



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 11, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, January 11, 2018.

CLOSED SESSION

1:30 p.m. To Discuss Property, Personnel and Litigation

WORK SESSION

2:45 p.m. – Interviews to Fill Mayor Andy Beerman's Vacant City Council Seat **PAGE 8**

5:05 p.m. – Council Questions and Comments

5:20 p.m. – Parking Technology Launch Report **PAGE 10**

5:30 p.m. – Discuss Community Survey on Special Events **PAGE 13**

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

- Sundance Parking and Operation Change Update **PAGE 19**

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

IV. APPOINTMENTS

Consideration to Appoint a Mayor Pro Tem and Alternate for Calendar Year 2018 **PAGE 23**

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from December 14 and 21, 2017 **PAGE 24**

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Water Quality & Treatment Solutions, Inc. (WQTS), for Water Quality Advisory and Assistance Services in an Amount Not to Exceed \$98,460.00 **PAGE 54**

2. Request to Authorize the City Manager to Sign a UDOT Consultant Services Agreement with AECOM to Provide Public Information Services During the Construction Phase of Prospector Avenue in a Form Approved by the City Attorney and for an Amount of \$41,254 **PAGE 58**

3. Request to Authorize the City Manager to Enter into a Professional Services Agreement Between Park City Municipal Corporation and Avi-On Labs for Lighting Controls at the MARC in an Amount Not to Exceed \$30,000 in a Form Approved by the City Attorney **PAGE 62**

4. Request to Approve the Following Special Event Temporary Alcoholic Beverage License Applications for Operation During the 2018 Sundance Film Festival: **PAGE 87**

Applicant Name	Location Address
To Be Approved	
**Lyft (late) (week 1)	509 Main Street
**Lyft (late) (week 2)	509 Main Street
**Vox Creative / Latino Reel (late)	710 Main Street
**Utah Film Center (late)	314 Main Street
**NVE /Twitter (late)	408 Main Street
**Sebastion (late)	136 Heber Suite 103
Previously Approved	
Sundance Institue/The Shop (week 1)	1167 Woodside Avenue
Sundance Institue/The Shop (week 2)	1167 Woodside Avenue
Top Shelf Services/ TAO @ the Yard (week 1)	1251 Kearns Blvd
Top Shelf Services/ TAO @ the Yard (week 2)	1251 Kearns Blvd
Top Shelf Services/New Frontier (wk 1)	1401 Kearns Blvd
Top Shelf Services/New Frontier (wk 2)	1401 Kearns Blvd
Sundance Institute (week 1)	1895 Sidewinder
Sundance Institute (week 2)	1895 Sidewinder
Slamdance (week 1)	255 Main Street
Slamdance (week 2)	255 Main Street
Durkin Entertainment	255 Main Street
Done to Your Taste	260 Main Street
Done to Your Taste	260 Main Street
Done to Your Taste	260 Main Street
Done to Your Taste	268 Main Street
Done to Your Taste	268 Main Street

Done to Your Taste	268 Main Street
Brilliant Consulting/Amazon Video Direct Lounge	301 Main Street
Movie Media Group/Beyond Cinema (wk 1)	305 Main Street
Movie Media Group/Beyond Cinema (wk 2)	305 Main Street
Legion M	322 Main Street
Egyptian Theater (week 1)	328 Main Street
Egyptian Theater (week 2)	328 Main Street
Egyptian Theater (week 3)	328 Main Street
Alfwear /dba Kuhl	333 Main Street
Brilliant Consulting/Stella Lounge	364 Main Street
Utah Film Studios (wk 1)	4001 Kearns Blvd
Utah Film Studios (wk 2)	4001 Kearns Blvd
Chefdance	427 Main Street
Park City Film Council	436 Main Street
Brilliant Consulting/Grey Goose Blue Door	449 Main Street
Top Shelf Services/ Acura (wk 1)	480 Swede Alley
Top Shelf Services/ Acura (wk 2)	480 Swede Alley
Top Shelf Services/ Dell	528 Main Street
Top Shelf Services/Intel Studio	558 Main Street
Top Shelf Services/IMDB	570 Main Street
Sundance Institute (wk 1)	573 Main (3rd floor)
Sundance Institute (wk 2)	573 Main (3rd floor)
Brilliant Consulting/CAA House (wk 1)	573 Main 2nd Floor
Brilliant Consulting/Chase Sapphire (wk 2)	573 Main Street
Top Shelf Services/Vulture Studio/NY Magazine	591 Main Street
Canon Creative Studio/Lux Le Croissant (wk 1)	592 Main Street
Canon Creative Studio/Lux Le Croissant (wk 2)	592 Main Street
Utah Film Commission/Park City Film Series	625 Main Street
PMC-IndieWire	625 Main Street
Blended Table/ YouTube	628 Park Ave
Top Shelf Services/ iTunes Movie House (wk 1)	657 Park Ave
Top Shelf Services/ iTunes Movie House (wk 2)	657 Park Ave
DC Berridge, LLC/AT&T	660 Main Street
Precious Entertainment	738 Main Street
ASCAP Music Café (wk 1)	751 Main Street
ASCAP Music Café (wk 2)	751 Main Street
A-List Communications	890 Main Street
**Grappa ** (late)	151 Main Street
Church & State Spirits/You Tube (late)	628 Park Ave
Monore Men's by Cake (late)	511 Main Street

5. Request to Approve the Following Type 2 Convention Sales License (CSL) Applications for Operation During the 2018 Sundance Film Festival: **PAGE 91**

Applicant Name	Location Address
To Be Approved	
Up Event Management / Tao	1251 Kearns Blvd
Don Julio	1251 Kearns Blvd
Tinder	1251 Kearns Blvd
Rand Luxury	2300 Deer Valley Drive
Toto	2300 Deer Valley Drive
Jet Aviation	2300 Deer Valley Drive
Alta Motors	2300 Deer Valley Drive
Thiel Audio	2300 Deer Valley Drive
LaCroix Sparkling Water	2300 Deer Valley Drive
Echobox Audio	2300 Deer Valley Drive
Silver Car Motors	2300 Deer Valley Drive
Team Epiphany	2300 Deer Valley Drive
Durkin Entertainment	255 Main Street
Blendtec	255 Main Street
Impact Partners Film Services	260 Main Street
Silicon Slopes	268 Main Street
CNN	268 Main Street
Turner Networks	306 Main Street
CNN	306 Main Street
WME	352 Main Street
SAFE Movement, Inc.	427 Main Street
Peas and Love Coporation	427 Main Street
Trojan	427 Main Street
Mirrored Media	427 Main Street
JUUL Labs	427 Main Street
SMASHMALLOW LLC	427 Main Street
Black Film Corp	427 Main Street
Jetsmarter Inc	427 Main Street
Smithsonian Asian Pacific American Center	436 Main Street
Turner Networks	440 Main Street
Swarovski	440 Main Street
Grey Goose Vodka	540 Main Street
Infinity Marketing Team	558 Main Street
Intel	558 Main Street

CNN	562 Main Street
Phillips Public Relations/MOU Boots	625 Main Street
Morgan Stanley	625 Main Street
Sundial Brands	625 Main Street
American Civil Liberties Union	625 Main Street
Apple	657 Park Ave
Spyder	738 Main Street
Jetsuitex	738 Main Street
Third World News	738 Main Street
Essentia Water	738 Main Street
Playing for Change	738 Main Street
Two Gypsea Souls	738 Main Street
doTerra Herbal Oils	738 Main Street
MYMO-Mochi Ice Cream	738 Main Street
The Blackhouse Foundation	804 Main Street
NBCUniversal	804 Main Street
Black Entertainment Television	804 Main Street
Facebook	804 Main Street
Full Screen Media	804 Main Street
HBO	804 Main Street
A-List Communications	890 Main Street
KIA Motors America	890 Main Street
Blue Moon Brewing Company	890 Main Street
WS Deutsch & Family Winery/Kindle Wines	890 Main Street
Previously Approved	
Slamdance	427 Main Street
Brilliant Consulting/Amazon	301 Main Street
Movie Media Group/Beyond Cinema	305 Main Street
Montana Film Office	305 Main Street
Arizona Film Office	305 Main Street
Savannah Film Office	305 Main Street
Oklahoma Music & Film Office	305 Main Street
Miami Dade Cultural Office	305 Main Street
Maine Film Office	305 Main Street
Texas Film Office	305 Main Street
Idaho Filmmakers Coalition	305 Main Street
Buffalo, NY Film Production	305 Main Street
NVE	408 Main Street

Twitter	408 Main Street
Park City Film Series	436 Main Street
A & E Networks	540 Main Street
The Sunshine Company	540 Main Street
Team Epiphany	540 Main Street
Sharing Box, Inc.	540 Main Street
HBO	540 Main Street
New York Magazine/The Vulture Spot	591 Main Street
Peet's Operating Company/Peet's Coffee	591 Main Street
Rudsack	591 Main Street
Turner Broadcasting System	591 Main Street
Carl Zeiss	625 Main (Downstairs)
MACRO	625 Main (Downstairs)
PMC-IndieWire	625 Main Street
Pizza Hut/RQ Agency	625 Main Street
NVE Inc	692 Main Street
The Hollywood Reporter	692 Main Street
Precious Entertainment	738 Main Street
RAADD-Recording Artists Against Drunk Driving	738 Main Street
Calii Love Inc.	900 Main Street
Deadline Studio/Lucy Stepp	900 Main Street
Screen Vision	900 Main Street

VII. OLD BUSINESS

1. Park City Youth Council Update **PAGE 95**

(A) Public Input

2. Joint Discussion with Planning Commission Members -Treasure Hill Conditional Use Permit: Creole Gulch and Town Lift Mid-Station Sites — PL-08-00370 **PAGE 106**

(A) Public Hearing (B) Continue to January 23, 2018

3. Consideration to Approve Ordinance 2018-04, an Ordinance Approving the Lilac Hill Subdivision-First Amended Located at 632 Deer Valley Loop, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney **PAGE 107**

(A) Public Hearing (B) Action

VIII. NEW BUSINESS

1. Consideration to Approve Resolution 03-2018, a Resolution Declaring January 13, 2018 as the George S. and Dolores Doré Eccles Center for the Performing Arts Day **PAGE 188**

(A) Public Hearing (B) Action

2. Consideration to Continue an Ordinance Approving the Kings Crown Re-Subdivision, Located at 1201-1299 Lowell Avenue **PAGE 191**

(A) Public Hearing (B) Continue to February 1, 2018

3. Consideration to Approve the Level Three First Amendment Event, Respect Rally, to be Held at North City Park on Saturday, January 20, 2018, from 10:00 A.M. to 11:30 A.M. in a Form Approved by the City Attorney **PAGE 192**

(A) Public Hearing (B) Action

4. Request to Authorize the City Manager to Approve a Professional Service Agreement with Horrocks Engineers for Engineering Design and Construction Services for SR-248 Pedestrian Access Improvements in a Form Approved by the City Attorney in an Amount Not to Exceed \$341,423 **PAGE 212**

(A) Public Hearing (B) Action

IX. ADJOURNMENT

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

Posted: See: www.parkcity.org

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



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

The Mayor and Council will be interviewing applicants for Mayor Elect Andy Beerman's vacant Council seat on January 11th and 16th. The applicant selected to fill the vacancy will be appointed at the January 23, 2018, City Council meeting.

Council Vacancy Interview Schedule for January 11, 2018:

2:45-3:05	Alex Butwinski
3:05-3:25	Ronald Butkovich
3:25-3:45	Eric Hermann
3:45-4:05	Diane Bernhardt
4:05-4:25	Michael Kaplan
4:25-4:45	Barbara Maw
4:45-5:05	Jennifer Malherbe

Respectfully:

Michelle Kellogg, City Recorder

**NOTICE OF MIDTERM CITY COUNCIL VACANCY
REQUEST FOR APPLICATION OF APPOINTMENT
PARK CITY MUNICIPAL CORPORATION**

PUBLIC NOTICE IS HEREBY GIVEN of a Midterm City Council Vacancy. Any person interested in serving as a City Council member and meets the following eligibility and residency requirements is hereby invited to submit an application of interest to the City Council. The appointed City Council member will serve through the vacated term of Andy Beerman ending the first Monday of January (2020).

Eligibility and Residency Requirements: Candidates must:

- 1) Be a United States citizen at time of filing for candidacy.
- 2) Be at least 18 years of age.
- 3) Be A registered voter in Park City;
- 4) Reside in Park City during his/her term of office;
- 5) Have been a resident of the City for at least 365 consecutive days, or, have been a resident of a recently annexed area of the City for at least 365 days; and
- 6) May not be absent from Park City continuously for more than 60 days without the Council's permission.

Pursuant to Utah Constitution Article IV, Section 6, any mentally incompetent person, any person convicted of a felony, or any person convicted of treason or a crime against the elective franchise may not hold office in this state until the right to vote or hold elective office is restored as provided by statute.

Application: Please contact Michelle Kellogg, City Recorder, for an application – (435) 615-5007, michelle.kellogg@parkcity.org or go to <http://www.parkcity.org/government/election-information> to print an application.

Application Deadline: Application must be received by Friday, January 5, 2018, by NOON. Submit to Michelle Kellogg, City Recorder, 445 Marsac Ave., P.O. Box 1480, Park City, UT, 84060.

The City Council will hold a regular public meeting on January 11, 2018, to interview candidates. Candidates should also be available for possible interviews at special meetings held January 9th and 16th, depending upon the number of candidates. The City Council will make the appointment at the regular Council meeting held January 23, 2018, at 6:00 p.m. These meetings will take place in the City Council Chambers, 445 Marsac Ave., Park City, and additional notices of the meeting(s) and interview times will be published and announced at a later date pursuant to state code requirements. For further information, please contact Michelle Kellogg, City Recorder, at (435) 615-5007, michelle.kellogg@parkcity.org.



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

On December 15, 2017, the parking technology project successfully launched. This recap will demonstrate the immediate takeaways and feedback related to the project. More detailed data will be available in the near future.

Respectfully:

Kenzie Coulson,

City Council Staff Report



Subject: Parking Technology Launch
Author: Kenzie Coulson, Parking and Fleet Manager
Department: Parking Services
Date: January 11, 2018
Type of Item: Informational

Executive Summary

On December 15, 2017, the parking technology project successfully launched. This recap will demonstrate the immediate takeaways and feedback related to the project. More detailed data will be available in the near future.

Analysis

Garage Operations

China Bridge garage gates went into service smoothly. Staff scheduled additional support in and around the garage for customer service and to be available should the need arise.

Within a few days, staff added signage to assist with wayfinding and potential queuing during busy times. Labels were also added to the lane equipment to help patrons quickly navigate the ticket slot vs. the credit card slot.

Staff has worked around the clock to keep gates operational, despite challenges with late-night vandalism. City police have been actively working to assist. Two arrests have been made. Broken gates have disrupted the integrity of the garage counting system, which further delays the ability for staff to give detailed data on occupancy and trends within the garage.

The carpooling program appears to be successful with 127 carpool permits distributed to Main Street area employees. Staff has seen carpoolers park at the Homestake Employee Lot as well. 152 Blue Square Business permits have been distributed to licensed businesses in Old Town.

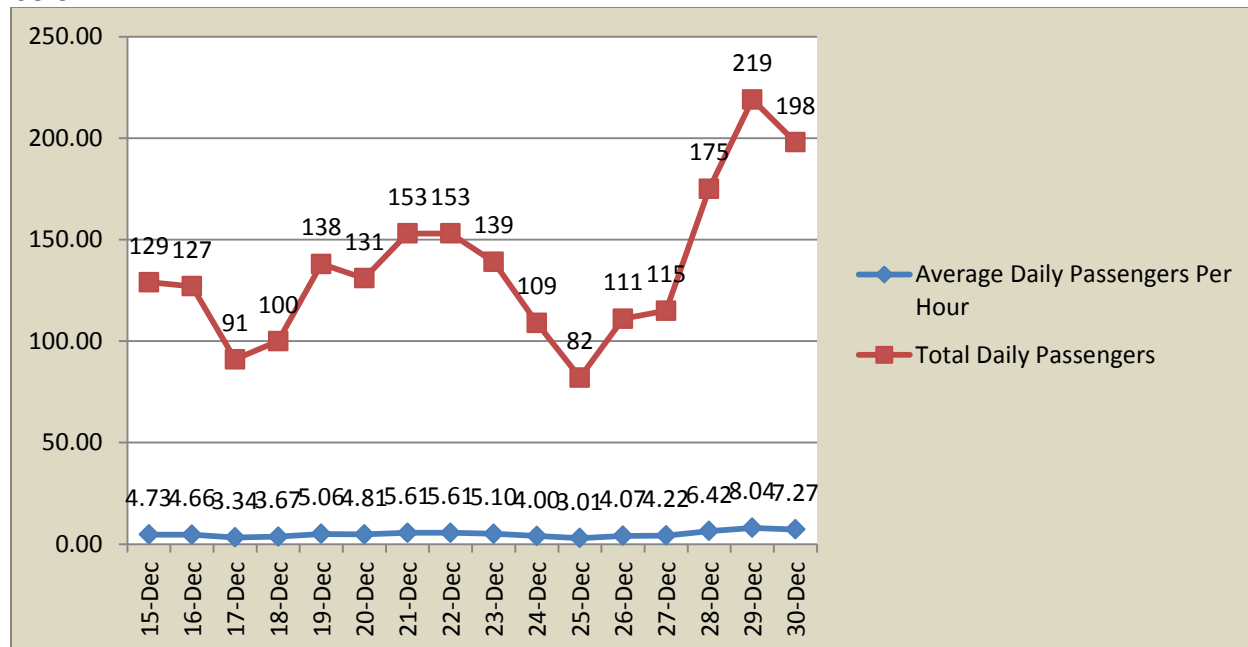
Both staff and patrons have been learning how to interact with the system. Upcoming outreach will focus on gathering feedback from users. Additionally, staff will spread the message to never leave your garage ticket near your cell phone, as it can erase the magnetic strip.

Homestake Employee Lot & Shuttle

An average of fifty five cars parked nightly at the Homestake Employee Lot during the first weekend of operation. While the number of parkers has fluctuated, staff counted an average of 70 cars per night during the holiday week. The first week of operation

showed nightly riders until 3:00am. During the holiday week, there were riders until 3:30am.

Shuttle ridership also increased throughout the holiday week, demonstrated in the chart below.



Department Review

This report has been reviewed by Public Works, Legal, Executive, and Parking Services.

Summary

The launch of the new parking technology and parking systems went extremely well and the community and staff will continue to make adjustments over the next two months. While we've had a few technology-related glitches, we're working through them quickly. We appreciate the assistance we've received from many different City departments, businesses, and members of the public.

Overall, the system is doing what it was designed to do – reduce congestion and provide more parking for patrons and visitors of Main Street. There have been available parking spots for guests, even during the busy holiday week, with the exception of Friday, December 29th. On the 29th, during skier load-out, the garage was full and surrounding streets were heavily congested. While this wasn't an ideal scenario, it's important to note that in past years there has been congestion in and around the garage every afternoon during the holiday week, as well as garage at maximum capacity.



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

- Council requested better information regarding how residents of Park City view special events, including benefits and impacts, to help inform future policy decisions.
- Council created the Special Event Advisory Committee (SEAC) in order to provide direct resident feedback on the existing event calendar and attempt to alleviate some of the perceived event fatigue in the community ([SEAC background](#)).
- The City Council has agreed they would like SEAC to assume three primary roles:
 - 1. Provide feedback on the fee reduction policy.
 - 2. Provide event debrief.
 - 3. Prioritize the event calendar.
- Though SEAC continues to have a diverse makeup of residents, it is not a statistically relevant sample of community input.
- Developing balanced feedback remains a challenge because each event is different, has different pros and cons for different types of residents and visitors, and impacts on the business community and non-profit organizations.
- SEAC has also sought a community survey that can provide a more representative voice of the broader community.
- This report identifies three approaches for gaining community input and better informing Council, including:
 - Option 1: Utilize the newly created Engage Park City ([video overview link](#)) to establish an initial, informal baseline of community input and sentiment regarding special events.
 - Option 2: Conduct a one-time statistically relevant survey (cost is approx. \$20,000).
 - Option 3: Conduct statistically relevant standing panel of resident surveyed four times over the course of one year (cost is approx. \$45,000);
- Staff recommends an incremental approach of begin with Option 1 and progressing to Options 2 or 3 if the results of Engage Park City are not satisfactory.

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council Staff Report

Subject: Community Survey on Special Events
Author: Jonathan Weidenhamer
Department: Economic Development
Date: January 11, 2018
Type of Item: Informational

Summary Recommendation

Choose an alternative(s) to measure how residents of feel about the current state of special events in Park City.

Executive Summary

- Council requested better information regarding how residents of Park City view special events, including their benefits and impacts, in order to help inform future policy decisions.
- Council created the Special Event Advisory Committee (SEAC) in order to provide direct resident feedback on the existing events calendar and to attempt to alleviate some of the perceived event fatigue heard recently around the community ([SEAC background](#)).
- The City Council has agreed they would like SEAC to assume three primary roles:
 1. Provide feedback on the fee reduction policy.
 2. Provide event debrief.
 3. Prioritize the event calendar.
- Though SEAC continues to have a diverse makeup of residents, it is not a statistically relevant sample of community input.
- Developing balanced feedback remains a challenge because each event is different, has different pros and cons for different types of residents and visitors, and impacts on the businesses and non-profit organizations.
- SEAC has also sought a community survey that can provide a more representative voice of the broader community.
- This report identifies three approaches for gaining community input and better informing Council, including:
 1. Option 1: Utilize the newly created Engage Park City ([video overview link](#)) to establish an initial, informal baseline of community input and sentiment regarding special events.
 2. Option 2: Conduct a one-time statistically relevant survey (cost is approx. \$20,000).
 3. Option 3: Conduct statistically relevant standing panel of residents surveyed four times over the course of one year (cost is approx. \$45,000);
- Staff recommends an incremental approach of beginning with Option 1 and progressing to Options 2 or 3 if the results of Engage Park City are not satisfactory.

Acronyms

SEAC Special Event Advisory Committee

The Problem

- There is a perception and sentiment among some full time residents that they are suffering from “event fatigue” – meaning the impacts of special events has begun diminishing their quality of life.
- Members of SEAC continue to struggle with limited quantifiable data to make balanced determinations regarding special event impacts on the community.

- Strong business community support has made it difficult for Council to adequately balance residents' quality of life expectations with the positive economic benefits and benefits to the non-profit community that result from our special event calendar.

Background

- On [September 21, 2017](#) at a joint study session with SEAC, City Council agreed on the following in relation to approval of future events ([minutes](#)):
 - Reduce event impacts to the community and on residential neighborhoods;
 - Increase community participation in event debriefs;
 - The City should be focused on events that have meaning to, and that fit into the community and not just fill the calendar;
 - With regard to feedback and a community survey, focus on feedback from Park City residents, and work with County staff on gathering feedback from County residents.
- On December 13, 2017, per Council request to provide input on sporting tournament events, SEAC stated that they wanted to hold off until they had more input. SEAC felt they lacked the necessary information to make a recommendation. Unanimously, SEAC recommended to expedite a statistically representative community survey.
- There is a detailed background regarding SEAC which can be found here ([SEAC background](#)).

Alternatives for City Council to Consider

1. Utilize Engage Park City:

Pros

- Would quickly establish a baseline.
- Staff could concurrently draft a scope for an RFP for either of the other two alternatives and have it ready to issue if this option doesn't yield desired results.
- Little or no cost other than using existing staff resources.

Cons

- May have to create the survey ourselves.
- Not statistically relevant.
- People need to register to participate and be aware that their responses are public information – lacks anonymity.

2. Conduct a one-time survey. 50 questions, with 400 interviewees.

Pros

- Statistically representative.
- Opportunity to work with staff, vendor and SEAC to develop the survey questions.
- Opportunity to have a consultant presents the results to stakeholders.
- Fairly quick, less expensive than Option 3, and will have little impact on staff time.
- Can be authorized administratively (under \$25,000) within existing budget.

Cons

- Not as accurate as a Panel (margin of error = +/- 4.9% - see Exhibit B).
- A one-time sample does not allow input over the duration of a year and throughout our event calendar.

3. Conduct a formal interview Panel, with three subsequent surveys over one year period - 50 questions, with 600-800 interviewees, who will provide feedback on all four surveys.

Pros

- Opportunity to work with staff, vendor and SEAC to develop the survey questions.
- Margin of error = +/- 3.97%.
- Preparation of a concise, formal report(s).
- Opportunity to have a consultant presents the results to stakeholders.

- e. Not a one-time snapshot. Would allow City Council to be dynamic in their analysis of the results and meld into the budget and fee waiver process.
- f. Best to be able to understand the various impacts of different events and potentially how those impact are felt by different neighborhoods throughout the City. Allows for understanding of level of tolerance for impacts during different events.

Cons

- a. The initial survey would cost approximately \$20,000;
- b. Each additional follow up effort would be approximately \$8,000.
- c. Working with multiple stakeholders to develop the survey questions may slow the process.

Consequences of Selecting This Alternative

None seen. Additional detail in Funding Section.

Department Review

Economic Development, Special Events, Community Engagement, and Executive

Funding Source

The study will be funded by the Non Departmental Destination Tourism budget (\$75,000). Until FY 2017, this source had been exclusively used to fund PCMC's Joint Venture with the Chamber, traditionally tapped to promote and recruit special events. That commitment has been reduced to \$25,000 annually, leaving approximately \$50,000 available for repurposing.

Attachments

- A 2017 Event Calendar (<http://www.parkcity.org/Home/ShowDocument?id=48712>)
- B Appendix on Statistically Relevant Surveys

Exhibit B – Appendix on Statistically Relevant Surveys

For a population of 7,500 residents a statistically valid survey:

- With a 4% margin of error (example: 4% margin of error would mean if our survey found that 60% of residents believe the City & Sundance do a good job of mitigating Sundance impacts, then if we surveyed every single resident, the real answer would be somewhere between 56% and 64% of residents believe the City & Sundance do a good job of mitigating impacts);
- And a 95% confidence level (Confidence level is how sure you are that the results will fall within the aforementioned margin of error. A 95% confidence interval says that the results will fall within the margin of error 19 out of 20 times.);
- Needs only 556 respondents. <https://www.surveymonkey.com/mp/sample-size-calculator/>



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

This is an informative report regarding changes to parking rates and operations of China Bridge during Sundance Film Festival.

Respectfully:

Jennifer Diersen,



City Council Staff Report

Subject: Sundance 2018 Parking Rates and Operations Plans
Author: Jenny Diersen, Special Event Manager
Kenzie Coulson, Parking and Fleet Manager
Department: Special Events
Date: January 11, 2018
Type of Item: Informative

Executive Summary

This is an informative report regarding changes to parking rates and operations of China Bridge during Sundance Film Festival.

After watching the operations of the newly implemented paid parking program, specifically during the peak holiday week, staff believes there is an opportunity to increase efficiencies and decrease congestion challenges by making minor changes to the operations of the paid parking program during the Sundance Film Festival. These changes include:

- Flat rate cost of \$40 per vehicle per day (cash preferred) no in and out privileges.
- Patrons will pay upon entry, instead of exit

Background

There is an extensive background on both the 2018 Sundance Film Festival Supplemental Plan, as well as the Paid Parking Program, which can be found [here](#). Council approved the paid parking rates and operations at the [December 7, 2017](#), City Council meeting, which included:

- \$8 per hour/ \$60 max rate per day throughout the Festival in China Bridge.
- \$40 flat rate in Flagpole to help increase transit efficiencies.

Analysis

The recent launch of parking technology has been in effect for two weeks. Operational teams now have new information about how best to operate during a peak period, such as Sundance Film Festival.

Though the Special Event code section [4A-2-3](#) gives Council the authority for *approval of significant changes to Special Events where the material elements of the application have substantially changed*, the current Fee Resolution and Parking Code designates the City Manager as able to make modifications regarding Special Events, should conditions warrant.

[Park City Fee Schedule](#), Section 7.7 Special Event Parking states the following: *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.

The Municipal code also states the following in section [9-1-5 Regulation Not Exclusive](#)
The parking regulations established by this Title (Parking Code) are not all encompassing, and additional regulations may be established by posting permanent or seasonal signs stating the additional regulation imposed, or by police officers directing traffic during periods of heavy traffic volume or during periods of emergencies, or during special events as designated by the City Manager.

Challenges of Paid Parking Program:

Recent changes to the paid parking program allow patrons to enter the garage and pay upon exit. This has increased efficiencies on a normal day and helped Council's goal of reducing single occupant vehicles. On a peak day, however, paying upon exit has caused delays. Traffic on Marsac Avenue and Swede Alley require support at garage exits. Challenges on peak days have included:

- Traffic backing up in parking garage and on Swede Alley causing frustration to patrons.
- When tickets do not register or patrons require additional support, gates must be lifted, which causes forgone revenue to the City.
- Vandalism/damage to equipment has created delays for customers.

Changing the Paid Parking Program during Sundance Film Festival:

Pros

- Requiring patrons to pay a flat fee upon entry ensures quick exit and better customer experience. Gates will be down upon exit to allow data collection.
- Creating a lower, flat rate fee will deter patrons from bringing single occupant cars into town encouraging them to use supplemental parking outside of town (changing rate from \$8 per hr/ \$60 max to \$40 upon entry). The \$40 flat rate fee is an increase to the cost of parking as compared to 2017 (Sundance 2017, parking was \$25 flat fee the first 5 days of the festival and \$10 flat rate fee the last 5 days of the festival).
- When there is a break in traffic on Swede Alley or Marsac Avenue, staff will be able to assist vehicles in quickly exiting the garage.
- Staff expects fewer acts of vandalism/damage to equipment under this proposed plan.

Cons

- Patrons will no longer have in and out privileges during the event.

Sundance Institute is aware of these proposed changes and is supportive of these changes based on staff's recommendation. Sundance publications were released with previous fees. HPCA and Lodging Association have also been informed of the changes and are supportive based on staff's experience in the garage over the past few weeks.

Department Review

Special Events, Parking Services, Public Works, Transportation Planning, Economic Development, Budget, Executive, Legal

Funding Source

Paid parking revenue generated during the Sundance Film Festival pays for contracted staffing during events (Pedestrian, Traffic and Parking Management).



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

In accordance with the Park City Officials' Handbook, "The Mayor Pro Tem and Alternate Mayor Pro Tem are appointed annually by the City Council; those positions have voting privileges in all circumstances."

Please consider who should be nominated for these positions. There are no attachments with this item.

Respectfully:

Michelle Kellogg, City Recorder



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the minutes for the December 14 and 21, 2017, City Council meetings. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder



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

December 14, 2017

The Council of Park City, Summit County, Utah, met in open meeting on December 14, 2017, at 1:30 p.m. in the City Council Chambers.

Council Member Beerman moved to close the meeting to discuss property, personnel and litigation at 1:30 p.m. Council Member Henney seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

CLOSED SESSION

Council Member Beerman moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel.

WORK SESSION

Council Questions and Comments:

Council Member Gerber attended the City holiday party and thanked Human Resources staff. She attended the Planning Commission meeting and commented that there was great turnout by the community. She attended the first Reading against Racism at the Park City Library and stated it was a great new program.

Council Member Worel attended the City holiday party and the Leadership Alumni holiday party. She and Council Member Beerman met with the Park City Community Foundation Solomon Fund to discuss youth transportation to sporting activities and reported they came up with creative solutions and the Solomon Fund would follow up on. She met with the Habitat Board and attended Reading against Racism. She stated it was the highlight of her season and complemented Katrina Kmak on her work.

Council Member Beerman attended the City holiday party and met with the Solomon Fund. He attended the Utah League of Cities and Towns board meeting and legislative policy meeting. He mentioned this legislative session would be busy and address local authority, transportation and land use. He met with Park City Unidos and assured them of the City's commitment to building the relationship with the new Mayor and Council. He attended the Transit open house and reported feedback was positive. He attended the Police holiday party, and presented with the Mayor at the Planning Commission

1 regarding the Treasure Hill alternative. He stated he was proud of staff and the
2 community who attended, and their response to a possible solution which was a curve
3 ball. He stated not everyone agreed but it was a great discussion and overall the
4 community feedback was happy that the parties were seeking solutions.

5
6 Council Member Matsumoto congratulated staff award winners and thanked staff for the
7 City holiday party. She attended the first half of the Special Events Advisory Committee
8 meeting, and reported there was a heated discussion regarding a moratorium on
9 tournaments after she left. She stated it was her last Council meeting with Council
10 Member Beerman. She stated it was a pleasure to serve with him and wished him luck
11 in his next term.

12
13 Council Member Henney attended the mosquito abatement meeting and stated he was
14 out of town. He attended the Mountain Lands Community Housing Trust meeting and
15 reported the relationship between Mountain Lands and Summit County was strained.
16 He explained Planning Commission and planning staff were disconnected, as well as
17 Mountain Lands and the County Council. Council Member Beerman welcomed
18 Mountain Lands to build in City limits. Council Member Henney replied it was moving in
19 that direction because Mountain Lands was not making progress with Summit County.

20
21 Mayor Thomas thanked Council Members Beerman and Worel, and stated the Council
22 would move forward with the community in mind. He stated the Council exhibited the
23 qualities of trust, and heeded the Council to remember, "It's not about you," but the
24 community instead. He thanked the staff for the City holiday party and stated it would be
25 difficult to say goodbye.

26
27 City Manager Foster followed up about the paid parking program and outreach. Lynn
28 Ware Peek and Linda Jager, Community Engagement, gave an update. Jager stated
29 advertisements would run in the Park Record in English and Spanish and
30 parkrecord.com. She stated parking staff would be at China Bridge throughout the
31 weekend, and Community Engagement staff would be stationed at the Homestake lot.
32 She stated public service announcements were running on KPCW twice a day and
33 information was featured on the City website and social media. She added they were
34 creating Parking engagement videos and testimonials from Main Street business
35 owners. Peek had sent reminders about how to use China Bridge during after hour
36 meetings. She stated she was doing outreach on Main Street and fielding many
37 questions, and added the majority of questions had to do about how things would work
38 in detail. Jager stated Kenzie Coulson, Parking Supervisor, would be on KPCW on
39 Friday morning.

40
41 Council Member Beerman asked if the garage would be staffed. Jager responded that
42 parking staff would be present. Jager invited the Council to attend. Council Member
43 Beerman stated the ads were well done, and thanked staff for their work.

1 Council Member Matsumoto asked where she should park during the next Council
2 meeting. Peek and Foster clarified that Marsac South parking would continue to be free
3 and parking validations would be provided at Council meetings. Jager welcomed
4 feedback.

5
6 Coulson showed the chaser validation parking ticket and stated the system had been
7 troubleshot. She expressed she was more concerned about local residents struggling
8 with the system rather than visiting guests. She reminded the Council to retain their
9 tickets. She stated the validation had a number two on it. Foster stated the City was
10 paying full price for the validation tickets. She stated validations expired that night at
11 midnight. Council Member Beerman and Foster clarified that validations would be
12 available for citizens who attended Council meetings. Council Member Gerber asked if
13 as employees the Council could register at the Homestake lot, and Foster confirmed
14 that they could.

15
16 **Review Community Center Conceptual Design:**

17 Jonathan Weidenhamer, Economic Development Manager, Matt Twombly, Senior
18 Project Manager, Anne Mooney and Seth Striefel with Sparano + Mooney Architecture
19 presented this item. Mooney introduced the concept design and stated the presentation
20 would be in a workshop format, and welcomed Council participation.

21
22 Striefel presented the current site. He pointed out the covered porch motif and unusual
23 window dimensions of Miner's Park. He presented the site FEMA flood zones from 2013
24 and 2017. He explained this defined the necessary building elevation. He presented the
25 center would be 13,400 square feet building oriented to the South. Goals included
26 maintaining pedestrian paths, using existing parking with new drop and loading zone
27 and adding additional parking. He stated the building created an axial relationship to
28 Miner's Hospital with public art piece and relocation of the playground. He added it
29 would include a daycare facility. Council Member Matsumoto asked how many children
30 the playground would accommodate. Striefel responded it would accommodate one
31 hundred twenty children and would be fenced.

32
33 Council Member Beerman asked about the volleyball courts. Mooney stated the
34 volleyball and basketball courts would be replaced, and stated the team understood it
35 was critical they remain and would most likely be moved to the North. Council Member
36 Beerman asked if the playground would be available for the public to use. Mooney
37 stated the current square footage of the play area and access would be maintained.

38
39 Mooney presented the floor plans. She noted there were two entrances and that Miner's
40 Hospital was the design inspiration. She noted a dedicated senior area and a flexible
41 wall to accommodate large gatherings in the dining area. Council Member Matsumoto
42 wondered how exclusive the "dedicated senior area" was. Mooney clarified that the
43 seniors would have dedicated locking storage and the area was public and available for
44 flexible community programming. She stated four smaller groups could be meeting

1 simultaneously. She noted the kitchen was oriented toward catering instead of
2 commercial to facilitate classes. She added there would be twenty four hour access to
3 public restrooms from park. Mooney presented the Youth programming area and stated
4 the restrooms for youth only. She presented a multipurpose space with multiple
5 programming options.

6
7 Weidenhamer asked for clarification if the 3,050 square feet was required to
8 accommodate 120 children. Striefel clarified it was 4,200 and Mooney stated that had
9 determined the sizes of some spaces. Council Member Matsumoto liked the connection
10 to the outdoor patio area. Council Member Worel asked how high the ceilings were and
11 if they would allow for a second story in the future. Mooney replied twenty six feet in the
12 multipurpose space, and sixteen feet in the main facility. Striefel confirmed another floor
13 would be possible. Mayor Thomas cautioned against creating a dominant structure with
14 a second floor.

15
16 Striefel and Mooney presented three dimensional images. Mooney explained they were
17 a first pass concept, and described the structure as lower profile with high quality
18 materials and a quiet, restrained building that does not compete with Miner's. The
19 design contained solar panels on roof, wood screening elements, concrete or masonry
20 elements on the lower exterior walls, landscape elements to connect building to park
21 and trails, native landscaping concepts and a public art piece. She stated the architects
22 were considering how to mark the entrance and develop the facades in all directions.

23
24 Mayor Thomas asked if the planning department had reviewed the concept. Mooney
25 confirmed they had and were happy with the direction. She stated they discussed
26 shifting the building to accommodate snow removal. Weidenhamer added they
27 discussed ways to break up the facade. Mooney reiterated the images were conceptual
28 and surfaces would be re-articulated.

29
30 Mayor Thomas was concerned about finding the entrance. He was supportive of the
31 integrated elements and thought the scale seemed appropriate. He expressed concern
32 about exposed concrete walls. Council Member Gerber was excited about the project.
33 She liked the locked senior storage and the capacity for youth camps. Council Member
34 Worel complemented the concept serving the complete community.

35
36 Council Member Beerman liked the design and utility of the building. He referenced the
37 increased operational cost during the Library renovation and asked if staff had a plan for
38 additional operational costs. Ken Fisher, Recreation Manager, stated the facility would
39 be locked when not in use and operational use would be incremental. Fisher stated
40 there would be no staffed front desk, and Weidenhamer added the entrance area could
41 change based on Council's priorities. He stated use could be isolated. Council Member
42 Beerman predicted it would be used heavily and recommended having operational
43 funds available. Weidenhamer stated budget estimates were being refined as the

1 building's size and layout was still being determined, and staff continued to try to find a
2 balance between efficiency and flexibility to allow for future growth.

3
4 Council Member Matsumoto was supportive adaptive community use and multiple
5 bathrooms. Council Member Henney gave a thumb up. Twombly stated staff would
6 move forward with schematic design and return in February to discuss design and
7 budget.

8
9 **Library & Mawhinney Lot Parking Update:**

10 Blake Fannesbeck, Parking Manager, and Kenzie Coulson, Parking Supervisor, stated
11 staff was being proactive regarding Mawhinney lot use. Coulson stated the Library
12 Board was concerned about protecting parking for Library patrons and City Park
13 visitors. She presented staff's recommendation for a basic incremental enforcement
14 plan. This would consist of signage stating Library building hours and lot time limit. She
15 stated the Library Board was supportive of two hour maximum and the Film Series was
16 supportive of three hour maximum. Coulson stated signage was needed for
17 enforcement and the time limit would discourage day parkers. She there was no
18 intention to charge for parking and staff's plan included permits for longer parking limits,
19 such as for staff. She stated operational details would be part of a future discussion.
20 Fannesbeck stated adjustment was built into the plan, which is why the meters were
21 installed but were not currently active.

22
23 Coulson stated enforcement was a challenge because of all of the constituents using
24 the surrounding facilities, and she was confident an incremental enforcement approach
25 was appropriate.

26
27 Council Member Henney asked if the Film Series were in support of a time limit.
28 Coulson stated she was confident that enforcement could be tailored to Film Series
29 patrons. Council Member Henney asked about residential parking and skier parking.
30 Coulson stated their intention to permit residential parking and employee parking.
31 Council Member Henney asked what the downsides were. Coulson replied that it would
32 take work to arrive at a plan that functions well, there would be increased ownness on
33 Library staff to assist with validations, increased messaging during events, and
34 responsible permitting solutions for staff.

35
36 Mayor Thomas opened public input.

37
38 Katie Wang, Director of the Park City Film Series, stated film run times were
39 approximately two hours which conflicted with the proposed two hour parking limit.
40 Wang stated the importance of stating when enforcement ends, messaging and events
41 with films that go for two, three or four hours. She stated some patrons did not use
42 technology and putting a permit in your car was a burden. She expressed concerns that
43 Holiday Village had free parking. She stated her wish to be involved in future
44 discussions.

1
2 Ben Nitka, Park City Film Series Board Vice President, stated he was concerned that
3 this could be damaging to the Film Series. He suggested a gated lot. He asked Council
4 to have an open mind regarding the lot and suggested making the solution simple.

5
6 Mayor Thomas closed the public input.

7
8 Council Member Gerber stated two hours seemed short and three hours made sense
9 based on her own experience of time spent at the Library. She stated the Park City
10 Youth Council used the Library and she wanted them to feel welcome and not rushed to
11 leave.

12
13 Council Member Worel stated she was a liaison to the Library Board and thanked staff
14 for listening to their concerns. She reported the Board supported the two hour time limit
15 because it was felt that skiers could take advantage of a three hour limit but not two
16 hours. She recommended Library staff work with parking staff in the future to develop
17 parking mitigation plans for larger events held at the Library. Council Member Beerman
18 was not comfortable with parking limits at the Library as a community facility. He was in
19 favor of signage and monitoring as a trial, and was comfortable with a three hour limit.

20
21 Council Member Matsumoto asked Adriane Juarez, Library Director, what the time limit
22 on study rooms was. Juarez stated there was no limit. She stated the Board was clear
23 that they did not wish to limit lot times for Library patrons and had discussed finding a
24 balance by offering validations for patrons who wished to stay longer than three hours.
25 Council Member Matsumoto suggested posting no skier parking and enforcing skier
26 parking. She was in favor of a four hour limit, and changing Park City Mountain Resort
27 employee and skier habits by monitoring and enforcing in the morning.

28
29 Council Member Henney suggested identifying the problem before implementing
30 enforcement. He stated he thought it was a simple solution. He requested staff return
31 with a definition of the problem in detail.

32
33 Coulson confirmed the sign in the packet was a mock up and was not yet posted.
34 Coulson stated staff in the Parking Services was limited. A pilot program would consist
35 of signage and targeted enforcement would make a positive impact and provide data to
36 diagnose the problem and develop a long-term plan. Foster clarified staff would move
37 forward with a three hour limit pilot program.

38
39
40 **Project ABC - Arts, Beauty, Culture Update:**

41 Jenny Diersen, Economic Development Program & Special Events Manager, Hadley
42 Dynak, Director of the Park City Summit County Arts Council, and Jake McIntyre, Arts
43 Council Assistant, presented this item. Diersen introduced Arts Council staff and stated
44 the update was required as part of their Special Service contract. Dynak gave an

1 introduction to Project ABC. McIntyre stated they had been focused on data collection.
2 He presented an overview of their data collection efforts. He gave an overview of the
3 Summit held in November 2017.

4
5 Dynak gave an update on the State of the Arts which was an assessment of current
6 environment. She focused on economic impacts. She gave an overview of job earnings
7 and percentage of arts related jobs. She stated that high economic impacts were
8 contributed to the local economy. She reviewed audience spending based on national
9 numbers. She reviewed public funding. Dynak stated that there was an interest in
10 developing an ABC Directory. McIntyre presented collective priorities among key
11 stakeholders and presented seven strategies to achieving their goals. He stated these
12 were voted on during the Summit.

13
14 McIntyre presented the Arts Council's timeline for the next three months. He requested
15 Council feedback on the strategies and advocated for Arts & Culture to be elevated to a
16 Critical Priority and expressed interest in involvement in future discussions, particularly
17 at the Council retreat.

