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

January 11, 2018

The Council of Park City, Summit County, Utah, met in open meeting on January 11, 2018, at 1:30 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 1:36 p.m. Council Member Henney seconded the motion.

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

CLOSED SESSION[1]

Council Member Gerber moved to adjourn from Closed Meeting at 2:45 p.m. Council Member Worel seconded the motion.

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

WORK SESSION

Interviews to Fill Mayor Andy Beerman's Vacant City Council Seat:
Mayor Beerman and the Council interviewed seven candidates that applied to fill the vacancy on the Council, left by Council Member Beerman, who resigned after being elected as mayor. The candidates interviewed included Alex Butwinski, Ronald Butkovich, Eric Hermann, Diane Bernhardt, Michael Kaplan, Barbara Maw, and Jennifer Malherbe. They were informed that the remaining interviews would be held on January 16th and the new Council Member would be appointed at the January 23rd meeting.

---

[1]A portion of the closed session was a discussion of candidates for a midterm City Council vacancy contrary to the Utah Open and Public Meetings Act. The audio recording is available to the public for listening. The Council conducted their deliberation in an open and public meeting as originally noticed at a special meeting held January 23, 2018. Please refer to the Park City website for audio of both meetings at http://parkcityut.iqm2.com/Citizens/Default.aspx.

APPROVED 01-23-2018

APPROVED 02-01-2018

Council Questions and Comments:
Council Member Joyce attended the Utah League of Cities and Towns (ULCT) selection education session and noted it was unfortunate that the new Council member won't be able to receive that training.

Council Member Gerber attended a Friends of the Farm meeting and indicated this board was looking for additional board members. She met with PandoLabs where they talked about the incubator services that they provided to the community. She also talked about the increasing home values in the City which concerned her and she stressed the ever increasing need for affordable housing.

Council Member Worel attended the Health Board meeting where they approved the fee schedule changes for their environmental health program. She attended the Peace House annual meeting as well as an open house for alternative modes of transportation.

Council Member Henney attended the Mountainlands Community Housing Trust and indicated they were well funded and were busy doing great things.

Mayor Beerman met with Rocky Mountain Power (RMP) where negotiations continued on having a renewable utility. He attended the Olympic Exploratory meeting, and things were looking positive for a bid for 2030. After the state weighed in on the favorability of a bid, then it would be presented to the community. He attended a Fire board meeting and also met with Representative Tim Quinn on issues in the upcoming legislative session. He attended the Planning Commission meeting, and indicated the response had been positive on the Treasure Hill discussion. Mayor Beerman also reviewed the planned trip to Moab for the Council and community stakeholders to visit the multicultural center on February 8-9, 2018. He announced there would be a special Council meeting on January 16 to approve late CSL applications and to interview more Council candidates. There would also be a regular Council meeting on January 23rd.

Parking Technology Launch Update
Kenzie Coulson and Blake Fonnesbeck were present for this item. Coulson stated the Transportation team was working hard on the implementation and the launch was a very smooth transition. Parking was available even during the holiday week. The greatest success was the Homestake Lot for employees in Park City. She felt this was solid performance for a new program. The data was being analyzed and she would report back with numbers in the future. Vandalism was a problem so cameras were being installed so the vandals could be prosecuted. Fonnesbeck stated people were responding positively to the program. Employee parking during the Sundance Festival was discussed and it was noted that Richardson Flat would be overflow parking for employees. Mayor Beerman stated some had expressed concern for safety in the Homestake Lot at night. Coulson stated the lot was lit and the driver would drive patrons to their cars and wait for them to enter their cars before leaving.

<u>Discuss Community Survey on Special Events:</u>
Jonathan Weidenhamer and Jenny Diersen presented this item. Weidenhamer stated performing a study was expensive and so he recommended using "Engage Park City" on the City website, which could be looked at as a qualitative survey.

Council Member Worel expressed interest in the option to have a one-time survey with 50 interviewees and asked how those 50 would be chosen. Wiedenhamer stated voter registration records would be analyzed for a statistically relevant group and a survey would be sent to 800-900 people with the hope of receiving 400 back in order to be relevant. Council Member Gerber stated surveys were performed by Friends of Farm, the MARC, and SEAC, and she asked if they were statistically relevant. She thought a survey should be sent out to the community to get a general sense for community sentiment. Foster explained the difference between a statistically relevant and a general survey on Facebook which were not statistically relevant.

Council Member Joyce favored a formal survey and his concern was that the responses wouldn't be informed. Weidenhamer indicated that the survey would not be geared to how residents feel about the events, but rather was the tradeoff worth having the event. Council Member Joyce didn't know had sufficient information to make an educated response. Weidenhamer stated he was working to update the 2009 study so the value of events would be quantified.

Council Member Gerber requested a question to find out how events impacted the quality of life of the residents. Council Member Worel stated there hadn't been a tool to consistently measure the economic impact of the events in the community. Council Member Joyce stated the businesses would say more was better, but he felt the residents would all say less was better. Council Member Henney noted members of SEAC had event fatigue until they got on the board and now they were educated and it was difficult for them to make decisions on which events should and shouldn't come to town. He felt the creation of SEAC was a data point and asked how many data points the City wanted to create. He also asked if it was SEAC or the City that wanted a survey.

Council Member Gerber referred to the MARC survey and felt it was a good baseline for judging how the MARC was perceived. She suggested questions that could be used by the committee. Council Member Henney stated if the survey was for SEAC, then the process should start with "Engage Park City." Mayor Beerman indicated he heard mixed messages from the community and businesses, and he felt a formal survey should be performed along with the informal survey and the two could be compared. In the past, there had been discussion on using part of the event impact fee to perform an economic impact study for that event so events could be compared that way. Weidenhamer stated the City negotiated with the Chamber for a joint venture with them, but a final methodology wasn't agreed to. Weidenhamer noted there were different approaches for

APPROVED 02-01-2018

different situations. He would present more on this study after Sundance. The Council approved having both a formal and informal survey being performed parallel.

REGULAR MEETING

I. ROLL CALL

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

APPROVED 02-01-2018

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Henney commented on the presentation on the paid parking program and indicated he felt it was an amazing success considering the size of this program. There was a great effort from staff and thanked all parties for a job well done.

Staff Communications Report:

- Sundance Parking and Operation Change Update

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

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

Jennifer Gardner stated her pet peeve was idling vehicles. She hoped that when taxis applied for a Sundance license, there was a clause about idling. Beth Bynan stated that drivers were given a copy of the City's no idling ordinance. Diersen stated Lyft and Uber had the no idling information as well and signage would be posted Citywide.

Mayor Beerman closed the public input portion of the meeting.

