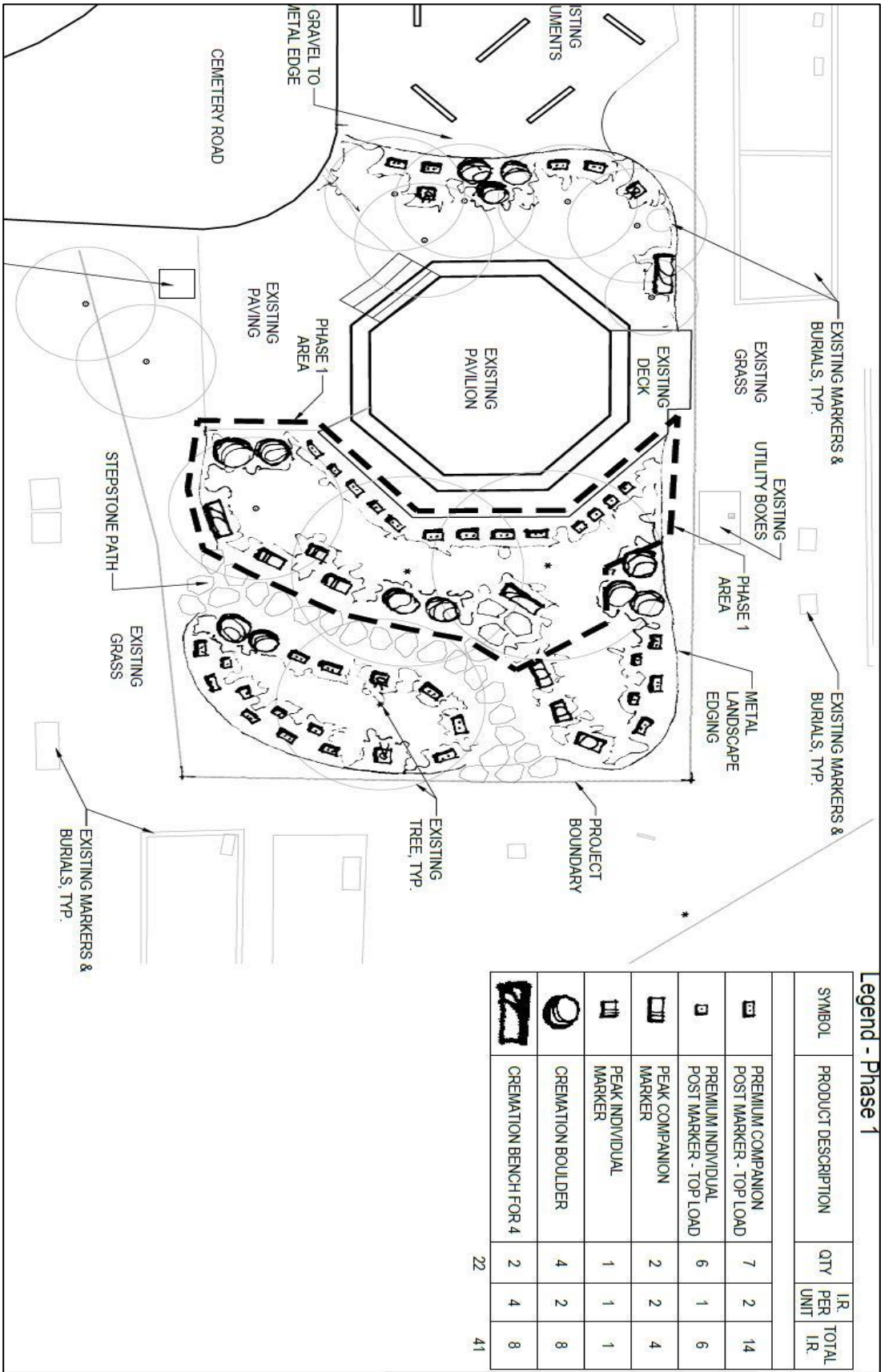
Cremation Product Fee Comparison					
	Our Cost	70%	Provo	St. George	South Jordan
Companion Products					
Premium Post	\$311	\$530.00	\$650.00	\$700.00	\$1,795.00
Peak Marker	\$576	\$980.00			\$1,150.00
Boulder	\$800	\$1,360.00	\$1,200.00		\$2,750.00
Bench	\$615	\$1,045.00	\$2,500.00		\$8,500.00
Pedestal Foundation		\$300.00			
Individual Products					
Premium Post	\$179	\$300.00	\$450.00	\$350.00	\$1,090.00
Peak Marker	\$311	\$530.00			\$1,520.00
Open & Closing					
Urn Capsuls	\$100.00	Included in Open & Closing Fee	\$100.00	\$100.00	\$100.00

- The current phase will have the capacity for 41 cremation burials within 22 unique features. Each feature has 1 – 4 capusules for burial.
- When the Cremation Garden is complete, the garden will offer nearly 100 cremation burial locations for individuals and families.

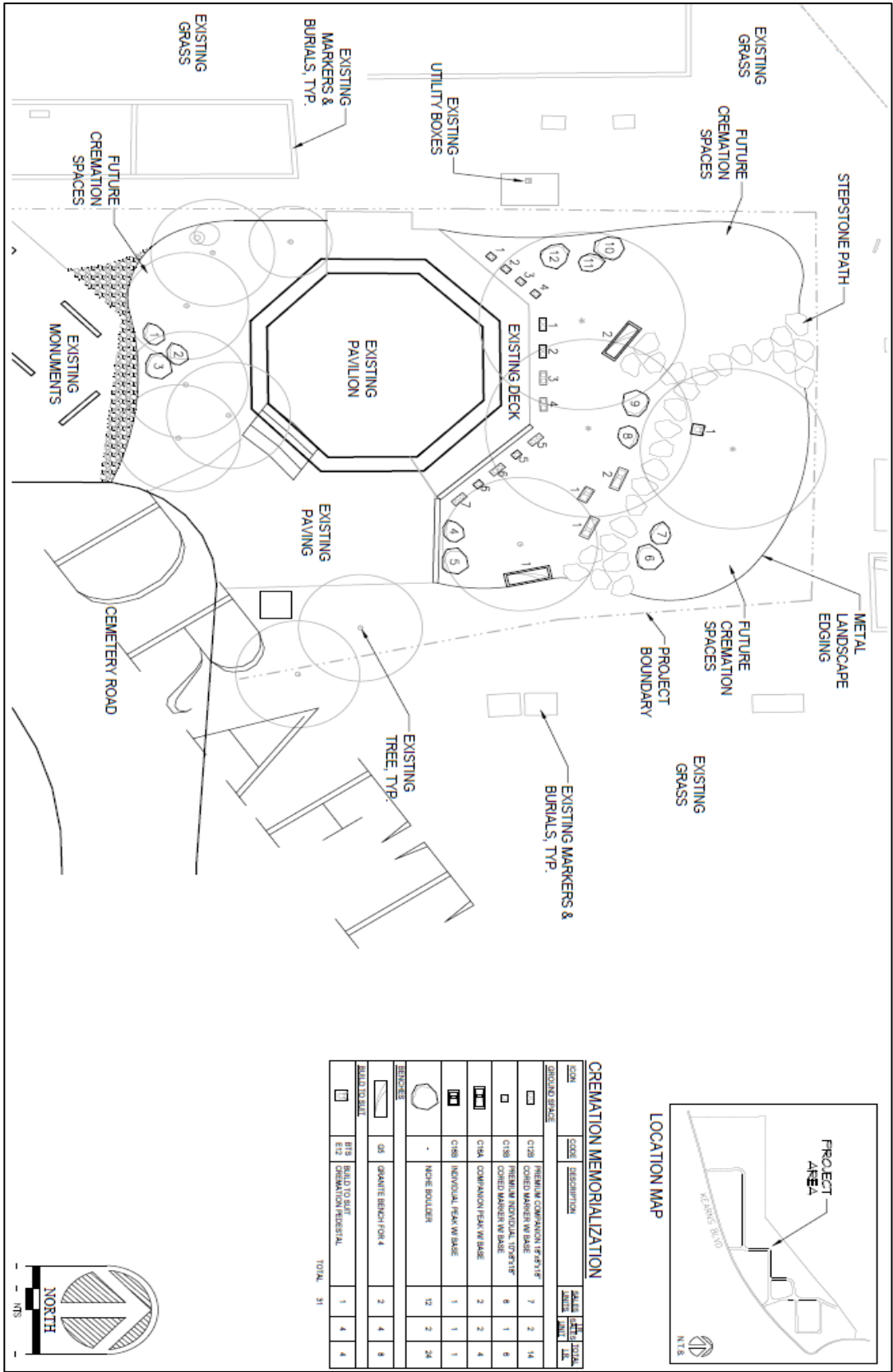
Exhibits

A: Cemetery Resolution 02-2022

Cremation Garden Concept Design



Phase 1 Product Map



Cremation Gardent Product & Proposed Fees

Cremation Garden Product Examples

Products may vary in color and shape depending on availability and source.



Niche Boulders

of Interments: 2

Fee Proposed: \$1,360.00



Individual & Companion Post

of Interments Individual: 1

Fee Proposed: \$300.00

of Interments Companion: 2

Fee Proposed: \$530.00



Cremation Bench

of Interments: 4

Fee Proposed: \$1,045.00



Individual & Companion Peak Marker

of Interments Individual: 1

Fee Proposed: \$530.00

of Interments Companion: 2

Fee Proposed: \$980.00



Pedestal Built to Suit

of Interments : 4

Fee Proposed: \$300.00

Resolution No. 02-2022

A RESOLUTION SETTING FORTH A POLICY FOR PARK CITY CEMETERY OPERATIONS AND SERVICES AND REPEALING AND REPLACING RESOLUTION NO. 06-2018 IN ITS ENTIRETY

WHEREAS, the Park City Council deems it in the best interest of the community to set forth its policies in writing regarding departmental operations and services of the City, and specifically at this time, to provide clarity on cemetery operations; and

WHEREAS, Resolution No. 06-2018 updated the Cemetery policy due to the limited number of plots left for purchase for traditional (full casket) burials in an effort to prolong the length of time that traditional burial spaces are available in the cemetery; and only qualifying residents with “immediate need” would be allowed to purchase traditional burial plots plus one additional if desired; and

WHEREAS, in a continued effort to prolong the length of time that traditional burial spaces are available in the cemetery, the Park City Council deemed it appropriate to approve the construction of the Cremation Garden as an alternative to traditional burial; and

WHEREAS, with the addition of the Cremation Garden to the cemetery, the policies for the Cremation Garden will be added to the existing cemetery policies; and

WHEREAS, qualifying residents are limited to purchase six capsules for inurnment; and

WHEREAS, a public hearing was held on March 3, 2022, to receive public comments on the revised policy,

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

SECTION 1. CEMETERY ADMINISTRATIVE POLICY ADOPTED. The following policy is hereby adopted and Resolution No 06-2018 is replaced and repealed in its entirety:

- (a) **Background.** The history of the Park City Cemetery formally began in 1892 when the Snyder Family sold approximately 4.2 acres of hillside to Park City Municipal Corporation for the reported sum of \$300. The property was to be used as a cemetery for the people of Park City. In 1933, additional acreage was acquired when the State realigned Kearns Boulevard.

The cemetery's current potential is approximately 4,000 individual grave sites. In 1991, the City Council allocated \$100,000 to expand the cemetery from seven to nine acres, providing an additional 800 plots.

Park City Council deemed it in the best interest of the community to set forth policies in writing regarding operations and services of the City, specifically to provide clarity on cemetery operations. Resolution No. 11-93 legislated the number of plots to be

set aside available for sale to non-residents to 100. As of October 3, 2006, all 100 plots had been sold. Resolution No. 27-06 legislated the removal of all non-resident plot sales.

The Memorial Wall Project was created to provide an alternative to burial for citizens. The sales of the plaque sites potentially provide revenue to expand the wall project in the future. Resolution No. 03-14 legislated that the Memorial Walls be created to provide alternative options to traditional burial, that all Memorial Wall policies be added to the current cemetery policies and that a specified number of plaque sites (67) be available for purchase by non-residents.

Resolution 06-2018 limited the purchase of traditional burial plots to one per qualified resident with “immediate need” plus one additional if desired. “Immediate need” was defined as a qualifying resident experiencing a death in the family and needing traditional burial space.

- (b) Purpose. The purpose of this policy is to provide a general outline for the operations of the cemetery, including the Memorial Walls, full-casket burial, and the Cremation Garden. It should not be construed as a rigid rule that binds City staff, the Mayor, or the Park City Council.
- (c) Philosophy. It is the intent of the City to offer cemetery services to residents of Park City. Fees will be charged for the sale of property and services associated with interments to help offset the costs of cemetery operations and services.
- (d) Eligibility. A Qualified Resident is anyone born in Park City Miner’s Hospital, owning property, currently residing, or having resided within the City limits of Park City for a period of at least ten years consecutively. A Qualified Resident is eligible to purchase cemetery property in the Park City Cemetery for cremation burial, traditional (full casket) burial, Memorial Wall plaque sites, or Cremation Garden inurnment. There are no plots available for sale to residents or non-residents that do not meet the qualifications listed above. To protect and provide for the welfare of Park City residents as the highest priority of the Mayor and City Council, the remaining available plots for full casket burial (approximately 6) are only available to persons who meet the eligibility criteria above and are with “immediate need”. A Qualified Resident with immediate need may also be allowed to purchase a second plot for traditional burial. An allowance of 67 Memorial Wall plaque spaces may be sold to non-residents. Once these sites are sold, only qualified residents may purchase sites until the Memorial Wall site is expanded. Sales will not be permitted to unqualified residents or non-residents in the Cremation Garden.
- (e) Proof of Eligibility. Anyone wishing to purchase property in the Park City Cemetery, including plots, cremation garden sites, and memorial wall spaces must show proof of eligibility, which may include presentation of a (1) current Summit County property tax assessment; (2) current utility bill showing a Park City (proper) service address; (3) Park City birth certificate; (4) written testimony from a long-time Park City resident verifying applicant's eligibility; or (5) recommendation from Park City Historical Society.