18
19 Mayor Thomas highlighted the value of contextualizing Project ABC and the Arts
20 Council in relation to the City's Arts & Culture efforts in a future discussion. Council
21 Member Worel stated she was excited about the data on which to base decisions. She
22 was supportive of elevating Arts & Culture to a critical priority due to climate change,
23 and dedicating time to the topic at the retreat. She thanked the Arts Council for their
24 work.

25
26 Council Member Gerber complemented the Arts Council on their progress. She was not
27 in favor of moving Arts & Culture to a critical priority due to her desire to continue
28 momentum in other more urgent areas. Council Member Beerman commended the Arts
29 Council. He stated the City had made Arts & Culture a priority and wished to have a
30 discussion at the retreat.

31
32 Council Member Matsumoto agreed. She stated she did not understand the strategies
33 they presented, and wished for a more in depth conversation at the retreat. Council
34 Member Henney expressed his personal interest in the impact of Arts & Culture on
35 mental wellness, early childhood learning, and inclusivity of marginalized communities.
36 He requested future discussions address community impacts of Arts & Culture, in
37 addition to economic impacts.

38
39 Mayor Thomas spoke to the way one experiences community through vision. He asked
40 the Arts Council for guidance on how to weave that through the broader community, and
41 gave an example of how to incorporate aesthetics into land management. He thanked
42 the Arts Council.

Diersen stated staff would return with Arts Council with an update in March. Council Member Beerman confirmed the Council would like the Arts Council to participate in the retreat with details to come.

Review Arts & Culture District Recommendations by Webb Management:

Nate Rockwood, Capital Budget, Debt & Grants Manager and Duncan Webb, Webb Management Services, Inc. presented this item. Rockwood stated public outreach included the Engage Park City survey which went live that morning.

Webb introduced himself and his work, and the Bonanza Park site. He explained his work to advise on what made sense in the site based on audience demand, user demand, current deficiencies and future direction. He presented his assessment which included interviews, tours, market data, user demand, inventory of current facilities and research on projects that could inform the district. He spoke to how the world of cultural facilities was changing, and spoke to how arts needed to connect to wider community initiatives. Webb spoke to the value of cultural districts as more authentic, less formal, porous to allow for commercial development, inclusive and diverse, attractive to visitors as an experience, and a unifying force to bring community together.

Webb stated the audience for the Bonanza Park district was full and part time residents followed by visitors. He presented demographics and his assessment that the market was segmented and required diverse programming. Racial diversity was modest and changing. There was an active seasonal market and tourists sought authenticity and experiences. He stated Park City did not need more large theaters, but other smaller amenities. He stated Webb worked with the Arts Council throughout the process and it demonstrated the interest and need for arts and cultural amenities.

Duncan reminded the Council that distribution of components would be defined during the planning process, and his were recommendations. He presented recommendations and examples of components in other communities around the United States.

Webb recommended Breckenridge's arts district as a model. He presented projected economic and qualitative impacts of the district. He stated the project was exciting and viable because there was proven need, a site, willing partners, targeted funding and the potential for a lasting and positive impact on Park City.

Mayor Thomas stated it was a pleasure working with him and the importance of this groundwork.

REGULAR MEETING

I. Roll Call

Attendee Name	Title	Status
Jack Thomas	Mayor	Present

Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy City Recorder	Present

1
2 **II. Communications and Disclosures from Council and Staff**

3 The room honored Mayor Thomas with a standing ovation.
4

5 Council Member Beerman stated it was his last meeting as a City councilor. He
6 acknowledged Council Member Matsumoto and Mayor Thomas. He thanked Council
7 Member Matsumoto for her dedication and contribution to the community.
8

9 Council Member Beerman stated it was a pleasure and an honor working with Mayor
10 Thomas. He stated he had put in a tremendous amount of time to his job, and sacrificed
11 time with his family. Council Member Beerman thanked his family for loaning him to the
12 Council.
13

14 **Staff Communications Reports:**

- 15
16 • **Transit & Transportation Projects Implemented December 2016-17**
17
18 • **Park Avenue Re-Construction Project Update**

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

21 Mayor Thomas opened the meeting for those who wished to address the Council on
22 items not listed on the agenda.
23

24 Hilary Thomas Newman, daughter of Mayor Jack Thomas, gave public input. She stated
25 she and her siblings had numbered their father's 'lectures'. She thanked her father for
26 his impact on her and the Park City community. She stated she was proud of him.
27

28 Mayor Thomas asked Webb and Rockwood to return to the table for public input and
29 Council feedback. Council Member Beerman asked about identifying gaps in the current
30 inventory. He asked about gaps that would be unable to accommodate in the current
31 district. Webb replied that the needs that were clear and demonstrable were addressed.
32

Council Member Worel asked how Bonanza Park was considered. Webb replied it would be a center of energy that would spread out and impact capitol planning and zoning. He encouraged the Council that it was a good starting place. Council Member Worel asked specifically if surrounding businesses were interviewed. He responded Main Street businesses were involved to eliminate anxiety about detracting from the Old Town area. Rockwood confirmed that Prospector land owners were part of the outreach process. He stated they were entering the phase of the project that would dictate how the district would connect the community and this area with other parts of the City. He stated he looked forward to bringing the results of the RFP bid back to Council.

Council Member Henney stated he saw the potential for conflict or competition with private sector providers. Webb replied communication was critical and flexibility within the district was important to allow directional changes in programming. He stated he would stay on through the master planning development. Foster added that Duncan had worked on projected cost of the district. She stated enterprises within the district would be for-profit.

Council Member Beerman asked about operational funding, and asked if the City had enough money to cover any shortfall. Rockwood responded stated ongoing revenue would be sufficient to cover costs.

Mayor Thomas closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

Consideration to approve the City Council meeting minutes from November 16, 2017:

Council Member Gerber moved to approve the City Council Meeting minutes from November 16, 2017. Council Member Matsumoto seconded the motion.

RESULT: APPROVED

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

V. CONSENT AGENDA

1. Request to Approve the Following Special Event Temporary Alcoholic Beverage License Applications for Operation During the 2018 Sundance Film Festival:

2. Request to Approve the Following Type 2 Convention Sales License (CSL) Applications for Operation During the 2018 Sundance Film Festival:

1 **3. Fiscal Year 2017 Comprehensive Annual Financial Report (CAFR)**
2 **Acceptance**
3

4 **4. Request to Authorize the City Manager to Execute Contract Change Order**
5 **No. 12 to the Construction Contract with Granite Construction for Construction of**
6 **the Lowell Avenue Re-Construction Project in a Form Approved by the City**
7 **Attorney and for an Amount of \$42,897.86**
8

9 **5. Request to Authorize the City Manager to Sign Two-Year Lease**
10 **Agreements with TCF Equipment Finance, Brokered through Lewis Bus Group,**
11 **for One Cutaway Vehicle and One Transit Van in the Amount of \$109,000.00, in a**
12 **Form Approved by the City Attorney**
13

14 Council Member Beerman disclosed that he had a financial interest in a building
15 addressed in the consent agenda. He stated it did not affect his objectivity.
16

17 Council Member Beerman moved to approve the Consent Agenda. Council Member
18 Worel seconded the motion.

19 **RESULT: APPROVED**

20 **AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

21
22 **VI. NEW BUSINESS**
23

24 **1. Consideration to Elevate Social Equity from a Top Priority to a Critical**
25 **Priority:**

26 Mayor Thomas opened the meeting for public input.
27

28 Katie Holyfield and Taylor Mathins spoke in support of elevating social equity. They had
29 worked at the National Ability Center and were developing a coffee shop to hire
30 individuals with disabilities. They were supportive of elevating to a Critical Priority.
31

32 Sarah MacCarthy with the Park City Community Foundation Solomon Fund spoke in
33 support and stated her organization provided sports activities for underserved children.
34 She shared a story of a skiing program that was fully registered with kids who had never
35 skied before. She thanked Council Member Gerber for her support.
36

37 Pepe Grimaldo with Peace House, PC Unidos and diverse outreach providers spoke in
38 support and stated it was not just for the Hispanic community, but also the underserved
39 community at large. She thanked the Council.
40

41 Jennifer Franklin spoke in support of elevating to a Critical Priority.
42

1 Mayor Thomas closed the public input portion of the meeting.

2
3 Council Member Worel stated there was overwhelming support from the community for
4 this and she didn't see the reason to wait until later in the year. Council Member Henney
5 was in favor of discussion at the Council retreat. He stated other critical priorities had
6 had deeper discussion prior to elevation to a critical priority. Council Member Gerber
7 thanked the community for their input and stated that all they had heard was support.
8 She was in favor of discussion at the retreat.

9
10 Mayor Thomas stated he wished he could be present for elevating social equity, and
11 wished to see the new Council members commit to this issue. Council Member
12 Beerman stated he believed the Council was in favor of defining the critical priority prior
13 to elevating it. He added he wanted the new Council members to weigh in. He was in
14 favor of discussion at the retreat. Briggs stated that Community Engagement staff was
15 interested in collecting additional public input on the Engage Park City site. The Council
16 was supportive.

17
18 **2. Request to Authorize the City Manager to Enter into a Memorandum of**
19 **Understanding (MOU) Between Summit County and Park City Municipal for a**
20 **Contribution for a Mental Health Coordinator in the Amount of \$60,000 in a Form**
21 **Approved by the City Attorney's Office:**

22 Jed Briggs, Budget Operations Manager, gave a background on mental health in Utah,
23 Summit County, and Park City. He stated \$60,000 was budgeted for mental health
24 services. He stated the understanding would ensure the position would be fully
25 benefited and long-term. He added the County had put additional funds toward this
26 service.

27
28 Foster added that Council Member Worel had recommended Question Persuade Refer
29 Training for staff. Foster reported she had received an email from a staff member who
30 felt they were able to save a friend.

31
32 Mayor Thomas congratulated Council Member Worel on her work on this issue.

33
34 Mayor Thomas opened the meeting for public input. No comments were given. Mayor
35 Thomas closed the public hearing.

36
37 Council Member Worel moved to approve the City Manager to enter into a
38 Memorandum of Understanding (MOU) Between Summit County and Park City
39 Municipal for a contribution for a Mental Health Coordinator in the amount of \$60,000 in
40 a Form Approved by the City Attorney's Office. Council Member Beerman seconded the
41 motion.

1 **RESULT: APPROVED**

2 **AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

3
4 **3. Request to Authorize the City Manager to Enter into a Three Year**
5 **Professional Services Agreement Between Park City Municipal Corporation and**
6 **Kane Consulting Group, Inc., for Pedestrian and Traffic Management Services as**
7 **Related to the 2018, 2019, 2020 Sundance Film Festival Time Period, in a Form**
8 **Approved by the City Attorney that Shall Not Exceed \$427,138.75:**

9 Jenny Diersen, Special Events Manager and Shawn Kane, Kane Consulting presented.
10 Diersen stated pedestrian management would be increased in certain locations, and
11 residential traffic management. She added traffic management would include increasing
12 taxi enforcement. She spoke to the City's previous work with Kane Consulting.

13
14 Kane stated he was thankful for the opportunity and was there to answer questions.

15
16 Council Member Worel asked if Lyft would manage their areas. Diersen responded that
17 they would. She added that Kane had worked closely with staff during special events
18 and could fill in gaps where needed.

19
20 Council Member Beerman asked if under scope of services the cost decreased over the
21 next three years. Kane responded decreased project costs over time reflected the
22 relationship with the client and a partnership.

23
24 Mayor Thomas opened the meeting for public input. No comments were given. Mayor
25 Thomas closed the public hearing.

26
27 Council Member Beerman moved to authorize the City Manager to enter into a Three
28 Year Professional Services Agreement Between Park City Municipal Corporation and
29 Kane Consulting Group, Inc., for Pedestrian and Traffic Management Services as
30 related to the 2018, 2019, 2020 Sundance Film Festival Time Period, in a form
31 approved by the City Attorney that shall not exceed \$427,138.75. Council Member
32 Worel seconded the motion.

33 **RESULT: APPROVED**

34 **AYES:** Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

35
36 **4. Consideration to Approve Ordinance No. 2017-65, an Ordinance Amending**
37 **Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15 Vibrant**
38 **Commercial Storefront, in HCB and HRC, of the Municipal Code of Park City,**
39 **Utah:**

1 Rebecca Gillis, Finance Manager, presented this item. She presented an ordinance to
2 enact the code. She recommended the code be effective February 1st following
3 Sundance.

4
5 Gillis explained the code was unclear, duplicative, and written in the negative.
6 Recommended requirements were an active business license, be open 60 days per
7 quarter, and verification by random inspection. Gillis noted that 28% of businesses
8 posted operating hours. She stated staff recommended a one-year limit to maximum
9 exception per property to prevent storefronts from obtaining a single event temporary
10 liquor license. Compliance with the recommended requirements would constitute
11 vibrancy.

12
13 Mayor Thomas asked about the requirement for more signage. Gillis stated that
14 planning recommended hours posted on the storefront. Council Member Gerber added
15 it could be done tastefully. Gillis stated posted hours would be helpful to staff.

16
17 Council Member Beerman asked about the one year exception. He asked if there was a
18 mechanism for documentation that a property was on the market. Council Member
19 Matsumoto suggested a temporary stay on the ordinance in the event of an economic
20 downturn. Harrington stated the purpose of the ordinance was to incentivize property
21 owners who intentionally wished to take advantage of short term opportunities. He
22 confirmed the ordinance could be revisited. Mayor Thomas expressed concern about
23 requiring business owners to post their hours.

24
25 Mayor Thomas opened the meeting for public input. No comments were given. Mayor
26 Thomas closed the public hearing.

27
28 Council Member Henney clarified that storefronts wishing to obtain single event liquor
29 licenses were required to post their hours, not every storefront. He was in favor.

30
31 Gillis asked if Council would like to reserve the right to utilize the area in front of the
32 storefront property to display art or other educational materials in the pedestrian area
33 while the property is in an exception status. Council Member Henney asked if the City
34 had right of way. Harrington stated sometimes the City did not have right of way. He
35 stated it was a common provision.

36
37 Council Member Henney moved to approve Ordinance No. 2017-65, an Ordinance
38 amending Title 4, Licensing, Chapter 2, Business Licensing in General, Section 15
39 Vibrant Commercial Storefront, in HCB and HRC, of the Municipal Code of Park City,
40 Utah with an addition to reserve the right to utilize the area in front of the storefront
41 property to display art or other educational materials in the pedestrian area while the
42 property is in an exception status. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve the Wattsmart Communities Memorandum of Understanding with Rocky Mountain Power in a Form Approved by the City Attorney:

Luke Cartin, Environmental Sustainability Manager, and Chad Ambrose, Rocky Mountain Power Regional Business Management Manager presented this item. Cartin stated there were new electrical boxes being installed and it was a complicated process. Cartin thanked the Rocky Mountain Power team for completing this before Sundance.

Ambrose thanked Park City for encouraging Rocky Mountain Power to start programs like the Wattsmart program. He stated the program helped communities reach their energy goals. He stated it was no cost to communities. He stated a professional facilitator would come in to develop strategies with a stakeholder group and the goal was an implementable plan. He stated Rocky Mountain Power would provide the facilitator and the data, and the community would be responsible for providing community stakeholders.

Cartin stated staff was encouraging Summit County and possibly Summit Community Power Works to become involved. He stated it would be custom tailored to Park City. He stated that an energy action plan would be developed by the community.

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

Council Member Henney asked if this complements or competes with Summit Community Power Works. Cartin replied that Summit Community Power Works was changing and he would return with their executive director to review their strategic plan and visioning. He referenced the failed Georgetown project and noted it did not focus on businesses, but residential and public institutions, which was an important piece. He viewed Summit Community Power Works as a force multiplier.

Mayor Thomas stated the Council had taken an active role and this was the result. Council Member Beerman thanked Ambrose and stated Rocky Mountain Power had been a great partner.

Council Member Beerman moved to approve the Wattsmart Communities Memorandum of Understanding with Rocky Mountain Power in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

VII. ADJOURNMENT

With no further business, the meeting was adjourned.

VIII. PARK CITY HOUSING AUTHORITY

ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Chairman	Present
Andy Beerman	Committee Member	Present
Becca Gerber	Committee Member	Present
Tim Henney	Committee Member	Present
Cindy Matsumoto	Committee Member	Present
Nann Worel	Committee Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Minda Stockdale	Deputy Secretary	Present

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

1. Park City Heights Update and Request for Fee Waivers by Ivory Homes for Affordable Housing:

Rhoda Stauffer, Affordable Housing, Troy Goff and Chris Gamvroulas, Ivory Homes, presented this item. Stauffer stated there would be 34 homes built in 2019 and presented photographs of units.

Council Member Matsumoto asked how many for-market homes had sold. Goff replied approximately eight and stated their market price was \$800,000 - \$1.1 million.

Goff stated there was a lot of interest in Park City Heights. He stated that in October 2016 homes were nearing completion and screened to find out who was qualified. Special preference offered to Ivory Homes employees. He stated prices were well-received but some recipients were not able to obtain the closing costs. He stated 14 - 20 homes were planned for next year. He stated it was contingent on weather and road paving.

1 Gamvroulas added that the challenges have been working though issues with staff
2 building permits processed in a timely manner. He stated the biggest issue is the lack of
3 construction labor. He stated there was a challenge getting labor in the Park City market
4 and they were pulling from other markets. He stated they could not wait on building
5 permits.

6
7 Anne Laurent, Community Engagement Manager, stated she worked with Gamvroulas
8 and his staff and the issues should have been resolved. She stated there should not be
9 issues moving forward. Gamvroulas stated Anne was wonderful to work with.

10
11 Gamvroulas stated reducing costs was the goal of the fee waivers. He stated waiving
12 fees would allow Ivory Homes to assist recipients with closing costs through their
13 preferred lender. Goff stated the fee waivers could be redirected to assist with closing
14 costs.

15
16 Council Member Gerber asked if it would be a dollar for dollar match. Gamvroulas
17 responded ivory Homes would cover the closing costs. Council Member Beerman
18 expressed doubt that Ivory Homes was losing money. The Council did not recall the
19 specifics of the original agreement. Council Member Beerman stated the City
20 subsidized for more affordable units and was not in favor of further subsidizing.
21 Harrington suggested staff return with the math regarding fee waivers and closing costs
22 and how staff would monitor those costs.

23
24 Council Member Henney wondered about the reason for the request. He asked about
25 demand for the units; he stated he had not heard a compelling reason for the fee
26 reductions. Stauffer stated that the application process was re-opened every time new
27 homes were built. Gamvroulas clarified that the scoring system pushed out families who
28 otherwise might have qualified. Council Member Worel expressed concern about giving
29 tax payer dollars to a for profit company, to then return to citizens.

30
31 Committee Member Henney moved to deny the request for fee waivers by Ivory Homes
32 for affordable housing. Committee Member Gerber seconded the motion.

33
34 **RESULT: DENIED**

35 **AYES:** Committee Members Beerman, Gerber, Henney, Matsumoto, and Worel

36
37 **II. ADJOURNMENT**

38 With no further business, the meeting was adjourned.
39
40

41
42 _____
Minda Stockdale, Deputy City Recorder



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

December 21, 2017

The Council of Park City, Summit County, Utah, met in open meeting on December 21, 2017, at 2:30 p.m. in the City Council Chambers.

Council Member Henney moved to close the meeting to discuss property at 2:40 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Gerber, Henney, and Matsumoto. Council Members Beerman and Worel were excused

CLOSED SESSION

Council Member Matsumoto moved to adjourn from Closed Meeting at 3:45 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Gerber, Henney, and Matsumoto. Council Members Beerman and Worel were excused

WORK SESSION

Council Questions and Comments:

Council Member Matsumoto stated it was a privilege to serve on the Council, and she felt the City was in good hands.

Council Member Gerber attended and presented with Council Member Henney at the Council seat vacancy open forum and rode on the Homestake shuttle from the employee lot to the Transit Center.

Council Member Henney attended the Historic Park City Alliance (HPCA) meeting and noted Mayor Thomas presented on Treasure Hill and announced the Main Street Plaza Project was suspended so the funding could be used for Treasure Hill. Kenzie Coulson also spoke at this meeting on paid parking and received applause for her efforts. Jenny Diersen gave an update on the Sundance Supplemental Plan, which was also well received. He attended the Recycle Utah Board meeting, where the group's master plan and new location were discussed. He also attended a drug court graduation and indicated the work being done in the drug court was terrific. He suggested having that group present at a future City Council meeting.

Kenzie Coulson, Parking Manager, updated Council on the implementation of the paid parking program and indicated there had been a smooth transition.

**Joint Discussion with Planning Commission Members-Sweeney Properties
Master Plan: Creole Gulch and Town Lift Mid-Station Sites — PL-08-00370:**

Mark Harrington stated this presentation followed the discussion at the Planning Commission last night. He indicated primary and emergency road access and site suitability were two concerns at that meeting that needed to be overcome before proceeding and staff worked diligently to find alternatives. Staff was only looking for direction on what not to proceed with. Last night the public requested that staff explore alternate routes. He also reviewed that the City was at this point because the Council proposed that citizens vote on a bond that would reduce the density of this project.

Council Member Henney asked if this project would need a new application for this new alternative. Harrington stated the City approached this alternative as a settlement agreement where the density could be reduced and the project redesigned. He stated the tradeoff would be more public process. The new designs would be reviewed and there would be new conditional use permit (CUP) reviews for ski runs and other things. Some questions could not be answered today, but he felt this was an opportunity for the community to participate in the decision.

Craig Call, applicant's representative, displayed a map of the 125 acre property which showed the clusters zoned for density. In 1986, the zoning approved 396,000 square feet of density. The settlement would eliminate almost 300,000 square feet of that density. He displayed Option A, the newly proposed a 100,000 square foot hotel, a ski run, and a road system which could include a return road as part of the loop.

Option B would move the ski run and the return road could go behind the building. The building footprint would be 20,000 square feet. He stated this proposal was not efficient because only one side of the building had daylight. In this scenario the road that ended in a cul-de-sac actually could continue up the mountain.

Option C would locate the hotel up higher and it would be accessible to the slopes and would have a 50,000 square foot base.

Call remarked that the goal was to construct roads up to the locations deemed optimal for the hotel and ski slopes. He also noted the historic towers on the property could now stay with this settlement agreement.

Council Member Matsumoto stated the homes on Lowell Avenue ranged from 3,000-5,000 square feet, and she asked how large the homes in the proposal would be. Call stated the original residential development was 394,000 square feet, the City was proposing to buy half of that density, which would leave 197,000 square feet in Park City II ownership. The hotel would take 100,000 square feet and the remaining 97,000

1 square feet would be for single family dwellings. He thought as many as 18 homes
2 would take up that density. Council Member Matsumoto asked if the home lots were
3 shown in the Option C drawing. Call explained the locations of the lots on the map. He
4 said the City had the final decision on the subdivision configurations, but noted Option C
5 had the lower density housing closest to the adjoining neighborhoods.

6
7 Council Member Henney asked for a recap of what happened at the Planning
8 Commission meeting last night, noting he heard progress was made at that meeting.
9 Bruce Erickson, Planning Director, stated this same presentation was given last night.
10 There were conversations about extending Lowell and Norfolk across the face of the
11 mountain, as well as dialogue on where density should go and not go. Planning staff felt
12 they got good feedback. He noted the master planned development (MPD) would need
13 to be legislatively changed. Council Member Henney asked if the Planning Commission
14 felt there was enough information to continue with the settlement proposal, to which
15 Erickson responded in the affirmative. Council Member Henney asked what the Council
16 could do to facilitate the process. Mark Harrington stated Council needed to hear the
17 progress-to-date so they would feel comfortable moving forward with the settlement. He
18 noted some concerns from the public that were expressed at the Planning Commission,
19 including the raised expectation that the categories and gross volume would have
20 definitions, a preference to explore Option C, perform an analysis on excavation and
21 road cuts, questions on the capacity of Lowell and Empire, define construction access,
22 phasing, a request to look at mass and bulk and look at how the land would be affected,
23 give importance to the architecture - specifically the design and function, questions on
24 bridges, wanted the uses to align with the original intent of the master plan, suggestion
25 that the area in the southeast corner have a public amenity, questions on mine hazard
26 and waste relating to water, explore options for secondary access including something
27 lower and to the east, a lot of positive support for keeping the town lift as is, onsite
28 employee affordable housing, and shuttle service. Harrington indicated an open house
29 was being planned for January for more public input.

30
31 Mayor Thomas indicated he attended the Planning Commission meeting last night and
32 he appreciated their efforts.

33
34 Mayor Thomas opened the meeting for public input.

35
36 John Stafsholt stated he was happy to have an alternative to the original plan, and
37 asked why the hotel had to be outside the Limit of Disturbance (LOD) and in the ROS
38 zone. If it was required to be in the ROS zone, that would require rezoning, which would
39 require a new MPD approval. He didn't understand how it was possible to do that. He
40 hoped to learn from the mistakes of the past so this would not go on for another 32
41 years. He also asked about the loop road. Laurent stated the purpose of the loop road
42 was to access additional amenities.

1 Brian Van Heche with Thinc thanked everyone for their approach last night. He felt the
2 buy down was good but it hinged on a bond. He thought a full buy down would have
3 more support than a partial buy down. He also indicated Lowell Avenue was steep and
4 could be dangerous in the winter. He requested that a meeting space in the
5 development be removed since it would increase traffic. He encouraged bringing in an
6 architect so the community could see exactly what the project would look like. He hoped
7 there still might be a better alternative which would mitigate effects on Park City.
8 Harrington stated a full buy down was explored but an agreement on that alternative
9 was not reached.

10
11 George Garvin thought that the alternatives presented represented a tremendous step
12 forward. It was important that the bond pass. He suggested determining the mass,
13 volume and heights so the public would know what they would be voting on. He also
14 said plans should be made in case the bond did not pass. He also thought that to be
15 transparent, the City should disclose how the \$30 million price was determined, and
16 requested an appraisal of the property that could verify that price. He asked how the
17 structure of the homes and hotel would integrate with the landscape. He knew the
18 original plans were out of scale with the environment.

19
20 Niels Vernegaard, Treasurer of Thinc, felt the City was close to having a win-win with
21 this issue. He preferred Option C. He knew this was on a fast track and he hoped the
22 Planning Commission and Council had clarity on each of the CUPs and could relate that
23 to the public.

24
25 Mayor Thomas closed the public input portion of the meeting.

26
27 Call thanked Council for their work on this agreement.

28
29 Council Member Gerber thanked Mayor Thomas, Mayor-Elect Beerman, and the
30 Planning Commission for their work and felt this was great progress. She felt education
31 with the community was critical. She thanked the public for coming to the meetings and
32 participating in the process. She also indicated dealing with a project that was a quarter
33 to a third of the original size was a good thing for the community.

34
35 Council Member Matsumoto liked Option C, and thought having the hotel up the hill and
36 not as tall would mitigate the impact, especially if homes were between the hotel and
37 Old Town. She knew people were concerned with the road cuts, but that would be
38 minimized if the hotel was up the hill. She hoped the project would not be cut into the
39 mountain, using Deer Crest as a negative example. She also thought there were
40 possibilities with Option B. She thanked the Planning Commission for all their work. She
41 felt having this small development would be an asset and was in favor of passing the
42 bond.

Council Member Henney stated he heard there was confusion with the code. He knew this was a complex issue and it needed to be clearly explained to the public.

Steve Joyce, Planning Commissioner, stated the answers from staff and the developer would come back to the January 4th meeting and we needed to wait for those answers. Council Member Henney thanked the Planning Commission for all their work on this project.

Mayor Thomas stated this issue had been discussed for 10 years and it had evolved to the current agreement. He thanked all involved, as well as the public, for their concern and work to benefit the City

REGULAR MEETING

I. ROLL CALL

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

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Henney stated the City needed a “Let it Snow” resolution. Council Member Henney moved to Let it Snow. Council Member Matsumoto seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, and Matsumoto

EXCUSED: Council Members Beerman and Worel

Matt Dias explained the parking validation process to the meeting attendees.

Staff Communications Reports:

- Western Summit County Project Master Agreement Update

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

3 Mayor Thomas opened the meeting for those wishing to address the Council on items
4 not listed on the agenda.

5
6 Cheryl Fox, Executive Director of Summit Land Conservancy, thanked Mayor Thomas
7 and the Council for their hard work, as well as staff, and said it was a great year for land
8 conservation. She noted Mayor Thomas had four of his signatures on conservation
9 easements and Council Member Matsumoto had been a liaison with the Land
10 Conservancy for many years.

11
12 Bill Rock, Park City Mountain Resort (PCMR), thanked Mayor Thomas and the Council
13 for working so well with him over the years. He gave a PCMR commemorative coin to
14 Mayor Thomas and Council Member Matsumoto, and stated the community was ready
15 to host guests during this ski season.

16
17 **IV. CONSENT AGENDA**

18
19 **1. Request to Approve the Following Special Event Temporary Alcoholic**
20 **Beverage License Applications for Operation During the 2018 Sundance Film**
21 **Festival:**

22
23 **2. Consideration to Authorize the City Manager to Enter into a Licensing,**
24 **Support, and Hosting Services Agreement with Automatic Data Processing (ADP),**
25 **in an Amount Up to \$8,995.70 Per Month, or Up to \$107,948.40 Annually, to**
26 **Purchase a Personnel Management Software Solution, in a Form Approved by the**
27 **City Attorney:**

28
29 Council Member Gerber moved to approve the Consent Agenda. Council Member
30 Matsumoto seconded the motion.

31 **RESULT: APPROVED**

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

33 **EXCUSED:** Council Members Beerman and Worel

34
35 **V. NEW BUSINESS**

36
37 **1. Consideration to Elevate Social Equity from a Top Priority to a Critical**
38 **Priority:**

39 Linda Jager, Jed Briggs and Lynn Ware Peek presented this item. Briggs stated Council
40 and staff had been discussing Social Equity and they were seeking public feedback on
41 this issue. Jager indicated the City launched "Engage Park City" on its website, which
42 allowed residents to provide feedback on issues facing the Council. She encouraged

1 residents to provide feedback on Social Equity. Ware Peek stated they presented at the
2 November 30th Council meeting as well, but she didn't think the entire community was
3 giving input. This feedback tool on the website would reach a broader audience, and the
4 data would be provided at the Council retreat in February.

5
6 Council Member Henney liked that the tool jumped out on the website.

7
8 Mayor Thomas opened the meeting for public input.

9
10 Tom Horton stated it was important to be careful with the language used in promoting
11 Social Equity to a critical priority. He supported Social Equity and thought it was an
12 outcome, not an activity or task. He noted many factors such as affordable housing and
13 transportation that already impacted Social Equity, but asserted they were some causes
14 rather than outcomes. He suggested prioritizing major components of Social Equity and
15 not Social Equity as a whole; maybe setting a goal for a living wage, behavioral health,
16 and/or judicial processes. These goals would not be easy, but you know what was
17 required and you could measure the success. He didn't suggest putting Social Equity
18 aside, but just prioritizing it in a different way. He thought Social Equity should be placed
19 at the top of the community visioning process that would take place in 2020.

20
21 Mayor Thomas closed the public input portion of the meeting.

22
23 Council Member Matsumoto thought there was something to be said for the comment
24 just received. The City was focusing on many of these components and she felt the
25 issue should be discussed further at the retreat.

26
27 Council Member Gerber thought it was an interesting public comment. She noted the
28 Council had been visionary in the past year and set goals that did not have clear paths.
29 She felt figuring out the net zero goal was inspiring and thought Social Equity would
30 force the City to think outside the box for solutions. She thanked the community for its
31 feedback.

32
33 Briggs indicated Social Equity could be discussed at a Coffee with Council and/or a
34 special meeting to discuss it further. Council Member Gerber was excited to see the
35 results of the tool on the website.

36
37 Council Member Henney thought Horton's feedback was focused and well thought out.
38 This was the reason Council wanted to bring this issue to the citizens. He knew there
39 was a lot of work to do and he looked forward to continuing this conversation.

40
41 **2. Consideration to Approve the Following Type 2 Convention Sales License**
42 **(CSL) Applications for Operation During the 2018 Sundance Film Festival and**
43 **Consideration to Hold a Special Meeting Between January 16 and 18, 2018 for**
44 **Approval of Any Late Type 2 CSL Applications:**

Beth Bynan, Business License Specialist, stated the applicants had submitted qualified applications, and she requested a special meeting in January to approve late applicants.

Council Member Matsumoto stated the extra money was a life line for businesses and she supported having a special meeting for late applicants.

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

Bynan asked that a special meeting be held on January 16th at 9:00 a.m. Council Member Henney asked if Bynan supported the special meeting. Bynan stated it was easy to take the license fee, but inspectors were burdened with these late inspections. She indicated reminder calls were made to regular applicants, but some were late anyway.

The Council agreed to hold a special meeting on January 16th at 9:00 a.m.

Council Member Matsumoto moved to approve the Type 2 Convention Sales License (CSL) applications for operation during the 2018 Sundance Film Festival and to hold a special meeting on January 16, 2018 for approval of any late Type 2 CSL applications. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, and Matsumoto

EXCUSED: Council Members Beerman and Worel

3. Consideration to Approve the Lyft Operations Plan for the 2018 Sundance Film Festival:

Jenny Diersen, Jonathan Weidenhamer, and Alfred Knotts presented this item. Diersen reviewed the transportation plan and said she would focus on Lyft operations. She reviewed the outreach efforts in educating the community businesses on the transportation plan, and indicated meetings had been held with the taxi group and the Police Department.

Jeremy Neigher, Lyft Marketing Manager, stated they were new to the festival but hoped it would be a continuing partnership. The driver training would include communications and rules of the road, and driver love which was rest, food and restrooms for the Lyft drivers. He knew adjustments would be needed, but the plan would allow them to do so. Diersen added there was a 24/7 contact during the festival for Lyft.

Knotts stated he felt this was a good plan that took into account reduced miles and safety. He explained staff would be monitoring the enforcement of any problems in the event. Robert with Sundance stated they wanted to make this relationship work. Diersen indicated that Lyft agreed to help the City gather data that would help staff plan for future events and festivals in the City.

Council Member Gerber asked how signage would work at the staging area. Diersen stated Planning and Building would approve the design of the control area, but the goal was to prevent left hand turns. It was indicated more parking spaces were added and the businesses were satisfied with the new design. Diersen noted that Lyft ambassadors would be in the lot to manage traffic. Council Member Matsumoto stated there was feedback that drivers didn't know Park City and she hoped they would be knowledgeable of the area, courteous, and that they wouldn't cut through neighborhoods. Neighers stated training would focus on safety and they would over-communicate with the drivers on topics such as how to operate in snow, where to drive and not to drive, etc. Council Member Matsumoto asked if there were requirements for snow tires, all-wheel drive, etc. Neighers indicated the state allowed Lyft to require those features.

Mayor Thomas opened the public hearing.

Sam Rubin thought his concerns last year had been addressed, but he felt single occupancy vehicles in old town was still a concern. He thought it would be more organized if there was a queuing area where there was order in the process. If this was not the process, these cars would be circling Main Street and Swede Alley in order to get as close as possible to the ride.

Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve the Lyft Operations Plan for the 2018 Sundance Film Festival. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, and Matsumoto

EXCUSED: Council Members Beerman and Worel

4. Consideration to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with Lake|Flato Architects for the Arts & Culture District Mixed-Use Development Project Architecture and Engineering Design Services Contract Award of Task 1 Services through Schematic Design in an Amount Not to Exceed \$907,000.00, Including Reimbursable Expenses:

1 Anne Laurent and Nate Rockwood presented this item. Laurent indicated this was a
2 second contract that was for developing a design for the Arts and Culture district. The
3 first step was a contract for consulting services and this contract was for design
4 services. There were 15 proposals and five groups were interviewed. Lake/Flato had a
5 broad approach to how they design and they were chosen for the project. Over the next
6 year, conceptual designs would be put together. Rockwood stated the quality of the
7 firms that submitted proposals was exceptional. He looked forward to working with the
8 chosen architect.

9
10 Mayor Thomas opened the meeting for public input. No comments were given. Mayor
11 Thomas closed the public input portion of the meeting.

12
13 Council Member Gerber moved to authorize the City Manager to enter into a contract, in
14 a form approved by the City Attorney's Office, with Lake|Flato Architects for the Arts &
15 Culture District Mixed-Use Development Project Architecture and Engineering Design
16 Services Contract Award of task 1 services through schematic design in an amount not
17 to exceed \$907,000.00, including reimbursable expenses. Council Member Matsumoto
18 seconded the motion.

19 **RESULT: APPROVED**

20 **AYES:** Council Members Gerber, Henney, and Matsumoto

21 **EXCUSED:** Council Members Beerman and Worel

22
23 **5. Consideration to Rename the Historic Preservation Award:**

24 Council Member Henney moved to combine Agenda Items Five and Six into one item.
25 Council Member Gerber seconded the motion.

26 **RESULT: APPROVED**

27 **AYES:** Council Members Gerber, Henney, and Matsumoto

28 **EXCUSED:** Council Members Beerman and Worel

29
30 Harrington indicated there were a couple of presentations tonight to honor the outgoing
31 Mayor and Council Member, Jack Thomas and Cindy Matsumoto. He asked the family
32 members of Mayor Thomas and Council Member Matsumoto to stand so the Council
33 and audience could show appreciation for them. Harrington indicated he had been
34 asked what the measure of success was for elected officials, and stated the foundation
35 was a willingness to serve, devotion to family, and the fortitude to make a difference
36 when they could be doing something else, to improve the quality of life for their families
37 and those in the community.

38
39 A video was shown that focused on the work of the Council during 2017.
40

1 Tom Daley, Heinrich Deters, Matt Dias, and Wendy Fischer presented Mayor Thomas
2 with a framed picture of Bonanza Flat. Fischer stated Council Member Matsumoto had a
3 “yes we can” attitude through the Bonanza Flat process and Mayor Thomas was
4 supportive and humble throughout the process.

5
6 Anya Grahn honored Council Member Matsumoto for her support and work as liaison
7 for the Historic Preservation Board. She stated the annual Historic Preservation Award
8 would now be named after Cindy Matsumoto.

9
10 Harrington stated Mayor Thomas and Council Member Matsumoto were instrumental in
11 the Arts and Culture district initiative.

12
13 Betsy Wallace, Sundance Executive Director, stated it was a long and wonderful
14 process to work with Council Member Matsumoto and Mayor Thomas. She thanked
15 Council Member Matsumoto for being thoughtful, wise and funny and it made Sundance
16 better. Wallace said Mayor Thomas had been involved in Sundance for a long time, and
17 had been active as the Mayor for four seasons. She presented them with tokens of
18 appreciation.

19
20 Chief Carpenter thanked both Mayor Thomas and Council Member Matsumoto for their
21 support of the Police Department and gave them a gift.

22
23 Diane Foster stated Council worked with staff as a team and treated staff as part of their
24 team. She noted Council Member Matsumoto wanted all the open space and gave her a
25 tote that said “I want it all.” Foster indicated when many projects seemed to not come to
26 fruition, Mayor Thomas would pull a rabbit out of a hat and the project flourished, and so
27 she gave him a magic hat with a rabbit in it.

28
29 Council Member Henney called Council Member Matsumoto’s family up and presented
30 them with a plaque. He then called up Mayor Thomas’ wife and gave her a plaque.

31
32 Mayor Thomas opened the meeting for public input.

33
34 Hans Fuegi stated he and friends thanked Mayor Thomas for his hard work, dedication,
35 and friendship.

36
37 Rory Murphy agreed and thanked Mayor Thomas as well.

38
39 Mayor Thomas’ youngest daughter Martina stated she saw character growth and
40 development in her father. She was excited for the amount of work he put into
41 preserving Bonanza Flat, his efforts on social equity, and was thankful for all he did.
42

1 Catherine Matsumoto stated it was special to have her mom serve on the City Council,
2 being strong, and saying what needed to be said. And she did it all while taking care of
3 her family and running her business.

4
5 Bob Wheaton thanked Council Member Matsumoto for her service on the Council and
6 indicated it was a pleasure and honor to watch. He thanked Mayor Thomas for the last
7 four years of quiet and confident leadership. Tough decisions needed to be made and
8 he made them. He also thanked the staff and said he was proud to call Park City home.
9 He thanked them for their service which was a gift they gave the community.

10
11 Council Member Gerber thanked Council Member Matsumoto and Mayor Thomas. She
12 appreciated Council Member Matsumoto's wisdom and wit to conversations. She
13 learned a lot from Mayor Thomas. It was special serving with them because of the
14 humanity they brought to their capacity as elected officials. They had been outstanding
15 to work with.

16
17 Brad Olch stated this particular Mayor and Council accomplished so much in such a
18 short amount of time that will have a lasting effect on the community. He thanked Mayor
19 Thomas and Council Member Matsumoto for the amazing job they did for the
20 community.

21
22 Wheaton stated as a demonstration of the hard work of the Council, Deer Valley had the
23 opportunity to protect the Head Frame site and they were going for it.

24
25 Mayor Thomas closed the public input portion of the meeting.

26
27 Council Member Matsumoto stated when she ran for office the first time, she wanted to
28 be on Council to keep Park City a great place so her grandchildren could run up and
29 down the streets. She was happy that her family was here and that Park City is a great
30 place.

31
32 Mayor Thomas thanked everyone for their support, and stated this Council and staff
33 would always be his friends. He realized his legacy is his family. He thanked all in
34 attendance for their friendship. Mayor Thomas then unwrapped a picture on wall of the
35 Complete Community diagram.

36
37 **6. Appreciation for the Leadership and Service of Outgoing Elected Officials:**
38 See Item Five above.

39
40 **VI. ADJOURNMENT**

41 With no further business, the meeting was adjourned.

42
43 _____
Michelle Kellogg, City Recorder



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Staff has identified the need for a water quality advisory consultant to act as the City's representative through Schematic Design of the Three Kings WTP (3Kings WTP) and provide expert opinions, advice, and consultation (advisory and assistance services). Water quality consultant support is also needed to support Quinns Junction Water Treatment Plant (QJWTP) high capacity flow rate testing and upcoming QJWTP Snyderville Basin Water Reclamation District (SBWRD) discharge permit required upgrades. Following an advertised Request for Qualifications, Water Quality & Treatment Solutions, Inc. (WQTS) has been selected to provide consulting services for various water treatment/water quality infrastructure improvements. This staff report recommends authorization of a Professional Services Agreement (PSA) with WQTS for water quality advisory and assistance related services.

Respectfully:

Michelle DeHaan, Water Quality & Treatment Manager



City Council Staff Report

Subject: Water Quality Advisory & Assistance Services
Professional Services Agreement – Water Quality & Treatment Solutions, Inc.

Author: Michelle De Haan, Public Utilities Water Quality & Treatment Manager
Roger McClain, Public Utilities Engineering Manager

Department: Public Utilities

Date: January 11, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Water Quality & Treatment Solutions, Inc. (WQTS), for Water Quality Advisory and Assistance Services in an amount not to exceed \$98,460.00.

Executive Summary

Staff has identified the need for a water quality advisory consultant to act as the City's representative through Schematic Design of the Three Kings WTP (3Kings WTP) and provide expert opinions, advice, and consultation (advisory and assistance services). Water quality consultant support is also needed to support Quinns Junction Water Treatment Plant (QJWTP) high capacity flow rate testing and upcoming QJWTP Snyderville Basin Water Reclamation District (SBWRD) discharge permit required upgrades. Following an advertised Request for Qualifications, Water Quality & Treatment Solutions, Inc. (WQTS) has been selected to provide consulting services for various water treatment/water quality infrastructure improvements. This staff report recommends authorization of a Professional Services Agreement (PSA) with WQTS for water quality advisory and assistance related services.

Acronyms and Abbreviations in this Report

The following acronyms and abbreviations have been used in this report:

3Kings WTP	Three Kings Water Treatment Plant
DDW	Division of Drinking Water
DWQ	Division of Water Quality
QJWTP	Quinns Junction Water Treatment Plant
SBWRD	Snyderville Basin Water Reclamation District
WQTS	Water Quality and Treatment Solutions

The Issue

New 3Kings Water Treatment Plant Support

Schematic design is underway for the new 3Kings WTP, which is required to achieve compliance with the Clean Water Act. Staff has identified a need for a water quality

consultant to act as the City's representative in review of design documents and to provide technical guidance to City staff with additional bench and pilot testing.

Quinns Water Treatment Plant Support

The City holds a permit with SBWRD for the QJWTP to discharge waste flows to the sewer. SBWRD has notified staff of permit changes that might require additional solids handling facilities. An evaluation is required to determine whether temporary or permanent solids handling facilities are required at QJWTP.

Additionally, staff is testing the QJWTP at higher operating capacities than designed to verify that the plant can produce adequate treated volumes of water for 2-years when the Spiro WTP is demolished (2020) and replaced with construction of the 3Kings WTP. Staff requires water quality advisory support with this testing.

