



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
October 10, 2024**

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. [Click here for more information.](#)

Zoom Link: <https://us02web.zoom.us/j/84021281900>

CLOSED SESSION - 2:45 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

4:40 p.m. - Park City Senior Citizens Annual Report

5:10 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of Sloane Johnson, Chris Neff, Molly Miller, Ingrid Contreras, Danny Glasser, Lindsay Carreto, and Pam Ross to the Nonprofit Services Advisory Committee

III. PRESENTATIONS

1. Consideration to Adopt Resolution 22-2024, a Resolution Acknowledging Myles Rademan's Retirement from Park City Municipal Corporation and Recognizing His Many Contributions in Service to the Greater Park City Community
(A) Public Input (B) Action
2. Arts Council of Park City and Summit County Presentation by Jocelyn Scudder, Executive Director

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. 2024 Storm Water Management Plan Public Input Website
2. July Sales Tax Report & August Budget Monitoring Report

3. Bonanza Flat Conservation Area Fall Projects Update

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

VI. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Partial Termination Agreement of Pedestrian Easement #1 Located in the 2017 Yard Subdivision, in Exchange for a Perpetual 15-Foot-Wide Easement along Kearns Boulevard in Front of 1251 Kearns Boulevard

VII. OLD BUSINESS

1. Consideration to Approve Resolution 23-2024, a Resolution Amending the Public Art Advisory Board and Public Art Policies
(A) Public Input (B) Action
2. Discuss Fraud Risk Assessment Next Steps
(A) Public Input

VIII. NEW BUSINESS

1. Discuss City-Wide Approach to Zero Emissions Buildings
(A) Public Input
2. Consideration of a Property Owner's Request to Remove 37 Hillside Avenue, a Significant Historic Site, from Park City's Historic Sites Inventory
(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.

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

Park City Senior Center

“Connecting Seniors”

The “State of the Park City Senior Center” - *Crossroads and Change*

Presented to: Park City Council

October 10, 2024

Presenters: Francie McNally and Liz Novack

The State of the Park City Senior Center

Presentation Outline

- Research Tells Us: *The Silver Tsunami is Here*
- Crisis and Opportunity: *Park City Senior Center*
- Programs and Services: *Connecting Seniors*
- Partnerships: *It Takes a Village*
- Vision and Ambitions (We Did Our Homework): *Building a Legacy Senior Center for a World Class Community*
- Show Me the Money: *Financial Update*
- Three Reasons: *We Believe*



Park City (84060) Seniors as Percent of Total Population

(US Census 2021 Population Estimates)

- Total population of Park City – 8,757
- 50 and older population of Park City – 3,398
- Percent of persons 50 and older living in Park City = 38.8%
- 73.7% of Park City seniors are between 50 and 69 years old

Distribution of Park City (84060) Seniors by Age Group

Age	Count	Percent
50-54	513	15.1%
55-59	749	22.0%
60-64	741	21.8%
65-69	502	14.8%
70-74	480	14.1%
75-79	202	5.9%
80-84	143	4.2%
80+	68	2.0%
Total	3,398	100.0%

Source: 2021 US Census
Population Estimates

Crisis in Our Community

“Crossroads for Change”

- Isolation is the enemy of seniors
- Some seniors, widowers in particular, live lonely lives
- Since the pandemic, senior depression and suicide have increased
- A senior support system is the difference:
 - Full, happy life or depression
 - Health or illness
 - Purpose in life or despair



Park City Senior Center is the Solution

“Creating Community, Connectivity, Caring, Compassion”

- Safe, inclusive gathering space for seniors
- Socializing, dining, and enjoying a variety of programs and services
- Enriching the lives, safety, health and well-being of our diverse membership



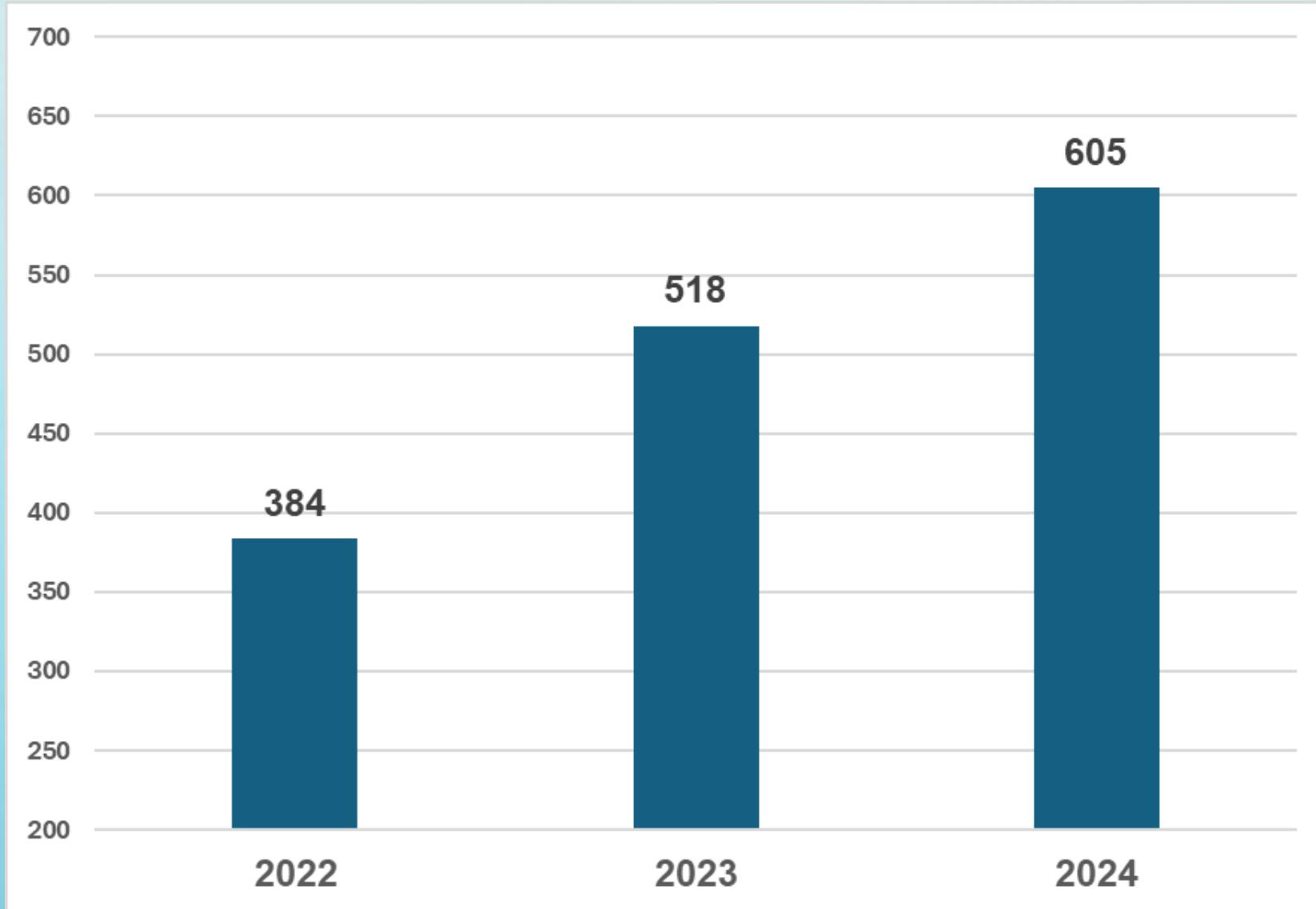
Park City Senior Center – Who Are The Members?

- Current Membership – *605
- Increase from approximately 70 members in last five years
- 7 of 11 Park City Senior Center Board of Directors live in Park City (84060)
- **September 9, 2024*



Zip Code	Number	Area
84060	281	Park City
84098	223	Snyderville Basin, Summit Park, Silver Summit
Other Summit County	56	
Other Utah	21	
Out of State	24	
Total	605	

Membership Growth at Park City Senior Center by Year



Explosion of Programs and Services

Park City Municipal Grant funding provides part time position

- *Program /Activities Director*
- *Two (2) Year Funding/Grant Expires in March 2026*

Number of Programs increased from just a few to:

- 30 programs (2022)
 - 59 programs (2023)
 - 88 programs (January - September 2024)
-
- Programs target areas of nourishment of both body and mind
 - Services and programs create connectivity and community among seniors
 - Isolation and loneliness severely reduced
 - Purpose found through volunteerism at the Center and in the Community

Programs and Services: Driving Our Purpose

Meeting Community Needs

• PROGRAMS

- Art classes
- Dance Classes
- Self Defense
- Exercise Classes
- Performing Arts
- Outings (Cultural, Nature)
- Card Games, puzzles, pool
- Movies
- Picnics
- Ski Lessons

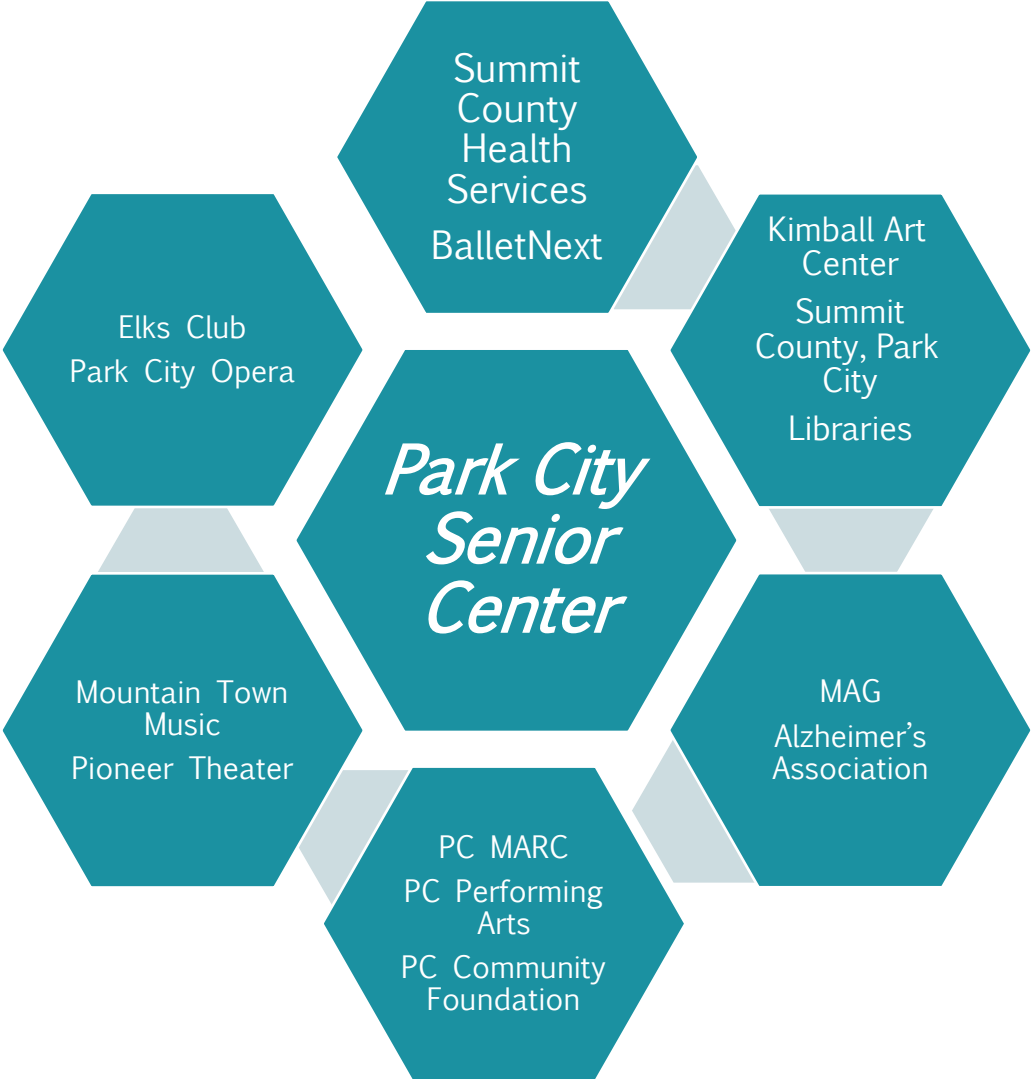


• SERVICES

- Vaccinations
- Health Screenings
- Transportations Services
- Meals
- Resource Center
- Referrals for Needed Services
- Discounts on Entertainment
- Library Assistance Support
- Technology Support
- Medical Emergency Education



It Takes A Village: *Partnerships*



Synopsis of Personal Interview Data

From Other Similar Senior Centers

<u>Component</u>	<u>Averages</u>	<u>Park City Senior Center</u>
• Square Footage:	12,000+ square feet	3,200 square feet
• Number of Days Open	5 days/ week	4 days/ week
• Number of Days for Meal Service	5 days/ week	2 days/ week
• Number of Meals Served	200-250/ week	80-100/ week
• Dining Capacity	140-300	60 maximum
• Paid Staff	5-7+ dedicated Full-time	* 28 hrs/week-Clerical shared position with one other center * Shared kitchen staff * Shared cleaning staff * 1 part-time activity director (funded by PC Grant) * 1 part-time admin staff to increase communication for Senior advocacy (funded by Summit Co. grant)
• Annual Budgets:	Majority of the Centers have \$1 Million+ budgets Funded by County, City, State and Federal grants & donations	

National Senior Center Comparison Data - 2023								
City	Square Footage	2021 Population by City	2021 Population BY County	# Of Seniors by City	# of Seniors by County	Meals# Served Days/ Week	Avg# of Meals Served/ day	Paid Staff
Prepared 8/31/2023		% of Senior Population	% of Senior Population					
Population figures from:	https://www.census.gov/quickfacts							
City								
Park City, UT	3,200	8,352	42,156	2,088	8,431	2	40-50+	2 full-time by CO.
Summit County, UT		25.0%	20.0%					2 part-time by CO.
								2 part time by Sr Center
Aspen, CO	4,000	6,949	17,348	917	3,799	4	50	6
Ftkin, CO	Old & outdated Needs assessment	13.2%	21.9%					
	est. 15,000 sq ft							
Bozeman, MT	20,000	54,539	122,723	5,618	16,322	5	40-70	6
Gallitan County, MT	3 stories w elevator	10.3%	13.3%			300 dining capacity		Volunteers
						Meals on Wheels	100	
Durango, CO	9,000 sq ft Old & outdated	19,223	56,250	2,807	11,194	5	50	9 full-time
La Plata County, CO	did needs assessment	14.6%	19.9%					22 part-time
	est. 15,000 sq ft	go to				Meals on Wheels	250	
Heber, Ut	3,800	17,290	36,173	1,314	4,666	2 plus 1 day breakfast	50	7 full-time
Wasatch County, UT	attached to Wasatch	7.6%	12.9%			140 dining capacity		2 part-time
	Co. Library					Meals on Wheels		County employees
Jackson Hole, WY	13,000	10,760	23,331	689	3,686	5	40-50	6 full-time
Teton County, WY		6.4%	15.8%			starting to serve breakfast		4 part-time
								Volunteers
						Meals on Wheels	40-50	Sr. Center employees
Livingston, MT	Housed in former	8,386	17,473	1,677	4,194	5	50	
Park County, MT	Yellowstone Hotel	20.0%	24.0%			Dining capacity 195		
	Sq footage ?							
Midvale, UT	15,000	35,938	1,186,421	3,091	137,625			
Salt Lake County, UT		8.6%	11.6%					
Sedona, AZ	3,000	9,763	242,253	3,544	40,820	5	20	8 full-time
Yavapai County, AZ	Sedona Shares border	36.3%	33.7%		Avg Combined	Meal on Wheels	80-90	
Cocni no County, AZ	Sedona Shares border		145,052		Counties			
			14.1					

Vision and Ambitions

*New, Modern, Dedicated Staff, Fully Furnished, and Equipped
World Class Senior Center*

- New 15,000 square foot senior center
 - Foyer/Reception and Welcome Area
 - Living Room/Gathering Space
 - Dining Room/Capacity 100
 - Multipurpose/Conference Room
 - Exercise Space
 - Art Room
 - Technology Center
 - Puzzles/Game Room
 - Private Counseling Rooms
 - Administrative Office Space
 - Kitchen Space
 - Restrooms
 - Storage Space

Vision and Ambitions

*New, Modern, Dedicated Staff, Fully Furnished, and Equipped
World Class Senior Center*

- Exciting and Engaging Programs and Activities
 - Remain open four (4) days a week – 2025
 - Increase operational days/hours - five (5) days a week – 2026
 - Increase congregate meals to three (3) days a week – 2025
 - Increase congregate meals to five (5) days a week – 2026
 - Increase social activities
 - Increase outings

Vision and Ambitions

New Modern, Dedicated Staff, Fully Furnished and Equipped
World Class Senior Center

- Fully Operational with Dedicated Full-time Staff
 - Dedicated Park City Senior Center Executive Director
 - Dedicated Park City Senior Center Program Director
 - Dedicated Park City Senior Center Dining Services Director
 - Dedicated Park City Senior Center Administrative Assistant
 - Staff to provide transportation services for outings
 - Staff to provide maintenance and cleaning services

Park City Senior Citizens, Inc.: *Financials*

Financial Update:

Park City Senior Citizens, Inc. is following Federal and State reporting requirements:

- Federal IRS Form 990 N
- Utah Annual Business License
- Hired a nonprofit accountant to prepare financial documents

Park City Senior Citizens, Inc.	
Balance Sheet	
As of August 31, 2024	2024
Assets	
Current Assets	
Checking/ Savings	124,902
Total Current Assets	124,902
Liabilities & Equity	
Current Liabilities	
Total Deferred Revenue -Restricted Grants	41,819
Total Liabilities	41,819
Equity	83,083
Total Liabilities & Equity	124,902

Park City Senior Citizens, Inc.	Actual		2025 Budget		2026 Budget	
Income Statement	Past		Present		Future	
As of August 31, 2024	2024		2025		2026	
9/ 1/ 2023-8/ 31/ 2023						
Income:						
Grants Revenue	42,881		41,818		15,000	
Donations	5,046		7,000		7,000	
LivePC/ Give PC	14,922		16,000		18,000	
Membership Dues	2,860		3,200		3,500	
Interest Income	2,878		3,500		3,500	
Misc,	250		200		200	
Total Income	68,837		71,718		47,200	
Expenses:						
Program Director	24,425		24,000		24,000	
Adm. Assistant	2,700		24,000		24,000	
Programming Expenses	5,857		6,000		6,000	
General Operating Expenses	2,855		3,050		3,500	
Vaccine Expenses	3,635		6,365		-	
Accounting			5,000		5,000	
Architect New Sr Center	850		1,000			
Property Insurance	1,834		2,000		2,200	
D&O Insurance	650		750		900	
Total Expenses	42,806		72,165		65,600	
Net Profit	26,031	38%	(447)	-1%	(18,400)	-39%

Three (3) Reasons – *We Believe!*

- We Believe the explosion of membership and the expansion of programs and services is clearly evident
- We Believe we are committed, engaged, responsible seniors who desire to partner with Park City Municipal
- We Believe in a dynamic and respectful environment that connects our community senior population to age in place with grace
- *“Take care of your elders, and I promise you will learn something special. Maybe even magical.” Lady Gaga, 37, after the death of collaborator Tony Bennett (AARP Bulletin, October 2023)*

Park City Senior Citizens, Inc.

Volunteer and Hard-Working Board of Directors

- Liz Novack, President
- Cheryl Soshnik, Vice President
- Sybil Roscoe, Treasurer
- Marianne Cone
- Francie McNally
- Linda McReynolds
- Syd Reed
- Jim Tedford
- Craig Weakley
- Paul Wisniewski
- Peggy Fletcher, Historian



“We are trying to live our best retirement life, while taking care of our senior population and peers.” – Syd Reed

Connecting Seniors in the 21st Century

Park City Senior Center Website

Parkcityseniors.org



Thank you, Park City Community Foundation, for your generous grant!

Park City Senior Center

“Connecting Seniors”

1361 Woodside Avenue, Park City

FOR ACTIVITIES & PROGRAMS:
(801) 613-2329

FOR LUNCH RESERVATIONS:
(435) 649-7261

SEND US A MESSAGE:
Info@ParkCitySeniors.org
Programs@ParkCitySeniors.org
Membership@ParkCitySeniors.org

WEBSITE ADDRESS:
Parkcityseniors.org
[Facebook](#)

MAILING ADDRESS:
Park City Senior Center
PO Box 681617
Park City, UT 84068



Heartfelt Thanks and Appreciation

- Mayor Nann Worel
- Tana Toly, Park City Councilperson and Senior Center Liaison
 - Park City Council
 - Park City Staff
- Park City Senior Center Members and Volunteers
 - Park City Community

A Day of Celebration



*Park City Senior Citizens, Inc.
and Park City Municipal Signing
MOU - November 9, 2022*



City Council Staff Report

Subject: Nonprofit Advisory Committee Appointments

Author: Hans Jaspersen

Department: Budget, Debts, & Grants

Date: October 10, 2024

Recommendation

Consider appointing the following individuals to serve on the Nonprofit Services Advisory Committee for the terms outlined below:

Name	Term End
Sloane Johnson	June 30, 2027
Chris Neff	June 30, 2027
Molly Miller	June 30, 2027
Ingrid Contreras	June 30, 2027
Danny Glasser	June 30, 2027
Lindsay Carreto	June 30, 2026
Pam Ross	June 30, 2026

Analysis

The Nonprofit Services Advisory Committee was established by City Council resolution on [August 22, 2024](#). Its purpose is to provide recommendations to the City Council on funding for Public Service Contracts and Emerging Community Needs Grants.

Committee Organization

On September 5, 2025, the Council adopted Park City Code [Section 2-8](#), establishing common rules for the City boards, commissions, and committees. Common rules that apply to the formation of the new Nonprofit Services Advisory Committee include:

- Appointments are made by the Mayor with the advice and consent of the Council;
- Individuals should only serve on one City board at a time, and employees of PCMC are not eligible for membership;
- Terms are for three years, and members are limited to two consecutive full terms; and
- Member terms should be staggered to promote continuity.

Park City Code Section [2-8-19](#) provides additional eligibility criteria specific to the organization of the Nonprofit Services Advisory Committee. These provisions include:

- The Committee consists of between five and seven members;
- All members must live, work, volunteer, own property, or own a business within Park City municipal boundaries;
- A majority of residents must have their primary residence within Park City municipal boundaries;

- There should be priority for members who have experience with nonprofit organizations or who have experience delivering or accessing nonprofit services; and
- Members may not be employed by or serve on the board of a nonprofit that applies or is likely to apply for grant funding through the City.

Selection Process

On August 26, 2024, the City began accepting applications for community members to serve on the Nonprofit Services Advisory Committee. The application was open through September 13, 2024. Outreach efforts included:

- A press release, which was picked up by KPCW, Park Record, and Town Lift;
- Application links posted on the City's website and social media; and
- Direct outreach to local nonprofits to share the opportunity with their constituents and volunteers.

The application form was designed to determine eligibility and provided the selection committee with information on each applicant's qualifications and experience with nonprofit programs and services. The response from the community was unprecedented and is a testament to the vibrancy of Park City's nonprofit organizations. While most City board recruitments yield less than a dozen applicants, 61 community members applied for consideration on the Nonprofit Services Advisory Committee.

Of the 61 applications, 51 met the minimum eligibility requirements and were evaluated by the selection committee, which consisted of Mayor Worel, Councilor Toly, and City Staff Sarah Pearce, Linda Jager, Michelle Downard, and Hans Jaspersen. Due to the high level of interest, it was not feasible to interview all qualified applicants. Based on a careful evaluation of eligible applications, the selection committee chose 32 applicants for interviews, which were conducted on September 23, 25, and 30.

After careful consideration, the selection committee recommended seven highly qualified individuals to the Nonprofit Services Advisory Committee. As required by ordinance, a majority (5) of the appointees are primary residents of Park City, and member terms have been staggered to ensure continuity. Exhibit A provides a summary of each appointee's qualifications and experience. If a majority of the City Council consents to the recommendations, the newly appointed committee members will promptly meet to receive orientation and select officers. It is anticipated that the new committee will begin reviewing applications for nonprofit funding in the fall or winter of FY25.

Exhibits

Exhibit A – FY2025 Nonprofit Services Advisory Committee Appointees

Exhibit A – FY2025 Nonprofit Services Advisory Committee Appointees

Sloane Johnson

A lifelong resident of Park City, Sloane has volunteered for several local nonprofit organizations. She is the former executive director of Summit Community Gardens and guided the organization through a period of significant growth, including a successful merger with EATS.

Chris Neff

Chris has been actively involved with Park City nonprofit organizations for several years, having formerly served on the boards of Park City Film Series, Park City Ski & Snowboard, and the Park City Education Foundation. He has extensive experience in both writing and reviewing grant applications.

Molly Miller

Molly founded her business, Miller Media & Communications, to help lift and support Park City's local businesses and nonprofits. She has volunteered her time and talents to many local nonprofit programs, such as Summit Community Gardens, Food Farmacy, Bright Futures, and more.