IV. APPOINTMENTS

Consideration to Appoint a Mayor Pro Tem and Alternate for Calendar Year 2018:

Council Member Henney moved to appoint Council Member Worel as Mayor Pro Tem for 2018. Council Member Joyce seconded the motion.

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

Council Member Joyce moved to appoint Council Member Henney as the alternate Mayor Pro Tem for 2018. Council Member Worel seconded the motion.

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

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from December 14 and 21, 2017:
Council Member Worel noted that the December 14th minutes reflected that Council member Beerman moved to adjourn from Closed Session and he also seconded the motion. Kellogg indicated she would correct that to reflect the appropriate Council Member who made the second. Council Member Henney requested that the December 21st minutes, Page 5 Line 18 reflect the addition to the proposed "Let it Snow Resolution" of "Then it snowed."

Council Member Gerber moved to approve the City Council Meeting minutes from December 14 and 21, 2017 as amended. Council Member Henney seconded the motion.

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

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:

2. Request to Authorize the City Manager to Sign a UDOT Consultant Services Agreement with AECOM to Provide Public Information Services During the

APPROVED 02-01-2018

Construction Phase of Prospector Avenue in a Form Approved by the City Attorney and for an Amount of $41,254:

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:

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

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

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

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

VII. OLD BUSINESS

1. Park City Youth Council Update:
The Youth Council (YCC) members took their places at the dias. Meg Ryan thanked Council for their support of the youth. Youth Mayor Mia Levine thanked Council for having them tonight. She indicated a survey was sent out last month with regard to having a teen center and results showed that most teens requested multiple centers that would accommodate congregating teens. The teens requested student discounts at different locations, and also places that would be safe for LGBT+ students as well as students dealing with mental health issues. Some responses requested nicer police so she indicated there were plans for workshops in conjunction with the Police Department. YCC member Alec Padan said some responses indicated that some clubs could not meet on campus and they would like a set place to meet.

Council Member Gerber asked what made a place affordable. YCC member Louisa Keating answered that $15 or under was considered affordable by students. Council Member Henney asked what made a certain place appealing. Youth Mayor Levine stated getting the word out on events through social media was the main tool used. Also, the places most visited by teens included the MARC, library, outlet mall, and Jupiter Theatre. One suggestion from the survey was opening a time slot at the ice rink for teens. Padan indicated he worked at Ice and he explained the open skate hours were during school hours.

APPROVED 02-01-2018

Ryan reported that this fall, the YCC researched the County services and City services. The survey was created by the students and 144 responses were received. The YCC requested feedback from Council. Mayor Beerman stated that when a gap like this was found, a strategic plan would be put into place. He asked if the YCC would move forward in creating a plan. Youth Mayor Levine stated that could be the project for this semester. She noted that places outside of the City limits were looked at and they discovered that the PC Connect bus could take students to Salt Lake City, but she requested a discount for UTA fares. Council Member Gerber asked if YCC could make a presentation to the County Council. The YYC was favorable to that suggestion. Council Member Worel asked what hours the teens would like to have made available to them at the ice rink. The YCC members indicated they would discuss potential times.

Foster stated the accommodations for teens could be part of Social Equity. She asked if the YCC could look at preferences for the LGBT and Latinos in Action (LIA) groups, and any student that wanted to talk peer to peer. Youth Mayor Levine stated there was a Communities that Care (CTC) Youth Council as well and they dealt with mental health issues such as how to deal with conflict, and noted they had just set up Instagram and Twitter accounts.

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

Anne Laurent, Bruce Erickson, and Craig Call, and Planning Commissioners Suesser, Phillips and Campbell were present for this item. Laurent indicated the access road was an issue with this development. At this time, the development was being lowered and they were utilizing the flatter grade at the bottom. Environmental and soil regulations were addressed. They knew there was mine waste material in the area and there was a process in place on how it would be dealt with. She didn't believe that excavation would increase the waste or affect the Spiro drinking water source. Laurent indicated the project was being reduced from a total square footage of 948,730 to a total of 383,200 square feet for the hotel, meeting space, commercial support, and residential units.

Craig Call, representing the applicant, stated there was a mid-station being planned for the project to support the skiing. This was a support facility and not a facility that would draw people to the space. She stated the hotel would be similar in size to the Yarrow. Council Member Henney asked how the excavated material compared to the previous numbers. Laurent stated a number had not been determined yet. Council Member Joyce explained the City code for hotel square footage to the attendees.

Laurent discussed construction impacts and indicated there would be limits of disturbance, a time limit for construction once the groundbreaking was completed, and the soil would not be exported off the mountain. She indicated the future planning reviews would include re-zoning, subdivisions, design review and the administrative

APPROVED 02-01-2018

CUP. Next week the Planning Commission would determine whether to move forward with this settlement agreement. Council would have to pass a resolution supporting the project 75 days prior to the bond election in November.

Call stated there were architects and engineering firms involved with this project and he was optimistic for an agreeable resolution.

Mayor Beerman answered some questions from last night's Planning Commission meeting. He asked Nate Rockwood, Debt Manager, how many outstanding bonds the City had. Rockwood stated there were seven General Obligation bonds that dated back several years. The debt payment for two this year would be $6.4 million, but those would be retired within the next two years. Of the remaining five bonds, three would retire in the next five years. The one remaining large bond, issued for Bonanza Flat, was just approved and had 14 years left. He indicated the bonds were issued for walkability and open space purchases.

Another question from the Planning Commission meeting was on how the development agreement would be addressed. Mark Harrington stated this was the last phase of a multi-phase project. There would be a transactional component between the two developers-Sweeney Land Company and Park City II, LLC. The settlement agreement would involve the two developers and the City, and would include the development agreement with the planning document attached. The Council would approve the settlement agreement then the Planning Commission would ratify or reject the development agreement. The road was the next big milestone that needed to be figured out before the documents would be drafted.

Mayor Beerman stated massing visuals would be presented at the next Planning Commission and Council meetings. The excavation would be determined when the road issue was resolved. They did not expect staging zones on Lowell or Empire. There were discussions on having the road gated and the owner was amenable to that suggestion. Mayor Beerman indicated that the deadline for the settlement details was mid-January so things were moving rapidly. Call indicated that extra time could be given if all the details weren't finalized by January 17th.

Mayor Beerman opened the meeting for public input.

Kyra Parkhurst, member of Thinc, thought great work had been done, but she didn't want to see walkers along the roads put at risk. She asked about blasting in the road construction. She also asked if the $6 million deposit could be given to the Sweeneys, but then allow more time for a deliberation so things weren't rushed. She hoped that coordination could take place with Bamburger, Vail and Treasure. She also Googled a definition of a boutique hotel and hoped the proposed hotel would meet the definition. She also thought that the information about the current bonds would be great to include for the public who would be voting on the bond.

