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

January 23, 2018

The Council of Park City, Summit County, Utah, met in open meeting on January 23, 2018, at 2:30 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property, personnel and litigation at 2:36 p.m. Council Member Gerber seconded the motion.

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

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Gerber seconded the motion.

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

STUDY SESSION

Social Equity Update:
Jed Briggs, Budget Operations Manager, explained that social equity was being focused on not as a separate concept, but as something we could apply to every decision we made. He said we were not calling it social equality because equality was treating everyone the same; whereas, equity was helping those who had started behind others.

Council Member Gerber asked if the funding for social equity would come from a surplus of funds or if it would be taken from other areas of the budget. Briggs responded that it would not be coming from surplus funds but would need to be found in other places.

Council Member Gerber said she would like social equity to become a part of the culture just like sustainability had become a part of the culture. She would like the community as a whole to be educated on social equity and for social equity to become a part of how we thought and talked about issues.

Council Member Joyce said he did not think we could continue to add priorities and ideas without taking others off staff's plate. He thought whether we were discussing time or money if we add anything we should take something else away. Council Member Joyce mentioned that issuing an RFP seemed like it was further down the process than the other potential action items.

Council Member Henney said he thought the decision to put out an RFP would be made at the retreat.

Diane Foster, City Manager, said they were thinking of putting out an RFP sooner because Council had seemed urgent regarding this issue.

Council Member Henney thought the time for the community and Council to organize around new ideas, rather than organizing around a resort, was coming. He thought social equity was a great topic to be organizing around.

Council Member Gerber suggested that our current critical priorities were expensive and took a lot of resources, but she felt that social equity could be focused on without allocating too much money toward it.

Council Member Worel said we needed to define what the heart and soul of our community was, look at what we wanted to become, and then decide how social equity played into that and what we specifically could do to get there. She stated we would need to be clear on what our expectations were before a social equity coordinator was hired.

Foster said she had talked with staff about focusing on our community vision and including social equity on it.

Council Member Gerber asked if they could drill down on the living wage piece of the study. She would like to include numbers for available rent and where that put someone on the living wage scale.

Briggs said the initial study was based on an MIT study for Summit County, but it was not specific to Park City.

Mayor Beerman indicated the innovation challenges had been very fun and the ideas had been so good that most of them had received funding later even if not chosen at the time. He suggested bringing in stakeholders to talk about possibilities.

Council Member Joyce suggested we should focus on broad ideas and not narrow down the possibilities too soon.

Council Members Worel and Joyce volunteered to find the stakeholder group that would focus on the innovation challenge.

Foster noted Council had not spent any of the Council Contingency Fund yet and they could use it for social equity.

Council Member Henney said they should define the community when talking about funding the social equity position. He asked if the taxpayers in the City only would be paying for the position or of it would extend to the County.

Council Member Worel thought it should include a broader group. Council Member Joyce said that extending out into the larger community would make it hard to define what the soul of Park City was and some of the equity questions might be broader than others.

Lynn Ware Peek, Community Engagement Liaison, indicated a group would be traveling to Moab to look at what they were doing at the multicultural center and learn some things we could implement. Foster asked if Council wanted them to issue an RFP, and said they could issue it at various times. Mayor Beerman suggested issuing the RFP after the multicultural center visit. Ware Peek suggested looking at fair wage practices in town. This could include benefits, training, and other things besides just pay.

Mayor Beerman asked if Council direction was to look at the City staff to make sure they were getting a living wage and to also start the conversation in the community.

Council Member Gerber commented that she was not interested in delving into part time employee pay, but would like to look into full time pay. Council Members agreed that keeping it high level for now was the direction they wanted to go.

Council Member Joyce requested some kind of metrics to see if they were making any progress on social equity. Foster agreed that we would need some baseline metrics in order to see if we were making a difference. Council Member Worel thought going through the process of creating a strategic plan would help identify the goals and metrics.

Council Member Gerber said that the services may change and the vulnerable population may change, but if the City focused on social equity it would make a difference and we would be going in the right direction.

Council Member Henney said some people felt vulnerable and some felt marginalized. Instead of defining every way people felt marginalized, it would be better to define how we would want people to feel. For example, we would want them to feel safe and valued.

WORK SESSION

Council Questions and Comments:

Council Member Worel attended the Library Board meeting. They discussed their joint session in February. She attended the PC Tots Board meeting and they were looking for new board members if anyone was interested. She also attended the Leadership Day at the Legislature and said there were great speakers.

Council Member Joyce attended the Planning Commission meeting regarding Treasure. He said they made progress and had some questions answered. As a part of Sundance he went out on Saturday night and rode along with the police officers. He learned that with the advent of Uber and Lyft, the number of DUIs had dropped significantly. He also attended the Leadership Day at the Capitol.

Council Member Gerber thanked Matt Dias, Myles Rademan, and Minda Stockdale for the day at the legislature. She also noticed the new vans for the Homestake lot and was impressed with them. She wanted to commend all the safety people on Main Street who were directing everyone.

Council Member Henney attended a Joint Transportation Advisory Board (JTAB) meeting and he said a highlight was that we had surpassed 2 million riders on our public transportation system again. He talked about the number of riders on the buses during Sundance and said there were a lot of people riding the Electric Express to and from Kimball Junction which was phenomenal. He rode the Proterra bus up to the Montage and it was able to keep the speed limit the whole way, which the diesel buses could not. He attended a Recycle Utah board meeting and they were making progress on their strategic plan.

Mayor Beerman attended the Planning Commission and said they were still working hard on Treasure. He attended the Leadership Day at the Legislature. The Governor, Representative Quinn, the Attorney General, and others were there. He went to an Olympic Exploratory Committee meeting and he thought there were a lot of good reasons for bringing the Olympics back to Utah. Mayor Beerman said he was getting positive feedback from residents and business owners about the traffic and parking during Sundance and said it had been better than in the past. He thanked staff for their hard work on the traffic and parking.

Critical Priority Update – State Route 248 Corridor Improvement Project Scoping Summary Report and Purpose and Need Update:

Alfred Knotts, Transportation Planning Manager, gave an update of the SR 248 Corridor Improvement Project.

Steve Quinn, UDOT Project Manager, said they had completed the scoping part of the project and now they could develop alternatives. When they had decided on a preferred alternative they would send it to the public for comment.

Knotts explained they would try and come up with a plan that fit the needs of the community now and in the future. He said the study would look at the impacts of the possibilities which would help decide what the best solution would be. He said it would also focus on air quality improvements and carbon reduction. The corridor would also be designed to keep the feel of Park City.

Council Member Joyce asked about the schedule for the plan. Quinn said the conceptual alternative and primary screening would be completed in the spring around April. The build alternative would be completed through the summer months and the alternative would be selected around October.

REGULAR MEETING

I. ROLL CALL

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

II. APPOINTMENTS

Appointment of Council Member to fill open Council seat vacated by Mayor Andy Beerman for the remainder of his term expiring January 2, 2020:
Mayor Beerman stated he wanted to talk about the process of appointing a Council Member and how the Council made a mistake in talking about the candidates in a closed meeting. He explained that in 2012, there was a change to the Open Meetings Act that they did not catch, so they met in a closed session to discuss the candidates. Mayor Beerman apologized on behalf of Council and said they did not mean to mislead the public.

Mayor Beerman talked about the process of applying for the open Council seat and how the interviews were open to the public and broadcasted.

Council Member Worel said in Park City we had a broad range of talented people. Mayor Beerman and Council Member Worel met with an executive recruiter to talk about the kinds of questions they could ask to find the best candidate. He suggested finding someone who had perspectives and/or talents that were not currently on the Council. She said it would be challenging to choose one candidate among those who had applied.

Mayor Beerman commended the applicants for coming and being in the audience. He thanked them for putting themselves out there.