QJWTP and 3Kings As-Warranted Advisory Services

Staff continues to require support when challenges arise upon unanticipated performance challenges at QJWTP and during development of the treatment process train for the planned 3Kings WTP.

Background

Public Utilities Water Division has previously contracted services with a consultant for water quality related advisory and assistance services and the existing contract expired October 31, 2017. Staff subsequently issued an RFQ for consultant services in conformance with the City policy on July 6, 2017. The RFQ was advertised on the City website, online at utahlegals.com, and in the Park Record during the period of July 6 through August 3, 2017.

Only one consultant, Water Quality & Treatment Solutions (WQTS), submitted Statements of Qualifications (SOQ) for the RFQ. Following receipt of the SOQ, the selection committee met and, based on the evaluation criteria and past performance, determined the City would best be served by the selection of Water Quality & Treatment Solutions, Inc., to provide Water Quality Advisory and Assistance Services. Due to the completeness of the SOQ received, the selection committee determined that an interview was not warranted.

Subsequently, staff developed and negotiated the scope and fees with WQTS in the Professional Services Agreement in an amount not-to-exceed of \$98,460.00. Staff feels that the rate structure provided is usual and customary with services of this nature, scope, and expertise.

Analysis

Proposed Consultant Services

WQTS will support PCMC's technical staff and provide assistance in the following technical areas:

1. Provide technical review of the design effort (through schematic design development) for the 3Kings WTP to be completed by CH2M and supporting

engineers.

2. Provide bench and pilot testing support to verify effectiveness of proposed WTP chemicals for the future 3Kings WTP.
3. Analyze QJWTP solids handling system capabilities to meet new SBWRD permit requirements, including development of a QJWTP solids mass balance model. Determine whether additional temporary or permanent solids handling facilities are required indefinitely to meet permit requirements or whether temporary facilities will be adequate during construction of the 3Kings WTP.
4. As part of the QJWTP high capacity trial testing, develop a test plan and report to determine whether the clearwell requires modifications to meet Utah Division of Drinking Water (DDW) regulations at higher flow rates than originally designed.
5. Provide as-needed technical review and assist PCMC in evaluating treatment plant processes, water system water quality, and treatment facility discharge permitting, as well as other water quality associated issues.

Schedule

It is anticipated that the services will coincide with the major water quality planning and design activities currently ongoing by the Water Division through 2020.

Alternatives for City Council to Consider

This section provides pros and cons and next steps associated with the recommended engineering and architectural services and fees.

Pros

Provides access to the technical expertise necessary to ensure project designs and ongoing treatment projects are consistent with project goals, objectives, and regulatory criteria.

Cons

Allocates capital improvement costs that could be utilized for other purposes.

Consequences of not authorizing services

Could expose 3Kings WTP project to inadequate technical review and rely more on the sole judgment of the designer. Could expose staff to QJWTP DDW regulation and SBWRD permit noncompliance.

Department Review

This report has been reviewed by representatives of Public Utilities, Community Development, Budget, City Attorney's Office, and the City Manager's Office. Comments have been integrated into this report.

Funding Source

The funding for the project is from water service fees. This funding is part of the proposed 5-year CIP.



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Through the Small Urban Fund program, Park City was granted \$1,000,000 to be used for improvements to Prospector Avenue. The Small Urban Fund program is a Federal road funding program and is administered by Utah Department of Transportation (UDOT). The proposed agreement with AECMO is to provide public involvement services during the construction phase of the project. The consultant agreement is not attached because it is currently going through the UDOT approval process.

Respectfully:

Matthew Cassel, City Engineer



City Council Staff Report

Subject: UDOT Consultant Service Agreement
With AECOM for Public Information Services
Prospector Avenue Re-Construction Project

Author: Matthew Cassel, P.E., City Engineer

Department: Engineering

Date: January 11, 2018

Type of Item: Administrative

Summary Recommendations:

Staff recommends City Council authorize the City Manager to sign a UDOT Consultant Services Agreement with AECOM to provide public information services during the construction phase of Prospector Avenue in a form approved by the City Attorney and for an amount of **\$41,254**.

Executive Summary:

Through the Small Urban Fund program, Park City was granted \$1,000,000 to be used for improvements to Prospector Avenue. The Small Urban Fund program is a Federal road funding program and is administered by Utah Department of Transportation (UDOT). The agreement with AECOM is to provide public information services during the construction phase of the project. The consultant agreement is not attached because it is currently going through the UDOT approval process.

Acronyms:

AECOM – Architecture, Engineering, Consulting, Operations, and Maintenance

CEM – Construction Engineering Management

PI – Public Information

UDOT – Utah Department of Transportation

The Problem:

Four agreements need to be in place for the construction phase of Prospector Avenue to commencement. The agreements are;

- CEM agreement,
- Material testing agreement,
- This public information agreement, and
- Construction contractor agreement.

The CEM and material testing agreements are complete and in place and the construction contractor agreement will be finalized once the re-bidding process is completed later this winter. This request is to get the public information agreement approved so the agreement can be finalized by UDOT.

Background:

- For the year 2016, Park City was awarded \$1,000,000 in Small Urban Fund grant money for the reconstruction of Prospector Avenue,
- The original grant application to the Small Urban Fund program was made in 12/2011 and Park City was awarded the grant money in early 2012 with the funds to be available in the fall of 2016,

- This grant money has a matching requirement where Park City is responsible to provide matching funds in the amount of 7.2% of the total Federal grant.
- On August 11, 2016, City Council approved a UDOT consultant services agreement with AECOM to provide engineering design, environmental documentation and implementing a public involvement process through the design phase of the project,
- On March 30, 2017, City Council approved a UDOT consultant services agreement with AECOM to provide CEM services for the construction phase of the project,
- On March 30, 2017, City Council approved a UDOT consultant services agreement with Horrocks Engineers to provide Material Testing services for the construction phase of the project,
- On March 30, 2017, City Council approved an agreement with CenturyLink to relocate their facilities as part of this Prospector Avenue Re-Construction project.
- In early May, 2017, UDOT advertised this project for bids. One bid was received, which was rejected because it was approximately \$900,000 over the engineer's estimate.
- On September 14, 2017, City Council approved a modification to AECOM's consultant agreement. The modification provided funds so AECOM could again prepare the bid package for bid and make adjustments to the bid package at the direction of the City.

Alternatives:

A. Approve the Request:

This alternative provides the consultant agreement so the proper public information is disseminated during the construction phase of the project. This is staff's recommendation.

Pros – The project will be constructed as anticipated by staff and the Prospector Square neighborhood starting in the spring of 2018.

Cons – Three to four months of construction impacts to the Prospector Square neighborhood. These construction impacts, though, will be managed with a robust public information outreach program.

B. Deny the Request:

Pros – The City's local funds allocated to this project could be used for other projects or needs.

Cons – The construction would continue but without an adequate public information program in place.

Analysis:

The Prospector Avenue Re-construction project will extend from just east of Bonanza Drive to the Gold Dust Lane and Sidewinder Drive intersection.

The scope of work and fee associated with this Consultant Agreement are attached as a hyperlink; [AECOM Scope of Work](#), [AECOM Fee](#). Staff has reviewed the scope and fee for this PI Contract Agreement and finds it to be reasonable.

Project Budget

The following is the estimated project budget to date, which includes the recent construction bid amount, along with this additional contract modification;

Project Budget (See Funding Source Section)	\$2,235,000
Utilities Relocation Costs	\$ 84,916
CEM Costs	\$ 177,170
Design Costs	\$ 253,463

Project Contingency and Non-Bid Costs	\$ 165,000
Modification No. 1	<u>\$ 39,801</u>
Sub-Total Project Costs	\$ 720,350
Add: This PI Contract with AECOM	<u>\$ 41,254</u>
New Sub-Total Project Costs	\$ 761,604
Budget Remaining for Construction (\$2,235,000 - \$761,604)	\$1,473,396
Consultant Engineer's Estimate of Probable Construction Costs	<u>\$1,425,167</u>
Sub-Total Remaining Project Budget	\$48,229
Add: Estimate of AllWest Communication Participation in the project	<u>\$95,000</u>
Total Estimated Contingency Project Budget	\$143,229

Department Review:

This report has been reviewed by City Manager, Budget, Sustainability, Transportation Planning and Legal. All issues have been resolved.

Funding Source:

The Council has approved funding for this project as follows; Capital Project cp0336 (Prospector Avenue Reconstruction) contains \$875,000 for the project. Additional monies in the amount of \$1,000,000 have been encumbered through UDOT's STP Small Urban Funds Program.

The storm water fund will provide funding for the storm system improvements in the amount of \$360,000. This storm water funding was submitted to the CIP committee and is part of the CIP program for fiscal year 2017 and 2018. Total funds earmarked for this project are \$2,235,000.

Recommendation:

Staff recommends City Council authorize the City Manager to sign a UDOT Consultant Services Agreement with AECOM to provide public information services during the construction phase of Prospector Avenue in a form approved by the City Attorney and for an amount of **\$41,254**.

Hyperlink Exhibit – [AECOM Scope of Work](#)
[AECOM Fee](#)



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

- In 2015, The MARC switched its lighting to efficient LEDs.
- During the renovation, lighting controls were not installed, and limited to four main switches. In effect, when the lights are on, ALL of the lights are on. Staff has limited control over which lights are on or off. Several rooms are improperly or overly lit. For example, the basketball gym only needs to be lit during times of occupancy, and the lights in the upstairs gym only need to be on when daylight is not sufficient.
- An RFP was open from December 13th to December 27th for Lighting Controls.
- Two proposals were received to improve lighting controls at the MARC. One proposal offered design and project administration with no installation or product costs (\$28,395). The other proposal offered installation and equipment costs (\$29,941, not including an incentive from Rocky Mountain Power).
- Staff recommends approval to accept Avi-on's proposal to install their Bluetooth technology to offer heightened control over which lights are on and off, and installation of motion sensors for the basketball court. Avi-on Labs is a Park City-based company and intends that installations will happen outside of the MARC's normal working hours in order to not disrupt normal operations. Alpenglow Solar will be subcontracted via Avi-on to handle electrical work.
- The cost of the proposed solution, including equipment, is \$29,941.
- It is assumed that PCMC will be able to recover 70% of the costs through a Rocky Mountain Power incentive program, of which Avi-on is an approved distributor. This brings total project costs to \$8,982.
- Without the incentive, the project will have a return on investment of 3.1 years. With the incentive, the ROI will be less than a year.
- The proposed solution is expected to save 95,657 kWh and 148,207 lbs. CO2 per year.
- Environmental sustainability staff intends to use the green revolving fund to finance this project.

Respectfully:

Celia Peterson, Environmental Sustainability Project Manager



City Council Staff Report

Subject: Lighting Controls at the MARC
Author: Celia Peterson
Department: Sustainability
Date: 1/11/2018
Type of Item: Consent

Summary Recommendation

Staff recommends approval of the service agreement to procure and install Avi-on lighting controls at the MARC to reduce electricity consumption, improve MARC staff control over lighting, and prevent over-lighting the facility.

Executive Summary

- In 2015, The MARC switched its lighting to efficient LEDs.
- During the renovation, lighting controls were not installed, and limited to four main switches. In effect, when the lights are on, ALL of the lights are on. Staff has limited control over which lights are on or off. Several rooms are improperly or overly lit. For example, the basketball gym only needs to be lit during times of occupancy, and the lights in the upstairs gym only need to be on when daylight is not sufficient.
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- The proposed solution is expected to save 95,657 kWh and 148,207 lbs. CO₂ per year.
- Environmental sustainability staff intends to use the green revolving fund to finance this project.

Acronyms

CO₂ Carbon dioxide, a greenhouse gas.

LED	Light emitting diode
PC MARC	Park City Municipal Athletic and Recreation Center
PCMC	Park City Municipal Corporation
ROI	Return on investment
RMP	Rocky Mountain Power

Background

- About 1 ½ years ago, the MARC performed a full LED lighting retrofit program. This retrofit took the form of replacing existing florescent style bulbs with LED retrofit bulbs of the same form factor, and removing the existing florescent ballasts. From our understanding, the controls were not modified as part of that effort.
- While LED replacements created an excellent increase in the efficacy of the current fixtures, replacement bulbs are designed to only work at full capacity and are not capable of being dimmed. As a result, the current system's energy savings potential is limited to improved scheduling, motion sensors, and better management controls.
- The current controls are located in three panels- one in the upstairs mechanical room, one in the downstairs room in the gym hallway, and one at the far side of the tennis courts tied to the backup power supply panel. Fully controlling the building will require integrating controls access all three panels, which are several hundred feet apart. In addition, there are about a dozen standard manual wall switches controlling lights in hallways, fitness rooms, and the gym, and only on/off is possible.
- Programming the system is done by a difficult-to-use handheld remote that must be in close range of the specific lighting panel. The current lighting controls provide almost no benefit to staff in managing the facility or the energy consumption. In effect, the lights are either all on, or all off.

The Opportunity

- This proposal is to install Avi-on Labs lighting controls at the MARC to give greater control to MARC staff over which lights are on and off based on occupancy and need for additional light (beyond daylight).
- The MARC building is the municipal facility with the highest energy consumption, both electricity and natural gas (not including water processing and distribution).
- During 2017, the MARC spent \$97,048.76 (1,169,040 kWh) and during 2016 spent \$95,152.61 (1,0752,440 kWh).
- With only four main switches for MARC staff to control, in effect all of the lights during hours of operation are in the on position. The current controls and switch system is difficult for MARC staff to use and not efficient.
- By installing Avi-on Lab's proposed solution, the MARC stands to save about \$9,566 per year.
- The proposed solution is expected to give MARC Staff greater control over which lights are on and off, install motion sensors so that lights automatically turn off when there are no occupants.
- The proposed solution stands to save 95,657 kWh and 148,207 lbs. CO2 per year.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Authorize signature of the Lighting controls and motion sensors proposal from Avi-on Labs.

Pros

- a. Decreases the number of hours that the basketball gym at the MARC is lit from 15 hours to 9 hours per day (40% reduction).
- b. Decreases the number of hours that the tennis courts will be lit from 15 hours to 9 hours per day (40% reduction).
- c. Better usability of lighting controls for MARC staff.
- d. Funded through the green revolving fund due to a very fast return on investment.
- e. Helps to meet City Council's Energy Critical Priority

Cons

- a. Adding another control system for staff to learn and use effectively.

Consequences of Selecting This Alternative

Initial cost of \$29,94 with an expected incentive from Rocky Mountain Power to cover up to 70% of project costs, bringing the overall cost to PCMC down to \$8,982
Expected savings of \$9,566 per year from the MARC's electricity bill.
Expected savings of 95,657 kWh and 148,207 lbs. CO2 per year

- 2. Null Alternative:** Please briefly describe what happens if nothing is done to address this problem/if the status quo continues.

Pros

- a. Business as usual.

Cons

- a. Continue wasting electricity through unnecessary lighting.

Department Review

Sustainability

Funding Source

Green revolving fund

Attachments

- Avi-on MARC Final Proposal: Improving Lighting Efficiency at the Park City Municipal Athletic & Recreation Center (MARC)

Improving Lighting Efficiency at the Park City Municipal Athletic & Recreation Center (MARC)

A Comprehensive Proposal by Avi-on

December 2017



pcmarc
A higher degree of play

Background

As part of Park City's ongoing efforts to increase energy efficiency and overall operational efficiency of its facilities, The MARC staff were interested in learning more about ways they could improve the capability and quality of their lighting controls. Avi-on offered to perform a no-cost site evaluation to baseline the current performance of the MARC lighting and prepare recommendations for improvement. This report outlines our findings, opportunities, and suggested next steps in response to Park City's RFP MARC-122717.

The MARC Today

Current State of Controls

About 1 ½ years ago, the MARC performed a full LED lighting retrofit program. This retrofit took the form of replacing existing florescent style bulbs with LED retrofit bulbs of the same form factor, and removing the existing florescent ballasts. From our understanding, the controls were not modified as part of that effort.

While LED replacements created an excellent increase in the efficacy of the current fixtures, replacement bulbs are designed to only work at full capacity and are not capable of being dimmed. As a result, the current system's energy savings potential is limited to improved scheduling, motion sensors, and better management controls. Daylight harvesting and operation at reduced lighting levels will not be possible without a full fixture replacement. We believe that a full fixture replacement will be cost effective, however, and we are proposing this be taken up in the second phase of this proposed project.

All internal lighting is at 277V AC, which is standard for commercial applications. The current controls are located in 3 panels – one in the upstairs mechanical room, one in the downstairs room in the gym hallway, and one at the far side of the tennis courts tied to the backup power supply panel. Fully controlling the building will require integrating controls across all three panels, which are several hundred feet apart. Most existing MARC lights are retrofitted 100V-277Vac LED tubes. These were a common retrofit method a few years ago, but now have largely been supplanted by lower cost from scratch LED fixture replacements, because the efficiency and lifetime are much better than tubes. This does not mean the LED replacement project will not return its investment, only that it does not represent the current state of the art of the market.

The current controls system is manufactured by Panasonic. It has a series of sensors and timers that tie to 277V relays to control each circuit. Only on/off is possible. There is a total of 59 controllable circuits. In addition, there are about a dozen standard manual wall switches controlling lights in hallways, fitness rooms, and the gym. Programming the system is done by a difficult-to-use handheld remote that must be in close range of the specific lighting panel. Because of the technical expertise required, as well as the need to be physically at the control

panel, the current lighting controls provide almost no benefit to the staff in managing the facility or the energy consumption. This is typical for commercial facilities.

Controls only problems

Here are some controls limitations that can be addressed by changing just the current controls as a part of our proposed Phase 1:

- The current lights can only be managed through the use of a handheld remote located at one of three relay panels. It is difficult to use and not familiar to the staff. Our engineers were not able to use the remote either;
- The tennis courts are controlled by two relay panels located over 400 feet apart, comprising a total of 26 circuits. It is currently not practical for the staff to manage the lighting of the tennis courts on anything but a fully scheduled on/off basis;
- There are several instances of master lighting switches for the whole building located in plain view in open public areas, which presents a potential safety risk to malicious or inadvertent turning off of all lights in the building;
- Computers are tied to lighting circuits in the office area making it difficult to use the lighting to save energy and risking hardware failure/data loss from unplanned computer shutdowns;
- The shop lights do not have an accessible switch, requiring the staff to climb ladders to remove bulbs when the gym is used as a movie theatre during Sundance;
- Lighting controls are not accessible at the main counter, offices, or other locations where the staff are likely to be, all but eliminating their ability to manage the lights;
- Areas with periods of non-use, like tennis courts, basketball gym, and yoga studios are either always on, or on manual light switches that depend on patrons to turn off the lights when not occupied;
- There are a significant number of manual switches throughout the building, extending the time to open/close because they require a daily walk through of the whole building just to turn on/off lights; and
- There is no way for the staff to know what lights are on or off without physically walking through the building.

Improvement areas from a full fixture retrofit

While proposed as Phase 2, below are additional savings opportunities from implementing dimmable fixtures along with the controls:

- Dynamically reducing lighting levels in areas that receive significant sunlight;
- Reducing the lighting levels where the lights are too bright (much of the facility is over lit);
- Bi-level motion sensors that can leave the lights on at a reduced level at all times, and increase when there is specific use of the space (such as hallways);
- Tie outdoor lighting to bi-level motion sensors so they are full intensity only when persons are present;
- Adjust lighting levels and schedules for special events and other specific uses; and
- Dynamically adjust light levels for changing seasons.

Overall, Avi-on has found that retrofitting lighting controls that are easily usable by the staff along with more extensive use of motion sensors can significantly reduce total energy

consumption, enhance the ability of the staff to manage the facility, improve staff efficiency, and improve security and public safety.

Current Energy Spend

In 2016, the MARC's gross electricity use was 1,069,335 kWh.¹ We estimate that lighting represents about a third of this consumption. While solar covers a portion of this spend, there is still a net power bill of over \$85,000 per year. The savings opportunity in lighting at the MARC for just Phase 1 of this project is over \$9,500 per year. The potential savings for Phase 2 are considerably higher.

We have measured the current consumption of the tennis courts and several other circuits, as well as pulling usage data over the past year for the tennis courts. We have used that data to calculate saving opportunities below.

Opportunities for Improvement

Even with the recent energy efficiency improvements made by the MARC, there remains a number of opportunities to further reduce the MARC's electricity consumption costs (and environmental footprint as well).

Tennis Courts

The MARC consumes 349.4 kWh every day just for indoor tennis court lighting, indicating an estimated annual cost of over \$12,761. We believe that Avi-on **lighting efficiency improvements** can reduce consumption of the indoor tennis courts by at least 40%, resulting in a savings of around \$5,500 per year for indoor tennis court lighting alone.

Basketball Gym

The gym has no connection to the MARC facility's current lighting controls, and control remains entirely manual based on user-operated wall switches. Currently, the lights are turned on manually by the first user of the space, and they stay on until turned off at closing by the staff. There are two options for improving controls and efficiency: 1) Controls only retrofit. This would provide remote control and schedules for gym operation. 2) Retrofit controls + motion sensors. This option will add motion sensor control to the existing lights. This is our recommendation. We estimate 35% to 40% energy savings based on reduced lighting requirements when the gym is not in use.

Games Area

The games area gets limited use at times and is a good candidate for bi-level motion sensor dimming. This would require changing the fixtures, or leave one or two lights on and control the rest through motion sensors. We estimate 30% energy savings, though it could be higher.

¹ Per Tate Shaw email to James May of August 17, 2017.

Upstairs Exercise Space

The upstairs equipment area is an ideal candidate for daylight harvesting. For a large number of hours per day, the space can be mostly lit with natural daylight. Turning off lighting is not really an option given the regular use of the space.

Implementing **Daylighting** – the controlled admission of natural light – presents another excellent opportunity for energy savings at the MARC. The National Renewable Energy Laboratory (NREL) estimates that the intelligent use of daylighting can reduce the electricity budget for commercial facilities by a quarter over buildings using current commercial code.² Examples from the field support this assertion: the Los Angeles Unified School District has recently realized a 24% energy reduction from a school facility that installed daylight harvesting controls.

Avi-on **dimming light switches**, combined with light fixtures that are capable of dimming, represent another opportunity for significant lighting energy efficiency at the MARC. Dimming lights not only saves energy and extends a light's life, but it can also create lighting environments that are more functional. For example, the MARC currently has yoga space that is equipped with non-dimmable light fixtures. MARC representatives have indicated to Avi-on that these yoga facilities are simply unusable (depending on the time of day) due to over/under lighting. Having dimmable lighting equipment in these rooms would represent an immense improvement in the yoga user experience, in addition to saving money on energy.

Occupancy sensors are lighting controls that automatically dim or turn-off lighting in spaces that are temporarily not occupied by people. These controls are particularly helpful in commercial spaces that are well-lit but need only on-demand lighting in select locations. For example, studies estimate that office workers spend 30-70% of their time away from their personal office space while at work. The basketball gym and office spaces within the MARC facility represent an opportunity for occupancy sensors to save energy.³

² Daylighting Facts & Figures:

http://www.solatube.com/sites/default/files/field/files/tech_resources/Daylighting%20Facts%20%26%20Figures-Building%20Energy%20Efficiency.pdf

³ <http://facilitiesnet.com/lighting/article/Occupancy-Sensors-Eliminate-Energy-Waste-Facility-Management-Lighting-Feature--9607>

Section 2

The Avi-on Solution

Introduction to Avi-on: Go Green by Going Blue

Avi-on is changing the way the world lights and controls spaces. With the Avi-on solution, there is no need for a central controller—usually the most expensive item in any bill of material. A user simply needs to download the free Avi-on iOS or Android app, turn on Bluetooth, and setup a lighting control system. The Avi-on app makes it easy for building administrators to make changes, resulting in a simpler and more pleasant user experience, while maintaining a high level of security for building patrons.



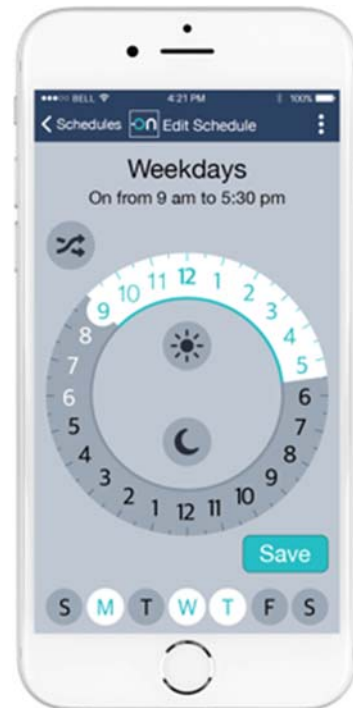
Using the Avi-on app, MARC administrators would enjoy local and global access to their lighting. In addition, wireless control is achieved with the Avi-on Movable Smart Switch, which includes multi-way switching and improved user accessibility.

Once installed, Avi-on will make grouping and configuring spaces extremely easy, allowing the MARC to add switching to outdoor spaces without digging trenches, and add switching to interior spaces without changing the wall wiring. Once the system is set-up, the Avi-on Pro Bluetooth lighting system is easy to operate and change.

Bluetooth with mesh will enable the MARC to save energy and money. The Bluetooth Low Energy signal consumes very little electricity and, by using software to replace control wires, less copper wire is needed in retrofits and new construction. Combined with Avi-on Pro's ease of scheduling and grouping, the energy savings add up quickly.

Application of Avi-on Improvements to the MARC

Avi-on proposes an immediate basic networked controls retrofit for the MARC facility but also recognizes the potential benefits of a longer-term dimming and daylighting project as a possible project second phase. The proposed project phases look like this:



Phase 1: Implementation of Avi-on Basic Networked Controls and Motion Sensors

Avi-on proposes an immediate lighting update to the MARC's indoor tennis and basketball courts. The MARC features four indoor tennis courts that are open from 6am to 10pm every day. These courts feature some limited natural lighting but are mostly lit by hanging fixtures with LED tubes. Each court has 26 hanging light fixtures that are separated into groups such that each court can be individually lit. Currently, the MARC keeps all courts completely lit for 16 hours per day regardless of how heavily the courts are used. This practice results in significant over-lighting, and stands as an excellent opportunity for the MARC to drastically reduce their electricity consumption.

The installation of Avi-on hardware, coupled with the use of Avi-on software, will greatly assist the MARC in managing their tennis court lighting in real time. First, Avi-on 12Vac switches will be installed to control all breaker boxes which control tennis court lighting circuits. Second, Avi-on Movable Switches will be installed to remotely control the new Avi-on 12Vac switches, allowing the MARC to manually control (if desired) tennis court light grouping from any location (including the front-desk attendant if preferred). These switches can be placed anywhere within the MARC, and each can be associated to any number of lights in the building (including acting as a master lighting switch, if preferred). Third, microwave motion sensors will be installed on the walls above the tennis courts to activate court lighting whenever they are in use, and deactivate when not in use.

This new equipment will allow the MARC to deactivate tennis court lighting when individual courts are not in use, rather than leave all courts lit for 16 hours per day. Due to the improved lighting controls, the MARC will also be able to manually control specific court lighting (if desired) easily, quickly, and conveniently from any location within the MARC facility, whereas previously this kind of control was only possible by manually turning off electric breakers in two utility closet locations within the MARC.

The use of Avi-on equipment as described above will allow the MARC to significantly reduce electricity used to light the indoor tennis courts (potentially 25-45%) without negatively affecting the quality of play for tennis patrons. Please see **Section 3** below for specific electricity savings projections based on actual lighting scenarios.

In addition to control of the tennis courts, we are also proposing the use of Avi-on circuit-level controls and motion sensors in the MARC's basketball court gym. Installation of these sensors requires minimal additional wiring, and low power requirements because the sensors use 12V power. In addition to saving significant electricity due to reducing unnecessary lighting, controlling these lights using the mobile app and/or movable switches also allows the space to easily be used for non-sports related purposes (such as Sundance events) that require alternative lighting scenarios.

Implementation of Avi-on lighting controls is not a terribly time-consuming process, but the above described project phase does include hardware installation as well. It is anticipated that the time required to complete work for Phase 1 of the proposed project as described here will be roughly eight weeks from project commencement.

Phase 2: Entire LED Fixture Retrofit: Dimming, Daylighting, and Occupancy Sensors

While we don't provide detailed cost and savings benefits for this proposed project phase, there nonetheless exists a number of significant lighting efficiency options for the MARC beyond what is described in **Phase 1** above.

As discussed above, the MARC's recent LED lighting retrofit undoubtedly reduced the MARC's electricity consumption. However, we propose a complete **LED Fixture Replacement** that would allow the MARC to dim their lighting when desired. **Dimming** the lights is likely to be the most significant means of reducing power consumption from lighting and improving the customer experience of the MARC. There are multiple locations where the inability to dim lights requires users to either leave the lights on and experience discomfort from excess lighting, or turn the lights off completely (such as during yoga at night).

The ability to dim lights would also allow for the ability to add **occupancy sensors**, and/or **daylight harvesting** to the building. The sensors can be configured as either an occupancy sensor, daylight sensor, or both. As long as the sensors maintain constant power, they can be wired into existing building circuitry. This allows for cost-effective use of the same hardware for multiple functions.

The occupancy sensor also has the ability to read the light sensor and limit the lights turning on in a specific location through use of a lighting threshold. Essentially, when the ambient daylight in an area is greater than the threshold, then it will limit the lights from turning on at that time, even when motion is detected. This can be easily modified or disabled at any time through the Avi-on app.

The occupancy sensors can be configured to meet California Title 24 standards, and while not required in Utah, could be an added benefit. These would be a simple addition to the lighting controls detailed in Phase 1, and immediately interoperable by only adding the sensor units to the building.

It's important to mention that there will also be a variety of **tunable white** commercial fixtures available within the next few months which could be used to increase the health benefits (due to circadian rhythm effects) of lighting controls in the building. This is a separate solution that might require some additional up-front costs, but could be strategically placed in specific building locations on an as-needed basis.

Avi-on is well aware of Park City's net zero energy goals for both municipal buildings as well as eventually the whole town. We are prepared to offer additional energy efficiency services in collaboration with any number of our project partners. For example, Avi-on is partnering with McKinstry, a full-service design, construction, and consulting company with significant expertise in commercial building energy efficiency improvements (they also have an office in Park City). As an additional add-on to Phase 2 as described above, Avi-on and McKinstry are prepared to offer improvements to the MARC's operating efficiency such as incorporating HVAC efficiency equipment as well as energy usage and trend analysis to maximize efficiency of installed equipment and controls.

Warranty Information

Avi-on stands by all of our hardware and controls platform solutions. In addition to available manufacturer warranties from all of our hardware partners, Avi-on offers additional warranty protection in the form of three years for all our commercial products. Avi-on is a local Park City company and is committed to becoming an integral part of Park City's municipal climate goals and initiatives with respect to lighting efficiency and commercial building energy savings.

Anticipated Project Costs

The following cost estimate is for **Phase 1** described above:

Avi-on			
<i>Item</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Avi-on Control Hardware	60	\$150.00	\$9,000.00
Avi-on Plug-In/In-Wall Switches	5	\$40.00	\$200.00
Avi-on Moveable/In-Wall Switches	10	\$45.00	\$450.00
Microwave Motion Sensors for Tennis Courts & Gym	14	\$104.50	\$1,463.00
Avi-on Labor (hours)	40	\$165.00	\$6,600.00
<i>Subtotal</i>			\$17,713.00
Alpenglow Electric			
<i>Item</i>	<i>Quantity</i>	<i>Rate</i>	<i>Total</i>
Single Pole Contactor with 24Vac Coil	60	\$17.96	\$1,077.60
Motion Sensor Installation & Hardware	14	\$450.00	\$6,300.00
Misc. Parts (gutters, wire, mc cables, boxes, outlets, covers, fittings, etc.)	1	\$650.00	\$650.00
Alpenglow Labor (hours)	1	\$4,200.00	\$4,200.00
<i>Subtotal</i>			\$12,227.60
Total Phase 1 Project Cost			\$29,940.60

Anticipated Project Cost Incentives

The projected costs above do not include incentives that have recently become available from Rocky Mountain Power (RMP) for commercial lighting controls projects. Avi-on is an official RMP approved vendor of lighting and controls products, and is therefore eligible, along with our project partners on commercial projects, to receive significant financial incentives to help offset the cost of installation of Avi-on controls systems (and associated fixture retrofits as well).

Calculating the expected savings using RMP's available incentives includes the following steps:

1. Calculate the projected first-year energy draw in kWh (the incentive includes a first-year consumption payback cap) for the fixtures that will be controlled using Avi-on controls;
2. Assume that the energy savings for this load will be 40% for the first year after complete implementation of the project;
3. Apply \$0.15 per kWh for the energy saved in Step 2;
4. Savings can total up to 70% of the total project costs.⁴

The above described steps mean that Park City would be eligible to receive cash incentives from RMP in the amount of up to 70% of projected project costs, or \$20,958.42. Park City will be eligible to receive a letter of approval for all RMP incentives before project commencement. Financial incentives from RMP will be in the form of a check and go directly to Park City to help offset project costs.

⁴https://www.rockymountainpower.net/content/dam/rocky_mountain_power/doc/Business/Save_Energy_Money/UT_wattsmartBusiness_Lighting_Catalog.pdf

Section 3

Looking at the Benefits

As mentioned above, the implementation of Avi-on solutions would allow the MARC to conveniently eliminate unnecessary lighting on indoor tennis courts and the gym when they are not in use. Use of Avi-on circuit-level controls across the entire MARC facility would also enable a reduction of facility-wide lighting use by an estimated 10%. In order to calculate potential electricity savings, and therefore project the length of the payback period after investing in the Avi-on solution, we need to make a couple of assumptions, which are shown here.

In the example model to the right, we include the gym and all four of the MARC's indoor tennis courts, as well as the MARC's current electricity costs at \$0.10/kWh. We project that each of the MARC's tennis courts are in use for 9 hours per day of the 16 hours that the MARC facility is open (daily average).⁵ We also project that of the 15 hours of estimated gym lighting used right now, only 9 are necessary given actual gym use. We further calculate, using electric draw data collected at the MARC facility by Avi-on and Alpenglow, that each indoor tennis court averages an instantaneous power draw of about 5,500 W, and the entire basketball gym about 4,200 W. We further assume that the cost of the efficiency project outlined above, including the tennis courts, basketball gym, and other MARC facility-wide circuit controls is \$29,940.60.

		Number of Courts:	4
		Electricity Cost (\$/kWh):	\$0.10
Status Quo	Daily Hours per Tennis Court		16
	Power Draw per Tennis Court (W)		5,459
	Daily Hours for Basketball Court		15
	Power Draw for Basketball Court (W)		4,200
	Total Daily Energy Consumption (kWh)		412.4
	Daily Hours per Tennis Court		9.0
	Power Draw per Tennis Court (W)		5,459
	Daily Hours for Basketball Court		9.0
	Power Draw for Basketball Court (W)		4,200
	Total Daily Energy Consumption (kWh)		234.3
Cost Savings Calculator	Daily MARC Electricity Draw (kWh)		2,928
	Estimated Lighting Savings (%)		10%
	Daily Energy Savings (kWh)		261.9
	Annual Energy Savings (kWh)		95,657
	Total Savings (\$/day)	\$	26.19
	Total Savings (\$/year)	\$	9,566
	Cost of Project (\$)	\$	29,941
Annual Greenhouse Gases Saved	Payback (years)		3.1
		148,207	Lbs.

⁵ Per Tate Shaw's estimate as of July 25, 2017.

Using the above data, we calculate an annual energy savings of \$9,566, indicating a payback period of 3.1 years for just this portion of the project.⁶ In addition, it is estimated that the energy savings resulting from the improvements described in Phase 1 of this project alone would result in an annual greenhouse gas emissions savings of 148,207 lbs.

As mentioned above, the potential benefits for the proposed Phase 2 of the project are at least as significant as those outlined above for Phase 1. Commercial daylighting projects have been known to achieve 25% total building energy savings. Dimmable bulbs could also result in a savings of at least 25% in facility spaces that are conducive to dimmable lighting (yoga studios, locker rooms, select hallways, etc.). Additional occupancy sensors could also provide significant energy savings in MARC spaces that can be darkened when not in use, such as bathrooms, administrative hallways, and offices.

⁶ This estimated payback period assumes no incentives from RMP. If Park City is successful in winning incentives, the expected payback period could be significantly shorter.



Eric L. Miller
Co-founder and CEO
Avi-on Labs

Eric Miller is co-founder and CEO of Avi-on Labs and CEO of SCVsoft.

Avi-on is a turnkey lighting and home controls platform that makes smart lighting easy to install, easy to change, and easy to live with. Avi-on provides residential and commercial solutions in partnership with major lighting companies to retail and professional markets.

SCVsoft is a software development firm that creates leading edge mobile, server, and analytic software for the energy, big data analytics, and internet of things markets.

Eric is an entrepreneur and leader in the energy efficiency, home and commercial energy control area for over 25 years. Eric has held a number of senior management positions with leading companies including Trilliant, Mohr Davidow Ventures, Itron, Silicon Energy, Foresight Energy, Kenetech, and AES.

Mr. Miller has testified before the U.S. Congress, California Legislature, and Public Utility Commissions Nationwide. He holds a Bachelor's Degree in Physics from Colorado College and a Master in Engineering from Dartmouth College, Thayer School of Engineering.

James W. May

8341 Meadowview Drive #E-14, Park City, UT 84098
(801) 633.1676 | jwmay007@gmail.com

PROFILE

- **Career Interests:** Energy technology business development, energy economics and policy analysis, electric power grid technology and vehicle electrification.
- **Relevant Skills:** Proven leader with skills in project management, business development, team management, grant writing, and public speaking. Superb analytical skills including quantitative analysis, data modeling, and technical writing.
- **Software Skills:** Mastery of Microsoft Office package (including superior Excel work), experience with CRM, JIRA, SAS, Stata, ArcGIS, Pages, Keynote

EXPERIENCE

SCVSoft Park City, UT
Director of Business Development 2016 – Present

- **Led business and sales pipeline development** efforts for 50+ employee custom software consulting company specializing in **iOT integrations, energy-focused data analytics, and device management cloud platforms.**
- **Led business modeling efforts** for Avi-On, an SCVsoft spin-off start-up company specializing in Bluetooth mesh integrated commercial and home lighting controls.

James May Consulting Park City, UT
Principal 2015 – Present

- Developed and executed on consulting projects in the energy and transportation industries. Project aspects included **industry research, data analysis & modeling, technical writing, and presentation creation.**
- Clients included Utah Transit Authority (UTA), BYD Motors, Wireless Advanced Vehicle Electrification (WAVE), PandoLabs, and Blue Hill Partners.

Wireless Advanced Vehicle Electrification (WAVE) Salt Lake City, UT
Co-Founder & Vice President of Business Development 2011 – 2015

- **Led business development efforts for startup** wireless electric vehicle charging infrastructure company.
- Took company from **early seed funding** with two employees through **several rounds of venture funding** and creation of **35 employee tech company with \$18M+ in contracts.**

- Created complex **costing models**, developed **financial analysis & pro-formas**, managed all **federal/state grant proposals**, **managed teams** of MBA student interns, and coordinated business development **partnerships** with major universities, several electric vehicle OEMs, and over a dozen prominent public transit agencies.

Utah State University Research Foundation (USURF)

Logan, UT

Director of Special Projects

2010 – 2011

- **Led business development efforts** on energy technology projects for the for-profit commercialization group within a major non-profit university energy laboratory.
- **Guided commercialization efforts** of a LIDAR-based wind farm siting technology through the **national semi-finals of the Cleantech Open**, a business plan competition held by the world's largest accelerator for cleantech startups.
- **Led projects** in areas of vehicle electrification, wind power generation, air emissions monitoring, and gas to liquid fuels technology.

Rocky Mountain Institute

Boulder, CO

Mobility + Vehicle Efficiency Analyst

Summer 2009

- **Member of small team** focusing on issues of light duty vehicle electrification, platform fitness, and reducing vehicle miles traveled.
- **Leader of model development project** investigating potential investment paths for electric vehicle infrastructure installation for relevant market stakeholders.

United Nations Environment Programme

Geneva, SUI

Policy Analyst

Summer 2008

- Member of team **studying impacts of energy subsidies** on climate change.
- **Organized, documented, and published report** of meeting of world's premier energy subsidy experts.
- **Worked with senior officers** to launch UNEP's Green Economy Initiative.

Charles River Associates

Boston, MA & Salt Lake City, UT

Analyst/Associate

2001 – 2007

- **Analyzed data** through **model building, programming, and regression analysis** in Competition Practice for CRA, a global leader in providing expertise in business consulting, economic analysis and litigation support.
- **Constructed models** to estimate lost profits and damages in antitrust disputes. **Developed recommendations for clients** through **identifying and evaluating trends** in large data sets.

EDUCATION

Duke University, Nicholas School of the Environment

Durham, NC

Master of Environmental Management

2010

Concentration: Energy & Environment

GPA: 3.8 out of 4.0

Honors: Nicholas School Merit Scholarship

Duke University, Sanford School of Public Policy

Durham, NC

Master of Public Policy

2010

Concentration: Global Policy Studies

GPA: 3.6 out of 4.0

Honors: Duke MPP Student Fellowship Merit Scholarship

Middlebury College

Middlebury, VT

Bachelor of Arts, cum laude

2001

Major: Economics

GPA: 3.5 out of 4.0

Honors: Dean's List all semesters; graduated with *Highest Honors* in major

SPEAKING ENGAGEMENTS & PRESENTATIONS

- *Economics, the Environment, and Career Choices*. Presentation to the Colorado School of Mines Master of Environmental Policy Department. Golden, CO. April 4, 2017.
- *The Use of Data Modeling and Sensitivity Analysis to Optimize the Use of WPT Charging with Electric Buses*. 2016 Conference on Electric Roadways and Vehicles (CERV). Utah State University, Logan, UT. May 16, 2016.

PUBLICATIONS

- "Does Governance Explain Unofficial Activity?" *Applied Economic Letters*, 2002, 9, p.537-539 (with Dr. William Pyle and Dr. Paul Sommers).

ADDITIONAL INFORMATION

Personal interests include:

- Volunteering, ski mountaineering, rock climbing, SCUBA diving
- Former Atlantic Coast Cycling Conference mountain and road bike racer

Application Engineer

A passionate leader with an interest in control systems and power technologies who solves problems by raising the focus to the big picture and driving towards it. I find the most satisfaction in providing structure for others to follow and then motivating them to succeed.

Education	Bachelor of Science 4 th year in Electrical Engineering, <i>University of Utah</i> , Salt Lake City, UT 3.5/4.0 GPA, Deans List Multiple Semesters Coursework: Feedback and Control Systems, Electric Generators, Power Engineering, Digital System Design, and Technical Communication • International solar & wind energy management problem with Rocky Mountain Power for senior project. • Built a PMDC Motor Position Controller and characterized it using the dSpace program. • Designed Communication System for transmitting binary messages through amplitude and frequency modulation. • Constructed a 4-bit Central Processing Unit with Controller on a Field Programmable Gate Array system. • Modelled and analyzed DC Motor to Squirrel Cage Induction Generator system.	2011 - 2015
	2 year Pre-Engineering program <i>Salt Lake Community College</i> at the Jordan Applied Technology Center, West Jordan, UT Coursework: Engineering Design and Development, Aerospace Engineering, and Digital Circuit Design • Developed fundamental engineering skills in a variety of team and individual based projects. • Researched, prototyped, and tested The Hook Cable Connector used for more efficiently attaching VGA cables to computers as senior project. • Competed Nationally in AutoCAD Engineering with Animation using Autodesk Inventor.	2009-2011

Experience	Application Engineer <i>Avi-on Labs</i> , Park City, UT • Primarily responsible for integrating Avi-on Lab's Bluetooth Smart and Mesh technology with lighting manufacturers. • This includes building project proposals and pricing estimates, as well as in-depth technical understanding of all aspects of our system to provide both sides with a structured, organized, and efficient integration process. • Other tasks include firmware development, prototype R&D, QA testing, engineering communication, and customer support.	2015-Present
	Failure Analysis Engineering Co-op <i>Fairchild Semiconductor</i> , West Jordan, UT • Hands on technical problem solving with a focus on package and die level failure analysis to determine the root cause. • Completed over 100 projects working as an individual as well as with a variety of engineers in order to ensure a high level of quality product at our facility.	2013-2015

Maintenance Technician

2010-2012

CNN Accent Health, UT

- Maintained and updated all Utah digital display systems.

**Memberships
and
Affiliations**

Associate Director of Student Services at the University of Utah

- Project Manager of implementing a free tutoring center in the University Library.
- The duties of this position involve administration of all services provided by the University's student government except those that have a committee over them already.

Utah State President of the Technology Student Association (TSA)

- Hosted Leadership Training Conferences.
- Completed Leadership Training Institute for Utah Career and Technical Student Organizations.