APPROVED 02-01-2018

APPROVED 02-01-2018

Tom Fey noticed the debt service plan was $13 million and the borrowing was over $100 million, between Bonanza Flat and work on the water system, which was $65 million. He asked for the total bonding obligations at next week's meeting and noted the school system was in dire straits and would probably be bonding as well. He felt the people of Park City needed to know what the financial obligation would be in the future and knew that would happen closer to the election. He didn't think the $6 million was fiscally responsible and thought the money should be paid only if the bond passed. Also, he thought the public should know who did the appraisal on this parcel.

Rich Wyman thanked Rockwell for answering questions on the outstanding bonds. He felt like the process was very rushed and he hoped the Planning Commission could finish their jobs. He asked if the roads and issues would be vetted after the vote at the next Planning Commission meeting. He read a prepared statement and expressed concern over the cost of developing this complicated area.

Mayor Beerman closed the public input portion of the meeting.

Mayor Beerman addressed the questions posed by the public input. He explained that the debt was different than the outstanding bonds because payment for the Water bonds was through the water bills and other revenue sources. Also, the City would not be a partner with the developer. Harrington stated the timing for review was that the rezone process would happen in the spring, but the other reviews would happen after the passage of the bond. The development agreement would be very binding.

Council Member Henney asked what liability the City would be exposed to after the development agreement and the bond, and the answer was that the City would have no liability. If the developer went bankrupt on the project, it would be sold cheaply and another developer would take over. Council Member Joyce stated other resorts were a lot bigger than this project and the development was not too difficult. He indicated this project would be easier than those projects. He stated the meetings over the last 4.5 years had been well documented and it would be easy to pick up where it was left.

Council Member Gerber explained the City was buying down the project's density and the project would be 44% of the original planned density with much of it in single family homes. She was excited to see the numbers tonight and wanted to keep moving forward with this process.

Mayor Beerman asked for comments from the Planning Commission.

John Phillips said the big take away from the meeting last night was that the 50% density reduction would result in a greater reduction in traffic, density and use. He favored breaking down the project into a residential piece. He questioned a rezoning of the parcel. Harrington stated the rezone would be contingent on the passage of the

bond. Phillips talked about the mid-station and suggested a gondola where people could jump in instead of people getting on and off multiple times to get to the top of the mountain to begin skiing. He thought this was going well and was better than he expected.
Mayor Beerman thought the parking number difference with the settlement was a wonderful change.

Bruce Erickson stated constructing the road onsite was a great benefit. The mid-station could also be used to load/unload as well. The proposed road could be constructed in less than three years versus the 10 year plan with the previous project. Also, the question of ski access came up and he confirmed that ski access would not change up there.

Council Member Henney moved to continue the joint discussion with the Planning Commission members on the Treasure Hill Conditional Use Permit: Creole Gulch and Town Lift Mid-Station Sites — PL-08-00370 to January 23, 2018. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO JANUARY 23, 2018
AYES: Council Members Gerber, Henney, Joyce, and Worel

3. 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:
Mayor Beerman indicated he was excited to celebrate this milestone of the Park City Institute at the Eccles Center. He stated having the performing arts center at the high school over the past 20 years was amazing for the public and the high school students. Three students from the high school read the resolution.

Mayor Beerman opened the meeting for public input.

Teri Orr stated Ann McCoid was in the audience. This was her dream and Orr was able to see this project happen. Mayor Beerman thanked Orr for her role in the Treasure Hill negotiation, using her unique skills to bring all parties together to come to a resolution.

Kyra Parkhurst with Thinc thanked Orr for all her work and for bringing us all together.

Mayor Beerman closed the public input portion of the meeting.

Council Member Worel moved 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. Council Member Gerber seconded the motion.

APPROVED 02-01-2018

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

4. 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:

Anya Grahn, Planner II, Frank Watanabe, Developer, and Brian Markkanen from Elliott Workgroup, presented this item. Grahn reviewed four items the Council wanted the developer to address: creating walkability for residents, erecting No Parking signs to the elbow of Rossie Hills Drive, an extended driveway length for clear sight lines, and no parking garage. Additional conditions of approval were included in the ordinance today, including Lots 1A and B would not be divided in the future and the developer would finance a stairway on the Bureau of Land Management (BLM) property. She also indicated that public comments were emailed to Council today.

Council Member Worel asked if there was a duplex added to the historic structure. Grahn stated the historic home had an addition and the connecting wall was underground so the structures would appear visually separated.

Mayor Beerman opened the public hearing.

Diane Bernhardt with "Save Rossi Hill," thanked the applicant and City staff for their work on the redesign and the extra conditions of approval. Her group agreed to the new mitigations, but felt the mitigations could be further strengthened. She sent the recommendations to Grahn who related them to the developer and the City Engineer, and some of them were included with the conditions. One was including the stairway to get pedestrians off the street. Now, the developer agreed to pay for that stairway. She indicated the process should begin with a request to the BLM for the easement. The next request from her group was the parking requirement to exit onto Rossi Hill front facing. She also requested "No Parking At Any Time" signage on a stretch of Rossi Hill. The last request was to mitigate construction impacts above the hairpin turn by putting staging equipment on Deer Valley Drive. Grahn stated this last request was covered in the construction mitigation plan. Grahn said staff didn't have direction on requesting an easement from the BLM and noted staff could not enforce the requests for the no parking signs and the front facing egress from the driveway.

Council Member Joyce commented that there were no other City conditions where a resident was required to exit their driveway front facing, so he couldn't support that request. The developer noted in the agreement that he would pay $75,000 to build a staircase and would do so within three years of receiving the Certificate of Occupancy, if

APPROVED 02-01-2018

the City could get the easement. Harrington suggested including direction to petition an easement from BLM in the motion.

Bernhardt asked what the process was to start the request for no parking signage on Rossi Hill. Mayor Beerman stated that would go through the Neighborhood Transportation Management Program (NTMP) process. Matt Cassel, City Engineer, stated the neighborhood was in the NTMP program with various requests for parking modifications. Foster asked if an additional request needed to be made for signage. Cassel indicated a request could be submitted to eliminate parking for the whole section. As part of Rossie Hill, the plan was to have parking on one side of the lower part and then switch sides for the upper part of the hill. He favored cars on the street as a tool to slow down traffic.

Allison Kitching felt this development was a best case scenario and she thanked staff for caring. She was excited for the stairway and thought it would increase safety.

Mayor Beerman closed the public hearing.

Mayor Beerman thanked Watanabe for working with the neighbors to come to a resolution. Council Member Gerber thought the stairway would be a nice addition to the project and thanked all for their efforts. Council Member Henney stated this process was a lot of work, but he felt this proposal was a better outcome.