Mayor Beerman opened the meeting for public input.

Liza Simpson thanked Council and KPCW for how they had handled the application process. She said that she had visited a community where the Latino population was significant and a council member had learned Spanish and that had made a very big difference for the Latino community there. She thought having a Council member who was fluent in Spanish would send a strong message to the community.

Mayor Beerman closed the public input portion of the meeting.

Mayor Beerman asked that each of the Council Members discuss three of the candidates who had applied.

Council Member Henney said that all of the applicants were qualified. He said that one of the strong applicants was Alex Butwinski. He said Butwinski was currently very involved with the community and had a lot of experience. Ron Butkovich was also a strong applicant. Butkovich was an artisan and understood the historic preservation issues. Council Member Henney said that Eric Hermann was also a strong contestant with a strong background in finance. He had an interest with the current social equity conversation.

Council Member Gerber talked about Diane Bernhardt and said she was a great advocate for Rossi Hill. She had brought the neighbors together to create a better project. Diane had a child in the school system. She also spoke Spanish. Michael Kaplan had experience with resort communities and the HPCA. Barbara Maw had been involved with the off-leash dog committee. Maw had worked with environmental and social equity issues as well.

Council Member Joyce thanked everyone who had come out and applied. He talked about Jennifer Malherbe who had a lot of experience on different boards and charities. She had a child in the high school and was currently on SEAC. Sebastian Ziesler also had children in the school system. Ziesler did not have the best understanding of the current critical priorities, but he would bring good general skills to the Council. Fern

Baird had great ideas for the community, but she had not been to a lot of Council meetings.

Council Member Worel discussed Josh Hobson and said he had good experience because of his recent Council campaign. He had also been attending meetings and had been involved with the community. She highlighted Ed Parigian's role in the community and his connection to Old Town. Another candidate was Abby McNulty, who was raised in a family that engaged in a lot of community activism. She had been successful in her professional community life. Lynn Ware Peek stood out for her role engaging in outreach for the City. She had been a reporter for KPCW and had paid attention to the issues in the City. Ware Peek also spoke Spanish and worked with PC Unidos.

Mayor Beerman said it was a hard decision to make because of the quality of the candidates. He said the Council remarks regarding each of the candidates had come from the notes taken during the interviews. He said they had narrowed it down to three candidates.

Council Member Joyce announced that the three applicants that stood out the most to them were Abby McNulty, Lynn Ware Peek, and Diane Bernhardt. He said that the Council would have been happy to work with any of those three candidates.

Council Member Gerber wanted to thank Josh Hobson for applying and running a campaign. She also wanted to add that bringing yourself up to speed took a lot of time and she wanted to choose someone who could step in and be up to speed.

Council Member Henney stated we were fortunate to have so many candidates who met and exceeded the minimum expectations.

Mayor Beerman asked if a Council Member would like to forward a name.

Council Member Worel moved to appoint Lynn Ware Peek to fill the open Council seat vacated by Mayor Andy Beerman for the remainder of his term expiring January 2, 2020. Council Member Henney abstained from the vote for personal and professional reasons. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Joyce, and Worel
ABSTAIN: Council Member Henney

Lynn Ware Peek wanted to recognize Josh Hobson and said she had seen him grow a lot in the process. She said she had watched everyone on the Council campaign and wanted to recognize them for that. She thanked the other applicants as well.

Mayor Beerman indicated Ware Peek would be an excellent addition and he wanted to thank all the applicants for their efforts. He announced the swearing in would take place at the next meeting on February 1.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF:

Staff Communications Reports:

- **Budget Report FY2018 - Second Quarter:**

- **Courchevel, France Sister-City 2018 Update:**

Matt Dias, Assistant City Manager, talked about our Sister City relationship with Courchevel, France. He said a private exchange of community members in Park City were going to Courchevel. He explained that Mayor Beerman would not be able to attend, but that other community and staff members would be going.

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

Mayor Beerman opened the meeting for for those who wished to address the Council on items not listed on the agenda.

John Stafsholt, Park City resident, talked about the Historic District Commission and how they used to have more power. He also talked about Planning Commission and the time commitment it took to be a part of it. He thought $100 for each meeting was not enough. He suggested the pay of the Planning Commissioners be raised to reflect the time they put in.

Mayor Beerman thought it would be a great item to look at.

Mayor Beerman closed the public input portion of the meeting.

V. CONSENT AGENDA

1. Consideration to authorize the City Manager to enter into a Professional Service Agreement with Utah Open Lands for work associated with the Bonanza Flat Resource Inventory, Baseline Documentation and Conservation Easement in the amount of $51,300 in a form approved by the City Attorney:

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

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

VI. NEW BUSINESS

1. Consideration to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with Sensus Inc. for In-Pipe Leak Detection in an Amount not to Exceed $109,600.00:
Jason Christensen, Water Resources Manager, talked about the high water loss in our system and the steps that would be taken to minimize water loss. He said that Upper Deer Valley had more water loss than expected; therefore, they would like to hire a firm to add meters which would help find water leaks.

Kyle MacArthur, Water Distribution Manager, said they would like to move forward with other areas and establish possibilities for fixing the problem. The possibilities would be finding leaks in the pipes or old meters that would need to be replaced.

Council Member Worel said she was fascinated with the technology and asked if the other contracts would be a similar cost.

Council Member Henney asked if the City was losing 25% of its water to which Christensen responded in the affirmative. Council Member Henney said that he was supportive of focusing time and money on the issue.

Council Member Joyce asked if they could have numbers that show the cost savings for preserving that water. Christensen noted he could come back with a staff communications report in the fall with those numbers.

Mayor Beerman opened the meeting for public input. No public input was given. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to authorize the City Manager to enter into a contract, in a form approved by the City Attorney's Office, with Sensus Inc. for in-pipe leak detection in an amount not to exceed $109,600.00. Council Member Joyce seconded the motion.

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

2. 2018 Legislative Platform:
Matt Dias, Assistant City Manager, explained that yesterday the Leadership class attended the opening day of the Legislature. They met with the Governor and the City's

Representative, Tim Quinn. He said that they heard from all kinds of groups and were able to see many perspectives in our State.

Dias explained that once the session started, it would be hard to get consensus on every issue at the Legislature. So we had a system that lets those involved engage with the ongoing issues. Some of the bills that might affect us included a plastic bag bill that precludes cities from banning plastic bags, nightly rentals, and increased square footage in buildings in order to sell alcohol, which our historic structures had a hard time meeting. Historic districts were always on the radar and we would keep our attention on them. Another bill that may appear this year would be one that keeps city officials and staff from lobbying on issues at the capitol.

Council Member Joyce suggested that we focus on social equity issues at the Legislature. Dias said he would add that topic to the platform.

VII. OLD BUSINESS

1. Joint Discussion with Planning Commission Members -Treasure Hill Conditional Use Permit: Creole Gulch and Town Lift Mid-Station Sites –– PL-08-00370:

Matt Dias, Assistant City Manager, thanked everyone for the work they had done on Treasure Hill and the public for sticking with them.

Craig Call, representative of the owner of Park City II, said he appreciated the extra effort the City Staff had put forth in the process.

Dias said they had produced a staff report that outlined the remaining issues. Dias wanted to talk about the overarching goals. He explained that their goal had been to reduce the scope of the project and create something that would be better for the community. Some had asked why not buy the whole project, but Dias explained that buying the whole project was not an option on the table. He also explained that the deadline had been extended and we were working to meet the deadline.

Dias explained the project scale was reduced by half and then by half again when they changed commercial to residential. He also emphasized there would still be impacts. He said we had tentatively negotiated to use the 2017 Land Management Code, a more restrictive code than previous codes, so the proposed plan followed that code.