Ingrid Contreras

As a medical home coordinator at a Park City pediatric practice, Ingrid coordinates with local nonprofits to help her patients and their families access resources that can improve their quality of life. She was recently selected for the Leadership Park City Class 31.

Danny Glasser

Danny has served on the boards of several national nonprofits that address issues such as education, children at risk, cultural institutions, under-served populations, after-school sports, food insecurity, and equality/equity. He is a former CEO of the National Ability Center, where he engaged with and collaborated with many Park City nonprofits.

Lindsay Carreto

Lindsay graduated from Park City High School, where she was an alumna of the Bright Futures Program and president of Latinos In Action. After graduating from Utah State University, Lindsay returned to Park City and has continued to mentor and advocate for other first-generation college students.

Pam Ross

Pam's professional expertise is in community affairs, where she has built and scaled award-winning programs to address social determinants of health for vulnerable populations. She has experience with all phases of the grantmaking process, having directed both national and local philanthropic portfolios for workforce development and charitable giving initiatives.

**Resolution Acknowledging Myles Rademan's Retirement from Park City
Municipal Corporation and Recognizing His Many Contributions in Service to the
Greater Park City Community**

WHEREAS, it is with great reluctance that the City accepts Myles Rademan's resignation after 30+ years of extraordinary community service; and

WHEREAS, Myles Rademan's countless contributions to the Park City community have fundamentally improved the fortunes and outlook of the town, and those who have and will reside here; and

WHEREAS, Myles Rademan was instrumental in planning for and delivering the celebrated 2002 Winter Olympics in Park City; and

WHEREAS, Myles Rademan founded and directed the award-winning Leadership Park City program for 30 years, training over 900 local leaders, many of whom live and work in the community to this day; and

WHEREAS, Myles Rademan led several campaigns to preserve open space in Park City, through the strategic acquisition of several iconic parcels including the McPolin Farm, Round Valley, PC Hill, and more; and

WHEREAS, apart from his Leadership Park City Founder and Director role, Myles Rademan also served as Planning Director from 1987-1988 and Public Affairs Manager from 1988-2007, a pivotal time in the transformation of Park City from a sleepy post-silver mining town into the international tourism and skiing destination it is today.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council hereby deem it appropriate to acknowledge Myles Rademan for his diligence and hard work at making Park City a better community over the past 30+ years.

PASSED AND ADOPTED this 10th day of October, 2024.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder



City Council Staff Communications Report

Subject: 2024 Storm Water Management Plan Public Input Website
Author: Christine Williams
Department: Public Utilities
Date: October 10, 2024

The purpose of this Staff Communication Report is to remind the public that Park City has created a Stormwater Management Plan, and it is available for public input at any time.

Park City Municipal owns and maintains a stormwater drainage system called a Municipal Separate Stormwater System (MS4). In 2016, Park City was designated by the State of Utah as an MS4 and since then, we have been obligated to maintain a permit under State and Federal laws. In general, the permit requires activities under [6 general headings](#), and Park City's Stormwater Management Plan (SWMP) is the plan to comply with the required permit. In 2016, Park City created a SWMP, which has been posted on the Park City website for the public to follow.

More specifically, under the Utah Pollutant Discharge Elimination System [General Permit for Discharges from Small Municipal Separate Storm Sewer System \(MS4s\)](#) (Permit), Park City is required to keep our SWMP current and update as necessary. Park City must comply with state and local public notice requirements to allow the public to provide input through our website during the SWMP revision process (per Section 4.2.2 of the Permit), and is therefore providing this information as a Staff Communications Report to meet this requirement.

The draft updated SWMP has been posted on the [stormwater page](#) on the Park City website and is available for public review and comment via the [Stormwater Comment Form](#) on the Park City Stormwater website. The comments from the website will be taken into account, and the SWMP will be updated as needed.

Storm Water Management Plan Updates Summary

The 2024 SWMP revision includes 2 revisions:

1. Updating the "Key Persons" contact information with the current Stormwater Coordinator, from Liz Lagoy to Christine Williams.
2. Adding information about our High Priority Facilities, such as High Priority Facility Assessment and the addition of a new High Priority Facility, Three Kings Water Treatment Plant.

Public Input Website

We encourage the community to review the SWMP, and use the "[Stormwater Contact/Comment Form](#)" link on the Stormwater page to comment and make suggestions to improve our stormwater program in Park City. In addition, we plan to work with the City's Community Engagement Department and use additional means and methods to raise community awareness.

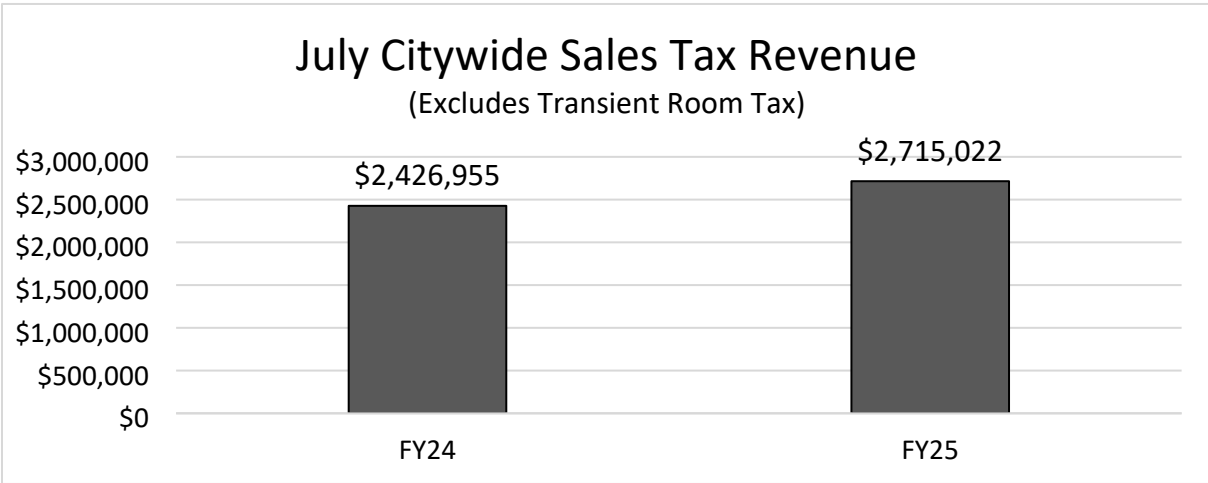


Staff Communication

Subject: July Sales Tax & August Budget Monitoring Report
Author: Budget Team
Department: Budget
Date: October 10, 2024

July Sales Tax Update

Park City’s economy got off to a good start for FY25 as it experienced an impressive performance in July sales tax revenues, setting the mark for the highest revenue of any July. The City’s sales taxes, excluding Transient Room taxes, increased by 11.9% (\$288,067) compared to July 2023.



These effects translated into relatively significant outperformance versus planned budgets in the City’s General Fund, up 9.8%. In terms of actual year-over-year sales tax revenue, the General Fund outperformed last July by 11.7%. Trends in the City’s Capital and Transportation Funds, which also receive sales tax revenues, broadly mirrored the trends seen in the General Fund.

On the lodging front, the Transient Room tax saw a more significant increase, up 18.2% (\$36,389) from last July, indicating robust summer visitation.

Looking ahead, we will continue collaborating with the PC Chamber of Commerce to regularly assess a range of global, national, and local economic indicators, including consumer spending patterns and tourism activity. This ongoing analysis will help ensure that our FY25 budget and revenue forecasts align with current economic trends.

August State Compliance Monthly Budget Reporting

The attachments to this report show monthly revenue and expenditure reports detailed

by fund and major object type. There may be discrepancies in YTD actuals vs. estimated budget in some cases due to program seasonality, the timing of payments, capital projects, and bond transactions. Two months into the fiscal year, revenue and expenses align with expectations, project timelines, and program seasonality.

Notable Observations:

Revenues

- Due to state sales tax reporting timing, August sales tax journal entries were not recorded at the time of this report. The first entry for FY25 will be September 30, 2024.
- Planning, Building, and Engineering fees in all funds are tracking slightly under YTD budgets.
- The Ice Arena is tracking below the estimated monthly budget but above previous years. This is likely due to program seasonality, and we will continue to monitor as the year progresses.
- Golf fees are tracking 22% above budget and continue to track above budget and previous years.
- Transportation Fund—Due to timing, entries for interest earnings, rental income, and miscellaneous revenue have not been recorded. Once they are booked, actuals should align more closely with the budget.
- Parking revenues are below budget and FY24 due to the free parking during water improvement projects.

Expenditures

- Utility budgets will true-up as the year progresses.
- Typical variances in Materials, Supplies, and Contract Services, two months into the fiscal year.
- Variances in Capital expenditures in various funds due to project timelines, invoicing, completion dates, and carry-forward amounts.

Exhibit A: FY25 July Sales Tax

Exhibit B: Revenue Summary by Object and Type

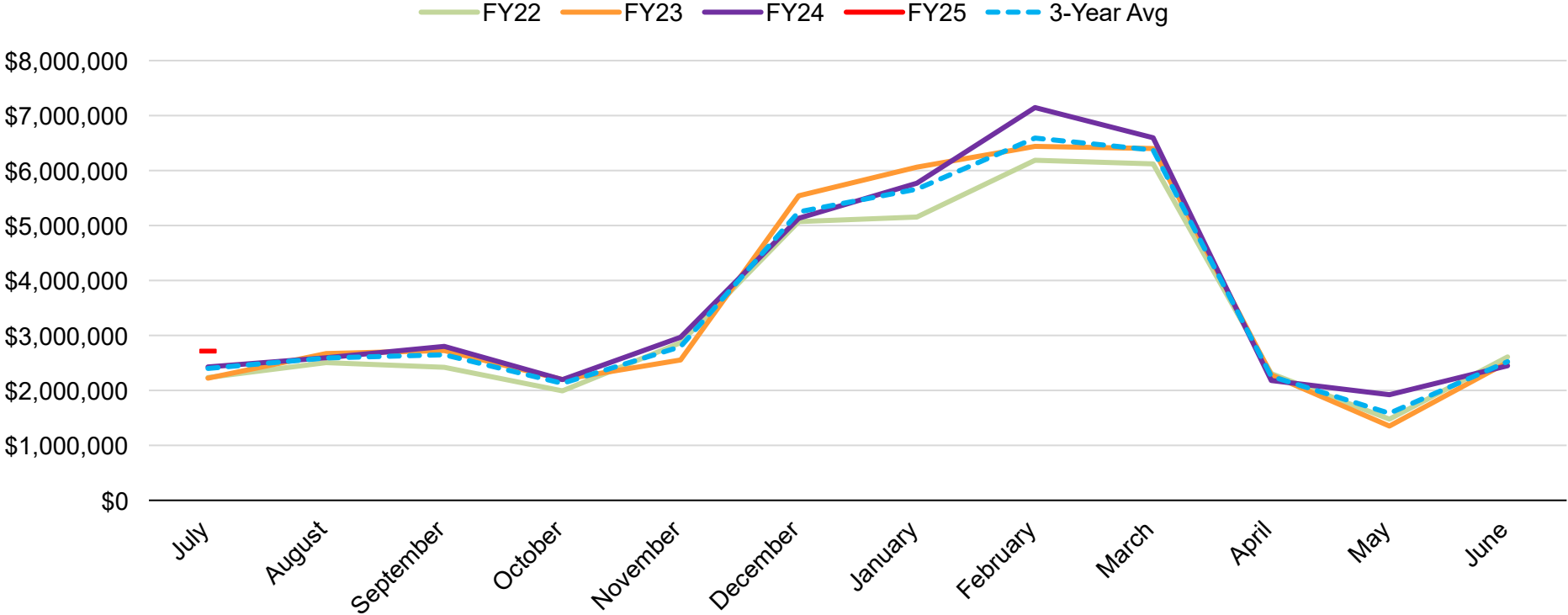
Exhibit C: Expense Summary by Object and Type

July Sales Tax Appendix



Sales Tax Revenues

Annual Actual Sales Tax Revenue Over Time by Month



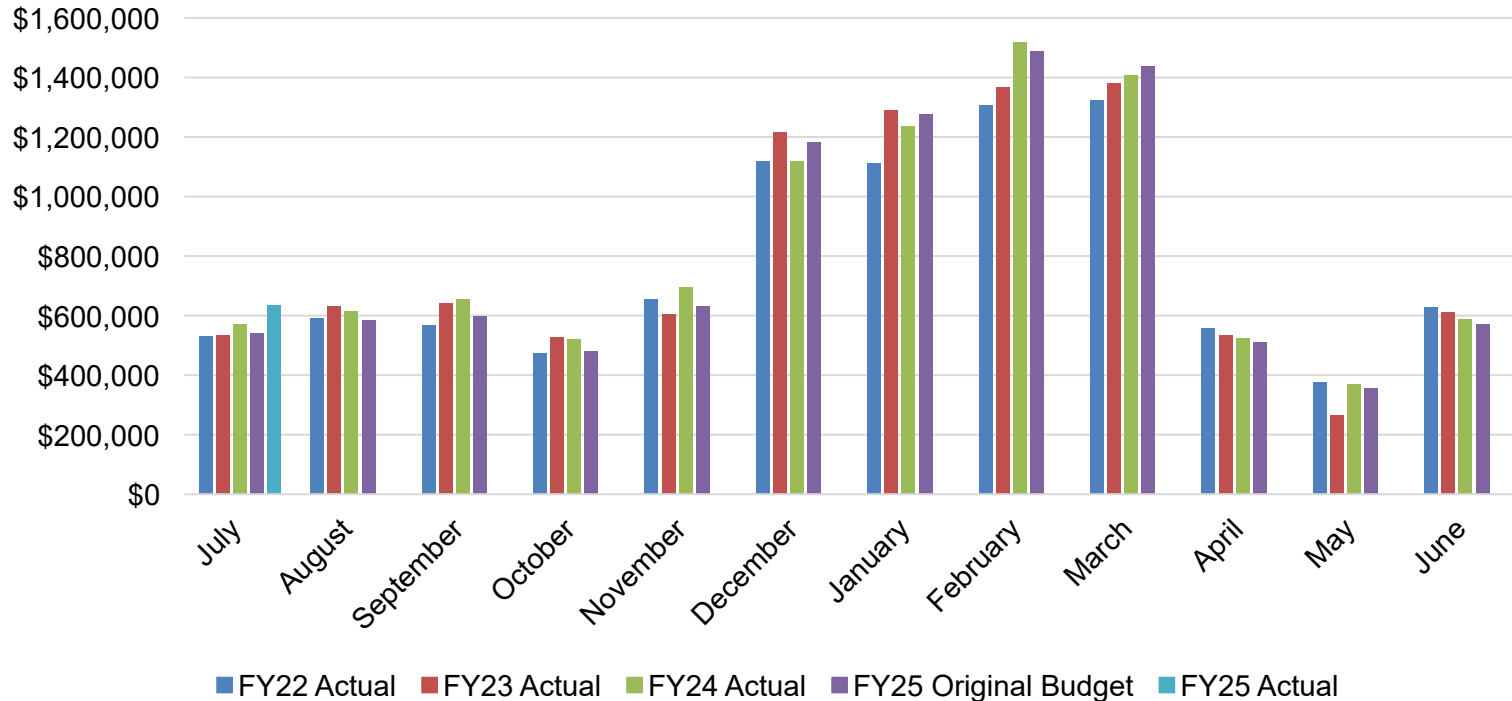
Local Option Sales Tax

Local Option Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$541,261	\$634,037	17.14%	17.14%
August	\$589,690	\$631,245	\$612,827	\$584,196	\$0	-100.00%	-100.00%
September	\$569,012	\$641,829	\$655,342	\$597,423	\$0	-100.00%	-100.00%
October	\$473,070	\$526,872	\$521,364	\$480,121	\$0	-100.00%	-100.00%
November	\$655,496	\$603,371	\$695,129	\$630,651	\$0	-100.00%	-100.00%
December	\$1,119,655	\$1,216,593	\$1,116,760	\$1,183,702	\$0	-100.00%	-100.00%
January	\$1,110,233	\$1,288,403	\$1,236,790	\$1,277,093	\$0	-100.00%	-100.00%
February	\$1,305,827	\$1,366,459	\$1,518,413	\$1,486,672	\$0	-100.00%	-100.00%
March	\$1,323,165	\$1,380,769	\$1,408,614	\$1,437,439	\$0	-100.00%	-100.00%
April	\$556,420	\$534,284	\$525,152	\$508,753	\$0	-100.00%	-100.00%
May	\$375,382	\$264,260	\$370,168	\$357,147	\$0	-100.00%	-100.00%
June	\$626,591	\$611,246	\$586,773	\$569,184	\$0	-100.00%	-100.00%
Total	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$634,037	-93.54%	-93.43%

Local Option Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$529,671	\$532,806	\$570,791	\$541,261	\$634,037	11.08%	17.14%
August	\$1,119,361	\$1,164,051	\$1,183,618	\$1,125,457	\$634,037	-46.43%	-43.66%
September	\$1,688,373	\$1,805,880	\$1,838,960	\$1,722,880	\$634,037	-65.52%	-63.20%
October	\$2,161,443	\$2,332,752	\$2,360,324	\$2,203,001	\$634,037	-73.14%	-71.22%
November	\$2,816,939	\$2,936,124	\$3,055,453	\$2,833,652	\$634,037	-79.25%	-77.62%
December	\$3,936,593	\$4,152,716	\$4,172,213	\$4,017,354	\$634,037	-84.80%	-84.22%
January	\$5,046,826	\$5,441,119	\$5,409,003	\$5,294,447	\$634,037	-88.28%	-88.02%
February	\$6,352,653	\$6,807,579	\$6,927,416	\$6,781,120	\$634,037	-90.85%	-90.65%
March	\$7,675,818	\$8,188,348	\$8,336,030	\$8,218,559	\$634,037	-92.39%	-92.29%
April	\$8,232,238	\$8,722,631	\$8,861,182	\$8,727,312	\$634,037	-92.84%	-92.74%
May	\$8,607,619	\$8,986,891	\$9,231,350	\$9,084,459	\$634,037	-93.13%	-93.02%
June	\$9,234,210	\$9,598,138	\$9,818,123	\$9,653,643	\$0	-100.00%	-100.00%

Local Option Sales Tax

Local Option Sales Tax
Historical Sales Tax Revenues Over Time by Month



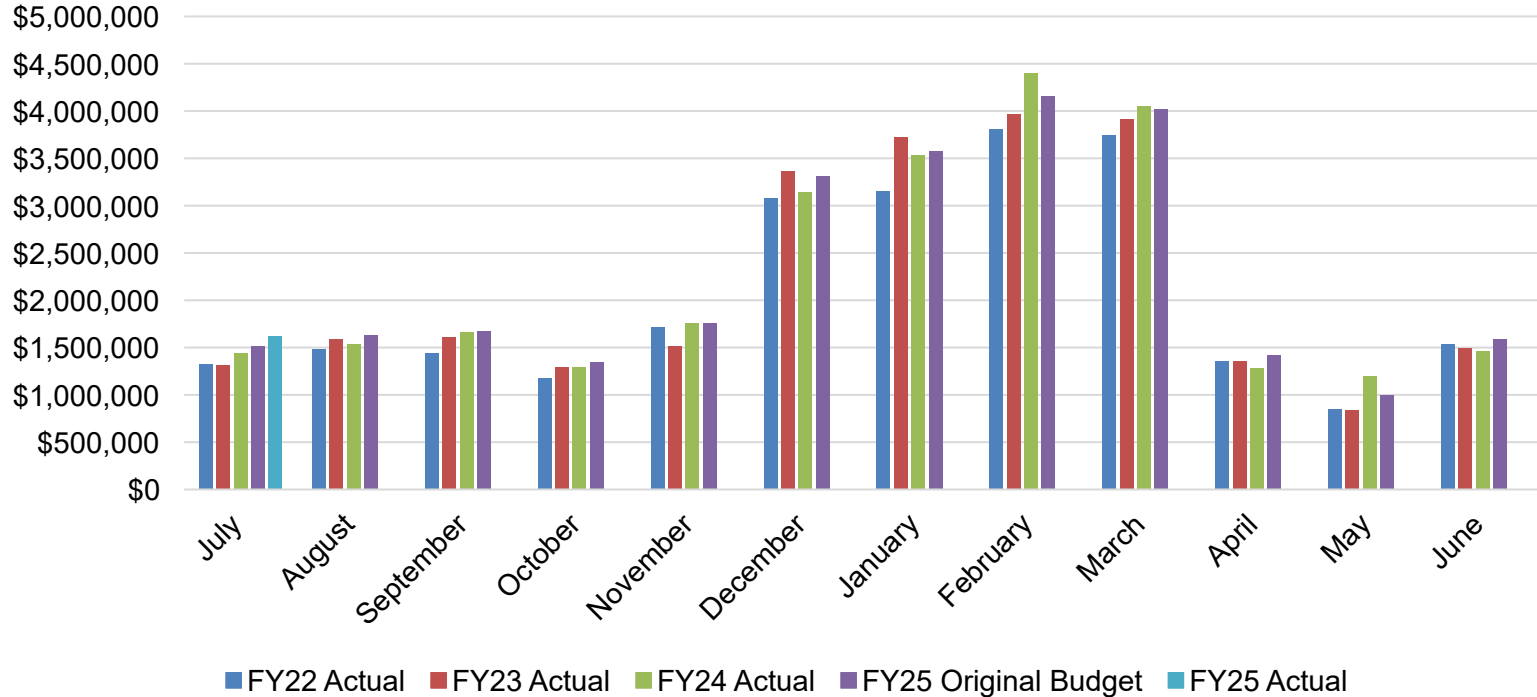
Resort Sales Tax

Resort Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,514,530	\$1,618,474	12.16%	6.86%
August	\$1,486,151	\$1,586,065	\$1,541,605	\$1,634,670	\$0	-100.00%	-100.00%
September	\$1,439,786	\$1,615,491	\$1,668,124	\$1,671,680	\$0	-100.00%	-100.00%
October	\$1,177,422	\$1,296,056	\$1,299,701	\$1,343,452	\$0	-100.00%	-100.00%
November	\$1,717,615	\$1,512,524	\$1,764,089	\$1,764,657	\$0	-100.00%	-100.00%
December	\$3,082,526	\$3,368,390	\$3,140,247	\$3,312,179	\$0	-100.00%	-100.00%
January	\$3,157,600	\$3,729,527	\$3,538,256	\$3,573,502	\$0	-100.00%	-100.00%
February	\$3,812,931	\$3,965,502	\$4,397,749	\$4,159,936	\$0	-100.00%	-100.00%
March	\$3,746,856	\$3,920,247	\$4,053,790	\$4,022,173	\$0	-100.00%	-100.00%
April	\$1,354,702	\$1,356,848	\$1,283,854	\$1,423,569	\$0	-100.00%	-100.00%
May	\$849,574	\$844,454	\$1,202,996	\$999,351	\$0	-100.00%	-100.00%
June	\$1,538,289	\$1,491,338	\$1,462,232	\$1,592,665	\$0	-100.00%	-100.00%
Total	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$1,618,474	-93.96%	-94.01%

Resort Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$1,324,191	\$1,312,332	\$1,442,948	\$1,514,530	\$1,618,474	12.16%	6.86%
August	\$2,810,341	\$2,898,396	\$2,984,553	\$3,149,200	\$1,618,474	-45.77%	-48.61%
September	\$4,250,127	\$4,513,887	\$4,652,677	\$4,820,880	\$1,618,474	-65.21%	-66.43%
October	\$5,427,549	\$5,809,943	\$5,952,378	\$6,164,332	\$1,618,474	-72.81%	-73.74%
November	\$7,145,164	\$7,322,467	\$7,716,467	\$7,928,989	\$1,618,474	-79.03%	-79.59%
December	\$10,227,690	\$10,690,858	\$10,856,714	\$11,241,169	\$1,618,474	-85.09%	-85.60%
January	\$13,385,290	\$14,420,385	\$14,394,970	\$14,814,670	\$1,618,474	-88.76%	-89.08%
February	\$17,198,221	\$18,385,887	\$18,792,719	\$18,974,606	\$1,618,474	-91.39%	-91.47%
March	\$20,945,078	\$22,306,135	\$22,846,508	\$22,996,779	\$1,618,474	-92.92%	-92.96%
April	\$22,299,780	\$23,662,982	\$24,130,362	\$24,420,348	\$1,618,474	-93.29%	-93.37%
May	\$23,149,354	\$24,507,436	\$25,333,358	\$25,419,699	\$1,618,474	-93.61%	-93.63%
June	\$24,687,643	\$25,998,774	\$26,795,590	\$27,012,364	\$1,618,474	-93.96%	-94.01%