Council directed staff to request an easement from the BLM for a stairway.

Council Member Joyce moved 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 as amended. Council Member Gerber seconded the motion.

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

VIII. NEW BUSINESS

1. Consideration to Continue an Ordinance Approving the Kings Crown Re-Subdivision, Located at 1201-1299 Lowell Avenue:
Mayor Beerman opened the public hearing. No comments were received. Mayor Beerman closed the public hearing.

APPROVED 02-01-2018

Council Member Joyce moved to continue an ordinance approving the Kings Crown Re-Subdivision, located at 1201-1299 Lowell Avenue until February 1, 2018. Council Member Henney seconded the motion.

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

2. 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:
Jenny Diersen, Special Events, presented this item and noted Cindy Levine, the applicant was in attendance. Diersen indicated the date for this event would be the first Saturday of the Sundance Festival. She explained the load in/out details and stated the event would be at North City Park. Levine agreed to have the event live streamed for those not attending. Diersen reviewed the transportation plan. Eight buses had been hired to bus people from Richardson Flat to the event space. There would also be a drop-off at Iron Horse Drive. There was planned residential parking to get people out of their homes as well. She reviewed outreach efforts. Staff increased security to be prepared for a large attendance and she noted Park Avenue might be closed to all traffic except transit. Diersen explained there was a fee reduction request of $28,000.

Council Member Gerber asked about Park Avenue being closed. Diersen stated it would be a soft closure in the beginning, but if there were more than 5,000 in attendance then a hard closure of Park Avenue would go into effect.

Council Member Joyce asked how the transportation plan would be communicated. Diersen stated Levine was posting it on Facebook. Council Member Worel asked what the attendance projections were at this point. Diersen stated 3,000-5,000 people were expected to attend, and maybe more. It was indicated Levine would pay the port-o-potty and bathroom costs.

Mayor Beerman opened the public hearing.

Betsy Wallace, Executive Director for Sundance, stated the primary focus of Sundance was to showcase artists, but she supported free speech events. They were working with the organizers of this event and supported this rally.

Mayor Beerman closed the public hearing.

Levine thanked Diersen and stated this was a lot of work, but it came together and she was excited for this impactful event.

APPROVED 02-01-2018

APPROVED 02-01-2018

Council Member Gerber stated last year the City paid for security costs and she asked if Levine felt this would become a yearly event because Council Member Gerber didn't know if the City could continue paying for these expenses. Levine indicated she didn't expect another rally.

Council Member Worel moved 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. Council Member Gerber seconded the motion.

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

3. 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:
Alfred Knotts and Julia Collins, Transportation Planning, presented this item. Collins stated alternatives were being considered for the HAWK on SR 248 to reduce traffic congestion. The project timeline was reviewed and Knotts stated this project did not have to go through an environmental study so the project could happen next summer. This expenditure would provide for design all the way through completion. The total cost of the project would be $3 million-$4 million, of which the City portion would be 10%.

Council Member Worel asked if there was discussion with the LDS church because their building caused a lot of the foot traffic across the street. Knotts stated there had been dialogue with LDS officials, but he was waiting until he had more details to present to them. Council Member Joyce indicated he saw a lot of people crossing Kearns Boulevard above the Comstock tunnel and asked if the tunnel was being used. Collins stated the HAWK had three times the traffic as the tunnel, but she indicated the tunnel was effective. Council Member Joyce asked about the funding from the State and Federal governments. Knotts stated the State funding was confirmed and a funding agreement would need to be in place before construction could begin. Council Member Joyce asked about the construction costs and expressed concern for staying within budget. Knotts indicated that would be evaluated.

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

Council Member Gerber moved 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. Council Member Henney seconded the motion.

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

____
Michelle Kellogg, City Recorder

APPROVED 02-01-2018

Treasure Hill

Boutique Hotel and Single Family Home Lots Option Update

January 11, 2018

City Council Meeting

General Status Update

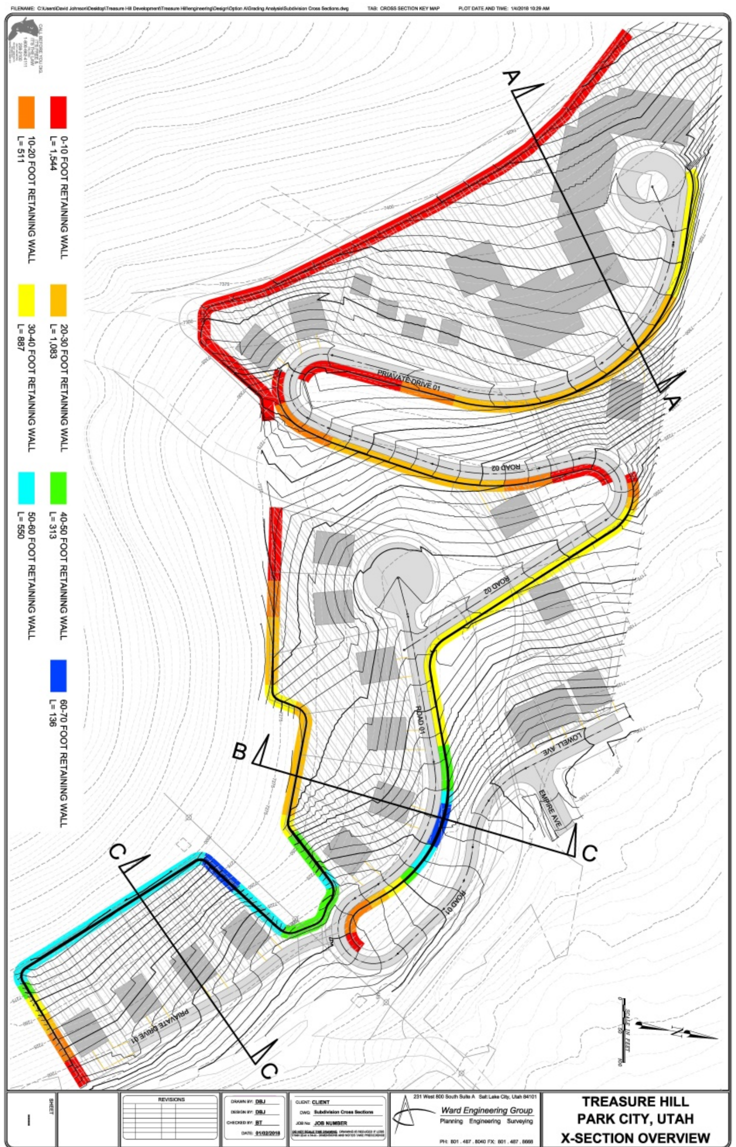
- Alternative access to the Treasure Hill property has been discussed and is unlikely
- The proposal remains using Lowell/Empire as primary access
- Transferring density to another property is not being considered in this negotiation