Chapter President of Jordan Applied Technology Center TSA

DAVE SHELDON

dave@alpenglowsolar.com | 435-659-6083 | Midway, UT

ABOUT DAVE



David Sheldon – Owner, Master Electrician, 25 plus years electrical experience with 10 years of PV solar installations.

I oversee company operations and projects, spend time visiting job sites and managing the installation crews, and being the customer contact at the jobsite. I have 20 plus years experience involving electrical, solar PV, and also have my General Contractors License. My skills include design and coordinating the installation of residential, commercial, industrial photovoltaic, and electrical systems. I have an outstanding record for completing projects on time and within budget. I have strong work ethic and am 100% accountable for all of my responsibilities.

UT Master Electrician License # 295403-5502

EDUCATION BACKGROUND

Master Electrician Program – SL Community College	2008- 2009
Residential PV Installation NABCEP – Sunpower	2010
Battery Base Design – Solar Electric International	2011
Advanced PV Design – Solar Electric International	2012

PROFESIONAL SKILLS

- National Electric Code (NEC)
- LED lighting Design & Controls
- AC/DC Control Circuitry
- Control Circuit Troubleshooting
- AC/DC Power and Control Systems
- Complex Issues Management
- Understanding of Client Business Req.
- LED lighting Retrofit
- Complex Technical Information
- Knowledge of Financial Industry
- Strong Customer Focus
- Superior Troubleshooting Skills

PROJECT EXPERIENCE

ACCOMPLISHMENTS

- Owner of renewable energy company that has designed and installed over 3000 solar electric systems.
- Completed 1300 electrical projects in the past 3 years.
- Developed long lasting relationships with all clients based on commitment to quality and customer service.

- MTCS 777 kW, 109 Homes, 2,727 Panels
- SCCS 350 kW, 60 Homes, 1,321 Panels
- Park City MARC 207 kW, 755 Panels
- Weller Rec 104 kW, 336 Panels
- Upper Case Printing 36 kW, 125 Panels
- Zions Bank Data Center 30 kW, 107 Panels
- National Ability Center 30 kW, 107 Panels
- Wasatch Touring 23 kW, 88 Panels
- United Methodist Church 22 kW, 83 Panels
- Travel Clean Car Wash 19 kW, 66 Panels

Professional Experience

Owner, Alpenglow Solar & Electric Park City, UT

2009- Present

- Full service solar and electrical contractor.

Journeyman Electrician/Project Manager, Behr Electric Park City, UT

09/2006 - 03/2009

- Manage and coordinated large scale electrical projects

Journeyman Electrician/Project Manager, Kupferschmidt Electric
Park City, UT

03/2005 - 08/2006

- Manage and coordinated multi million dollar custom residential electrical projects.
Responsible for supervision of up to 20 electricians at once.

Jason Rohling

3865 Wasatch Blvd., Millcreek, UT 84045 | (801) 913-5633 | jason@sunussolar.com

PROFILE

As VP of Operations I oversee all aspects of our solar installations. This includes, but is not limited too, product procurement, vendor relationships, timely completion and working with jurisdictions. I have over Sixteen years of experience in all aspects of the residential electrical trade including underground conduit installation, design/build custom homes and all phases of home remodel construction. As a Journeyman I have worked independently and supervised crews as large as four people. My areas of experience also include direct collaboration with clients, contractors, lighting designers and interior decorators. I have worked with A/V and home theater installation, lighting automation systems, and commercial construction on a limited basis.

I am a self starter who adapts easily to different contractor and client expectations. I am a quick learner and am very eager to find opportunities that will further my experience in the electrical trade. I have a very good reputation among clients for being detailed, polite, and thorough. I place a high priority on loyalty, dedication, and am very reliable.

EXPERIENCE

VP Operations, Sunus Alpenglow Solar, Millcreek, Utah	April 2013- Present
Residential Journeyman, Becker Electric; Midvale, UT	November 2005- April 2013
Apprentice Electrician, Bexar Electric; San Antonio, TX	May 2005-November 2005
Apprentice Electrician, Ferguson Electric; Helotes, TX	May 2003-May 2005

EDUCATION

University Of Montana; Missoula, MT	1998 - 2000
Partial Bachelors of Forestry	
Residential Journeyman License; SLC, UT	2008
Over 16 years of experience	



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Exhibit A lists all License applicants to date pending approval. These applicants have completed all requirements for application, including insurance requirements and paid the applicable license fee. Staff is requesting approval of the attached applicants to serve alcoholic beverages during the 2018 Festival.

Respectfully:

Beth Bynan, Business License Specialist



City Council Staff Report

Subject: Local Consent for Special Event Temporary Alcoholic Beverage Licenses during the 2018 Sundance Film Festival
Author: Beth Bynan, Business License Specialist
Department: Finance
Date: January 11, 2018
Type of Item: Consent

Summary Recommendation

Staff is requesting Council approval of the Special Event Temporary Alcoholic Beverage License (License) applications listed in [Exhibit A](#) for operation during the 2018 Sundance Film Festival (Festival).

Executive Summary

[Exhibit A](#) lists all License applicants to date pending approval. These applicants have completed all requirements for application, including insurance requirements and paid the applicable license fee. Staff is requesting approval of the attached applicants to serve alcoholic beverages during the 2018 Festival.

Acronyms

City – Park City Municipal Corporation
DABC - Utah Department of Alcoholic Beverage Control
HPCA- Historic Park City Alliance
License – Special Event Temporary Alcoholic Beverage License
Festival – Sundance Film Festival
MFL – Master Festival License
SE – Special Events

Background

On June 6, 2013, ([Minutes](#)) Council passed amendments to the requirement for a License during the time period of the Festival. One of those amendments requires City Council approval of all applications. The final deadline for DABC approval prior to the Festival will be on January 5, 2018. However, there are instances in which the Park City Municipal (City) requires a License and the DABC does not (i.e. private parties). As stated in Municipal Code 4-6-2(B)(1), all Single Event Temporary Liquor permit applications for dates during the Sundance Film Festival are required to obtain Council approval no later than the last regularly scheduled meeting in the month of December.

Under City Municipal Code 4-6-2(A)(2), Council may choose to hold an emergency meeting to hear no more than twelve (12) applications for late approval. All applications must be complete and submitted no later than December 8, 2017, for consideration at the last regularly scheduled meeting in December (December 14, 2017). Any late applications must be complete and submitted no later than the first Friday in January

(January 5, 2018) to be heard no later than the second Thursday in January (January 11, 2018). **If** an emergency meeting is held, no more than the first twelve complete applications to be submitted will be heard. A higher fee, pursuant to the fee schedule, may be required due to the expedited nature of the emergency meeting.

To date, there have been 9 late liquor applications (3 approved on January 4, 2018, and 6 to be considered on January 11, 2018):

January 4, 2018:

- 1) Church & State Spirits 628 Park Avenue (Official Sundance Venue)
- 2) Grappa Italian Restaurant 151 Main Street
- 3) Monroe Men's by Cake 511 Main Street

January 11, 2018:

- 1) Lyft 509 Main Street (week 1)
- 2) Lyft 509 Main Street (week 2)
- 3) Vox Creative/Latino Reel 710 Main Street
- 4) Utah Film Center 314 Main Street
- 5) NVE/Twitter 408 Main Street
- 6) Sebastian 136 Heber Ave #103

No additional liquor permits will be considered for the 2018 Festival.

Condition of Approval:

In order to maintain life safety standards, staff recommends that security personnel (at a ratio of 1 security officer per 50 occupants) be required for all Single Event Temporary Alcoholic Beverage Licenses, for nightclubs, bars and similar uses. Staff recommends that this security be included as a condition of approval for these identified sites as highlighted on [Exhibit A](#). Staff included this condition of approval information in the 2017 Rules of the Road document to encourage compliance and reduce last minute surprises for event organizers and applicants. The Fire Marshall will be monitoring the security plan implementation occupancy ratios of these locations.

This condition of approval was implemented for the first time during the 2017 Festival and successfully added another layer of safety to each venue. Sites approved through the Special Event process are separately regulated; security is addressed during that application process.

Vibrancy:

During the November 9, 2017, [Minutes \(page 3\)](#) work session vibrancy on Main Street was discussed in the context of temporary conversions and licenses. Staff determined that all Storefront Properties within the HRC and HCB Districts currently meet the definition of Vibrant and no License application should be denied based on vibrancy.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Approve the Single Event Liquor Permit locations listed in [Exhibit A](#)

Pros

- a. The applicants will be able to serve liquor at their permitted locations.

Cons

- a. There are no anticipated negative impacts associated with approving the locations on [Exhibit A](#).

- 2. Null Alternative:** If Council does nothing and does not grant approval, the applicants will not be permitted to serve liquor at the specified locations.

Pros: There are no perceived positive impacts from doing nothing.

Cons: The applicants will not be able to serve liquor at their locations during the 2018 Sundance Film Festival.

Department Review

Finance, Special Events, Building, Sustainability, Legal, Executive

Attachments

[Exhibit A](#) - List of locations

[Exhibit B](#) - Map of Locations



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

The Type 2 Convention Sales License applicants to date pending approval are shown in Exhibit A. The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load and paid the applicable license fees. Staff is requesting approval of the applications for Convention Sales Licenses during the 2018 Sundance Film Festival (Festival).

Respectfully:

Beth Bynan, Business License Specialist



City Council Staff Report

Subject: Council Approval of Type 2 Convention Sales Licenses
Author: Beth Bynan, Business License Specialist
Department: Finance
Date: January 11, 2018
Type of Item: Consent

Summary Recommendation

Staff is requesting Council approval of the Type 2 Convention Sales License (CSL) applications listed in [Exhibit A](#) for operation during the 2018 Sundance Film Festival (Festival) contingent on passing the Final Inspection Post Application (FIPA).

Executive Summary

The Type 2 Convention Sales License applicants to date pending approval are shown in [Exhibit A](#). The applicants have obtained a pre-inspection prior to application (PIPA), provided a site/floor plan stamped by a design professional with occupant load and paid the applicable license fees. Staff is requesting approval of the applications for Convention Sales Licenses during the 2018 Sundance Film Festival (Festival).

Acronyms

CCB – Conventional Chain Business
City – Park City
CSL – Convention Sales License
HCB – Historic Commercial District
HRC – Historic Recreation Commercial District
Festival – Sundance Film Festival
FIPA – Final inspection post application
MFL – Master Festival License
PIPA – Pre-inspection prior to application
Type 2 – A type of CSL for operation during the Festival

Background

The Sundance Film Festival attracts an increasing number of non-Master Festival License (MFL) affiliated businesses to conduct business within the Park City (City) limits on a short-term basis. The increase has created health, safety and wellness concerns for the City and its residents, including the City's ability to provide basic Police, safety and emergency services. The numbers of various non-MFL affiliated licenses being applied for inundates the Finance Department with license applications in the final days just before the Festival starts.

Municipal Code 4-7-3(B)(2) retains Council authority to approve Type 2 CSL licenses. Prior to Council's consideration of the Type 2 CSL license application, the applicant must have a pre-inspection prior to application (PIPA). This inspection will highlight any

issues related to the space prior to their final inspection. The inspection must accompany the license application along with accurate floor plans stamped by a design professional including the occupant load.

The process for a Type 2 CLS is as follows:

1. Obtain floor plans stamped by a design professional
2. Obtain a PIPA
3. Obtain receipt showing payment to Republic Services in the amount of \$100 to cover trash impacts (one receipt per location)
4. Make application with site plan, PIPA, and pay the appropriate fee
5. Finance requests approval from City Council
6. Obtain Council approval
7. Obtain a FIPA
8. Issue license

The Municipal Code for Type 2 CSL's allows the City to address issues related to adverse impacts or carrying capacity issues related to the licensed activity and volume. It also allows service departments, event staff and public safety to obtain a more adequate picture of the total public service demands for the Festival in a timeframe that provides for service level and cost adjustments. Staff has reviewed the applications for accuracy and completeness. Staff recommends that Council reviews and approves the applicants listed in [Exhibit A](#). The applicant listed has received a PIPA and if approved by Council, must receive a FIPA prior to the license being issued.

Conventional Chain Businesses

There is one company, Apple, listed in [Exhibit A](#) that is considered a CCB. This will bring the total number of CCBs in the HRC District to 4, leaving 3 licenses available. The cap has been met in the HCB District. See [Exhibit C](#) for the full CCB list.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Approve the Type 2 CSL applications listed in Exhibit A subject to passing the FIPA.

Pros

- a. The applicants will be able to operate during the Festival.

Cons

- a. There are no anticipated negative impacts associated with approving the locations on [Exhibit A](#).

- b. Null Alternative: If Council does nothing and does not grant approval, the applicants will not be permitted to operate at the specified host locations.

Pros: There are no perceived positive impacts from doing nothing.

Cons: The applicants will not be able to operate during the 2018 Festival.

Department Review

Finance, Special Events, Building, Sustainability, Legal, Executive

Attachments

[Exhibit A](#) - List of Locations-CSL

[Exhibit B](#) - Map of Locations-CSL

[Exhibit C](#) – CCB List



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

This fall the Park City Youth Council picked up the concept of a teen center(s) project assigned by City Council last fall and sent a survey to the students at PCHS and the Winter School. YCC researched existing resources and have had several discussions on the topic. YCC learned about County vs. City Services and how political lines exist despite being one community. YCC is returning to Council to discuss findings and get feedback on next steps to deliver the final information to the Council. They would like to wrap the project up by the end of February.

Respectfully:

Minda Stockdale, Deputy City Recorder



City Council Staff Report

Subject: Park City Youth Council Update and Discussion

Author: Meg Ryan, YCC Advisor and Minda Stockdale, Administrative support

Department: Executive

Date: January 11, 2017

Type of Item: Old Business

Summary Recommendation

The Park City Youth Council is returning to Council to discuss their work on the concept of a teen center(s) project over the past year, and get feedback on the next steps in delivering the final information to the Council.

Executive Summary

This fall the Park City Youth Council picked up the concept of a teen center(s) project assigned by City Council last fall and sent a survey to the students at PCHS and the Winter School. YCC researched existing resources and have had several discussions on the topic. YCC learned about County vs. City Services and how political lines exist despite being one community. YCC is returning to Council to discuss findings and get feedback on next steps to deliver the final information to the Council. They would like to wrap the project up by the end of February.

Acronyms

YCC	Park City Youth City Council
PCHS	Park City High School
ULCT	Utah League of Cities and Towns
PCMARC	Park City Municipal Athletic Recreation Center

The Problem

The YCC requests feedback on next steps for their work on a teen center concept project in order to deliver the final information to the Council by the end of February.

Background

In 2017 the first YCC convened. We had a small group and spent most of the fall dealing with logistics and operations of the group. We got t-shirts! We set up a web site and an Instagram account. We attended the ULCT Local Officials Day in January 2017 and had several field trips to City Departments in the Spring. Students also attended the City Council retreat and got direction that the City Council wanted to have their input on the concept of a "Teen Center" and had follow up discussion at the February 16, 2017 council meeting where the Library and PCMARC staff presented some ideas on the subject.

This fall the students picked up the project assigned last fall and sent a survey out to the students at PCHS and the Winter School. Results support the need for free, informal teen gathering spaces and activities NOT called a "teen center" in multiple/dispersed locations with minimal supervision. Messaging and transportation are also key.

The Youth Council researched existing resources and had several discussions on the topic. We learned about County vs. City Services and how political lines exist despite being one community. We are here to discuss our findings and get feedback on the next steps in delivering the final information to the Council. We would like to wrap the project up by the end of February.

In addition to the project we are also planning to attend the ULCT Local Officials Day in January 2018 and Leadership 101 in February. Looking ahead to the Spring, we would like to use feedback received at the January meeting and at the City Council retreat in March to develop a project for 2018 get a and also take some field trips to City Facilities as time allows.

Many thanks to Becca for the many hours spent back at the high school and to all the City Staff!

PCYCC members 2017-2018

Mayor: Maya Levine

Mayor Pro-temp: Wyatt Hudgens

Recorder: Olivia Downes

Treasurer: Valentin Astie

Photographers: Kirsten Keblish and Annie Sheinberg

Social Media Liaison: Alex Sletta

Web page administrator: Alec Paden

General Members:

Kali Watkins, Grace Moore, Lauren Stemler, Laisa Pena, Sadie Ortiz, Louisa Keating

Advisors: Meg Ryan and Becca Gerber

Meg Ryan, Advisor

<u>Date</u>	<u>Item</u>
February 16, 2017	Work Session (page 20)
February 16, 2017	Meeting Minutes (page 3)
June 8, 2017	Public Input YCC Update (page 6)

Department Review

Executive

Legal

Funding Source

City Council

Attachments

- A March 2017 Project Brainstorming
- B September 2017 Project Results/Progress Notes
- C 2017 Survey Results - PCHS and the Winter School
- D 2017-2018 Budget

Park City YCC Project 2017

A Teen Place....

The City Council is looking for direction on the concept of a teen center /or centers?

Target date to give feedback by November and finalize in December 2017

1. What is needed?
2. What is currently provided for teens in the City and in the County? (existing resources)
3. What would make you use it?
4. What do you do now?

PCYCC needs to determine:

How to gather information on existing resources

How to get student input

Ideas from March 2017 PCYCC

- Should there be one central website for teen activities?
- Should there be programming at many sites with one central coordinator?
- County and City cooperation
- Needs to have transit access
- Name is important
- Use social media w/a tag to share about activities
- Research other cities to see what they have
- Ideas of activities/centers:
 - Teenager playgrounds
 - Murals / art project around town
 - Sporadic pop up events
 - Regular events
 - Holiday breaks
 - Flexible space just to hang
 - Leggo center
 - Butterfly garden
 - Poetry slam night
 - TMJHS/ Winter School involvement

Outreach Ideas:

- Survey (PCAPS?)
- Open house with pizza
- Morning donut booth with survey link?
- Use Instagram
- Morning PA announcements
- Latino outreach
- Leadership group

Park City YCC Notes Fall 2017 from group discussion & research

What resources are already here:

- Whole Foods
- The marc on Mondays and other events
- Library City and County
- Skate park
- City park/ main street
- Basin Rec- pool table, tv
- Redstone/ kimball stores
- Outlet mall
- Ice skating area
- NAC
- Guardsman's

Advertise/ talk to:

- Dial a ride
- Basin rec
- Ice skating arena
- Mega genius
- Summit county library
- Young Life

What's missing?

- there are many places to spend time in our grand town, but a central issue is that many teens do not have excess money to spend on entertainment- things need to be cheap
- discounts at local places (teen bowling?)
- discount movie night (film series)
- drive-in movies
- ice skating
- Kali really wants a roller skating place where they have a disco night
- Additional study rooms in the library

One central resource to find things out. Example: The free Mondays flyer for the March is at the back of the parent newsletter at High School. No one reads that.

What would make you use it? More local places for teens (kimball art center, etc...)(roller skate rink...?)

- Food- selections- coffee
- Open early, closes late (9 or 10 pm)
- Study rooms
- Low price/ free
- fish/animals/puppies (for therapy/ reduce stress levels)
- Low adult representation
- Windows

Park City YCC Notes Fall 2017 from group discussion & research

- Chargers
- White board walls
- If it is not called a “teen center”

Wouldn't go

- “Hang” space or “teen center”
- Nothing to do more than foosball table
- High price
- Awkward, empty, quiet
- No animals allowed
- Not one central place

What do you do now?

- Library study rooms
- Sports- hiking
- MARC
- Coffee shop
- Skate park
- PCHS- clubs

Would you consider Park City to be "teen friendly"?	Would you rather change existing resources to better meet teens' needs or create an entirely new place for teenagers to spend time (a "teen center")?	Which (if any) of the listed resources do you regularly frequent?	With regard to teenage entertainment, what do you feel Park City is lacking?	What resources would make Park City more appealing to teenagers ("teen-friendly")?	Would you spend time at a central place designed specifically for teens (a "teen center")?	Other comments regarding a "teen center"?
Yes	Alter current resources to better fit teens' needs	Library, Basin Rec	information	Winter time- non-sport related activities	Yes	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Ice Skating Rink, Movie Theater	Everything	Nothing	No	Make it individual pods so we don't have to talk to each other LGBTQ+ support would make many teens so much more supported and safe in PC, overall, the teen center is a really great idea that I would really enjoy! Great idea, but please don't call it the Teen Center
No	Create one location that is specifically designed for teenagers	Redstone	N/A	LGBTQ+ programs open to people outside PCHS	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Ice Skating Rink, Movie Theater	PC does a great job in this area.	More areas like Redstone (walkable distances, food, and entertainment in one place) perhaps?	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Skate Park/City Park, Basin Rec, Redstone, Ice Skating Rink, Bowling Alley, The police station	Gangs	If the crips and bloods established themselves here	No	Paintball
No	Alter current resources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Ice Skating Rink	a creative space for music & art	reducing the number of conflicting officers who instigate problems	No	sounds like a cheesy trap
Yes	Alter current resources to better fit teens' needs	Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Safe zone / monitoring of above areas	Not sure	No	I think keepint safe would be the big issue. It could just be a magnet for unwanted transactions.
No	Alter current resources to better fit teens' needs	The MARC, Skate Park/City Park, Redstone, Movie Theater, Starbucks	Activities for teens where they can hang out with friends and have fun	Dances, a rec center, organized activities (brought up that way)	Yes	Yes - if it was "cool" and had things to do that I liked. Hard to say really... Sounds cool, never going to happen
No	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater	Indoor recreational activities	Indoor recreational activities. (Arcade, paintball, etc)	Yes	
No	Alter current resources to better fit teens' needs	Library	Good cops	Normal police	No	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	A place where kids can hang out (like a kids cafe/arcade)	A place where kids can just talk and hang out comfortably	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	N/A	Mental Health/ Teen Support group center	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Redstone, Outlet Mall, Ice Skating Rink, NAC, Movie Theater, Bowling Alley	Just an open space for teenagers to feel welcome and have places to study. Also somewhere alcohol free to go out and dance would be super fun	More teenager centered places with newer and better updated technology.	Yes	
No	Create one location that is specifically designed for teenagers	Skate Park/City Park, Redstone, Movie Theater, Bowling Alley	Arcade Center	More stuff inside designed for teens	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	More hangout places	More stores	Yes	
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Redstone, Movie Theater	Somewhere to go when there's nothing to do.	Something to do that's fun and cheap and open late.	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater	More activities for teens to do	More things for teens to do	Yes	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	Nothing much I think there should be awareness for it	Teen help centers	Yes	
Yes	Alter current resources to better fit teens' needs	Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	I don't know	I don't know	Yes	
Yes	Alter current resources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Student discounts	Student discounts	No	I would hang out at an actual center but only if there wasn't intense supervision and we didn't have to do kid things like arts in crafts or something
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Basin Rec	nothing	nothing	No	
Yes	Alter current resources to better fit teens' needs	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	A coffee shop that is comfortable, affordable and easy to go to.	More parking spots.	No	
No	Alter current resources to better fit teens' needs	Library, Redstone, Outlet Mall, Movie Theater	A record store, a better teen section in the library, a roller rink	mental health services for teens and a thrift store and record store	No	They're usually exceptionally cheesy. It'd be better to create resources teens like than a random center.
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Outlet Mall, Movie Theater	A place to hang out that isn't a restaurant or gym.	A bigger space.	Yes	
Yes	Alter current resources to better fit teens' needs	Library, Redstone, Movie Theater, Not the PC Library, Kimball	Personally, I think that Park City is good as it is. If you want to add something or somewhere for teens, actually have a school library. It's a great place to study, get books, meet with people, etc. The fact that WE DONT have one anymore is freaking annoying.	High School library.	No	Why?
No	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	idk	idk	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	Rolling blading	Phone chargers	Yes	
Yes	Alter current resources to better fit teens' needs	Redstone	idk	idk	No	
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater, Bowling Alley	Kindness	I don't know.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Outlet Mall, Movie Theater	activity area...skating/other activities	less expensive activities	Yes	
No	Alter current resources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	roller skating rink!	more fun indoor activities to do in the winter	No	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A fun activity for teens open after 9	Fun things to do, free ski passes, hiking, stuff to do in the winter	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone	more teen friendly places	more places to go like malls, or anything like that	Yes	
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Movie Theater, Main street and ski resorts	A cool place geared towards teens for homework and other projects	a building like the park city library in town but more geared towards teen passion projects and schoolwork	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater	A building with a lot of places for teens to hang out and talk and order food. (no adults or younger kids)	More places to do teen friendly things	Yes	
No	Alter current resources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Main Street	Inexpensive activities that stay open later.	More inexpensive activities that stay open later.	Yes	Surround it with places that food can be purchased.
No	Alter current resources to better fit teens' needs	The MARC, Basin Rec	A good spot to drive your car up to and look out over town	Allowing us to have hats a school	No	I don't think people would use a dedicated space
Yes	Alter current resources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Redstone	I feel like Park City is lacking that university style environment where there are multiple easy going activities to go to that aren't directly sponsored by the school.	Have locations near the high school that appeal to college students instead of tourists. A lot of high school students are drawn in by the same appeals as college students.	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater	A safe place for teenagers to be out after dark.	More options for doing things after school and in our free time.	Yes	
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater	not sure	not sure	Yes	
No	Create one location that is specifically designed for teenagers	Movie Theater	A place that is fun for teenage age kids, that is AFFORDABLE. For example, jupiter bowl is anything but affordable.	Making a new public 'fun' place more affordable, not having as strict of rules on teens (regarding legal things of course)	Yes	Places like Classic Fun Center are super fun because they don't have super strict rules (like many nice 'fun' places in PC), it isn't expensive, etc.
Yes	Create one location that is specifically designed for teenagers	The MARC, Ice Skating Rink, Movie Theater	Nothing	Fun stuff	Yes	
Yes	Alter current resources to better fit teens' needs	none	Nothing I just don't go out	Nothing	Yes	
No	Create one location that is specifically designed for teenagers	Library, NAC, Movie Theater, Bowling Alley	A specific area just for teens	Easy access, good environment, lower prices	Yes	If a specific location was made, putting it near the schools would make it more accessible

Yes	Create one location that is specifically designed for teenagers	N/A	More Jazz concerts	Increase number of public music events	No	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Movie Theater, Bowling Alley, Park City Aquatic Center	Hang out areas.	Affordable recreation activities.	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	none	none	Yes	none
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	-	-	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, Java Cow, Denny's	everything,	meh	No	no one would go
Yes	Create one location that is specifically designed for teenagers	Basin Rec, Redstone	More hangout places that have restaurants and one seating	More coffee shops and stores	Yes	
Yes	Alter current reasources to better fit teens' needs	Library	i love salt lake vibes; pc needs those	no idea	No	
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater	That's the million dollar question now isn't it?	ldk	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Outlet Mall, NAC, Movie Theater, Bowling Alley	I am not sure. Just many things in town are expensive	Cheaper entertainment	No	No one would go because it would be cheezy
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone	We need laser tag desperately.	Laser Tag. This is the only solution.	No	The only way I would participate in a teen center is if it involved laser tag. Otherwise that is just complete cringe.
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater	something	im not sure	Yes	
No	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall	cheap places that are fun	diner/arcade? like pops from riverdale	No	
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, NAC, Movie Theater, Bowling Alley	a trampoline park	ldk	No	
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater	Target, Chick-fil-a, In-N-Out	Target, Chick-fil-a, In-N-Out, teen friendly shopping	Yes	charging ports?
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	It would be really cool to have a drive-in-movie somewhere in PC. I don't feel like Park City is lacking teenage entertainment, but I do feel that it is lacking children's entertainment.	I think Park City is teen friendly, with the mall, UOP, and recreational places like the Marc or Basin.	No	
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	More shopping areas	More shopping areas and restaurants in the places in Kimball Junction that aren't being used for anything.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Movie Theater, UOP	rollerblading	I don't know	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Movie Theater, Bowling Alley, The trail system, Main Street, and Walmart	Cheaper places on main street to hang out with friends	???	No	Not all teenagers fit into the same category. I would just like it if there were some places on Main Street to get a cheap coffee.
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, ski, pinebrook park, glenwild park, church	costco	costco	No	pc needs costco asap
No	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater	Most of the places are made for tourists.	Have more things for teens to do rather than see a movie or bowling	Yes	The above question would be a maybe depending on what was in the center
No	Create one location that is specifically designed for teenagers	Basin Rec, Movie Theater, Bowling Alley	Things to do on Friday/Saturday nights or during summer that aren't skiing, biking, or hiking and don't cost a lot of money.	More things to do that aren't expensive	Yes	None
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Main Street	You have to pay for everything so it'd be nice to have more free things during the winter and summer	ldk	Yes	depends on what the teen center is like and the ages if I personally would go
Yes	Alter current reasources to better fit teens' needs	Library	WE NEED VOLLEYBALL COURTS AROUND THE AREA (INDOOR). I call the Marc all the time to see if I could come in and set up the courts and play volleyball and they never let me. WHAT ELSE IS THERE TO DO ON A FRIDAY OR A DAY OFF THAT IS TOO COLD? They should be able to have a court on hand. It isn't too hard to set up.	more events that can be attended by students	No	good idea I don't interact with other teens very much but I'm sure everyone else would love it.
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Teen camps (especially summer camps)	More camps for teens	No	
Yes	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Movie Theater, Bowling Alley	Nothing	Thats not ultimately my decision	Yes	None
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater	ldk what pc is lacking.	I really enjoy being fit but it is sometimes awkward trying to workout in front of adults.	Yes	no if you call it a teen center kids will absolutely not go to it.
No	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Outlet Mall, Movie Theater	A place where tourists aren't	The police not focusing so much on teens.	No	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Movie Theater	An inexpensive cafe, that teens can afford, that caters to the specific needs of students. Mainly a place that teens can study and complete schoolwork that isn't as boring as a library.	Easily accessible study area	Yes	No other comments
Yes	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	more fun activities for teens. We need laser tag or go karts	more fun activities for teens. We need laser tag or go karts	Yes	nope
Yes	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall	a simple place to let us chill and hang out with resources	I am not sure	Yes	no
No	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone, Outlet Mall, Bowling Alley, Hotel pools	Park City lacks something to do for teenagers during the winter. It is extremely hard to find something to do at night during winter if it is cold outside.	If there was a place to go or activities to do that are local. This would reduce the amount of underage drinking and partying every weekend.	Yes	PLEASE MAKE ONE. :)
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater	Cheap!Free places that teens can hangout and just have fun. Everywhere costs something it seems.	Make common attractions cheaper or free.	Yes	Make multiple teen centers because there would be too many people at just one.
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	Before I was able to drive I took the bus everywhere, and as a 13-15 year old, Having a bus driver's cigarette smoke come blowing into the bus isn't the most pleasant experience. This happened on multiple routes with multiple drivers over multiple years and it's very gross. I know this isn't entertainment related but come on have some standards. Also I'd like to say the PC library and every librarian in it is a blessing.	I just want the Kimble Arts Center back, I loved that place. I've been awake for 28 hrs so this doesn't make sense I'm sorry.	Yes	if there's free wifi and got comfortable seats I'd go.
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Movie Theater	More hangout places	More places to hang out and do fun stuff at any time of the day	Yes	Make it affordable
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Movie Theater	things to do	activities	No	n/a
Yes	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	activities that are inexpensive and accessible to everyone	?	No	no
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Basin Rec, Redstone, Movie Theater	N/A	N/A	No	N/A
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Basin Rec	n	m,	No	non
Yes	Create one location that is specifically designed for teenagers	Library, Outlet Mall	An indoor place for teenagers to hang out	Cheaper cafes	No	It is a good idea
No	Alter current reasources to better fit teens' needs	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater	Somewhere to drive go-karts.	Go-karts	Yes	no
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Basin Rec, Redstone, Movie Theater	ldk drive in movies, diners?	more things to do	Yes	yes in my opinion this idea would be a waste of resources
Yes	Alter current reasources to better fit teens' needs	Redstone	nothing	nothing	No	

No	Alter current reasources to better fit teens' needs	Alley	teen activities	more fun places like the bowling alley	Yes	---
Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, The Mine	A real mall	No idea	Yes	none
No	Alter current reasources to better fit teens' needs	Library, Basin Rec	More indoor activities	More fun stuff	No	NA
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Redstone, Ice Skating Rink, NAC, Movie Theater	I feel happy A cheap place to be loud and be ourselves	More nice people charging station, a group place to just get together	Yes	What do teens do to help?
Yes	Alter current reasources to better fit teens' needs	Library, Outlet Mall		trendy food places, original and not chains/franchises	Yes	safe space
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Outlet Mall, Movie Theater, Promontory	rollerblading/laser tag		No	
Yes	Create one location that is specifically designed for teenagers	Redstone	idk	idk	Yes	
Yes	Alter current reasources to better fit teens' needs	Redstone, Ice Skating Rink, Movie Theater	student input	dances	Yes	n/a
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	creativity	more "teen" activities or more exciting sports. renovate the school and make it more appealing to the eyes. The school building is too boring.	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	creativity and fun		Yes	
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A place everyone can hang out at.	?	Yes	
No	Alter current reasources to better fit teens' needs	Library, Redstone	Entertainment that doesn't cost an arm and a leg.	Cheaper entertainment.	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Movie Theater, Main Street/Atticus	Affordability	cheap	No	
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Movie Theater, Bowling Alley	Amusement Park	Food places	No	
No	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Movie Theater, trail system	a good place to hangout and get decent food	a woodward	Yes	
No	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Cheap	Cheap	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Movie Theater	Nice people	Nice people	No	Teenagers don't get along with each other
No	Create one location that is specifically designed for teenagers	Redstone, Movie Theater	Everything	A place to hanf	Yes	make it good
Yes	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone	Thrft stores	Trader Joe's, in-n-out burger, chick-fil-a	Yes	
No	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Appealing restaurants, stress free areas, noise free areas, and recreational places.	more access to the olympic center, and less expensive ice cream	Yes	Make sure there is bean bags and a soda bar.
Yes	Create one location that is specifically designed for teenagers	The MARC, Basin Rec, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	A place where teenagers can go on a Friday/ Saturday night.	More Activit��s ex. roller blading	Yes	Great idea
Yes	Alter current reasources to better fit teens' needs	The MARC, Library, Skate Park/City Park, Redstone, Movie Theater	I think places for teen entertainment need to be advertised better	Not too much	Yes	
No	Create one location that is specifically designed for teenagers	Redstone, Outlet Mall, Movie Theater, Bowling Alley	Possibly more appealing fast-foods or resuturants.	Possibly more teen stores in the area such as Forever21, H&M, ect... An arcade, Laser tag, Bands, stunt shows, celebrity apperances.	Yes	
No	Create one location that is specifically designed for teenagers	Basin Rec, Redstone, Outlet Mall, Movie Theater	a fun hangout place, a place for teens to go and hang out & eat food like at a restaurant	more restaurants within high school student's budgets	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Interactive stuff	Games	Yes	I like the Lassonde Entrepreneur Studio at the University of Utah.
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park	WOODWARD	WOODWARD	No	Woodward Park City.
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Basin Rec, Outlet Mall	Under 21 clubs	idk	Yes	
Yes	Create one location that is specifically designed for teenagers	Houses and Mountains	Nothing. Teenagers are not entitled to some sort of special entertainment that doesn't apply to other people.	I don't know... I love the place I live and find that it has a plentiful amount of opportunities for me.	No	I don't think that we need such a thing in our town. This place is such a friendly environment already that we can go have fun around town and contact other teens if we need to socialize or do some sort of activity. I don't see the benefit of having a center for teens when a lot of the tweens and teens in this town are free to go do their own thing with their peers. Then again that could just be me... Maybe other teenagers see a great benefit of this center and their views should be weighted greater than mine because I don't put a huge emphasis on socializing in my life.
No	Alter current reasources to better fit teens' needs	Redstone, Outlet Mall, Ice Skating Rink, Movie Theater	Fun center	Cheaper, however still good resurants	No	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec	laser tag	I don't know	Yes	It would have to not be rule oriented because people would think it was not "cool" enough to hangout there.
Yes	Alter current reasources to better fit teens' needs	Library, Basin Rec	A place where teens go to hangout and meet up with people.	Places for teens to hangout when there is nothing to do outside because it is maybe too cold or too dark.	Yes	
Yes	Create one location that is specifically designed for teenagers	The MARC, Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	laser tag/ Hangout place	no cops	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	Honestly nothing really. I can't think of anything, and I like everything we have!	Busess, Redstone, Recreation places such as the UOP	No	
Yes	Create one location that is specifically designed for teenagers	Skate Park/City Park, Basin Rec, Redstone	A place where teens can meet out.	Video games and wifi.	Yes	
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone	Park City's art and music scene exist mostly for adults. There are no venues where young people can play their music or go to shows, and art here is only shown if it advances Park City's rustic aesthetic and can be sold for a lot of money. As a young person, SLC's UMCCA, and all of that city's small music venues, record shops, and coffee shops feel much more welcoming and affordable for a teenager.	Music and art that we can participate in! Coffee shops where we can do homework! An 18+ night club that plays 80s music! (I know that one is specifc. But it would make me so happy.)	Yes	I think a teen center could be hit or miss. If it featured an interdisciplinary environment where people could drink coffee and talk, play music, decide how the space was decorated, read, and attend events for dancing/shows/art exhibits, I think that would be great. Still, a lot of kids have too much on their plates already, so I think that the teen center shouldn't put too much pressure on kids to participate in planning and decisions unless they really had the time and wanted to. We are already avoiding lots of the places that want extra commitments from us.
Yes	Create one location that is specifically designed for teenagers	Basin Rec	N/A	N/A	Yes	
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Spencer McLaughlin	no homework	No	its stupid
Yes	Alter current reasources to better fit teens' needs	Library, Skate Park/City Park, Basin Rec, Redstone, Outlet Mall, Movie Theater	Roller rink? IDK things get boring fast, just maybe more town events	cheaper prices	No	Lower prices on bowling

Yes	Alter current reasources to better fit teens' needs	Redstone, Movie Theater, Bowling Alley	They don't have a fun place to have kids hangout after school	Cheap food that is very good and also entertainment like movies or just a place to guff off	No	Just make the current places better its a waste of resources just like the tillamook library in oregon they have 5 master librarians but no people ever go it it. Your target audience would probably have to be younger teens, like from 13-16 or so. I don't know if older kids would be as interested.
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	Places to go at night.	Student tickets at the places above.	Yes	
No	Alter current reasources to better fit teens' needs	Library, Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Always an underlying theme of "Oh, you're not supposed to do that" of it's more of an adult place. Like the library I have been told multiple times to "Be quiet!" despite just talking to my friend about an assignment. We're never the priority.	Somewhere where teenagers are the priority instead of adults or younger children more teen friendly hours at restaurants and stores (open later),	Yes	
Yes	Alter current reasources to better fit teens' needs	Library, Outlet Mall, Movie Theater, Bowling Alley	more indoor activities, stuff to do		Yes	don't call it a "teen center" because that will make me never want to go there
Yes	Create one location that is specifically designed for teenagers	Library, Redstone, Outlet Mall, Ice Skating Rink, Movie Theater, Bowling Alley	more indoor things to do	creative food places	Yes	
No	Create one location that is specifically designed for teenagers	Skate Park/City Park, Redstone, Outlet Mall, Trailside bike park	A quality skate park in which all forms of riding are accepted (BMX, Scooters, inline skaters)	Permitting people with all sorts of transportation to the skate park, and higher security on skate parks in terms of substance abuse and the general attitude amongst riders.	Yes	
No	Create one location that is specifically designed for teenagers	Library, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Alot	More fun things to do	Yes	
No	Alter current reasources to better fit teens' needs	Redstone, Main Street and Whole Foods	Park City is lacking inexpensive things to do	Cheap, accessible, and fun places/activities oet a beach	No	
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Redstone, Movie Theater	being in california	Not making certain restaurants restrictive to teens just because alcohol is served at the establishment, I want to be able to eat a burger at a brew pub, and the restaurant can check my ID if they see me ordering/consuming alcohol.	No	
Yes	Alter current reasources to better fit teens' needs	Library, Redstone, Movie Theater, Bowling Alley	A dedicated arcade/comic store/game shop would be amazing.		No	Put in a skate park. I don't particularly care if there is a
Yes	Alter current reasources to better fit teens' needs	Skate Park/City Park, Redstone, Outlet Mall, Movie Theater	Places where teenagers can do stuff. idk cant think of anything the city is laking	More hangout spots. a chick-fil-a	Yes	
Yes	Alter current reasources to better fit teens' needs	The MARC, Redstone, Movie Theater			No	
Yes	Alter current reasources to better fit teens' needs	NAC, the market at park city		I duo	No	
Yes	Create one location that is specifically designed for teenagers	Ice Skating Rink	stuff	stuff	Yes	
Yes	Alter current reasources to better fit teens' needs	The MARC, Skate Park/City Park, Redstone, Outlet Mall, Movie Theater, Ski Resort	i don't know	more buses becasue the buses get too crowded	No	
Yes	Create one location that is specifically designed for teenagers	The MARC, Redstone, Ice Skating Rink	transportation	more bus stops	Yes	
Yes	Alter current reasources to better fit teens' needs	Library	Book reading	None. Friendliness is a mindset, not an arrangement of resources.	Yes	
Yes	Create one location that is specifically designed for teenagers	Library, Basin Rec, Redstone, Bowling Alley, pcmr	classic fun zone in pc bc some people cant drive down the canyon	more stuff to do	Yes	
No	Alter current reasources to better fit teens' needs	The MARC, Library	school unity and pride for school	something to unite school	No	its sounds a little generic
Yes	Alter current reasources to better fit teens' needs	Basin Rec, Redstone, Outlet Mall, Movie Theater, Bowling Alley	Easy public places that cater to all different teens needs.	Not sure	Yes	

**PARK CITY YOUTH COUNCIL
Proposed Budget Requests
2017- 2018**

<u>Description:</u>	<u>Estimated Cost:</u>
Upkeep of Web page on Park City Municipal Site	In kind by City
Materials for special events if detailed by Council	\$250.00
Registration for Utah League of Cities and Towns	
Local Officials Day January 2018 (\$60 each)	\$600.00 estimated
Transportation to event in January	In kind by City
Leadership 101 February 2018	In kind by City
 Total Request:	 \$850.00

2017 Expenditures – Year 1

T-shirts	\$382.95
ULCT Local Officials Day 2017	\$



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Planning staff and the applicant will provide an update and seek input on preliminary site suitability, height, mitigation, and access considerations for project alternatives. Additional plans and amendment terms will be provided under separate cover or at the meeting as they become available. The Planning Commission is invited to provide input to the Council directly. However, a majority of planning commissioners may not be available due to prior holiday travel plans. Staff will also present an updated review schedule for the project alternative.

Respectfully:

Michelle Kellogg, City Recorder



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

The Lilac Hill Subdivision was approved by the Park City Council on October 20, 2016, as [Ordinance 16-32 <http://www.parkcity.org/Home/ShowDocument?id=33848>](http://www.parkcity.org/Home/ShowDocument?id=33848). The property has since been sold to Lilac Hill LLC, and the new owner is requesting to subdivide the parcel in order to create two (2) legal lots of record. The reconstructed historic house at 632 Deer Valley Loop will be located on Lot 1A of the proposed subdivision. Two new duplex dwellings will be constructed-one (1) duplex on each of the proposed lots. The Planning Commission forwarded a positive recommendation to City Council on July 12th for the Lilac Hill Subdivision; however, during City Council's review on August 3rd and October 5th, Council requested that the applicant return with additional information to discuss the issue of access off of Rossie Hill Drive.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: Lilac Hill Subdivision—First Amended at 632 Deer Valley Loop
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: January 11, 2018
Type of Item: Legislative—Subdivision

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the Lilac Hill Subdivision - First Amended located at 632 Deer Valley Loop, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Lilac Hill LLC, a Delaware limited liability company
Location: 632 Deer Valley Loop
Zoning: Residential-Medium Density (RM)
Adjacent Land Uses: Residential—Single family, duplex, and multi-family dwellings
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Executive Summary

The Lilac Hill Subdivision was approved by the Park City Council on October 20, 2016, as [Ordinance 16-32](#). The property has since been sold to Lilac Hill LLC, and the new owner is requesting to subdivide the parcel in order to create two (2) legal lots of record. The reconstructed historic house at 632 Deer Valley Loop will be located on Lot 1A of the proposed subdivision; the vacant lot adjacent to Rossie Hill Drive is Lot 1B. Two new duplex dwellings will be constructed—one (1) duplex on each of the proposed lots. The Planning Commission forwarded a positive recommendation to City Council on July 12th for the Lilac Hill Subdivision; however, during City Council's review on August 3rd and October 5th, Council requested that the applicant return with additional information to discuss the issue of access off of Rossie Hill Drive.