Anne Laurent, Community Development Director, introduced those who would be presenting. She started by talking about the access road. Council Member Joyce asked if the model was the City's or if it was one that everyone had agreed upon. Call said it was a plan they were also okay with. Laurent explained the size and massing possibilities for the hotel.

Council Member Gerber asked if one home could be 11,000 square feet. Laurent said they were not specifying what each house could be, but they thought any one home should not be over 11,000 square feet.

Council Member Joyce asked if the mid-station was conditional depending on lift changes. He asked that mid-station being conditional on lift changes be included in the agreement.

Laurent explained that the square footage on the charts did not represent the total mass of the project. She also said that the current square footage was less than half of previous proposals. She said she would not want residential spaces to become commercial.

Mayor Beerman asked if all the numbers had been agreed upon. Call said all the numbers besides the parking had been agreed upon.

Alfred Knotts, Transportation Planning Manager, talked about the effects of the development on transportation. He felt we were taking steps in the right direction with the current plan.

Laurent talked about ways to mitigate construction activities. She suggested there should be separate mitigation plans for the hotel than for the single family homes.

Dias discussed the financial responsibility this would put on the taxpayer. He explained that Park City was not close to its threshold on the maximum debt set by the State or the more conservative threshold set by the City. Council Member Henney asked for a timeline of our debt. Dias said we could get that timeline for them.

Mayor Beerman opened the public hearing.

Tom Peek, a homeowner that was adjacent to the development, said he was excited about the direction the development was going, but he had concerns about the road. Maps on page 55 and 56 show turns that concerned him. He would like to be in the loop regarding the decisions being made.

Mayor Beerman suggested Peek get in touch with Anne Laurent and Matt Cassel to discuss specifics.

John Stafsholt, said the staff report was great. He said in the staff report it did not specify which LMC was being used. He talked about different parts of the staff report that he was concerned with. He would like to put forth the idea of taking the $6 million and putting it in a legal defense fund.

Rich Wyman, Park City resident, thanked staff for the work they had done. He wanted everyone involved to take the time to do their best. He suggested they could bring the hotel down lower on the hill and make the development denser. He would like to make the road smaller. He suggested the meeting room had potential to hold a lot of people and cars, which would impact Old Town.

Alex Butwinski, Park City resident, said we should support this project because it was much smaller than the previous one. He thought this plan was great. He suggested we needed a gross number that included everything.

Mayor Beerman closed the public hearing.

Mayor Beerman addressed the questions posed by the public.

Laurent explained that there was a bucket to pull from with the total square footage allowed for single family housing. 11,000 square feet was the total any single home could be.

Laurent said the road would be private and gated. Mark Harrington, City Attorney, said it was not a new MPD. The expiration would be tied to a phasing plan. There would not be a CUP with the development. Harrington explained that entitlement was not the correct vocabulary. He said that we had picked different codes for various areas so we would know what the cap on the gross square footage would be. Council Member Joyce indicated the meeting space had been reduced by a third. Call said the extra structures were likely to be housing and not commercial space.

Mayor Beerman suggested a five minute break. After the break, the meeting continued as follows:

John Phillips, Planning Commission, suggested the City provide an outline of what would be happening between now and November. He would also like a description of the future processes and the bigger picture. He thought we were getting in the weeds now and that the discussion would happen in the subdivision planning process later.

Mayor Beerman asked Council to decide whether to move forward in the current direction.

Council Member Worel said she was overall comfortable with how we were moving forward, but she would also like to see a timeline.

Council Member Joyce said he liked it and wanted to encourage everyone to remember that we were buying down 50% of the density and changing a big portion from commercial to residential, which would have a lot less impact. He said that traffic had gone down and the boundaries we had been putting on the development were on the right track. He said he was happy with the direction they were heading. He would like to see more visualization on the mass and what it would look like.

Council Member Gerber thought the overall project was going in the right direction. She said there would be many more decisions, but we had come a long way. She thanked staff for their work in coming up with the numbers.

Council Member Henney said there was nothing that was a deal breaker to him with the plan. He wanted to make it clear that this was one alternative that would be considered against other alternatives. It was a negotiated alternative that would be weighed against others.

Mayor Beerman said in the last week they had answered many questions. He said he would rather have open space, but the development was now something we could work with. He was supportive of moving forward and he trusted the Planning Commission.

Council Member Gerber moved to continue the joint discussion with Planning Commission Members -Treasure Hill Conditional Use Permit: Creole Gulch and Town Lift Mid-Station Sites — PL-08-00370 to February 1, 2018. Council Member Worel seconded the motion.

RESULT: CONTINUED TO FEBRUARY 1, 2018
AYES: Council Members Gerber, Henney, Joyce, and Worel

VIII. ADJOURNMENT

IX. PARK CITY WATER SERVICE DISTRICT MEETING

I. ROLL CALL

Attendee Name	Title	Status
Andy Beerman	Chairman	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Steve Joyce	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Katie Madsen	Deputy Secretary	Present

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

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

III. NEW BUSINESS

1. Consideration to Authorize the City Manager to Enter into an Agreement, in a Form Approved by the City Attorney's Office, with Mountain Regional Water Special Service District and Weber Basin Water Conservancy District for the Replacement of the Lost Canyon Substation with Park City's Annual Payment of $19,158.00 for a Term of 20 years.

Clint McAffee, Public Utilities Manager, explained the water transformer replacement.

Chairman Beerman asked why we were making payments with high interest rather than paying it off with a lump sum.McAffee said he did not know the answer and would look into it to see if the parties were supportive of paying a lump sum.

Chairman Beerman requested that the Committee members modify the motion to account for looking into paying a lump sum.

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

Committee Member Worel moved to authorize the City Manager to enter into an agreement, in a form approved by the City Attorney's Office, with Mountain Regional Water Special Service District and Weber Basin Water Conservancy District for the replacement of the Lost Canyon Substation with Park City's annual payment of $19,158.00 for a term of 20 years with the possibility of restructuring the payment. Committee Member Joyce seconded the motion.

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

X. ADJOURNMENT

With no further business, the meeting was adjourned.

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Katie Madsen, Deputy City Recorder

Treasure Hill
Hotel and Single Family Home Lots Alternative Development Option Update

January 23, 2018

City Council Meeting

Overarching Goals

- Community choice
- Resolve development uncertainty
- Reduce project density: size, scale and scope
  - Community impacts: excavation, traffic and parking, mass, construction, etc.
- Full project was not for sale
- $6M, $24M voter approved bond
  - Settlement Agreement: 50% of the original SPMP residential (394K) and commercial (19K) density
  - Development Agreement: Planning Commission

Alternative Development Summary

- Instead of 394K residential and 19K commercial SF, includes no more than:
  - 100K square feet UE hotel;
  - 97K square feet UE of single family homes over 18 home sites (not including garages, below existing grade basements, and decks, per 2017 Land Management Code definitions);
  - 9.5K square feet of UE commercial uses.
  - There will still be impacts!