Access Road

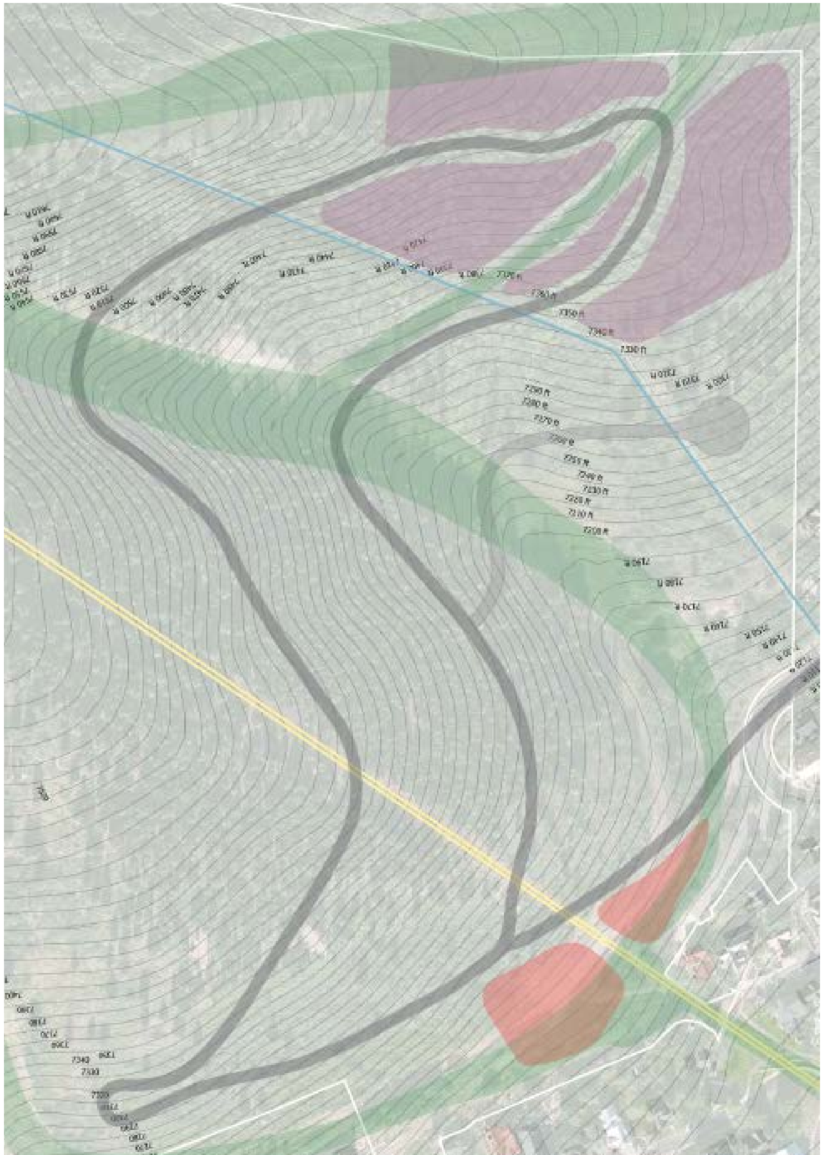
- Attempt #1, evaluating Park City II's Option C
  – Resulted in retaining walls up to 80 feet tall and over 600,000 CY of excavation
- Attempt #2, realigning and adding loop road
  – Resulted in majority of road being at 14% grade
- Attempt #3, realigns road to utilize flatter grade at bottom/eastern portion of site and keeping road development a bit lower