Resort Tax

Resort Sales Tax
Historical Sales Tax Revenues Over Time by Month



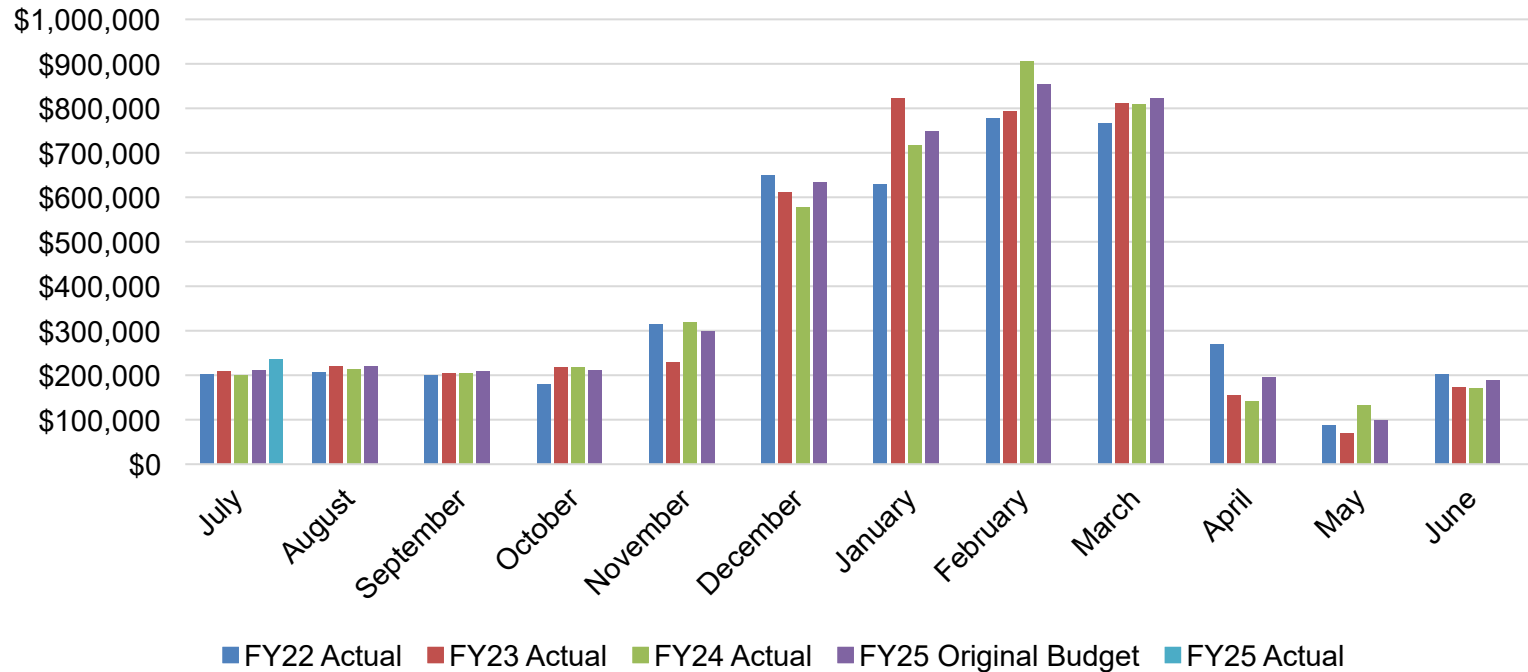
Transient Room Tax

Transient Room Sales Tax - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$223,213	\$236,013	18.23%	5.73%
August	\$206,192	\$219,874	\$212,683	\$216,397	\$0	-100.00%	-100.00%
September	\$200,321	\$203,178	\$203,721	\$235,368	\$0	-100.00%	-100.00%
October	\$179,897	\$217,406	\$217,701	\$211,970	\$0	-100.00%	-100.00%
November	\$315,172	\$229,493	\$319,441	\$302,277	\$0	-100.00%	-100.00%
December	\$650,240	\$611,583	\$577,710	\$638,548	\$0	-100.00%	-100.00%
January	\$630,062	\$823,076	\$717,139	\$755,823	\$0	-100.00%	-100.00%
February	\$778,153	\$793,379	\$906,424	\$864,312	\$0	-100.00%	-100.00%
March	\$767,199	\$811,367	\$809,258	\$786,748	\$0	-100.00%	-100.00%
April	\$270,230	\$154,497	\$141,257	\$172,628	\$0	-100.00%	-100.00%
May	\$87,896	\$69,124	\$132,111	\$95,483	\$0	-100.00%	-100.00%
June	\$203,021	\$172,713	\$171,123	\$191,346	\$0	-100.00%	-100.00%
Total			\$4,608,192	\$4,694,114	\$236,013	-94.88%	-94.97%

Transient Room Sales Tax - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$201,780	\$207,936	\$199,624	\$223,213	\$236,013	18.23%	5.73%
August	\$407,972	\$427,810	\$412,307	\$439,610	\$236,013	-42.76%	-46.31%
September	\$608,293	\$630,988	\$616,027	\$674,978	\$236,013	-61.69%	-65.03%
October	\$788,190	\$848,393	\$833,728	\$886,949	\$236,013	-71.69%	-73.39%
November	\$1,103,363	\$1,077,886	\$1,153,169	\$1,189,226	\$236,013	-79.53%	-80.15%
December	\$1,753,602	\$1,689,469	\$1,730,880	\$1,827,774	\$236,013	-86.36%	-87.09%
January	\$2,383,664	\$2,512,545	\$2,448,018	\$2,583,597	\$236,013	-90.36%	-90.86%
February	\$3,161,817	\$3,305,925	\$3,354,443	\$3,447,909	\$236,013	-92.96%	-93.15%
March	\$3,929,016	\$4,117,292	\$4,163,701	\$4,234,657	\$236,013	-94.33%	-94.43%
April	\$4,199,246	\$4,271,788	\$4,304,958	\$4,407,285	\$236,013	-94.52%	-94.64%
May	\$4,287,142	\$4,340,912	\$4,437,069	\$4,502,768	\$236,013	-94.68%	-94.76%
June	\$4,490,163	\$4,513,625	\$4,608,192	\$4,694,114	\$236,013	-94.88%	-94.97%

Transient Room Tax

Transient Room Sales Tax Historical Sales Tax Revenues Over Time by Month



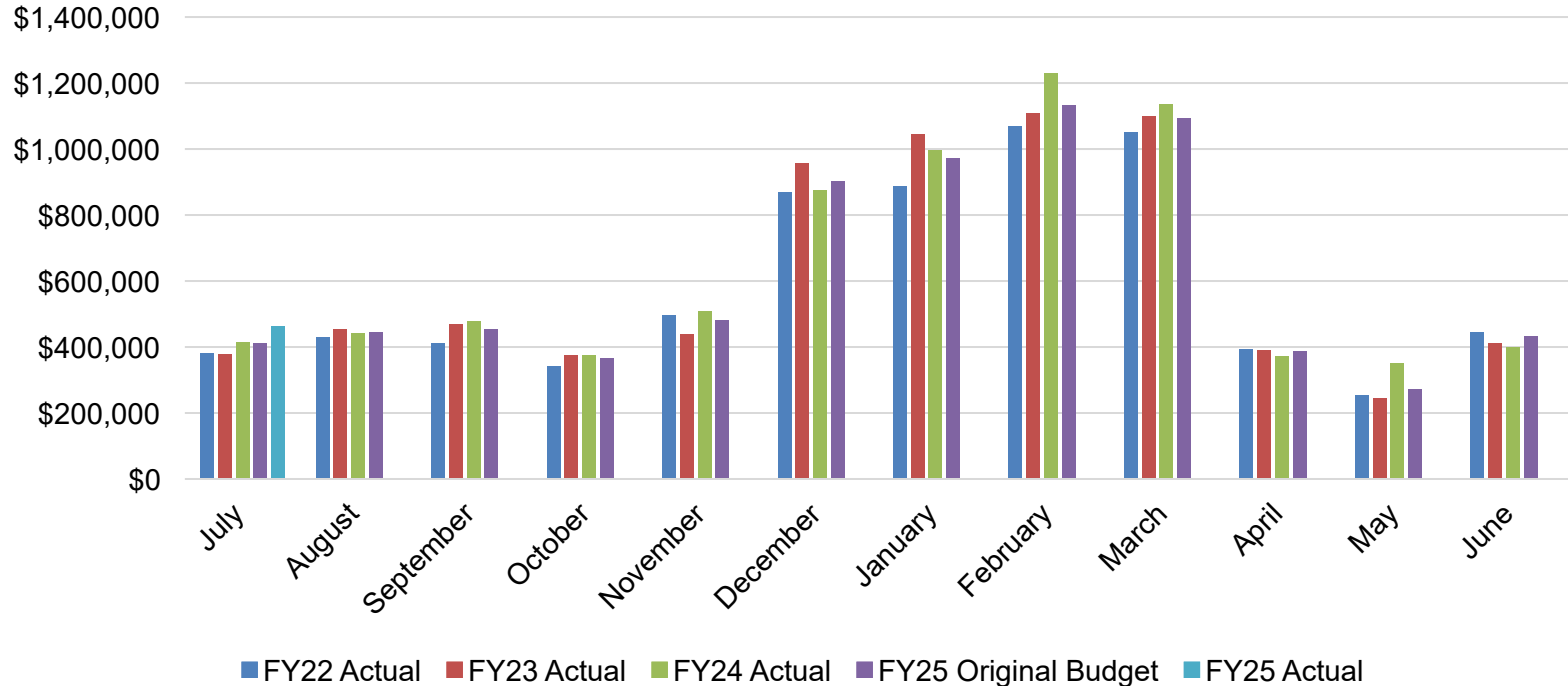
Transportation Sales Taxes

Transportation Sales Taxes - Monthly							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$411,604	\$462,510	11.93%	12.37%
August	\$429,532	\$453,180	\$439,674	\$444,254	\$0	-100.00%	-100.00%
September	\$411,403	\$467,427	\$477,474	\$454,312	\$0	-100.00%	-100.00%
October	\$341,061	\$375,061	\$375,137	\$365,110	\$0	-100.00%	-100.00%
November	\$494,289	\$437,648	\$507,667	\$479,580	\$0	-100.00%	-100.00%
December	\$868,834	\$955,716	\$874,845	\$900,150	\$0	-100.00%	-100.00%
January	\$886,424	\$1,043,825	\$994,634	\$971,170	\$0	-100.00%	-100.00%
February	\$1,068,449	\$1,107,890	\$1,229,933	\$1,130,545	\$0	-100.00%	-100.00%
March	\$1,051,270	\$1,099,522	\$1,134,098	\$1,093,105	\$0	-100.00%	-100.00%
April	\$393,681	\$390,607	\$371,011	\$386,883	\$0	-100.00%	-100.00%
May	\$252,065	\$242,686	\$348,567	\$271,593	\$0	-100.00%	-100.00%
June	\$444,710	\$409,441	\$399,687	\$432,838	\$0	-100.00%	-100.00%
Total			\$7,565,943	\$7,341,144	\$462,510	-93.89%	-93.70%

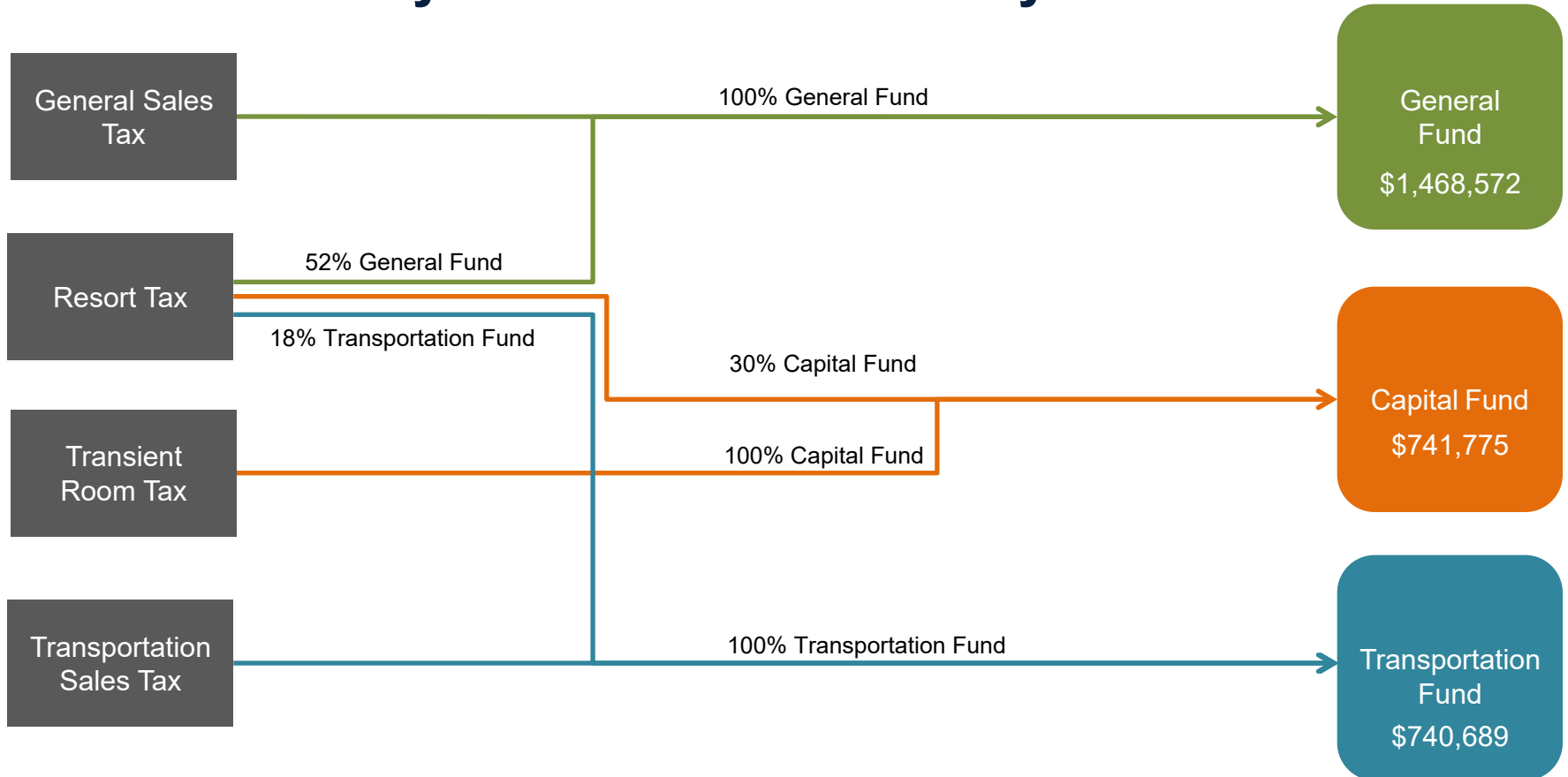
Transportation Sales Taxes - Culmulative							
Month	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Original Budget	FY25 Actual	FY25 v FY24, % Variance	Actuals vs Budget
July	\$380,466	\$377,116	\$413,216	\$411,604	\$462,510	11.93%	12.37%
August	\$809,998	\$830,296	\$852,890	\$855,857	\$462,510	-45.77%	-45.96%
September	\$1,221,401	\$1,297,723	\$1,330,364	\$1,310,169	\$462,510	-65.23%	-64.70%
October	\$1,562,462	\$1,672,784	\$1,705,501	\$1,675,279	\$462,510	-72.88%	-72.39%
November	\$2,056,751	\$2,110,432	\$2,213,168	\$2,154,860	\$462,510	-79.10%	-78.54%
December	\$2,925,585	\$3,066,148	\$3,088,013	\$3,055,010	\$462,510	-85.02%	-84.86%
January	\$3,812,009	\$4,109,973	\$4,082,647	\$4,026,180	\$462,510	-88.67%	-88.51%
February	\$4,880,458	\$5,217,863	\$5,312,580	\$5,156,724	\$462,510	-91.29%	-91.03%
March	\$5,931,728	\$6,317,384	\$6,446,678	\$6,249,829	\$462,510	-92.83%	-92.60%
April	\$6,325,409	\$6,707,992	\$6,817,689	\$6,636,712	\$462,510	-93.22%	-93.03%
May	\$6,577,475	\$6,950,678	\$7,166,256	\$6,908,306	\$462,510	-93.55%	-93.31%
June	\$7,022,185	\$7,360,119	\$7,565,943	\$7,341,144	\$462,510	-93.89%	-93.70%

Transportation Sales Taxes

Transportation Sales Taxes Historical Sales Tax Revenues Over Time by Month (Excludes Additional Mass Transit Tax)



July Sales Tax Revenue by Fund



FY25 Revenue - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
- 011 GENERAL FUND							
Property Taxes							14,141,021
Sales Tax							20,439,133
Franchise Tax	109,356	147,451	133,442	177,072	-43,630	-25%	4,782,816
Licenses	48,824	36,554	79,071	39,364	39,707	101%	464,017
Planning Building & Engineering Fees	765,910	916,272	958,090	1,152,244	-194,154	-17%	6,449,807
Special Event Fees	14,263	7,996	20,796	4,076	16,720	410%	151,623
Federal Revenue					0		44,489
State Revenue					0		64,957
County/SP District Revenue	15,000			1,736	-1,736	-100%	10,415
Cemetery Charges for Services	5,062	10,581	8,593	18,588	-9,995	-54%	61,817
Recreation	450,806	462,097	551,451	483,637	67,814	14%	2,856,490
Other Service Revenue	14	8,208	8,276	9,963	-1,687	-17%	95,595
Library Fees	3,062	3,636	3,713	4,343	-630	-15%	22,552
Misc. Revenues	19,947	9,127	21,989	237,710	-215,721	-91%	1,638,768
Interfund Transactions (Admin)	443,334	493,268	493,268	699,632	-206,364	-29%	4,197,778
Special Revenues & Resources	505,029		770		770		70,661
Total 011 GENERAL FUND	2,380,607	2,095,190	2,279,459	2,828,365	-548,906	-19%	55,491,939
- 012 QUINNS RECREATION COMPLEX							
County/SP District Revenue				641	-641	-100%	3,845
Recreation	294	704	7,138	1,722	5,415	314%	6,944
Ice	117,518	159,980	162,486	207,335	-44,849	-22%	1,276,867
Misc. Revenues	4	-4	-42		-42		1,386
Total 012 QUINNS RECREATION COMPLEX	117,817	160,681	169,582	209,699	-40,116	-19%	1,289,042
- 022 DRUG CONFISCATIONS							
State Revenue			4,409		4,409		11,035
Total 022 DRUG CONFISCATIONS			4,409		4,409		11,035
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
Property Taxes					0		5,168,834
Misc. Revenues				22,333	-22,333	-100%	134,000
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND				22,333	-22,333	-100%	5,302,834
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
Property Taxes					0		11,319
Misc. Revenues				7,333	-7,333	-100%	44,000
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND				7,333	-7,333	-100%	55,319
- 031 CAPITAL IMPROVEMENT FUND							
Sales Tax				570,833	-570,833	-100%	16,184,158
Planning Building & Engineering Fees	44,346	66,436	34,492	71,823	-37,331	-52%	405,471
Federal Revenue				462	-462	-100%	2,774
State Revenue			-5,944	9,402	-15,346	-163%	542,060

FY25 Revenue - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
County/SP District Revenue	35,000				0		1,001,879
Misc. Revenues	23,216	54,672	67,894	98,438	-30,544	-31%	4,890,066
Special Revenues & Resources	75,698	938	1,364	1,208	155	13%	414,185
Total 031 CAPITAL IMPROVEMENT FUND	178,260	122,046	97,806	752,167	-654,361	-87%	23,440,593
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
Misc. Revenues				22,833	-22,833	-100%	137,000
Interfund Transactions (CIP/Debt)	515,422	515,422	515,422	515,420	2	0%	3,092,532
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	515,422	515,422	515,422	538,253	-22,831	-4%	3,229,532
- 034 REDEVELOPMENT AGENCY-MAIN ST							
Misc. Revenues				15,667	-15,667	-100%	94,000
Interfund Transactions (CIP/Debt)	116,666				0		
Total 034 REDEVELOPMENT AGENCY-MAIN ST	116,666			15,667	-15,667	-100%	94,000
- 035 BUILDING AUTHORITY							
Misc. Revenues				59,167	-59,167	-100%	355,000
Total 035 BUILDING AUTHORITY				59,167	-59,167	-100%	355,000
- 038 EQUIPMENT REPLACEMENT CIP							
Misc. Revenues			55,100		55,100		150,000
Interfund Transactions (CIP/Debt)	264,266	314,266	314,266	314,265	1	0%	1,885,600
Total 038 EQUIPMENT REPLACEMENT CIP	264,266	314,266	369,366	314,265	55,101	18%	2,035,600
- 051 WATER FUND							
Planning Building & Engineering Fees	236,300	265,332	158,855	232,659	-73,804	-32%	885,049
Water Charges for Services	2,646,408	2,873,221	3,828,840	3,306,210	522,630	16%	25,486,658
Misc. Revenues	88,073	127,988	104,297	132,013	-27,716	-21%	763,435
Special Revenues & Resources				166,667	-166,667	-100%	1,000,000
Total 051 WATER FUND	2,970,781	3,266,541	4,091,992	3,837,548	254,443	7%	28,135,142
- 052 STORM WATER FUND							
Water Charges for Services	150,580	154,215	162,248	194,972	-32,725	-17%	2,176,658
Misc. Revenues				24,667	-24,667	-100%	148,000
Total 052 STORM WATER FUND	150,580	154,215	162,248	219,639	-57,391	-26%	2,324,658
- 055 GOLF COURSE FUND							
Recreation	878,496	963,291	1,018,078	834,402	183,677	22%	2,084,495
Misc. Revenues	13	2	1,488	18,500	-17,012	-92%	156,124
Interfund Transactions (CIP/Debt)	4,166	4,166	4,166	4,166	0	0%	25,000
Total 055 GOLF COURSE FUND	882,675	967,458	1,023,732	857,068	166,665	19%	2,265,619
- 057 TRANSPORTATION & PARKING FUND							
Sales Tax					0		16,249,330
Licenses	66,495	32,960	166,858	32,402	134,456	415%	1,027,821
Federal Revenue					0		14,074,397
County/SP District Revenue		171,419	139,498	41,516	97,982	236%	730,000
Transit Charges for Services		368		12,042	-12,042	-100%	75,991

FY25 Revenue - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
Fines & Forfeitures				50,000	-50,000	-100%	300,000
Misc. Revenues				243,167	-243,167	-100%	3,092,519
Special Revenues & Resources					0		259,531
Total 057 TRANSPORTATION & PARKING FUND	66,495	204,748	306,356	379,126	-72,770	-19%	35,809,589
- 058 PARKING FUND							
Special Event Fees					0		80,985
Fines & Forfeitures	604,615	751,600	712,304	905,587	-193,283	-21%	3,440,162
Total 058 PARKING FUND	604,615	751,600	712,304	905,587	-193,283	-21%	3,521,147
- 062 FLEET SERVICES FUND							
Interfund Transactions (Admin)	457,570	559,002	530,134	559,002	-28,868	-5%	3,180,800
Total 062 FLEET SERVICES FUND	457,570	559,002	530,134	559,002	-28,868	-5%	3,180,800
- 064 SELF INSURANCE FUND							
Misc. Revenues	58,334	75,000	91,666	75,000	16,666	22%	550,000
Interfund Transactions (Admin)	282,330	307,908	301,870	315,792	-13,922	-4%	1,811,205
Total 064 SELF INSURANCE FUND	340,664	382,908	393,536	390,792	2,744	1%	2,361,205
- 070 SALES TAX REV BOND - DEBT SVS FUND							
Misc. Revenues	62,196	231,818	245,740	194,836	50,904	26%	1,284,410
Interfund Transactions (CIP/Debt)	1,161,466	1,160,886	1,159,878	1,159,873	5	0%	6,959,265
Total 070 SALES TAX REV BOND - DEBT SVS FUND	1,223,662	1,392,704	1,405,618	1,354,709	50,909	4%	8,243,675
- 071 DEBT SERVICE FUND							
Property Taxes							11,638,656
Misc. Revenues	960	2,059	3,474	2,407	1,066	44%	28,648
Total 071 DEBT SERVICE FUND	960	2,059	3,474	2,407	1,066	44%	11,667,304
- Grand Total							
TOTAL	10,271,038	10,888,840	12,065,438	13,253,128	-1,187,690	-9%	188,814,034