(f) Terms and Conditions of Cemetery Property Ownership:

1. Owner or owner's representative may determine who may or may not be buried in his/her property; they may also determine the verbiage on a plaque site located on a Memorial Wall and cremation garden marker.
2. Cemetery, Cremation Garden, and Memorial Wall property deeds are non-transferable. If an owner wishes to sell his/her property, the City may buy it back at the original purchase price. Owners may not sell plots or plaque sites to others.
3. Purchase price includes the perpetual care of the property at the City's expense. The City will assume responsibility for care of the property and any monument or marker placed on the grave prior to May 27, 1993. Monuments placed after 1993 are to be maintained by the owner and must remain in a safe condition. See Subsection 7 below for maintenance requirements. The perpetual care also covers the area around the Memorial Walls, the walls themselves, installation of plaques, Cremation Garden, and markers sold within the garden. However care does not include care of the plaques on the Memorial Walls or any approved additions to original Cremation Garden markers.
4. The City assumes no responsibility for damage to coping, fences, plaques in ground or on walls and markers, or plant materials installed without the permission of the City.
5. The City requires a concrete vault for all burials with the exception of cremated remains.
6. Stacked burials will be allowed only on approval of the Cemetery Sexton. Up to 3 Cremations are allowed above a full casket burial. Up to four cremations may be allowed in one plot (with no casket burial).
7. Grave markers flush with the ground are recommended because of related maintenance costs. All parties requesting monument markers will pay an additional one-time fee and are required to sign a hold harmless agreement releasing the City from any liability due to damage resulting from maintenance activities. All monuments must contain pins placed between separate stones for safety. Owners who purchase plaque space on a Memorial Wall are responsible for correct layout and design, correct sizing of the plaque prior to delivery to Cemetery staff for installation. Owners who purchase makers in the Cremation Garden are also responsible for the engraving, design, layout, and correct sizing per unique marker. No pets may be buried in the cemetery or cremation garden, nor memorialized on a Memorial Wall plaque.
8. No other items (hanging bric-a-brac, fake flowers, etc) may be placed on walls, surrounding areas, benches or ground around Memorial Walls or Cremation Garden.
9. There will be a purchase limit of 6 capsules per single qualifying resident in the Cremation Garden.

- (g) Fee Waivers. Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton, however such consideration is focused on persons who provided exceptional community service or residents with proven financial hardship. Grave sites will be provided free of charge as well as fees for cemetery services for Park City Veterans, Fireman and Police Officers. Memorial Wall plaques and Cremation Garden sites are also available to the above, free of charge. Family members wishing to be buried in the cemetery will be charged for plots, inurnments, services, and plaque sites.
- (h) Fee and Policy Changes. Fees are set forth in the Park City Fee Resolution. The fees, charges, and policy regarding the cemetery operation will be reviewed every three years and presented to the City Council for formal adoption. The Park City Council reserves the right to amend the policies and fees set forth without notice.
- (i) State and Federal Regulations. The Park City Cemetery shall abide by all state and federal rules, regulations, and laws governing the operations of cemeteries.

SECTION 2. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 3rd day of March, 2022.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Margaret Plane, City Attorney

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Recreation

Item Type: Resolution

Agenda Section: NEW BUSINESS

Subject:

Consideration to Adopt Resolution 03-2022, a Resolution Amending the Fee Schedule
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Cremation Garden Staff Report](#)

[Exhibit A: Cemetery Fee Resolution](#)

[Exhibit B: Park City Fee Schedule](#)



City Council Staff Report

Subject: Park City Cemetery
Author: Heather Todd, Acting Cemetery Sexton
Ken Fisher, Recreation Director
Department: Recreation
Date: March 3, 2022
Type of Item: Legislative

Recommendation

- Consideration to repeal and replace Resolution No. 30-2021, a resolution amending the Fee Schedule in its entirety with Resolution No 03-2022 a resolution amending the fee schedule to include new cremation garden fees.
- Phase 1 of the approved Cremation Garden is scheduled for completion in the spring of 2022. We are preparing procedures for the sale of products to be available in time with the completion of the garden construction.
- At this time, due to the limited availability and uncertain future of the cemetery, we do not intend to offer non-resident sales for the cremation garden.

Background

- The Park City Cemetery began in 1892 when the Snyder Family sold approximately 4.2 acres to the City for \$300. The Cemetery expanded in 1922 with the realignment of Kearns Blvd, and again in 1991 when the City Council allocated \$100,000 to increase the Cemetery property to the current nine acres.
- The Cemetery's current capacity is approximately 4,000 individual gravesites.
- In 1993, Council approved 100 plots for non-residents to purchase. By October 2006, the plots were sold. In 2006, there were 300 plots for purchase and staff estimated that the Cemetery would sell out by 2043. The November 21, 2006, staff report can be accessed [here on pg 8](#)
- In 2013, Memorial Walls were added, adding 338 plaque locations. The Memorial Walls are available to both residents and non-residents. To date, 76 are sold. These walls do not offer space for cremation burials.
- In March 2018, City Council limited plot sales to immediate need only in order to slow the sale and reservation of plots due to constrained supply. [Resolution 06-2018](#)
- In 2018, the City conducted a Sonar Search of Section B (Southwest corner) as a potential expansion area. Results were inconclusive. Staff believes this area is not viable for full casket burial expansion due to unidentifiable ground disturbance discovered in the search and due to historical knowledge of the area.
- In 2020, City Council approved the construction of the Cremation Garden. Council also supported exploring full casket burial expansion options. [November 12, 2020 Council Meeting](#)
- There are currently 6 lawn plots (full casket) remaining for purchase. We project that all plots will be sold by the conclusion of 2022.

Funding

- There is currently \$108,413.00 in CIP #0292 Cemetery Improvements for the development of a Cemetery Master Plan.
- The Master Plan will include cremation niches located around the exiting gazebo and additional exploration of full casket burial options.
- At this time, we have only purchased granite garden products for the first phase. Once we determine which products are popular and funds are available via current product sales revenue, additional product will be purchased as needed.
- The fees proposed below represent a 70% mark up from our purchase price and include a comparison of what Provo, St. George, and South Jordan charge for similar products. The 70% mark up covers the City's cost of perpetual care and maintenance of the surrounding land and landscaping.

Cremation Product Fee Comparison					
	Our Cost	70%	Provo	St. George	South Jordan
Companion Products					
Premium Post	\$311	\$530.00	\$650.00	\$700.00	\$1,795.00
Peak Marker	\$576	\$980.00			\$1,150.00
Boulder	\$800	\$1,360.00	\$1,200.00		\$2,750.00
Bench	\$615	\$1,045.00	\$2,500.00		\$8,500.00
Pedestal Foundation		\$300.00			
Individual Products					
Premium Post	\$179	\$300.00	\$450.00	\$350.00	\$1,090.00
Peak Marker	\$311	\$530.00			\$1,520.00
Open & Closing					
Urn Capsuls	\$100.00	Included in Open & Closing Fee	\$100.00	\$100.00	\$100.00

- The current phase will have the capacity for 41 cremation burials within 22 unique features. Each feature has 1 – 4 capusules for burial.
- When the Cremation Garden is complete, the garden will offer nearly 100 cremation burial locations for individuals and families.

Exhibits

A: Fee Resolution 03-2022

B: Proposed Fee Schedule



Resolution No. 03-2022

A RESOLUTION AMENDING THE FEE SCHEDULE

WHEREAS, it is necessary to update the fee resolution to reflect the changing costs of performing services; and

WHEREAS, a public hearing was held on March 3, 2022, to receive public comments on the user fee changes.

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

SECTION 1. FEE SCHEDULE AMENDMENTS. The Park City Fee Schedule is hereby re-adopted with changes as outlined in Exhibit B.

SECTION 2. REPEALED. Resolution 30-2021 is hereby repealed.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect on March 3, 2022.

PASSED AND ADOPTED this 3rd day of March, 2022.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approve as to form:

City Attorney's Office

PARK CITY FEE SCHEDULE – Effective July 1, 2021

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SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES

1.1 PLANNING FEES

1.1.1 Plat/Subdivision *

Plat Amendment	\$900.00 per application
Subdivision	\$290.00 per lot/parcel
Administrative lot line adjustment	\$300.00 per application
Extension of Approval	\$330.00 per application

Condominium

Condominium or timeshare conversion	\$450.00 per unit
Record of Survey	\$450.00 per unit
Amendment to Record of Survey	\$100.00 per unit affected
Extension of Approval	\$330.00 per application

1.1.2 Master Planned Development (MPD) Process *

Pre-Master Planned Development	\$1,200.00
<i>Application includes one formal staff review and Planning Commission review of compliance with General Plan that includes a public hearing. If applicant files for formal Master Planned Development the \$1,200 will apply toward the application fee.</i>	
Master Planned Development	\$560.00 per unit equivalent
Modification to an MPD	\$330.00 per unit equivalent

1.1.3 Conditional Use Permit (CUP) *

Planning Commission Review	\$1,140.00 per application
Steep Slope Review	\$1,330.00 per application
Administrative Staff Review	\$330.00 per application
Extension or Modification	\$330.00 per application

1.1.4 Zone Changes *

\$1,650.00

1.1.5 Board of Adjustment *

Variance	\$940.00 per application
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1.1.6 Architectural and Design Review

Historic District/Site

New residential construction <1000 sf	\$200.00 per application
New residential construction >=1000 sf	\$750.00 per application
Commercial review	\$200.00 per unit equivalent for the first 10 units \$15.00/ue after

Non-Historic District/Site

New Residential - SF/Duplex	\$200.00 per application
Multi-Family/Commercial	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after
Residential Additions	\$100.00 per application
Commercial Additions	\$100.00 per unit equivalent up to 10 units then \$15.00/ue after

- 1.1.7 Historic Review *
 Historic Design Review (no increase in existing area) \$210.00
 Historic Design Review (increase in existing area) \$1,030.00
 Determination of Significance \$350.00
 Certificate of Appropriateness for Demolition \$300.00
- 1.1.8 Land Management Code Review * \$2,000.00 per application
- 1.1.9 General Plan Amendment * \$2,000.00 per application
- 1.1.10 Sign Review
 Master Sign Plan Review \$320.00
 Amendment to Master Sign Plan \$120.00
 Individual sign permit \$120.00 (\$118.80) plus 1% state tax
 Sign permit under master sign plan \$130.00 (\$128.70) plus 1% state tax
 Temporary Sign Permit \$60.00 (\$59.40) plus 1% state tax
- 1.1.11 Annexation * \$5,850.00
 Annexation Fiscal Impact Analysis \$1,550.00
plus actual cost of City approved consultant fee
 Modification to Annexation Agreement \$4,150.00
- 1.1.12 Appeals Fees *
 Appeals to Board of Adjustment \$500.00
 Appeals to City Council \$500.00
 Appeals to Historic Preservation Board \$500.00
 Appeals to Planning Commission \$500.00
- 1.1.13 TDR – Development Credit Determination \$100.00
- 1.1.14 Refund of Withdrawn Planning Applications
 In the case of a withdrawal of an application, the associated fees shall be refunded, less the actual cost for professional services rendered by City staff.
- 1.1.15 Reactivation Fee
 For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of orig. application fee will be assessed
- 1.1.16 Attorney or Other Professional Services
 Reimbursement for actual expense incurred
- 1.1.17 Mailing Fee
 In addition to the Application Fee listed, the Applicant will also be responsible for a separate payment for the mailing of a property notice. A \$1.00 fee will be assessed per piece of mail that needs to be sent. The specifics on which Applications require property notices to be sent and to whom can be found in Land Management Code § 15-1-21, *Notice Matrix*.

* Projects under these classifications may be assessed the additional cost of the property posting and courtesy mailing as required by Land Management Code regulations at the time of submittal.

1.2 BUILDING FEES

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title 11, Chapter 13.

1.2.2 Building Permit

Total Valuation Free – Calculated by the actual value of construction, excluding the value of on-site renewable energy systems (including solar voltaic systems, ground source heat pumps and solar hot water)

\$1.00 and up 1% of the total valuation of construction as herein above described with a minimum fee of \$15.00.

1.2.3 Plan Check Fees

a. Deposit. On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of \$500.00 for residential buildings; and \$2,000.00 for commercial buildings. The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

b. Fee. Except as otherwise provided herein, the plan check fee shall be equal to sixty-five percent (65.0%) of the building permit fee for that building. The plan check fee for identical plans shall be charged at a rate of \$54.26 per hour of total Community Development staff time. As used herein, identical plans means building plans submitted to Park City that: (1) are substantially identical to building plans that were previously submitted to and reviewed and approved by Park City; and (2) describe a building that is: (A) located on land zoned the same as the land on which the building described in the previously approved plans is located; and (B) subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

1.2.4 Mechanical Permit

Plus 1% State Surcharge

See fee table below. Building Department enters the total valuation for materials and labor for each sub-permit into the Fee Table to determine the permit fee.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
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1.2.5 Electrical Permit

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.6 Plumbing Permit

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.7 International Fire Code Fee Issuance Fee

\$20.00

In Addition:

Aircraft Refueling Vehicles	\$30.00
Open Burning	\$50.00
Candles and Open Flames in Assembly Area	\$50.00
Compressed Gas	\$30.00
Explosives or Blasting Agents	\$150.00
Fireworks (Displays)	\$150.00
Firework (Sales)	\$75.00
Flammable Liquids	\$15.00
Flammable or Combustible Liquid Tanks	\$130.00
Hot Work (welding)	\$15.00
Liquefied Petroleum Gases (heaters and devices up to 5 units)	\$55.00 Liquefied
Petroleum Gases (heaters and devices) each additional unit	\$11.00 Liquefied
Petroleum Gases on an active construction site (125+ gal) Assembly	\$130.00 Places of \$50.00
Vehicles (liquid or gas fueled) within a building	\$130.00
Others not listed	\$15.00

Tents, air-supported structures and trailers \$.20 per square foot. Temporary structures built to permanent standards will be subject to fees set forth in Section 1.2.2. For plans already on file and approved, the fee will be reduced to \$.13 per square foot.

1.2.8 Grading Plan Review and Permit Fees

See fee table below.

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.9 Soil Sample Fee \$100.00

1.2.10 Demolition Permit Fee

Total Valuation	Fee
\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00

\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.11 Flatwork Permit

Total valuation.

\$1.00 and up 1% of the total valuation of construction as herein above described with a minimum fee of \$15.00. Flatwork permits are subject to Plan Check fees as described above.

1.2.12 Other Inspections and Fees

Inspections outside normal business hours*	\$150.00 per hour (minimum charge 2 hours)
Re-inspection fee	\$150.00 per hour (minimum charge 1 hour)
Additional inspection services*	\$75.00 per hour (minimum charge 1 hour)
Starting work without a permit (first offense)	Double (x2) the building permit fee
Continuing work without a permit (second offense)	Quadruple (x4) the building permit fee
For use of outside consultants for plan reviews, inspections or both	Actual cost**

*Or the total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. These services will be offered based on inspector availability.

** Actual Cost includes administrative and overhead costs.

1.3 **ENGINEERING FEES**

1.3.1 Construction Inspection Fees. Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the City Engineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined by the City Engineer. The city, upon notice to the developer, may charge the developer a fee of \$75.00 per man-hour to recoup costs to the city above the fee charged. The city may also charge \$75.00 per man-hour for re-inspections of work previously rejected.