Acronyms

ADT	Average Daily Traffic
BLM	Bureau of Land Management
HDDR	Historic District Design Review
HSI	Historic Sites Inventory
MPH	Miles Per Hour
OTIS	Old Town Improvement Study
RM	Residential-Medium Density

Background

Constructed on mining claims in c. 1900, the historic house at 632 Deer Valley Loop is designated as “Significant” on the Park City Historic Sites Inventory (HSI), and these mine claims came to be held by the Bureau of Land Management (BLM). William and Juli Bertagnole purchased the property in 1981 and initiated a color of title lawsuit with the BLM to obtain ownership of the property. The BLM granted the Bertagnoles a land patent for ownership of the parcel on May 2, 2013.

In February 2016, the Bertagnoles finalized their sale of the property to 632 DVL, LLC. On April 26, 2016, the Planning Department received a subdivision application for the Lilac Hill Subdivision. It was reviewed during the following meetings:

- June 22, 2016 Planning Commission [[Staff Report \(starting page 29\)](#) and [Minutes \(starting page 4\)](#)].
- July 14, 2016 City Council [[Staff Report \(starting page 80\)](#) and [Minutes \(starting page 5\)](#)].
- September 22, 2016 City Council work session [[Staff Report \(starting page 58\)](#) and [Minutes \(starting page 15\)](#)]
- October 20, 2016 City Council [[Staff Report \(starting page 108\)](#) and [Minutes \(start page 9\)](#)].

During these meetings, the Planning Commission and City Council heard concerns from the neighbors regarding historic preservation, conservation of open space, and traffic concerns on Rossie Hill Drive. Additional Conditions of Approval were added by City Council to address these issues:

#3. The applicant shall dedicate a portion of the property that consists of Deer Valley Loop and Rossie Hill Drive to the City as part of this plat amendment.

#4. Any development on this Lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. Any new development on this lot or future subdivided Lots within this lot shall comply with Park City's Design Guidelines for Historic Districts and Historic Sites to ensure that the new development is compatible with the Historic Structure on this Lot and the Historic Structures in the surrounding area.

#5. Any new development on this Lot or future subdivided Lots within this Lot shall not block the view of the historic house from the 632 Deer Valley Loop and Deer Valley Drive rights-of-way.

#6. So long as the zone remains RM, new construction on this Lot or future subdivided lots within this Lot shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space, Natural as defined by the Park City Land Management Code. If it is rezoned, open space requirements may be re-established at that time.

#7. A ten foot (10') wide public snow storage easement will be required along the Rossie Hill frontage of the property.

#8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this Lot result in new Lots fronting Rossie Hill Drive, the new Lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.

#9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.

[Ordinance 16-32](#) was passed on October 20, 2017, approving the one lot subdivision. (The ordinance includes the full and detailed list of the Conditions of Approval.)

In March 2017, the property was sold to the present owner, Lilac Hill LLC. The applicant is proposing to subdivide the property into two (2) lots developed separately. The applicant is proposing to construct a duplex on each subdivided lot, creating a total of four (4) units on two (2) lots. The applicant submitted a Historic District Design Review (HDDR) application for the proposed development; however, they remain under review as they are dependent on this subdivision application.

Concurrently with the subdivision request, the applicant has moved forward with the deconstruction of the historic house. The Planning and Building Departments determined that it was advantageous to allow for the panelization of the historic house, prior to any approval of the HDDR applications, as the house may not survive another winter and, should the house collapse, there would be a loss of historic materials. On September 14, 2017, the Building Department issued a building permit allowing the applicant to conduct further exploratory demolition and to panelize the historic house. Because of the need for asbestos abatement and hazardous conditions uncovered during the exploratory demolition, the HPB approved its reconstruction.

The Historic Preservation Board (HPB) has reviewed and approved the following:

- August 2, 2017 HPB approves Disassembly/Reassembly (Panelization) and Material Deconstruction [[Staff Report \(starting page 25\)](#) and [Minutes \(starting page 2\)](#)]
- November 1, 2017 HPB approves the Reconstruction of the Historic House [[Staff Report \(starting page 17\)](#) and [Minutes \(starting page 2\)](#)]

City Council and the Planning Commission have reviewed this first amendment to the subdivision request during the following meetings:

- July 12, 2017 Planning Commission [[Staff Report \(starting page 245\)](#) and [Minutes \(starting page 69\)](#)]
- August 3, 2017 City Council [[Staff Report \(starting page 153\)](#), [Minutes \(starting page 10\)](#), and [Audio](#)]
- October 5, 2017 City Council [[Staff Report \(starting page 229\)](#), [Minutes \(starting page 6\)](#), and [Audio](#)]

During these meetings, the public expressed concern about access of the second lot from Rossie Hill Drive. The neighbors were distressed about access off of Rossie Hill Drive, particularly during winter when snow drifts and snow storage cut into sight lines along the curve in Rossie Hill Drive. The neighbors argued that it would be safer to limit all access to the site from Deer Valley Loop.

During the October 5, 2017, City Council meeting, Council found that there were four (4) main issues that needed to be addressed:

- Walkability solution for residents
- “No Parking” signs to the elbow of Rossie Hill Drive if access allowed
- Driveway along Rossie Hill Drive had to be sufficient length
- A parking garage beneath the developments would not be permitted

The applicant has met with Planning and Engineering staff to discuss access, on-site parking and turnarounds, and driveway slopes in further detail. Further, staff received input from neighbors living around Deer Valley Drive and Deer Valley Loop that prefer the proposed solution as they believe it is beneficial to split access and traffic between Deer Valley Loop and Rossie Hill Drive; public comment is included as Exhibit G.

Analysis

City Council discussed two of their issues during Council’s discussion for the Rossie Hill OTIS project on September 21, 2017 [[Staff Report \(starting page 126\)](#), and [Minutes \(starting page 7\)](#)]. As outlined in this staff report, the project includes, among other improvements, modifications to the overall road width of Rossie Hill Drive; new paved or re-surfaced roads along with curb and gutter; and snow storage. To address the concerns brought up during the Lilac Hill Subdivision discussions, the OTIS project seeks to improve the intersection of Ontario Avenue and Rossie Hill Drive for emergency vehicles; reducing the width of Rossie Hill Drive from 30 feet to 27 feet from McHenry Avenue to Deer Valley Drive in an effort to discourage parking on both sides of the street; providing proper signage for parking on only one (1) side of the street (uphill side) to improve sight lines; and improve snow storage.

Additionally, the property owner has voluntarily agreed to work with the City and the BLM to construct a pedestrian staircase to the west of the subject property at their cost, linking Rossie Hill to Deer Valley Loop; the applicant will continue to work with the City Engineer and BLM as the staircase moves forward.

Staff met with the applicant on November 16, 2017, and has provided the applicant feedback to address Council’s concerns. The applicant has chosen to continue to pursue a two (2)-lot subdivision that creates a north and south lot. The applicant has continued to focus on mitigating the impacts of driveway access off Rossie Hill Drive by:

- Lengthening the driveway to 20 feet and reducing the slope of the driveway to five percent (5%) in an effort to improve sight lines along Rossie Hill Drive. It also allows a vehicle to pull out perpendicular to Rossie Hill Drive.
- Redesigning the parking layout to allow for four (4) legal parking spaces on-site. The size and layout of the parking plaza allows for vehicles to turn and then pull-

out of Rossie Hill Drive front first.

The applicant has also agreed to a number of Conditions of Approval that staff believes will further help mitigate and address Council's concerns; the following will be included as plat notes:

#11. An access easement shall be recorded for Unit 3 of Lot 1A indicated on the plat. The access easement shall include substantial turnaround area provided on-site to ensure automobiles do not back on to Rossie Hill Drive. No parking shall be allowed within the Access Easement.

#12. Access to Lot 1A shall be limited to a shared driveway accessible from Rossie Hill Drive.

The October 5th City Council staff report included a traffic study by Fehrs and Peers [[Staff Report \(page 298\)](#)]. The report found:

- Based on analysis of slope, street width, and winter conditions, traffic engineers found that Rossie Hill Drive will be easier to navigate than Deer Valley Loop.
- The sight distance was also evaluated to assess safety concerns. The proposed Deer Valley Loop access has a sight distance of 310 feet to the west and 172 feet to the north, which may be reduced by off-street parking. The sight lines from Rossie Hill are 230 feet looking west and 400 feet looking east. The traffic engineer found that both proposed driveways would have sufficient intersection sight distance.
- The traffic study did not analyze existing traffic counts; however, it concluded that the two (2) driveways proposed would disperse project traffic and minimize activity and traffic on any single driveway or street.

The City Engineer also conducted a traffic study to identify patterns along Rossie Hill Drive and Deer Valley Loop. The un-posted speed limit for both of these streets is 25 miles per hour (mph); however, the 85th percentile speed on Rossi Hill was 27.0 mph, while the 85th percentile speed on Deer Valley Loop was 29.0 mph. The average trips per hour on Rossi Hill Drive were 23.5, which averages out to 424 trips during an 18-hour day. The volume of trips on Rossi Hill Drive correlate with the estimates provided by the City Engineer during the September 21, 2017 meeting and also indicates that the trip volume is well within the capacity limits for our Old Town streets (daily traffic volume capacity of 2,000 trips with a threshold of 2,500 trips). Trips captured on Deer Valley Loop averaged 80 ADT.

The applicant has not changed their plans to construct a duplex on each proposed lot. Following the subdivision, the following conditions would exist:

	LMC Requirements for RM Zoning District:	Lot 1A:	Lot 1B:
Lot Size:	Single Family: 2,812 SF Duplex: 3,750 SF	7,616 SF	6,703 SF
Lot Width:	Minimum 37.50 ft.	128 ft.	116 ft.

	measured 15 ft. back from Front Lot Line.		
Setbacks:			
Front Yard:	15 ft.	35 ft.	15 ft.
Rear Yard:	10 ft.	10 ft.	10 ft.
Side Yard:	5 ft.	17 ft. (west), 66 ft. (east)	5 ft.
Height:	28 ft. from existing grade	19.5 ft. (Historic House)	28 ft.

The conditions outlined in the Lilac Hill Subdivision, recorded on January 31, 2017, and approved as Ordinance 16-32, will remain in effect for the Lilac Hill Subdivision- First Amended and shall be noted on the plat. These conditions have not yet been met because the applicant has not started construction on the redevelopment of the site; however, the applicant has submitted two (2) separate HDDR applications for the construction of separate duplex dwellings on both proposed lots and staff finds that these conditions can be met by the current proposal:

#3. The applicant shall dedicate a portion of the property that consists of Deer Valley Loop and Rossie Hill Drive to the City as part of this plat amendment.

- Met when the Lilac Hill Plat Amendment was recorded with Summit County on January 31, 2017.

#4. Any development on this Lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. Any new development on this lot or future subdivided Lots within this lot shall comply with Park City's Design Guidelines for Historic Districts and Historic Sites to ensure that the new development is compatible with the Historic Structure on this Lot and the Historic Structures in the surrounding area.

- The applicant's current HDDR proposal meets this condition of approval. It is being reviewed for compliance with the Design Guidelines.

#5. Any new development on this Lot or future subdivided Lots within this Lot shall not block the view of the historic house from the 632 Deer Valley Loop and Deer Valley Drive rights-of-way.

- In the HDDR application, the applicant has added a side addition to the historic house so that the new development does not block the view of its façade from the Deer Valley Loop and Deer Valley Drive rights-of-way.

#6. So long as the zone remains RM, new construction on this Lot or future subdivided lots within this Lot shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space, Natural as defined by the Park City Land Management Code. If it is rezoned, open space requirements may be re-established at that time.

- The applicant is currently proposing 43.9% open space on Lot 1A and 41% open space on Lot 1B.

#7. A ten foot (10') wide public snow storage easement will be required along the Rossie Hill frontage of the property.

- This is reflected in the recorded Lilac Hill Subdivision, and it will continue to be shown in the Lilac Hill Hill-First Amended plat.

#8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this Lot result in new Lots fronting Rossie Hill Drive, the new Lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.

- The proposed driveway off Rossie Hill Drive is located where the site directly abuts the City right-of-way. The driveway does not cross over the triangle of land owned by the BLM.

#9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.

- The applicant has met this condition in his proposal as well.

The only existing encroachments on site are the gravel driveway and parking area that extends beyond the property lines along Deer Valley Loop.

Good Cause

Staff finds good cause for this Plat Amendment as the proposed subdivision complies with the Land Management Code, a public snow storage easement will be provided along Rossie Hill, and a utility easement will be dedicated for the waterline in Deer Valley Loop Road. The plat will continue to require any future development of these lots to comply with the *Design Guidelines for Historic Districts and Historic Sites* and provide a minimum of 40% open space on this lot.

As proposed, the two duplexes (total of four units) are an allowed use in the RM zone on lots 3,750 square feet or larger. Should the subdivision not be approved, the lot will remain as is—a single lot of record. The applicant would then need to redesign the project in order to limit access from Deer Valley Loop Road to meet Condition of Approval #8 of the Lilac Hill Subdivision for the single lot. A Conditional Use Permit may be required for parking and/or a multi-unit dwelling, depending on the applicant's design. Condo plat(s) will be required in the future prior to the individual sale of the proposed units.

Process

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

Department Review

This project has gone through an interdepartmental review. No further issues found.

Notice

On June 28, September 21, November 30, and December 28, 2017, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 24,

September 30, and December 30, 2017, according to the requirements of the Land Management Code.

Public Input

Early on, public input from the neighborhood was submitted in opposition of the proposed subdivision. Since the last City Council meeting, a number of the neighbors have also protested limiting access to only Deer Valley Loop as they believe this intersection is more dangerous than Rossie Hill. Exhibit G contains public comment by date.

Alternatives

- The City Council may approve the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive as conditioned or amended; or
- The City Council may deny the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive and direct staff to make findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

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

Consequences of Not Taking Recommended Action

The site would remain as is—a single lot of record, and the applicant would not be able to pursue redevelopment as currently proposed.

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the Lilac Hill Subdivision- First Amended located at 632 Deer Valley Loop, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Exhibits

- Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
- Exhibit B – Survey
- Exhibit C – Aerial Photographs with 500' Radius
- Exhibit D – Site Photographs
- Exhibit E – Fehr & Peers Driveway Evaluation
- Exhibit F – Parking layout plan
- Exhibit G – Public Comment

Ordinance No. 2018-04

AN ORDINANCE APPROVING THE LILAC HILL SUBDIVISION- FIRST AMENDED AT 632 DEER VALLEY DRIVE

WHEREAS, the owner of the property (tax id LILACH-1) located at 632 Deer Valley Drive have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 28, September 21, November 30, and December 28, 2017, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 24, September 30, and December 30, 2017, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on July 12, 2017, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on July 12, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 3 and October 5, 2017, and January 11, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Lilac Hill Subdivision- First Amended at 632 Deer Valley Drive.

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

SECTION 1. APPROVAL. The Lilac Hill Subdivision- First Amended, 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 632 Deer Valley Loop.
2. The property consists of all of the Lilac Hill Subdivision. The applicant is proposing to subdivide the property into two (2) lots.
3. The property is located in the Residential-Medium Density (RM) District.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
5. The proposed subdivision will create two (2) lots of record: Lot 1A will contain 7,616 SF and Lot 1B will contain 6,703 SF.

6. Single-family, duplex, and triplex dwellings are allowed uses in this zone.
7. Lot 1A will contain the historic house and be adjacent to Deer Valley Loop. Lot 1B is the vacant, undeveloped lot adjacent to Rossie Hill Drive.
8. Lot 1A, along with the three historic cottages 555, 560, and 577 Deer Valley contribute to Park City's history and provide a density of historic structures that largely retain their relationship with one another and the hillside.
9. The purpose statements of the RD zoning district include (B) encouraging new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area, and (C) encouraging the rehabilitation of existing Historic Structures.
10. The proposed lot width of Lot 1A is 109.46 feet along the north property line (facing Deer Valley Drive) and the proposed lot width of Lot 1B is 130.43 along the south property line (facing Rossie Hill Drive). The minimum lot width required is 37.50 feet, and both proposed lots meet the minimum lot width requirement.
11. LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures. The applicant is not proposing to relocate the historic house.
12. The minimum front yard setbacks are 15 feet and rear yards are 10 feet.
13. The minimum side yard setbacks are 5 feet.
14. An addition to the historic house encroached over the proposed lot line between Lots 1A and 1B; it was approved to be demolished by the Historic Preservation Board.
15. Existing access to the Lot 1A is limited to a driveway from Deer Valley Loop.
16. The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive.
17. The utilities were disconnected from this property on May 26, 1999.
18. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance).
19. On October 20, 2017, the Park City Council approved the Lilac Hill Subdivision through Ordinance 16-32. It was recorded on January 31, 2017. The Conditions of Approval of this subdivision continue to apply.
20. On August 2, 2017, the Historic Preservation Board (HPB) approved the Disassembly/ Reassembly (Panelization) and Material Deconstruction of the historic house at 632 Deer Valley Loop. The rear addition of the historic house was approved to be removed at this time.
21. On November 1, 2017, the HPB approved the Reconstruction of the historic house; it has since been deconstructed.
22. The applicant contracted Fehrs and Peers to complete a traffic study that was presented to City Council during the October 5, 2017, meeting. The traffic engineers found that based on the analysis of the slope, street width, and winter conditions, Rossie Hill Drive will be easier to navigate than Deer Valley Loop. They also found that the sight distance was better off of Rossie Hill than deer Valley Drive. It concluded that the two (2) driveways would disperse project traffic and minimize activity and traffic on any single driveway or street.
23. The applicant has lengthened the driveway off of Rossie Hill Drive to 20 feet in length and reduce its slope to 5% in an effort to improve sight lines along Rossie Hill

Drive. This allows a vehicle to pull out of the driveway perpendicular to Rossie Hill Drive. The applicant has also proposed a parking plaza that provides sufficient space for vehicles to turn out of the garages and pull-out front first on Rossie Hill Drive.

24. The property owner has also redesigned the parking layout to allow for four (4) legal parking spaces on-site. The size and layout of the parking plaza allows for vehicles to turn and then pull-out front-first on Rossie Hill Drive.
25. The property owner has voluntarily agreed to work with the City and the BLM to construct a pedestrian staircase to the west of the subject property at their cost, linking Rossie Hill to Deer Valley Loop.
26. The applicant contracted Fehrs and Peers to conduct a traffic study of Rossie Hill Drive and Deer Valley Loop. They found that Rossie Hill Drive will be easier to navigate than Deer Valley Loop due to the slope, street width, and winter conditions. The traffic engineers also found that both proposed driveways would have sufficient intersection sight distance along Deer Valley Loop and Rossie Hill Drive.
27. The City Engineer also conducted a traffic study to identify patterns along Rossie Hill Drive and Deer Valley Loop. He found that the trip volume is well within the capacity limits of our Old Town streets (daily traffic volume capacity of 2,000 trips with a threshold of 2,500 trips).
28. Staff finds that Conditions of Approval 3, 4, 5, 6, 7, 8, 9 set forth by the Lilac Hill Subdivision that was recorded January 31, 2017, will be met by this subdivision proposal and proposed development plans for the site.
29. The only existing encroachments on site are the gravel driveway and parking area that extends beyond the property lines along Deer Valley Loop.
30. The applicant has consented to the Conditions of Approval included in this ordinance regarding parking and turnaround space.
31. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
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 will record the plat at the County within one 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 to the expiration date and an extension is granted by the City Council.

3. Any development on this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. Any new development on this lot or future subdivided lots within this lot shall comply with Park City's Design Guidelines to ensure that the new development is compatible with the Historic Structure on this lot and the Historic Structures in the surrounding area.
4. Any new development on this lot or future subdivided lots within this lot shall not block the view of the historic house from the 632 Deer Valley Loop and Deer Valley Drive rights-of-way.
5. New construction on this lot or future subdivided lots within this lot shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space, Natural as defined by the Park City Land Management Code.
6. A ten foot (10') wide public snow storage easement is required along the Rossie Hill frontage of the property.
7. Driveway access to any development of these lots shall be limited from Deer Valley Loop Road and Rossie Hill Drive. The new lot facing Rossie Hill Drive shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way. The slope of the access off of Rossie Hill Drive shall be no more than 5% for the first 20 feet of driveway off of the right-of-way to maintain sight lines.
8. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance with State and Federal law.
9. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
10. All conditions of the Lilac Hill Subdivision, approved as Ordinance 16-32, continue to apply and shall be noted on this plat.
11. An access easement shall be recorded for Unit 3 of Lot 1A indicated on the plat. The access easement shall include substantial turnaround area provided on-site to ensure automobiles do not back on to Rossie Hill Drive. No parking shall be allowed within the Access Easement.
12. Access to Lot 1A shall be limited to a shared driveway accessible from Rossie Hill Drive.
13. The property owner has voluntarily agreed to work with the City and the BLM to construct a pedestrian staircase to the west of the subject property at their cost, linking Rossie Hill to Deer Valley Loop; the applicant will continue to work with the City Engineer and BLM to move forward with the staircase construction.

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

PASSED AND ADOPTED this 11th day of January 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

SURVEYOR'S CERTIFICATE

I, Merlin A. Morrison, certify that I am a Registered Land Surveyor and that I hold authority of the owner, this plat of LILAC HILL SUBDIVISION-FIRST AMENDED has been prepared and approved in accordance with the laws of the State of Utah, and that the ground as shown on this plat is further certified that the information on this plat is accurate.



BOUNDARY DESCRIPTION

All of Lot 1, LILAC HILL SUBDIVISION, according to the official plat thereof, on the end of record in the office of the Summit County Recorder, Summit County, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that LILAC HILL LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land, to be known as LILAC HILL SUBDIVISION-FIRST AMENDED, does hereby certify that it has approved the subdivision of the herein described tract of land into lots and the recording of LILAC HILL SUBDIVISION-FIRST AMENDED.

In witness whereof, the undersigned set his hand this _____ day of _____, 2017.

Todd Franklin Wilkerson, Manager
LILAC HILL LLC, a Delaware limited liability company

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 2017, Todd Franklin Wilkerson, Manager of LILAC HILL LLC, a Delaware limited liability company, did appear in person before me, a Notary Public, and acknowledged to me that he is the manager of LILAC HILL LLC, a Delaware limited liability company, and that he has approved the subdivision of the herein described tract of land into lots and the recording of LILAC HILL SUBDIVISION-FIRST AMENDED.

By _____
Notary Public
Printed Name _____
Reading in _____
My commission expires _____
Commission No. _____

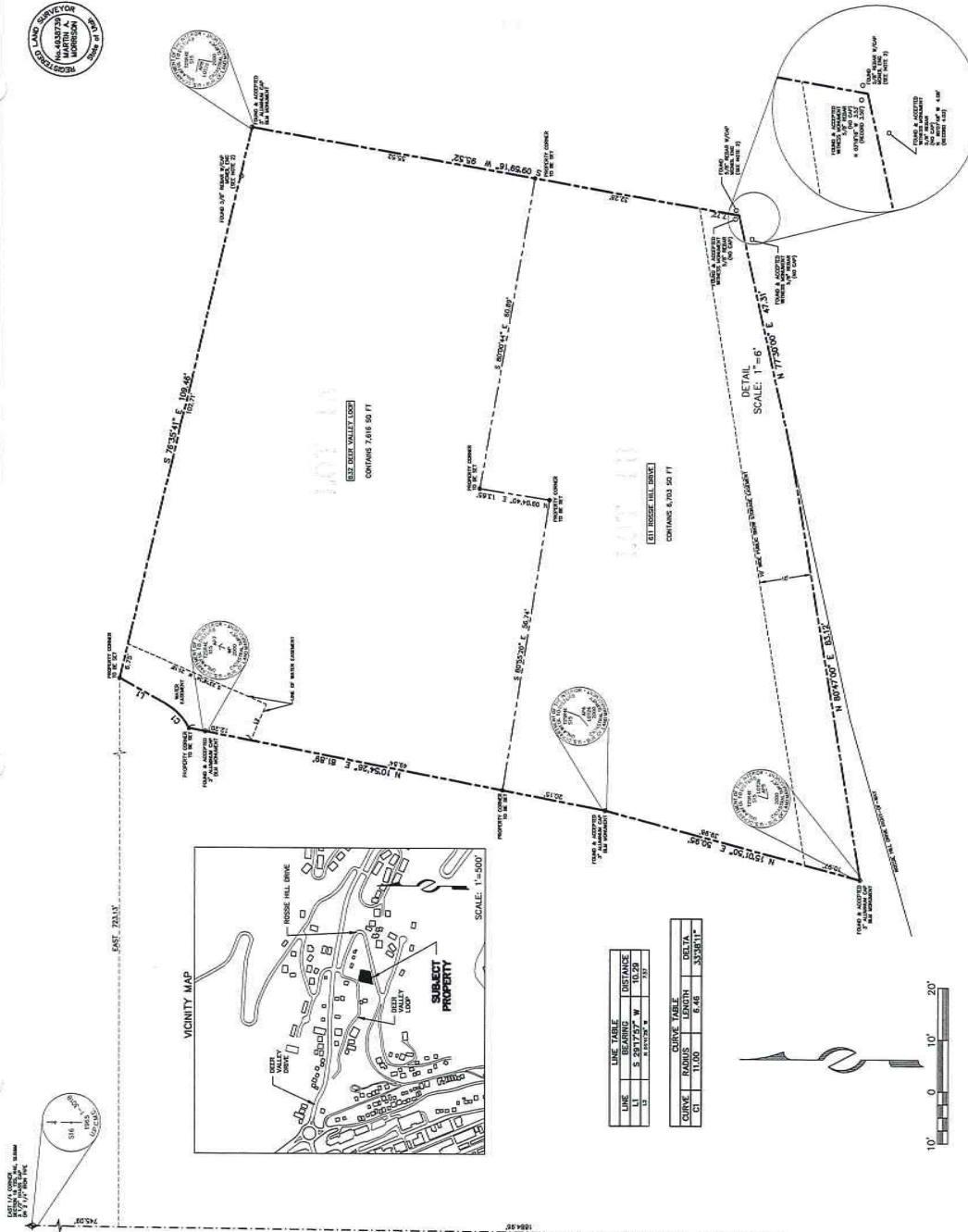
NOTES

- This subdivision is subject to the Conditions of Approval in Ordinance 17-_____.
- See recorded survey of adjacent property S-4427 in the Summit County Recorder's Office.
- See recorded survey of this property S-4835 in the Summit County Recorder's Office.
- The record bearings and distances shown on this survey are from the original field notes of the BLM survey of Government Lot 26, completed on November 21, 2002.
- Any development on these lots shall provide a transition in scale between the historic structures and the new development. The new development shall be designed to be compatible with the historic structures and the historic structures in the surrounding area.
- Any development on these lots shall be designed to be compatible with the historic structures and the historic structures in the surrounding area.
- So long as the zone remains B1, new construction on these lots shall provide a minimum of 40% of the site to be Open Space, Landscaped and/or Open Space. Natural as defined in the Ordinance shall be maintained and the natural area shall be re-established at that time.
- Driveway access to any development on this subdivision shall be limited from Deer Valley Loop Road. Lot 1B shall only be accessible from the eastern end of the Roadside Hill Drive Loop Road. Lot 1B shall only be accessible from the City right-of-way.
- Any development on these lots shall be designed to be compatible with the historic structures and the historic structures in the surrounding area.
- The property is located outside the Park City Landscaping and Maintenance of Salt Cover Ordinance (Salt Ordinance) and therefore not regulated by the City for mine related impacts. The property owner shall be responsible for any impacts from a future mine related activity. They must handle the material in accordance with Utah state mining waste impacted soils.
- Modified 13-0 stipulations will be required for new construction by the Deer Building Official at the time of review of the building permit submitted.



FILED IN SUMMIT COUNTY, UTAH
SUMMIT COUNTY RECORDER
SHEET 1 OF 1

CERTIFICATE OF ATTEST	RECORDED
I, _____, County Clerk of Summit County, Utah, do hereby certify that this plat was approved by the Park City Council on this _____ day of _____, 2017.	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ Park City Recorder	DATE _____ TIME _____ ENTRY NO. _____
BY _____ Park City Mayor	FEE _____ RECORDER _____



LILAC HILL SUBDIVISION-FIRST AMENDED

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SYNDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2017.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2017.	APPROVED AS TO FORM THIS _____ DAY OF _____, 2017.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017.
BY _____ S.B.W.R.D.	BY _____ Chair	BY _____ Park City Engineer	BY _____ Park City Attorney	BY _____ Mayor

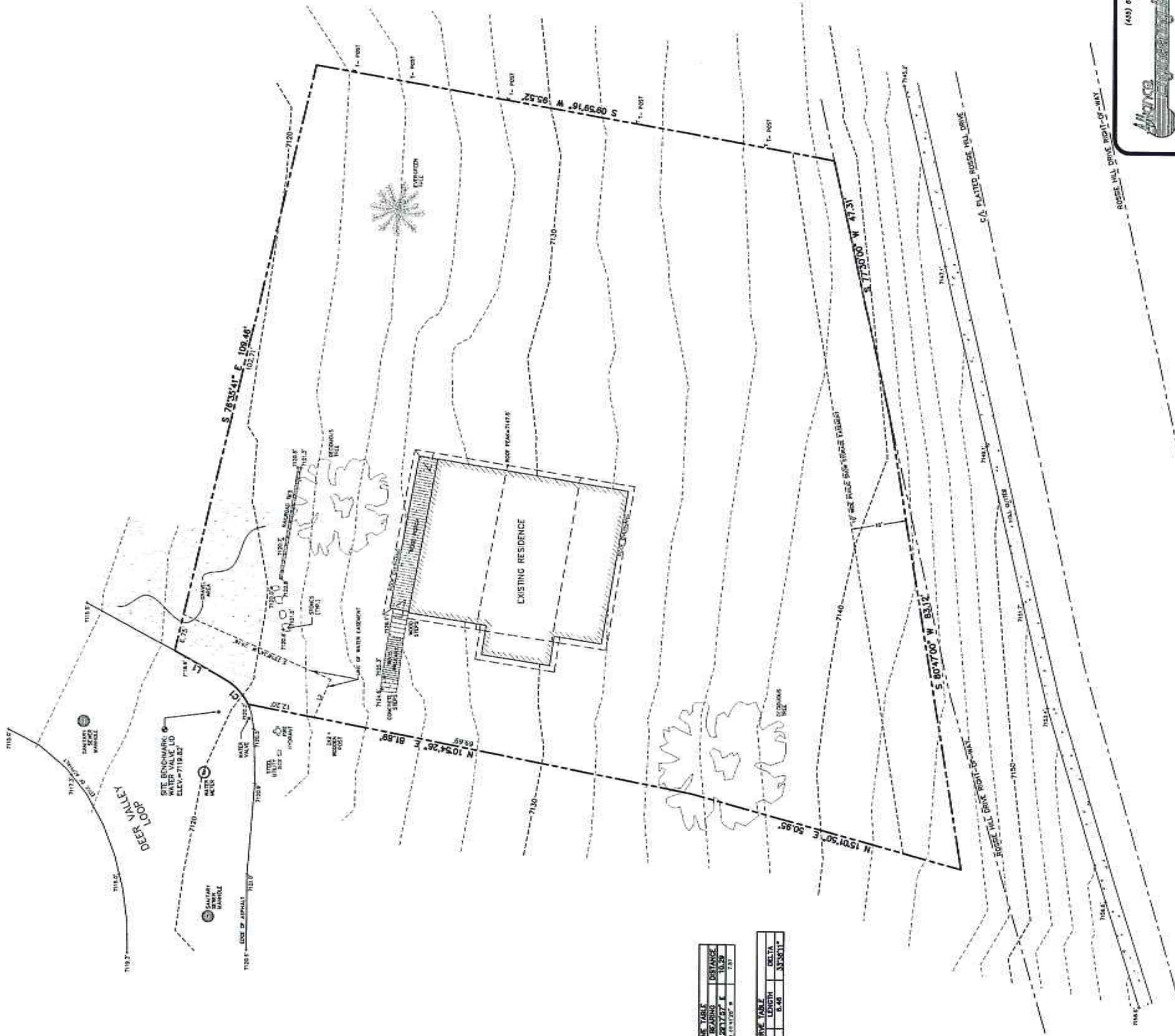
SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that, on a registered land survey and that I hold certificate no. 4638739 as prescribed under the Surveyors' Act, 1991, I have surveyed the land shown on the attached map and that the same is a correct representation of the land surveyed at the time the field work was completed and that the same is in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmark: Water view (id) Elevation=7118.82
2. The plat is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 6, 2015.
4. Property corners were found or set.
5. Due to a plotted boundary revision, this survey supersedes the previous survey completed by Alliance Engineering dated 11-2-11.



LINE	DATE	BY	CHKD	APP'D
1	11/2/15	M.A.M.		
2	11/2/15	M.A.M.		

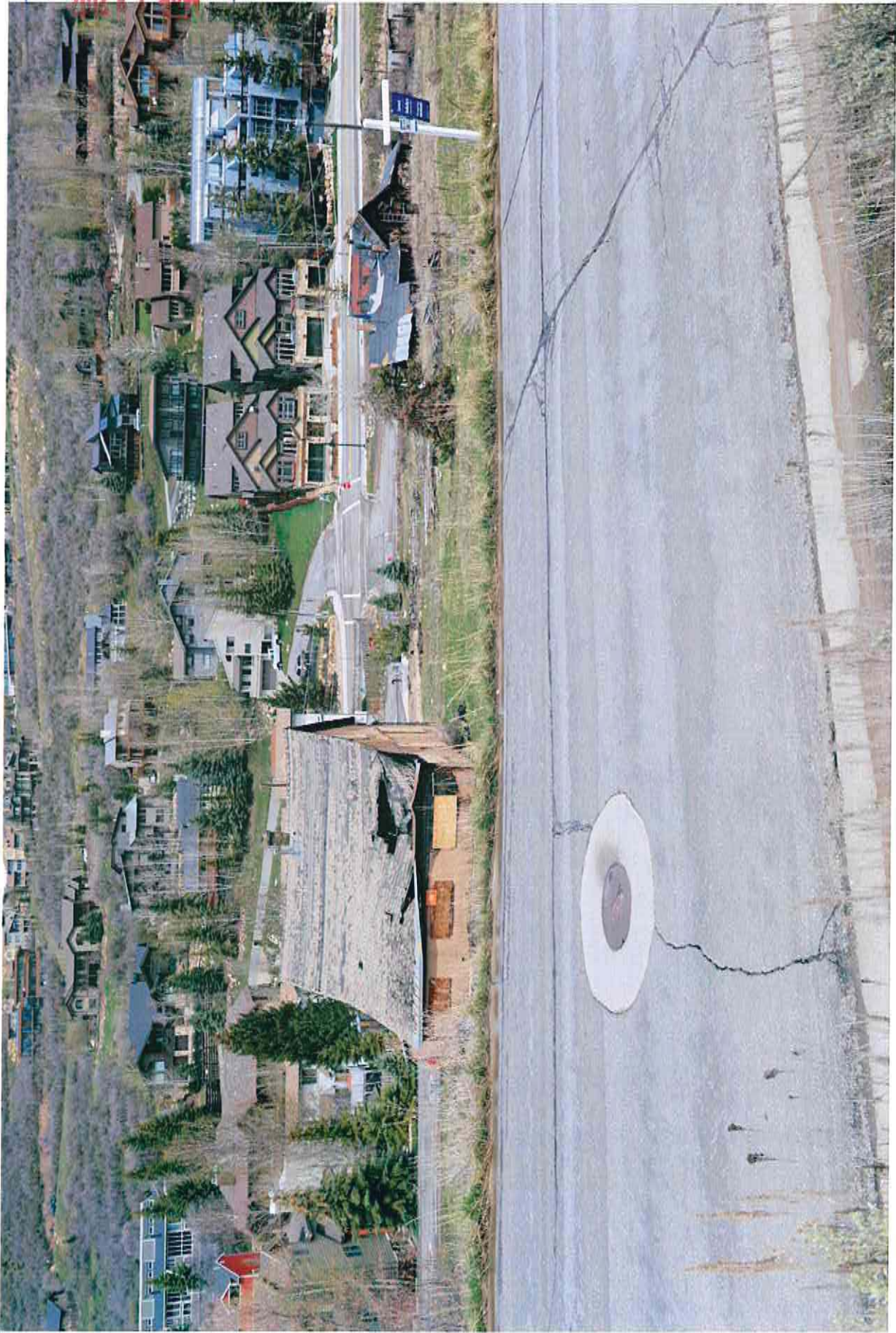


RECEIVED
MAR 13 2017
PARK CITY PLANNING DEPT.

EXISTING CONDITIONS & TOPOGRAPHIC MAP LILAC HILL SUBDIVISION 632 DEER VALLEY LOOP		SHEET 1 OF 1
FOR: LILAC HILL LLC JOB NO.: 2-3-17 FILE: A:\GIS\GISData\Topo\Map\Topo2017\020317.dwg		
STAFF: MARSHALL KING JESSIE GORDON RYAN BETZ	DATE: 3/13/17	



		STAFF: MARSHALL KING RYAN BEITZ	SHEET 1 OF 1
(415) 861-8400		AERIAL PHOTOGRAPH LILAC HILL SUBDIVISION 632 DEER VALLEY LOOP FOR: LILAC HILL LLC JOB NO.: 2-3-17 FILE: K:\Construction\Draws\Landmark\Hill Subdivision-aerials.dwg	
		DATE: 3/5/17	



Lilac Hill Subdivision – looking north

RECEIVED
MAR 13 2017
PARK CITY
PLANNING



Lilac Hill Subdivision – looking south



Lilac Hill Subdivision – looking east



Lilac Hill Subdivision – looking west

TECHNICAL MEMORANDUM

To: Bo Pitkin & Frank Watanabe
Date: September 22, 2017
From: Kyle Cook, PE & Christopher Bender, EIT, Fehr & Peers
Subject: **Driveway Evaluation for 632 Deer Valley Loop**

UT17-2073

This memorandum summarizes the results of an evaluation performed by Fehr & Peers, assessing the feasibility of driveways for the proposed residential development located at 632 Deer Valley Loop. There is an existing driveway access on Deer Valley Loop; as part of the proposed development, an additional driveway is proposed on Rossie Hill Drive. Fehr and Peers visited the project site on August 22, 2017 and measured the driveway sight distances, as well as grade, width and aspect of Deer Valley Loop and Rossi Drive near the project accesses. **Based on observations, measurements, and our understanding of the proposed driveway configuration on Rossie Hill Drive, both driveway locations are acceptable from a transportation engineering perspective, given the context of the proposed development, roadways, and surrounding neighborhood.**

Summary of Existing Conditions

Deer Valley Loop and Rossie Hill Drive are local residential streets. These streets are approximately 25-feet wide, and exhibit vertical grades (e.g. elevation change); there are no sidewalks or posted speed limits. The grade, width, and aspect of the roadways are shown in Exhibit 1. Deer Valley Loop is relatively steep on the segment approaching the project driveway from Deer Valley Drive, with a slope of approximately 9%. At the existing parcel driveway, Deer Valley Loop is essentially flat. Rossie Hill Drive has a more moderate slope that varies between 2% and 6% near the proposed driveway.

Slope and street width are important considerations in the context of the snowy Park City winters, since slick roads can inhibit traction and vehicles are more likely to slide and lose control on steeper slopes. Furthermore, snow banks encroach in the roadway and narrow the effective street width, making two-way traffic difficult. From this perspective, Rossie Hill Drive will be easier to navigate than Deer Valley Loop, which has steep slopes (approx. 9%) and narrow pavement width (approx. 18-20 feet) on the eastern and western segments approaching Deer Valley Drive.

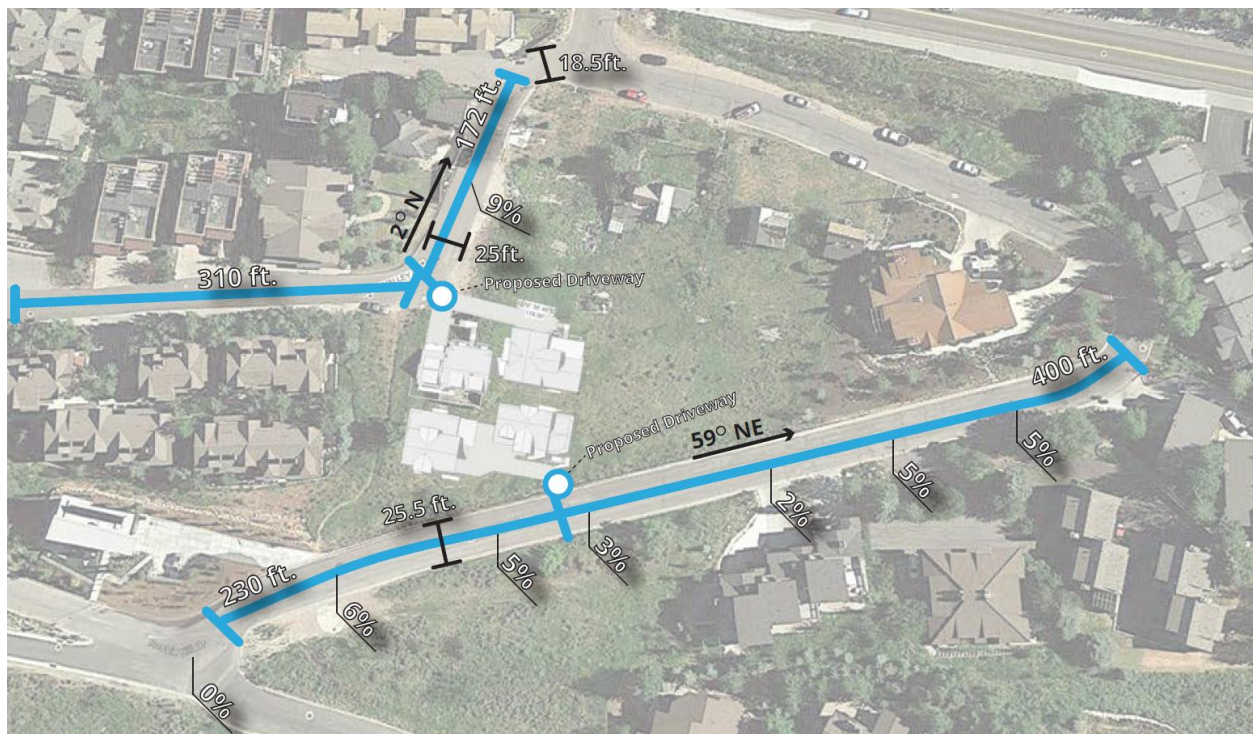


Exhibit 1: Grade, width, aspect and sight distances near project accesses.

Intersection sight distance at the existing and proposed driveway was evaluated to assess safety concerns. Intersection sight distance is necessary for drivers to safely approach, cross, and/or turn at an intersection, and varies based on speed limit and street grade. The recommended distance assumes a passenger car can turn right or left without being overtaken by an approaching vehicle.

- From the driveway on Deer Valley Loop¹, the measured sight distance was 310 feet looking west (Exhibit 2) and 172 feet looking north (Exhibit 3). However, on-street parking may obstruct the sight distance to the west, as shown in Exhibit 2.
- From the proposed driveway location on Rossie Hill Drive², the measured sight distance was 230 feet looking west (Exhibit 4) and 400 feet looking east (Exhibit 5).

A *Policy on Geometric Design of Highways and Streets*, 6th Edition, AASHTO, 2011, was referenced to determine recommended sight distance for intersections with stop control on the minor road. Lacking a posted speed limit through in area, the assumed speed of traffic along Deer Valley Loop and Rossi Hill Drive was assumed to be 15 mph and 20 mph respectively due to the steep grade of the roads and residential context. According to the methodology described Section 9.5 of the AASHTO manual, all movements from the project accesses have sufficient intersection sight distance (Table 1).

¹ It is assumed that the proposed driveway on Deer Valley Loop will be constructed with little or no slope.

² It is assumed that the proposed driveway on Rossie Hill Drive will be designed to meet the existing roadway at-grade and have a slope of 5% or less.



Exhibit 2: Sight distance to west of proposed project access on Deer Valley Loop.



Exhibit 3: Sight distance to north of proposed project access on Deer Valley Loop.



Exhibit 4: Sight distance to the west of proposed project access on Rossi Hill Drive.



Exhibit 5: Sight distance to east of proposed project access on Rossi Hill Drive.

TABLE 1 INTERSECTION SIGHT DISTANCE AT PROJECT ACCESSES

Location	Control	Direction	Observed Sight Distance	Required Sight Distance	Adequate?
Deer Valley Loop / Project Access	Stop	North	180	170	Yes
		West	310	145	Yes
Rossi Hill Drive / Project Access	Stop	East	230	225	Yes
		West	400	195	Yes

Source: A Policy on Geometric Design of Highways and Streets, 6th Edition, AASHTO, 2011

Estimate of New Vehicle Trips

Table 2 provides daily, a.m. peak, and p.m. peak trip generation for the proposed project, computed using trip generation rates published in the *Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012*. Although no existing traffic counts collected and analyzed, the scale of the proposed development is small and very likely inconsequential to the traffic circulation on Deer Valley Loop and Rossie Hill Drive. It is noted that the proposed site plan, with driveways on both streets, essentially disperses project traffic into the local street network at two points rather than a single point. This helps to minimize activity and traffic on any single driveway/street.