FY25 Expenses - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
- 011 GENERAL FUND							
PERSONNEL SERVICES	3,950,506	4,140,729	5,552,725	7,034,212	-1,481,488	-21%	36,971,577
MATERIALS, SUPPLIES AND SERVICES	131,869	263,702	239,770	204,708	35,061	17%	1,679,660
UTILITIES	39,883	61,467	76,119	45,823	30,296	66%	1,982,836
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	678,705	776,135	827,412	819,951	7,461	1%	6,043,430
PARTS/MAINTENANCE SUPPLIES	144,393	219,771	301,702	257,838	43,864	17%	1,960,550
SPECIAL SERV CONTRACT/MISC CHARGES	38,427	259,304	257,175	234,488	22,688	10%	1,854,500
CAPITAL OUTLAY	19,562	198,430	38,602	48,029	-9,427	-20%	468,117
INTERFUND TRANSFER	573,298	697,364	688,256	666,958	21,298	3%	4,129,524
Total 011 GENERAL FUND	5,576,643	6,616,902	7,981,761	9,312,008	-1,330,247	-14%	55,090,194
- 012 QUINNS RECREATION COMPLEX							
PERSONNEL SERVICES	137,111	145,923	156,513	252,926	-96,413	-38%	1,329,372
MATERIALS, SUPPLIES AND SERVICES	13,984	3,661	8,041	7,901	140	2%	70,665
UTILITIES	7,487	5,782	14,931	7,482	7,449	100%	151,538
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	11,905	30,722	26,973	26,017	956	4%	125,410
PARTS/MAINTENANCE SUPPLIES	9,439	9,542	9,096	8,776	320	4%	62,020
SPECIAL SERV CONTRACT/MISC CHARGES	3,462	4,000	4,726	3,219	1,507	47%	23,000
CAPITAL OUTLAY				167	-167	-100%	1,000
Total 012 QUINNS RECREATION COMPLEX	183,388	199,630	220,280	306,487	-86,208	-28%	1,763,005
- 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND							
MATERIALS, SUPPLIES AND SERVICES					0		10,000
UTILITIES	95	224	371	-331	703	-212%	7,823
CONTRACT SVCS/CONSULTING/SOFTWARE LIC					0		70,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		700,000
INTERFUND TRANSFER	515,422	515,422	515,422	466,991	48,431	10%	3,092,532
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	515,517	515,646	515,793	466,659	49,134	11%	3,880,355
- 024 MAIN STREET RDA SPECIAL REVENUE FUND							
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	4,800		7,300	1,553	5,747	370%	50,000
SPECIAL SERV CONTRACT/MISC CHARGES					0		405,000
INTERFUND TRANSFER	116,666				0		
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	121,466		7,300	1,553	5,747	370%	455,000
- 031 CAPITAL IMPROVEMENT FUND							
PERSONNEL SERVICES	2,253	1,873			0		
CAPITAL OUTLAY	745,682	1,604,515	3,068,532	8,217,170	-5,148,638	-63%	49,605,794
INTERFUND TRANSFER	696,180	695,746	695,778	764,202	-68,424	-9%	4,174,675
Total 031 CAPITAL IMPROVEMENT FUND	1,444,115	2,302,134	3,764,310	8,981,372	-5,217,061	-58%	53,780,469
- 033 REDEVELOPMENT AGENCY-LOWER PRK							
CAPITAL OUTLAY	6,776	76		7,289	-7,289	-100%	145,000
INTERFUND TRANSFER	465,286	465,140	464,100	395,365	68,735	17%	2,784,590
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	472,062	465,216	464,100	402,654	61,446	15%	2,929,590
- 034 REDEVELOPMENT AGENCY-MAIN ST							
CAPITAL OUTLAY			6,750		6,750		
Total 034 REDEVELOPMENT AGENCY-MAIN ST			6,750		6,750		

FY25 Expenses - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
- 038 EQUIPMENT REPLACEMENT CIP							
CAPITAL OUTLAY	204,466	234,599	318,755	133,546	185,209	139%	1,963,000
Total 038 EQUIPMENT REPLACEMENT CIP	204,466	234,599	318,755	133,546	185,209	139%	1,963,000
- 051 WATER FUND							
PERSONNEL SERVICES	563,130	739,868	815,282	1,023,854	-208,572	-20%	5,381,342
MATERIALS, SUPPLIES AND SERVICES	112,435	117,868	62,982	82,113	-19,131	-23%	630,434
UTILITIES	8,794	18,414	73,492	73,525	-33	0%	1,393,533
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	217,806	325,403	149,988	306,869	-156,881	-51%	2,153,944
PARTS/MAINTENANCE SUPPLIES	164,889	287,258	264,120	191,093	73,027	38%	1,525,775
SPECIAL SERV CONTRACT/MISC CHARGES	32,879	44,270	64,947	25,247	39,700	157%	191,700
CAPITAL OUTLAY	-2,987,768	668,613	428,021	282,186	145,835	52%	5,326,295
DEBT SERVICE	-124,730	-84,740	-75,967	178,489	-254,456	-143%	9,400,688
INTERFUND TRANSFER	223,708	256,140	256,090	264,615	-8,525	-3%	2,637,521
Total 051 WATER FUND	-1,788,855	2,373,095	2,038,955	2,427,992	-389,036	-16%	28,641,231
- 052 STORM WATER FUND							
PERSONNEL SERVICES	128,578	60,232	98,921	162,732	-63,812	-39%	855,316
MATERIALS, SUPPLIES AND SERVICES	3,011	1,554	10,135	7,060	3,075	44%	63,000
UTILITIES	1,533	2,707	1,299	2,009	-710	-35%	45,299
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	10,604	36,180	2,970	28,544	-25,574	-90%	150,125
PARTS/MAINTENANCE SUPPLIES	600	5,696	7,625	6,303	1,322	21%	41,406
CAPITAL OUTLAY	-98,573	2,874	7,809	78,353	-70,545	-90%	1,238,600
INTERFUND TRANSFER	26,230	28,984	28,942	29,009	-67	0%	180,648
Total 052 STORM WATER FUND	71,982	138,227	157,700	314,010	-156,310	-50%	2,574,394
- 055 GOLF COURSE FUND							
PERSONNEL SERVICES	167,197	192,965	246,728	254,164	-7,435	-3%	1,335,875
MATERIALS, SUPPLIES AND SERVICES	7,087	14,400	8,365	14,109	-5,744	-41%	86,200
UTILITIES	16,673	188	5,082	12,830	-7,749	-60%	58,400
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	20,410	31,347	19,258	30,379	-11,121	-37%	109,825
PARTS/MAINTENANCE SUPPLIES	86,112	82,821	53,514	89,761	-36,248	-40%	382,800
SPECIAL SERV CONTRACT/MISC CHARGES	15,639	18,541	20,318	16,770	3,548	21%	43,500
CAPITAL OUTLAY	3,155		15,781	17,373	-1,592	-9%	576,641
INTERFUND TRANSFER	28,016	29,992	31,264	34,383	-3,119	-9%	209,504
Total 055 GOLF COURSE FUND	344,289	370,254	400,309	469,769	-69,459	-15%	2,802,745
- 057 TRANSPORTATION & PARKING FUND							
PERSONNEL SERVICES	1,089,837	1,367,866	1,868,011	2,393,683	-525,672	-22%	12,581,115
MATERIALS, SUPPLIES AND SERVICES	27,404	16,210	77,456	45,415	32,041	71%	412,422
UTILITIES	10,650	14,643	24,779	15,590	9,189	59%	352,828
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	118,394	101,253	66,690	194,130	-127,440	-66%	2,857,360
PARTS/MAINTENANCE SUPPLIES	5,420	1,228	1,585	3,435	-1,850	-54%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	1,071	2,413	1,119	717	402	56%	16,500
CAPITAL OUTLAY	88,984	1,388,937	140,788	2,076,498	-1,935,710	-93%	25,461,104
INTERFUND TRANSFER	598,790	645,470	617,160	640,522	-23,362	-4%	3,756,653
Total 057 TRANSPORTATION & PARKING FUND	1,940,550	3,538,020	2,797,588	5,369,990	-2,572,402	-48%	45,494,982

FY25 Expenses - Aug 2024	FY23	FY24	YTD Actuals	YTD Monthly Estm Budget	YTD Variance \$	YTD Variance %	FY25 Original Budget
- 058 PARKING FUND							
PERSONNEL SERVICES	126,499	150,607	216,064	276,631	-60,567	-22%	1,453,962
MATERIALS, SUPPLIES AND SERVICES	11,948	3,303	12,985	25,336	-12,351	-49%	472,500
UTILITIES	1,112	2,411	872	798	74	9%	11,000
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	436	174	178	-7,627	7,806	-102%	148,300
PARTS/MAINTENANCE SUPPLIES	1,175		515	12,239	-11,723	-96%	57,000
SPECIAL SERV CONTRACT/MISC CHARGES	18,065	23,278	16,132	12,364	3,767	30%	65,000
CAPITAL OUTLAY					0		80,000
INTERFUND TRANSFER	1,624	20,660	21,992	21,130	862	4%	186,533
Total 058 PARKING FUND	160,858	200,433	268,739	340,871	-72,132	-21%	2,474,295
- 062 FLEET SERVICES FUND							
PERSONNEL SERVICES	151,117	174,490	222,988	306,928	-83,940	-27%	1,613,204
MATERIALS, SUPPLIES AND SERVICES	9,714	3,200	8,287	6,782	1,505	22%	63,950
UTILITIES	120,843	132,628	115,988	143,639	-27,652	-19%	1,077,900
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	470	853	2,309	386	1,923	498%	8,000
PARTS/MAINTENANCE SUPPLIES	107,253	112,272	162,775	156,561	6,213	4%	1,249,600
CAPITAL OUTLAY					0		6,205
Total 062 FLEET SERVICES FUND	389,398	423,442	512,346	614,296	-101,950	-17%	4,018,859
- 064 SELF INSURANCE FUND							
MATERIALS, SUPPLIES AND SERVICES	11,000	26,632	33,300	11,413	21,887	192%	50,500
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	20,661	67,504	50,695	65,616	-14,921	-23%	1,207,452
SPECIAL SERV CONTRACT/MISC CHARGES	35,066	40,820	123,805	65,203	58,602	90%	1,300,000
Total 064 SELF INSURANCE FUND	66,727	134,957	207,800	142,232	65,568	46%	2,557,952
- 070 SALES TAX REV BOND - DEBT SVS FUND							
DEBT SERVICE		2,100		1,658	-1,658	-100%	6,969,266
Total 070 SALES TAX REV BOND - DEBT SVS FUND		2,100		1,658	-1,658	-100%	6,969,266
- 071 DEBT SERVICE FUND							
DEBT SERVICE	1,248,625	1,133,875	1,013,750	997,357	16,393	2%	8,430,526
Total 071 DEBT SERVICE FUND	1,248,625	1,133,875	1,013,750	997,357	16,393	2%	8,430,526
- Grand Total							
TOTAL	10,951,231	18,648,529	20,676,236	30,282,454	-9,606,217	-32%	223,825,863
Total without Bond, Debt Service and Capital Transactions	12,049,518	13,733,849	16,032,171	18,377,886	-2,345,714	-13%	



City Council Staff Communications Report

Subject: Bonanza Flat Conservation Area Fall Projects Update

Author: Logan Jones

Department: Trails & Open Space

Date: October 10, 2024

Summary

The Trails & Open Space Department would like to provide an update on two key projects scheduled for completion in the Bonanza Flat Conservation Area (BFCA) this October.

1. Bonanza Deck Replacement

BFCA is a beloved area for Park City area residents and visitors, offering easy access to wild alpine terrain. One popular trail, the Little Joe Loop, features the “Aspen Deck,” originally built by the Talisker Club, where hikers could rest and enjoy the scenery. Unfortunately, after years of harsh winters, the deck collapsed due to heavy snow loads.

Recognizing the importance of this location and minimizing area impacts, PCMC, in partnership with Utah Open Lands (UOL), secured funding in 2021 to improve the trail's accessibility and replace the deck with a more durable, accessible design. Utah Outdoor Recreation awarded \$45,000, with an additional \$34,000 in matching funds from UOL.

Instead of replicating the old deck, [the new design](#) focuses on blending in with the natural surroundings. Inspired by the [“aspen tree eyes”](#) the new at-grade patio will fit seamlessly into the landscape, providing a gathering space that enhances the scenic beauty of the area that meets the US Forest Service’s accessibility design standards. The project will also remove 2,100 square feet of the old deck and outbuildings, while the new patio will have approximately an 880 square foot footprint.

With a total cost of \$98,210, PCMC will contribute \$20,000 for trail maintenance and deck removal, while UORG and UOL funding will cover the remaining costs. We are very grateful for their assistance and financial support.

2. Bonanza Gate Replacement

This gate, [located here](#), serves as the primary maintenance access point for BFCA. The gate also serves as the access point to Camp Cloud Rim’s easement and the main access for emergency responders. The gate is nearing the end of its serviceable life and will be replaced with an improved design to ensure easy access to authorized users, and a unique raising system for year-round use, helping keep snowmobiles and

other motorized traffic out of the conservation area. This type of unauthorized access has continued to be a problem despite increased ranger presence and signage.

The project will be funded through the Bonanza Flat Conservation Area (BFCA) Stewardship Fund.

We plan to complete both projects entirely by the end of November 2024. The Trails & Open Space Department will continue to monitor progress and provide updates as necessary. We appreciate your ongoing support and welcome any questions you may have regarding these projects.

Exhibits

- [Existing Deck Photo - Oct. 1, 2024](#)
- [Existing Gate Photo - Oct. 1, 2024](#)

City Council Staff Report



Subject: Termination of The Yard Subdivision 2017 Pedestrian Easement in Exchange for 15' Kearns Easement
Author: Philip Adams, Senior Project Manager
Department: Engineering
Date: September 26, 2024
Type of Item: Consent

Recommendation

Review and consider authorizing the City Manager to execute a termination agreement for the portion of the 2017 Yard Subdivision Pedestrian Easement (Easement 1) shown on Exhibit B, in a form approved by the City Attorney's Office, in exchange for a perpetual 15-foot-wide easement along Kearns Boulevard in front of 1251 Kearns Blvd. (Easement 2) shown on Exhibit D.

Easement 2 will help the City construct a new and expanded 12-foot wide multi-use active transportation path, which has been sought for several years and will improve pedestrian safety and overall connectivity in the Bonanza area.

Background

In March 2024, we engaged Mark Fischer, Managing Partner of 1251 Kearns LLC, to obtain a six-foot drainage easement to complete the Homestake Road Storm Drain Improvements. During the negotiations, it was discussed and agreed upon that Easement 2 was needed to enhance pedestrian safety along Kearns Blvd.

Mr. Fischer agreed to grant Easement 2 in exchange for terminating the majority of Easement 1. This portion of Easement 1 will no longer be necessary once the designed 12' wide multi-use path on Homestake Rd. is constructed in 2025.

Based upon these discussions, Mr. Fischer signed the initial six-foot Kearns Ave. drainage easement on April 10th, 2024, with the understanding that PCMC staff would present Council the option of vacating the majority of Easement 1 in exchange for Easement 2.

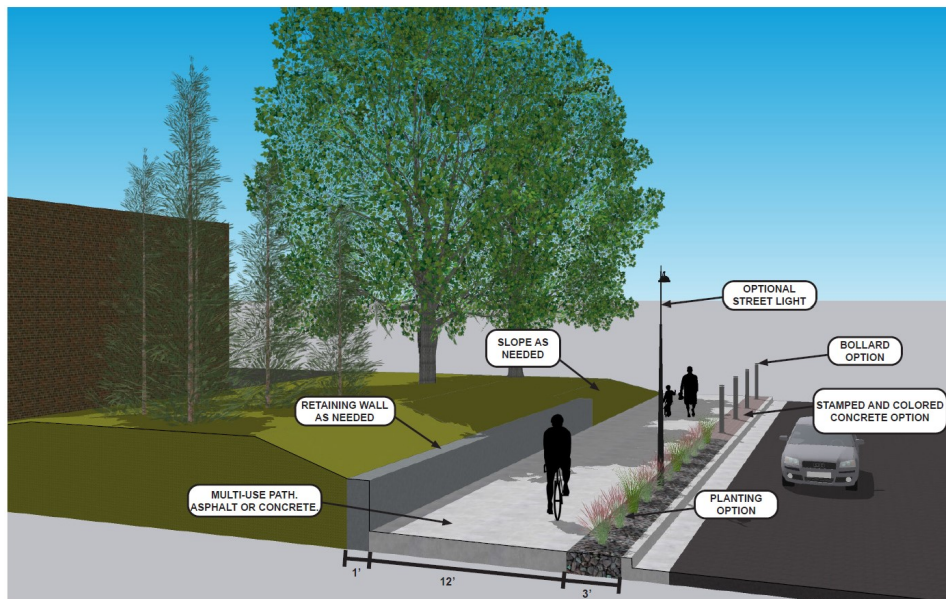
On August 20th, 2024, the Board of Adjustments approved relocating the existing "Yard" pylon sign on Kearns, thereby clearing the way for constructing the 12' wide multi-use path within Easement 2 at 1251 Kearns Blvd.

It is anticipated that a 15-foot easement will extend from the intersection of Park Avenue and Kearns Boulevard to the intersection of Kearns and Bonanza Drive. The easement will allow for constructing a continuous 12-foot-wide multi-use path with a three-foot landscape buffer (where practical) between the road and the path. The acquisition of Easement 2 is an important first step towards completing this path along Kearns,

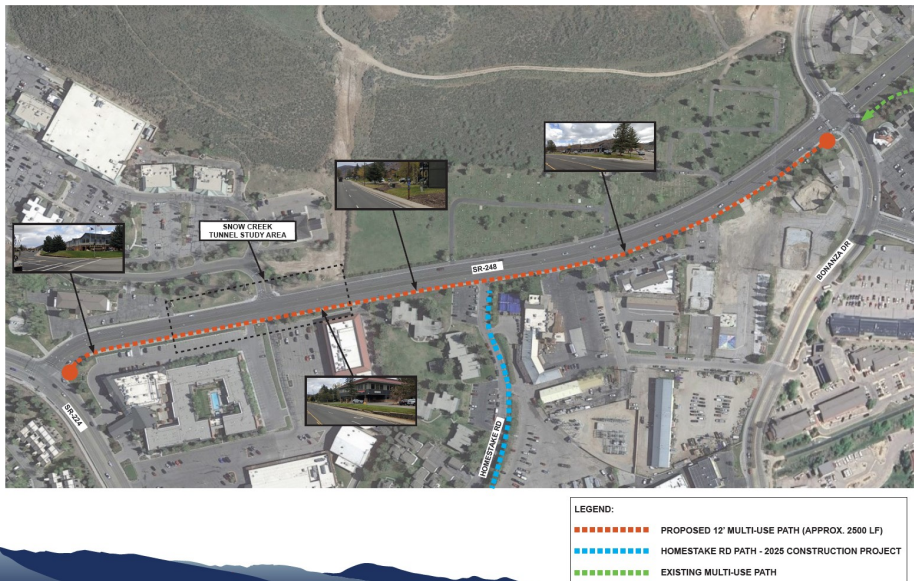
improving connectivity to surrounding neighborhoods, and improving safety for all path users.



Existing sidewalk



Proposed path



Proposed future connections

Analysis

The development of the Engine House project and the proposed Homestake Roadway Improvements, which will construct a 12-foot-wide path adjacent to and on a small portion of Easement 1, render the remaining portions of Easement 1 unnecessary.

The opportunity to acquire the rights to construct a continuous 12' wide multi-use path along Kearns from Park Ave. to Bonanza far outweighs any potential benefit of retaining the rights to the remaining portion of Easement 1.

Department Review

Engineering, Public Works, and Legal have reviewed the easement framework and the Homestake Road Improvements Project. The draft easement documents are attached as Exhibit D. The final maps legal descriptions will be delivered to PCMC Engineering staff on Friday, September 20, which is after the publication date of this agenda. Those maps and descriptions will be added before execution.

Funding

Funding is not necessary for the acquisition of the 15' easement.

Exhibits

- Exhibit A: Multi-use path and pedestrian easement depiction
- Exhibit B: Recorded 2017 Yard Pedestrian Easement
- Exhibit C: Kearns Blvd. multi-use path concept drawing
- Exhibit D: Easement Documents

FEE EXEMPT
UTAH CODE ANNOTATED § 11-13-102

EASEMENT AGREEMENT

1. PARTIES:

Name 1251 KEARNS, L.L.C., a Utah limited liability company, hereinafter referred to as ("Grantor").
 PARK CITY MUNICIPAL CORPORATION, whose post office address is P.O. Box 1480, Park City
 UT 84060, hereinafter referred to as ("Grantee").

2. AFFECTED PROPERTY:

Grantor is currently the owner of the real property located at 1251 Kearns Boulevard, Park City, Utah.
 as further described on Exhibits A and B attached hereto and made a part hereof.

3. GRANT OF EASEMENT:

Grantor does hereby grant unto the Grantee, its successors and assigns, and Grantee hereby accepts,
 an Easement Agreement, hereinafter referred to as the ("Agreement"), for a portion of Grantor's
 property as shown in the map attached as Exhibits A and Exhibit B, which are incorporated herein.

4. STATEMENT OF PURPOSE:

The easement indicated in Exhibits A and B shall be for a public pedestrian path, hereinafter
 referred to as the "Path". The Path is to be available year round, but needs to be maintained (per Section
 6 below) during the Sundance Film Festival.

5. TYPE OF EASEMENT:

The Agreement described above shall be non-exclusive except that Grantor or Grantee shall have the
 right to construct, install, maintain, operate, and access the pedestrian Path and earth cut/fill slope, and
 all related facilities within the area.

Grantor may use the surface of the easement provided, as long as such use does not interfere with
 Grantee's rights contained in this Agreement area. Prohibited uses shall consist of, but are not limited to,
 permanent structures, buildings, or any excavation or alteration of the Path and earth slope. Grantor
 shall not permit any other utilities to be located in the easement without the written consent of Grantee.
 This Agreement shall be in place until Grantee begins vertical construction on a Park City Municipal
 Corporation project, anticipated to be housing and/or a transit project, on Lot B, at which point the
 Agreement and all rights granted hereunder shall lapse.

6. MAINTENANCE:

Grantee shall be responsible for the maintenance of Path and earth cut/fill slope, and related
 facilities located within the easement. Grantor shall be responsible for landscape and surface
 maintenance of all other areas within the easement. The access area shall include an 8'-20' area for
 walking from Lot B across Lot A to Kearns Blvd. The Path shall be kept free and clear of any snow or
 other debris by Grantee. The Path does not need to be hard surfaced, but should be graded to allow
 drainage of a material that will preclude puddles or other impediments to walking. Alternatively,
 temporary grading or planking/plywood is adequate. Grantee's use of the easement shall not
 unreasonably interfere with Grantor's use of its property. Snow removal is only required during the
 Sundance Film Festival.

7. INDEMNIFICATION:

The Grantee does hereby agree to defend, hold harmless, and indemnify Grantor, its successors and assigns, from any claim of liability or any other claim involving the public pedestrian Path, or arising out of the Grantee's use of the easement described above, unless caused by Grantor's grossly negligent or willful conduct.

8. REMEDIES:

In addition to all other remedies allowed by law, the parties, their successors and assigns, shall have the right to seek injunctive relief for the enforcement of the terms and conditions of this Agreement.

9. BINDING EFFECT ON SUCCESSOR INTERESTS:

The terms, conditions, and provisions of this Agreement shall extend to, be binding upon, and inure to the benefit of the heirs, personal representatives, and assigns of the parties.

DATED this 28 day of April, 2017

GRANTOR:

GRANTEE:

1251 KEARNS, L.L.C., a Utah limited liability Company

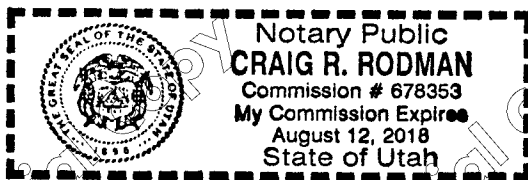
PARK CITY MUNICIPAL CORPORATION

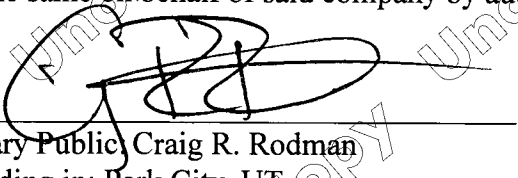
By: Mark J. Fischer
MARK J. FISCHER, Manager

By: _____
MATT DIAS, Assistant City Manager

STATE OF Utah }
COUNTY OF Summit {ss
}

On the 28th day of April, 2017, personally appeared before me, MARK J. FISCHER, Manager of 1251 Kearns, L.L.C., a Utah limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of said company by authority granted by said company.




Notary Public Craig R. Rodman
Residing in: Park City, UT

7. INDEMNIFICATION:

The Grantee does hereby agree to defend, hold harmless, and indemnify Grantor, its successors and assigns, from any claim of liability or any other claim involving the public pedestrian Path, or arising out of the Grantee's use of the easement described above, unless caused by Grantor's grossly negligent or willful conduct.

8. REMEDIES:

In addition to all other remedies allowed by law, the parties, their successors and assigns, shall have the right to seek injunctive relief for the enforcement of the terms and conditions of this Agreement.

9. BINDING EFFECT ON SUCCESSOR INTERESTS:

The terms, conditions, and provisions of this Agreement shall extend to, be binding upon, and inure to the benefit of the heirs, personal representatives, and assigns of the parties.

DATED this _____ day of _____, 2017.