Option C

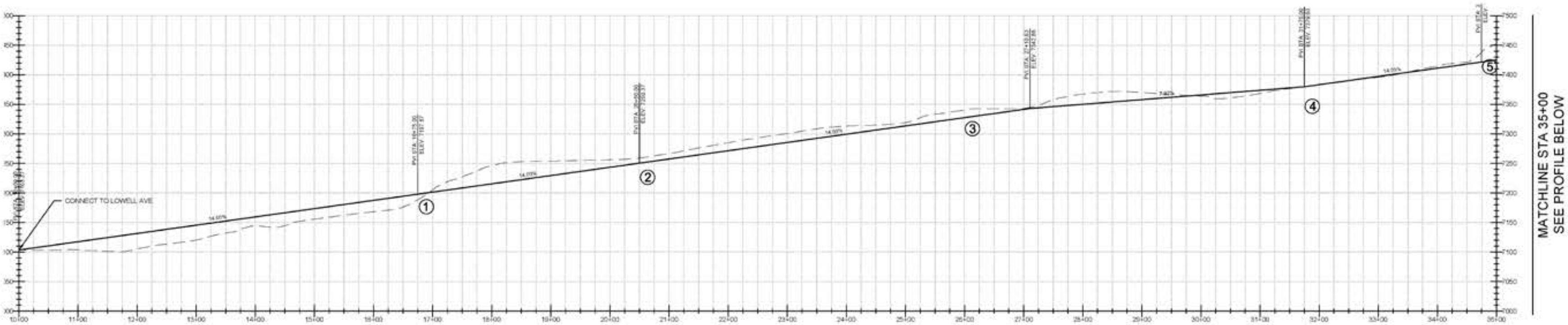
Option C Retaining Walls

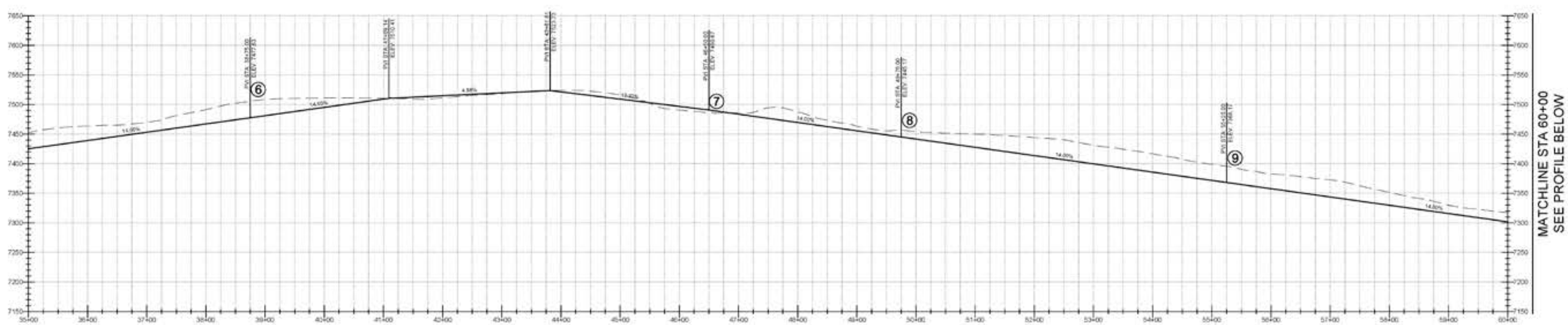


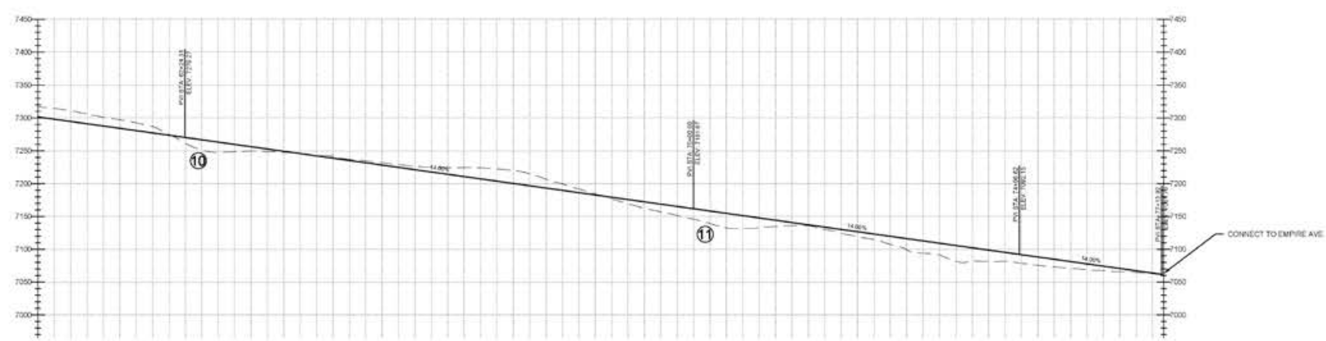
Loop Road



Loop Road Profiles







Retaining Walls in Deer Valley


Environmental & Soil Regulations

- Estimated volumes and comparable metal rich rock/mine waste material volumes from Montage and B2E are less than 60,000 CY
- Excavation of rock is not likely going to increase the amount of material requiring environmental mitigations
- Excavation/new development on the Treasure Hill site will not likely affect the City's Spiro drinking water source
- All final determinates will be subject to final engineer review and established regulatory requirements at EPA, state, and local level as applied

Traffic

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

Treasure Hill Reduced Land Use Trip Generation Estimate

LSC Transportation Consultants, Inc. 8-Jan-18

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

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

Overall Project Comparison

	Residential SF	Commercial / Support Commercial SF	Accessory – Circulation / Back-of-House / etc. SF	Accessory – Meeting Space SF	Parking SF	Total SF
1985/86 SPMP Woodruff	394,000	19,000	192,945	-	269,218	875,163
Refinement 17.2	393,466	18,566 + 21,339 = 39,899	254,792	16,214	244,359	948,730
Proposed Negotiation 2018	100,000 boutique hotel + 97,000 single family homes = 197,000	9,500 (50% reduction) + 5,000 (5% of hotel) = 14,500	67,950 boutique hotel + 20,000 single family homes (excluding garages) = 87,950	5,000 (5% of hotel)	78,750 (estimated at 225 spaces and not including parking for the 18 Single Family Homes)	266,200 hotel + 117,000 Single Family Homes 383,200

Size of Project Detail

	UEs	square footage (SF) equivalent	notes
Residential (SINGLE FAMILY)	48.5	97,000	5,388 SF per each single family residential lot (net SF - see LMC definition current in 2017)
Residential (HOTEL)	50	100,000	
Total Residential	98.5	197,000	
Commercial	9.5	9,500	UEs used for any commercial above the support commercial allowed per code (shops, kitchen, restaurant, bar, and spa) Assumes 1/3 portion of these uses are by hotel guests and can be considered support commercial.
Support Commercial		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Meeting Rooms		5,000	5% of 100,000SF HOTEL = 5,000 SF based on LMC current in 2017
Residential Accessory Spaces			Resort Accessory Spaces N/A (see LMC definition current in 2017)
Back of House		7,500	fitness, lockers, pool, family entertainment
Circulation		44,450	35% for corridors, elevators, restrooms, laundry etc. (see LMC definition current in 2017)
Lobby		2,000	estimate
Mechanical Rooms		4,000	estimate
Employee Housing		10,000	TBD - needs further clarification of use and operations
Structured Parking		78,750	assumes 225 spots at 350SF each and not including single family home parking
total HOTEL gross SF		266,200	
total gross SF (HOTEL + SINGLE FAMILY)		383,200	assumes (18) 6,500 MAX gross SF single family homes including basements
total SF as a % of 17.2 948K gross SF		40%	
total SF as a % of Woodruff 875K gross SF		44%	
Mid-station		**TBD**	gross square foot cap only to be only resort commercial uses (per LMC definition current in 2017) allowed; minimal parking (employees only)

Summary Highlights of the City Staff Recommended Project Size

- Boutique Hotel maximum size of 266,200 gross square feet
- Single Family Homes maximum combined size of 117,000 gross square feet
- Boutique Hotel and Single Family Homes alternative is 60% less than Refinement 17.2 and 56% less than the Woodruff conceptual plans total gross square foot sizes
- TBD amount of resort accessory use reserved for potential future mid-station lift improvements

Construction

- Construction of site utilities and access road will be first phase to be completed
- Construction of the hotel and single family homes to be completed within a determined time from each groundbreaking
- Limits of Disturbance (LODs) are established for both Hotel and Single Family Homes sites
- Single Family homes will be constructed under separate building permits from the Hotel
- Employee housing obligation must be completed or posting of a guarantee as approved by the Housing Authority before any Certificates of Occupancy are granted on any inhabited structure
- All excess excavated soil will stay on-mountain and not be exported except as required for environmental reasons and subject to agreement with resort

Utilities to Site

- Needed design and approvals by land owner to be consistent with Sweeny Properties MPD requirements and prior to building permits