TABLE 2 TRIP GENERATION ESTIMATE

Land Use	Number of Units	ITE Code	Weekday Daily	AM Weekday	PM Weekday
Residential Condominium/ Townhouse	4	230	40	4	4

Source: Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012

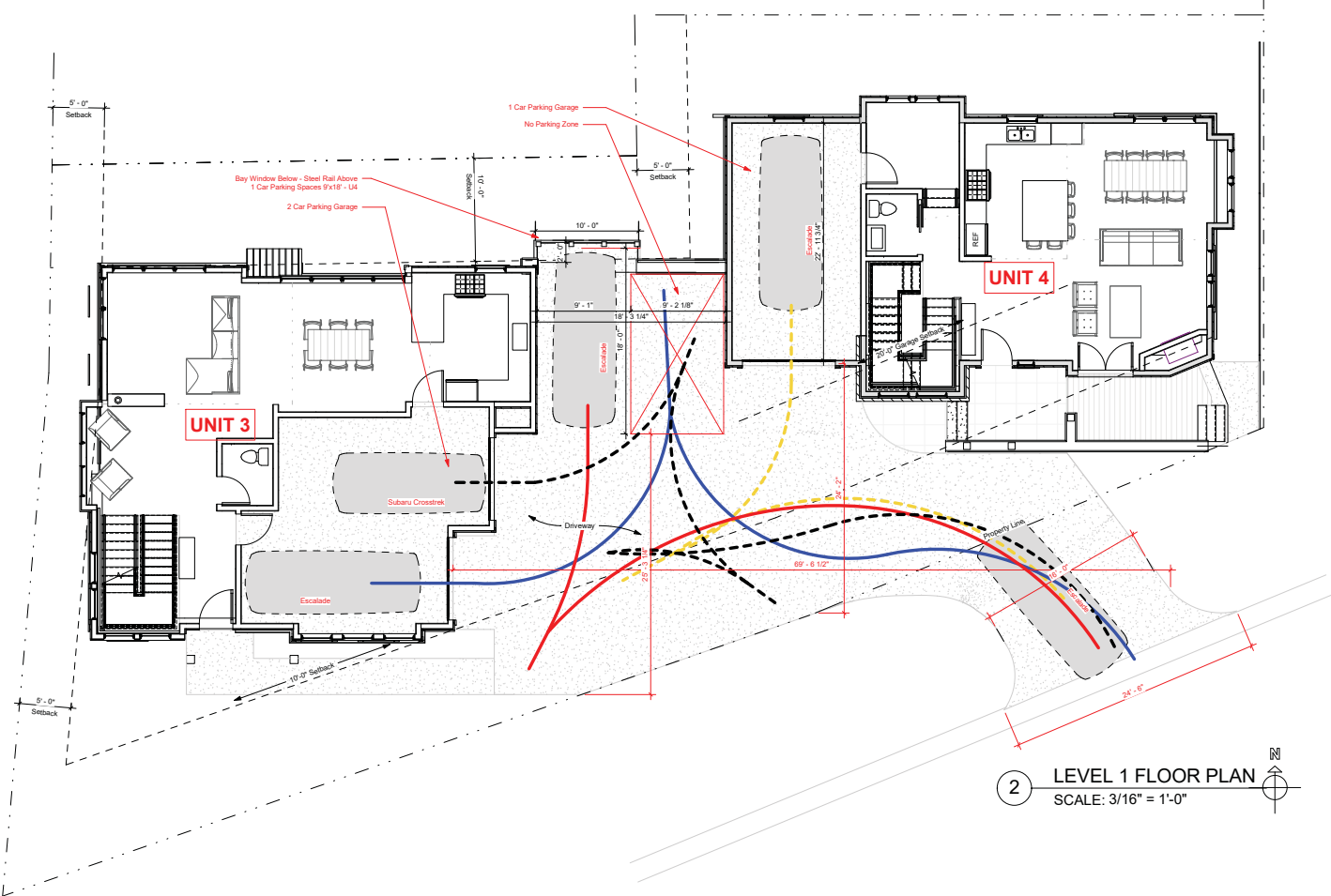
Summary of Conclusions

Based on observations, measurements, and our understanding of the proposed driveway configuration on Rossie Hill Drive, both driveway locations are acceptable from a transportation engineering perspective, given the context of the proposed development, roadways, and surrounding neighborhood. Providing two driveways will disperse project traffic and minimize impacts on Deer Valley Loop.

Exhibit F

GENERAL NOTES

DRAFT PLANS - MINOR UPDATES MAY BE REQUIRED
TURNING RADIUS FOR CADILLAC ESCALADE USED - 17'-8"
TYPICAL TURNING RADIUS WOULD BE SMALLER



2 LEVEL 1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

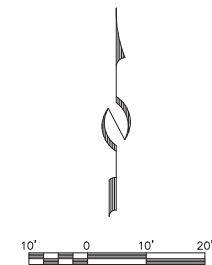
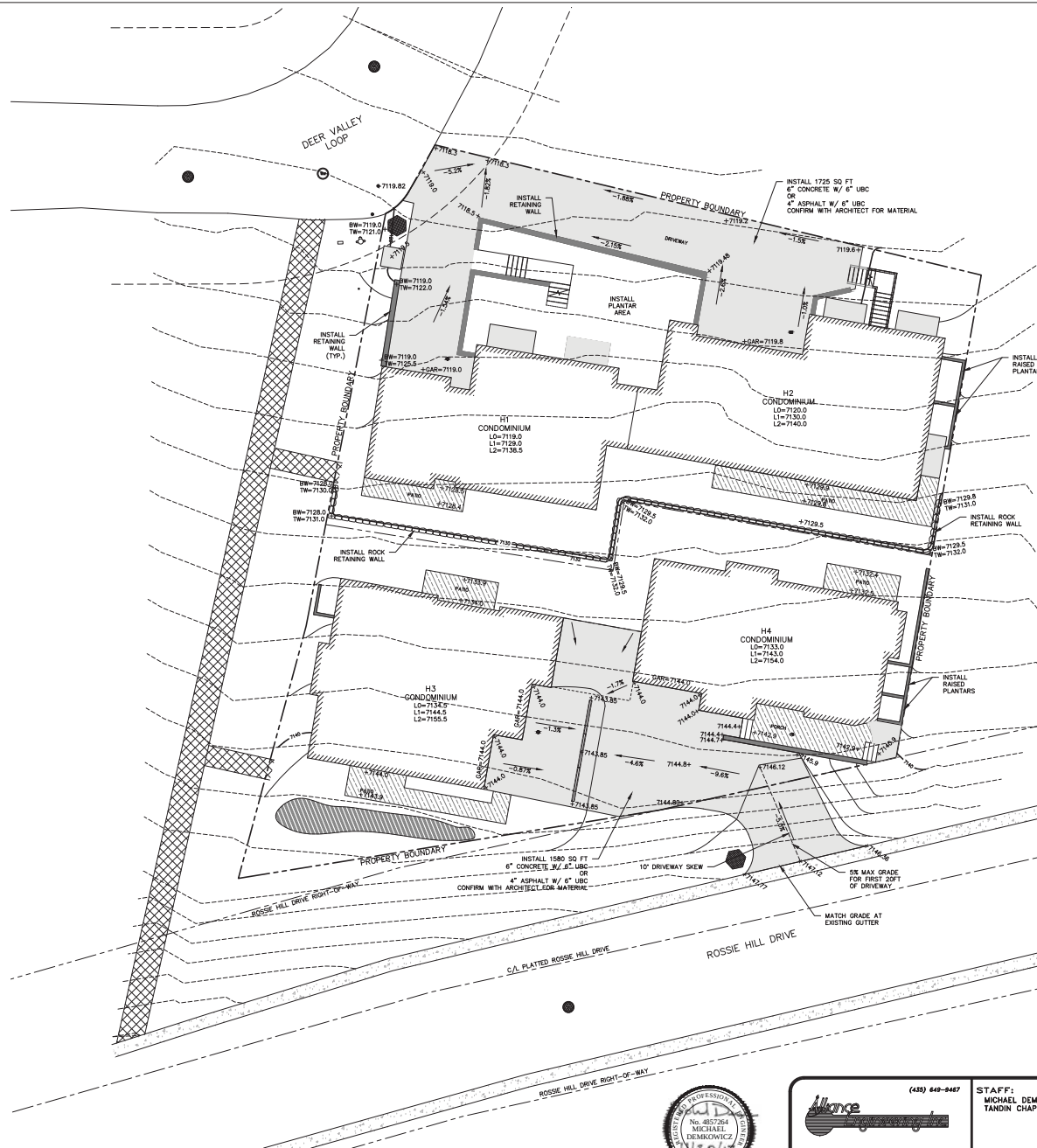
LILAC HILL LLC
**LILAC HILL SUBDIVISION
PARKING UPDATE**
632 DEER VALLEY LOOP ROAD
PARK CITY UT 84060

Consultant		
Stamp		
No.	Date	Description
ISSUE DATE: 2017.12.20		
OWNER PROJECT: xxx		
CONTRACT NO.: xxx		
DRAWN: BVM		
CHECKED BY: CE		
DESIGNED BY: CE		
EWG PROJECT: LILAC - SUB 2		
COPYRIGHT: Elliott Workgroup Architecture, LLC		

SHEET TITLE
SUB 2 FLOOR PLANS

S2-101

SHEET OF



STAFF:
MICHAEL DEMKOWICZ
TANDIN CHAPMAN

CIVIL DESIGN
GRADING PLAN

FOR: ELLIOT WORKGROUP ARCHITECTURE
JOB NO.: 2-3-17
FILE: X:\EstateOldTown\dwg\projects\Hill\020317-civil.dwg

SHEET
3
OF
5

Exhibit G

Anya Grahn

From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Sent: Wednesday, March 08, 2017 5:43 PM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahn
Subject: Subdivision of 632 Deer Valley Loop

Matt, Bruce and Anya,

As 632 Deer Valley Loop recently sold, my assumption is that the current owners are in front of the City executing planning for its development. As the City considers future requests to subdivide 632 Deer Valley Loop, I'd like to reiterate that there is continued and strong resistance from neighbors in the greater Rossie Hill area to any new driveway cut on Rossie Hill Drive for 632 DVL. If the property is subdivided creating a northern and southern lot, it forces a driveway on Rossie Hill Drive. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for DVL site be limited to Deer Valley Loop. Expressed concern was regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

It is widely acknowledged that Rossie Hill Drive is substandard. The residents of the greater Rossie Hill area have already expressed concern that because of its substandard condition no development promoting additional traffic above the hairpin turn should be permitted. Rossie Hill Drive hosts a variety of perils:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness
- Added peril in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Residents maintain and agree with Matt's recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.

Respectfully,

Diane Bernhardt
630 Coalition View Ct
530.575.0899

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

[City Council Meeting Packet 10/20/2016](#)

Finding of Fact

"17.Existing access to the site is limited to a driveway from Deer Valley Loop."

“18.The City Engineer finds that only the eastern half of the lot directly abuts the City’s right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive.”

Analysis

“Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20’) to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.”

Conditions of Approval

“8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of- way.”

“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grah

From: matthew shier <mshier@shierkatz.com>
Sent: Thursday, March 09, 2017 11:41 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grah
Cc: Diane Bernhardt; Sydney Reed; Mary Wintzer; Jeff Camp; Sloane Reed; John Mason; Morgan Hole; Matey Erdos; Howard Klein; Christina Shiebler; Jennifer Camp; Patti Kitching; Allison Kitching; Jennifer Strauss; Robert Gurss; Jason Parker; Leonardo Trautwein; Linda Mason; Lance Anderson; Rania Anderson; Rosilyn Petersen; David Trimble; Kelly Stankiewicz; Katie Noble; Amy Heitman; Beth; Bob Martin
Subject: RE: Subdivision of 632 Deer Valley Loop

Hello, all –

I live at 630 Coalition View Ct just above the 632 DVL parcel.

I am extremely appreciative of the hard work and strong effort of the City Council and Staff in helping to preserve the historical integrity of BLM Parcel 18 when, as and if it becomes a part of Park City.

In the meantime, I would like to concur with Diane's sentiments below concerning 632 DVL and hope that any subdivision approved addresses the concerns and conforms with the findings, analysis and conditions indicated below.



Matthew J. Shier
930 Montgomery Street 6th Floor
San Francisco, CA 94133
Direct: 415.691.7027
Fax: 415.520.5879
mshier@shierkatz.com
www.shierkatz.com

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From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Date: March 8, 2017 at 5:43:19 PM MST
To: planning@parkcity.org, matt.cassel@parkcity.org, Bruce Erikson <bruce.erickson@parkcity.org>, Anya Grah <anya.grahn@parkcity.org>
Subject: Subdivision of 632 Deer Valley Loop

Matt, Bruce and Anya,

As 632 Deer Valley Loop recently sold, my assumption is that the current owners are in front of the City executing planning for its development. As the City considers future requests to subdivide 632 Deer Valley Loop, I'd like to reiterate that there is continued and strong resistance from neighbors in the greater Rossie Hill area to any new driveway cut on Rossie Hill Drive for 632 DVL. If the property is subdivided creating a northern and southern lot, it forces a driveway on Rossie Hill Drive. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for DVL site be limited to Deer Valley Loop. Expressed concern was regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

It is widely acknowledged that Rossie Hill Drive is substandard. The residents of the greater Rossie Hill area have already expressed concern that because of its substandard condition no development promoting additional traffic above the hairpin turn should be permitted. Rossie Hill Drive hosts a variety of perils:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness
- Added peril in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Residents maintain and agree with Matt's recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.

Respectfully,

Diane Bernhardt
630 Coalition View Ct
530.575.0899

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

[City Council Meeting Packet 10/20/2016](#)

Finding of Fact

"17.Existing access to the site is limited to a driveway from Deer Valley Loop."

"18.The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive."

Analysis

“Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be limited to Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20’) to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.”

Conditions of Approval

“8. Driveway access to any development to this one-lot subdivision shall be limited from Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of- way.”

“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grahm

From: Linda Mason <lindamas@msn.com>
Sent: Friday, March 10, 2017 10:40 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahm
Cc: Linda Mason
Subject: 632 Deer Valley Loop Property

My husband and I live at 650 Rossie Hill Drive directly above the old miners' cabins. We were not in town for City Council and Planning meetings regarding the 632 Deer Valley Loop Property. However, we were kept informed by neighbors since development of this parcel will directly impact us. I understand the property has been sold and may be coming to the City with plans for development.

My greatest concern is further subdivision into a northern and southern lot requiring a driveway on Rossie Hill Drive. My concerns include:

1. Increased traffic on Rossie Hill Drive will be a safety issue for pedestrians. We frequently walk to Old Town using one of two routes: up and over to Shorty's Steps or down the hill to Deer Valley Drive. We also walk down Rossie Hill Drive to catch the buses that stop near the intersection of Deer Valley Drive and Deer Valley Loop. We also have a dog and walk early in the morning, at night and other times of the day. I also see many others walking along Rossie Hill Drive, often families carrying skis, or mothers walking with strollers.
Since there are no sidewalks on Rossie Hill Drive, this can be a hazardous walk, especially when rounding the hairpin turn. This turn is particularly dangerous for pedestrians (and drivers) because it is steep, narrow, and has limited visibility. I encourage you to walk this turn from below. You will see that it is blind: neither drivers nor pedestrians can see each other until they are in the sharpest part of the turn.
Rossie Hill Drive has more traffic than one might expect from the number of residences above. At busy times of the day (e.g., when traffic is leaving Deer Valley Resort), it is often used as a short cut between Marsac Avenue and Deer Valley Drive.
Walking in winter is particularly hazardous. In January, February and March, Rossie Hill Drive is often snow covered, icy and narrow. As a pedestrian, I find myself climbing on snow banks or hurrying to find a driveway when cars are going up or down.
2. Backing onto Rossie Hill Drive. Our driveway is oriented in a way that we need to back our car out onto Rossie Hill Drive. There is a blind maneuver because of a high retaining wall on the uphill side of our driveway. Increased traffic, so close to our drive, increases the risk of an accident.

We attended Planning Committee and City Council meetings in February and March and appreciate everyone's dedication to preserving Park City's history and environmental conservation. I was particularly impressed by the diversity of questions raised and questions asked about unintended consequences. So now, I am asking you to consider the impact on Rossie Hill Drive if the 632 Deer Valley Loop Property is subdivided and the impact of a driveway on Rossie Hill Drive.

Thank you for your consideration.

Linda Mason

650 Rossie Hill Drive

lindamas@msn.com

Anya Grahm

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Friday, March 10, 2017 11:27 AM
To: planning; Matt Cassel; Bruce Erickson; Anya Grahm
Subject: Subdivision of 632 Deer Valley Loop

Good morning and thank you for your time.

I have received notification that 632 Deer Valley Loop recently sold and that current owners are speaking with the City regarding their plans for a future development. It is assumed that the proposal will include driveway access from Rossie Hill. I would like to remind the City that the neighborhood (collective Rossie Hill including: Rossie; Coalition View Court; McHenry; Ontario and Deer Valley Loop) as well as other neighbors in the area are vehemently opposed to any driveway access / driveway cuts on Rossie. In the October 20, 2016 City Council Packet, the city engineer requested that the driveway for the 632 DVL site be limited to Deer Valley Loop. He articulated his concern regarding slope and sight lines on Rossie Hill Drive and that BLM property is blocking a majority of the access to 632 via Rossie Hill Drive.

Rossie Hill Drive is substandard at best. Each year we see greater deterioration in the condition of the road. It is alarming, at best. Local / full time residents have learned to navigate cracks, potholes, narrowing drive space and other obstacles on any given day. We are accustomed to navigating our routes to and from our homes and have respect for one another - whether in a car, on foot or on a bike. However, second homeowners and renters whom occupy neighborhood properties, either short or long term, are unfamiliar with the roads and they add an increased liability to the neighborhood. Rossie in particular is not only substandard based on current condition but also by design. And certainly by use as a parking lot, old town cut through or autobon.

Our wonderful proximity to town comes with its pitfalls. We have been discovered and over the years have become a very popular tourist destination - not only to rent, but also simply to park. We are an extension of Swede Alley and China Bridge and it is creating a tremendous impact on the roads and mostly on our safety. I first became a part of the neighborhood in 2004. At that time we had four seasons: winter, shoulder season, summer and shoulder season. Now it appears as though we have one season: tourist season. And while I see the value on the local economy, we must grow in a way that we do not cause irrevocable damage to our community.

This winter has been pretty epic. As residents of Rossie Hill it has also been taxing. We have spend a great deal of time pulling new-to-snow or poorly equipped drivers out ditches and driveways. We narrowly pass one another on seasonal one lane roads. We motion to drivers to SLOW DOWN when approaching the hair pin at excessive speeds, especially knowing any one of our neighbors may be walking their dog or dogs or our local children may be climbing the hill after a long day of school. We have watched our neighborhood turn from a sanctuary to a year round parking lot.

I would like to encourage each of you to drive, or ideally walk through the neighborhood at various times during any given day to experience our road. You will encounter:

- A blind, hairpin turn
- A non-standard, asymmetrical, steep 4-way intersection which posts an array of controls: 2 stop signs, 1 yield sign, and 1 through traffic
- A wide variety of traffic: pedestrian traffic, bike traffic, construction traffic, haphazard parking and children walking to/from the bus stop often in the hours of darkness, people walking animals and of course wildlife

- Added danger in winter conditions due to its pitch, snow, ice, relatively low plowing priority, and additional temporary blind turns due to snow berms

Thank you for taking the time to read my note. I would like to reiterate that **residents maintain and agree with Matt Cassel, City Engineer's, recommendation that access to 632 Deer Valley Loop should remain on Deer Valley Loop.**

Fondly,
Christina Shiebler
638 Coalition View Court
Park City, UT 84060

435/640/2862

Please find below a link to and excerpts from the October 20, 2016 City Council Packet containing the agenda item ***Consideration to Approve Ordinance 2016-32*** beginning on page 108.

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“9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.”

Anya Grahn

From: matthew shier <mshier@shierkatz.com>
Sent: Tuesday, April 25, 2017 5:30 PM
To: Council_Mail; Anya Grahn; Bruce Erickson
Cc: Jeff Camp; Diane Bernhardt; Mary Wintzer; Katie Noble; Allison Kitching; Mark Kaire; Howard Klein; Jennifer Strauss; Dennis Wong; Jennifer Camp; Matey Erdos; Sydney Reed; Jordan Pynes; John and Linda Mason; Morgan Hole; Robert Gurss
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Members of the Park City - City Council –

I own and reside at 630 Coalition View Ct, just above the subject property.

I have expended a considerable amount of time following the recent history of this parcel including efforts to develop the same. I concur in all respects with the views of Bob Gurss and Jennifer Strauss, sent to you previously and set forth below. Thank you for the opportunity to provide input on this application.

Sincerely,

Matthew Shier

Matthew J. Shier
630 Coalition View Ct.
Park City, UT 84060
Direct: 415.691.7027
Fax: 415.520.5879
mshier@shierkatz.com

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From: Robert Gurss [mailto:robert.gurss@gmail.com]
Sent: Tuesday, April 25, 2017 1:57 PM
To: Jordan Pynes <jordan@tsahousing.com>
Cc: Jeff Camp <jeff@jeffcamp.com>; Diane Bernhardt <diane.a.bernhardt@gmail.com>; Mary Wintzer <wintzermc@aol.com>; Katie Noble <katie.noble@gmail.com>; Allison Kitching <allison_kitching@mac.com>; Mark Kaire <Mark@kairelaw.com>; Howard Klein <howard.klein@outlook.com>; Jennifer Strauss <straussgurss@gmail.com>; Dennis Wong <parkcitybliss@gmail.com>; Jennifer Camp <jennifer@jeffcamp.com>; Matey Erdos <matey_erdos@hotmail.com>; matthew shier <mshier@shierkatz.com>; Sydney Reed <sydreed@msn.com>; John and Linda Mason <johnbmas@gmail.com>; Morgan Hole <morgansh@msn.com>
Subject: Re: PL-17-03450 632 Deer Valley Loop - HDDR II

Thank you for the opportunity to review the HDDR applications for 632 Deer Valley Loop. Unfortunately, we will not be able to attend the public hearings [on April 26](#) or [May 8](#). However, we do have the following concerns regarding the applications. We understand that some of our neighbors will also be submitting written comments and/or attending the hearing.

First and foremost, the applications need to be considered together. Otherwise, decisions regarding the initial buildings could limit options for the subsequent structures.

Second, the City previously raised concerns regarding the safety and feasibility of a driveway from the north side of the property to Rossie Hill Drive. The angle of the proposed driveway appears to pose exactly the safety concerns raised by the City. We are also concerned about the additional traffic and parking on Rossie Hill Drive, a substandard roadway with significant drainage problems that have caused major icing and recent road buckling, and a dangerous hairpin turn at its eastern edge.

Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

Fifth, the HDDR application proposes an addition on the west side of the reconstructed historic home. The addition was obviously not part of the original design, and diminishes the historic value of the property. We also note that, absent the addition, the space could possibly be used for driveway access from Deer Valley Loop to the two planned uphill structures, thus eliminating the need for access to Rossie Hill Drive.

Sixth, the modern windows on the new building to the east of the historic home appear to be quite different than the windows that were presumably on the historic home.

Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

Eighth, the proposed outdoor stairway for the reconstructed historic home appears to be a significant departure from the original design.

Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss
[654 Rossie Hill Drive](#)
[PO Box 3764](#)
[Park City, UT 84060](#)
robert.gurss@gmail.com
[202-236-1743](tel:202-236-1743)

Straussgurss@gmail.com
[301-467-5778](tel:301-467-5778)

Anya Grahn

From: Robert Gurss <robert.gurss@gmail.com>
Sent: Tuesday, April 25, 2017 2:53 PM
To: Anya Grahn
Cc: Jennifer Gurss
Subject: 632 Deer Valley Loop

Thank you for the opportunity to review the HDDR applications for 632 Deer Valley Loop. Unfortunately, we will not be able to attend the public hearings [on April 26](#) or [May 8](#). However, we do have the following concerns regarding the applications. We understand that some of our neighbors will also be submitting written comments and/or attending the hearing.

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Seventh, the new building to the east of the historic home features a two-car garage, something we understand is not usually allowed under the HDDR.

Eighth, the proposed outdoor stairway for the reconstructed historic home appears to be a significant departure from the original design.

Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss

[654 Rossie Hill Drive](#)

[PO Box 3764](#)

[Park City, UT 84060](#)

robert.gurss@gmail.com

[202-236-1743](#)

Straussgurss@gmail.com

[301-467-5778](#)

Anya Grahn

From: Jordan Pynes <jordan@tsahousing.com>
Sent: Tuesday, April 25, 2017 6:09 PM
To: Council_Mail; Anya Grahn; Bruce Erickson
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Dear Members of the Park City Council:

I first want to thank you for the recent zone changes you made to the area. You have made a significant difference for the long-term planning of our community and we appreciate it.

My family owns and resides at 645 Coalition View Court, right next to the subject property. I won't be able to attend the public hearings on 4/26 or 5/8 but I share the same concerns as Bob Gurss and Jennifer Strauss and ask the Council to work through these important issues before approving the subject site. We know something will be built there but we hope you will consider the logistics and impact to the street and neighborhood.

Many thanks for all your effort.
--Jordan Pynes

From: Robert Gurss [<mailto:robert.gurss@gmail.com>]
Sent: Tuesday, April 25, 2017 1:57 PM
Subject: Re: PL-17-03450 632 Deer Valley Loop - HDDR II

Thank you for the opportunity to review the HDDR applications for 632 Deer Valley Loop. Unfortunately, we will not be able to attend the public hearings [on April 26](#) or [May 8](#). However, we do have the following concerns regarding the applications. We understand that some of our neighbors will also be submitting written comments and/or attending the hearing.

First and foremost, the applications need to be considered together. Otherwise, decisions regarding the initial buildings could limit options for the subsequent structures.

Second, the City previously raised concerns regarding the safety and feasibility of a driveway from the north side of the property to Rossie Hill Drive. The angle of the proposed driveway appears to pose exactly the safety concerns raised by the City. We are also concerned about the additional traffic and parking on Rossie Hill Drive, a substandard roadway with significant drainage problems that have caused major icing and recent road buckling, and a dangerous hairpin turn at its eastern edge.

Third, the proposed height of the home to be located directly behind the current historic home raises concerns as it would overwhelm the much smaller historic structure. It is also much larger and taller than the historic homes on the adjacent BLM land.

Fourth, the previously approved Plat Amendment for 632 Deer Valley Loop included an important condition that at least 40% of the property would be open space. This needs to be examined carefully, as the condition does not appear to us to have been satisfied.

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Ninth, while this may not be part of the HDDR process, we are concerned about potential light pollution from the new development, and would appreciate further information on this from the applicant.

Thank you again for the opportunity to address these issues, which we hope will be part of your consideration of the HDDR application.

Bob Gurss and Jennifer Gurss

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robert.gurss@gmail.com

[202-236-1743](tel:202-236-1743)

Straussgurss@gmail.com

[301-467-5778](tel:301-467-5778)

Anya Grah

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Wednesday, April 26, 2017 9:20 AM
To: Anya Grah
Cc: Bruce Erickson
Subject: 632 Deer Valley Loop

Hi Anya -

To the best of my knowledge the 632 Deer Valley Loop has not been formally subdivided. If the lot has been formally subdivided, there is concern that property owners within the notification boundary have not been notified.

My feedback assumes it has not been subdivided.

It is my hope that it is determined it should remain in tact as one lot. Chopping an already tiny parcel up in to two lots continues to dilute the neighborhood even more. The notion that we are looking at the front two home sites in advance of the back two seems to indicate that the developer assumes a foregone conclusion with Rossie Hill (top) access. Our neighborhood (Rossie, Deer Valley Loop, McHenry and Ontario - I assume minus Mullin, the original developer) is collectively opposed to Rossie Hill access. It is on record that the city engineer agrees that there should be no access. The 2016/17 winter proved to be hazardous at best for homeowners and renters having to navigate upper Rossie after the hair pin and before the rally car intersection. Our road is currently in a state of near disrepair. I encourage members of the city staff to drive Rossie this week to see the current road conditions. And they are only getting worse.

I would like to encourage the city to keep the lot in tact and to look at the top / back two home sites first or at all four together. It is imperative that access come off of Deer Valley Loop and not Rossie. It is imperative that the developer be held to the standard in which our community fought so hard to protect. There were many issues with the front two houses as shown on the drawing. The widows, deck, garage and transition from historic home to new do not fit. In my opinion they have a lot more work to do.

Thank you for all you do on behalf of our community.

Christina Shiebler

Anya Grahn

From: Jeff Camp <jeff@jeffcamp.com>
Sent: Thursday, April 27, 2017 12:46 PM
To: Anya Grahn
Cc: Christina Shiebler (christina@shiebler.com); Diane Bernhardt; Jennifer Strauss; Jeff Camp
Subject: PL-17-03450 632 Deer Valley Loop

Thank you for your time yesterday. I wanted to send you a note to put all the most important issues we discussed in writing.

First and foremost is the 40% open space requirement, as you stated yesterday "the owners need to comply with a 40% open space requirement, and that does not include private driveways, sidewalks and patios." The other area of concern is the driveway access on the Rossie hill side of the lot. The neighborhood is vary concerned with another driveway cut on that road. Most people don't realize they are pulling out (likely backing out) on a road with a 35mph speed limit, a hairpin turn, and a steep Icey (6 months out of the year) hill just above the proposed driveway cut. Even the mayor and several council members made note that there should not be a driveway accessing Rossie hill rd. So, in closing please make sure they adhere to the 40% open space without hardscape being included, and don't let them put a driveway on an already hazardous road. Thanks again for your time.

Jeff and Jennifer Camp
590 coalition view ct.



Jeff Camp OWNER/BROKER
Jeff@HCPTeam.com
HCPRealEstate.com or JeffCamp.com

PO Box 1090 Park City, Utah 84060
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From: [Leonardo Trautwein](#)
To: [planning](#); [Anya Grah](#)
Cc: [Kelly Stankiewicz](#)
Subject: Comments: PL-17-03512 632 Deer Valley Loop
Date: Sunday, April 30, 2017 2:10:02 PM

Hello Anya,

My name is Leo Trautwein and we own a property at 668 Coalition View Court. We recently purchased it from Sydney Reed so we can move to Park City. Park City will be our primary residence and our move is scheduled for the 1st week of August. My wife, Kelly Stankiewicz, is opening a dermatology practice in Kimball Junction and I will be working for Vista Outdoor, a sporting goods company headquartered in Farmington-UT.

One of the key reasons why we purchased the property from Sydney is its location. We felt that it was located in a residential area surrounded by single family homes, but not far from Main St. This would allow our son (two years old) to safely enjoy the neighborhood. Overall, we love how secluded and reserved it feels and that is why we intend to make it our long-term house.

Having said that, I am worried that the property to be located at 632 Deer Valley Loop (PL-17-03512 632) goes against this assumption. It would transform a reserved low-density neighborhood into a cramped high-density neighborhood. For instance, if I am not wrong, this lot size is 0.33 acres, which seems to be significantly smaller than the other lots in the area, and leaves 0.08 acres per home. This seems cramped quarters, even for Old Town standards. What I am trying to say is.... it feels weird to add four units in such a small lot, which will ultimately change the living dynamics of those already in the neighborhood. In addition, it sets a dangerous precedent for the remaining lots in the area. Therefore, we are not in favor of the proposed construction and changes.

Feel free to reach us if you have any question. I start my job in Farmington this week (May 1) and I will be commuting from Chicago to Utah until our family moves permanently (1st week of August) so I will be around for any questions/meetings.

Thanks, Leo

Leonardo Trautwein

| Mobile: +1 646 306 1597
| Skype: leonardo.trautwein
| e-mail: trautwein@gmail.com
| 852 N Rockwell, Chicago, IL, 60622, USA

Anya Grahn

From: Allison Kitching <allison_kitching@me.com>
Sent: Monday, May 08, 2017 11:52 PM
To: Anya Grahn; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: PL-17-03450 632 Deer Valley Loop - HDDR II

Hi Anya and Park City Council Members,

I appreciated the opportunity to view the plans for renovation of 632 Deer Valley Loop historic home and other future structures on this property. I own and live full time at 670 Deer Valley Loop Unit #19. The 632 Deer Valley Loop property is located just across the trail from my patio.

I request the access to the historic home and the new structures be limited to Deer Valley Loop. Before any development plans are approved for this lot, the access must be defined. Rossi Hill Drive is known to be a dangerous road. The city engineer has also noted the difficulties associated with a driveway coming down from the steep slope of Rossi Hill Drive. Access can be limited to Deer Valley Loop and therefore limiting the overall impact of this development. There will already be a natural driveway access point from Deer Valley Loop. Let's request this small concession from the developer to create goodwill for the overall project. If the developer does not support this idea, please note my request to have only one access point off Deer Valley Loop.

I'm also hopeful there will be some focus on minimizing the evening light pollution from this new development. Light pollution interferes with wildlife migratory and breeding patterns. This lot is located adjacent to land that has been set aside to provide animals a migratory path to the creek. Please request the developer use reflectors instead of using a row of lights on the driveway. Motion sensing lights will reduce energy consumption as well as only turn on when needed. Full cutoff light fixtures can also be used to shine light down vs. traveling across property lines.

Our town carefully approves renovations and additions to historic homes. Even with substantial additions to historic homes, the front facade usually remains intact. A 600 square foot home can turn into a 2,500 square foot home and still retain its historic character if done the right way. Additions to the homes seem to be generally built behind the original facade.

After viewing some drawings of the proposed renovation and development on this lot, I am concerned the original facade of the historic home will be amended with an addition on the west side. The additional structures to be built will contribute to the overall feel of this special area of our town. I am hopeful the structures will somewhat match the size and scale of the historic home. The drawings I viewed showed tall structures behind the historic home which would change the character of the property and dwarf the historic home.

I appreciate the opportunity to comment on the future plans for 632 Deer Valley Loop.

Sincerely,

Allison Kitching
670 Deer Valley Loop #19

Park City, UT 84060

Anya Grah

From: Anya Grah
Sent: Tuesday, May 09, 2017 7:57 AM
To: 'Allison Kitching'; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: RE: PL-17-03450 632 Deer Valley Loop - HDDR II

Thanks, Allison.

From: Allison Kitching [mailto:allison_kitching@me.com]
Sent: Monday, May 08, 2017 11:52 PM
To: Anya Grah; Council_Mail
Cc: Mary Wintzer; Jennifer Strauss Gurss; Jeff Camp; robert.gurss@gmail.com; Diane Bernhardt; Christina Shiebler
Subject: PL-17-03450 632 Deer Valley Loop - HDDR II

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structures behind the historic home which would change the character of the property and dwarf the historic home.

I appreciate the opportunity to comment on the future plans for 632 Deer Valley Loop.

Sincerely,

Allison Kitching
670 Deer Valley Loop #19
Park City, UT 84060

Anya Grahn

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Tuesday, July 11, 2017 11:04 AM
To: Anya Grahn
Cc: planning; Bruce Erickson; Matt Cassel
Subject: PL-17-03494 632 Deer Valley Loop- Plat Amendment

Hello Anya -

I hope my note finds your well and enjoying your summer.

I wanted to send a quick note in advance of the planning meeting scheduled for Wednesday, July 12. I would like to make additional and formal record of my opposition to the subdivision. My concern is directly related to a potential driveway cut on Rossie Hill.

As a 13 year Rossie Hill neighborhood property owner I am well versed in the year round road and safety conditions we face when traveling Rossie Hill. When I say "we" I refer to: residents; guests; people on a touring drive about; people driving to the neighborhood to utilize our trail system; delivery drivers; service providers; maintenance crews; construction crews; the many whom have come to consider Rossie Hill as an extension of China Bridge and utilize our roads as a free unrestricted 24/7 (x many) parking zone; the residents of Fox Glove and the Line (and other) who consider our neighborhood as their auxiliary parking; our neighbors on Ontario whom utilize Rossie as their primary path in and out of the neighborhood; hikers; bikers; walkers; companion and wildlife animals and the most concerning... children traveling the road to catch the school bus during the school year or the city bus during the summer to enjoy the community recreation activities. The "we" of Rossie Hill encompasses a large cross section of vehicle, pedestrian, bicycle travelers and animals - year round.

The winter season is the most obvious and publicly noted season for traffic impact and safety issues. The snow removal, snow storage, slippery conditions and ice damming pose exceptional challenges for vehicle and pedestrian navigation. Our road quickly becomes a season long near Olympic level sliding track. The nature of the road, from the steepness to the curves, make for a year round navigation challenge. The added winter elements, including but not limited to the inevitable narrowing of the road, take Rossie Hill road travel and navigation from a deliberate and challenging process to down right dangerous - season long.

There is an exceptional gravitational pull to the neighborhood. I get it - it brought me from a curious passerby to resident. I could not resist the idyllic charm. The gravitational pull I refer to as it relates to the community and tourist base is the remarkable urge to utilize Rossie Hill as a formal, long term, careless parking solution. We are the old town sweet spot. The Rossie Hill sweet spot encompasses: narrow roadways; curves; seasonal ice damming; less-than-ideal engineering; deteriorated road conditions; vehicle; pedestrian; bicycle; companion animal and wildlife traffic - as noted above.

A group of neighbors as well as the land owner and future developer of the Lilac Hill parcel stood on the street on Monday, July 10 from noon until 1:15pm to discuss the proposed plans. During this 75 minute stretch I counted 13 cars driving by our group as we stood on the top of the parcel. Two of the vehicles were neighbors, I did not recognize the other 11 vehicles - and after 13 years I am well versed in what vehicles people drive. This leads me to believe that the additional 11 cars fall into the large bucket of non-residents utilizing our already congested and poorly engineered roadway. During this time I also counted two separate groups of bikers making their way up Rossie Hill. The noon - 1:15pm stretch is not a typical commuter peak hour furthering my point that the neighborhood is ill equipped to handle any additional vehicle congestion.

While we know the Lilac Hill development is inevitable, we have an exceptional opportunity to make a positive impact on the neighborhood, the residents and visitors by eliminating an additional road cut on our already congested thoroughway. I have exceptional faith that architectural team hired by the developer will be able to design and engineer a functional and undoubtedly profitable mechanism by which they can utilize Deer Valley Loop as the only vehicle access to the top section of the parcel.

Thank you for taking the time to read my email and for considering the entirety of the neighborhood when making decisions that will impact us in perpetuity.

Regards,
Christina Shiebler
638 Coalition View Court

Anya Grah

From: Leonardo Trautwein <trautwein@gmail.com>
Sent: Tuesday, July 11, 2017 7:51 AM
To: Anya Grah
Cc: planning; Kelly Stankiewicz
Subject: Re: Comments: PL-17-03512 632 Deer Valley Loop

Hello again Anya,

My neighbors informed me there will be a meeting tomorrow to review the proposed design for 632 Deer Valley Loop. I am trying to move some meetings around so I can attend the meeting in person, but I am not sure if I will be able to do it. In this case, I would like to voice my concerns again through email.

As previously mentioned, I am worried that the property to be located at 632 Deer Valley Loop would transform a reserved low-density neighborhood into a cramped high-density neighborhood. The addition of a driveway to Rosie Hill is even more troublesome. We have a 2.5 year old boy and we always expected for him to have a lovely childhood in the neighborhood, but the probable increase on vehicle and people traffic in our surroundings may not give him the same level of freedom that we assumed he would have. Overall, we love how secluded, reserved and safe the neighborhood feels and that is why we intend to make it our long-term house.

Feel free to reach us if you have any question. I am already working in Farmington. Kelly (my wife), Caio (my son) and I will move officially from Chicago to Park City on August 2nd.

Hope all is well and thanks for your support.

Leo

On Sun, Apr 30, 2017 at 3:33 PM, Anya Grah <anya.grahn@parkcity.org> wrote:

Thanks so much, Leo, for sharing your concerns.

Anya

From: Leonardo Trautwein [mailto:trautwein@gmail.com]
Sent: Sunday, April 30, 2017 2:10 PM
To: planning; Anya Grah
Cc: Kelly Stankiewicz
Subject: Comments: PL-17-03512 632 Deer Valley Loop

Hello Anya,

My name is Leo Trautwein and we own a property at 668 Coalition View Court. We recently purchased it from Sydney Reed so we can move to Park City. Park City will be our primary residence and our move is scheduled for the 1st week of August. My wife, Kelly Stankiewicz, is opening a dermatology practice in Kimball Junction and I will be working for Vista Outdoor, a sporting goods company headquartered in Farmington-UT.

One of the key reasons why we purchased the property from Sydney is its location. We felt that it was located in a residential area surrounded by single family homes, but not far from Main St. This would allow our son (two years old) to safely enjoy the neighborhood. Overall, we love how secluded and reserved it feels and that is why we intend to make it our long-term house.

Having said that, I am worried that the property to be located at 632 Deer Valley Loop (PL-17-03512 632) goes against this assumption. It would transform a reserved low-density neighborhood into a cramped high-density neighborhood. For instance, if I am not wrong, this lot size is 0.33 acres, which seems to be significantly smaller than the other lots in the area, and leaves 0.08 acres per home. This seems cramped quarters, even for Old Town standards. What I am trying to say is.... it feels weird to add four units in such a small lot, which will ultimately change the living dynamics of those already in the neighborhood. In addition, it sets a dangerous precedent for the remaining lots in the area. Therefore, we are not in favor of the proposed construction and changes.

Feel free to reach us if you have any question. I start my job in Farmington this week (May 1) and I will be commuting from Chicago to Utah until our family moves permanently (1st week of August) so I will be around for any questions/meetings.

Thanks, Leo

Leonardo Trautwein

| Mobile: [+1 646 306 1597](tel:+16463061597)

| Skype: leonardo.trautwein

| e-mail: trautwein@gmail.com

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| Mobile: +1 646 306 1597

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| e-mail: trautwein@gmail.com

| 852 N Rockwell, Chicago, IL, 60622, USA

Anya Grahm

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Wednesday, July 12, 2017 4:49 PM
To: Anya Grahm; planning; Bruce Erickson; Matt Cassel
Cc: Allison Kitching; Jennifer Strauss Gurss; Bob Gurss (robert.gurss@gmail.com); Jeff Camp; Jennifer Camp; Mark Kaire (mark@kairelaw.com); Jennifer Kaire; Diane Bernhardt; matthew shier; Kelly Stankiewicz; Leonardo Trautwein; Jason Parker; Jordan Pynes; Mary Wintzer
Subject: PL-17-03494 632 Deer Valley Loop- Plat Amendment
Attachments: RossieHillRoads.tiff

Hello Anya and the Park City Planning Commission:

I am writing on behalf of the Save Rossie Hill Historic Open Space Group and Rossie Hill neighbors to formally go on record regarding the PL-17-03494 632 Deer Valley Loop- Plat Amendment.