GRANTOR:

GRANTEE:

1251 KEARNS, L.L.C., a Utah limited liability Company

PARK CITY MUNICIPAL CORPORATION

By: _____
MARK J. FISCHER, Manager

By:  _____
MATT DIAS, Assistant City Manager

STATE OF Utah

COUNTY OF Summit

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{ss
}

On the 8 day of May, 2017, personally appeared before me, Matt Dias, the Assistant Manager of Park City Municipal Corporation, a Utah municipal corporation, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of said corporation and by authority granted by said corporation.



Michelle Kellogg
Notary Public
Residing in: Park City, Utah

**LEGAL DESCRIPTION
YARD SUBDIVISION FIRST AMENDED
PEDESTRIAN ACCESS EASEMENT**

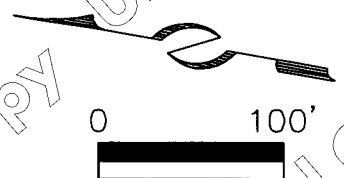
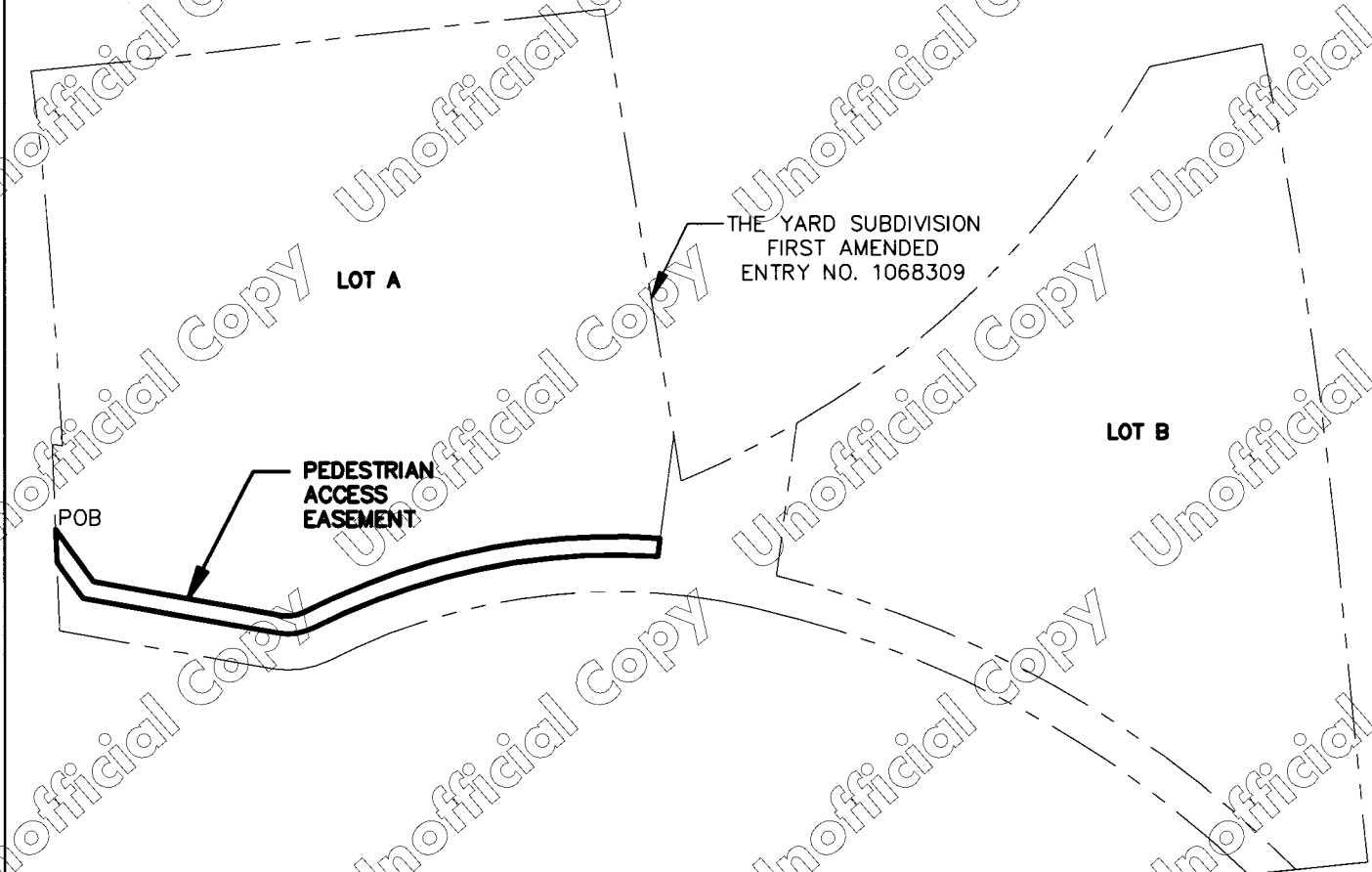
May 18, 2017

A parcel of land located in the west half of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the Northwesterly corner of Lot A, The Yard Subdivision-First Amended recorded April 28, 2017, as Entry No. 1068309 in the office of the recorder, Summit County, Utah; and running thence coincident with the northerly boundary of said Lot A North 77°33'07" East 17.70 feet; thence South 43°09'27" West 35.05 feet; thence South 105.88 feet to point on a curve to the left having a radius of 20.56 feet, of which the radius point bears East; thence southeasterly along the arc of said curve 13.21 feet through a central angle of 36°48'00" to a point of reverse curve to the right having a radius of 380.00 feet, of which the radius point bears South 53°12'00" West; thence southerly along the arc of said curve 203.60 feet through a central angle of 30°41'56" to a point on the southerly boundary of said Lot A; thence coincident with Lot A the following five (5) courses: 1) South 87°45'13" West 10.02 feet to a point on a non tangent curve to the left having a radius of 370.00 feet, of which the radius point bears South 83°47'41" West; thence 2) northwesterly along the arc of said curve 197.57 feet through a central angle of 30°35'41" to a point of reverse curve to the right having a radius of 30.56 feet, of which the radius point bears North 53°12'00" East; thence 3) northerly along the arc of said curve 19.63 feet through a central angle of 36°48'00"; thence 4) North 109.84 feet; thence 5) North 43°09'27" East 24.40 feet to the point of beginning.

Tax Serial No. YARD-A-1AM

**PEDESTRIAN ACCESS EASEMENT
MAY 18, 2017**



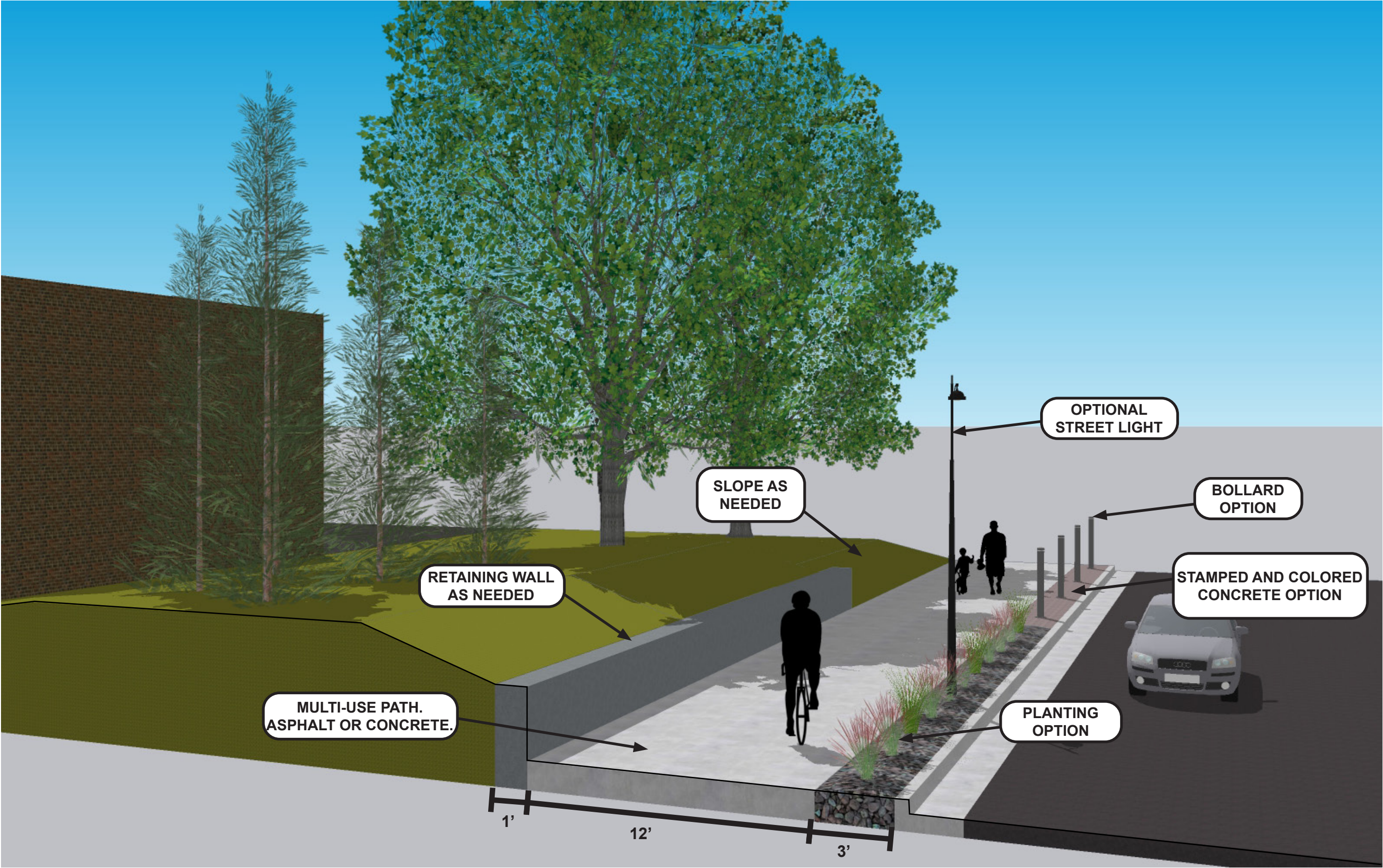
5/18/17

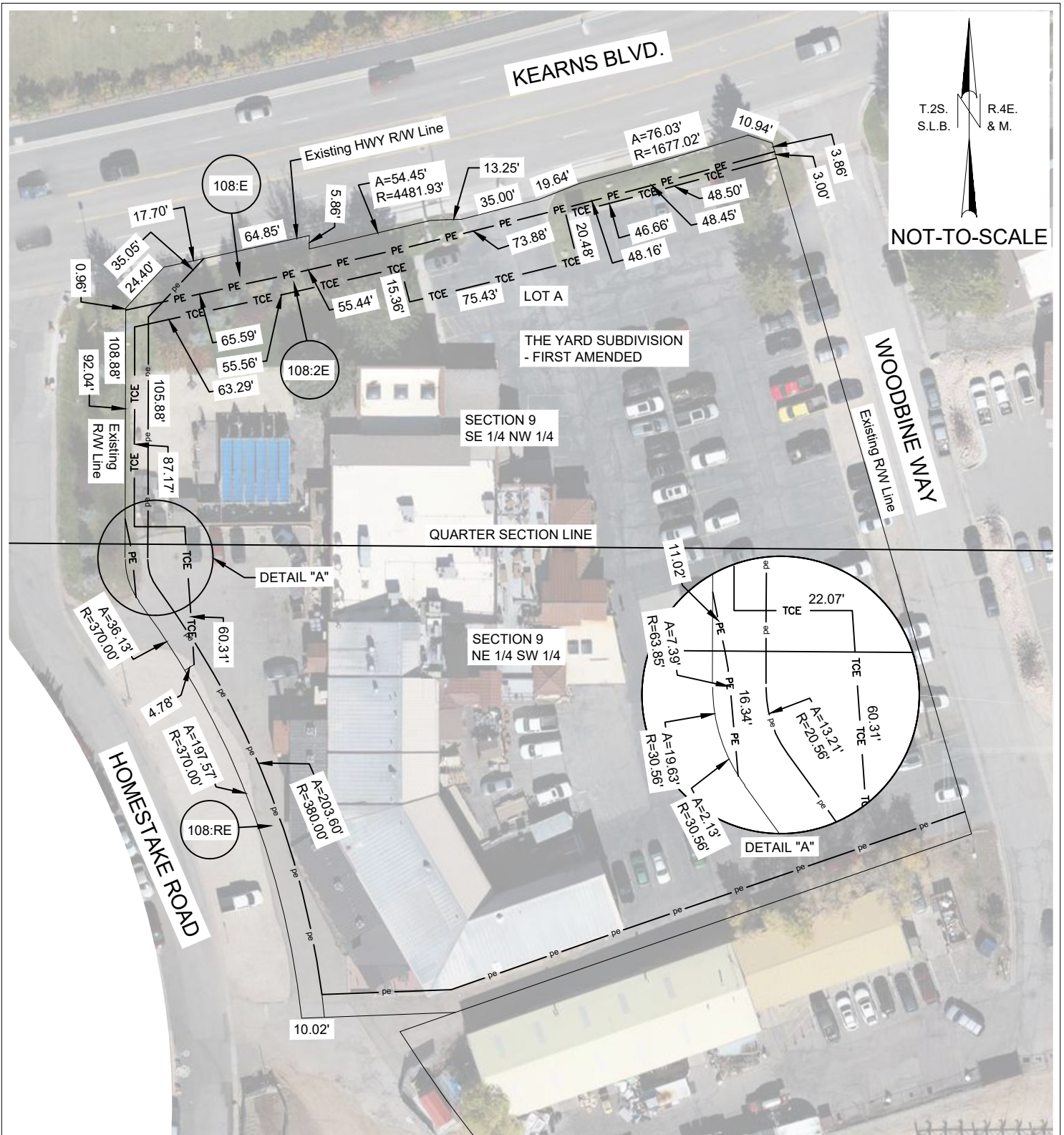
X: \Prospector\dwg\ParcelExhibits\013-yard ped access.dwg



LEGEND:

■■■■■■■■■■	PROPOSED 12' MULTI-USE PATH (APPROX. 2500 LF)
■■■■■■■■■■	HOMESTAKE RD PATH - 2025 CONSTRUCTION PROJECT
■■■■■■■■■■	EXISTING MULTI-USE PATH





PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
108:E	1251 KEARNS L.L.C.	0.065	2,813				PERPETUAL
108:2E	1251 KEARNS L.L.C.	0.106	4,614				TEMPORARY
108:RE	1251 KEARNS L.L.C.	0.080	3,471				RELEASE OF EASEMENT

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

SHEET NO.	108-EXHIBIT	PARTIAL SUMMARY NO.	PROPERTY OWNER:	1251 KEARNS, L.L.C.
PROJECT	HOMESTAKE ROAD IMPROVEMENTS		PROPERTY ADDRESS:	PO BOX 683010, PARK CITY
PROJECT NUMBER	CP0527	PIN	PARK CITY HORROCKS	

WHEN RECORDED, MAIL TO:
City Hall, Park City
P.O. Box 1480
Park City, Utah 84060

Perpetual Easement

(LIMITED LIABILITY COMPANY)
Summit County

Tax ID No. YARD-A-1AM
Parcel No. 108:E

1251 KEARNS L.L.C., a Utah limited liability company, ("Grantor"), hereby GRANTS AND CONVEYS to **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, ("Grantee"), at P.O. Box 1480, Park City, Utah 84060, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Summit County, State of Utah, to-wit ("Easement"):

A perpetual easement upon part of Lot A, The Yard Subdivision – First Amended, according to the official plat thereof recorded April 28, 2017 as Entry No. 01068309, in the office of the Summit County Recorder, a subdivision situate in the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for the purpose of constructing and maintaining storm drains and a 10 foot wide public trail and appurtenant parts thereof incident to the widening of existing highway SR-248 (Kearns Boulevard). This Easement shall run with the real property and shall be binding upon the Grantor, successors, heirs and assigns, and includes and conveys all rights of Grantor to change the storm drains. The boundaries of said Easement are described as follows:

Beginning at the Northwest corner of said Lot A, which point is also at the intersection of the existing southerly highway right of way line of Kearns Boulevard and the existing easterly right of way line of Homestake Road; and running thence along said existing southerly highway right of way line the following eight (8) courses and distances: (1) N.77°33'07"E. 64.85 feet; (2) thence South 5.86 feet to a point of curvature of a non-tangent curve to the left with a radius of 4481.93 feet; (3) thence easterly along said curve with an arc length of 54.45 feet, chord bears N.76°37'56"E. 54.45 feet; (4) thence N.87°23'02"E. 13.25 feet (Record N.87°24'02"E. 13.28 feet); (5) thence N.75°31'35"E. (Record N.75°32'35"E.) 35.00 feet; (6) thence N.68°37'59"E. (Record N.68°38'59"E.) 19.64 feet to a point of curvature of a non-tangent curve to the left with a radius of 1677.02 feet; (7) thence easterly along said curve with an arc length of 76.03 feet, chord

bears N.73°54'18"E.76.02 feet; (8) thence S.72°06'08"E. 10.94 feet to the existing westerly right of way line of Woodbine Way; thence S.16°15'00"E. 3.86 feet along said westerly right of way line; thence S.74°28'09"W. 48.45 feet; thence S.75°02'18"W.48.16 feet; thence S.75°52'33"W. 73.88 feet; thence S.77°02'37"W. 55.44 feet; thence S.77°34'04"W. 65.59 feet to said existing easterly right of way line of Homestake Road; thence along said existing easterly right of way line the following two (2) courses and distances: (1) North 0.96 feet; (2) thence N.43°09'27"E. 24.40 feet to the point of beginning.

The above-described Easement contains 2,813 square feet or 0.065 acre.

(Note: Rotate above bearings 00°09'22" clockwise to equal NAD83 bearings)

1. **Covenants Run With the Land.** Each right and obligation in this Easement (whether affirmative or negative in nature) (a) shall be perpetual; (b) shall constitute a covenant running with the land; (c) shall benefit and bind every person having any fee, leasehold, or other interest in any portion of the Easement Area to the extent such portion is benefitted, affected or bound by the Easement; and (d) shall benefit and be binding upon any owner of the Easement Area whose title is acquired by judicial foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise. If Grantor transfers the Easement, the transferee shall automatically be deemed to have assumed and agreed to be personally bound and obligated by and responsible to perform the covenants of Grantor contained in this Easement.
2. **No Obstructions.** No fence, wall, barricade, gate, cable, or other obstruction, whether temporary or permanent in nature, which limits or impairs the free and unimpeded use of and pedestrian access to the Easement shall be constructed or erected or permitted to be constructed or erected upon the Easement Area by City or by the owner of the Easement.

Upon completion of any work in the easement area, PCMC shall restore all unimproved or unoccupied portions of the easement area to its prior condition or as near as practical to its prior condition.
3. **Maintenance.** PCMC, at its sole cost and expense, shall maintain, repair, and replace the sidewalk or pathway within the Easement Area to the extent necessary to keep it in a good, clean, and safe condition. Grantor shall have no obligation or responsibility whatsoever with respect to the operation, maintenance, repair, or replacement of the sidewalk or pathway within the easement area.
4. **Indemnification.** Without waiving any defenses provided under the Governmental Immunity Act of Utah, the Utah Limitation of Landowner Liability—

Public Recreation Act, and the Recreation Land Use Immunity Act, PCMC shall, within the limits of the Utah Governmental Immunity Act, defend and indemnify Grantor against any liability for personal injury and property damage arising from the public use of the Easement. PCMC shall not be required to indemnify Grantor for any such liability arising out of the negligence or intentional acts of Grantor or the employees, agents, invitees, or guests of Grantor.

5. **Taxes and Assessments.** Grantor shall timely pay all taxes and assessments against the real property of which the Easement is a part.
6. **Warranties of Title.** Grantor represents and warrants to City that Grantor owns fee simple title to the Easement which is being encumbered by this Easement, and that Grantor has the right, power, and authority to grant the Easement and perform the covenants of Grantor set forth herein.
7. **Counterparts.** This Easement may be signed in one or more counterparts with the same effect as if the parties executing the counterparts had all executed one document. The executed counterparts taken together shall be deemed the original Easement. The absence of any party's signature shall not affect the validity or enforceability of this Easement against those that do sign.
8. **No Waiver.** The failure of a person to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that said person may have and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other person.
9. **Governing Law.** This Easement is governed by the laws of the State of Utah.
10. **Successors and Assigns.** This Easement is binding upon and inures to the benefit of the Parties and their respective successors and assigns.
11. **Severability.** The invalidity or unenforceability of a particular provision of this Easement does not affect the other provisions of this Easement, and this Easement will be construed in all respects as if the invalid or unenforceable provision were omitted.
12. **Entire Agreement.** Except as otherwise expressly set forth herein, this Easement is the complete and final integration of the agreements between the parties with respect to the matters covered by it and supersedes any prior or contemporaneous understanding or agreement, oral or written, with respect to

the matters covered by this Easement. This Easement may only be modified by a writing signed by both parties.

1251 Kearns L.L.C., a Utah limited liability company

By: _____

Name Printed: _____

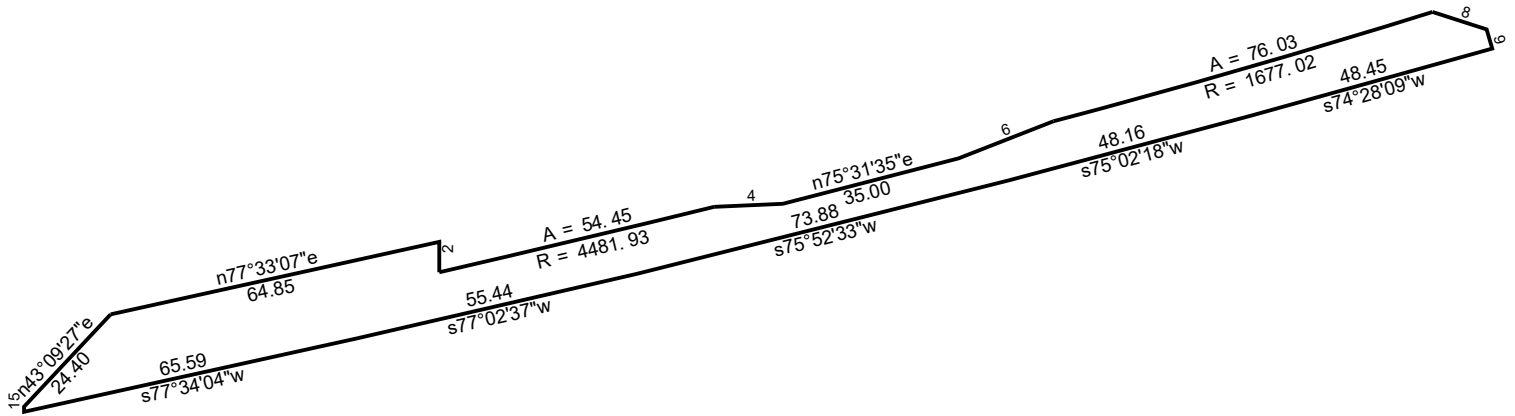
Title: _____

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, in the year 2024, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of 1251 Kearns L.L.C., a Utah limited liability company, and that said document was signed by him/her on behalf of said 1251 Kearns L.L.C., a Utah limited liability company by authority of its Operating Agreement or Member Consent.

Notary Public



6/4/2024

Scale: 1 inch= 37 feet | File: 108_E_Deedplot.ndp

Tract 1: 0.0646 Acres (2813 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/123762), Perimeter=601 ft.