Future Planning Review Processes

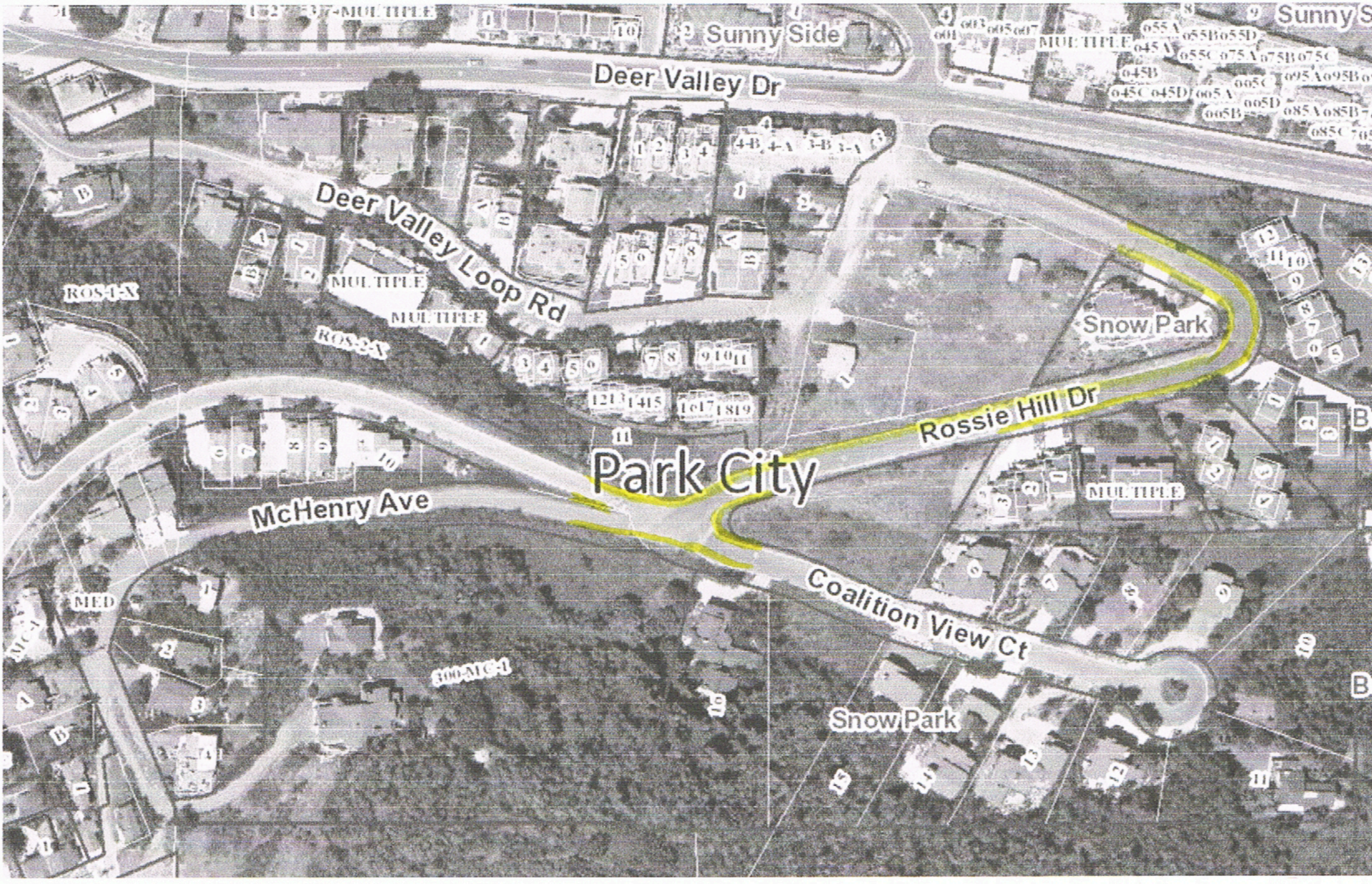
- Re-zone: PC and CC
- Subdivisions: PC and CC
- Design Review: staff
- Admin CUP: staff

Next Steps

- January 11, 2018 joint City Council/Planning Commission Meeting
- January 17, 2018 next meeting of Planning Commission
- Work to resolve access road and general hotel location and single family lot locations
- Further develop limits of land disturbance and other physical development constraints
- Revisit other conditions of approval/mitigations to include in Development Agreement/Settlement Agreement

Questions?