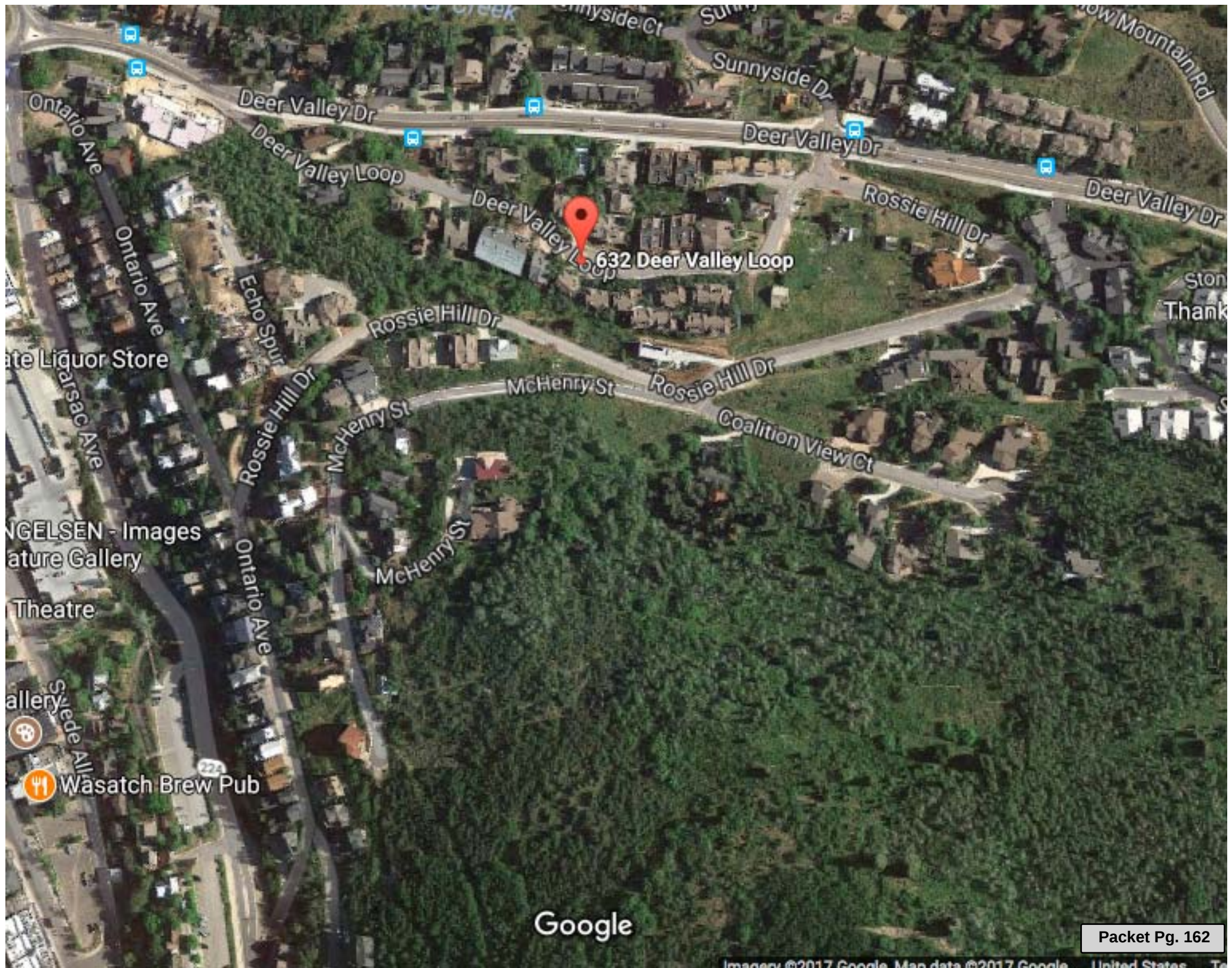
We are collectively opposed to Rossie Hill driveway access for several reasons. Our reasons for opposing a driveway on Rossie include but are not limited to: high traffic flow and congestion from the neighborhood residents and people using our recreations trails; lack of guest / secondary / maintenance and other vehicle parking; sub-par roadways; a poorly engineered road design which includes 3 / 4 blind corners at the top and one blind hairpin in the middle; an intersection where four roads intersect with one right of way as well as two stop signs and a yield; year round and heavy pedestrian and bicycle usage; wildlife migration and passage to water sources and unforgiving seasonal conditions which reduce Rossie Hill from a sub-par two way road to a treacherous one way road.

I have attached a map to show you the aerial view of the neighborhood. During the majority of the winter season as well as the bulk of the traditional off season, now known as building season, the primary neighborhood access is in and out of Rossie Hill. The upper Rossie, McHenry and Coalition View Court use Rossie for trips in and out of the neighborhood. Our Ontario neighbors are often in a position where they too must use Rossie for trips in and out due to weather or construction / parking blocks.

We will not oppose the subdivision of the lot provided driveway access be limited solely to Deer Valley Loop.

Thank you for your time.

Christina



Anya Grahn

From: Amy Heitman <amyheitman@bellsouth.net>
Sent: Thursday, August 03, 2017 8:33 AM
To: Anya Grahn; council-mail@parkcity.org
Subject: BLM Parcel 18 Park City Council Meeting Tonight

My name is Amy Heitman. I represent the *Save Rossie Hill Historic Open Space Alliance* and the *Snow Park Homeowner Association*. We advocate for the protection of BLM Parcel 18: its open space, its historic miners' cabins and the public safety of its adjacent roadway, Rossie Hill Drive.

I and many of our neighbors are against the proposed additional driveway cut on Rossie Hill. Any development on this lot or future subdivided lots within this lot shall be accessible **only** from *Deer Valley Loop*.

Below I have outlined our reasons why this makes undeniable, and indisputable sense!

632 Deer Valley Loop is home to the Thompson Cottage whose access has been at its existing location on Deer Valley Loop for 117 years...117 years. This subdivision request proposes to take this historic property, split it down the middle, and turn its access upside down.

We were last before you discussing 632 DVL in October when this historic property was brought into the jurisdiction of Park City. That night, we argued to limit the property's access to Deer Valley Loop. You opted to delay adding this condition until the property came before you with a request to subdivide. Tonight, in the face of the Applicant's application to subdivide the parcel, we return to repeat our request: to limit this unique property's access to Deer Valley Loop.

Reason 1

In all of the discussions of access and driveway cuts over the past year, the parties have largely ignored the Land Management Code (the "LMC"). 632 DVL is in the Residential Medium (RM) zone. The LMC describes that a purpose of the RM zone is to "minimize the number of new driveways accessing existing thoroughfares". 632 DVL can obviously be developed with its existing access from Deer Valley Loop. Adding a Rossie Hill Drive access is counter to the prescribed purpose of the RM zone. In view of the additional pragmatic reasons that I'm going to discuss, there is no call to ignore the LMC and create an exception to its clear instruction.

Reason 2

Rossie Hill Drive is a high-traffic, substandard, dangerous roadway shared by pedestrians, bicycles and vehicles. It is an arterial roadway used as the primary emergency access by the Fire and Police departments for servicing not only Rossie Hill Drive, but all residents of Ontario Ave, Ontario Ct, Echo Spur, McHenry St, Coalition View Ct, and Deer Valley Loop. With the prospect of new development of the area, the pressure on Rossie Hill continues to mount with no published plan for abatement:

- The recent build of 20 new homes, the proposed build of 4 homes at 632 DVL, with potential for 6 more
- An upcoming roadway reconstruction project which Matt Cassell reports will narrow, rather than widen, the roadway.
- Traffic that peaks during winter months when our neighbors on the often-impassable Ontario Ave use Rossie as winter access just as the road is narrowed and blind spots created by snow storage berms.
- Impossible parking at the top of Rossie, haphazard parking at its foot, and life-threatening parking that blocks passage of emergency vehicles at the hairpin turn.

Permitting a driveway cut pushes traffic past the blind, hairpin turn. No additional sources of traffic should be permitted until a traffic study is completed, the results are reviewed by the Engineering, Planning, Police and Fire departments, the Roads Master Plan for all roads on Rossie Hill is updated with its results, and a mitigation and abatement plan is put into effect.

Reason 3

Permitting a driveway cut sets a precedent for additional cuts in the event of the threatened development of the Richard Dennis' parcel. A string of driveway cuts on the north side of Rossie Hill Drive, after the blind, hairpin turn, and just as you enter its steepest pitch is inviting a fatal collision.

Reason 4

Permitting two driveway cuts for the proposed four units is inconsistent with the neighborhood precedent for the number of driveway cuts for multi-unit dwellings. We performed a study of driveway cuts for the multi-unit dwellings on Rossie Hill Drive, Deer Valley Loop, and Deer Valley Drive between the roundabout and Stonebridge. The existing ratio of driveway cuts to number of units is 1 driveway cut for each 5 units. This subdivision proposes a ratio of 1 driveway cut for each 2 units even though the parcel's existing, established single access can easily support the proposed 4 units.

I'd like to bring you all back to the October meeting with a few comments from the discussion:

Mayor Thomas:

"I don't know how you can successfully navigate or design a driveway that can come off Rossie Hill. I don't think it is practical and it is dangerous. You would be coming at an angle at any rate and then you are not perpendicular to the road. If you brought a driveway off that at 5%, you would end up with a ramp sticking way up... So, I would favor restricting access from Rossie Hill, period. I think it is more appropriate to come off Deer Valley Loop. If you look at the elevations there, you can easily bring an ingress past the historic house to any another portion of that property and access it. I think that's a No Brainer. I think we should restrict that."

Councilperson Henney:

"I would support the no access off of Rossie Hill. That does seem reasonable."

Councilperson Beerman: *"As far as the driveway, I trust the planning commission and the engineer to make that decision at the time although I could be convinced on [restricting the driveway]... I would say I certainly do share in the concerns that this is a dangerous road as there are no sidewalks or such"*

Director Erikson:

On the question from Councilperson Worel on the practice of restricting access on plats:

"It is normal on plats to add notes restricting access, but not normal to show where the access would go"

On the question from Councilperson Gerber on the RM zone:

"Purpose of RM zone... "Minimizing the number of new driveways accessing existing thoroughfares. The planning commission would use [this] to manage where a future driveway would go."

There is no doubt that the action that you take tonight on the handling of the 632 DVL subdivision will have a permanent effect on the livability of the neighborhood and set precedent for the future of Parcel 18 and Rossie Hill Drive. Before you begin discussion, here is a quick summary:

- An additional access on Rossie Hill is counter to the LMC's prescribed purpose of the RM zone.
- A new cut on Rossie Hill Drive sets a precedent for future driveway cuts.
- A second access to 632 is inconsistent with the neighborhood's other multi-unit dwellings.
- It's just a bad idea to add driveways and push traffic up a road that is already beleaguered.

For these reasons and because there is already clearly established access to 632 Deer Valley Loop, we request you to approve the subdivision **only** with an additional condition stating:

Any development on this lot or future subdivided lots within this lot shall be accessible only from Deer Valley Loop.

We've all been on a long journey with 632 DVL and Parcel 18. I'd like to thank the Council, Staff, property owners and the community for working together to find compromise that honors property rights while honoring Park City's Sense of Community, Natural Setting, and Small Town Historic Character. Thanks for considering this critical condition: an important last opportunity to make lasting impact on this historic property. We look forward to the developer's restoration of the miner's cabin, and our communities next steps in the ongoing effort to **Save Rossie Hill**.

Warm Regards,

Amy Heitman

"Life is not the way it's supposed to be...
it's the way it is...."

"The way we cope with it, is what makes the difference."

Anya Grahn

From: Christina Marie Shiebler <christina@shiebler.com>
Sent: Thursday, August 03, 2017 10:50 AM
To: Council_Mail; Jack Thomas; Anya Grahn; Bruce Erickson
Cc: dave.thacker@pc.org; Kurt Simister; Matt Cassel
Subject: PL-17-03494 632 Deer Valley Loop- Plat Amendment

Good morning -

Thank you in advance for reading our letters. We appreciate having a city government whom is not only willing to hear our input but encourages it.

I am in support the subdivision of 632 Deer Valley Loop providing primary and vehicular access is limited to Deer Valley Loop and no road / drive cuts are made to Rossie Hill Drive.

Below please find my notes explaining why I am opposed to access from Rossie Hill Drive.

Land Management Code (the "LMC"): 632 DVL is in the Residential Medium (RM) zone. As noted the LMC states that the purpose of the RM zone is to "minimize the number of new driveways accessing existing thoroughfares".^[1] Single access from 632 Deer Valley Loop will ensure that the development conforms to and is in compliance with the prescribed purpose of the RM zone.

Current and increased usage / impacts on an arterial road: Rossie Hill Drive serves as a year round primary arterial access for: Rossie Hill Drive; Coalition View Court; McHenry the Echo Spur neighborhood and the crest of Ontario. Rossie Hill Drive also serves as a primary access for the majority of Ontario residents during inclement weather including but not limited to snow, ice and excess rain. Increased and long-term construction projects in the neighborhood require any / all work vehicles, such as large haulers, to use Rossie Hill Drive as their only entry and exit point. The traffic burden has become year round and consistently dangerous. High season brings concerns of increased traffic incidents, or worse. As a long-time old town resident high season is now defined as January 1 - December 31. Shoulder season is non existent as is evidenced by the constant and increased flow of traffic.

Emergency response: First responders such as police, fire and EMT rely on Rossie Hill Drive as their access point in to and out of the neighborhood. As neighbors our first concern is for the safety of our families, our friends and neighbors and ourselves. Adding or increasing the time and navigation burden to get to the houses within the neighborhood is personal health and wellness as well as property liability. Increasing the traffic and impact on this road through an additional road cut would only compound this issue.

The 30 / 70 burden: Old town has now become 30% (+/-) primary residents and 70%(+/-). The 70% in the Rossie Hill is made up of time shares and nightly/weekly renters. We see a constant stream of properties rented and being turned over on a 3 - 7 day cycle. The rentals and turnovers massively increase the pressure on our already dangerous and fatigued roads. With each occupied rental unit comes 1-3 occupant vehicles, a large increase of delivery drivers from ski and luggage delivery to food and concierge services. With each check-out comes teams of maintenance crews navigating the dangers of Rossie hill in order to clean, disinfect hottubs and make repair properties. These vehicles are streaming in and out of the neighborhood in 3-7 day cycles on a nearly year round basis. And the burden is wearing on our dangerous roads.

The current and future state of neighborhood roads: Rossie Hill Drive is a dangerous and sub-par road. Lower Rossie is encumbered with a hairpin corner which is a blind point for both uphill and downhill traffic. Adding in the difficulties of season driving only pushes both lanes of traffic in to the middle of the road causing

constant near misses, slide offs and fender benders. It is a matter of time before damage exceeds property and a person or people become the victims. Upper Rossie has an intersection (Rossie / Rossie / McHenry / Coalition) where we have one right of way, two stops signs and yield - with three blind corners. Increasing traffic and the requirements to navigate around driveway access would cause additional irrevocable harm to a road system and its users whom are already experiencing a state of over capacity.

We have been given verbal notification that Rossie Hill Drive is slated for a much needed repair session in the summer of 2018. While we have received no plans as of today, we have been told that the road will be narrowed. While we welcome improvements to our infrastructure, we are concerned about traffic flow and safety with even less space to navigate the constant stream of vehicle, bicycle and pedestrian traffic. In addition we worry about the impact during the winter season when we experience constant and excessive snow bank creep into the road way. This snowbank creep can exceed 2+ feet on both sides of the road. Plowed and pushed snow accumulates above and beyond the stop and yield signs leaving unfamiliar drivers with the no sense of right of way or urgency or requirement to yield or stop. In a nut shell, it becomes a free for all.

Precedent: Neighboring / existing multi-unit developments in the area average 5.2 units per one driveway. This average, along with the LMC stating that the purpose of the RM zone is to “minimize the number of new driveways accessing existing thoroughfares”. [1] set precedent for non-resident owner and developer of 632 Deer Valley Loop to build his units with access limited to Deer Valley Loop. Maintaining the precedent on 632 Deer Valley Loop will help ensure that if the Dick Dennis mine homes and adjacent land are sold and developed that no access from the top of Rossie Hill will be granted.

Thank you again for taking the time to read and hear public input.

Christina Shiebler
638 Coalition View Court
435.640.2862

Anya Grahn

From: Jason Parker <parker.jason@gmail.com>
Sent: Thursday, August 03, 2017 8:21 AM
To: Anya Grahn
Subject: 632 Deer Valley Loop

Hello, my name is Jason Parker and I've resided at 658 Rossie Hill Dr. for over 10 years. I have enjoyed the open spaces and the miners cabins on that street and it feels as the fabric of the old town has lasted and transcends time. In the city council hall, there is a statement that I hope all council members adhere to; KEEP PARK CITY "PARK CITY". That one statement says everything as development pushes on all residents and threatens local culture, the environment and a daily way of life for what we hold sacred.

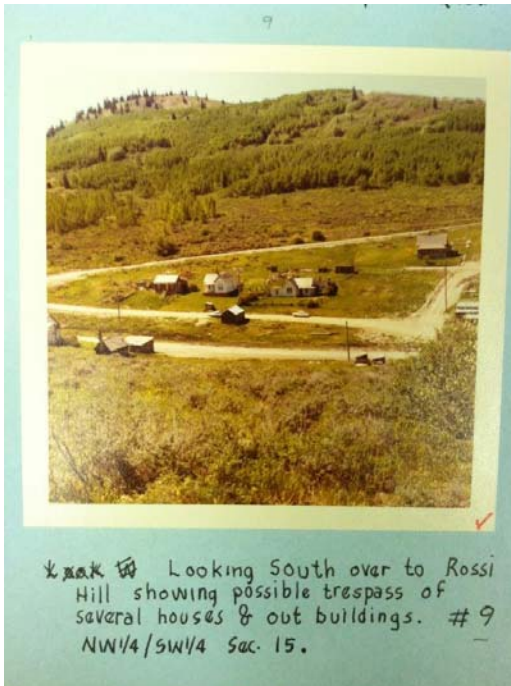
With that, I am very concerned about the land that is threatened by developers pushing to get maximum density out of every square foot of land. In hopes of keeping green space and preserving the history of Old Town, I am greatly troubled by the premise of cutting driveways in the rear of the lots on top of the historic structures on Rossie Hill Drive. This will create a precedence of overwhelming structures and envelope the green spaces and historic homes that make this part of Old Town what it is currently. Keeping historic structures in place is fundamental in preserving our history, but building around them with high density with profit being the only concern is no way to move forward.

The cut into the top of Rossie Hill will only create larger structures dominating the open land. If we allow this driveway cut at 632 Deer Valley Loop, the density will continue down the street and create a mass of buildings and structures on the street, which would ruin the open land we are set to preserve. If I'm not mistaken, their land does not even touch Rossie Hill Drive in the rear. Access should not be granted in that direction. With the development at 632 DVL, there is a natural road and entrance at the front of the land. Structures should be massed and arranged with a shared driveway (which are used predominantly in our area) that do not overwhelm the historic structured and ensure as much open land as possible.

Once again, density, height and greed should not the overwhelming condition that drives development. Please preserve our open lands, please preserve our buildings and please keep Park City "Park City. Attached is an image of what Rossie Hill looked like 50+ years ago. Let us please keep an homage to our past and culture.

All the best - Jason

Jason Parker
658 Rossie Hill Dr. #4



Anya Grahn

From: Rania Anderson <rania@thewaywomenwork.com>
Sent: Thursday, August 03, 2017 11:26 AM
To: admins; counci-mail@parkcity.org; Anya Grahn
Subject: Meeting regarding 632 Deer Valley Loop on 8/3/17

Resending as original email did not go through

Begin forwarded message:

From: Rania Anderson <rania@thewaywomenwork.com>
Subject: **PL-17-03494 632 Deer Valley Loop- Plat Amendment proceedings on 8/3/17**
Date: August 3, 2017 at 12:23:40 PM CDT
To: counci-mail@parkcity.org, anya.grahn@parkcity.org
Cc: Lance Anderson <lanceanderson112@gmail.com>

My name is Rania Anderson and my husband, Walter Lance Anderson and I are the owners of 656 Coalition View Court. We are writing to share our perspective on a matter that is to come before the council this evening.

Thank you for your attention to our neighborhood and to the concerns of residents.

We urge that you vote this evening to limit access to BLM Parcel 18: 632 Deer Valley Loop lot or future subdivided lots to be accessible ONLY from Deer Valley Loop and NOT from Rossie Hill Drive.

Access to this lot has been from Deer Valley Loop for 117 years and needs to remain that way because:

1. Rossie Hill Drive is a high-traffic, substandard, dangerous roadway shared by pedestrians, bicycles and vehicles. It is an arterial roadway used as the primary emergency access by the Fire and Police departments for servicing not only Rossie Hill Drive, but all residents of Ontario Ave, Ontario Ct, Echo Spur, McHenry St, Coalition View Ct, and Deer Valley Loop. With the prospect of new development of the area, the pressure on Rossie Hill will be dangerous and unsustainable.
2. Under the Land Management Code (the "LMC"). 632 DVL is in the Residential Medium (RM) zone. The LMC describes that a purpose of the RM zone is to "minimize the number of new driveways accessing existing thoroughfares."
3. The standard existing ratio of driveway cuts to number of units in our neighborhood is 1 driveway cut for each 5 units. This subdivision proposes a ratio of 1 driveway cut for each 2 units even though the parcel's existing, established single access can easily support the proposed 4 units.

Our perspective is shared by many of our neighbors and judging by their comments during this past October meeting is also shared by Mayor Thomas, Councilpersons Henry and Berman. Please see below.

Thanks again for your attention to this matter and hope you will take these perspectives into account and vote this evening to limit access to LM Parcel 18: 632 Deer Valley Loop and any future subdivided lots to Deer Valley Loop.

Lance and Rania Anderson
656 Coalition View Court

Mayor Thomas:

“I don't know how you can successfully navigate or design a driveway that can come off Rossie Hill. I don't think it is practical and it is dangerous. You would be coming at an angle at any rate and then you are not perpendicular to the road. If you brought a driveway off that at 5%, you would end up with a ramp sticking way up... So, I would favor restricting access from Rossie Hill, period. I think it is more appropriate to come off Deer Valley Loop. If you look at the elevations there, you can easily bring an ingress past the historic house to any another portion of that property and access it. I think that's a No Brainer. I think we should restrict that.”

Councilperson Henney:

“I would support the no access off of Rossie Hill. That does seem reasonable.”

Councilperson Beerman:

“As far as the driveway, I trust the planning commission and the engineer to make that decision at the time although I could be convinced on [restricting the driveway]... I would say I certainly do share in the concerns that this is a dangerous road as there are no sidewalks or such”

Anya Grahn

From: Allison Kitching <allison_kitching@me.com>
Sent: Thursday, August 03, 2017 8:31 AM
To: Council_Mail
Cc: Anya Grahn; Diane Bernhardt; Christina Shiebler
Subject: 632 Deer Valley Loop Subdivision

Dear City Council,

I am a property owner and full-time resident at 670 Deer Valley Loop, Unit #19. My patio is across the trail and adjacent to the 632 Deer Valley Loop historic home. My request is for to City Council to approve the subdivision request of this lot while granting a single driveway access only from Deer Valley Loop.

Our group met with the developer, Frank Watanabe. Frank was friendly and receptive to having a discussion with our Save Rossie Hill Historic Open Space Alliance. I respect Frank's property rights for future development on this lot. Frank shared he will renovate the historic cabin as well as build 3 single family homes.

The Land Management Code states the RM zone is to "minimize the number of new driveways accessing existing thoroughfares." If access to Frank's development is restricted to one driveway off of Deer Valley Loop, the Land Management Code supports this approach.

The existing multi-unit developments in the area average 5.2 units per one driveway. One driveway supporting Frank's 4 units follows development precedent in this neighborhood. The information at the bottom of this email lists all multi-unit developments on Deer Valley Loop, Rossie Hill Drive and Deer Valley drive from the Torchlight Inn to Stonebridge.

I appreciate City Council's approach to this special part of Park City. Your decisions have been thoughtful and balanced. I look forward to attending the discussion this evening regarding the subdivision request of 632 Deer Valley Loop.

Thank you,

Allison Kitching
670 Deer Valley Loop
Unit 19
Park City, UT . 84060

Rossie Neighborhood	Sum of # units	Sum of # driveways	# of driveways per unit
Grand Total	275	53	5.2

Street Name	Address	# units	# driveways	Plat Name	Comments
Deer Valley Loop	599-603	4	1	Pearl West	

Deer Valley Loop	587 A & B	2	0	587 Deer Valley Loop Condos	
Deer Valley Loop	569 5,6,7,8	4	2	The Loft	
Deer Valley Loop	670	15	1	Portico Condos	
Deer Valley Loop	660	2	1	Portico Condos	
Deer Valley Loop	650	2	1	Portico Condos	
Deer Valley Loop	553 A & B	2	1	Miner's Cart Condos	
Deer Valley Loop	556	2	1	556 Deer Valley Loop Condos	
Deer Valley Loop	550	8	1	Aspen Grove Condos	
Deer Valley Loop	563 A & B	2	1	Deer Valley Loop Condo	
Deer Valley Loop	544	3	1	Elliott Grove Condo	
Deer Valley Loop	440	2	1	Olive Branch	
Deer Valley Loop	472 & 474	2	1	472 & 474 Olive Branch	
Deer Valley Loop	430	2	1	PC-543	
Deer Valley Drive	255	6	1	255 Deer Valley Drive Replat	Torchlight
Deer Valley Drive	267	2	1	Mountain View Condo	
Deer Valley Drive	281 & 283	2	1	Bee Plat Amendment	
Deer Valley Drive	295 & 297	2	1	Heber Ave Condos	
Deer Valley Drive	300	4	1	Roundabout	
Deer Valley Drive	345	2	1	DVD Condo	
Deer Valley Drive	355	2	1	DVD Condo	
Deer Valley Drive	365	2	1	DVD Condo	
Deer Valley Drive	500	2	1	Broph's Place Condo	
Deer Valley Drive	519, 523, 521, 525	4	2	Columbine Condos	
Deer Valley Drive	509 & 511	2	1	PC-518-A5 & A6	
Deer Valley Drive	531 & 533	2	1	Snow Haven Condo	
Deer Valley Drive	518 & 522	5	1	Caribou Lodge	
Deer Valley Drive	535 & 537	4	1	Snow Haven Condo	
Deer Valley Drive	544	3	1	Elliott Grove Condo	
Deer Valley Drive	545	8	1	Gambler, The Condo	Gambler
Deer Valley Drive	553	2	1	Mine Cart Condo	
Deer Valley Drive	555	22	2	Line, The Condo	
Deer Valley Drive	564-568	10	1	Settler's Ridge	
Deer Valley Drive	570	4	2	Lofts, The on Deer Valley Drive Condo	
Deer Valley Drive	601 & 603	2	0.5	Deer Valley Place Condo	
Deer Valley Drive	603 & 605	2	0.5	Retreat on Deer Valley Drive, The Condo	
Deer Valley Drive	625	8	1	Sunspot	
Deer Valley Drive	640 - 705	26	1	Greyhawk	
Deer Valley Drive	690-720	15	1	Foxglove	
Stonebridge	1130-1054	28	0.518518519	Boulder Creek	
Stonebridge	1140-1220	26	0.481481481	Stonebridge	
Rossie Hill	585 A & B	2	2	Powder Hound Condo Snow Park	
Rossie Hill	680	3	1	Winter Park Condo	
Rossie Hill	660, 662, 664, 668	4	1	Quicksilver Condo	
Rossie Hill	658	4	1	Quakies Condo	

Rossie Hill	650, 652, 654	3	2	Tahoma	
Rossie Hill	550 & 560	2	1	Silver Point Condo	
Rossie Hill	540 & 544	2	1	Silver Point Condo	
Rossie Hill	536	1	1	Silver Point Condo	
Rossie Hill	505, 509, 515, 519, 525	5	1	Silver Point Condo	

275

53

Anya Grahn

From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Sent: Tuesday, August 08, 2017 3:58 PM
To: Council_Mail
Cc: Bruce Erickson; Anya Grahn
Subject: 632 DVL Conditions 8 & 9
Attachments: PastedGraphic-1.pdf

Mayor and Council,

At the conclusion of the discussion on Thursday night, questions arose about the meaning of conditions 8 & 9 regarding the location of driveway access for 632 DVL. Because Mr. Harrington's interpretation of those conditions seemed inconsistent with our group's recollections of the subject, I've carefully reviewed the agenda and audio for the October 20, 2016 meeting in an effort to assist you in clarifying the issue.

Link to Oct 20 documents and audio:

http://parkcityut.iqm2.com/Citizens/Detail_Meeting.aspx?ID=2396

The following includes the material and determinations germane to the topic:

Agenda Packet: Analysis (page 113)

*Due to the poor sight lines along Rossie Hill Drive, the City Engineer has also requested that the current driveway on the site be **limited to** Deer Valley Loop. Should any future development result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible along the eastern half of the Rossie Hill frontage and shall have a slope of no more than 5% for the first twenty feet (20') to maintain sight lines. This is reflected in Conditions of Approval #8 and #9.*

Agenda Packet: Findings of Fact (page 118)

17. Existing access to the site is **limited to** a driveway from Deer Valley Loop. [Emphasis added.]

18. The City Engineer finds that only the eastern half of the lot directly abuts the City's right-of-way along Rossie Hill Drive and there are poor sight lines along Rossie Hill Drive.

Agenda Packet: Conditions (page 119)

8. Driveway access to any development to this one-lot subdivision shall be **limited from** Deer Valley Loop Road. Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots **shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.** [Emphasis added.]

9. Any future access off of Rossie Hill shall have a slope of no more than 5% for the first 20 feet of the driveway off of the right-of-way to maintain sight lines.

Meeting Audio

2:47:47

Planner Grahn's reply to Council's question re driveway restrictions:

"What we said is if it is one lot as it is now, the access would be limited off of DVL because that is where there is a gravel driveway accessing the property now. If it were to be subdivided in the future and they would need access off of Rossie Hill for some reason (I don't know what the future subdivision holds or if there is on), then we would put restrictions in place as to where that would occur . . ." [Emphasis added.]

3:09:22

Planner Grahn's question and summary regarding conditions 8 & 9:

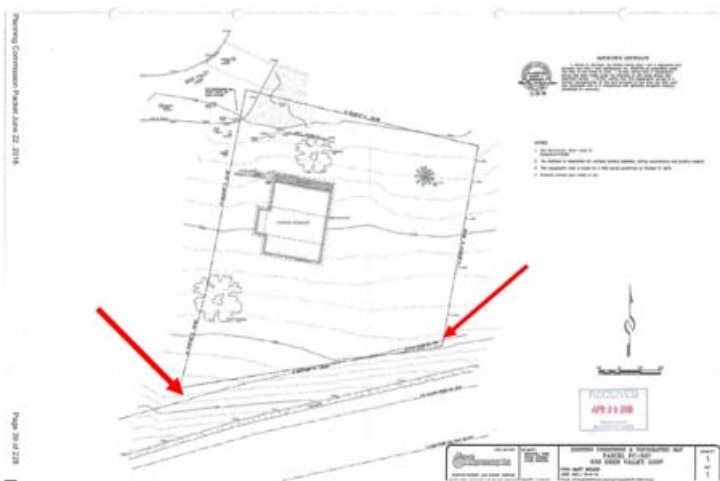
"I think we just said that we restricted the access on Rossie Hill Drive, if there were a second lot to be created from this one, to the eastern half and we also

talked about the slope not being more that 5% for the first 20 feet." [Emphasis added.]

ANALYSIS

Finding of Fact 17 is straight forward and states the fact that the property's existing access is from Deer Valley Loop.

Finding of Fact 18 requires some annotation to understand its significance. The schematic below illustrates that the southern boundary running along Rossie Hill Drive abuts BLM property on its western half and abuts Park City right-of-way **only** on its eastern half. An access to 632 DVL from the western part of the boundary running along Rossie Hill Drive would trespass on BLM property. This motivated the City Engineer to specify that if any new lots are created from a future subdivision *"the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way"*.



Condition 8 is based on Finding of Facts 17 and 18. Unfortunately, Condition 8 contains some ambiguous word choices.

Sentence 1

*“Driveway access to any development to this one-lot subdivision shall be **limited from** Deer Valley Loop Road.” [Emphasis added.]*

As written, the word “from” is incorrect. The City Engineer’s specification in Analysis and Finding of Fact was that the current driveway on the site be **limited to** Deer Valley Loop. Sentence 1 would have accurately reflected the City Engineer’s intention if it had been written: *[Emphasis added.]*

*“Driveway access to any development to this one-lot subdivision shall be **limited to** Deer Valley Loop Road.” [Emphasis added.]*

Sentence 2

“Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall only be accessible from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.”

As written, this sentence can be misconstrued that any newly generated lot fronting Rossie Hill Drive **shall be required** to be accessible from the eastern half of Rossie Hill frontage. The actual intention was that if Rossie Hill Drive frontage was created and if it were approved, it could not be accessible from the western frontage because of the BLM abutment precluded the possibility of access. This intention is more clearly expressed:

“Should the future subdivision of this lot result in new lots fronting Rossie Hill Drive, the new lots shall not be accessible from the western half of the Rossie Hill frontage where the property line directly abuts BLM property.”

CONCLUSIONS

- 1. You did not determine that a subdivision of 632 DVL could include a Rossie Hill Drive driveway access.**

2. You did acknowledge that if there was “some reason and need” for a Rossie Hill driveway access, it would have to be “from the eastern half of the Rossie Hill frontage where the property line directly abuts the City right-of-way.” Otherwise, it would trespass on BLM land.
3. You did not contest Planner Grahn’s suggestion that you would have to determine “some reason or need” for a Rossie Hill driveway access in the future.
4. Mr. Harrington’s suggestion that you must repeal the October 20, 2016 plat amendment ordinance in order to limit driveway access to DVL is not correct because you never determined that a Rossie Hill driveway access would be allowed – you only determined that if allowed (based on some reason and need), it would be restricted to the eastern portion of the property abutting the City right of way.
5. The Applicant should be required to demonstrate “some reason and need” for a Rossie Hill driveway access which you deem justified in the face of the significant health and safety concerns presented by the neighborhood.
6. The Mayor’s suggestions about a one DVL driveway alternative should be seriously pursued as suggested by the Planning Director.

Thanks again for your continued consideration and for your service to our community.

Diane Bernhardt

[Save Rossie Hill Historic Open Space](#)
[Petition to Save Rossie Hill](#)

November 1, 2017

To: Anya Grahm and PC City Council

From: Bob Martin, 595 Deer Valley Loop

Subject: Traffic Access to 632 Deer Valley Loop

Anya and City Council:

Regretfully I was unable to attend the Council meeting on October 5th. In regards to discussion of access to the four units proposed, I disagree wholeheartedly with the Save Rossi Hill group to put all access on Deer Valley Loop. The contention that Rossie Hill is more dangerous than Deer Valley Loop is absolutely absurd, especially with the far steeper entrances on both ends of Deer Valley Loop and the fact it is far narrower. I have lived full-time at 595 Deer Valley Loop since March of 2004. My house is at the bottom of the hill on the East end of Deer Valley Loop and the junction with Rossie Hill Drive. Deer Valley Loop is a nightmare in the winter and virtually a one-lane road most of the winter. Both ends are steep and treacherous in the winter especially on snow days. The access to this property suggested for Deer Valley Loop is easy if you can access the steep west entrance to Deer Valley Loop. However, due to the fact that very few people come up the west end of Deer Valley Loop because they either miss it or think it is too steep and narrow, the entrance to 632 Deer Valley Loop becomes difficult. Most tourist access Deer Valley Loop in the winter on the east end at the turn at Deer Valley Drive and Rossie Hill Drive. Many drivers and cars have a hard time getting up this section of Deer Valley Loop, which is right in front of my house. The access/driveway for 632 Deer Valley Loop is on grade (I disagree with the assessment that it is flat at the driveway) and the road is curving away from this entrance before it crest to flat at the beginning of the east side of the Portico Condo complex. It's not a bad entrance into the driveway if you are coming from the west entrance of Deer Valley Loop but no one comes up the west's steep hill unless you are a resident and know the road and have a good all wheel drive car.

I spend the whole winter clearing Deer Valley Loop in front of my house and fence. Along with the snow plows I try to keep it as clear as possible because I know how difficult it is and how many people have failed to get cars up the hill in the winter and how many times I've dug people out of the snow bank. As it is, on a tough snow day, it's probably going to be easier for residents trying to enter the driveway for 632 Deer Valley Loop to shoot up Deer Valley Loop on my end. On a tough snow day, instead of cranking a sharp left against grade near the top of the hill into the driveway for 632 DVL, it is going to be easier to go onto the flat section of Deer Valley Loop and turn around and come back and enter the driveway coming from the west. On my end of Deer Valley Loop, as the snow season goes on, Deer Valley Loop tends to narrow away from the east side of the road towards my side. Due to the heavy snowfall last year, during Sundance, the road became almost impassable and there was virtually no parking space in front of my house. I called the City for help and they responded that night with the dozer that pushed the snow east into the empty lot across from my house to widen the road again. Public Works does this periodically during the winter, which is a huge help.

I agree with City's field operations assessment that Rossie Hill is not as steep, isn't north facing, is wider and the sight line is better. I don't want to take away from the concerns of the residents of Rossie Hill, Coalition View Court and McHenry, however I would debate the contention that they have more traffic in the winter than Deer Valley Loop and that the

intersection on Rossie Hill with these streets is worse than anything on Deer Valley Loop. I have to believe there are far more full-time residents in that area than there is on Deer Valley Loop. My neighbors are condos, townhomes and lofts with only three homes presently on Deer Valley Loop and a fourth being built at a difficult location on the west entrance of Deer Valley Loop. Deer Valley Loop has far more tourist in the winter that do not know the conditions, many are ill equipped with the wrong vehicles and many have no idea how to drive in winter condition. The Rossie Hill area has far more full-time residents and second homeowners that are prepared for winter and know how to maneuver on Rossie Hill Drive and the roads. This is completely different on Deer Valley Loop where you have a majority of rentals.

I think some of the problem of line of sight could be alleviated with the use of a traffic mirror for the residents turning right out of Coalition View Court down Rossi Hill where this driveway access would be for the two uphill units. I do agree with the Rossi Hill group that the first curve on Rossie Hill Drive is difficult, however once again I believe a traffic mirror could alleviate the line of sight issues. The intersection at Rossi Hill Drive and Deer Valley Loop just below my house also has a line of sight issue that I think is quite dangerous and could use a traffic mirror as well. People going down Deer Valley loop cut the corner to go to the stop sign at Rossie Hill and Deer Valley Drive. At the same time people driving up Deer Valley Drive cut the corner to drive straight onto Rossie Hill Drive. It is blind corner and the little intersection of Deer Valley Loop, Rossie Hill Drive and Deer Valley Drive is an accident waiting to happen. A mirror would help drivers see people coming up Deer Valley Drive that are coming down Deer Valley loop and vice a versus.

When I spoke to Anya Grahn recently and indicated my views, she replied that the City Council had no comments forwarded from residents of Deer Valley Loop on this issue and that the Save Rossi Hill group were pushing the Deer Valley Loop solution. I said to her the lack of comments has everything to do with the fact that there are very few full-time residents on Deer Valley Loop. It shouldn't bear any relevance in the final decision because if you do your homework, you'll realize the full traffic impact should absolutely not be placed on Deer Valley Loop.

I have to agree with the developers plan to split the burden and have two units access off Deer Valley Loop and two access off Rossie Hill Drive. I think if you really had a traffic assessment done, you would conclude that all four units should access off Rossie Hill Drive and no additional traffic burden should be placed on Deer Valley Loop.

If you have any questions please feel free to contact me at (435) 655-5766. Thanks in advance for your thoughtful consideration of this issue.

Sincerely,

Bob Martin

595 Deer Valley Loop
PO Box 2158
Park City, UT 84060

Anya Grah

From: Michael Butt <broomh2@cox.net>
Sent: Wednesday, November 01, 2017 2:56 PM
To: Tfwatanabe@usa.net
Cc: Anya Grah
Subject: Rossi Hill

I live at 569 Deer Valley Loop and received your letter regarding the proposed changes. Excuse me if I am a little dense, but I am having a hard time in figuring out how a duplex would cause a tremendous increase in traffic? Will you be housing illegals with 25 cars?

As for Deer Valley Loop, because of the snow pile up in the winter and the current width of the road, it is better to have access in two areas than one, and I have even asked the city several times to make Deer Valley Loop a one-way street especially in the winter. Moreover, cars entering Deer Valley Drive from the west side of Deer valley Loop have a very limited view of moving traffic especially form Deer Valley Resort area and often play chicken with oncoming traffic to merge.

As far as I am concerned, the current traffic issues on Rossi Hill are being caused by the condo complexes east of Rossi Hill. Maybe they could provide visitors with a designated parking location other than the street???

I will not be in town for the meeting, but please feel free to pass along my sentiments. Feel free to call me with any questions.

Good luck!

Anya Grah

From: Jerry Shluker <jshluker@gmail.com>
Sent: Wednesday, November 15, 2017 10:19 AM
To: Anya Grah
Subject: 632 Deer Valley Loop

Dear Ms. Grah,

I am writing concerning the development of the property at 632 Deer Valley Loop. We live, part time, at 587B Deer Valley Loop, where Deer Valley Loop makes a turn to the North from Rossi Hill Road; therefore, are property looks on the development.

We have heard that the folks living on Rossi Hill are opposed to the drive way coming off of Rossi Hill Road. We disagree with their analysis that Rossi Hill Drive cannot handle the additional traffic that a drive way would bring. Our very unscientific analysis, shows much more traffic on Deer Valley Loop. During the winter, Deer Valley Loop experiences numerous drivers who cannot handle the steep grade; especially when coming up from the junction of Rossi Hill and Deer Valley Loop. The turn into the driveway for this project will be very difficult.

Since the project will be going forward, we strongly support the two driveway solution.

Thank you,
Jerry & Brenda

Jerry Shluker
Brenda keller
(650) 868-3083 [m], jshluker@att.net

Anya Grah

From: Jerry Shluker <jshluker@gmail.com>
Sent: Wednesday, November 15, 2017 10:19 AM
To: Anya Grah
Subject: 632 Deer Valley Loop

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Since the project will be going forward, we strongly support the two driveway solution.

Thank you,
Jerry & Brenda

Jerry Shluker
Brenda keller
(650) 868-3083 [m], jshluker@att.net

Anya Grah

From: Terry <tbrodkin@cox.net>
Sent: Friday, November 24, 2017 4:00 PM
To: Anya Grah
Subject: 632 DEER VALLEY LOOP

Re: 632 Deer Valley Loop:

Dear Ms. Grah,

I have owned 440 Deer Valley Loop, # 1, since '86. I would suggest that I have over a \$1,000,000 invested in my property. Therefore, I have a considerable equity in my property.

Since 1968 , after receiving my Master's in Business/Real Estate Planning, I have been involved in at least a half billion dollars in Real Estate ownership/develop. In another words, my professional career is Real Estate ownership and development.

Personally, I believe those living on Ross Hills, are making a much to do about nothing, regarding the possible added traffic on Ross Hill, in lieu of requiring only Deer Valley Loop, regarding the added traffic. I would suggest that having two ingress/egress in lieu of one has its advantages in case of fire/emergency vehicle ingress and egress. In addition, an engineering report supports that conclusion.

I would definitely support both Deer Valley Loop and Rossi Hill as ingress/egress. Those living on Rossi Road are inclined to be property owners that would have no changes in their area. I feel that they have no concrete and demonstrative support for their position other than to simply block any change because it is "change.

Yours
tbrodkin

Terry B. Brodtkin
7320 E Shoeman Ln
Scottsdale, Az 85251
480 874-8697

December 15, 2017

Park City City Council,

Regarding the proposed driveway access to development of two condominiums on 611 Rossi Hill Dr. (RHD), and two at 632 Deer Valley Loop (DVL):

- Few residents of DVL are aware of the scope of the proposed development and the potential impact on the traffic in the area. We are adding our voices to advocate for the safest traffic and pedestrian friendly solution for everyone concerned.
- The developer has proposed and received a positive recommendation for two points of access (driveways) to the properties. One will be from RHD the other from DVL.
- A group of residents of RHD are lobbying against this driveway design, preferring that all traffic access the properties from DVL. We feel the design, as is, promotes the best possible solution for the proposed development.
- There is already too much traffic on DVL and anything we can do to minimize additional traffic will improve safety overall. The best solution might be to access all units on the property from RHD, but that is not realistic. One more driveway from DVL is enough.
- We have seen traffic counting equipment on the street recently. Perhaps the city has already confirmed that the number of cars is exceptionally high. The number service vehicles alone exceeds RHD traffic.
- DVL is a short street, densely populated, with many nightly rentals. Residents and guests love the location due to the walkability to Old Town, Main Street, Transit Center and Deer Valley. Living and staying here takes cars off of the streets - a key goal of City Council and our community.

Related, on the subject of DVL traffic vs RHD traffic.

- In order to keep this corridor - including DV Drive sidewalk - clear and safe, it is imperative that the local ordinances be enforced.
- Trash and recycle bins are supposed to be identified by address and placed on the street only the day before and cleared the day after scheduled pick-up. There is no enforcement as many (I suspect professional property

managers) bins remain on the street for days and weeks untouched and not labeled.

- Signs prohibiting street parking during winter months (Nov-Apr) are posted on RHD, but not on DVL where it may have some real impact, even though this too is rarely enforced.
- During the winter, snowplows are unable to clear snow from DVL because there are cars and trash bins on the ever-shrinking borders of the street. It becomes a one lane street with steep, slick pitches at both ends. The western intersection of DVL and DVD is especially dangerous for the heavy pedestrian traffic, and the DVL entrance is not wide enough to be called two lanes even when clear of snow. RHD does not have these issues.
- Enforcing these rules will help immensely in keeping our street safer for cars and pedestrians year round.

Thank you for your attention. I am happy to reply to any questions you may have.

Sincerely,

Graham Anthony
435-655-1846

Graham Anthony / 563A Deer Valley Loop
Judy and Bill Tink / 408 Deer Valley Loop
Greg and Din McCormack / 522 Deer Valley Drive
Carina and Charles T. Edwards / 412 Deer Valley Loop
Dana and Olivier Gers / 563B Deer Valley Loop
Paul Lukanowski & Lori Harris / 544 Deer Valley Loop Unit C
Jerry Shluker and Brenda Keller / 587B Deer Valley Loop
David Heeger and Jenny Listman / 472 Deer Valley Loop, Unit B
John and Julie Brown / 472 A Deer Valley Loop



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

This resolution commemorates the 20th anniversary of the Eccles Center for the Performing Arts in Park City.