01 n77.3307e 64.85	11 s75.0218w 48.16
02 s00.0000w 5.86	12 s75.5233w 73.88
03 Lt, r=4481.93, arc=54.45, chord=n76.3756e 54.45	13 s77.0237w 55.44
04 n87.2302e 13.25	14 s77.3404w 65.59
05 n75.3135e 35.00	15 n00.0000w 0.96
06 n68.3759e 19.64	16 n43.0927e 24.40
07 Lt, r=1677.02, arc=76.03, chord=n73.5418e 76.02	
08 s72.0608e 10.94	
09 s16.1500e 3.86	
10 s74.2809w 48.45	

WHEN RECORDED, MAIL TO:
Park City Municipal Corporation
Attn: City Recorder
P.O. Box 1480
Park City, Utah 84060

Temporary Easement

(LIMITED LIABILITY COMPANY)
Summit County

Tax ID No. YARD-A-1AM
Parcel No. 108:2E

1251 KEARNS L.L.C., a Utah limited liability company, Grantor, hereby GRANTS AND CONVEYS to **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, Grantee, at P.O. Box 1480, Park City, Utah 84060, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described easement in Summit County, State of Utah, to-wit:

A temporary easement, upon part of Lot A, The Yard Subdivision – First Amended, according to the official plat thereof recorded April 28, 2017 as Entry No. 01068309, in the office of the Summit County Recorder, a subdivision situate in the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, for the purpose of a constructing and maintaining storm drains and appurtenant parts thereof incident to the widening of existing highway SR-248 (Kearns Boulevard). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning 24.40 feet S.43°09'27"W. and 0.96 feet South from the Northwest corner of said Lot A, which point is also in the existing easterly right of way line of Homestake Road; and running thence N.77°34'04"E. 65.59 feet; thence N.77°02'37"E. 55.44 feet; thence N.75°52'33"E. 73.88 feet; thence N.75°02'18"E. 48.16 feet; thence N.74°28'09"E. 48.45 feet to the existing westerly right of way line of Woodbine Way; thence S.16°15'00"E. 3.00 feet along said existing westerly right of way line; thence S.74°28'09"W. 48.50 feet; thence S.75°02'18"W. 46.66 feet; thence S.14°16'26"E. 20.48 feet; thence S.75°56'56"W. 75.43 feet; thence N.14°38'37"W. 15.36 feet; thence

S.77°02'37"W. 55.56 feet; thence S.77°34'04"W. 63.29 feet; thence South 87.17 feet; thence N.89°50'38"E. 22.07 feet; thence S.04°03'05"E. 60.31 feet; thence S.57°55'50"W. 4.78 feet to said existing easterly right of way line at a point of curvature of a non-tangent curve to the left with a radius of 370.00 feet; thence along said existing easterly right of way line the following three (3) courses and distances: (1) northwesterly along said curve with an arc length of 36.13 feet, chord bears N.33°59'54"W. 36.12 feet to a point of reverse curvature of a curve to the right with a radius of 30.56 feet; (2) thence northwesterly along said curve with an arc length of 19.63 feet, chord bears N.18°23'52"W. 19.29 feet; (3) thence North 108.88 feet along said existing easterly right of way line to the point of beginning.

The above-described easement contains 4,614 square feet or 0.106 acre.

(Note: Rotate above bearings 00°09'22" clockwise to equal NAD83 bearings)

Upon completion of any work in the easement area, PCMC shall restore all unimproved or unoccupied portions of the easement area to its prior condition or as near as practical to its prior condition.

PCMC, at its sole cost and expense, shall maintain, repair, and replace the sidewalk or pathway within the Easement Area to the extent necessary to keep it in a good, clean, and safe condition. Grantor shall have no obligation or responsibility whatsoever with respect to the operation, maintenance, repair, or replacement of the sidewalk or pathway within the easement area.

Without waiving any defenses provided under the Governmental Immunity Act of Utah, the Utah Limitation of Landowner Liability—Public Recreation Act, and the Recreation Land Use Immunity Act, PCMC shall, within the limits of the Utah Governmental Immunity Act, defend and indemnify Grantor against any liability for personal injury and property damage arising from the public use of the Easement. PCMC shall not be required to indemnify Grantor for any such liability arising out of the negligence or intentional acts of Grantor or the employees, agents, invitees, or guests of Grantor.

1251 Kearns L.L.C., a Utah limited liability company

By: _____

Name Printed: _____

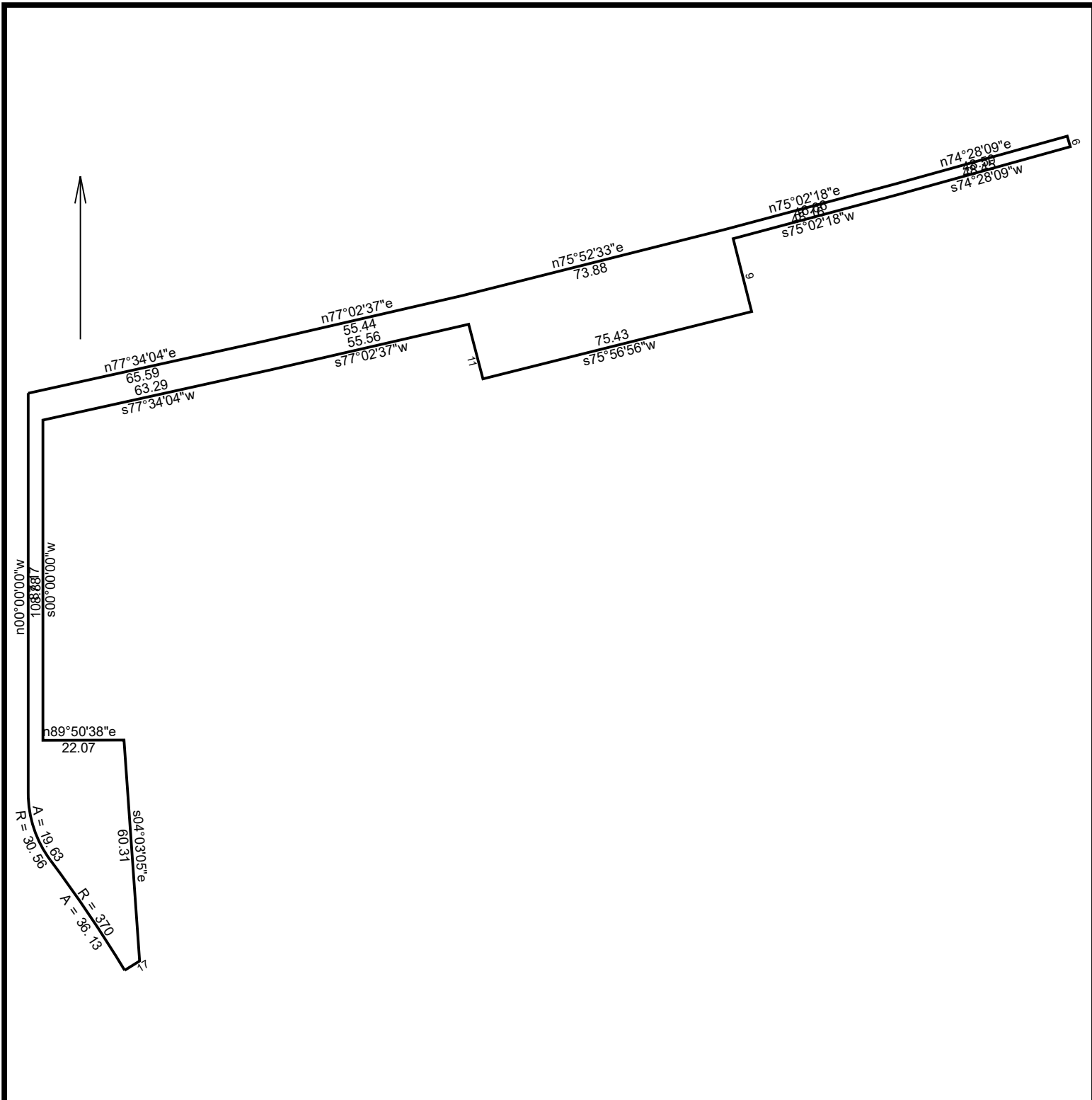
Title: _____

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, in the year 2024, before me personally appeared _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the _____ of 1251 Kearns L.L.C., a Utah limited liability company, and that said document was signed by him/her on behalf of said 1251 Kearns L.L.C., a Utah limited liability company by authority of its Operating Agreement or Member Consent.

Notary Public



6/4/2024

Scale: 1 inch= 37 feet

File: 108_2E_Deedplot.ndp

Tract 1: 0.1059 Acres (4614 Sq. Feet), Closure: s22.3447w 0.01 ft. (1/67240), Perimeter=959 ft.

01 n77.3404e 65.59
 02 n77.0237e 55.44
 03 n75.5233e 73.88
 04 n75.0218e 48.16
 05 n74.2809e 48.45
 06 s16.1500e 3.00
 07 s74.2809w 48.50
 08 s75.0218w 46.66
 09 s14.1626e 20.48
 10 s75.5656w 75.43
 11 n14.3837w 15.36
 12 s77.0237w 55.56
 13 s77.3404w 63.29

14 s00.0000w 87.17
 15 n89.5038e 22.07
 16 s04.0305e 60.31
 17 s57.5550w 4.78
 18 Lt, r=370.00, arc=36.13, chord=n33.5954w 36.12
 19 Rt, r=30.56, arc=19.63, chord=n18.2352w 19.29
 20 n00.0000w 108.88

Park City Municipal Corporation
Attn: City Recorder
P.O. Box 1480
Park City, Utah 84060

Also:
1251 Kearns L.L.C.
PO Box 683010
Park City, Utah 84068

Release of Easement

Summit County

Tax ID No. YARD-A-1AM

Parcel No. 108:RE

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, hereby RELEASES AND RELINQUISHES to **1251 KEARNS L.L.C.**, a Utah limited liability company, at Park City, County of Summit, State of Utah, zip 84068, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, all rights, title and interest granted to **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, in and to that certain Easement executed the 28th day of April, 2017, by **1251 KEARNS, L.L.C.** a Utah limited liability company; said Easement was recorded in Easement Agreement, Entry No. 01070551 in Book No. 2412, at Page No.100, in the Office of the Summit County Recorder, Utah; said Easement is over and upon the following described parcel of land in Summit County, State of Utah, to-wit:

A portion of a perpetual easement for the purpose of a pedestrian walkway upon part of Lot A, The Yard Subdivision – First Amended, according to the official plat thereof recorded May 31, 2017 as Entry No. 01070551, in the office of the Summit County Recorder, a subdivision situate in the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian. The boundaries of said portion of a perpetual easement are described as follows:

Beginning at the Northwest corner of said Lot A, which point is at the intersection of the existing southerly highway right of way line of Kearns Boulevard and the existing easterly right of way line of Homestake Road; and running thence N.77°33'07"E. 17.70 feet along said existing southerly highway right of way line; thence S.43°09'27"W. 35.05 feet; thence South 105.88 feet to a point of curvature of a curve to the left with a radius of 20.56 feet; thence southerly along said curve with an arc length of 13.21 feet, chord bears S.18°23'52"E. 12.98 feet to a point of reverse curvature of a curve to the right with a radius of 380.00 feet; thence southerly along said curve with an arc length of 203.60 feet, chord bears S.21°27'10"E. 201.17 feet to the southerly boundary line of

Continued on Page 2
UDOT RW-10RUD (12-01-03)

said Lot A; thence S.87°45'13"W. 10.02 feet along said southerly boundary line to said existing easterly right of way line at a point of curvature of a curve to the left with a radius of 370.00 feet; thence along said existing easterly right of way line the following two (2) courses and distances: (1) northerly along said curve with an arc length of 197.57 feet, chord bears N.21°30'18"W. 195.23 feet to a point of curvature of a reverse curve to the right with a radius of 30.56 feet; (2) thence northerly along said curve with an arc length of 2.13 feet, chord bears N.34°48'08"W. 2.13 feet; thence N.05°18'03"W. 16.34 feet to a point of curvature of a curve to the left with a radius of 63.85 feet; thence northerly along said curve with an arc length of 7.39 feet, chord bears N.08°33'25"W. 7.39 feet; thence N.11°52'20"W. 11.02 feet to said existing easterly right of way line; thence along said existing easterly right of way line the following two (2) courses and distances: (1) North 92.04 feet; (2) thence N.43°09'27"E. 24.40 feet to the point of beginning.

The above-described easement contains 3,471 square feet or 0.080 acre.

(Note: Rotate above bearings 00°09'22" clockwise to equal NAD83 bearings)

PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation

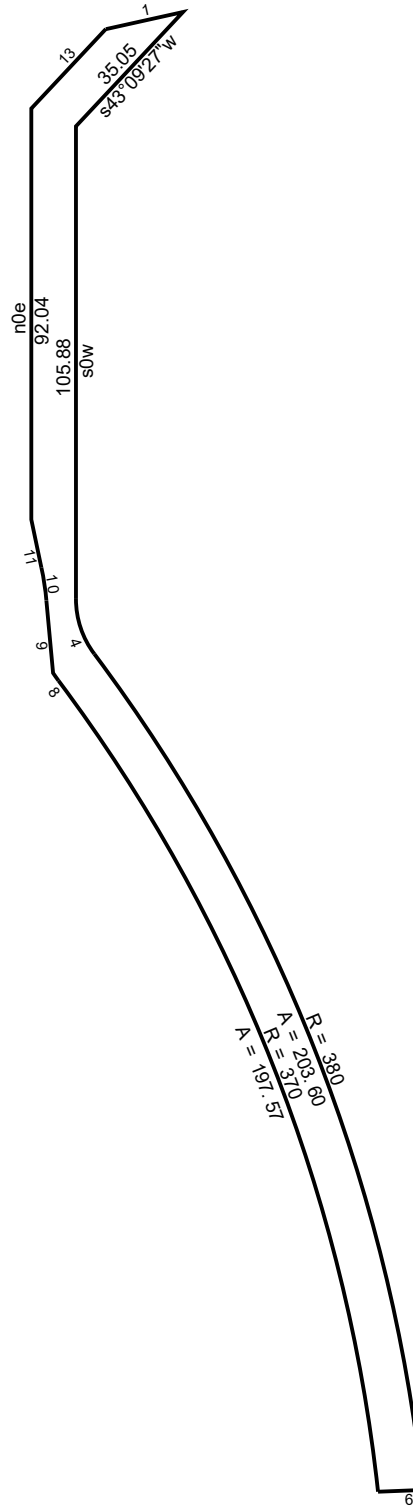
By: _____

Title: _____

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the ____ day of _____, in the year 2024, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Park City Municipal Corporation, a Utah municipal corporation, said instrument was signed on behalf of Park City Municipal Corporation by authority of its corporate bylaws and he/she acknowledged to me that Park City Municipal Corporation executed the same.

Notary Public



9/19/2024

Scale: 1 inch= 43 feet

File: 108_RE_Deedplot.ndp

Tract 1: 0.0797 Acres (3471 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/162708), Perimeter=736 ft.

01 n77.3307e 17.7	10 Lt, r=63.85, arc=7.39, chord=n08.3325w 7.39
02 s43.0927w 35.05	11 n11.5220w 11.02
03 s0w 105.88	12 n0e 92.04
04 Lt, r=20.56, arc=13.21, chord=s18.2352e 12.98	13 n43.0927e 24.4
05 Rt, r=380.00, arc=203.60, chord=s21.2710e 201.17	
06 s87.4513w 10.02	
07 Lt, r=370.00, arc=197.57, chord=n21.3018w 195.23	
08 Rt, r=30.56, arc=2.13, chord=n34.4808w 2.13	
09 n05.1803w 16.34	



City Council Staff Report

Subject: Public Art Policy Adoption

Author: Jenny Diersen

Department: Special Events

Date: October 10, 2024

Recommendation

Pursuant to a request from the City Council, review and consider resolution 23-2024 to modify the Park City Public Art Policy, including the clarifications to the Percent for Art policy and policy cleanup (Exhibit A, B, and C).

Executive Summary

This report follows up on a May 16, 2024, [Public Art Update](#) (p. 23 / [minutes](#) p. 3) in which the City Council requested to discuss the Percent for Arts policy, including the qualifications and expenditures. Edits were also made to clean up the Art Policy and better align with the newly adopted code regarding the [administration of public bodies](#).

Analysis

Over the last year, the Public Art Advisory Board (PAAB) reviewed [best practices for Public Art Policies in more than ten other cities](#). We also completed additional coordination with the budget and legal departments and capital project managers to gain clarity on how the policies were being implemented. Exhibits B (redlined) and C (clean) include the entire Public Art Policy. The specific changes since the May 16 meeting include:

Percent for Arts Qualifying Projects:

We recommend clarifying that the percentage for arts-qualifying projects now includes facility capital projects over one million dollars. The updated definition is below.

Percent for Arts Qualifying Projects: Any city-funded capital project for new or remodeled facilities where the budget is or exceeds one million dollars. This does not include infrastructure maintenance projects such as annual streets, trails, technology, parks, public utilities maintenance, or environmental remediation. The cost of land acquisition shall not qualify for percent for arts allocations.

Expenditures at Site Location:

Funds for Percent for Arts projects will remain in the project's budget and be spent at the project site. The art project will be managed by the Public Art Project Manager.

Policy Clean Up:

The Public Art Policy has not been significantly renovated in many years. We removed repetitive language, updated electronic participation and voting rules, and performed other general language cleanup.

Board and Commission Appointment:

On September 5, 2024 ([report](#) p. 453 / minutes not yet published), the City Council adopted additional changes regarding the administration of public bodies. These changes have been incorporated throughout the Public Art Policy.

Funding

The capital improvement plan (CIP) finances public art through several funding sources, and the PAAB reviews the [public art budget monthly](#) (p. 15). The PAAB annually provides funding and project recommendations to the City Council as [strategic plans](#) are finalized as part of the budget process. Various funding streams are essential and allow flexibility in the types of projects that can be completed.

For example:

1. Direct allocations from the General Fund transfer and the Lower Park Avenue RDA to the Public Art Capital Projects.
 - a. These allocations have resulted in numerous projects, including the Quinn's Sculpture (2015), EmPOWERment Utility Box Project (2018, 2023, and 2024), China Bridge Murals (2018), Daly West Headframe (2024), and Tunnel Murals (various years).
 - b. This funding goes directly into the Public Art Budget with minimal restrictions on where the funds can be spent pursuant to the Public Art Policy.
2. A 1% contribution from qualifying capital improvement facility projects.
 - a. These allocations allow projects to be considered at the site of a city facility, including the Library (2015), City Hall (2012), MARC (2013), Ice Arena (2010), and Police Building (2007).
 - b. This funding stays within the capital facility budget.

Exhibits

- A Draft Resolution 23-2024
- B Draft Public Art Policy Redlines
- C Draft Public Art Policy Clean

Resolution 23-2024 - DRAFT

A RESOLUTION AMENDING THE PUBLIC ART ADVISORY BOARD AND PUBLIC ART POLICIES

WHEREAS, Art is an integral part of the Park City community, and support of public art is an established goal of City Council; and

WHEREAS, Art is a fundamental element and defining characteristic of Park City, and the City has taken steps to promote and maintain the vision of the Public Art plan to facilitate and encourage public art and desires to amend the written policy for art and the Park City Public Art Advisory Board; and

WHEREAS, It is the goal of the City Council to ensure a cohesive plan for public art exists to promote a sense of community and enhance the aesthetic quality of daily life by providing a sense of place; and

WHEREAS, Art shall stimulate the vitality and economy of the City and enhance Park City's standing as a leading cultural destination, encouraging creative expression; and

WHEREAS, Art should be accessible to the public, durable to the outdoor elements, safe to the public, and compatible with the City vision and goals; and

WHEREAS, the City Council shall appropriate one percent (1%) of Capital Facility Projects over one million dollars to be spent to acquire and integrate public art at City Facilities; and

BE IT ORDAINED BY THE CITY COUNCIL OF PARK CITY, UTAH, THAT:

Section 1. BOARD AND POLICY ADOPTED. The attached refinements to the Public Art Policy and subsequent Park City Public Art Advisory Board Policy is hereby adopted on Thursday, October 10, 2024.

Section 2. EFFECTIVE DATE. This resolution becomes effective upon adoption.

PASSED AND ADOPTED this Thursday, the 10th day of October, 2024.

PARK CITY MUNICIPAL CORPORATION

Mayor Nann Worel

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Margaret Plane, City Attorney

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Exhibit B: Draft Public Art Policy Redlines

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Park City Public Art History

Beginnings

~~In an effort to~~To enhance Park City as ~~leadinga leading~~ cultural destination, ~~the~~ Park City Council has taken steps to promote and maintain the vision of the public art collection. The ~~Public-public Art-art~~ collection helps to ensure the aesthetic quality of daily life and ~~provideprovides~~ a ~~sense-Sense~~ of ~~place-Place~~ in the community ~~for its citizens~~. Public Art is a fundamental element and defining characteristic of the City.

The Park City Art Foundation dedicated Park City's first piece of public art ~~entitled Park City Scape, by artist James Mcbeth, in October, 1984. This piece currently resides at,~~ Park City Scape, ~~by artist James McBeth, in October 1984. This piece currently resides on~~ the south side of Park City's historic Miner's Hospital Building at City Park.

In February 1999, the Park City Summit County Arts Council established the first Art in Public Places plan to help create the framework for a strong and healthy public art program. ~~The plan was formulated, in part, to help guide the selection process for the art at the Park City Transit Center, funded through a grant from the Federal Transit Authority. Criteria and standards were developed that wereand applied to this particular projectthe project.~~

In December ~~of 2002, the the first makings of a public art policy were presented and discussed by City Council~~City Council first presented and discussed the first makings of a public art policy.

In May ~~of 2003,~~ the planning department solidified the City's commitment to art by clarifying and codifying a section of ~~Park City Code Title 15, the Land Management Code, the LMC to specifically address the placement of art on public propertyspecifically addressing the placement of art on public property. Park City~~. Code section ~~LMC-15-4-15 (Exhibit A)~~ addresses requirements for light, safety, and appropriate outdoor materials ~~as well as an application process for anyone who desires to put~~ art on public property.

Exhibit B: Draft Public Art Policy Redlines

In July, 2003, ~~the~~ Council allocated \$200,000 ~~in funds~~ as seed money for a new Public Art Program. In December 2003, ~~a Public Art Policy was adopted by Park City Council~~the Park City Council adopted a Public Art Policy, establishing a Public Art Advisory Board to be administered by the Park City Summit County Arts Council. ~~(Attached as Exhibit B).~~

In May ~~of 2004, a seven member Public Art Advisory Board was appointed by Park City Council to create this strategic art plan, make recommendations to City Council regarding public art placement and expenditures, and establish future funding opportunities for public art. By July of 2004, Park City Council appointed a Public Art Advisory Board to create this strategic art plan, make recommendations to the City Council regarding public art placement and expenditures, and establish future funding opportunities for public art. By July 2004, the Public Art Advisory Board in association with and the Park City Summit county~~City Summit County Arts Council prepared the first Park City Public Art Plan.

In 2015, the Park City Summit County Arts Council ~~'s no longer wanted to administer~~stepped back from any administrative duties shifted to the City. The Arts Council to the Park City Public Art Board ~~but~~ continued to support and advise the board as a non-voting member and helps market opportunities to local, regional, and national artists. At that time, the City Manager appointed a staff liaison who took on board administration, strategic planning, and project implementation. In August 2016, the Public Art Board Policies, Mission, and Vision were updated, allowing members to serve staggard terms and updated term limits to two consecutive, three-year terms. In 2020, the Park City Public Art Advisory Board membership was increased ~~seats were updated~~ from 7 to 8 members.

Today

The arts ~~are an integral part of the Park City community and have been~~have been ~~are an integral part of the Park City community for many years.~~ Park City is filled with artworks throughout both the City. In addition, many art galleries, private collections, performance venues and non-profit organizations thrive in Park City and are dedicated to elevating arts and culture throughout artwork throughout. In addition, many ~~a~~ Art galleries, private collections, performance venues, and non-profit organizations thrive in Park City and are dedicated to elevating arts and culture throughout the City.

The City Council works with the Public Art Advisory Board ~~as well as the Park City Summit County Arts Council to ensure a cohesive plan for public art is in place now and for the future. These groups continue to work together to enhance the quality of life in Park City and to promote the City's Public Art Collection. In order to accomplish this, continued collaboration among many City, County, and State departments, as well as community partners is, and arts organizations to ensure a cohesive plan for public art is in place now and in the future. These groups continue to work together to enhance the quality of life in Park City and promote the public art collection. To accomplish this, continued collaboration among many departments and community partners is~~ essential.

Today, Park City's Public Art Collection has grown to more than ~~35-150 artworks~~pieces in the ~~permanent~~Permanent collection. Whether riding the bus, walking on Poison Creek Trail, visiting Main Street ~~or the many City owned, or visiting the many city-owned~~ buildings, you will find artwork that both inspires the future and celebrates our past. A Public Art Map is available on the City's website ~~and an inventory list is attached as Exhibit F.~~

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Glossary of Terms

Deaccessioning: The removal of an existing ~~permanent~~ Permanent work of art from Park City's Public Art collection. The policy for deaccessioning is outlined in the attached re-siting and deaccessioning policy. (Exhibit GA)

~~**Long Term** A period lasting of an extended period of time.~~

Exhibit B: Draft Public Art Policy Redlines

Percent for Arts Qualifying Projects: Any city-funded capital project for new or remodeled facilities where the budget is or exceeds one million dollars (\$1,000,000). ~~If the City considers building capital projects outside of the City's jurisdiction, a percentage for arts allocation should be considered. This does not include infrastructure maintenance projects such as annual streets, trails, technology, parks, public utility maintenance, or environmental remediation. The cost of land acquisition shall~~does not qualify for percent for arts allocations.

Permanent: A period lasting or remaining unchanged indefinitely.

Private Art: Any visual work of art owned privately, which is displayed in or on City Property for any length of time; ~~or any visual work, financed either wholly or in part, with City funds or grants procured by the City, displayed in or on Private Property.~~

Public Art: Any visual work of art displayed for any length of time in or on City Property ~~and/~~or on non-City property if the work of art is installed or financed, ~~either~~ wholly or in part, with City funds or grants procured by the City.