1.3.2 Permit to Work in Public Right-of-Way

\$200.00 fee plus \$2,000.00 letter of credit or cashier's check plus proof of insurance

1.4 ADMINISTRATIVE CODE ENFORCEMENT (ACE) FEES

1.4.1 Civil Fee Schedule

Daily Violation Fee	\$100.00 per day
Re-inspection Fee	\$75.00

1.4.2 Operating without a Type 2 CSL \$800.00 per violation

SECTION 2. UTILITY FEES

2.1 WATER IMPACT FEES. Water Impact Fees are located in the Park City Municipal Code, Title 11, Section 13.

2.2 MONTHLY WATER METERED SERVICES FEE SCHEDULE:

2.2.1 Base Rates & Meter Price (For all water billed on or after July 1, 2020).

2.2.1.1 Single Family Residential

Meter Size	FY22 Base Rate	FY22 Meter Price
3/4"	\$53.63	\$850.78
1 "	\$72.40	\$977.82
1.5"	\$85.86	\$1,391.13

2.2.1.2 Multi-Family Residential or Commercial

Meter Size	FY22 Base Rate	FY22 Meter Price
3/4"	\$69.51	\$850.78
1"	\$117.97	\$977.82
1.5"	\$252.00	\$1,391.13
2 "	\$525.52	\$2,460.63
3"	\$1,367.65	\$2,910.96
4"	\$2,482.88	\$5,072.44
6"	\$4,680.31	\$7,891.71
8"	\$8,059.91	\$11,852.83

2.2.1.3 Irrigation

Meter Size	FY22 Base Rate	FY22 Meter Price
3/4"	\$115.19	\$850.78
1"	\$194.93	\$977.82
1.5"	\$416.41	\$1,391.13
2"	\$868.38	\$2,460.63
3"	\$2,259.77	\$2,910.96
4"	\$4,102.91	\$5,072.44
6"	\$7,734.17	\$7,891.71

2.2.1.4 Construction Base Rate: \$311.66

2.2.1.5 Necessitous

Base Rate: \$4.58

2.2.2 Water Consumption Rates. The following water consumption rates apply. Relief in the event of a leak may be granted, consistent with the leak policy.

2.2.2.1 Single Family Residential

	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
Price per 1,000 gallons	\$6.68	\$10.71	\$11.27	\$14.60	\$17.41	\$30.43
Gallons in Block	0-5,000	5,001-15,000	15,001-25,000	25,001-35,000	35,001-55,000	Over 55,000

2.2.2.2 Multi-Family Residential

	Block 1	Block 2	Block 3	Block 4
Price per 1,000 gallons	\$7.91	\$10.71	\$17.41	\$26.81
3/4" Meter, Allowance in Block	0-10,000	10,001-36,000	36,001-80,000	Over 80,000
1" Meter, Allowance in Block	0-17,000	17,001-57,000	57,001-120,000	Over 120,000
1.5" Meter, Allowance in Block	0-30,000	30,001-100,000	100,001-200,000	Over 200,000
2" Meter, Allowance in Block	0-48,000	48,001-160,000	160,001-320,000	Over 320,000
3" Meter, Allowance in Block	0-96,000	96,001-320,000	320,001-640,000	Over 640,000
4" Meter, Allowance in Block	0-150,000	150,001-500,000	500,001-1,000,000	Over 1,000,000
6" Meter, Allowance in Block	0-180,000	180,001-600,000	600,001-1,200,000	Over 1,200,000

2.2.2.3 Commercial

	Block 1	Block 2
Price per 1,000 gallons	\$9.39	\$14.54
3/4" Meter, Allowance in Block	0-150,000	Over 150,000
1" Meter, Allowance in Block	0-300,000	Over 300,000
1.5" Meter, Allowance in Block	0-500,000	Over 500,000
2" Meter, Allowance in Block	0-750,000	Over 750,000
3" Meter, Allowance in Block	0-1,200,000	Over 1,200,000
4" Meter, Allowance in Block	0-1,700,000	Over 1,700,000
6" Meter, Allowance in Block	0-1,700,000	Over 1,700,000

2.2.2.4 Irrigation

	Block 1	Block 2
Price per 1,000 gallons	\$11.44	\$18.61
3/4" Meter, Allowance in Block	0-56,000	Over 56,000
1" Meter, Allowance in Block	0-90,000	Over 90,000
1.5" Meter, Allowance in Block	0-185,000	Over 185,000

2" Meter, Allowance in Block	0-300,000	Over 300,000
3" Meter, Allowance in Block	0-600,000	Over 600,000
4" Meter, Allowance in Block	0-935,000	Over 935,000
6" Meter, Allowance in Block	0-1,865,000	Over 1,865,000

2.2.2.5 Construction \$12.24 per 1,000 gallons

2.2.2.6 Necessitous

The Necessitous Base Rate includes 10,000 gallons. Water consumption above 10,000 gallons is charged per the Single Family Residential rate structure in paragraph 2.2.2.1.

2.2.2.7 Contract Rules

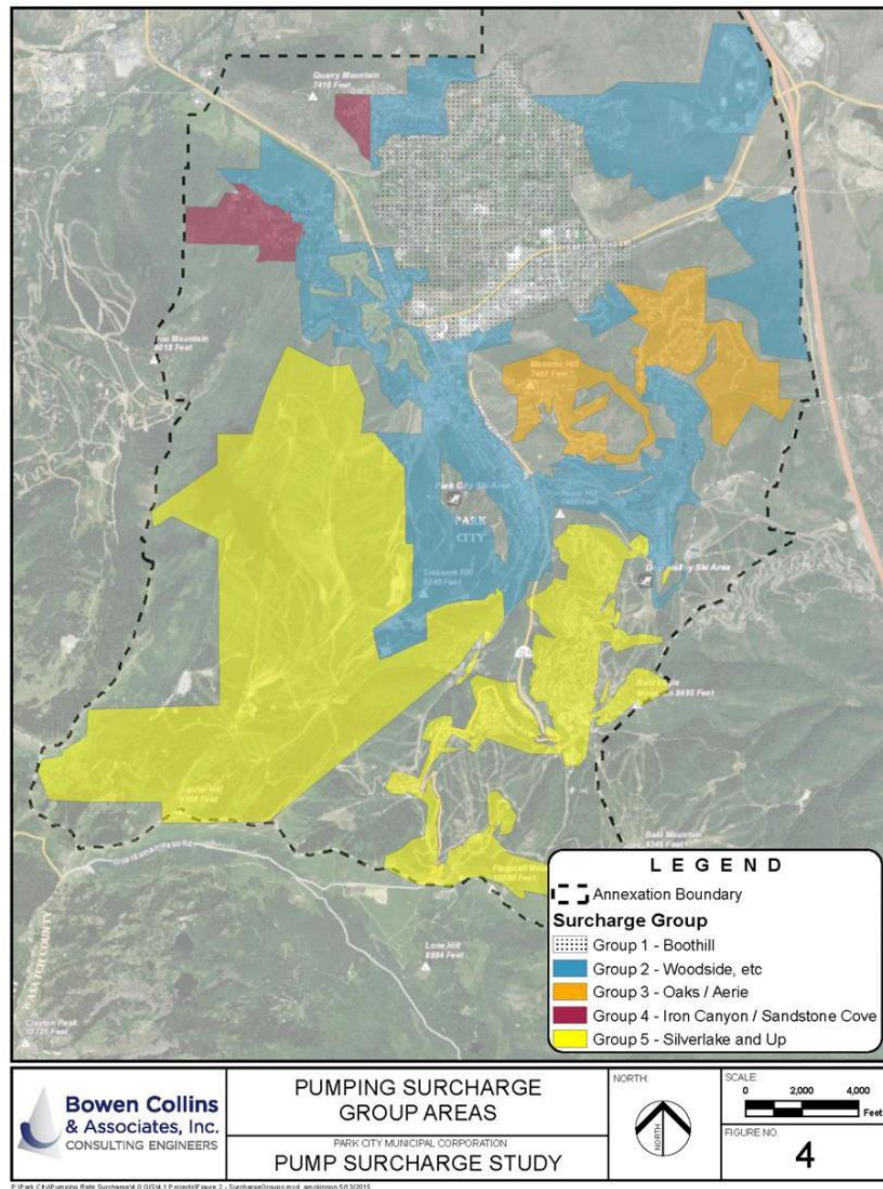
The City will honor the rates as they are set by a Council approved contract.

2.2.3 Energy Surcharge (For all water billed on or after July 1, 2020). All water billed under 2.2.2, except for paragraph 2.2.2.7 Contract Rules, shall be billed a location dependent Energy Surcharge, comprised of a Pumping Surcharge and an Efficiency Optimization Surcharge.

2.2.3.1. Surcharge Group

The following table and associated map identify an account's Surcharge Group Number. Conflicts between the map and the table will be resolved by reference to the table.

Surcharge Group No.	Surcharge Group	Pressure Zone Numbers Included in Group
1	Boothill	29
2	Woodside, etc	8,10,17,18,19,20,21,22,
		23,24,25,26,27,42,48,49,30,32
3	Oaks / Aerie	11,12,13,14,15,16
4	Iron Canyon / Sandstone Cove	28,31
5	Silver Lake and Up	1,37,2,3,4,5,6,7,
		34,38,39,40,41



2.2.3.2 Energy Surcharge

An Energy Surcharge shall be assessed by Surcharge Group and at a price per 1,000 gallons by as follows:

Group No	Pumping Surcharge	Energy Optimization Surcharge	Total Energy Surcharge
1	\$0.00	\$0.55	\$0.55
2	\$0.53	\$0.80	\$1.33
3	\$1.19	\$1.12	\$2.31
4	\$1.59	\$1.31	\$2.90
5	\$2.30	\$1.65	\$3.95

2.3 WATER VIOLATION PENALTIES

\$150.00	first violation
\$200.00	second violation
\$400.00	third violation
\$500.00	fourth violation
\$750.00	for the fifth violation and for each subsequent violation within that calendar year.

2.4 WATER SERVICE REINSTATEMENT FEE

The reinstatement fee shall be assessed at reconnection, based on the amount of time since the account was last active.

Time since last active	Amount
0-30 days	\$100.00
31-60 days	Two month's base rate as previously billed.
61-90 days or more	Three month's base rate as previously billed.

2.5 WATER METER TESTING FEE \$500.00 per test

2.6 WATER LABOR RATE \$50.00 per hour (rounded up to the nearest half hour)

2.7 WATER PARTS & SUPPLIES RATE Cost + 15% stocking fee

2.8 FIRE HYDRANT METER DEPOSIT FEE

2 Inch Meter	\$1,950.00
¾ Inch Meter	\$500.00
Fire hydrant wrench deposit fee	\$50.00
Meter Radio	\$200.00

2.9 RENTER DEPOSIT \$50.00

2.10 NON-MAILED SHUT-OFF NOTICE FEE \$75.00

2.11 IMPROPER WATER SHUT-OFF OR TURN ON \$250.00

2.12 STORMWATER FEE

2.12.1 An Equivalent Surface Unit or ESU \$6.66

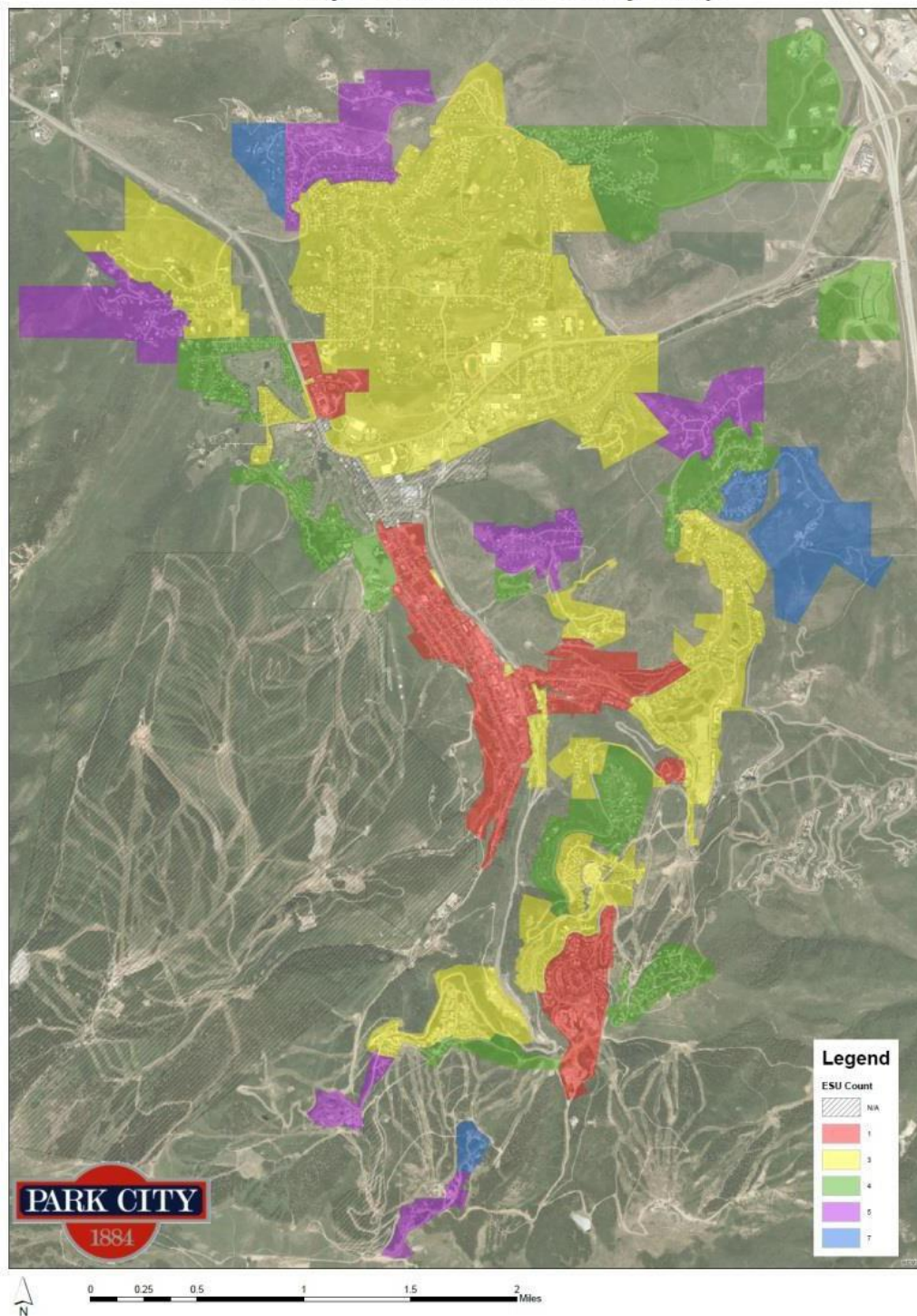
2.12.1.1 Green Infrastructure Reduction

After submittal of a complete application for a Green Infrastructure ESU reduction, an account may be eligible for a reduction of up to 20% of the ESU fee listed in 2.12.1.2.