Proposed No Parking Zones

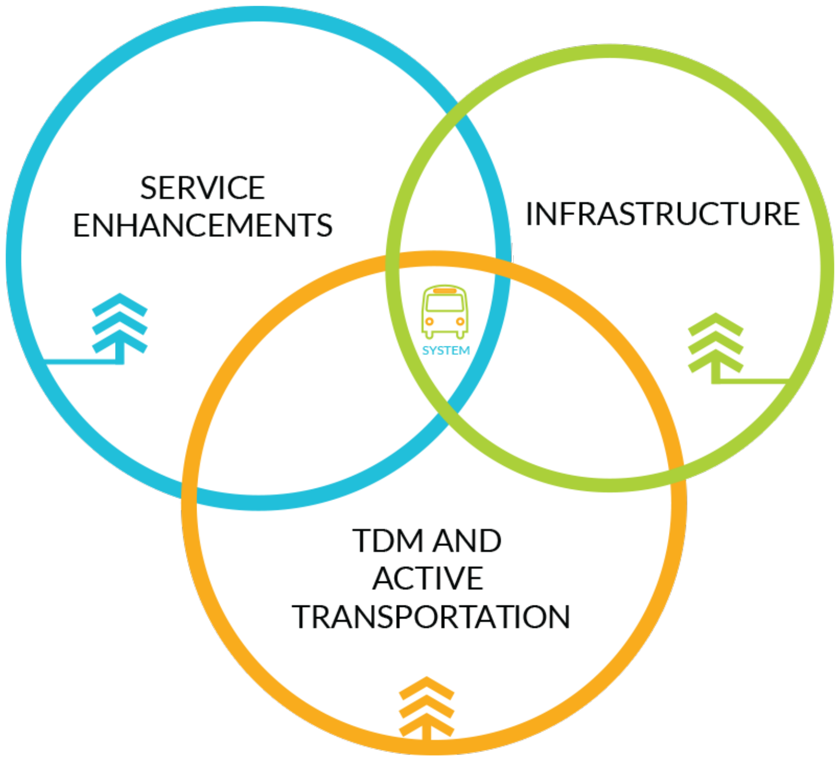


SR-248 Pedestrian Access Improvements

Alfred Knotts & Julia Collins

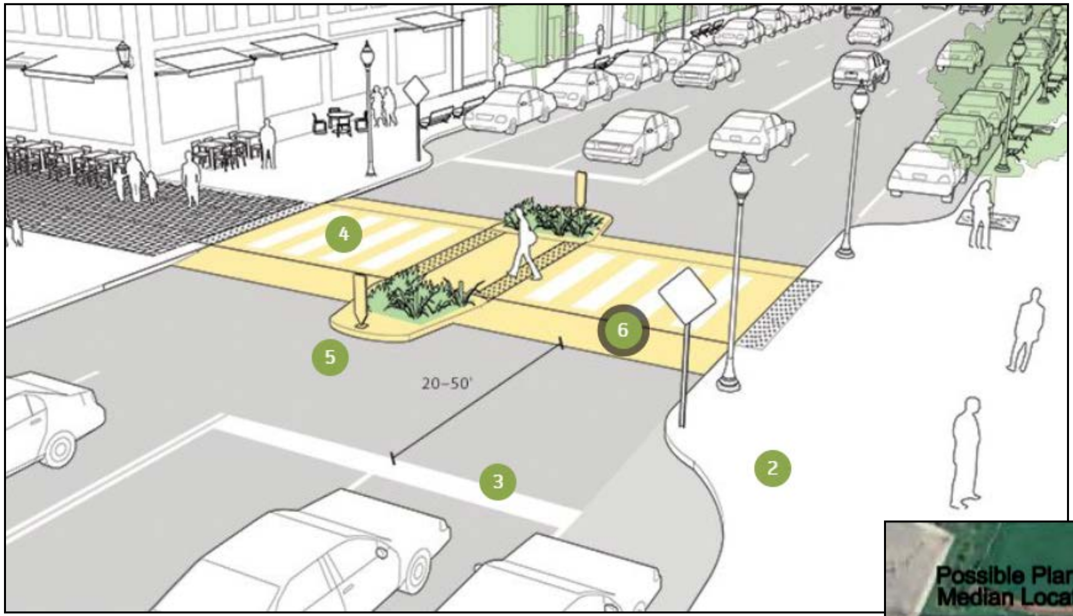
January 11th, 2018

BIG PICTURE



Projects, Programs and Services that improve mobility and safety; protect the environment; and enhance the economic vitality of the region

REFINING ALTERNATIVES



At Grade Improvements

Below Grade Improvements

PROJECT TIMELINE

Project Timeline

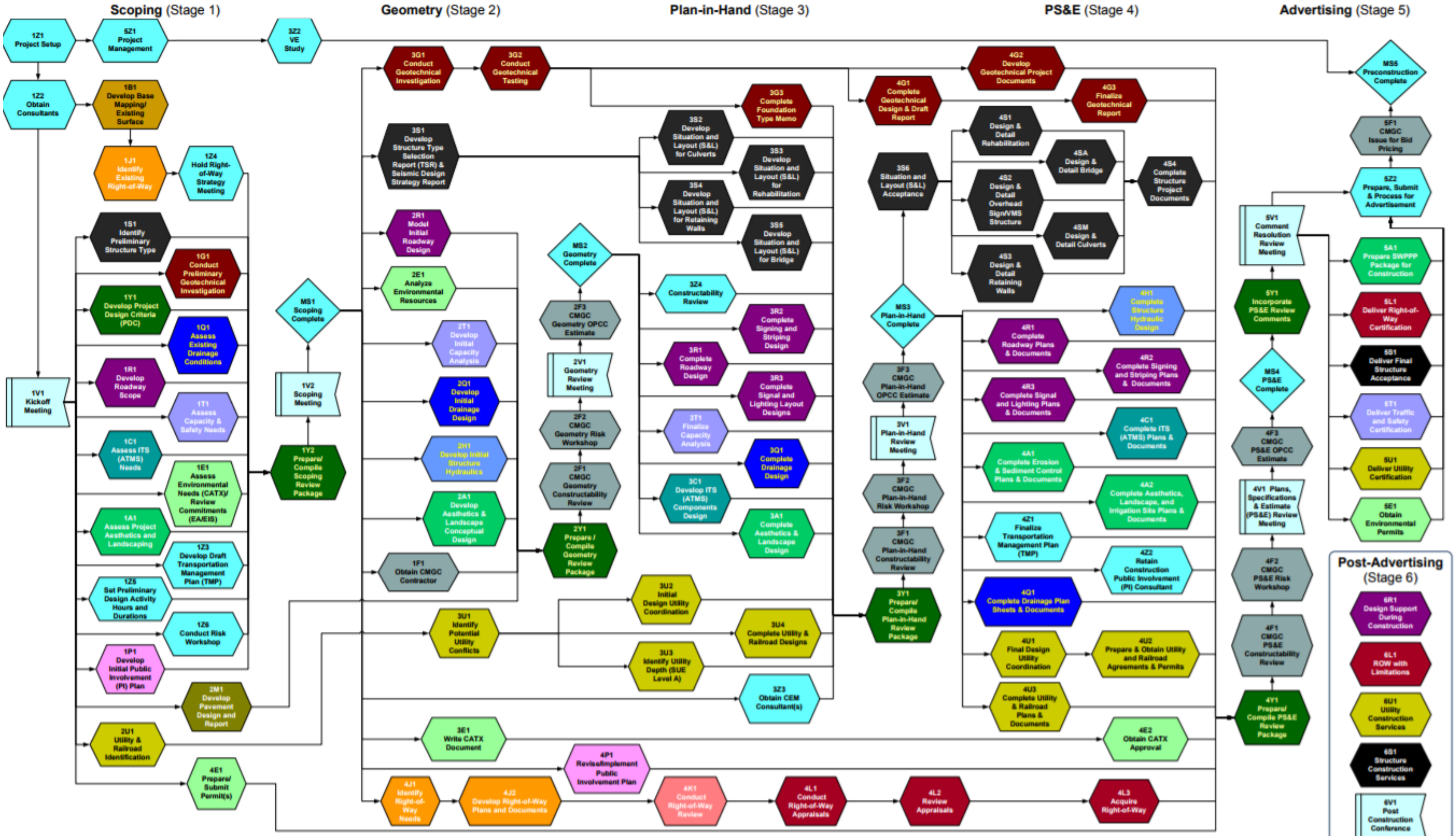
Task	Start	Complete	Duration
Notice to Proceed	-	28-Jan-18	-
Scoping Stage	1-Feb-18	1-Mar-18	4 weeks
Survey / Geotech			
Geometry	1-Mar-18	1-Apr-18	4 Weeks
Plan-In-Hand Stage	1-Mar-18	1-May-18	8 weeks
PS&E Stage	1-May-18	15-Jun-18	6 weeks
Advertising Stage / Bidding	15-Jun-18	7-Jul-18	3 weeks
Post Advertising / Construction	15-Jul-18	15-Nov-18	12 weeks

Aggressive yet doable

Link to PDN Documentation

UDOT PROJECT DELIVERY NETWORK (PDN) DIAGRAM

Revised 10/23/15



PART OF LARGER SR-248 CORRIDOR IMPROVEMENT PROJECT

POTENTIAL FUNDING SOURCES

- **Federal Funds:**
  - **Transportation Alternatives Program (TAP)**
  - **Safe Routes to School**
- **State Funds:**
  - **Spot Safety Improvements**
  - **Transportation Investment Fund**
- **Local Funds:**
  - **Transit Fund**
  - **Proposition 10 transit tax**
  - **General Fund**
  - **Impact Fees**