Request for Proposals (RFP): A ~~document used to solicit proposals~~solicitation, ~~made through a bidding process, for procurement for submissions~~ for a specific opportunity ~~that requires the development of a proposal~~. The RFP defines ~~proposal~~ the specific requirements ~~for the proposal~~, including the project budget, criteria and constraints, description of the project site, and format for submission ~~of the proposal~~.

Requests for Statement of Qualifications (RSOFQ): ~~A solicitation to receive statements describing the qualifications of proposers with respect to specified criteria~~Generally refers to the ~~A pre-qualification stage of the procurement process. Those who successfully respond to the RFQ may be requested to submit a Request for Proposals~~specific proposal as part of the process.

Re-Siting: The relocation of an existing work of art in Park City's Public Art collection. The policy for Re-Siting is outlined in the attached re-siting and deaccessioning policy. (Exhibit [CA](#))

Site-Specific: A work commissioned, created, purchased, or donated for a particular place.

Sense of Place: ~~Based on the findings of the Community Visioning from 2009, 'Sense of Community' is defined as what unites Parkites – a common ground – despite diverse social, economic, and cultural backgrounds. While our natural setting and recreational opportunities have brought many people to Park City, the strong sense of community keeps people here. It is essential to residents that the Sense of Community they know remains intact and retains its funkiness, diversity, and playfulness. For Parkites, the presence of arts and culture adds to our quality of life through diverse local opportunities to enjoy and explore the arts through many mediums.~~~~The General Plan includes outlines several Goals and Strategies to ensure that arts and culture in Park City will continue to grow as a hub, encouraging creative expression.~~

Temporary A period lasting ~~of only~~only a limited time.

Visual Art: ~~Art forms of; sculpture, monument, mural, fresco, relief, fountain, banner, benches, sculpture, monuments, murals, frescos, reliefs, fountains, banners, benches, and architectural furniture. Works of art include, but is not limited to the art mediums of; weaving, carving, painting, assemblage, collage, welding, casting, mixed media, multimedia~~are not limited to, the art mediums of

Exhibit B: Draft Public Art Policy Redlines

weaving, carving, painting, assemblage, collage, welding, casting, mixed media, multimedia, and sculpting.

Administration

~~The commission of public art is an unusually subjective arena for the public sector. Questions of taste, style and content are complex matters to be addressed through a governmental process and the products of the public art program are highly visible to the public.~~

~~According to section 2-78 of the municipal code regarding the Administration of Public Bodies, Park City's Public Art Advisory Board (PAAB) members are appointed by the Mayor with the advice and consent of the Park City's Public Art Advisory Board (PAAB) was established by City Council under Park City Code section 2-8. Park City Municipal Corporation, and is supported by the Park City Summit County Arts Council. The Public Art Advisory Board is made up of shall have seven eight (87) members appointed by the Mayor and City Council. Composition of the Board will include representation from the community who live within the City Limits of Park City- limits and are interested in serving on the Public Art Advisory Board. Board members may not serve shall serve for no more than two consecutive, three-year terms. Terms are staggered. Members must reapply for a second term. Appointments to fulfill vacant terms do not include term limits. Terms begin on July 1, end on June 30, and end on June 30 or until vacancies are filled. Board members are not compensated.~~

The City Manager or his/her/their designee shall appoint a Staff Liaison to the board as ex-officio without vote. A City Council liaison ~~shall may also be appointed to the Board as ex-officio without a vote. It is encouraged that students from the community be included on the panel to also be appointed to the Board as ex-officio without a vote. It is encouraged that students from the community serve as~~ ex-officio without ~~vote a vote~~.

~~The eight (8) member PAAB makes recommendations through to the Staff Liaison who shall take recommendations to the City Manager or his/her designee or City Council regarding strategic planning, acquisition, expenditures, funding and budgetary requests, project identification, donations, proposals or qualifications, maintenance, repair, re-site or deaccession of public art, as well as, who shall make recommendations to the City Council regarding strategic planning, acquisition, expenditures, funding and budgetary requests, project identification, donations, proposals or qualifications, maintenance, repair, re-site or deaccession of public art, and policy refinements. The City Council finalizes makes all decisions regarding Public Art final, regardless of funding amount and policy refinements. All decisions regarding Public Art shall be made final by the City Council.~~
EXHIBIT E.

The PAAB works to make recommendations to help promote and cultivate the Public Art Plan Strategic Plan, Public Art Policy, and Public Art Collection by expending funds on and facilitating artworks ~~in order to~~:

- Connect the Park City community through visual art in public places.
- Stimulate vitality, vibrancy, -and economy of the City.
- Enhance Park City's standing as a leading cultural destination.
- Advance public understanding of visual art.
- Enhance the aesthetic quality of daily life and provide a sense of place.

Exhibit B: Draft Public Art Policy Redlines

Mission

Enrich and connect the Park City community through visual art in public places.

Vision

Inspire a complete community, celebrating Park City's vibrant history, culture, and environment.

Public Art Program Goals and Strategies

1. Maintain and Preserve the Public Art Collection

- a. Perform an annual collection review.
- b. Maintain a current inventory of the collection.
- c. Respond in a timely manner to damage or maintenance needs.

2. Acquire Public Art that aligns with the Mission of PAAB:

- a. Adhere to the selection process criteria and standards.
- b. Select artists whose work aligns with the specific project's vision and goals.
- c. Align projects with the City's values and priorities.
- d. Advocate for private and public collaborations.
- e. Be responsible stewards of public art funds.
- f. Establish collaborations with City Departments.
- g. Maintain a current Strategic (Project) Plan document.

3. Select Public Art and Reflect a Sense of Place

- a. Create a cohesive and relevant collection that tells the story of our community.
- b. Connect to Park City's history and landscape.
- c. Reflect Park City's diverse culture and unique neighborhoods.

4. Engage the Community Through Public Art

- a. Increase public involvement through educational opportunities, outreach, and awareness.
- b. Respond to the community's concerns and suggestions.
- c. Promote the current Public Art Collection.

CREATE a cohesive public art program that is embraced by the Park City Community by selecting projects and works of art, excellent in both conception and execution, which enhance, celebrate, reflect and inspire the community's identity, environment, culture and history for the enjoyment of its citizens and visitors.

SELECT sites for public art which are significant to the community, the collection as a whole and will maximize interaction with the work.

MAINTAIN the collection with proper identification and care of the collection through use of appropriate and consistent signage, cataloguing and maintenance of Park City's public art collection. This includes ensuring that public art is safe, accessible, and durable.

EDUCATE the community by providing up to date educational materials and information about the public art collection. Public art may be used as a way to engage the community and as an element of outreach.

ADVOCATE for and assist with the facilitation of opportunities for visual art and artists through commissions, exhibitions and funding opportunities and partnerships.

Public Art Program Strategies

DEVELOP a Strategic Plan to support the selection of works and projects for the Park City Public Art Collection, upon review of a cultural assessment of the Park City community

ESTABLISH guidelines for implementation of the Public Art Policy, including selection, purchase, donations, commission, placement, and maintenance of works of public art.

Exhibit B: Draft Public Art Policy Redlines

~~RECOMMEND~~ placement, acquisition, maintenance, repair, re-site, de-accession, budget and funding for works of art and public art projects to the City Manager or his/her designee or City Council. Make annual updates to the City Council on the progress of the Public Art Policy and Collection.

~~ENCOURAGE~~ early collaboration among artists with planners, architects, engineers, and appropriate departments and partners in the design of public facilities and spaces.

~~INVOLVE~~ the Park City Community in advancing and enhancing public art. Provide opportunities for artists to work throughout the community in creating works which will be meaningful and appropriate to the selected settings. Find ways to incorporate public art as an element of community education

~~PROMOTE~~ continued community involvement, partnerships and outreach for the Public Art Collection, including reviewing assessments of the Park City cultural community.

~~COLLABORATE~~ with community organizations, entities and individuals including, the Summit County Park City Arts Council (SCPCAC) and Summit County Public Art Advisory Board (SCPAAB), to create unity and ensure uniqueness in Public Art Collections.

~~CONTRIBUTE~~ to City revitalization and development efforts both in planning and execution of projects.

Overview of Public Art Selection and Approval Process

- ~~1. Public Art Advisory Board identifies a project and presents a recommendation to the City manager including nature of the project, potential site location~~The Public Art Advisory Board identifies the Strategic Plans annually and makes recommends to the Staff Liaison. This should include the project potential site location, and budget.
- ~~2. Recommendation is reviewed by City Manager and Staff, and recommendation is brought to City Council for direction by the City Staff Liaison~~The Staff Liaison reviews the recommendations with the City Manager and brings them to the City Council annually for approval before beginning the procurement process. -
- ~~3. If approved by~~After approval by City Council, the City Council, the Public Art Advisory Board~~Staff Liaison~~Staff Liaison will generate a ~~request~~Request for ~~proposals~~Proposals (RFP) or Request for Statement of Qualifications (RSOQ) ~~to artists~~ in accordance with Park City's ~~purchasing~~Purchasing policyPolicy.
- ~~4. The Public Art Advisory Board shall review artists' proposals and ,who shall present their ideas with drawings, photographs, machetes or other visual models, technical considerations and project budget. The board will then make a selection~~select based on the guidelines and criteria outlined in this document and the requirements of the RFP. -
- ~~5. The Public Art Advisory Board will present~~Staff Liaison will present the Public Art Advisory Board's their recommendation to the City Manager and or his/her designee,recommendation to the -or City Council for final approval.
- ~~6. When~~After projects are approved, ~~Park City Municipal Corporation~~the City will ~~enter into~~enter a into a contract with the artist and ~~work coordinate in conjunction~~ with the Public Art Advisory Board for installation through completion and final acceptance of the project.

~~7.6.~~

Acquisition

~~As the Public Art Advisory Board acquires works of art the Public Art Advisory Board shall make a recommendation to the City Manager or his/her designee with final authority by their City Council.~~All artwork purchases must follow the City's Purchasing Policy and process outlined in this document.

Donations

Exhibit B: Draft Public Art Policy Redlines

~~Citizens Residents of Park City and others have offered to contribute to Park City's public art collection with generous gifts of artwork. It is the responsibility of the Public Art Advisory Board to review The Public Art Advisory Board reviews and recommends such proposed artwork donations gifts on behalf of~~ Park City.

~~In the case of a proposed donation of art to the Park City Public Art Program, the Donors donor will present a proposal to the Public Art Advisory Board in accordance with following the donation policy (Exhibit DB), and the Public Art Advisory Board will Board will review the proposal and decide whether to accept or deny it based on the financial considerations and design criteria listed in this policy. If accepted, the selection and approval process outlined above will be followed with the exception of the generation of a request for proposal. If rejected, the Board shall inform and make a recommendation to the City Manager or his/her designee. Final authority for appeals should be brought to the City Council.~~

Specific Proposal by Artists

~~An artist or group of individuals may propose a project to the Public Art Advisory Board. If such a proposal meets the intent of the Public Art Policy, The Staff Liaison shall consult the City's Purchasing Policies to determine the procurement process for such a proposal. the Public Art Advisory Board shall make a recommendation and state rather a call to artists and request for proposals is required. The Park City Public Art Advisory Board's recommendation will be brought to the City Manager or his/her designee with final authority by City Council. If a call to artist and request for proposals is required, it shall follow the Park City Municipal purchasing policy as well as the selection and approval process outlined above.~~

Purchase of Art

~~The Public Art Advisory Board may consider the purchase of purchasing a work of art artwork if the piece identified meets the intent of the Public Art Policy. Once a piece is identified, the selection and approval process outlined above will be followed according to the City's Purchasing Policies. with the exception of the generation of a request for proposal. In this case, no more than ten percent (10%) of the cost of the work may go toward a dealer or agent.~~

Design Criteria

~~The following are a suggested set of criteria which the Public Art Advisory Board shall use the following criteria as guidelines in the identification, selection and acceptance of identifying, selecting, and accepting public art.~~

- 1. Quality:** Acquisitions for Park City's Public Art Collection shall be of exceptional quality and enduring value. Consideration shall include artists experience in successful projects, material selection craftsmanship and reflect ~~enduring~~ artistic ~~quality~~ excellence.
- 2. Authenticity:** ~~Successful art projects are authentic to the community and their surroundings.~~ Work shall be original and not identical ~~of something already exists to something already existing~~ in the collection. Works of art shall be compatible in style, scale, material, form and content with their surroundings, and should form an overall relationship with ~~either~~ the site, ~~and/or~~ the collection as a whole ~~and the community~~.
- 3. Engagement:** A vital element of a successful Public Art Program is the connection of the work to the community. ~~The artwork should have the ability to engage the community from conception~~

Exhibit B: Draft Public Art Policy Redlines

~~to completion.~~ A work with such engagement should help the community feel ~~both~~ ownership of the art, ~~as well as,~~ and an ongoing appreciation of the work. Work may tell a story of the community's past or present, ~~and may portray a sense of the place, people~~ and may portray a sense of the place, people, and spirit that live here. The artwork may speak to a specific community, area, or neighborhood or it may unite ~~our diverse community~~ us.

4. **Creativity:** Creativity can be communicated through ~~a wide range of various~~ artistic styles. The artist should be able to explain why their work is creative and how their concept solves the problem through vision, process, thoughts, ideas, feelings, use of materials, and other areas. Artwork should create excitement, be unique ~~and/or and~~ original ~~and have the ability to inspire,~~ and have the ability to inspire and create a sense of wonder. Artwork may be innovative or imaginative, ~~and have the ability to transcend traditional ideas or techniques, and create new meaningful interpretations or to~~ and have the ability to transcend traditional ideas or techniques and create new meaningful interpretations or inspire the community and our imagination.
5. **Other Considerations:** Ensure that public art is safe, accessible, ~~durable, as pertains to the appropriate time period of display of the work and~~ durable, as pertains to the appropriate time period of display of the work, and is compatible with community standards. ~~Artworks shall not require excessive maintenance or repair costs. Lighting and site preparations should be considered. Artworks that require frequent maintenance are discouraged. Artwork shall not create safety problems~~ to the public or liability problems to for the public or cause create liability problems for the City.

6.5.

Artist Participation

~~It is strongly recommended to involve artists at the earliest appropriate stage for each public art project. City planners and developers are encouraged to include artists on project design teams. There is an immeasurable value to artists' involvement—a new perspective and fresh approach from the artist's viewpoint can often bring a whole new sense to the project and, more practically, can save on expenses.~~

Site Location

~~The Qualifying Percentage for Arts Projects will be located at the facility's location. For projects from other funding sources, The Park City Public Art Program is designed to celebrate Park City's culture with a strong appreciation for the arts. Appropriate site selection will assure that art is safe and accessible to both locals and visitors. The Public Art Advisory Board may consider all city-owned property and identify those~~ the Public Art Advisory Board will identify locations that ~~will maximize the public's~~ maximize public interaction with art.

~~Commissions for art may consider how they relate to the particular site, the collection as a whole or be designed to create a reflective or enriching experience for the public.~~

Community Involvement

~~The Public Art Advisory Board holds monthly public meetings, which are open to the public subject to the State Open Public Meetings Act. Each meeting shall provide time within the agenda for public input.~~

~~Based on the findings of the Community Visioning from 2009, 'Sense of Community' is defined as what unites Parkites—a common ground—despite diverse social, economic, and cultural backgrounds. While our natural setting and recreational opportunities brought many people to Park~~

Exhibit B: Draft Public Art Policy Redlines

~~City, it is the strong sense of Community that keeps people here. It is essential to residents that the Sense of Community they know remains intact and retains its funkiness, diversity and playfulness. For Parkites, the presence of arts and culture adds to our quality of life through the abundance of diverse local opportunities to enjoy and explore the arts through many mediums. The Community Visioning outlines several Goals and Strategies specific to ensure that arts and culture in Park City will continue to grow as a hub, encouraging creative expression.~~

Installation

The artist ~~shall is~~be responsible for all applicable permits ~~and fees, as pertains to the contract executed by the City and Artists, pertaining to~~ regarding the installation of the artwork installation. City permitting fees shall be waived for the artist to avoid unnecessary project expenses to the artist. ~~Consideration should be given to the preparation of the site well in advance of the installation date.~~ All necessary materials, including mountings, anchorages, containments, pedestals, barriers, drains, power, lighting fixtures, etc., should be specified in the scope of work. The artist should consider installation design that addresses visibility and cohesiveness to the artwork, including, lighting, additional patinas, protective coatings, accessibility, safety, durability and purpose. The installation techniques should not detract from the artwork's function or aesthetics, and shall follow the rules as outlined to appropriate building and planning codes. Required notifications should be considered and coordinated with the proper authorities in advance of any work.

Maintenance

~~The City of Park City takes great pride in its collection of owned and displayed works of art and recognizes the importance of this artwork to the cultural and economic wellbeing of the community. The City is committed to the documentation, preservation and maintenance of the collection.~~ collection's documentation, preservation, and maintenance. The Public Art Advisory Board (PAAB) shall be responsible for recommendations in regards to this process.

~~The goal of the Public Art Maintenance Policy is to maintain the City's collection of artwork to~~ The Public Art Advisory Board ~~ensure long-term enjoyment of the collection and to take action to prevent the deterioration of works before they come to a state of disrepair or deaccession (Exhibit C). A Maintenance Policy recommendation shall accompany each piece as it is accepted into the collection, as well as address continued maintenance and cleaning for pieces throughout the collection as a whole. The PAAB shall review the Park City Public Art Collection on an on-going~~ ensures long-term enjoyment of the collection and takes action to prevent the deterioration of works before they become disrepair or require deaccession (Exhibit A). A maintenance schedule shall accompany each piece as it is accepted into the collection. The PAAB shall review the Park City Public Art Collection on an ongoing evaluation basis or as directed by City Council ~~needed for general maintenance and repairs or the City Manager or his or her designee.~~

If

~~Should the property, building or fixture on which the artwork is situated be damaged or destroyed, the PAAB shall~~ artwork is damaged or destroyed, the Staff Liaison will inform the Public Art Advisory Board of how maintenance will be accomplished ~~make a recommendation with regards to the situation to the City Manager or his or her designee for final approval by the City Council.~~

Conditions requiring excessive maintenance may require the deaccessioning of the artwork. In this case, please refer to the deaccessioning policy.

Exhibit B: Draft Public Art Policy Redlines

Funding

~~The key to sustaining a vibrant and diverse public art program is to establishing an on-going funding mechanism for the public art fund. Establishing a diverse, ongoing funding mechanism for public art is key to sustaining a vibrant and diverse public art program. The Public Art Advisory Board will make a funding recommendation to the Staff Liaison, who will review it with the Budget Department and City Manager before taking the recommendations to City Council for approval.~~

~~The following are suggested possible~~Funding ~~methods to accomplish this include:-~~

1. ~~1% for Art~~**Percent for Arts Allocation:** ~~Refer to the Percent for Arts Qualifying Projects definition. This method stipulates that 1% of the cost of constructing or renovating a public building or site shall be set aside for artwork. The 1% funding allocation shall be first considered to be used will used for art at the specific site where the improvements or construction project have occurred. PAAB may recommend using funds as restrictions allow, in conjunction with other sites or projects. One percent funds which may remain after a project has been completed may be deposited into the general public art fund.~~
2. ~~Annual budget~~**Budget for public** ~~Public art~~**Art:** ~~Park City Municipal Corporation may elect to allocate a certain set amount for public art in each capital budget cycle with a recommendation from the PAAB Public Art Advisory Board for the general public art fund. These budget appropriations are not site specific.~~
3. ~~Public – Private Initiatives:~~ ~~A project may be funded partially through Public Art Funds and partially through private, business, development, civic~~**Public–Private Partnerships:** ~~A project may be funded partially through Public Art Funds and partially through private, business, development, civic, and/or other organization contributions. Public art funding may be leveraged through challenge grant opportunities. Such contributions shall be recommended to and approved by the City Manager or City Council as pertains to the City's purchasing policies. For such contributions, funding shall first be reviewed with the Public Art Advisory Board, who shall recommend to the City Council for review and final approval.~~
4. ~~Donation of Artwork:~~ ~~Individuals, businesses and other organizations may choose to donate artwork to the Park City public art collection.~~
5. ~~Local, State, and National Grants:~~ ~~Park City Municipal Corporation and the Park City Summit County Arts Council may be eligible for grants to support the Public Art Program. When applying for grants, the Staff liaison should coordinate with the Public Art Board as well as the Budget and Finance Department.~~
4.
6. ~~Maintenance Funds:~~ ~~The Public Art Advisory Board shall review and recommend a Maintenance Fund Budget for public art in accordance with the City's budget cycle. The PAAB shall recommend an annual budget plan with regards Annual Maintenance to the collection as a whole, as well as anticipated maintenance or reserve funds for items such as vandalism, annual documentation and condition reports, contracted preservation efforts and/or re-siting to include temporary storage as necessary. Reserve budget.~~
7.
8. ~~The Public Art Advisory Board will consider all these options for funding, and present a funding recommendation to the Budget Department with final approval from City Council.~~

9.5.

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Exhibit B: Draft Public Art Policy Redlines

Exhibit B: Draft Public Art Policy Redlines

Exhibit A: Resiting and Deaccessioning Policies

The authors gratefully acknowledge the contributions of Park City citizens who joined in the process to create this Public Art Plan. We also commend the work of the 1999 Art in Public Places committee for their hard work in establishing Park City's first Art in Public Places criteria and guidelines. Their work and resulting documents have served as models for the 2004 Public Art Advisory Committee. A few of the many active participants are listed below. Thank you all for sharing your vision and great ideas!

Public Art Original Project Sponsors

- Park City Municipal Corporation
—— Dana Williams, Mayor
 - Park City Summit County Arts Council
—— Brian Hess, Executive Director
-

2004 Inaugural Public Art Advisory Board

- Ron Butkovich
- Julie Hopkins
- Bianca Mead
- Kathleen Metcalf
- Susan Packard
- Carol Potter
- Peter Roberts

2004 Park City Council Members

- Kay Calvert
- Marianne Cone (Liaison to Public Art Advisory Board)
- Candace Erickson
- Jim Hier
- Joe Kernan

2004 Park City Staff

- Tom Bakaly
- Alison Butz (Liaison to Public Art Advisory Board)
- Gary Hill
- Mark Christensen

2004 Consultation

- Nancy Boskoff: Salt Lake City Arts Council
- Jim Glenn: Utah Arts Council Public Art Director
- Peg Bodell: Artist and past Park City Council

Exhibit B – Re-Siting and Deaccessioning Policy

While the intent of acquiring public artworks is long term and permanent display, circumstances may arise that require the Public Art Advisory Board (PAAB) to consider and, upon review, recommend re-site or deaccession of a public artwork. This policy is designed to create a process to ensure that the re-siting of a site-specific artwork and deaccessioning occurs thoughtfully and impartially. The re-siting and deaccessioning policy applies to all the works in Park City's Public Art Collection, including those commissioned by or donated to the City.

Re-siting Works of Art

The Public Art Advisory Board PAAB Public Art Advisory Board may is charged with reviewing potential re-siting situations and may consider moving a public artwork for any one or more of the following reasons:

- The site is being eliminated, is no longer publicallypublicly accessible, or there have been other changes ds in relevant circumstances that require the work to be removed from it.
- The site is being changed so that the artwork is no longer compatible with its setting.
- The artwork's condition and/or security cannot be reasonably guaranteed at its current site.
- The artwork has become a danger to public safety.

If the PAAB Public Art Advisory Board -decides -determines that one or more of the above conditions exist, it may proceed as follows:

- It may mPublic Art Advisory Board members m make a good faith effort to discuss re-siting with the artist or donor.
- If the PAAB Public Art Advisory Board PAAB Public Art Advisory Board cannot recommend an alternate site, the artwork may be recommended for deaccession or placed into storage until other options become available.
- PAAB members refer the recommendation to the City Manager or his/her designee or to the City Council, which makes the final decision Decisions regarding resiting major works must be approved shall be made final by the City Council.

Compromising Conditions

If the structural integrity or condition of an artwork is critically damaged and or risks endanger of causing harm, then rather through environmental impacts, vandalism, or other unforeseen conditions, the City Council Manager may authorize its immediate removal and placement in storage. The City Manager will notify the PAABStaff Liaison to the Public Art Advisory Board -and the PAAB mustwho will make -without the Public Art Advisory Board's recommended action. The work shall be placed in temporary storage. When the action is madethis occurs, the Public Art Advisory Board shall be notified of the removal. The Public Art Advisory Board shalla recommendation on the -recommend repair, re-site, or deaccession within thirty (30) days of the notificationat its next regularly scheduled meeting.

Deaccessioning Works of Art

Deaccessioning is a procedure for removing an artwork ~~from a public art~~from the City's collection. ~~This applies to all works in Park City's collection, including those purchased by or donated to the City.~~ Deaccessioning ~~shall may~~ only be considered after careful and impartial evaluation of the ~~work by the Public Art Advisory Board after efforts have been found for the piece to be in disrepair and unable to be re-site artwork.~~ All contractual documents relating to the work ~~shall must~~ be consulted before the beginning of the deaccessioning process.