2.12.2 Single Family Residential Initial Assignment

A Single Family Residential property shall be assigned an ESU number based the following map. The assignment may be changed based on an evaluation of an individual property.

Park City Stormwater Utility Map



The default Residential ESU Map was updated to reflect the construction that has occurred in Park City Heights. A new average in the Phase I decreases the default ESU count of 4 to a default of 2. All other zones remain the same.

2.12.3 Multi-Family Residential Initial Assignment

A Multi-Family Residential property shall be assigned 1 ESU per dwelling unit. This assignment may be changed based on an evaluation of an individual property.

SECTION 3. SPECIAL MEETINGS FEES

3.1 SPECIAL COUNCIL MEETING

\$270.00 for initial 30 minutes and
\$133.00 per 30 minutes thereafter

When a special council meeting (not regularly scheduled) must be called to accommodate an applicant for a license, permit or any other issue not requested by Council or staff, the applicant will be assessed a \$270 fee per application. If the meeting is longer than 30 minutes the applicant will be charged an additional \$133 per 30 minute increment thereafter.

3.2 TYPE 2 CSL SPECIAL MEETING

\$76.00 per applicant

SECTION 4. BUSINESS LICENSING

4.1- 4.5.

PARK CITY BUSINESS LICENSE FEE SCHEDULE									
Transit Service Enhancement Fee			Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
Rate		Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Ski Resort	\$0.26	Skier Day	\$0.01	Skier Day		-	\$22.00	\$149.00	License
Lodging	\$19.25	Per Bedroom	\$9.49	Per Bedroom		-	\$17.00	\$149.00	License
Restaurant	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.		-	\$22.00	\$149.00	License
Outdoor Dining	\$0.06	Per Sq. Ft.	\$0.03	Per Sq. Ft.		-	\$22.00	\$149.00	License
Retail	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.		-	\$22.00	\$149.00	License
Large Retail (>12,000 sq. ft.)	\$0.16	Per Sq. Ft.	\$0.07	Per Sq. Ft.		-	\$22.00	\$149.00	License

Transit Service Enhancement Fee			Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
Rate		Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Office, Service, Other	\$0.21	Per Sq. Ft.	\$0.01	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Warehouse	\$0.06	Per Sq. Ft.	\$0.00	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Resort and Amusement	\$1.04	Per User	\$0.05	Per User	-	-	\$22.00	\$149.00	License
For-Hire Ground Transportation Vehicles	\$37.50	Per Vehicle	\$1.75	Per Vehicle	\$45.58	Per Vehicle	\$71.83	\$71.83	License
Other Commercial Vehicles and Trailers	\$7.50	Per Vehicle	\$0.29	Per Vehicle	-	-	\$22.00	\$74.00	License
Employee Based	\$3.75	Per Employee	\$0.15	Per Employee	-	-	\$22.00	\$149.00	License
Commercial Vending, Game and Laundry Machines	\$18.75	Per Machine	\$0.73	Per Machine	-	-	\$22.00	\$149.00	License
Escort Services	\$3.75	Per Employee	\$0.15	Per Employee	\$46.19	Per Employee	\$22.00	\$149.00	License
Solicitor	\$10.50	Per Solicitor	\$2.50	Per Solicitor	-	-	\$74.00	\$74.00	License

	Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
	Rate	Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renew-als	Rate New/Inspections	Unit of Measure
Alcoholic Beverage/ Single Event Alcoholic Beverage	\$27.92	Per License	\$12.50	Per License	\$45.58	Per License	\$100.00	\$100.00	License
Type 1 CSL	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	-	\$149.00	License
Type 2 CSL	\$288.00	Per License	\$125.00	Per License	\$45.58	Per License	-	\$372.00	License
Type 3 CSL	-	-	-	-	-	-	-	\$149.00	License
Outdoor Sales	*In addition to regularly issued business license							\$5.00	License
Outdoor Sales-Promotion by Merchants Association	*In addition to regularly issued business license							\$4.00	License
Outdoor Sales-Seasonal Plants								\$50.00	License

SECTION 5. MISCELLANEOUS LAW ENFORCEMENT FEES.

5.1 Alarm Monitoring Fees

\$100.00 Cash deposit to be posted at time of installing each alarm system within the Park City limits.

\$ - 0 - First response within 6 months, no fee deducted from \$100.00 bond.

\$25.00 Second response to premise within 6 months, and for each subsequent response to said premise. [\$25 deducted from bond].

5.2 Direct Access Alarms

\$100.00 Per alarm connected through a direct access device, and not per alarm company, for the initial installation of the alarm.

\$50.00 Per year, per alarm for subsequent years or parts thereof.

5.3 Vehicle Impound Fee

\$20.00 Per vehicle, per impound (also see Section 7.7).

5.3 Contract Law Enforcement Services

Police Officer (per employee, per hour - four hour minimum) \$75.00

Holiday (per employee, per hour - four hour minimum) \$165.00

SECTION 6. GRAMA (Government Records Access and Management Act) FEES.

6.1 Copies. Copies made at a city facility: \$.10 per page*. Double-sided copies shall be charged as two pages. **For police records requests, see Section 6.6.*

6.2 Copies from outside copiers. The city reserves the right to send the documents out to be copied and the requestor shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

6.3 Copies retrieved from Utah State Archives or other storage facility. In addition to the copy fee, the requester must pay actual cost for staff time and mileage (computed using the current official federal standard mileage rate).

6.4 Compiling Documents in a form other than that normally maintained by the City, pursuant to U.C.A. 63G-2-203 (2016). In the event the City compiles a record in a form other than that normally maintained by the City, the actual costs under this section may include the following:

(2)(a)(i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the person's request;

(ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and

(iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (2)(a)(i) and (ii).

(b) An hourly charge under Subsection (2)(a) may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request.

(c) Notwithstanding Subsections (2)(a) and (b), no charge may be made for the first quarterhour of staff time.

6.5 Fee Waiver for Public Benefit. The City may fulfill a record request without charge if it determines that: releasing the record primarily benefits the public rather than a person; the

individual requesting the record is the subject of the record, or an individual specified in U.C.A. Subsection 63G-2-202(1) or (2); or the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.

6.6 Requests for Police Records

- \$10.00 per police report/traffic accident report
- \$20.00 per CD (compact disc) of Video or Photographs
- \$5.00 per printed color photograph
- \$15.00 per fingerprinting request

SECTION 7. PARKING, METER RATES, VIOLATIONS, TOWING, AND IMPOUND FEES

7.1 Fines for meter violations are as follows:

First violation per registered owner(s): No fine or late fees. Vehicle license plate and/or VIN numbers will be logged into the system and a courtesy card issued to welcome to Main Street and educate user on the meter system.

Second thru Fifth (2nd - 5th) violation per registered owner(s):

Effective July 1, 2019
\$35.00 from the date of violation until fourteen (14) days following the violation, escalating to:
\$38.00 after 14 days;
\$41.00 after 30 days;
\$43.00 after 60 days

More than five (>5) violations per registered owner(s):

Effective July 1, 2019
\$70.00 from the date of violation until fourteen (14) days following the violation, escalating to:
\$77.00 after 14 days;
\$84.00 after 30 days;
\$88.00 after 60 days

7.2 Fines for mobility disabled space violations are as

follows: Effective July 1, 2019
\$270.00 from the date of violation until fourteen (14) days following the violation, escalating to:
\$297.00 after 14 days;
\$326.00 after 30 days;
\$344.00 after 60 days

7.3 Fines for special event parking violations. When enacted by the City Manager under Section 7.7, the fines for special event parking violations are as follows:

A. Egregious violations (i.e., obstructing traffic on Main Street or along bus routes) or mobility disabled space violations. \$150.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$165.00 after 14 days;
\$181.00 after 30 days;
\$189.00 after 60 days

B. Fines for all other special event parking violations.

Effective December 15, 2017

\$145.00 from the date of violation until fourteen (14) days following the violation

\$145.00 after 14 days;
\$145.00 after 30 days;
\$145.00 after 60 days

7.4 FINES FOR TIME LIMIT PARKING VIOLATIONS are as follows:

Effective July 1, 2019

\$35.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$38.00 after 14 days;
\$41.00 after 30 days;
\$43.00 after 60 days

Second thru Fifth (2nd - 5th) violation per registered owner(s):

Effective July 1, 2019

\$35.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$38.00 after 14 days;
\$41.00 after 30 days;
\$43.00 after 60 days

More than five (>5) violations in the previous three years per registered owner(s):

Effective July 1, 2019

\$70.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$77.00 after 14 days;
\$84.00 after 30 days;
\$88.00 after 60 days

7.5 Fines for all other parking violations are as

follows: Effective July 1, 2019

\$40.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$44.00 after 14 days;
\$48.00 after 30 days;
\$50.00 after 60 days

Second thru Fifth (2nd - 5th) violation per registered owner(s):

Effective July 1, 2019

\$66.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$72.00 after 14 days;

\$79.00 after 30 days;

\$82.00 after 60 days

More than five (>5) violations per registered owner(s):

Effective July 1, 2019

\$66.00 from the date of violation until fourteen (14) days following the violation, escalating to:

\$72.00 after 14 days;

\$79.00 after 30 days;

\$82.00 after 60 days

7.6 Parking Permits.

China Bridge Parking Permits –Business Permit: Businesses with a Main Street area address and a valid business license are eligible to purchase a parking permit(s) valid for China Bridge and Gateway covered areas. The permit is not valid during major events. Alternative parking areas may be provided for these events. This permit allows parking beyond the 6 hour limit not to exceed 72 hours at one time in a parking space. Cost for this permit is \$400.00 annually, \$200.00 if purchased after April 1st of each calendar year. A replacement permit can be purchased for \$200.00 subject to approval by the Parking Manager.

Drop & Load Parking Permits - \$200 per vehicle annually, \$100 replacement permit Ground Transportation, Lodging and TNC Companies with a valid business license per Title 4-8 and Title 9 are eligible to purchase a parking permit(s) valid for Drop and Load areas during timeframes, seasons, Special Events, and locations as approved by the Parking Manager and City Manager. Drop and Load parking permits may be transferable between vehicles.

7.7 Special Event Parking. The City Manager may implement Special Event Parking Permit Fees, Special Event Meter Rates and/or Special Event Parking Fines for events held under a Master Festival License. The fee for these Special Event Parking Permits and Special Event Meter Rates will not exceed \$60.00 per day.

7.8 Tow and Storage Fees. Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park City Police Department Towing Rate Schedule. Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park City Police Department Towing Rate Schedule.

Vehicles relocated from/to City parking are subject to administrative/towing fees up to \$100.

7.9 Immobilization Fee \$35.00

7.10 Fees for Special Use of Public Parking are as follows:

Main Street, Heber Avenue, Park Avenue (Heber to 9th St): Daily rate of \$16.00 per

space Swede Alley:

Daily rate of \$12.00 per

space

21

Sandridge, South City Park, Residential Permit Zones:

Monthly rate of \$20.00 per space

- | | |
|--|-----------------------------|
| a. Up to two spaces for vehicle parking with approved and active building permit | \$0.00 |
| b. Vehicle Permits | \$20.00 per space per month |
| c. Dumpster or Equipment Permit | \$50.00 per space per month |

Pay station removal for construction:	\$1,000.00
Application Fee:	\$20.00

Applications are reviewed by appropriate divisions, such as Parking Services, Transportation, Police, Building Departments, and Special Events.

7.11 Garage and Surface Lot Parking Rates, Effective December 15, 2017:

Peak Season, December through April 15 and June through September

China Bridge:

11:00 a.m.- 6:00 p.m. – FREE, no hourly
max6:00 p.m.-Midnight –
\$3.00/hour, no hourly max

Hourly rate may be modified, and may not exceed \$4.00/hour
Lost ticket fee will equal the maximum daily fee

Swede Alley, Flag Pole, & Bob Wells Plaza:

AM – FREE, 4 hour max
11:00 a.m.-5:00p.m. – FREE, 4 hour max
5:00 p.m.-Midnight – \$3.00/hour, 4 hour max
Hourly rate may be modified, and may not exceed \$4.00/hour

North Marsac:

AM-5:00 p.m. – FREE, 24 hour max
5:00 p.m.-Midnight – \$1.00/hour, 24 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

Sandridge:

AM-5:00 p.m. – FREE, 72 hour max
5:00 p.m.-Midnight – FREE, 72 hour max

South Marsac:

AM-5:00 p.m. – FREE, 2 hour max
5:00 p.m.-Midnight – FREE, 2 hour max

West Heber, between Main Street and Park Avenue:

11:00 a.m.-5:00 p.m. – \$2.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m.-Midnight – \$4.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$5.00/hour

Park Avenue:

6:00 a.m.-2:00 a.m. – FREE, 2 hour max

East Heber, between Main Street and Swede Alley:

6:00 a.m.-2:00 a.m. – Load Zone, 2 hour max.

Gateway top level:

FREE for Main Street permit holders

Non-Peak Season, April 15 through May and October through November

China Bridge:

11:00 a.m.-6:00 p.m. – FREE-No hourly max
6:00 p.m.-Midnight \$1.00/hour, no hourly max
Hourly rate may be modified, and may not exceed \$3.00/hour
Lost ticket fee will equal the maximum daily fee

Swede Alley, Flag Pole, & Bob Wells Plaza:

AM – FREE, 4 hour max
11:00 a.m.-5:00 p.m. – \$1.50/hour, 4 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m.-Midnight – \$1.50/hour, 4 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

Sandridge/North Marsac:

AM-5:00 p.m. – FREE, no hourly max
5:00 p.m.-Midnight – FREE, no hourly max

7.12 Meter rates are as follows:

Effective December 15, 2017

Peak Season

AM – FREE, no hourly max
11:00 a.m.-5:00 p.m. – \$2.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

5:00 p.m.-Midnight – \$4.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$5.00/hour

Non-Peak Season

AM – FREE, no hourly max
11:00 a.m.-5:00 p.m. – \$1.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$1.50/hour

5:00 p.m.-Midnight – \$2.00/hour, 3 hour max
Hourly rate may be modified, and may not exceed \$3.00/hour

No less than one hour can be purchased with a credit card. For event rates, see Section 7.7.

Effective December 15, 2017 Tokens will no longer be an acceptable method of payment.

7.13 Meter payment by cell phone:

Users sign up for a free account. Meter rates in Section 7.12 apply; no less than one hour can be purchased. City pays the convenience fee charged by the service provider.

SECTION 8. RECREATION SERVICES AND FACILITY RENTAL FEES

8.1 PURPOSE AND PHILOSOPHY. Recreation Services, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Golf Course has been established as an enterprise fund and should be primarily supported by revenues other than taxes. This policy applies to Recreation Services and the Golf Course Enterprise fund.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Services, Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Recreation Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary beneficiaries of these services are users, it is appropriate to charge fees that are adequate to fund operation of the facility in line with other like programs.