	Residential SF	Commercial / Support Commercial SF	Accessory – Circulation / Back-of-House / etc. SF	Accessory – Meeting Space SF	Parking SF	Total SF
1985/86 SPMP Woodruff	394,000	19,000	192,945	-	269,218	875,163
Refinement 17.2	393,466	18,566 + 21,339 = 39,899	254,792	16,214	244,359	948,730
Proposed Negotiation **2018**	100,000 boutique hotel + 97,000 single family homes = 197,000	9,500 (50% reduction) + 5,000 (5% of hotel) = 14,500	70,886 boutique hotel (including employee housing) + 32,600 single family homes (including basements & garages) = 103,486	5,000 (5% of hotel)	78,750 – 13,300 (20% hotel and commercial parking reduction) = 65,450 (estimated at 187 spaces and not including parking for the 18 Single Family Homes)	255,836 hotel + 129,600 Single Family Homes 385,436 + 7,500 mid-station = 392,936

PROGRESS

Option C preferred:

- Away from neighborhood
- Larger footprint (height)

TENTATIVE PUBLIC HEARING SCHEDULE		
DATE	ENTITY	PROPOSED ACTION
12/13/2017	Planning Commission	Mayoral Request for Continuance to Consider Alternative & Public Hearing
	Action	Approval granted by PC on 12/13/2017
12/20/2017	Planning Commission	Applicant/Staff to present preliminary site suitability, mitigation, height, and access; Work Session - Commission Questions and Public Input
	Action	Meeting Held; PC reaffirmed position to continue to pursue alternative
12/21/2017	City Council & Planning Commission	Applicant/Staff to present proposed Development Agreement Terms; Joint Work Session & Public Hearing (work session)
	Action	Meeting Held; CC reaffirmed position to continue to pursue alternative
TBD	Applicant & Staff	Treasure Hill Alternative Open House
	Action	N/A
1/4/2018	Planning Commission & City Council	Applicant/Staff to present proposed Development Agreement Terms; Joint Meeting & Public Hearing (work session)
	Action	Item Continued
1/10/2018	Planning Commission	Applicant/Staff to present proposed Development Agreement Terms & Public Hearing
	Action	Item Continued
1/11/2018	City Council & Planning Commission	Applicant/Staff to present proposed Final Settlement Agreement, including Development Agreement & Public Hearing; PC report to CC; Vote by Council (work session)
	Action	Item Continued
1/17/2018	Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
	Action	
1/23/2018	City Council & Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
	Action	
1/24/2018	Planning Commission	Vote by PC on Development Agreement Ratification & Public Hearing
SCHEDULE SUBJECT TO CHANGE		

Size of Project Detail

	UEs	square footage (SF) equivalent	notes
Residential (SINGLE FAMILY)	48.5	97,000	5,388 SF above grade per each single family residential lot plus basements and garages (see LMC definition current in 2017)
Residential (HOTEL)	50	100,000	
Total Residential	98.5	197,000	
Commercial	9.5	9,500	UEs used for any commercial above the support commercial allowed per code (shops, kitchen, restaurant, bar, and spa) Assumes 1/3 portion of these uses are by hotel guests and can be considered support commercial.
Support Commercial		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Meeting Rooms		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Residential Accessory Spaces			
Back of House		7,500	fitness, lockers, pool
Circulation		44,450	35% for corridors, elevators, restrooms, laundry etc. (see LMC definition current in 2017)
Lobby		2,000	estimate
Mechanical Rooms		4,000	estimate
Employee Housing		12,936	based on 14,500 SF of commercial; 120 hotel rooms; and 18 single family homes
Structured Parking		65,450	assumes 187 spots at 350SF each and not including single family home parking
total HOTEL gross SF		255,836	
total SF (HOTEL + SINGLE FAMILY)		385,436	assumes (18) 7,200 gross SF single family homes including garages and basements
total SF as a % of 17.2 948K gross SF		41%	
total SF as a % of Woodruff 875K gross SF		44%	
Mid-station		7,500	Only resort commercial uses (per LMC definition current in 2017) allowed; minimal parking (employees only)

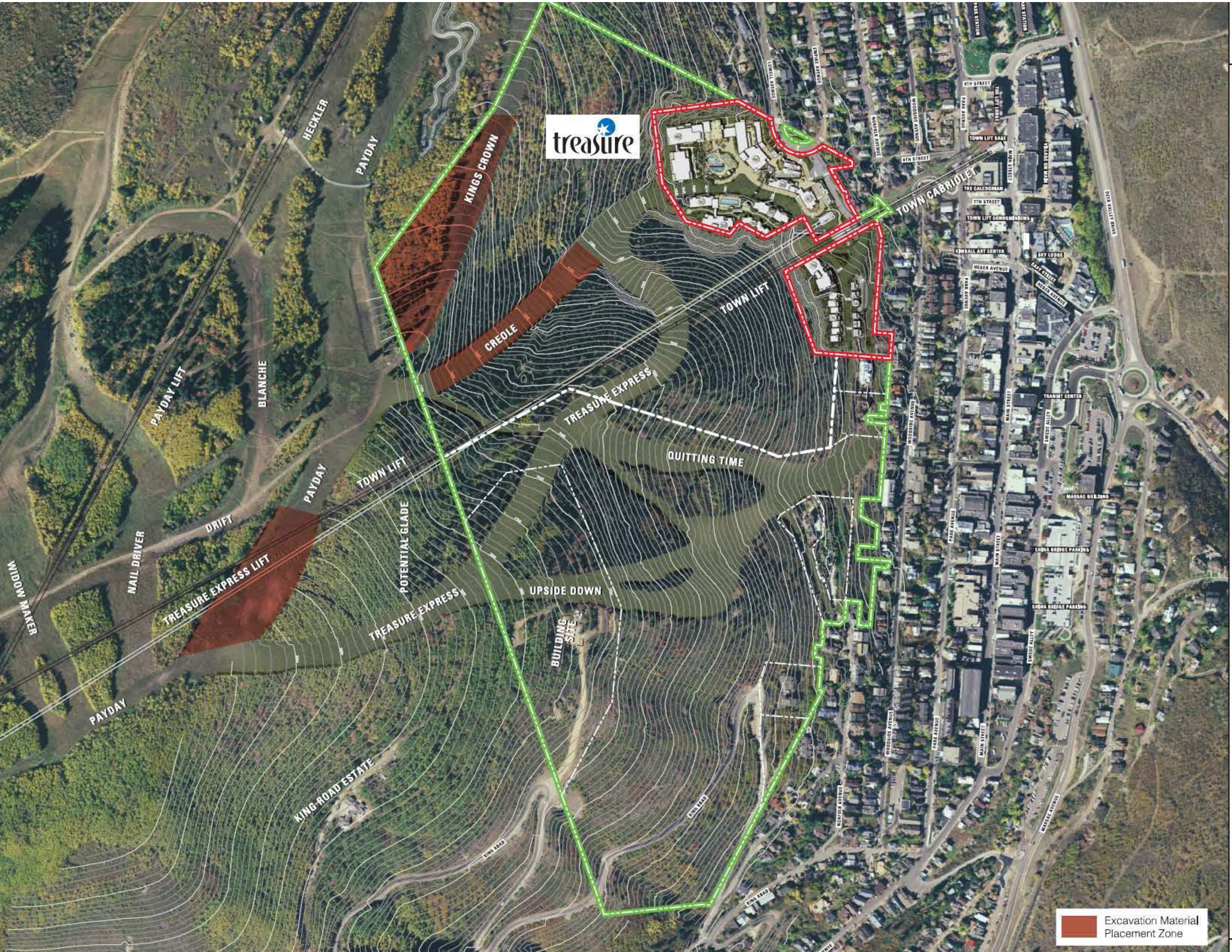
Areas of Debate

- Road alignments
- Housing obligation
- Traffic and construction impacts
- Parking plan
- Excavation plan
- Mid-station request
- SF Gross maximums
- Hotel massing/height

Access Road

- Location
  - Minimize site impacts, costs, and interruption of ski access
- Slopes
  - Reviewed by Park City Fire District
  - 10% with 3 sections of 250ft at 12%
  - Include a truck turn-round at hotel
- Excavation
  - Estimated at 80,000 CY excess material for main access road
- Impacts on mine-sites
  - Misses upper mine site; lower dump site will have to be mitigated
- Retaining Walls
  - Do not exceed 40ft
- Maintain Existing Ski Accesses


HECKLER
PAYDAY
KINGS CROWN
TOWN LIFT
TREASURE EXPRESS
CREOLE
PAYDAY
TOWN LIFT
QUITTING TIME
BLANCHE
UPSIDE DOWN
UPSIDE DOWN
PAYDAY
TOWN LIFT
NAIL DRIVER
KINGS ROAD
KINGS ROAD