Respectfully:

Michelle Kellogg, City Recorder



Resolution 03-2018

**A RESOLUTION DECLARING JANUARY 13, 2018 AS THE GEORGE S. AND DOLORES DORÉ
ECCLES CENTER FOR THE PERFORMING ARTS DAY**

Whereas, more than 25 years ago the citizens of Park City, in the passage of a successful bond election, voted to create the first joint-use space of its kind in Utah, to support students and to create a world-class performing arts environment; and

Whereas, Robert Redford and the George S. and Dolores Doré Eccles family added to the original proposal, to create a 1300 seat joint-use facility to ensure the continued presence of the Sundance Film Festival in our town; and

Whereas, the Park City School District and the Park City Institute, have for 20 years, successfully co-managed the state-of-the-art facility; and

Whereas students of the Park City School District enjoy the educational benefits of performing arts and technical learning opportunities on a world-class stage in a world-class theater; and

Whereas, the Park City Institute has, from its inception, presented emerging artists and Broadway legends, Oscar winners, Tony Award winners, Grammy winners, and Emmy Winners on the Eccles Center Main Stage, for two decades; and

Whereas, the Park City Institute has included cutting-edge—and often controversial—speakers in its lineup, to expand the conversations in our town; and

Whereas the programming at the Eccles Center has surprised and delighted residents and visitors from all over the world; and

Whereas tens of thousands of underserved residents have benefitted from tickets to performances, donated by Park City Institute; and

Whereas the community has been entertained, educated and illuminated in this space, with programming provided by the Park City Institute, for 20 years; and

Therefore, the City Council of Park City, Utah, which has made arts and culture a priority, hereby declares January 13, 2018 as the George S. and Dolores Doré Eccles Center for the Performing Arts Day

PASSED AND ADOPTED this 11th day of January, 2018.

PARK CITY MUNICIPAL CORPORATION

Mayor Andy Beerman

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

Master Planned Developments and Conditional Use Permits require Planning Commission public hearing, review, and final action. Re-Subdivisions (Plat Amendments and Subdivisions) applications require Planning Commission public hearing, review, and recommendation to the City Council, and City Council public hearing, review, and final action.

The Planning Commission will be reviewing the associated Master Planned Development and the Conditional Use Permit on Wednesday January 10, 2018. The Planning Department policy is to provide a minimum of three (3) weeks between Planning Commission final action and City Council public hearing/review/final action in order to have Planning Commission meeting minutes at City Council.

Staff recommends that the City Council continue this item to Thursday February 1, 2018 City Council meeting.

Respectfully:

Francisco Astorga, Senior Planner



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

On December 26, 2017, staff received a First Amendment Application for a Respect Rally to be held on January 20th at North City Park from Cindy Levine of C-Change. Cindy has been working with staff to mitigate the impacts of the event.

Respectfully:

Jennifer Diersen,



City Council Staff Report

Subject: Level Three First Amendment Event Approval – Respect Rally

Author: Jenny Diersen, Special Event Manager

Department: Special Events Department

Date: January 11, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends City Council hold a public hearing, review, and approve the Level Three First Amendment Event, Respect Rally, to be held at North City Park on Saturday, January 20 from 10:00 a.m. to 11:30 a.m. based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office. Set up will commence on Friday, January 18, from 8:00am to 8:00pm, and breakdown will be completed by 2:00pm

Executive Summary

On December 26, 2017, staff received a First Amendment Application for a Respect Rally to be held on January 20th at North City Park from Cindy Levine of C-Change. Cindy has been working with staff to mitigate the impacts of the event.

The Problem

National attention regarding Women's Rights, combined with the international media presence in Park City during the Sundance Film Festival, has led staff to believe this event will attract 3,000 to 7,000 attendees resulting in major impacts to Old Town, residents, and Festival operations, including Transit. Therefore, this event qualifies as a Level 3 Event, which requires City Council approval, per section [4A-2-3-C](#) of the Park City Municipal Code.

Additional impacts from this event are:

- Increased costs and staffing needs for the City during an already very busy time;
- Increased impacts and mitigation for residential areas – specifically regarding transportation planning, public safety and community engagement;
- Significant traffic and congestion and public safety investments.

Background

On [January 12, 2017](#) (page 214), Council approved a Woman's March event on January 21, 2017. The event attracted close to 9,000 attendees to Main Street and made headlines across major media outlets.

Analysis

In accordance with section [4A-2-3](#) of the Municipal Code, staff finds Respect Rally, First Amendment Event Permit is an activity conducted for the purpose of expressing political, social, religious or other views protected by the First Amendment of the United

States Constitution and Article 1, Section 15 of the United States Constitution, including speechmaking, marching, demonstrating and debating public issues:

- 1) On City property;
- 2) Necessitating a partial street closure; and
- 3) Creating impacts on services and transportation arising from the size of the event.
 - Staff has been working with the applicant, Cindy Levine, regarding logistics, safety and security for the event.
 - Staff anticipates 3,000 to 7,000 people in attendance for the event.
 - There are additional parking removals and road closures associated with this event. The event will be held at North End City Park. (Exhibit B)
 - Parking in City Park will be removed starting on January 19th at 8:00 a.m. and will be returned at 1:00 p.m. on January 20th. The parking spaces and roads lot will be noticed 24 hours in advance of the closures.
 - The applicant is providing additional transit (eight, 50 passenger buses) to and from the event, including shuttle buses from the Movie Studio/ Richardson Flat to City Park, as recommended by the Transportation Director.
 - Applicant will live stream the event, so that people may participate by watching from their homes or other locations. This will help reduce onsite attendance.
 - The applicant has agreed to work with the City to promote off-site parking and traffic circulation in the vicinity of the event. The applicant is asking participants to carpool, walk and take transit – utilizing both the transportation system they have created and existing transportation plans associated with Sundance.
 - Staff recommends closing Park Avenue and all of City Park to traffic from 8 a.m. to 1:00 p.m. on Saturday, January 20 to ensure transit can continue to operate on Park Avenue. This will allow Sundance venues to continue to operate and create less of impacts on the existing event.

Fee Reduction

The applicant was given a Special Event City Service fee estimate. Per section [4A-2-9](#) of the Municipal Code, because the application was received outside of the normal application process, the applicant can still be considered for a fee reduction. The applicant is requesting 100% Service Fee Reduction per criteria 6 of the code – *Demonstrates that the imposition of fees would create financial hardship on the Applicant or would have a detrimental effect on services provided to the public.*

The current fee estimate is below the Council review threshold of \$25,000. A Summary of Special Event City Service Fees are listed below:

Department	Cost /Estimate	Notes
Special Events Application	\$160	
Building Permits	\$805	
Facility Rental	\$ 85	
Equipment/Barricades	\$2,000	
Public Safety	\$21,000	*Additional security costs have been donated by outside agencies estimated at an additional value of \$9,000.

Total Estimated Fees	\$24,050	
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Community Engagement

Due to the limited notice following the event application, a truncated community outreach plan has been executed. Staff has informed Sundance, SEAC, HPCA, Chamber, Park City Resort, Deer Valley Resort and School District. Leading up to the event, staff will complete door-to-door residential outreach on Wednesday Jan. 10 in the City Park area, informing residents of impacts, notice of the Council meeting, and provide staff contact information for questions. Staff will complete an additional round of door-to-door outreach and HPCA merchants.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Staff recommends City Council hold a public hearing, review, and approve the Level Three First Amendment Event, Respect Rally, to be held at North City Park on Saturday, January 20 from 10:00 a.m. to 11:30 a.m. based on findings of the fact, conditions of approval and conclusions of the law in a form approved by the City Attorney's Office.

Pros

- a. Event Transportation Plans utilizes and adds to the Sundance Transportation Plan, allowing for a predictable plan for both attendees of this event and Sundance. Both City and event transportation runs to and from event location.

Cons

- a. Event will cause additional impacts to the community, Sundance Film Festival, Resorts and Main Street which will likely be perceived negatively through the community, specifically to those living in the area directly affected by this event.
- b. Event causes increased costs for City staffing.

2. **Modify Alternative:**

Modify approval of the Respect Rally due to transportation impacts and move the event to Quinn's Junction.

Pros

- a. Moving to Quinn's Junction would lessen traffic impact on Old Town, Resorts and Sundance Operations. Staff would need to coordinate traffic and transportation impacts at highway 40 and 248, in addition to maintaining hospital access.
- b. Moving the event to Quinn's Junction may significantly diffuse the crowd size.

Cons

- a. The applicant would likely withdraw their application. This would either cause the event to dissolve or cause the burden of organizing the event placed on City.
- b. There is almost no existing transit at this location, which would likely require either increased charter service to negate the need for a vehicle.
- c. First amendment groups may still request staging on Main Street/City Park.

3. **Denial Alternative:**

Deny the Respect Rally application under the provision that the impacts cannot be mitigated and 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 and would substantially interfere with any other Special Event

for which a permit has already been granted or with the provision of City services in support of other such events or governmental functions.

Department Review

Special Events, Economic Development, Public Safety, Emergency Management, Transportation Planning, Public Works, Transit, Streets, Parking Services, Community Engagement, Budget, Legal and Executive Departments reviewed this report. Building, Parks, Recreation and Building Maintenance have also been informed and are coordinating for impacts.

Attachments

- A Respect Rally First Amendment Event Application
- B Site Plan for the Respect Rally Event
- C DRAFT Findings for the Respect Rally First Amendment Event

[Submit](#)[Print](#)

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
speialevents@parkcity.org

APPLICATIONS DO NOT CONSTITUTE AS A PERMIT.
PERMITS ARE APPROVED BY THE SPECIAL EVENTS DEPARTMENT OR CITY COUNCIL IN WRITING AFTER COMPLETE APPLICATIONS ARE REVIEWED UNDER PARK CITY MUNICIPAL CODE 4-8.

Applications for Special Event Permits are due no later than 90 days (Level 3), 60 days (Level 2), or 30 days (Level 1) prior to an event. Incomplete applications cannot be reviewed. Applications submitted after the deadlines as described above may be denied. More information can be found at www.parkcity.org or by contacting speialevents@parkcity.org.

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

Tommy Youngblood tommy.youngblood@parkcity.org	435.615.5187	Jenny Diersen jenny.diersen@parkcity.org	435.615.5188
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APPLICATION FEES & EXPENSES

Level Three Special Event Permit	\$160.00
Level Two Special Event Permit	\$80.00
Level One Special Event Permit	\$40.00

- Application Levels are determined by the Special Events Department after reviewing complete applications.
- Additional fees for other City Services will be estimated and provided to the applicant upon receipt of a complete application.
- Applicants may incur additional expenses from other City, County or State jurisdictions.
- Fee Reductions for some City Services are considered bi-annually. Fee Reduction Applications are due on:
• **April 1**, for events July 1 – December 31; and **October 1**, for events January 1 – June 30.

AS THE APPLICANT YOU UNDERSTAND & AGREE TO THE FOLLOWING: (Check all that you understand and agree to)

- ☒ To insure prompt and accurate processing of your application, ensure that ALL support 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 completed, with traffic and transportation plan, contingency plan – including operations plan, emergency plan, weather conditions and residential and notification outreach plan; site plan and permission of use for properties.
- ☒ Park City Municipal Corporation requires a certificate of insurance in an amount to be determined by the City Attorney's Office. 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 I have obtained other permits as necessary from City, County or State agencies, as well as the application fee amount based on the Level of event.
- ☐ 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 4-8-9 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 Park City Municipal Code 4-8.

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME OF EVENT: **Respect Rally**

FIRST TIME EVENT:	☒ Yes	☐ No	ANNUAL EVENT:	☐ Yes	☒ No	IF ANNUAL, HOW MANY 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): Cindy Levine							
TITLE / POSITION: owner							
BUSINESS / ORGANIZATION NAME: C-change							
IS BUSINESS / ORGANIZATION A REGISTERED NON-PROFIT						☐ Yes, a copy of IRS paperwork is attached	☐ No
MAILING ADDRESS OR BUSINESS / ORGANIZATION: 6436 N Business loop Unit E							
CITY, STATE, ZIP: Park City Utah 84098							



Park City Municipal Corporation

Special Event Permit Application

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

PHYSICAL ADDRESS OF BUSINESS / ORGANIZATION: 6436 Business Loop Unit E

CITY, STATE, ZIP: Park City Utah 84098

PHONE (PRIMARY): 435-901-9124

PHONE (SECONDARY):

EMAIL: cindy@xmission.com

BUSINESS / ORGANIZATION WEBSITE:

SOCIAL MEDIA LINKS:

DAY OF EVENT PRIMARY CONTACT

ON-SITE DAY OF PRIMARY CONTACT NAME (FIRST & LAST): Cindy Levine

ON-SITE DAY OF PRIMARY CONTACT CELL PHONE: 435-901-9124

ON-SITE DAY OF PRIMARY CONTACT EMAIL: cindy@xmission.com

PUBLIC EVENT INFORMATION

WEB SITE FOR PUBLIC EVENT INFORMATION: facebook event page

PHONE NUMBER FOR PUBLIC EVENT INFORMATION: na

EMAIL ADDRESS FOR PUBLIC EVENT INFORMATION: na

Overall event description is attached as a separate document, with the contingency plan and is submitted with the application.

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		Event/rally/speakers/music			

THE EVENT WILL INVOLVE THE USE OF: (Check all that apply)

☐ MAIN STREET	☐ RESORT PROPERTY	☐ SCHOOL DISTRICT PROPERTY	☐ PRIVATE PROPERTY	☒ CITY PARKS	☐ CITY FIELDS	☐ CITY FACILITY RENTAL	☐ RESIDENTIAL AREAS	☐ PARK CITY LIMITS	☐ MULTI-JURISDICTION	☒ AMPLIFIED SOUND
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THE TARGET MARKET FOR THIS EVENT IS: (Check all that apply)

☒ YOUTH / FAMILIES	☒ ADULTS	☒ LOCAL	☒ STATE-WIDE	☒ REGIONAL	☒ NATIONAL	☐ INTER NATIONAL	☒ SPECTATORS	☒ PARTICIPANTS	OTHER:	
--	--	---	--	--	--	---	--	--	--------	--

THIS EVENT WILL: (Check all that apply)

☐ LIMIT # OF PARTICIPANTS	☒ BE FREE FOR SPECTATORS	☒ BE FREE FOR PARTICIPANTS	☐ INCLUDE VENDORS OR SPONSOR	☐ BE FREE AND OPEN TO THE PUBLIC
☐ LIMIT # OF SPECTATORS	☐ CHARGE ADMISSION FOR SPECTATORS	☐ CHARGE PARTICIPANTS	☐ NOT INCLUDE VENDORS OR SPONSOR	☐ BE A PRIVATE EVENT

THIS EVENT WILL BE HELD: (Check all that apply)

☐ MONDAY	☐ TUESDAY	☐ WEDNESDAY	☐ THURSDAY	☐ FRIDAY	☐ SATURDAY	☐ SUNDAY
☐ WEEKLY		☐ MONTHLY		☐ SERIES		☒ ONE DAY

NUMBER OF EVENT(S): 1

OF CONSECUTIVE DAYS:



Park City Municipal Corporation

Special Event Permit Application

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P.O. Box 1480
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specialevents@parkcity.org

ONE DAY EVENT HOUR(S)			
EVENT HOUR(S): 9am- 10am		OPENING TIME: 9am	EVENT ENDS: 1/20
EVENT SET-UP DATE: January 19 (friday)		BREAK-DOWN DATE: january 20	
SET-UP TIME(S): Evening or ealry morning 6am		BREAK-DOWN TIME(S): immediately afterwards	
MULTIPLE DAY EVENT HOUR(S) - If different for each date			
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		BREAK-DOWN TIME(S):	
INCLIMATE WEATHER INFORMATION:			
DAY:	DATE:	OPENING TIME:	EVENT ENDS:
EVENT SET-UP DATE:		BREAK-DOWN DATE:	
SET-UP TIME(S):		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 (Complete all that apply)			
IF ANNUAL EVENT:			
TOTAL EVENT ATTENDANCE OF PREVIOUS YEAR:		TOTAL DAILY EVENT ATTENDANCE OF PREVIOUS YEAR:	
ALL APPLICANTS MUST COMPLETE THE FOLLOWING SECTION (NEW OR ANNUAL EVENTS)			
ESTIMATED # OF PARTICIPANTS: 500-1000		ESTIMATED # OF VENDORS:	
ESTIMATED # OF SPECTATORS:		ESTIMATED # OF VOLUNTEERS:	
ESTIMATED # OF STAFF: 20		ESTIMATED DAILY ATTENDANCE:	
ESTIMATED HIGHEST TOTAL ATTENDANCE AT ONE TIME:		ESTIMATED TOTAL ATTENDANCE OF ENTIRE EVENT:	
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 (circle and complete all that apply)

THE EVENT WILL HAVE:

STREETS

☐ STREET CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN / MARKING	
☐ ROLLING CLOSURE	☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE
NAMES OF STREETS TO BE CLOSED:		TIMES: (START / END OF CLOSURE)	
		START:	END:
		START:	END:
		START:	END:
		START:	END:
REASON FOR CLOSURE:			

SIDEWALKS

☐ SIDEWALK CLOSURE MAP IS ATTACHED		☐ CLOSURE SIGN / MARKING	
☐ PARTIAL CLOSURE	☐ FULL CLOSURE	☐ NO CLOSURE	☐ CROWD CONTROL PLAN
ADDRESS:			
ADDRESS OF CLOSURE: (FROM / TO)		TIMES: (START / END OF CLOSURE)	
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
FROM:	TO:	START:	END:
REASON FOR CLOSURE:			

TRAILS

☐ TRAIL COURSE MAP IS ATTACHED	☐ COURSE / SIGN MARKING INFORMATION IS ATTACHED
NAMES OF TRAILS TO BE USED:	

PARADE

ASSEMBLY AREA:	DISBANDING AREA:	# OF PARADE ATTENDEES:	
PARADE IS:			
☐ WALKING ONLY	☐ VEHICLES & WALKING	☐ VEHICLES ONLY	☐ WILL HAVE ANIMALS
OTHER PARADE INFO:			



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TEMPORARY STRUCTURES & FLAMMABLE MATERIALS

I UNDERSTAND ALL TEMPORARY STRUCTURES AND FLAMMABLE MATERIALS MUST BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT. SUCH INSPECTIONS WILL REQUIRE A FIRE/BUILDING PERMIT TO BE SUBMITTED 10 DAYS BEFORE THE EVENT, AS WELL AS AN INSPECTION THE DAY OF THE EVENT.

☐	TEMPORARY BLEACHERS	☐	INFLATABLES	☐	CANOPIES	☐	TEMPORARY BADGES	☐	TEMPORARY LIGHTING
☐	TENTS 10X10 OR UNDER	HOW MANY:							
☐	TRAILER	HOW MANY:							
☐	STRUCTURES OVER 8 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:									

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 (List areas of city restroom facilities below:												
☐	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
WASTE MANAGEMENT PLAN HAS BEEN DESCRIBED IN THE CONTINGENCY PLAN ATTACHED TO THIS APPLICATION.							

FOOD & MERCHANDISE SALES

☒	I UNDERSTAND THAT ALL VENDORS MUST OBTAIN A PARK CITY BUSINESS LICENSE. ALL VENDORS SERVING FOOD OR DRINKS MAY BE REQUIRED TO OBTAIN A FOOD SERVICE OR FOOD HANDLERS 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
I HAVE CONTACTED THE PARK CITY FINANCE DEPARTMENT REGARDING REQUIREMENTS FOR BEER & LIQUOR LICENSES.					



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☐ I UNDERSTAND THAT THE UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (UDABC) MAY REQUIRE OTHER PERMITS.

WILL FOOD ITEMS BE PRE-PACKAGED?: YES NO

WILL FOOD ITEMS BE COOKED ON SITE?: YES NO

☐ I UNDERSTAND THAT IF COOKING IS ONSITE, A PARK CITY BUILDING/FIRE PERMIT MAY BE REQUIRED.

WILL FOOD ITEMS BE PREPARED OFFSITE?: YES NO

DESCRIBE ITEMS:

TEMPORARY SIGNS

WILL THERE BE TEMPORARY SIGNS AT THE EVENT?: YES NO

☐ I HAVE ATTACHED A SIGN PLAN DESCRIBING THE CONTENT, SIZES AND LOCATIONS IN THE CONTINGENCY PLAN.

SAFETY - SECURITY

☐ THE EMERGENCY AND SECURITY PLAN HAS BEEN ATTACHED IN THE OPERATIONS PLAN, INCLUDING CROWD CONTROL, ACCESS, 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.

☐ THE EVENT WILL REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL.

☐ THE EVENT WILL NOT REQUIRE LAW ENFORCEMENT SERVICES BEYOND ROUTINE PERIODIC PATROL.

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 MARKING 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?:

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): still in the works

NEWSPAPER:

MAGAZINES:

OTHER:

PLEASE SELECT RANGE OF MARKETING BUDGET:

☐ \$100 OR UNDER ☒ \$100 - \$500 ☐ \$500 - \$1,000 ☐ \$1,000 - \$2,500 ☐ ABOVE \$2,500



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Special Event Permit Application

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APPLICANT AGREEMENT & SIGNATURE

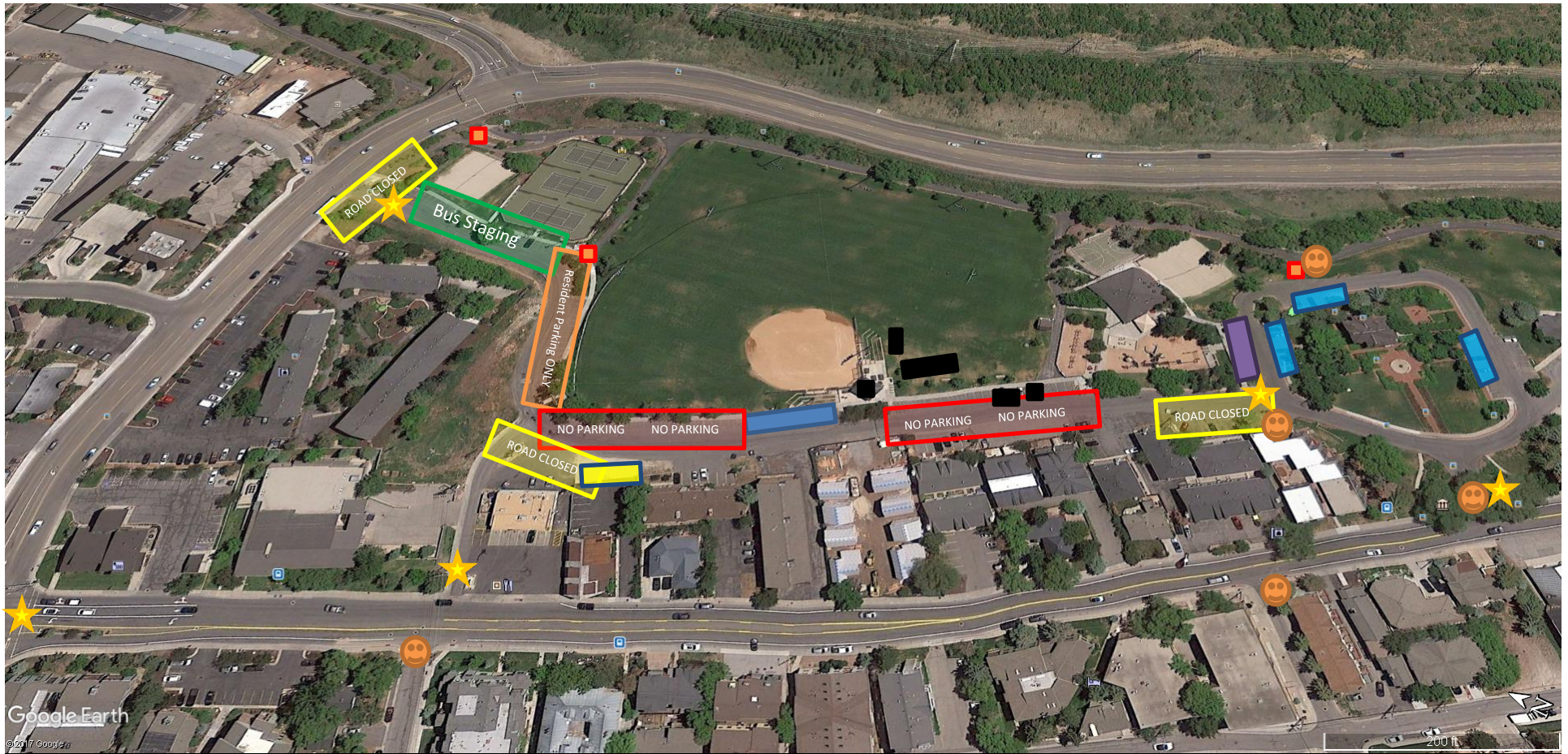
I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is complete and accurate.

Name (Printed):		
Signature:	cindy levine	Date: 12/15/17

STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 20____, before me, the undersigned notary, personally appeared _____, 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 _____ for _____.

Notary Public



-  Road Closed
-  Resident Parking
-  No Parking
-  Restrooms
-  Media Parking
-  Sundance Parking
-  Tents/Stage

-  Police Officer
-  Hard Barricade
-  Security

Transit Ingress Routes

1 and 5 Prospecter
 2 Park Meadows
 3 blue Thaynes
 4 and 7 Kimball Jct Silver Lake
 21 Theater Loop From Park meadows and Prospecter.
 Walk from Electric Exprsss Par. ave condos

Chartered Rally buses will pick up at the Movie Studio and Richardson Flat and go to bus staging in City Park.

Transit Egress Routes

1 and 5 Prospecter
 2 Park Meadows
 3 blue Thaynes
 4 and 7 Kimball Jct Silver Lake
 21 Theater Loop to Park meadows and Prospecter.
 Walk to Fresh Market for Electric Express.

Chartered Rally buses will pick up at bus staging in City Park and go to Movie Studio and Richardson Flat.



FIRST AMENDMENT SPECIAL EVENT PERMIT

Type of License: Level 3 First Amendment Event
Event Name: Respect Rally
Event Date(s): Saturday, January 20, 2018
Event Location: North City Park
Licensee: C- Change
Contact Person: Cindy Levine
Approved By: City Council of Park City
Approval Date: Thursday, January 11, 2018

The City Council of Park City has approved the First Amendment Event Permit for the Respect Rally to be held at North City Park on the following days and times: Saturday, January 20, 2018 from 10:00 a.m. to 11:30 a.m. Set up for this event shall be on Friday, January 19 between 4:00 a.m. and 10:00 p.m., break down for this event is to be complete by 2:00 p.m. on Saturday, January 20, 2018. This First Amendment 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. Respect Rally will be held at North City Park on the following days and times: Saturday, January 20, 2018 from 10:00 a.m. to 11:30 a.m. Set up for this event shall be on Friday, January 19, 2018 from 4:00 p.m. to 10:00 p.m., break down for this event is to be complete by 2:00 p.m. on Saturday, January 20, 2018.
2. Staff has determined the application to be licensed as Level Three First Amendment Event under the Park City Municipal Code Section 4A-1-1.6. There are temporary street closures and use of City property restrictions associated with this approval.
3. The conduct of the First Amendment Event will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular or pedestrian traffic in the area of the venue. No portion of the event will obstruct sidewalks or public rights-of-ways. Public transportation and other vehicular and pedestrian traffic in the area will be interrupted.
4. The concentration of persons, vehicles, or animals will not duly interfere with the movement of police, fire, ambulance and other emergency vehicles on the streets or with provision of other public health and safety services.
5. The size and scope of the event will require the need for City police, fire or other services. However, Police, fire, or other essential public employees will not be diverted from their normal duties to protect the remainder of the City from the impacts of this event.
6. The event is expecting 1,000 to 3,000 attendees. This includes participants, spectators, volunteers, staff and vendors. The event will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

7. Due to the anticipated attendance and type of event there will not be an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
8. Respect Rally submitted their initial application on December 26, 2017; There are other Special Event Permits that has been granted for Saturday, January 20, 2018.

DATE	EVENT	A – Geographic Separation	B - Proposed Time & Duration	C – Anticipated Attendance
January 18 through January 28, 2018	Sundance Film Festival	Throughout Park City, Summit County	All Day – 7 a.m. to midnight	48,000 over 10 days
January 20, 2018	Respect Rally	North City Park	9:00 a.m. – 11:00 a.m.	1,000 – 3,000

9. This is the application submitted by Cindy Levine of C-Change. Cindy Levine has been working with City Staff to ensure that all conditions of the event will be met. The Applicant has demonstrated an ability and willingness to conduct the event pursuant to the terms and conditions of the Park City Municipal Code and has never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.
10. As according to section 4A-2-7.D of the Park City Municipal Code, City Service Fees associated with this event have been waived.
11. Staff finds Respect Rally, First Amendment Event Permit is an activity conducted for the purpose of expressing political, social, religious or other views protected by the First Amendment of the United States Constitution and Article 1, Section 15 of the United States Constitution, including speechmaking, marching, demonstrating and debating public issues on City property. This event may not include solicitations or activities which propose a commercial transaction, race, rally, parade or event using motor vehicles and bicycles or footraces.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The Applicant shall provide all required permits required by federal, state and local agencies, along with any associated fees.
2. The Applicant shall ensure that all activities abide by the laws and parameters set forth by Standards for License Approval section 4A-2-4.
3. The Applicant shall provide monitors for crowd control and safety, in addition to, any other services or facilities necessary to ensure compliance with City noise, sign or other applicable ordinance(s).
4. The Applicant has agreed to provide monitors for crowd control and safety, in coordination with the City to ensure sufficient number of traffic controllers and signs, barriers and traffic devices.

EXHIBIT C – Respect Rally DRAFT Special Event Permit

5. The Applicant has agreed to provide safety, health and sanitation equipment and services and facilities to ensure that the First Amendment Event will be conducted without creating unreasonable negative impacts to the area with due regard for safety and the environment.
6. The Applicant has agreed that there will be no distribution of handbills literature, or other printed matter to passersby or place them on cars, buildings, driveways, doorways or porches.
7. The Applicant has agreed to work in coordination with the City to ensure adequate off-site parking and traffic circulation in the vicinity of the event. The applicant will encourage participants in the event to carpool, walk and take transit to the event.
8. The Applicant provides a schedule of events, and provides access to any site for purposes of Code enforcement and Public Safety as outlined by Park City Municipal Code.
9. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety.
10. The Applicant shall require that all persons it is responsible for (participants, volunteers, spectators, and others) use the area in a safe and responsible manner. The applicant shall be liable for any damage resulting to the use area, including streets, buildings, signs, restrooms, benches and other improvements adjacent to the trails by either the applicant or the persons it is responsible for. All tents, stages, temporary structures, signs and trash shall be collected, packed out, and disposed of properly immediately following the event.
11. Applicants shall provide, upon application of a Special Event Permit, proof of liability insurance in the amount of four million dollars (\$4,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured. All applicants 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.
12. In the event of extreme weather, health, safety or welfare concerns or other scheduling conflict due to unforeseen circumstances, the City reserves the right to cancel an event at any time. The applicant has chosen to forgo a weather date for the event.

APPROVED this Thursday the 11th day of January, 2018.

PARK CITY MUNICIPAL CORPORATION

City Manager, Diane Foster

Attest:

City Recorder,

Approved as to form:

Mark D. Harrington, City Attorney



DATE: January 11, 2018

TO HONORABLE MAYOR AND COUNCIL

- Over the last year, Transportation Planning, Transit and Parking staff have been working to develop and implement a suite of alternative transportation solutions and to reduce congestion.
- One proposed solution is an opportunity to provide pedestrian access improvements to the existing pedestrian HAWK beacon in front of Park City High School.
- This project will look to increase pedestrian safety and school access, connectivity to neighborhood destinations, improve air quality, aesthetics, while balancing the needs of the general purpose traffic along the SR-248 corridor.
- Staff is proposing to initiate this design, and ultimately construction work on the pedestrian area, independent, yet coordinated with, the broader SR-248 Corridor Improvement Project as to complete this project in advance.
- Staff believes it is possible to enhance safety and reduce congestion on SR 248 by accelerating this project, yet not jeopardizing future improvements on the corridor.

Respectfully:

Julia Collins, Senior Transportation Planner

City Council Staff Report



Subject: Approval of Professional Service Agreement with Horrocks for Design and Construction Services for SR-248 Pedestrian Access Improvements in an Amount Not to Exceed Three Hundred Forty One Thousand Four Hundred and Twenty Three Dollars (\$341,423).

Author: Alfred Knotts, Transportation Planning Manager
Julia Collins, Senior Transportation Planner

Department: Transportation Planning and Transit

Date: January 11, 2018

Type of Item: Administrative

Summary Recommendation

Authorize the City Manager to sign the Service Provider/Professional Services Agreement, in a form approved by the City Attorney, with Horrocks Engineering in an amount not to exceed Three Hundred Forty One Thousand, Four Hundred and Twenty Three Dollars (\$341,423) to provide engineering design and construction services for SR-248 Pedestrian Access Improvements.

Executive Summary

- Over the last year, Transportation Planning, Transit and Parking staff have been working to develop and implement a suite of alternative transportation solutions and to reduce congestion.
- One proposed solution is an opportunity to provide pedestrian access improvements to the existing pedestrian HAWK beacon in front of Park City High School.
- This project will look to increase pedestrian safety and school access, connectivity to neighborhood destinations, improve air quality, aesthetics, while balancing the needs of the general purpose traffic along the SR-248 corridor.
- Staff is proposing to initiate this design, and ultimately construction work on the pedestrian area, independent, yet coordinated with, the broader SR-248 Corridor Improvement Project as to complete this project in advance.
- Staff believes it is possible to enhance safety and reduce congestion on SR 248 by accelerating this project, yet not jeopardizing future improvements on the corridor.

Acronyms

CE	Categorical Exclusion
COG	Council of Governments
CIP	Capital Improvement Program
EA	Environmental Assessment
FONSI	Finding of No Significant Impact
HAWK	High intensity Activated crossWalk
NEPA	National Environmental Policy Act
PCSD	Park City School District
RFP	Request for Proposal
SR	State Route
UDOT	Utah Department of Transportation
VMT	Vehicle Miles Traveled

The Problem and Opportunity

The City and UDOT are currently developing alternatives to address congestion and long term transportation needs on the SR 248 Corridor within the Park City. These alternatives will be evaluated consistent with FHWA NEPA implementing procedures for preparing an EA. One goal is to improve both pedestrian and vehicular access to the Park City School District Kearns Campus and overall pedestrian safety, as well as enhance the corridor to facilitate transit priority service, such as bus rapid transit. Currently, the pedestrian HAWK beacon causes considerable delay during peak traffic hours and poses significant pedestrian and vehicle conflicts given its mid-block location. Both the City and UDOT believe these conflicts can be resolved prior to, and in coordination with, the larger SR 248 improvements, as well as in cooperation with any future Park City School District planning exercises.

Background

- On November 9, 2017, staff presented an [overall programmatic update to City Council](#) that included updates on local and regionally significant transportation projects. The pedestrian access and safety improvements on SR-248 were included and supported in this update.
- On December 5th, 2017, staff presented the project, approach and scope to the Park City School District Board.
- On December 6th, 2017, staff issued an RFP for the Pedestrian Access Improvements and posted in all of the normal media outlets.

Selection Process

Staff received one (1) proposal from Horrocks Engineering. To evaluate and refine the scope of work, staff convened a Committee consisting of the following representatives:

<u>Representative</u>	<u>Department/Agency</u>
Brad Palmer	UDOT Region 2
Roger McClain	Public Works
Matt Cassel	Engineering
Jim Blankenau	Sustainability
Alfred Knotts/Julia Collins	Transportation Planning

The Committee determined that Horrocks was an exceptionally qualified firm given their overall approach to the project, industry experience, availability of local staff, and previous work credentials as it pertains to other pedestrian access improvements in Park City and surrounding areas, such as the Comstock tunnel.

The scope of services briefly entails: Alternative Analysis, Preliminary Design, Design and Construction Documents, Project Bidding, and Construction Management. Staff will return to Council after the bid opening for the award of the Construction contract. The scope of work for the proposed service can be found in Attachment A, and includes construction consulting services, which staff prefers in order to be able to utilize the expertise of Horrocks to oversee their design.

Project Timeline			
Task	Start	Complete	Duration
Notice to Proceed	-	28-Jan-18	-
Scoping Stage	1-Feb-18	1-Mar-18	4 weeks
<i>Survey / Geotech</i>			
Geometry	1-Mar-18	1-Apr-18	4 Weeks
Plan-In-Hand Stage	1-Mar-18	1-May-18	8 weeks
PS&E Stage	1-May-18	15-Jun-18	6 weeks
Advertising Stage / Bidding	15-Jun-18	7-Jul-18	3 weeks
Post Advertising / Construction	15-Jul-18	15-Nov-18	12 weeks

Staff is proposing an eleven (11) month contract for \$341,423. The tentative schedule is

aggressive yet doable. Funding will be provided by sales tax revenues from the recently passed transportation sales tax. In addition, the project was approved by the Council of Governments during their February 2017 meeting. Additional funding will be provided through the City's CIP, as approved in June 2017. It is anticipated that construction funding will come from a variety of local, state, and federal sources and will be sought after development of a preliminary engineer's estimate.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Staff recommends that Council authorizing the City Manager to sign the Service Provider/Professional Amount Not to Exceed Three Hundred Forty One Thousand Four Hundred and Twenty Three Dollars (\$341,423).

Pros

- a. The proposed agreement will result in increased pedestrian safety and accessibility
- b. This project will further the City's transportation related goals.
- c. The project will provide additional connection to destinations including increased access to the Park City high school.

Cons

- a. Funds in the amount of \$341,423 will be expended.
- b. During construction, disruptions will occur on SR 248

- 2. Alternative 2 - Deny the Item:** Council could choose to not authorize the contract.

Pros

- a. Funding in the amount of \$341,423 will not be expended.
- b. No disruptions to traffic on SR 248.

Cons

- a. Enhanced pedestrian access will not be available to the community.
- b. Traffic will increase and pedestrian access will become more difficult in the future, creating more conflict between those traveling on SR 248 in a vehicle and those on foot.

Department Review

This report was reviewed by Budget, Public Works, Executive, Legal, and Transportation.

Funding Source

Funding available from the City's Transit Fund in the amount of \$166,423 and the Transportation Sales Tax Fund in the amount of \$175,000.

Attachment A – Scope of work and cost proposal

SR-248 Pedestrian Access Improvements			HORROCKS ENGINEERS	
Projected Manhours and Costs				
Task & Description		Total Cost	Total Hours	
Billing Rate				
Task 1 - Scoping Stage		\$ 41,554	341	
1. Review Existing Studies and Current SR-248 Propose Improvements				
2. Review current LIDAR survey and provide & incorporate additional survey needs				
3. Assess SR-248 ROW and existing easements & coordinate w/ UDOT				
4. Create property ownership exhibit with contacts (Title reports obtained and evaluated)				
5. Review ROW encroachment or access agreements with UDOT				
6. Conduct alternatives analysis for existing crossing & below grade options - final report/recommendation				
7. Attain subsurface utility information (Estimated 4 potholes of significant utilities)				
8. Initial design of pathway and underpass (w/ design alternatives)				
9. Coordinate existing easements with property owners and obtain new easements as required				
10. Utility provider review and coordination				
11. Coordinate project impacts with property owners				
12. Meet with PCMC staff & major stakeholders (PCSD/LDS) (3 Meetings anticipated)				
13. Review existing pedestrian counts				
14. Public Involvement (Initial Public Meeting, establish database, public input, notification system development)				
15. Environmental / Geotechnical Review (groundwater, soil quality) Soil Ordinance Evaluation				
16. Meet with PCMC and UDOT regarding Franchise Utility Agreements / Coordinate w/ Util Co's				
17. Snow Removal / Snow Melt evaluation (Hydronic) design incorporated as needed. Provide information for sustainability evaluation				
18. Provide documentation to Park City Depts for O&M cost evaluation including but not limited: R&R, snow removal, power, & landscape				
19. Final feasibility (pro/cons) at-grade and below grade options				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 2 - Geometry / Structural Stage		\$ 13,154	90	
1. Present prioritized design options				
2. Assess and design drainage				
3. Assess/coordinate future utility needs				
4. Create X/Y/Z plan of proposed tunnel				
5. Coordinate with Park City Transit (Bus stop)				
9. Develop landscape alternatives and perm. and temp. easements				
10. Geotechnical / Groundwater Evaluation - SOIL ORDINANCE Mitigation Design				
11. Franchise utility redesign - coordination with PCMC and Util Co's				
12. PCMC/UDOT review through UDOT Project Delivery Network				
13. Present design to PCMC, property owners, and public				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 3 - Plan-in-Hand Stage		\$ 38,165	327	
1. Present prioritized design options				
2. Assess and design drainage				
3. Assess/coordinate utility needs for future projects (Water, Sewer, Gas etc.)				
4. Review and incorporate design to account for future city water projects				
5. Include design of stormwater re-route to accommodate future build out. Re-locate utilities as required.				
6. Develop timeline for final submittal/approval and Construction Schedule				
7. Calculate impacts to neighboring properties				
8. Finalize concept and provide engineers estimate				
9. PCMC/UDOT review through UDOT Project Delivery Network				
10. Develop landscape alternatives and perm. and temp. easements				
11. Public Involvement (Public open house meeting to present final design and schedule)				
12. Permit Applications through PCMC (Building, Planning, Engineering, Water,) SBWRD, UDOT, and DEQ.				
13. Identify staging areas and traffic control				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 4 - PS&E Stage		\$ 89,570	806	
1. Incorporate design review comments (incl. 4 meetings)				
2. Utility and property ownership coord.; prepare easement docs - work with PCMC to obtain sign. & record				
3. Prepare bid documents incl. final const. drawings and specifications				
4. Update engineers cost estimate				
5. Project review meeting (90%) with PCMC staff				
6. Project review meetings (100%) with PCMC and utility staff (4)				
7. Attend City Council meetings (2)				
8. Establish construction requirements re: Soil Ordinance (working and disposal, groundwater, SWPPP, enviro requirements)				
9. Final permits obtained through PCMC (Building, Planning, Engineering, Water,) SBWRD, UDOT, and DEQ.				
10. PCMC/UDOT review and permitting through UDOT Project Delivery Network				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 5 - Advertising Stage / Construction Bidding Support		\$ 11,116	100	
1. Provide electronic copies of contract documents				
2. Advertise for bidding per UDOT Project Deliver Network & PCMC policy (deliver narrative to all requested publications)				
3. Conduct pre-bid meeting				
4. Answer questions and issues addendums as needed (by Engineer of Record)				
5. Conduct bid opening per PCMC policy				
6. Evaluate bid and prepare summary and recommendation				
7. Public Involvement (Notification of final design / schedule)				
8. Provide conform or consultation drawings for contractor				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 6 - Post Advertising / Construction Support		\$ 111,404	1,038	
1. Conduct pre-construction conference				
2. Provide construction administration				
3. Public Involvement (Public meeting, notifications of significant dates, public input/response)				
4. Provide on-site construction inspection/observation and coord.				
5. Provide weekly written project reports				
6. Conduct weekly on-site coordination meetings				
7. Coord. on-site changes with construction documents				
8. Coordinate testing with contractor				
9. Provide project closeout coord. and documentation				
10. Provide post construction coord. and documentation (as-builts)				
		Task Subtotal Hours		
		Task Subtotal Cost		
Task 7 - Contingency & Time and Materials (T&M)		\$ 30,000	-	
are only to be charged upon Park City Review and Approval				
1. Subsurface Utility Pothole - beyond 4 proposed in scope				
2. GPR subsurface utility locate				
3. Material Testing (Asphalt, Concrete, Soil, XRF, TCLP, Compaction) - scope and fee to be provided upon request				
4. GIS Services as requested				
5. Construction Survey (This contract to provide control and base files)				
6. Offsite environmental mitigation (treatment)				
7. Coordination of joint construction projects with other departments or franchise companies				
		Task Subtotal Hours		
		Task Subtotal Cost		
Sub consultant / Contract		-	-	
1. Gerhardt Cole Geotechnical				
2. Alliance Engineering				
3. LOCI Landscape Architecture				
4. Russ Jacobson Irrigation				
		Task Subtotal Hours		
		Task Subtotal Cost		
Total Labor		\$ 334,963	2,702	
Direct Costs:				
Mileage (8,000 miles @ \$0.62/mi) (Only billed as used - Construction inspection mileage covered under Task 6)			\$	4,960
Printing (Estimated)			\$	1,500
TOTAL DIRECT COSTS			\$	6,460
PROJECT TOTAL: \$ 341,423				