8.2 COST RECOVERY. It is the intent of the City to recover roughly 70% of the operations and maintenance expenses incurred by the Recreation Department and the Recreation Center and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

Increases in program participation.

- Fees charged for non-recreational use of facilities (conventions/special events)
- Rental income
- New programs or activities
- Private sponsorship of programs or activities
- Public agency grants or contributions.

8.3. ESTABLISHING USER FEES. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

8.3.1 Area Resident Discount: Those people whose primary residence is within the Park City School District limits; are currently paying property tax within Park City School District limits; or are holding a valid Park City business license and leasing or renting office space within Park City are entitled to receive a discount on user fees for the Recreation Center and Golf Course.

8.3.2 Recreation Program Fees: The Recreation Department, the Recreation Center and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published on the city's website. In most cases, fees will be kept commensurate with fees charged by others providing like service.

8.3.3 Fees for Non-Recreational Activities at the Recreation Center: The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and, b) recovery of lost revenue.

The Recreation Center facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

8.3.4 Fee Increases: Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 70% cost recovery, the Regional Director will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the Regional Director or the City Council.

8.3.5 Discounting Fees: The Recreation Director may, at their discretion, discount fees when:

- Offering special promotions designed to increase use.
- Trying to fill non-prime time.
- Introducing new programs or activities.
- Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers: The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Recreation Director may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

8.3.7 Sliding Fee Scale: The purpose of this program is to provide both adult & youth residents of the Park City School District (PCSD) with the opportunity to apply for a reduced fee for certain recreation activities. The fee reduction is based on Summit County's Average Median Income (AMI) and the applicant's gross family income. The discounts range from 30 to 70% depending on Gross Family Income.

Park City Recreation Sliding Fee Schedule						
% of AMI	Family Size					
	One	Two	Three	Four	Five	Six
Below 30% AMI Receive 70% Discount	Less than \$24,000 Gross Income	Less than \$27,000 GI	Less than \$31,000 GI	Less than \$34,000 GI	Less than \$37,000 GI	Less than \$40,000 GI
31% to 50% AMI Receive 50% Discount	\$24,001 - \$40,000 GI	\$27,001- \$46,000 GI	\$31,001 - \$51,200	\$34,001 - \$57,000	\$37,001 - \$61,500	\$40,001 - \$66,000
51% to 70% AMI Receive 30% Discount	\$40,001 - \$55,900	\$46,001-\$63,800	\$51,201-\$71,700	\$57,001- \$79,700	\$61,501 - \$86,100	\$66,001 - \$92,500

8.4. RECREATION CENTER:

8.4.1 Recreation Center Fees

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

Punch Passes

Youth (3 to 17) 10 Punch
Adult 10 Punch
Senior & Military 10 Punch
Child Care 10 Punch (10 hrs.)

Resident

\$28.00
\$80.00
\$70.00
\$35.00

Visitor

\$40.00
\$100.00
\$80.00

Tennis Fees

Resident rate
Visitor rate

Hourly Court Fees

Indoor	Outdoor
\$32.00	\$12.00
\$44.00	\$16.00

Youth Clinics Pre-Registration

Red Ball: \$12/day
Orange: \$24/day
Green: \$24/day
Yellow: \$24/day
Peak: \$28/day

Youth Clinic Drop-In

Red: \$15
Orange: \$28
Green: \$28
Yellow: \$28
Peak: \$32

Other Tennis Fees

Private Lesson 1 Hour	\$80.00
Private Lesson 1/2 hour	\$44.00
Semi Private Lesson 1 hour (Per person)	\$42.00
Group of 3 (Per person)	\$32.00

Group of 4 (Per person)	\$27.00
Clinic drop-in fee 1 hour	\$17.00
Clinic drop-in fee 1.5 hours	\$26.00
Ball Machine per hour	\$12.00
Tennis Courts Non Athletic (Daily)	\$3,000.00

Pickleball Fees

Indoor Bubble Courts	\$16/hr
Outdoor Courts	\$12/hr
Per – hr. Clinic	\$12/hr
Monthly Clinic	\$45
Private Lesson 1 hour	\$45
Semi-Private Lesson 1 hour	\$30/pp

Daily Drop In

	Resident	Visitor
Toddlers 2 & Under	Free	Free
Youth (3 to 17)	\$3.00	\$6.00
Adult	\$9.00	\$15.00
Senior 65+ & Military	\$7.00	\$9.00

Insurance Drop In Class Fee	\$7.00
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Facility Passes: There are two types of facility passes one which includes all amenities except tennis & pickleball and the other which includes all amenities except group fitness, pickleball and tennis. Program fees are additional and are not included in pass fees.

Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$45	\$22	\$67
3 Month	\$125	\$60	\$185
6 Month	\$232	\$108	\$340
12 Month	\$433	\$192	\$625

Senior 65+ & Military Individual Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$40	\$22.00	\$62
3 Month	\$112	\$60.00	\$172
6 Month	\$205	\$108.00	\$313
12 Month	\$375	\$192.00	\$567

Couple Rate

Term	Facility Rate	Class Add On	Total
1 Month	\$82	\$38.00	\$120
3 Month	\$242	\$108.00	\$350
6 Month	\$393	\$182.00	\$575
12 Month	\$725	\$325.00	\$1,050

PC MARC Tennis Passes

Term	Single	Couple	Additional Family Member
1 Month	\$200.00	\$320.00	\$30.00
3 Month	\$475.00	\$760.00	\$60.00
6 Month	\$775.00	\$1,345.00	\$110.00
12 Month	\$1,210.00	\$2,150.00	\$225.00

Gymnasium	Hourly Resident	Hourly Visitor	Daily
Full Gym	\$65.00	\$125.00	
Half Gym	\$35.00	\$75.00	
Non Athletic			\$1,400.00

Fitness Studios	\$65.00 (for profit) \$35.00 (non-profit)	\$125.00 (for profit) \$75.00 (non-profit)
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Other Fees

Visitor 10 Punch Card	\$100.00
Child Care Per Hr.	\$4.00
Non-Contact Personal Training	\$60 per day
Personal Training Daily Fee	\$25 per session
Personal Training Monthly Fee	\$400 per month
Personal Training Annual Fee	\$4,000 per year
Birthday Party	\$150.00
Party Room per hour	\$50.00
Pool Per Hour	\$100 plus guards
Lap Pool Per Lane	\$25 per lane per hour

8.5 GOLF FEES. The Park City Municipal Golf Course is an 18-hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount, the recreation card (which must have a City resident designation) must be presented to the golf starter. Season passes are available only to those who possess a locals card. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Manager may, at his discretion, discount the established fees to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September
Off-Season- Pre-Memorial Day, October and November

Resident Season Pass	\$1110.00
Junior Pass	\$425.00
Jr./Sr. Punch Pass	\$350.00
Non-Resident Sr. Punch Pass	\$390.00
Corporate Pass	\$3,000.00
Resident 18 Hole	\$39.00
Resident 18 Hole with Cart	\$55.00
Utah Resident 18 Hole	\$48.00
Utah Resident 18 Hole with Cart	\$64.00
Non-Resident 18 Hole	\$55.00
Non-Resident 18 Hole with Cart	\$71.00

Resident 9 Hole	\$19.50
Resident 9 Hole with Cart	\$27.50
Utah Resident 9 Hole	\$24.00
Utah Resident 9 Hole with Cart	\$32.00
Non-Resident 9 Hole	\$27.50
Non-Resident 9 Hole with Cart	\$35.50
Resident Off-Season 18 Hole	\$28.00
Non-Resident Off-Season 18 Hole	\$32.00
Small Range Bucket	\$5.00
Large Range Bucket	\$10.00
Rental Clubs for 18 Holes (includes 6 golf balls)	\$50.00
Rental Clubs for 9 Holes (includes 3 golf balls)	\$25.00

8.6. LIBRARY FEES. The Park City Library Board routinely reviews non-resident fee options and recommends changes. Library services, which are funded by the General Fund, are provided without charge to property owners, residents, and renters within the City's boundaries. Non-resident card fees are charged to those who request borrowing privileges but live outside the City's taxing area. On September 8, 2002, the Library Board voted to change the fee charged to some non-resident library users.

Non-Resident Card Fees

Household	\$40.00 per year
Non-Resident Card Fees - Household (6 months)	\$20.00
Students residing in Summit County	Free
Educators in Park City School District	Free
Interlibrary Loans	\$1.00 charge per item

8.7. CEMETERY FEES. Anyone owning property, currently residing, or having resided in Park City for a period of more than ten years consecutively, is eligible to purchase cemetery property or may be buried in the Park City Cemetery. All cemetery plots will be sold on a first-come, first-served basis. The same criteria above are used for the rights to purchase a plaque space on the Memorial Walls in the Cemetery.

	<u>Resident Fees</u>	<u>Eligible Non-Resident Fees</u>
Single adult grave	\$300.00	\$600.00
Single infant grave	\$150.00	\$300.00
Opening and closing adult grave	\$600.00	\$600.00
Opening and closing infant grave	\$360.00	\$360.00
Removal of adult from one grave to another within cemetery	\$960.00	\$960.00
Removal of infant from one grave to another within cemetery	\$720.00	\$720.00
Removal of adult for interment outside cemetery	\$1,000	\$1,000
Removal of infant for interment outside cemetery	\$360.00	\$360.00

Schil for flower beds/grave	N/A	N/A
Additional charge for after hour burials including Saturdays, holidays, weekends	\$200.00	\$300.00
Interment of cremated remains	\$70.00	\$140.00
Monument grave marker maintenance	\$100.00	\$100.00
Memorial Wall plaque space	\$250.00	\$500.00
Cremation Garden:		
Companion Premium Post	\$530.00	
Companion Peak Marker	\$980.00	
Companion Boulder	\$1,360.00	
Family Bench	\$1,045.00	
Individual Premium Post	\$300.00	
Individual Peak Marker	\$530.00	
Family Pedestal Foundation	\$300.00	
Opening and Closing	\$250.00	

8.7.1. Cemetery Fee Waivers. Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton, however such consideration is focused on persons who provided exceptional community service or residents with proven financial hardship. Grave sites, located in the "veterans section" for Park City veterans, firemen and police officers will be provided free of charge, as well as fees for cemetery services. Family members wishing to be buried in this section of the cemetery will be charged for lots and services.

8.8. PARK PAVILLION RENTAL FEES. It is not mandatory that a fee be paid for the use of a park pavilion. However, those persons having reserved a pavilion and paid the reservation fee shall have the exclusive use to use that pavilion over others. Reservation fees for park pavilion use are as follows:

<u>Rotary and South-End of City Park Pavilions</u>	<u>Half Day</u>	<u>Full Day</u>
Residents within Park City School District	\$ 60.00	\$90
Non-residents/commercial +\$100 refundable cleaning deposit	\$125.00+	\$200.00+

8.9. MINERS HOSPITAL COMMUNITY CENTER FEES. This facility is located at 1354 Park Avenue. Reservation fees for use of the Miners Hospital Community Center are as follows:

- Group 1: Activities which are free and open to the public, or educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or other promotional events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties.
- Group 4: Activities which are held between the hours of 6:00 p.m. and 8:00 a.m.

Location	Group 1	Group 2	Group 3	Group 4
Miners Hospital 1 st Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 2 nd Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 3 rd Floor	Free	\$15/Hour	\$20/Hour	\$25/Hour
Miners Hospital Basement	Free	\$15/Hour	\$20/Hour	\$25/Hour

Cancellation Policies for entire building reservations:

For two hour reservations, a \$25.00 handling fee will be charged for cancellations received less than one week prior to rental.

For half-day reservations, a \$50.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

For whole day reservations, a \$75.00 handling fee will be charged for cancellations received less than two weeks prior to rental.

Notes:

****a** \$50.00 damage/cleaning deposit is required on all whole day rentals, refundable if the facility is left in satisfactory condition; full payment of all fees is due two weeks prior to the facility rental.

*****a** \$300.00 damage/cleaning deposit is required on all special events rentals, \$275 is refundable if the facility is left in satisfactory condition; full payment of all fees for special events is due 30 days prior to the date of the event.

8.10. PARK CITY LIBRARY ROOM RENTAL RATES

Park City Library Rooms are located at 1255 Park Avenue. The rates for the spaces are as follows:

- Group 1: Activities which are free and open to the public during library hours. Groups such as book clubs, support groups, government institutions, Library/City partners, HOAs, and other affiliated community organizations, as approved by the Library Director.
- Group 2: Activities during Library hours which are open for public participation but charge a fee for entry or activities which are closed to the public.
- Group 3: Activities which are outside of Library operating hours or promote or solicit business. This includes businesses that offer initial free services/consultations

/presentations, and then later charge a fee or contact attendees

Non-Profits: Receive one free contiguous rental of up to four hours per month, which may be split between multiple rooms within the Library's operational hours.

Location	Room	Occ.	Group 1	Group 2	Group 3	Non-Cleaning Fine
Library 1 st Floor	Entry Hall	43	Unavailable	Unavailable	\$300/Hour (Unavailable during library hours)	\$20/hour, \$40 minimum
Library 1 st Floor	Entry Hall Patio	90	Unavailable	Unavailable	\$400/Hour (Unavailable during library hours)	\$20/hour, \$40 minimum
Library 1 st Floor	Public Meeting Room 101	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	Study Rooms 1 - 8	3 - 6	Free	Unavailable	Free (Unavailable outside library hours)	\$20/hour, \$40 minimum
Library 2 nd Floor	Meeting Room 201	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	North Conference Room	12	Free	\$20/Hour	\$40/Hour	\$20/hour, \$40 minimum
Library 2 nd Floor	South Conference Room	12	Free	\$20/Hour	\$40 (unavailable outside Library hours)	\$20/hour, \$40 minimum
Library 3 rd Floor	Public Meeting Room 301	34	Free	\$25/Hour	\$50/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Jim Santy Auditorium	516	Free	\$95/Hour	\$200/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Community Room	85	Free	\$75/Hour	\$150/Hour	\$20/hour, \$40 minimum
Library 3 rd Floor	Kitchen	10	Free	\$30	\$40	\$20/hour, \$40 minimum

Santy Technology Fees:

Projection Fees: Users have two options for projection.

1 - Users may use the in-house technology at no additional cost. Users are responsible for scheduling a training to learn to use the equipment and facilitate use during their rental. Training must be scheduled at least one week prior to the rental

date(s).

2 - Users may rent the Projection Booth and have a trained projectionist manage technology needs. The Projection Booth rents for \$500 per event rental (\$250 for Non-Profits), with a hired projectionist approved by the Park City Library. Projectionists have their own fee scale; Users pay projectionists directly. A list of approved projectionists is available upon request.