REVISIONS:
12/8/2008
1/29/2009

SDI
614 Main Street, Suite 404
P.O. Box 4560, Park City, Utah 84060
435-649-4499

NORTH

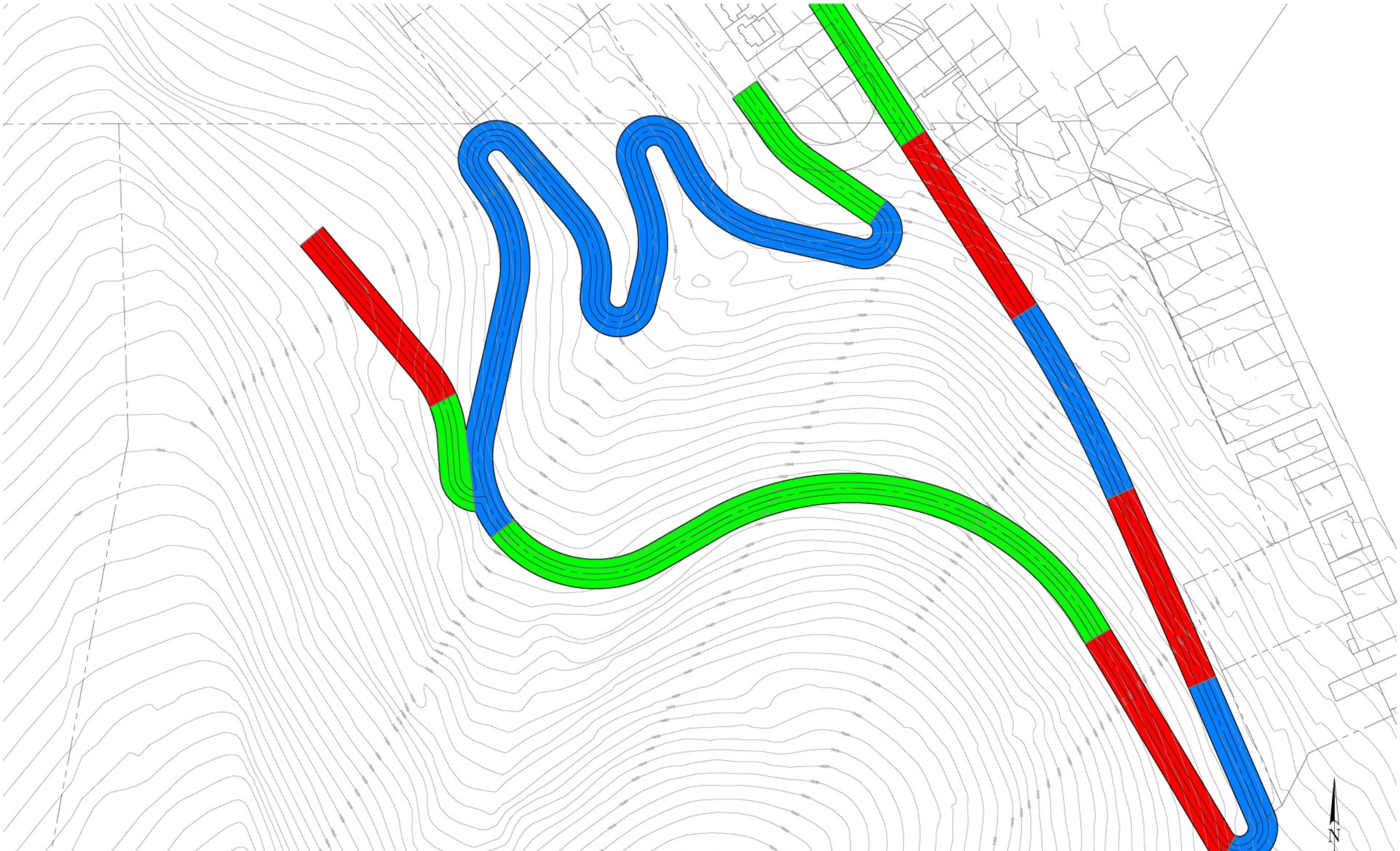
MPE INCORPORATED

The Big Picture

Developed by
MPE, INC., PO Box 2429, Park City, UT 84060
eMail: info@treasureparkcity.com

treasure PARK CITY, UTAH

SHEET NUMBER



SLOPES 0% - 9%

SLOPE 10%

SLOPES 12%

Scale 1" = 80'

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1-800-662-4111
208-2100

TREASURE HILL DEVELOPMENT
868 LOWELL AVENUE
PARK CITY, UTAH
SLOPE ANALYSIS

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT: PARK CITY MUNICIPALITY
DWG: 180122 Slope Exhibit
JOB No: 4802-PCITY07-17

DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 22-in x 34-in - DIMENSIONS AND NOTES TAKE PRECEDENCE

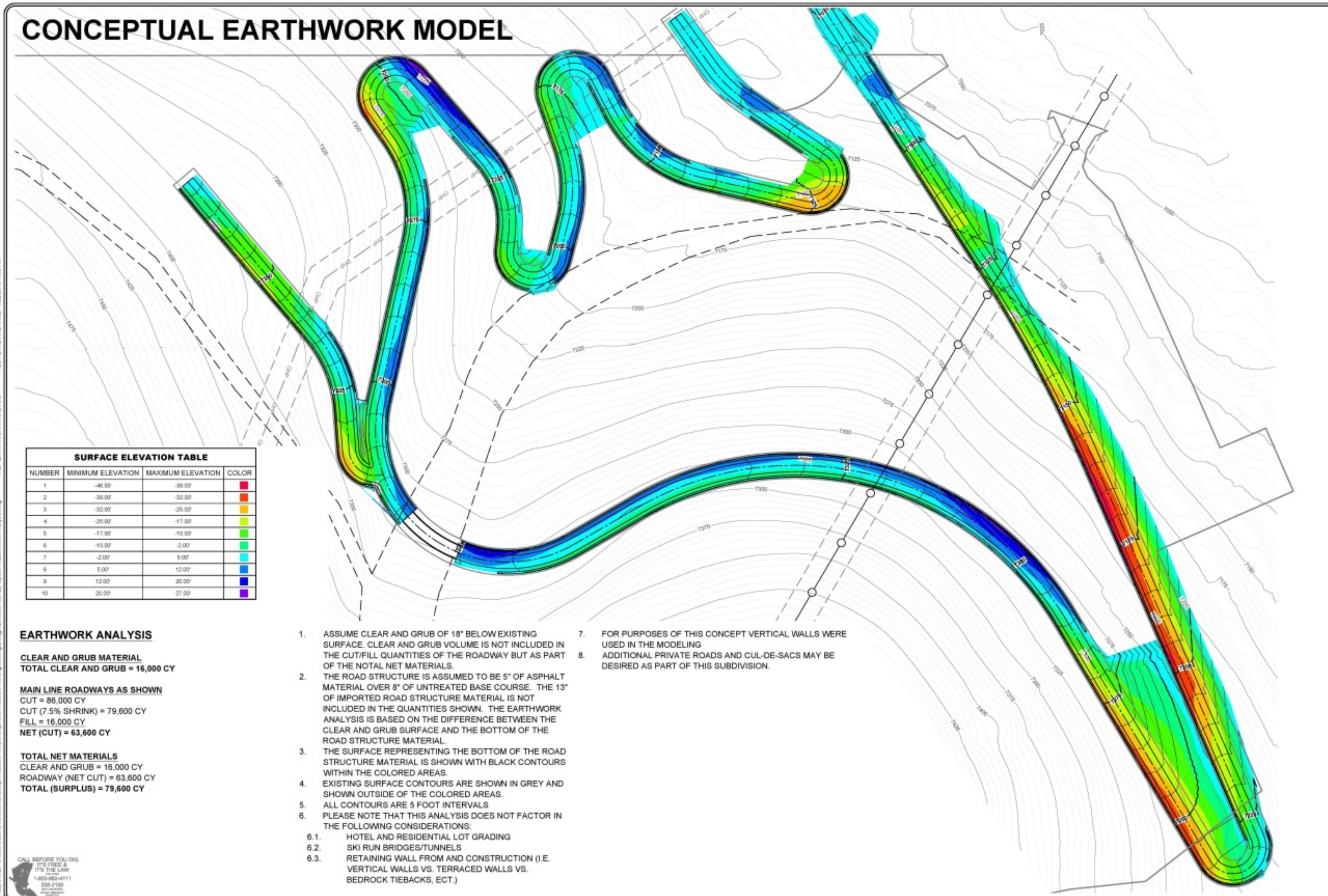
DRAWN BY: AMD
DESIGN BY: AMD
CHECKED BY: BHT
DATE: 01/02/2018