Lighting Fees: Stage lighting may be rented when approved by the Library Director or his/her designee. Any change in the direction of lighting must be made by a pre-approved vendor at the expense of the User. The User shall pay the vendor directly. Lighting must be returned to the original direction before vacating the rental. The Projection Booth and a projectionist must be reserved to utilize lighting.

Notes:

1. Advance reservations and standard lease agreement required, tenants included.
2. It is the responsibility of the User to review the *Park City Library Room Use and Rental Policy*.
3. Special parking arrangements may be required for events for more than 250 participants and guests.
4. All rates are subject to change without notice.
5. All deposits and fees are to be paid in advance.
6. Rental rates for auditorium equipment are calculated separately.
7. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Library Director may, at her discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

SECTION 9. ICE ARENA AND FIELDS RENTAL FEE SCHEDULE.

9.1. Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council. Area rates apply to residents of Park City, Summit County and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties.

Field Fees

Additional Restroom Cleaning \$30.00 per clean

<u>Ice Arena Admission Fees</u>	<u>Local Area Rates</u>	<u>Outside Area Rates</u>
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Youth = Ages 6-17; Adult = 18 and over

Youth Resident Rate Honored for all Seniors (65+) and Military

Public Skate – 5 years & under	Free	Free
Public Skate – youth & adult	\$6.00	\$10.00
Cheap Skate (includes skate rental)	\$6.00	\$10.00
Group Rates (20+) includes skate rental	\$6.00	\$10.00
School Rate – includes skate rental	\$6.00	\$10.00
Skate Rental	\$4.00	\$4.00
Drop-in Hockey - youth	\$9.00	\$9.00
Drop-in Hockey - adult	\$10.00	\$10.00
Coached Drop-in Hockey	\$13.00	\$13.00

Freestyle	\$9.00	\$9.00
Drop-in Curling	\$25.00	\$25.00
Drop-in Broomball	\$25.00	\$25.00
Drop-in Skating Class	\$15.00	\$15.00

Off-Ice Programming:		
Strength & Conditioning, Ballet, Skate Treadmill	\$11.50	\$11.50
Visiting Coach Fee	\$16.00	\$16.00
Curling Instructor Fee	\$50/per hour/per instructor	

10 Session Punch Cards

Punch cards may be available for some activities or products.

Annual Passes

Bronze (Public Skate): (Includes Skate Rental)	\$300
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Hourly Ice

Tax Exempt User Groups*/Employees	\$200
Local Rate (Summit or Wasatch County Resident)	\$225
Non-Resident, Not-for-Profit	\$250
Camp	\$300
For-profit	\$375

**User Groups are defined as local, organized programs who regularly rent ice from the arena and who provide a certificate of insurance listing PCMC as additionally insured and are a 501(c)3 organization. (minimum 50 hours per season).

Room Rental

Multi-purpose Rooms	\$40/hr. (per room)
User Groups can use the Party Room for 24 hours at no cost, but rooms must be booked in advance.	

Birthday Parties

Basic Package	\$175
Super Star Birthday Package	\$300
Instructor	\$50/per 30 minutes

Equipment (per hour)

Broomball	\$50
Curling	\$50/hour/lane

Event Fees

Rentals 1-50 people	\$50
Rentals 51-100 people	\$100
Rentals 101+ people	\$200
Bleachers	\$200/day
Catering Fee	\$150
Scheduling Impact Fee	\$150

Skate Services

Fees listed below are for services requested for 24 hours or more. An additional fee may be paid for services requested within 24 hours. Punch cards available for overnight services only. There is no discount for skate sharpening punch cards, they are available for convenience. Pre-payment is required for all skate sharpening.

Hockey Skate Sharpening	\$8.50
Figure Skate Sharpening	\$10.00
Custom Radius	\$30.00
Figure Skate Sealing	\$30.00
Rivets Replacements	\$2.50 (ea.)
Figure Skate Blade Mounting (per pair)	\$25.00
Skate Fitting (without purchase)	\$20.00

<u>Locker Rental (Annual Fee)</u>	<u>First Floor</u>	<u>Second Floor</u>
Regular Locker	\$180	\$130
Large Locker	\$210	\$160

Gate Fees

The Park City Ice Arena will take 25% of any gate fees collected for an event.

Advertising Fees and Sponsorship Fees

Dasher Board Ads	\$1,600
Wall Banners	\$2,500
Glass Decals	\$400
Program Sponsorship	Varies by program
Information Screen	\$150/month

9.2. Recreation Program Fees: The Park City Ice Arena offers a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs.

9.3. Fee Increases: Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Ice Arena Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

The City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action. Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

9.4. Discounting Fees: The Ice Arena Manager may discount fees when:

- a. Offering special promotions designed to increase use.
- b. Trying to fill non-prime time.
- c. Introducing new programs or activities.
- d. Playing conditions are below standard due to weather or facility disrepair.

9.5. Fee Waivers: The City intends that no resident under 18 years old or over age 65 be

denied the use of any program, activity or facility for reasons of financial hardship. The Ice Arena Manager may, at their discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

The Ice Arena is pleased to offer the Fee Reduction program as a means for individuals to apply for reduced costs associated with our youth programs. Not all programs are eligible for fee reduction. Applicants must be residents of Summit or Wasatch Counties. Program fees may be discounted up to 75% off for students in the Park City School District who qualify for free or reduced lunch. Fees may be discounted for specified activities based on an individual's Average Median Income (AMI). Families qualifying for Fee Reduction may receive Public Skate admission and Skate Rental for a combined \$3.00 per person.

- 9.6 **Establishing Fields User Fees:** Fees shall be set at a level which ensures field quality and meets the objectives of the City Council. Resident rates apply to residents of Park City School District. Visitor rates apply to requests outside of the Park City School District Boundaries. In order to receive the resident rate a minimum of 75% of the participants must be residents of the Park City School District. A service charge of 2% will be applied to credit card charges over \$5,000.

FULL COMPLEX RATES						
	FULL DAY VISITOR	FULL DAY RESIDENT	HR/FIELD VISITOR	HR/FIELD RESIDENT	VISITOR TOTAL	RESIDENT TOTAL
PCSC Stadium SB	\$500	\$200	\$100	\$50		
PCSC Stadium SOC	\$500	\$200	\$100	\$50		
PCSC multipurpose	\$375	\$200	\$100	\$50	\$1,600	\$1,000
PCSC Sportexe	\$1,000	\$500	\$200	\$100		
PCHS BB	\$375	\$100	\$75	\$50		
PCHS SB	\$375	\$100	\$75	\$50		
PCHS LL	\$375	\$100	\$75	\$50	\$800	\$575
North 40 North	\$375	\$250	\$100	\$50		
North 40 South	\$375	\$250	\$100	\$50		
					\$500	\$350
City Park	\$375	\$250	\$100	\$50	\$375	\$250
PCHS Dozier	\$1,000	\$500	\$200	\$100	\$1,000	\$500
TMJHS	\$375	\$100	\$75	\$50	\$800	\$575
Stakeholder Fee						\$250 per team per season youth

Non-exclusive Use of Outdoor Recreation Facilities

	Per Day	Season
Resident	\$50	\$300
Non-Resident	\$75	\$500
Commercial	\$65	

Volleyball Court Fees (per court)	\$30.00/hr. Res. \$50.00/hr. NonRes
	\$120.00/day Res \$200.00/day NonRes
(2 courts)	\$200.00/day Res \$300.00/day NonRes
Stakeholder Fee	\$300.00/team/season – adult
Tennis & Pickleball Courts	\$12.00/hr.
Additional Restroom Cleaning	\$30.00 per clean
Additional Field Prep (Softball/Baseball)	\$95.00 per field
Special Field Prep (Low grass Cut)	\$1,000.00 per field
Field Set Up (Lacrosse, Soccer, Football)	\$383.00 per field
Field Lights - PCSC & City Park	\$20.00 per hr.
Baseball Fence	\$45.00 per field
Outfield Vinyl Fencing per field per week of use	\$337.00

SECTION 10. MISCELLANEOUS FEES. The following fees are set to insure cost recovery and use fees for additional City services associated with but not limited to Special Event Permits and approved filming activity

10.1 <u>Fee for in lieu of providing public parking</u>	\$40,000.00 per stall
10.2 <u>Returned Check Charge:</u>	\$25.00
10.3 <u>News Rack Application and Permit</u>	\$50.00 per application \$75.00 per three-year permit
10.4 <u>Bleachers</u>	
Bleacher Rental (per bleacher, per day)	\$80.00
Bleacher Delivery and Pick Up (per event, all bleachers)	\$108.00
10.5 <u>Banner Installation</u>	
Street Banner Installation-entire Main	\$859.00
Street Banner Installation-every other Main	\$687.00
Street Banner Installation-every 3rd	\$515.00
Street banner Installation- Roundabout	\$346.65
Street Banner Installation- Kearns	\$2,013.00
(Includes state permit, barricades and signage, required during install)	
Street Banner Removal- Kearns	\$1515.00
10.6 <u>Parks Clean Up, Labor and Equipment</u>	
Pressure Washing (per hour, incl. operator)	\$75.05
Pavilion Cleaning	\$150.00
Trash Removal	\$33.90
(public property only - not provided for private property)	
Extra Trash Cans	\$10.00
Trash Bags	\$2.10
10.7 <u>Public Safety</u>	
Police Officer (per employee, per hour - four hour minimum)	\$75.00 Holiday
(per employee, per hour - four hour minimum)	\$165.00
Mobile Command Trailer (Placement, Day One, Removal)	\$250.00
Mobile Command Trailer (each additional day)	\$100.00
10.8 <u>Parking Reservation Fees (Parking Department)</u>	

Application Fee	\$22.25
Main Street, Heber Avenue, Park Avenue (Heber to 9th St)	\$20.00
Swede Alley Parking Space (per space, per day)	\$13.25
 10.9 <u>Barricades (cost per barricade)</u>	
Crowd Control Barricades	\$5.90
Portable Electronic Sign/Message Board (per day)	\$151.20
Temporary Signs (each)	\$18.50
Street Barricades (per day)	\$1.40
 10.10 <u>Dumpsters</u>	
8 Yard (delivery + haul off fee)	\$210.00
30 yard (delivery + haul off fee)	\$210.00
Landfill fee for 30 yard dumpster (per ton)	\$35.00
 10.12 <u>Streets Equipment and Materials Equipment (2</u>	
hour min. - billable rate is portal to portal, cost includes operator, fuel, maintenance)	
Large Loader (per hour, 1 staff)	\$103.20
Small Loader (per hour, 1 staff)	\$71.95
Street Mechanical Sweeper (per hour, 1 staff)	\$150.60
Unimog with Snow Blower (per hour, 1 staff)	\$180.20
Unimog Snowplow (per hour, 1 staff)	\$88.35
Loader with Blower (per hour, 1 staff)	\$218.65
1 Ton Truck with dump (per hour, 1 staff)	\$54.15
2 Ton Truck with dump (per hour, 1 staff)	\$86.55
Bucket Truck (per hour, 2 staff)	\$117.65
Skid Steer (Cat 262 - per hour, 1 staff)	\$55.90
Add Grinder	\$7.60
Add Snow Blower	\$6.35
Backhoe (per hour, 2 staff)	\$98.75
Air Compressor (per hour, 1 staff)	\$42.00
Graffiti Truck (per hour, 1 staff)	\$75.05
 10.13 <u>Materials</u>	
Salt (per ton)	\$45.00
Road base (per ton)	\$18.00
Sand (per ton)	\$16.00
Cold Patch (per ton)	\$90.70
Hot Mix (per ton)	\$66.95
 10.14 <u>Personnel (total compensation per employee, per hour, during regular business hours)</u>	
Parks Department (PCMC Parks employee)	\$38.50
Streets Department (Streets employee)	\$38.50
Special Events Department (staff)	\$42.25
Cleaning Labor –	\$35.00
restrooms, buildings and other (contract labor)	
 10.15 <u>Special Event Application Fee (Processing and Analysis)</u>	
Level Five Event	\$640.00
Level Four Event	\$320.00
Level Three Event	\$160.00

Level Two Event	\$ 80.00
Level One Event	\$ 40.00
First Amendment Event	\$ 40.00
Film Permit Application Fee	\$ 80.00

As according to section 4-8-9, Fee Reduction requests for Special Events will be reviewed twice a year. All event fee reduction requests must be submitted to the Special Events Department prior to the application deadlines:

- (1) October 1st – Events occurring between January 1st and June 30th.
- (2) April 1st – Events occurring between July 1st and December 31st.

Fee reduction applications received outside of the normal application process may be considered for reductions but must demonstrate an immediate need for reduction and provide justification as to why the application was not filled within the specified deadline.

10.16 Public Parking Lot Use Rates for approved Events:

All lot fees are for approved permitted Special Events only. Regular parking rates apply at all other times.

Brew Pub Lot – Upper Lot	\$240.00 per day
Brew Pub Lot – Lower Lot	\$105.00 per day
North Marsac Lot	\$ 50.00 per day
Swede Alley Surface Lot	\$ 50.00 per day
Swede Alley Wall Lot	\$ 50.00 per day
Flag Pole Lot	\$ 50.00 per day
Sandridge lot – Upper/Lower	\$ 50.00 per day/ per lot
Quinn's Sports Parking Lots 1, 2, 3	\$ 50.00 per day/ per lot
Mawhinney Parking Lot	\$ 50.00 per day
Library Parking Lot – Partial Use Only	\$ 50.00 per day

10.17 Trail Use Fees

Trail Use Fee and Deposit Schedule

ACTIVITY	NUMBERS	LOCAL NON-PROFIT	OUT OF AREA NON-PROFIT	LOCAL PROFIT	OUT OF AREA PROFIT
Mountain Biking	30-350	1% x \$150 x number of participants	2% x \$150 x number of participants	1.5% x \$150 x number of participants	3% x \$150 x number of participants
Cross Country Skiing*	30-350	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Triathlon*	30-350	1.5% x \$150 x number of participants	2.5% x \$150 x number of participants	2% x \$150 x number of participants	3.5% x \$150 x number of participants

Running/Walking/Snowshoe*	30-500	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Other (Events that may propose significant impacts to the system)	TBD	TBD	TBD	TBD	TBD

If Council approves additional participation above a capped quota of participants, add \$2.00/participant in addition to fees provided below.

*All winter events that propose to use the winter trails system may be subject to a grooming fees of \$30.00/hr. This fee may include pre-event preparation of the trails and post event maintenance of the trails.

10.18 Credit Card Transaction Fees

Effective July 1, 2019, there will be a 2.00% service fee for all non-utility credit card payments equal to or greater than \$5,000.

SECTION 11. MUNICIPAL ELECTION FEES

11.1 Fees for municipal elections are as follows:

\$150.00 Mayoral filing fee*

\$100.00 Council filing fee*

*Fees are waived for candidates who prefer to collect 100 signatures of Park City registered voters.

Council Agenda Item Report

Meeting Date: March 3, 2022

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

2022 Legislative Update

Suggested Action:

Attachments:

[2022 Legislative Bill Tracker as of 2.28.22](#)

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Budget/Finance						
Budget	HB151	Retail Facility Incentive Payments	Rep. Schultz, Mike	Rep. Vickers, Evan	Seeks to prevent public entities from providing payments to incentivize retail development and increasing consequences for violations, excluding small businesses, non-profits and with \$ dedicated to housing. The broad definition (lines 225-245) includes payment, rebate, refund, subsidy, waiver, which covers grants, tax sharing, maybe TIFs, and clearly fee waivers. No direct PCMC impacts anticipated, but likely impacts to other jurisdictions who are competing for these retail facilities. The Substitute-reflects ULCT negotiations. ULCT is now neutral on this bill.	1/18/22- 1st House Reading; 1/24/22- House to Committee; 2/24/22- Senate- 2nd Reading Calendar
Budget	HB125	State Transient Room Tax Modifications	Rep. Albrecht, Carl	Sen. Ipson, Don	Eliminates the scheduled repeal of the outdoor recreation infrastructure grant program. This allows the funding to continue. No negative impact to Park City. ULCT supports this bill.	2/16/22- Senate to Committee; 2/24/22- Signed by House Speaker-Enrolling
Budget, Transpiration, Economic Development	HB323*	Transient Room Tax Amendments	Rep. Last, Bradley	Sen. Vickers, Evan	Allows counties with national parks (SW Utah), who experience increased TRT to utilize funds for visitor management and destination development. No direct impact to Park City. ULCT supports this bill.	2/15/22- 3rd House Reading Calendar; 2/24/22- Senate Committee-Favorable Recommendation;
Budget	HB239*	Governmental Entity Budget Transparency	Rep. Abbott, Nelson	Sen. Bramble, Curtis	The (substitute) bill requires tentative budgets to include a current population estimate and CPI 12-month percentage change. The bill dictates the details of the budgeting process for government entities. PCMC already includes many of these into current practices, but this bill could be onerous for smaller cities/towns. This bill will create additional work for cities and towns, does not provide increased transparency, confuse residents with metrics and adds the administrative burden to an already transparent & public process. ULCT opposes this bill.	2/16/22- 3rd House Reading Calendar; 2/17/22- House Failed
Budget	SB140*	Housing and Transit Reinvestment Zone (HTRZ)	Sen. Harper, Wayne	Rep. Handy, Stephen	Creates a financial tool for counties to capture tax increment due to the size and scope of the transit system to fund public infrastructure and housing. No obligation to opt-in/implement the tax. Previous versions- municipalities are allowed to initiate an HTRZ, but only within the context of a community rail station. The public transit county, however, can initiate an HTRZ at a public transit hub. ULCT supports this bill.	1/27/22- 1st Senate Reading; 2/2/22- substitution; 2/2/22- Senate Committee- favorable recommendation; 2/16/22- Fiscal Note Available; 2/23/22- 3rd House Reading Calendar
Budget & Env Sustainability	HB312	State Financial Contracts Amendments	Rep. Shipp, Rex		Prohibits public entities from contracting for financial services with companies that have a policy of refusing to finance fossil fuel companies. This would impact our procurement processes and possibly prohibit us from entering contracts with some companies. ULCT opposes this bill.	2/4/22- 1st House Reading; 2/14/22- House to Committee
Budget & Economic Development	HB373*	Convention & Tourism Business Assessment Area Act	Rep. Spendlove, Robert		Allows counties to designate a Convention and tourism business assessment area to levy an assessment on lodging. Municipalities must adopt an ordinance to consenting to this within their boundaries. This is for Visit Salt Lake to allow for the creation of CTAA.	2/17/22- House received Fiscal Note; 2/24/22- 2nd House Reading
Social Equity						
LGBTQ+ Task Force	HB11	Student Eligibility in Interscholastic Activities	Rep. Birkeland, Kera	Sen. Bramble, Curtis	Requires transgender students to obtain approval from a State Commission to participate in sports activities.	2/14/22- 2nd House Reading; 2/16/22- House to Senate; 2/24/22- 2nd Senate Reading Calendar
LGBTQ+ Task Force & Human Resources	SB238	State Holiday Modifications	Rep. Hollins, Sandra	Sen, Anderegg, Jacob	Establishes Juneteenth National Freedom Day on June 19 as a state holiday.	2/16/22- House to Senate; 2/24/22- Senate to Committee

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Public Safety						
Public Safety	HB12	Public Safety Retirement Amendments	Rep. Gwynn, Matthew	Sen. Ipson, Don	Reduces the length of the separation period from 1 year to 60 days post-retirement for public safety and firefighters; modifies the retirement eligibility age to 60 (previously 62) w/10 yrs. of service or any age (previously 60) w/20 yrs. of service; modified the multiplier percentage for retirement allowance from 1.5% to 2.5% up to 20 yrs. and 2% for additional years. This is a benefit for law enforcement. We can retain officers longer and they can return sooner after retirement and/or work for local governments in other capacities- public works, events, teaching, etc. See HB61 and SCR1	1/18/22- 1st House Reading; 2/16/22- 1st Senate Reading; 2/17/22- Senate to Committee
Public Safety	HB61	Post-Retirement Reemployment Amendments- Public Safety and Teachers	Rep. Birkeland, Kera		Reduces the length of the separation period from 1 year to 60 days post-retirement for public safety and teachers; This is a benefit for law enforcement. We can retain officers longer and they can return sooner after retirement and/or work for local governments in other capacities- public works, events, teaching, etc. See HB12 and SCR1	1/18/22- 1st House Reading; 2/3/22- House to Committee;
Public Safety	SCR1	Concurrent Resolution authorizing State Pick up of Public Safety and Firefighter Employee Retirement Contributions	Sen. Harper, Wayne	Rep. Wilcox, Ryan	The State will pay retirement benefits for all Public Safety and Firefighter Tier II. See HB12 and HB61. ULCT supports this bill.	2/15/22- House- Returned to Rules due to Fiscal Impact
Public Safety	HB23*	First Responder Mental Health Services	Rep. Wilcox, Ryan	Sen. Ipson, Don	Requires all first responder agencies to provide mental health resources for employees, spouses, children and retirees, provides for a grant program for mental health resources. The Utah Government Finance Officers Association is opposed to the retiree benefits due to the costs, liability recognition, deferred costs, disclosures, etc.	2/1/22- 2nd House Reading; fiscal note sent to sponsor; 2/16/22- Senate 3rd Reading Calendar;
Public Safety	HB73*	POST Certification Amendments	Rep. Stoddard, Andrew	Sen. Escamilla, Luz	Allows the POST training council to take certain action if a peace officer violates minimum use of force standards. Supported by Utah Chiefs of Police Association.	2/2/22- Passed 3rd House Reading; 2/14/22- Senate to Committee
Public Safety	HB123*	Use of Force Revisions	Rep. Birkeland, Kira	Sen. McCay, Daniel	Sets a timeline for completion of investigations into an officer's use of force; requires that certain information be posted online; a peace officer shall identify themselves; requires a peace officer to give a clear oral warning of his or her intent to use a firearm or other physical force. Supported by Utah Chiefs of Police Association.	1/24/22- 1st House Reading; 2/24/22- 2nd Senate Reading Calendar
Public Safety	HB124*	Forcible Entry Warrant Modifications	Rep. Gwynn, Matthew	Sen. Cullimore, Kirk	Requires officers serving knock and announce and no-knock warrants to wear readily identifiable markings or clothing that identify them as law enforcement officers; requires that officers knock and announce themselves more than once before forcibly entering a building; sets a preference for warrants to be served during daytime hours; allows for exigent circumstances when serving knock and announce warrants; prohibits the use of no-knock warrants for misdemeanor charges. ULCT supports this bill.	2/2/22- Passed 3rd House Reading; 2/16/22- Enrolled
Public Safety	HB134*	Victim's Rights Revisions	Rep. Rohner, Judy	Sen. Johnson, John	Requires a prosecuting entity to provide notice of a plea deal to a victim	2/9/22- 2nd Senate Reading Calendar; 2/16/22- Enrolled
Public Safety	HB139*	Traffic Violation Amendments	Rep. Teuscher, Jordan	Sen. Cullimore, Kirk	Created a deferred prosecution program for traffic violations if an individual is not convicted of another traffic violation 12 months. ULCT opposes this bill.	1/31/22- 1st Senate Reading; 2/16/22- Enrolled
Public Safety	HB147	Death Penalty Modifications	Rep. Snow, Lowry	Sen. McCay, Daniel	Adds a possible sentence of 45 years to life for aggravated murder; prohibits the State from pursuing the death penalty after May 2022	2/7/22- House to Committee; 2/14/22- Committee's Motion to Recommend Failed
Public Safety	HB148	Commitment in Criminal Proceedings	Rep. Abbott, Nelson		Individuals with mental illness found guilty of a misdemeanor may be required to pay restitution and seek treatment and dismissed the charges	2/9/22- 2nd House Reading; 2/14/22- 3rd House Reading

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Public Safety	HB228*	Crime Victim Reparations	Rep. Ivory, Ken	Sen. Iwamoto, Jani	Allows reparations for victims of violence who do not report/cooperate with law enforcement, but seek support from an advocacy service provider. Supported by Peace House. Utah Chiefs of Police are concerned about the suggesting that victims don't need to cooperate with law enforcement, the aggressor will not be held accountable and the cycle of violence will continue.	1/26/22- 1st House Reading; 1/28/22- House to committee; 2/15/22- Senate to Standing Committee; 2/24/22- Senate to House w/Amendments
Public Safety	HB259	Law Enforcement Use of Unmanned Aircraft	Rep. Wilcox, Ryan	Sen. Bramble, Curtis	Prohibits law enforcement from using video/photos from drones without a search warrant unless they are searching for a lost/missing person.	2/9/22- 2nd House Reading; 2/16/22- Senate to Committee; 2/24/22- 2nd House Reading
Public Safety	HB260*	Law Enforcement Recording Release Amendments	Rep. Wheatley, Mark	Sen. Weiler, Todd	Requires the release of the recording of a law enforcement incident that resulted in death or bodily injury, or when an officer fired a weapon and an incident that is the subject of a complaint or a legal proceeding that alleges an officer's use of excessive force, within 120 days after receiving notice of the filing of the complaint or legal proceeding. ULCT supports this bill.	2/1/22- House to committee; 2/16/22- fiscal note available; 2/23/22- 2nd Senate Reading Calendar
Public Safety	HB296*	Peace Officer Training Amendments	Rep. Kwan, Karen	Sen. Cullimore, Kirk	Requires annual public safety officer training on identifying, responding to and reporting hate crimes. Unfunded.	2/9/22- 2nd House Reading; 2/16/22- 1st Senate Reading; 2/24/22- Senate to Committee
Public Safety & Human Resources	SB46	Medical Cannabis Patient Protection	Sen. Thatcher, Daniel	Rep. Ferry, Joel	Provides protections for government employees with medical cannabis cards- it must be treated as any other prescribed controlled substance. This is concerning for public safety and Transit. PCMC received federal funding from FTA, which requires drug screening of transit employees for substances like alcohol and THC. There is no good test for determining THC impairment since it can be detected for weeks. The test is pass/fail. ULCT opposes this bill. *See Medical Cannabis- SB190	1/28/22- 2nd House Reading; 2/2/22- Passed 3rd House Reading; 2/2/22- Signed by Senate President, sent for enrolling; 2/15/22- Enrolled
Public Safety	SB115*	Firearm Preemption Amendments	Sen. Wilson, Chris	Rep. Maloy, Cory	Clarifies preemption of the field of firearms regulation; creates the Firearms Preemption Enforcement Act; outlines exceptions and violations of legislative firearm preemption; provides for civil action and remedies for a violation of legislative firearm preemption; addresses governmental immunity. ULCT opposes this bill.	2/2/22- 3rd Senate Reading- circled; 2nd House Reading; 2/24/22- Signed by Senate President; sent for Enrolling
Public Safety	SB126	Officer Intervention and Reporting Amendments	Sen. Iwamoto, Jani	Rep. Wilcox, Ryan	Creates minimum standards for police misconduct; sets standards for intervention and reporting requirements in law enforcement agencies; requires the Peace Officer Standards and Training Council to establish and review minimum standards for reporting police misconduct; prohibits retaliatory action against a law enforcement agency employee who reports police misconduct. Supported by Utah Chiefs of Police Association and ULCT.	1/21/22- 1st Senate Reading; 2/2/22- Senate Committee- favorable recommendation; 2/16/22- Senate- signed by President; sent for Enrolling
Public Safety	SB190*	Medical Cannabis Act Amendments	Sen. Vickers, Evan	Rep. Ferry, Joel	Amends medical cannabis label and distribution requirements. Restricts medical cannabis use for law enforcement officers due to their certification that is subject to federal regulations, and restricts all other first responder's medical cannabis use during the 12 hours immediately preceding the employee's shift or during the employee's shift. Utah Chiefs of Police and ULCT support this bill. *See Medical Cannabis- SB46	2/15/22- Circled Senate; 2/23/22- House to Committee