REVISIONS

SHEET
SP-01A

FILENAME: O:\Park City\Treasure Hill\engineering\Design\Exhibits\180122 Slope Exhibit.dwg TAB: OPTION 1- SLOPE ANALYSIS PLOT DATE AND TIME: 1/22/2018 4:13 PM

CONCEPTUAL EARTHWORK MODEL



SURFACE ELEVATION TABLE			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-46.55'	-39.00'	
2	-39.00'	-32.00'	
3	-32.00'	-25.00'	
4	-25.00'	-17.00'	
5	-17.00'	-10.00'	
6	-10.00'	-2.00'	
7	-2.00'	5.00'	
8	5.00'	12.00'	
9	12.00'	20.00'	
10	20.00'	27.00'	

EARTHWORK ANALYSIS

CLEAR AND GRUB MATERIAL
TOTAL CLEAR AND GRUB = 16,000 CY

MAIN LINE ROADWAYS AS SHOWN
CUT = 86,000 CY
CUT (7.5% SHRINK) = 79,600 CY
FILL = 16,000 CY
NET (CUT) = 63,600 CY

TOTAL NET MATERIALS
CLEAR AND GRUB = 16,000 CY
ROADWAY (NET CUT) = 63,600 CY
TOTAL (SURPLUS) = 79,600 CY

1. ASSUME CLEAR AND GRUB OF 18" BELOW EXISTING SURFACE. CLEAR AND GRUB VOLUME IS NOT INCLUDED IN THE CUT/FILL QUANTITIES OF THE ROADWAY BUT AS PART OF THE NOTAL NET MATERIALS.
2. THE ROAD STRUCTURE IS ASSUMED TO BE 5" OF ASPHALT MATERIAL OVER 8" OF UNTREATED BASE COURSE. THE 13" OF IMPORTED ROAD STRUCTURE MATERIAL IS NOT INCLUDED IN THE QUANTITIES SHOWN. THE EARTHWORK ANALYSIS IS BASED ON THE DIFFERENCE BETWEEN THE CLEAR AND GRUB SURFACE AND THE BOTTOM OF THE ROAD STRUCTURE MATERIAL.
3. THE SURFACE REPRESENTING THE BOTTOM OF THE ROAD STRUCTURE MATERIAL IS SHOWN WITH BLACK CONTOURS WITHIN THE COLORED AREAS.
4. EXISTING SURFACE CONTOURS ARE SHOWN IN GREY AND SHOWN OUTSIDE OF THE COLORED AREAS.
5. ALL CONTOURS ARE 5 FOOT INTERVALS
6. PLEASE NOTE THAT THIS ANALYSIS DOES NOT FACTOR IN THE FOLLOWING CONSIDERATIONS:
   6.1. HOTEL AND RESIDENTIAL LOT GRADING
   6.2. SKI RUN BRIDGES/TUNNELS
   6.3. RETAINING WALL FROM AND CONSTRUCTION (I.E. VERTICAL WALLS VS. TERRACED WALLS VS. BEDROCK TIEBACKS, ECT.)
7. FOR PURPOSES OF THIS CONCEPT VERTICAL WALLS WERE USED IN THE MODELING
8. ADDITIONAL PRIVATE ROADS AND CUL-DE-SACS MAY BE DESIRED AS PART OF THIS SUBDIVISION.

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TREASURE HILL
EARTHWORK ANALYSIS
PARK CITY, UTAH

231 West 800 South Suite A Salt Lake City, Utah 84101
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Planning Engineering Surveying
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT:
DWG:
JOB No.:

DRAWN BY: DBJ
DESIGN BY: DBJ
CHECKED BY: BT
DATE: 01/17/2018

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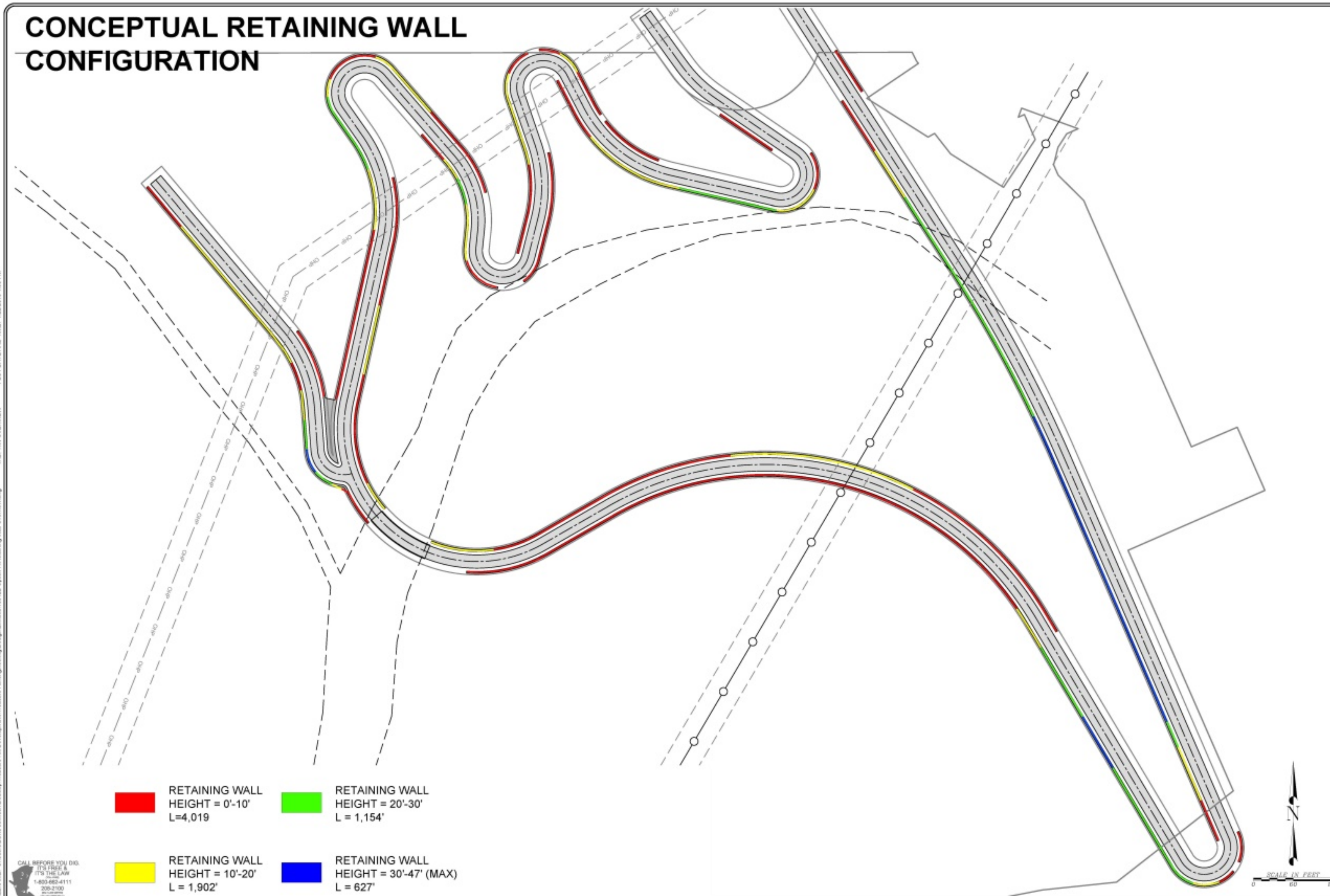
CONCEPTUAL RETAINING WALL CONFIGURATION



RETAINING WALL HEIGHT = 0'-10' L=4,019	RETAINING WALL HEIGHT = 20'-30' L = 1,154'
RETAINING WALL HEIGHT = 10'-20' L = 1,902'	RETAINING WALL HEIGHT = 30'-47' (MAX) L = 627'

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TREASURE HILL
WALL HEIGHT OVERVIEW
PARK CITY, UTAH

231 West 800 South Suite A Salt Lake City, Utah 84101
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Planning Engineering Surveying
PH: 801 . 487 . 8040 FX: 801 . 487 . 8668

CLIENT:
DWG:
JOB No:

DRAWN BY: DBJ
DESIGN BY: DBJ
CHECKED BY: BT
DATE: 01/17/2018

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FILENAME: C:\Users\David Johnson\Desktop\Treasure Hill Development\Treasure Hill\engineering\Design\Exhibits\180122 Option H\Retaining Wall Overview.dwg TAB: RW OVERVIEW PLOT DATE AND TIME: 1/22/2018 1:53 PM


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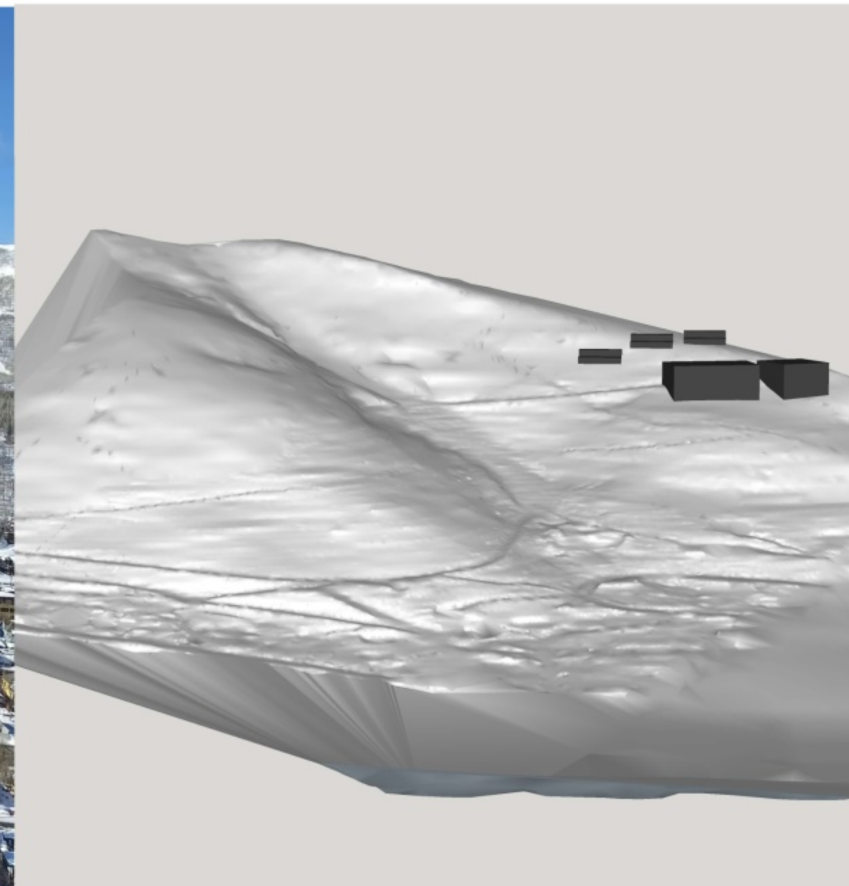
Size & Massing

- Hotel
  - Excavation estimated at 100,000 CY
  - Establish height limit; do not break ridge line
  - Establish a building area boundary and limits of disturbance
  - Including employee housing at hotel site preferred



Size & Massing

- Single Family Homes
  - 126,900 gross SF averaged over 18 lots including below-grade basements and garages (max 600SF)
  - Maximum home size of 11,000 gross SF
    - Home size may vary between each site.
    - Homes sizes per lot will be established at the time of the subdivision process
    - Total of all home sizes may not exceed to total 129,600 SF
  - Subject to a future Subdivision process

Size & Massing

- Mid-Station
  - Resort Accessory Uses
  - 7,500SF gross SF cap; 5,000 SF net
  - UE Commercial uses may be relocated from hotel to Mid-station with no added parking (requested by Park City II)
  - Require future CUP approval in concert with lift improvements (recommended by staff)
  - Minimal employee parking and delivery (up to 10 spaces)
- Consistent with prior approvals at Deer Valley, PCMR, Empire Pass (Montage), and Dear Crest (St. Regis)

Parking & Hotel Rooms

- Code complaint
- Parking reduction of 20% provide transportation plan for guests and employees
  - Comparable - Flagstaff Development Agreement (includes Montage) requires the developer to reduce parking by 25% based on a parking study at Silver Lake
- Additional reduction - (35%) provided a true connection with Old Town established to move guests and visitors (people mover, etc.) to Main Street and skier enhancements; reduce max. gross proportionally

Affordable Housing

- 1999 Resolution and depends on upon final unit count & commercial uses
- Obligation is twofold between residential and commercial
  - Owner to fulfill obligation prior to CO – either the residential or commercial obligation fulfilled on-site separately, or fulfilled on-site all together, unless otherwise approved by Housing Authority
- Determine residential obligation versus commercial, based upon final hotel/residential units and commercial employee generation, which is subject to change: residential lots: 2.7 AUEs = 2,160 sq. ft.; hotel: 9.23 AUEs = 7,384 sq. ft.; commercial: 4.24 AUEs = 3,392 sq. ft.
- Housing Mitigation plan to be approved by the Park City Housing Authority prior to building permit application

Size of Project Detail

	UEs	square footage (SF) equivalent	notes
Residential (SINGLE FAMILY)	48.5	97,000	5,388 SF above grade per each single family residential lot plus basements and garages (see LMC definition current in 2017)
Residential (HOTEL)	50	100,000	
Total Residential	98.5	197,000	
Commercial	9.5	9,500	UEs used for any commercial above the support commercial allowed per code (shops, kitchen, restaurant, bar, and spa) Assumes 1/3 portion of these uses are by hotel guests and can be considered support commercial.
Support Commercial		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Meeting Rooms		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Residential Accessory Spaces			
Back of House		7,500	fitness, lockers, pool
Circulation		44,450	35% for corridors, elevators, restrooms, laundry etc. (see LMC definition current in 2017)
Lobby		2,000	estimate
Mechanical Rooms		4,000	estimate
Employee Housing		12,936	based on 14,500 SF of commercial; 120 hotel rooms; and 18 single family homes
Structured Parking		65,450	assumes 187 spots at 350SF each and not including single family home parking
total HOTEL gross SF		255,836	
total SF (HOTEL + SINGLE FAMILY)		385,436	assumes (18) 7,200 gross SF single family homes including garages and basements
total SF as a % of 17.2 948K gross SF		41%	
total SF as a % of Woodruff 875K gross SF		44%	
Mid-station		7,500	Only resort commercial uses (per LMC definition current in 2017) allowed; minimal parking (employees only)