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Public Safety & Human Resources	HB399	Government Records Amendment	Rep. Wilcox, Ryan	Sen. Bramble, Curtis	A Garrity statement is given by a public employee when questioned by an employer regarding events with potential criminal implications and reprimands. This is an important tool used by municipalities to gain information without interfering with prosecutions. This bill clarifies Garrity statements as protected and records that did not result in discipline as private. This bill provides clarity, avoid taint during future prosecution, transparency is provided through other public records (Body camera footage, reports, etc.), discourages employees to be open during Garrity interviews or having the interviews at all- decreasing accountability, and Garrity statement may still be released on a case by case basis per GRAMA. Utah Chiefs of Police and ULCT support this bill.	2/16/22- 1st House Reading; 2/24/22- Senate to Committee
Housing, Building, Land Use, and Licensing						
Building	HB39*	State Construction Code Amendments	Rep. Ferry, Joel	Sen. Bramble, Curtis	Requires certification to design fire suppression systems and modifies mechanical requirements.	2/2/22- 1st Senate Reading; 2/16/22- passed 2nd Senate Reading; 2/17/22- House received from Senate; Signed by Speaker; 2/21/22- Enrolling
Building	SB43*	Occupational and Professional Licensing Modifications	Sen. Bramble, Curtis	Rep. Ferry, Joel	required building inspectors to submit yearly licensing requirements (currently required every 3 years)	2/7/22- House to Committee; 2/14/22- House- returned to Committee due to fiscal impact; 2/24/22- Senate Received from House
Building-Fire & Licensing	HB146*	Food Truck Licensing Amendments	Rep. Lisonbee, Karianne	Sen. Anderegg, Jacob	Modifies the definition of a food truck to include Ice Cream Trucks- PCMC may have to modify current franchise licenses; requires PCMC to recognize all UT Health Dept permitting (not specifically requiring SCHD); Allows PCMC to require BLs.	1/26/22- 2nd House Reading; 2/2/22- 1st Senate Reading; 2/11/22- 3rd Senate Reading Calendar; 2/22/22- 3rd Senate Reading
Planning, Public Utilities, Sustainability & Building	HB282*	Water Wise Landscaping Amendments	Rep Wilcox, Ryan	Sen. McKell, Michael	Prohibits government entities from prohibiting water wise landscaping. This bill details plant materials, the percentage of irrigated area which can be required and plant density. Note- This bill does not prohibit a property owner from planting or maintaining lawns. ULCT supports this bill.	2/1/22- 1st Senate Reading; 2/23/22- 2nd Senate Reading Calendar
Env Sustainability, Public Utilities, Planning & Building	HB95*	Landscaping Requirement Prohibition	Rep. Ward, Raymond		Prohibits governments and HOAs from requiring property owners to plant or maintain lawn or turf- any amount. This will may require a PCMC LMC amendment. Very few impacts- most jurisdictions do not require sod. This would be more impactful if it retroactively voided existing CCRs, which still require turf. Note- This bill does not prohibit a property owner from planting or maintaining lawns. See HB121. ULCT opposes this bill.	1/18/22- 1st House Reading; 2/10/22- fiscal note available;
Env Sustainability, Public Utilities, Planning & Building	SB110*	Water Conservation Modifications	Sen. McKell, Michael	Sen, Wilcox, Ryan	Requires a water use and preservation element to be part of the general plan; outlines specific water use and preservation practices for possible adoption. ULCT Supports this bill.	1/18/22- 1st Senate Reading; 1/31/22- senate received fiscal note from fiscal analyst ; 2/15/22- House to Committee
Planning, Env Sustainability, Public Utilities & Building	HB121*	Water Conservation Modifications	Rep. Spendlove, Robert	Sen. McKell, Michael	Prohibits lawn or turf requirements (see above); requires incremental decreases in water use at and max lawn area at state facilities; creates an 50% reimbursement incentive to homeowners who remove lawns; and requires a state water conservation study. This bill does not prohibit a property owner from planting or maintaining lawns. See HB95.	2/1/22- 2nd House Reading; 2/10/22- Senate to Standing Committee; 2/23/22- 3rd Senate Reading Calendar
Economic Development, Planning & Building	HB372	Short-Term Property Rental Amendments	Rep. Moss, Carol		A city or county may enact and enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website and creates a civil penalty for the act of listing or offering a short-term rental on a short-term website. ULCT supports this bill.	2/14/22- House received Fiscal Note; 2/23/22- House to Committee

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Planning & Building	HB416	Property Rights Ombudsman Amendments	Rep. Peterson, Val		Requires the State Property Rights Ombudsman to review local government ordinances, policies, and actions annually or in response to a request. Allows the State to give advisory opinions on condemnations.	2/17/22- 1st House Reading; 2/24/22- House to Committee
Planning	HB303*	Downzoning Notice-Amendments Local Land Use Amendments	Rep. Peterson, Val	Sen. Bramble, Curtis	Allows property owners who receive notice of a land use regulation public hearing which directly affects their real property to apply for a 90 day grace period to apply for a land use permit under the previous land use regulations. ULCT opposes this bill. *The substitute bill includes language from the Land Use Task Force Cleanup Bill HB474	2/2/22- 1st House Reading; 2/16/22- Favorable Recommendation-House Committee; 2/24/22- Senate to Committee
Building, Planning	HB416	Property Rights Ombudsman Amendments	Rep. Peterson, Val		Requires annual review of local government land use ordinances, policies and actions for compliance with state law; allows individuals to ask for the State's advisory opinion regarding condemnations. This could overly enable anti-development groups; could create a new classification for aggravated harm and enable court challenges (which may seek attorney fees). ULCT opposes this bill.	2/23/22- House to Committee
Housing, Building, Land Use	HB462	Utah Housing Affordability Amendments	Rep. Waldrup, Steve		SB34 (2019) required local jurisdictions to plan for moderate income housing and outlined specific criteria and reporting requirements. This bill modifies and expands the criteria and timeline reporting options. Deregulate accessory dwelling units, zone for higher density or mixed-uses, reduce parking requirements, allow transferring of development rights. ULCT strongly supports this bill.	2/23/22- 1st House Reading
Land Use	HB474	Municipal and County Land Use and Development Revisions	Rep. Waldrup, Steve		Modifies when a person may challenge an annexation in court. Protestors must have statutory standing/be an affected entity or an owner; lets a municipality determine if combining lots This clarifies the annexation protest language in a way that is helpful to PCMC.	2/24/22- 1st House Reading
Water Management & Environmental Sustainability						
Public Utilities	HB242	Secondary Water Metering Amendments	Rep. Peterson, Val	Sen. McKell, Michael	Required secondary water to be metered by Jan 2030. PCMC doesn't manage a secondary water system, but supports metering of secondary watering to increase water use awareness and conservation. ULCT opposes this bill due to the infrastructure requirements.	2/9/22- 2nd House Reading; 2/16/22- Senate to Committee; 2/23/22- 2ns Senate Reading Calendar
Public Utilities & Environmental Sustainability	HB33*	Instream Water Flow Amendments	Rep. Ferry, Joel	Sen. Sandall, Scott	This expands who can file an instream flow change application (adds Div. of Fire, Forestry and State Lands); expands the nature of the instream uses; and allows instream flow change applications to carry the water right's priority date (as opposed to the date the application was filed). This bill could increased water flows to the Great Salt Lake. ULCT supports this bill.	2/17/22- House Signed by Speaker-Sent for Enrolling
Env Sustainability	HB186*	Vehicle Registration Amendments	Rep. Ward, Raymond	Sen. Harper, Wayne	Increases EV fees and other changes around road usage charge	2/1/22- 2nd House Reading; fiscal note sent to sponsor; 2/14/22- 2nd Senate Reading Calendar; 2/18/22- House Received from Senate; Signed by House Speaker
Env Sustainability	HB189	Electric Vehicle Charging Modifications	Rep. Briscoe, Joel		Prevents HOAs from restricting EV charging infrastructure	2/1/22- House to committee; 2/1/22- House to Committee; 2/23/22- 3rd House Reading
Env Sustainability	HB221	Alternate Fuel Vehicle Tax Credit	Rep. Harrison, Suzanne		Tax credits on the purchase or lease on Jan 1, 2023 or later on EVs that cost less than \$55k	1/25/22- 1st House Reading; 1/31/22- House received fiscal note from fiscal analyst
Env Sustainability & Building	SB137*	Property Decontamination Amendments	Sen. Mayne, Karen	Rep. Collard, Clare	Authorizes a municipality to regulate the abatement of hazardous materials and modifies the authority of inspectors. This bill applies particularly to meth labs. The broad definition of hazardous materials may modify how we approach a situation. PCMC would generally engage State and Fed expertise and enforcement mechanisms to address these issues. ULCT supports this bill.	2/9/22- 2nd Senate Reading Calendar; 2/16/22- Fiscal Note Available; 2/24/22- House to Senate; Signed by Senate President

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Public Records, Open Meetings & Elections						
Executive	HB96*	Government Records Fee Amendments	Rep. Johnson, Dan	Sen. Wilson, Chris	Prohibits government entities from charging fees for the first 15 min of staff time responding to the request unless the request is from media or within 10 days of a previous request. ULCT supports this bill.	2/9/22- 2nd Senate Reading Calendar; 2/16/22- House- placed on Concurrent Calendar; 2/18/22- House Received from Senate; Signed by House Speaker; Enrolling
Executive	HB22*	Open and Public Meetings Act Modifications	Rep. Welton, Douglas	Sen. Thatcher, Daniel	required public bodies to establish how a quorum is calculated for electronic meetings and prohibits voting by proxy. PCMC would have to amend code.	1/28/22- 2nd House Reading; 2/16/22- Passed 2nd Senate Reading; House Received from Senate; Signed by House Speaker; Enrolling
Council & Public Bodies	HB135*	Open and Public Meeting Comment Requirements	Rep. Brammer, Brady	Sen. Johnson, John	Requires public bodies to allow public comment during public meetings. This bill is very broad and should be amended and limited to not apply to quasi-judicial bodies (Boundary Commissions) or bodies that are hearing complaints (Police Complaint Review Committee) or be required for every single meeting. This also increases impacts and time commitments from (voluntary) board members. ULCT opposes this bill.	2/2/22- 2nd House Reading; fiscal note; 2/16/22- 2nd Senate Reading Calendar; 2/22/22- Senate Failed
Executive & Council	HB178	Ranked-choice Voting Amendments	Rep Winder, Mike	Sen. Bramble, Curtis	Requires rank-choice voting to be used for multi-candidate races in primary and general elections. Describes requirements for ballots, processing and counting ballots. ULCT opposes this bill.	1/28/22- House to Committee
Executive & Council	HB264*	Municipal Alternate Voting Methods Amendments	Rep. Welton, Douglas	Sen. Bramble, Curtis	Modifies recount procedures. ULCT supports this bill.	2/15/22- 2nd House Reading; 2/23/22- Senate to Committee
Executive & Council	SB18	Election Modifications	Sen. Thatcher, Daniel	Rep. Maloy, Cory	Aligns filing deadlines; supported by ULCT	2/2/22- 3rd House Reading; 2/18/22- Signed by Senate President; 2/22/22- Enrolled
Executive & Council	SB19*	Election Modifications	Sen. Thatcher, Daniel	Rep. Maloy, Cory	Modifies special election dates; modified requirements for publishing sample ballots; modifies the deadline to determine rank choose voting; supported by ULCT	2/2/22- 3rd House Reading; House to Senate; 2/15/22- Enrolled
Economic Development, Open Space & Trails						
Open Space	HB85	Eminent Domain Amendments	Rep. Peterson, Mike	Sen. Johnson, John	Removes the ability to exercise eminent domain for the creation of public parks. Due to the cost impacts to acquire parks and the high prioritization of parks/open space by the public, ULCT opposes this bill.	2/29/22- House- Failed
Finance & Economic Development	SB176*	Alcoholic Beverage Control Act Amendments	Sen. Stevenson, Jerry	Rep. Waldrip, Steve	Increase single-use special event permits to 24 per year (currently 12). Increase number of Resort Hotel Licenses from 4 to 8. Spa sublicense would be allowed for Hotel licensees. Reinforces the requirement for local business licensing, (not new, but supportive of our local licensing). Flavorings would no longer be required to use a metering device. Hard seltzers would be recognized in statute as a type of beer. Flavoring issues for beer/seltzer (allows most seltzers to remain on grocery shelves, while some partially ethanol-based flavored seltzers will move to DABC stores.)	2/7/22- 1st Senate Reading; 2/16/22- Senate Committee- Favorable Recommendation; 2/22/22- House Received from Senate; 2/23/22- House to Committee
Economic Development	SB49	State Film Production Incentives Amendments	Sen. Winterton, Ronald	Rep. Handy, Stephen	eliminates the limits on tax credit incentives for rural areas (third to sixth class counties). This will allow funds to be invested in the film opportunities in rural areas, boosting those economies from direct sales and production crews and publicity. Supported by PC Chamber and ULCT.	1/18/22- 1st Senate Reading; 2/15/22 1st House Reading; 2/24/22- House Committee Report Favorable

2022 LEGISLATIVE BILLS TO WATCH						
Category	Bill # *Substitute	Elec	Bill Sponsor	Floor Sponsor	Bill Summary	Status
Sustainability- Trails	SB66*	Electric Assisted Bicycle Use Amendments	Sen. Weiler, Todd	Rep. Peterson, Karen	Second Sub: Limits PCMC's ability to regulate electric bikes on trails if users have a disability. This is consistent with PCMC's current ordinance- since we already exempt disabled users. This could cause safety concerns, conflict between trail users, and abuse of the disabled exemption as it becomes more prevalent. Challenging a user's disability claim will also be difficult due to the broad language. The National Ability Center has expressed concerns and requested more unified/clear language to support education, awareness and positive effects.	2/1/22- 3rd Senate Reading- circled; 2/14/22- Fiscal Note Available; 2/24/22- 3rd House Reading
Other						
Transportation, Engineering & Public Safety	HB235	Speed Limit Designation Amendments	Rep. Lund, Steven	Sen. Owens, Derrin	Allows UDOT, a county or municipality to establish speed limits without completing a traffic engineering and safety study. This would provide more flexibility identifying speed limits. However, this can also create inconsistent speed limits and a liability, particularly when increasing speed limits. ULCT supports this bill.	2/4/22- 2nd House Reading; 2/15/22- Senate to Standing Committee; 2/24/22- 2nd Senate Reading
Library	HB471	Public Library Background Check Requirements	Rep. Johnson, Dan		Requires criminal background checks and ongoing background monitoring for librarians and employees of public libraries including alleged offenses, plea in abeyance, visually monitor employees, self-report to the Library Board and ongoing, repeat background checks. Significant administration and cost implications. SL City and SL County Libraries are opposed.	2/24/22- 1st House Reading
Human Resources	SB63*	Bereavement Leave Amendments	Sen. Harper, Wayne	Rep. Acton, Cheryl	Requires governments (including municipalities) to adopt an ordinance or resolution to provide 3 days of paid bereavement leave for employees following a stillbirth or miscarriage. ULCT supports this bill.	2/16/22- Senate- Signed by President; sent for Enrolling
Emergency Management	HB169	State and Local Employee Disaster Services	Rep. Burton, Jefferson	Sen. McKell, Michael	Identifies exemptions when employees are not required to report to work during emergencies (immediate family is in danger, etc.); Current PCMC policy is being amended to comply with this new language and to recognize these exemptions	1/28/22- 2nd House Reading; 2/4/22- House- Signed by Speaker; 2/16/22- Enrolled
Summit County Health Department	HB182*	Local Health Department Order Amendments	Rep. Strong, Mark	Sen. Cullimore	Excludes state facilities from local Health Department authority; limits municipality authority in response to a pandemic, ULCT opposes this bill.	1/18/22- 1st House Reading; 2/15/22- 2nd House Reading; 2/22/22- Senate to Committee
Exec & Summit County Health Dept	SJR3*	Joint Resolution to Terminate Public Health Orders Pertaining to Face Coverings	Sen. McCay, Daniel	Rep. Pierucci, Candice	Terminates local public health orders requiring masks or face covering. ULCT opposes this bill.	Passed Senate. Passed House. 1/21/22- enrolled