Traffic

- LSC Transportation Consultants assessed between 56% and 75% less trip generation based on reductions in densities and land use

Treasure Hill Reduced Land Use Trip Generation Estimate

LSC Transportation Consultants, Inc. 8-Jan-18

		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Rates							
Boutique Hotel (1)		0.17	0.07	0.24	0.13	0.17	0.30
Single Family Dwelling Units		0.19	0.56	0.74	0.62	0.37	0.99
Base Trip Generation	Units						
Boutique Hotel	120 Rooms	20.4	7.9	28.4	15.6	20.7	36.3
Single Family Dwelling Units	18 DU	3.3	10	13.3	11.2	6.6	17.8
Reduction for Ski Access	10%						
Trip Generation after Reductions							
Boutique Hotel		18	7	26	14	19	33
Single Family Dwelling Units		3	9	12	10	6	16
		21	16	38	24	25	49
Original Proposal Trip Generation		48	61	109	95	65	160
Treasure Hill Traffic Study Summary, May 4, 2017							
Change	#	-27	-45	-71	-71	-40	-111
	%	-56%	-74%	-65%	-75%	-62%	-69%

Source for Rates: ITE Trip Generation, 10th Edition Note 1: Adjusted for 65% occupancy.

Construction Activities

- Keep construction staging and parking on-site
- Timing and sequencing of activities to avoid conflict with peak traffic
- Minimize individual employee vehicles travelling to construction site
- Maintaining excess excavation material on-site or on mountain to the extent possible
- Exhibit C

Financial Summary

- Strong financial position
- General Obligation Bond specific
- State limits = 4% of taxable value = $312M for PCMC
  - PCMC has $253 million remaining capacity ($59M)
- Council further limits 2%
  - Total max debt for PCMC = $156M or $97M in remaining debt capacity ($156M subtracting current debt of $59M).
- $0.15/$1.00 of bond paid by PCMC full time residents
  - 55% of assessed value = primary
  - $1M primary home = $90 annual increase
  - $500K primary home = $45 annual increase

Council Policy Questions

- Reaffirm Council direction to defer to Planning Commission’s expertise
- Reaffirm Council direction to support $6M down payment and $24M GO bond, with positive PC recommendation
- Next steps & Schedule
  - January 24: Planning Commission
  - January 31: Planning Commission
  - TBD

Process/Decision Making

- Settlement Agreement: CC
- Development Agreement: PC
- Re-zone: PC and CC
- Subdivisions: PC and CC
- Design Review: staff
- Admin CUP: staff
- Bond Vote: Community

List of Questions

- Hotel Massing
- Hotel Building Boundary
- Size/location of single family home lots
- Limits of Disturbance
- Settlement Agreement Ratification
- Development Agreement – agreement on final language

SR- 248 Environmental Assessment

Park City Council Update

January 23, 2018

Process

Conduct NEPA Scoping
- Collect Information

Develop Purpose & Need
- Identify Problems & Goals

Develop & Analyze Alternatives
- Identify & Evaluate Solutions

Identify Preferred Alternatives
- Select Solution

Develop Draft EA
- Obtain Input from Public & Agencies

Publish Final EA & Decision
- Final Finding

Official Public Scoping Meeting

Public Engagement Throughout

Publish Draft EA & Hold Public Hearing (Formal Comment Period)

Fall 2017 — *Winter 2017* — *Spring 2018* — *Fall 2018* — *Spring 2019*

Public Scoping – Common Themes

- Desire to keep Rail Trail as recreational trail (49)
- Experience congestion now and know it will get worse (46)
- Desire to improve and incentivize transit or carpooling rather than provide capacity for additional vehicles (42)
- Protect open space, wildlife habitat, water quality and wetlands (27)
- Existing noise and air pollution and there is concern that this project will make it worse (26)
- Concern for school access and safety (21)

Public Scoping – Common Themes

- Concern for pedestrian safety at crossings (desire for under or overpass for safety and to reduce congestion) (20)
- Desire to evaluate managed lanes (reversible or HOV) (18)
- Difficult to make left turns onto SR-248 (16)
- Concern regarding speeding (12)
- Mixed views regarding bike lanes on SR-248 (10)
- Concern for neighborhood cut-through traffic (5)

What is a Purpose and Need?

Purpose - problem to be solved

Need - evidence that problem exists

Purpose and need plays a key role in:

- Development of alternatives
- Alternative screening
- Identification of preferred alternative

Purpose and Need

- Purpose = Problem to be solved
- Need = Evidence that the problem exists
- Based on input from scoping period, technical studies, and adopted plans

WE ARE HERE

Develop Conceptual Alternatives

Primary Screening

- Does the alternative meet the primary purpose and need of the project based on the primary criteria?

NO → Eliminate Alternatives

YES

Build Alternatives Evaluated

- Alternatives compared using primary criteria, secondary criteria, impacts, and cost

Preferred Alternative Selected

Draft EA Available for Public Review

- Public, agency, and stakeholder input during comment period

Primary and Secondary Purpose

- **Primary purpose**
  - “Driver” of the project
  - Necessary – alternatives that do not meet primary purpose are eliminated
  - Used to eliminate alternatives
- **Secondary purpose**
  - Goals and objectives
  - Desirable – alternatives that do not meet secondary purpose not necessarily eliminated
  - Used to compare alternatives that meet the primary purpose

Criteria

- **Primary criteria**
  - Used to screen (eliminate) conceptual alternatives
  - Quantifiable and objective
  - Must be clear whether alternative meets purpose or not
- **Secondary criteria**
  - Not used to screen conceptual alternatives
  - Used to compare build alternatives evaluated in detail
  - Can be more subjective

Draft Proposal - Primary Purpose & Need

Purpose	Need	Criteria – Used to Eliminate Alts
Alleviate/manage current and future congestion on SR-248	• Existing travel time is slow and inconsistent • Operations will fail by 2040	Corridor travel time (min) • Typical day • Special conditions day
Manage current and future access onto SR-248	• Currently difficult for vehicles to turn left onto SR-248 • Turning movements onto SR-248 will fail at all signalized intersections by 2040	Level of Service (LOS) E or better in 2040 for worst side street movements
Address design deficiencies	In some locations: • Deficient travel lane, median turn lane, and shoulder width • Deficient deceleration and acceleration length for turns • Deficient clear zone	Design to current UDOT standards

Draft Proposal Secondary Purpose & Need

Purpose	Need (identified in adopted plan)	Criteria – Used to Eliminate Alts
Improve person throughput	• Park City goal to reduce SR-248 SOV share form 76% to 50%	Increase seat utilization over existing conditions
Improve multi-modal options	• Park City goal to encourage alternative modes of transportation to maintain small town character • SR-248 identified as a regional spine for transit and walking/biking system • Design public transportation routes to increase efficiency of passenger trips and capture increased ridership	Incentivize transit and carpooling Accommodate pedestrians and bicycles
Reduce VMT/ emissions	• Park City goal to reduce VMT per employee and resident	Decrease VMT compared to 2040 No-Build
Other possible goals: minimize impacts to wetlands, wildlife habitat, open space; accommodate gateway experience		

Next Steps

- Alternatives
  - Develop conceptual alternatives
  - Screen alternatives (eliminate concepts that do not meet primary purpose & need)
- Draft EA
  - Identify impacts and benefits for alternatives studied in detail
  - Select preferred alternative (considering primary & secondary criteria, impacts, benefits)
  - Publish Draft EA and obtain input from public and agencies (public hearing)
- Final EA & Decision
  - Respond to public and agency comments, revise EA as necessary
  - Prepare final EA and decision document