The ~~Public Art Advisory Board~~PAAB Public Art Advisory Board may recommend the ~~dissension deaccessioner disposal of works~~ of artwork in the Park City Public Art Collection based on these ~~following~~ criteria.

- A new site for an artwork cannot be found for a piece that needs re-siting.
- The artwork ~~has been damaged or has deteriorated~~is beyond reasonable repair.
~~—The artwork endangers public safety.~~
- ~~The, and/or the condition or security of the work cannot be assured.~~
- The artwork requires excessive maintenance ~~or has faults in design, concept, construction, or workmanship.~~
- After proper and thorough community education and outreach, there is an adverse public reaction to the artwork.
- ~~The Public Art Advisory Board PAAB has made recommendations and findings concludes that the work has no cultural value or is fraudulent or not authentic,~~

~~Before considering~~ If deaccessioning ~~is being considered, PAAB must all smay~~ recommend the following actions:

- ~~Request that the artist or donor purchase or exchange the artwork.~~
- ~~Sale through auction, gallery dealer resale, or direct bidding in compliance with laws governing surplus property. Proceeds from any such transaction shall be designated to the Public Art Fund for PAAB to apply to other projects.~~
- ~~Trade through a gallery or other institution for comparable work or works of comparable value.~~
- ~~Donate artwork to another governmental agency, non-profit organization, or institution. Artwork shall not be given to City employees, City Council, or City Board Members.~~
- ~~Destruction of artwork that is unsalable artwork, severely damaged, and/or of negligible value.~~

~~Upon finding that a work should be considered for deaccessioning, these following steps shall must~~ be followed:

- ~~Findings or suggestions that artwork should be deaccessioned shall must be brought to the attention of the Public Art Advisory Board PAAB.~~
- ~~The contract pertaining to the artwork shall must be consulted.~~

~~The PAAB shall review findings, and when appropriate, the PAAB may gather professional opinions with regard to from conservators, engineers, safety experts, art historians, etc.~~

~~After review, if the Public Art Advisory Board recommends deaccession of the artwork, the City Council shall have final authority. PAAB shall recommend to the City Manager or his or her designee for all works valued at under \$10,000 and/or to the City Council for all works valued over \$10,000. The City Council shall have final authority on all matters regarding the deaccession of artwork.~~

Exhibit C-B:- Park City Public Art Donations Policy

Guidelines and Criteria for Review Process of Proposed Gifts of ArtPublic Art Donations

~~From time to time, the citizens of Park City and others have offered to contribute to Park City's public art collection with generous artworks and donations. It is the responsibility of the Public Art Advisory Board to consider and review~~The Public Art Advisory Board PAAB Public Art Advisory Board is responsible for considering and reviewing such proposed giftspublic art donations on behalf of the City.

~~The Public Art Advisory Board shall be responsible for considering all gifts to the City's Public Art Collection as pertains to the definition of Public Art. The Public Art Advisory Board makes donation recommendations based on the same selection design criteria it uses to acquire~~shall makes donation recommendations based upon the same selection design criteria it uses for acquiring works for the Public Art Collectionpublic art collection.

~~The donor will follow the process to present a proposal to the PAAB, as for the process below, and the PAAB shall vote to accept or deny the donation following per the selection and approval process outlined in the Public Art Advisory Board Policies. A request for proposal or qualifications shall not be required.~~

~~All decisions to accept or decline art donations shall be recommended by the Park City Public Art Advisory Board~~The Public Art Advisory Board recommends whether to accept or decline art donations to the City CouncilPAAB makes recommendations to the City Council about whetherand brought to the City ManagerThe or his or her designee. City Council shallwho havehas the final authority on all decisions regarding public art donations ~~in accordance with the value of the donation based on the City's Purchasing Policies.~~

~~The~~donationsdonation process is outlined belowose wishing to donate to the Public Art Collection shall follow the following process:

I. Written Proposal or Letter of Intent

~~Any person, corporation, or private entity desiring to donate to Park City's public art collection~~The donor shall must submit a ~~written~~ written proposal ~~or letter of intent~~ to the City for the PAAB~~Public Art Advisory Board~~ for review. ~~The proposal material submitted~~ should include a description and specifications of the proposed ~~gift~~donation, including artist, title, dimensions, material, proposed location, value, and a profile of ~~both~~ the artist and the donor. ~~Depending on the proposed gift, other~~A information may be requested, such as a maquette, drawing, or photograph of the work, site drawings, installation details, ~~a professional appraisal of the~~ value of the artwork, and ~~an estimate for maintenance costs and~~ maintenance instructions ~~and schedules~~shall must also be included. Any funding requests for the donation must also be included in the proposal. ;

II. Design Criteria

~~In general, the acceptance and placement of donated~~Donated works of art~~artwork~~ shall be considered ~~in by~~ reviewing the Design Criteria (~~Quality, Authenticity, Engagement, Creativity, and Other Considerations~~) of the public art programs ~~outlined in this policy~~. Circumstances, such as memorial gifts, may arise that require additional criteria to be considered for donation approval.

III. Site Criteria

~~The proposed site for the donation should be described in the written proposal. The placement of artwork shall must be appropriate to the size, scale, design, and character of the particular site~~written proposal should describe the proposed site for the donation. The placement of artwork must be appropriate to the site's size, scale, design, and environment.;
~~The work may build a relationship with the space or natural environment.~~ The artwork's relationship to pedestrian ~~traffic patterns, visibility,~~ and public access to the work should also be considered.

~~The Public Art Advisory Board~~PAAB will make ~~shall have a final recommendation of potential sites for donations.~~

~~The Public Art Advisory Board~~PAAB may seek assistance in reviewing proposals from cityCity departments such as Engineering, Building, Planning, and Public Works ~~or consult with design professionals on proposals that require their~~ will review site location expertise as part of the Public Art Advisory Board's review process. ~~before making a recommendation for approval or denial of the artwork.~~

IV. Memorial Gifts

~~Memorial gifts may raise other issues to be considered. The significance of the event or person being memorialized must be documented in the proposal. The memorial may represent broad community values and should be meaningful or thought provoking to future generations. The location for a memorial is particularly important in the consideration and the proposal should give a justification for~~The proposal must document the significance of the event or person being memorialized. The memorial may represent broad community values and should be meaningful or thought-provoking to future generations. The proposal should outline the location of the memorial and provide context for the proposed site. The proposed memorial's context and relationship to the site will be considered.

V. Associated Costs

~~The donor should cover the costs of shipping or delivery, fabrication, and installation of the artwork. The donor may be responsible for engineering requirements, the design and cost of the pedestal or display pad, lighting, structural support and foundation, and landscaping of the site with review and approval from the city's Building, Planning, or Engineering Departments.~~

~~Donations of artwork that require public art funds to be used to pay for site preparation, installation, framing, restoration, or repairs shall be considered by the PAAB when voting on acceptance or denial of the work. In addition, the Public Art Advisory Board shall consider the maintenance and repair costs of the work. The Public Art Advisory Board shall evaluate such expenses at the time the work is being considered.~~

~~The PAAB shall be responsible for the work's costs of an identification plaque.~~

VI. Terms of Agreement

~~In cases when~~When the artwork ~~is to become the property of the City~~is accepted into the Public Art Collection, the terms of the Final Art Acceptance Agreement shall be included in the recommendation ~~to the City Manager or his or her designee or~~ to the City Council in a form approved by the City Attorney's Office.

~~In cases where the gift is to be temporarily loaned or displayed to the City, the terms of such a loan will be included in a recommendation to the City Manager or his or her designee or to the City Council in a form approved by the City Attorney's Office.~~

~~Park City's Public Art Advisory Board (PAAB) was established by Park City Municipal Corporation, and is supported by the Park City Summit County Arts Council. Meetings are to be held on the same patterned day, time and location each month.~~

Makeup of the Board:

~~Under Park City Code section 2-8-21, PAAB with Park A representative from tThe Public Art Advisory Board shall have eight (8) members appointed by the Mayor and City Council. Composition of the Board will include representation from the community who live in the City Limits of Park City and are interested in serving on the Public Art Advisory Board. Board members shall serve for no more than two consecutive, three-year terms. Terms are staggered. Members must reapply for a second term. Appointments to fulfill vacant terms do not include term limits. Terms begin on July 1, end on June 30, or until vacancies are filled. Board members are not compensated.~~

~~The City Manager or his/her designee shall appoint a Staff Liaison to the board as ex-officio without vote. A City Council liaison shall also be appointed to the Board as ex-officio without a vote. It is encouraged that students from the community be included on the panel to serve ex-officio without vote.~~

Expectations of Board of Board Members

Voting Members

~~PAAB will review and work towards the goals and strategies of the Public Art Program Policies and Plans. The PAAB Public Art Advisory Board -will:~~

- ~~o Read and review board agendas, meetings packets and minutes meeting packets, and minutes, as well as any other necessary materials.~~
- ~~o Participate in and adhere to the annual Open Meetings Ttraining; provided by the Legal Department, review the Park City Officials Handbook; sign and sign an oath of office -and disclosure statement; and sign the ethics pledge.~~
- ~~o Attend City Council meetings or community functions as appropriate discussions or occasions arise.~~
- ~~o Only voting members are allowed to may make a motions and to vote on motions brought up by the board.~~
- ~~o Annually appoint a Board Chair and Vice -Chair position.~~
 - ~~o The Chair of the board Board Chair is responsible for running meetings, including keeping the board focused on agenda items, keeping time at meetings, and summarizing motions that the board makes the board's motions for minutes. Additionally, the Chair may assist the staff Staff Liaison in setting meeting agendas and presenting at City Council or community events.~~
 - ~~o The Vice Chair shall assist the Chair and serve as with duties as described above, when the Chair when the Chair is unavailable or at the request of the Chair.~~
 - ~~o All voting members shall make efforts to adhere to the attendance policy. Two (2) absences in a total year are allowed annually. Those members who are absent for more than the allowed limit shall be reviewed by the Public Art Advisory Board.~~
 - ~~o Should the Public Art Advisory Board find reason to recommend removal of a member that does not uphold the attendance policy, City Council shall review the matter and confirm or deny the recommendation. No more than one (1) form of electronic participation shall be permitted at one meeting.~~

Voting Procedures

~~Super Majority Voting is required for purchase or donation recommendations on projects with budgets exceeding thirty thousand dollars (\$30,000). PAAB participation is required for such purchase recommendations, with a minimum of six (6) voting members at the physical site of the meeting. Electronic participation is not permitted during these discussions. To recommend such projects, a majority of no less than five (5) voting Board members is required.~~

~~Purchases or donation recommendations on projects with budgets that are less than thirty thousand dollars (\$30,000) will require a minimum of five (5) voting members at the physical site of the meeting. Electronic participation is allowed~~permitted~~ during these discussions, but those who are participating electronically may not vote on the recommendation of the purchase or donation. To recommend such projects, a majority vote of no less than three ~~five~~ (3)~~5~~ voting Board members is required for such projects, as long as it does not result in a split decision.~~

- ~~○ Electronic Participation is allowed and shall be counted as attendance, however, there must be a quorum at the meeting site (for PAAB, this is 5 members).~~
 - ~~▪ Members will adhere to voting per purchasing or donation dollar thresholds listed above.~~
 - ~~▪ Board members are responsible for notifying the City Staff Liaison regarding Electronic Participation no later than three (3) business days in advance of their absence so that electronic connections and necessary documents can be acquired.~~
 - ~~▪ No more than two (2) forms of electronic participation shall be permitted at one meeting.~~

Board Member Removal

~~According to Park City Code section 2-78 of the municipal code regarding the Administration of Public Bodies, the Mayor has the authority to remove removal of a board member, may only be accomplished by the Mayor with the advice and consent of the City Council. Non-voting Members due to cause, which includes willful misconduct or intentional failure to perform stated duties.~~

Liaison Roles

- ~~○ Executive Director of the Park City Summit County Arts Council supports the PAAB. This position does not have a vote. The Arts Council:~~
 - ~~▪ Provides input and serve as a resource to the Advisory Board.~~
 - ~~▪ Provides feedback regarding the work of the Arts Council and the Park City Public Art Advisory Board.~~
 - ~~▪ Serves as a resource for grant opportunities. Grant writing should be preformed by the City Staff Liaison.~~
 - ~~▪ Promotes the Park City Public Art Collection.~~
 - ~~▪ Helps to form partnerships and collaborations between the Park City Public Art Advisory Board and the Summit County Public Art Advisory Board, as well as, other arts and culture organizations.~~
- Park City Council Liaison:
 - Provides advice, and input —particularly from the City Council's perspective and —serves as a resource to the Advisory Board~~PAAB~~Public Art Advisory Board. ~~This position does not have a vote during Park City Public Art Advisory Board meetings.~~
 - Provide input to the City Council related to the work of the, or at the request of, the Public Art Advisory Board~~PAAB~~ Public Art Advisory Board.
- ~~○ Youth Liaison~~
 - ~~▪ Provides advice, and input —particularly from the youth perspective—serving as a resource to the Advisory Board. This position does not have a vote during Park City Public Art Advisory Board meetings.~~
- Staff member(s) from Park City Municipal Corporation will handle the administrative needs of the board. The staff member(s):Liaison:

- Advise, provide input, and serve as a resource for the [PAAB Public Art Advisory Board](#), and coordinate ~~e-~~communications with other City Departments on projects and ~~assist in~~ obtaining department [and City Council](#) approvals ~~as needed~~.
- Create and post agendas and board packets and distribute [them](#) to the board prior to meetings.
- Record [and distribute](#) meeting minutes ~~and distribute both draft and final meeting minutes to the Board~~.
- [Provide](#) ~~Give monthly~~ budget updates, ~~to PAAB and~~ disperse approved allocations for public art projects, ~~and c-~~ Coordinate budgetary requests [as appropriate on behalf of the PAAB with the Budget department or at the request of the City Manager or City Council](#).
- Manage public art projects in process from creation of Request for Proposals/Qualifications through completion and final acceptance of installation. [This includes coordination, communication and management of Public Art Projects with other City Departments and the community.](#)
- Oversee updating the Strategic Plan and implementation of Public Art projects and manage the maintenance, repair, and inventory of the Public Art Collection.

~~— Provide input to the City related to the work of PAAB, including coordinating with various departments, preparing reports for City Council meetings on items requiring direction from and preparing reports for City Council meetings on items requiring direction from the City Council and/or the City Manager.~~

○ [Executive Director of the Park City Summit County Arts Council:](#)

- [Provides input and serves as a resource to the Advisory Board.](#)
- [Provides feedback regarding the work of the Arts Council and the Park City Public Art Advisory Board.](#)
- [Serves as a resource for grant opportunities. Grant writing should be performed by the City Staff Liaison.](#)
- [Promotes the Park City Public Art Collection.](#)
- [Helps to form partnerships and collaborations between the Park City Public Art Advisory Board and the Summit County Public Art Advisory Board, as well as, other arts and culture organizations.](#)
- [Provides marketing of RFP or RSOQ opportunities to local, regional and national artists as they are made available.](#)

○ [Youth Liaison](#)

- [Provides advice and input —particularly from the youth perspective and —serving as a resource to the Advisory BoardPAAB Public Art Advisory Board. This position does not have a vote during Park City Public Art Advisory Board meetings.](#)

Exhibit C: Draft Public Art Policy Clean

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Exhibit C: Draft Public Art Policy Clean

Park City Public Art History

Beginnings

To enhance Park City as a leading cultural destination, the Park City Council has taken steps to promote and maintain the vision of the public art collection. The public art collection helps to ensure the aesthetic quality of daily life and provides a Sense of Place in the community. Public Art is a fundamental element and defining characteristic of the City.

The Park City Art Foundation dedicated Park City's first piece of public art, *Park City Scape*, by artist James McBeth, in October 1984. This piece currently resides on the south side of Park City's historic Miner's Hospital Building at City Park.

In February 1999, the Park City Summit County Arts Council established the first Art in Public Places plan to help create the framework for a strong and healthy public art program. The plan was formulated, in part, to help guide the selection process for the art at the Park City Transit Center, funded through a grant from the Federal Transit Authority.

In December 2002, the City Council first discussed a public art policy.

In May 2003, the planning department solidified the City's commitment to art by clarifying and codifying a section of Park City Code Title 15, the Land Management Code, specifically addressing the placement of art on public property. Park City Code section 15-4-15 addresses requirements for light, safety, and appropriate outdoor materials for art on public property.

In July 2003, the Council allocated \$200,000 as seed money for a new Public Art Program. In December 2003, the City Council adopted a Public Art Policy, establishing a Public Art Advisory Board to be administered by the Park City Summit County Arts Council.

In May 2004, Park City Council appointed a Public Art Advisory Board to create this strategic art plan, make recommendations to the City Council regarding public art placement and expenditures, and establish future funding opportunities for public art. By July 2004, the Public Art Advisory Board and the Park City Summit County Arts Council prepared the first Park City Public Art Plan.

In 2015, the Park City Summit County Arts Council's administrative duties shifted to the City. The Arts Council continued to support and advise the board as a non-voting member and helps market opportunities to local, regional, and national artists. At that time, the City Manager appointed a staff liaison who took on board administration, strategic planning, and project implementation. In August 2016, the Public Art Board Policies, Mission, and Vision were updated, allowing members to serve staggered terms and updated term limits to two consecutive, three-year terms. In 2020, the Park City Public Art Advisory Board membership was increased from 7 to 8 members.

Today

The arts are an integral part of the Park City community. Park City is filled with artwork. Art galleries, private collections, performance venues, and non-profit organizations thrive in Park City and are dedicated to elevating arts and culture throughout the City.

The City Council works with the Public Art Advisory Board and arts organizations to ensure a cohesive plan for public art is in place now and in the future. To accomplish this, continued collaboration among many departments and community partners is essential.

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Today, Park City's Public Art Collection has grown to more than 150 artworks in the Permanent collection. Whether riding the bus, walking on Poison Creek Trail, visiting Main Street, or visiting the many city-owned buildings, you will find artwork that both inspires the future and celebrates our past. A [Public Art Map](#) is available on the City's website.

Glossary of Terms

Deaccessioning: The removal of an existing Permanent work of art from Park City's Public Art collection. The policy for deaccessioning is outlined in the attached re-siting and deaccessioning policy. (Exhibit A)

Percent for Arts Qualifying Projects: Any city-funded capital project for new or remodeled facilities where the budget is or exceeds one million dollars. This does not include infrastructure maintenance projects such as annual streets, trails, technology, parks, public utility maintenance, or environmental remediation. The cost of land acquisition does not qualify for percent for arts allocations.

Permanent: A period lasting or remaining unchanged indefinitely.

Private Art: Any visual work of art owned privately, which is displayed in or on City Property for any length of time.

Public Art: Any visual work of art displayed for any length of time in or on City Property or on non-City property if the work of art is installed or financed, wholly or in part, with City funds or grants procured by the City.

Request for Proposals (RFP): A document used to solicit proposals for a specific opportunity. The RFP defines proposal requirements including the project budget, criteria and constraints, description of the project site, and format for submission.

Requests for Statement of Qualifications (RSOQ): A solicitation to receive statements describing the qualifications of proposers with respect to specified criteria.

Re-Siting: The relocation of an existing work of art in Park City's Public Art collection. The policy for Re-Siting is outlined in the attached re-siting and deaccessioning policy. (Exhibit A)

Site-Specific: A work commissioned, created, purchased, or donated for a particular place.

Sense of Place: Based on the findings of the [Community Visioning from 2009](#), 'Sense of Community' is defined as what unites Parkites – a common ground – despite diverse social, economic, and cultural backgrounds. While our natural setting and recreational opportunities have brought many people to Park City, the strong sense of community keeps people here. It is essential to residents that the Sense of Community they know remains intact and retains its funkiness, diversity, and playfulness. For Parkites, the presence of arts and culture adds to our quality of life through diverse local opportunities to enjoy and explore the arts through many mediums.

Temporary A period lasting only a limited time.

Visual Art: Art forms of sculpture, monuments, murals, frescos, reliefs, fountains, banners, benches, and architectural furniture. Works of art include the art mediums of weaving, carving, painting, assemblage, collage, welding, casting, mixed media, multimedia, and sculpting.

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Administration

8, Park City's Public Art Advisory Board (PAAB) members are appointed by the Mayor with the advice and consent of the City Council under Park City Code section 2-8. The Public Art Advisory Board is made up of eight members who live within Park City limits. Board members may not serve more than two consecutive, three-year terms. Terms are staggered. Members must reapply for a second term. Appointments to fulfill vacant terms do not include term limits. Terms begin on July 1 and end on June 30 or until vacancies are filled. Board members are not compensated.

The City Manager or their designee shall appoint a Staff Liaison to the board as ex-officio without vote. A City Council liaison may also be appointed to the Board as ex-officio without a vote. It is encouraged that students from the community serve as ex-officio without a vote.

PAAB makes recommendations to the Staff Liaison, who shall make recommendations to the City Council regarding strategic planning, acquisition, expenditures, funding and budgetary requests, project identification, donations, proposals or qualifications, maintenance, repair, re-site or deaccession of public art, and policy refinements. The City Council finalizes all decisions regarding Public Art, regardless of funding amount.

The PAAB works to make recommendations to help promote and cultivate the Strategic Plan, Public Art Policy, and Public Art Collection by expending funds on and facilitating artworks to:

- Connect the Park City community through visual art in public places.
- Stimulate vitality, vibrancy, and economy of the City.
- Enhance Park City's standing as a leading cultural destination.
- Advance public understanding of visual art.
- Enhance the aesthetic quality of daily life and provide a sense of place.

Mission

Enrich and connect the Park City community through visual art in public places.

Vision

Inspire a complete community, celebrating Park City's vibrant history, culture, and environment.

Goals and Strategies

1. Maintain and Preserve the Public Art Collection
 - a. Perform an annual collection review.
 - b. Maintain a current inventory of the collection.
 - c. Respond in a timely manner to damage or maintenance needs.
2. Acquire Public Art that aligns with the Mission of PAAB
 - a. Adhere to the selection process criteria and standards.
 - b. Select artists whose work aligns with the specific project's vision and goals.
 - c. Align projects with the City's values and priorities.
 - d. Advocate for private and public collaborations.
 - e. Be responsible stewards of public art funds.
 - f. Establish collaborations with City Departments.
 - g. Maintain a current Strategic (Project) Plan document.

3. Select Public Art and Reflect a Sense of Place

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- a. Create a cohesive and relevant collection that tells the story of our community.
 - b. Connect to Park City's history and landscape.
 - c. Reflect Park City's diverse culture and unique neighborhoods.
4. Engage the Community Through Public Art
- a. Increase public involvement through educational opportunities, outreach, and awareness.
 - b. Respond to the community's concerns and suggestions.
 - c. Promote the current Public Art Collection.

Overview of Public Art Selection and Approval Process

1. The Public Art Advisory Board identifies the Strategic Plans annually and makes recommends to the Staff Liaison. This should include the project potential site location and budget.
2. The Staff Liaison reviews the recommendations with the City Manager and brings them to the City Council annually for approval before beginning the procurement process.
3. After approval by the City Council, the Staff Liaison will generate a Request for Proposals (RFP) or Request for Statement of Qualifications (RSOQ) in accordance with Park City's Purchasing Policy.
4. The Public Art Advisory Board shall review artists' proposals and select based on the guidelines and criteria outlined in this document and the requirements of the RFP.
5. The Staff Liaison will present the Public Art Advisory Board's recommendation to the City Council for final approval.
6. After projects are approved, the City will enter into a contract with the artist and coordinate with the Public Art Advisory Board for installation through completion and final acceptance of the project.

Acquisition

All artwork purchases must follow the City's Purchasing Policy and process outlined in this document.

Donations

The Public Art Advisory Board reviews and recommends proposed artwork donations for Park City.

Donors will present a proposal to the Public Art Advisory Board following the donation policy (Exhibit B). The Board will review the proposal and decide whether to accept or deny it based on the financial considerations and design criteria listed in this policy.

Specific Proposal by Artists

An artist or group of individuals may propose a project to the Public Art Advisory Board. The Staff Liaison shall consult the City's Purchasing Policies to determine the procurement process for such a proposal.

Purchase of Art

The Public Art Advisory Board may consider purchasing artwork if the piece identified meets the intent of the Public Art Policy. Once a piece is identified, the selection and approval process outlined above will be followed according to the City's Purchasing Policies. In this case, no more than ten percent (10%) of the cost of the work may go toward a dealer or agent.

Design Criteria

The Public Art Advisory Board shall use the following criteria as guidelines in identifying, selecting, and accepting public art.

Exhibit C: Draft Public Art Policy Clean

1. **Quality:** Acquisitions for Park City's Public Art Collection shall be of exceptional quality and enduring value. Consideration shall include artists experience in successful projects, material selection craftsmanship and reflect artistic excellence.
2. **Authenticity:** Work shall be original and not identical to something already existing in the collection. Works of art shall be compatible in style, scale, material, form and content with their surroundings, and should form an overall relationship with the site, the collection as a whole and the community.
3. **Engagement:** A vital element of a successful Public Art Program is the connection of the work to the community. A work with such engagement should help the community feel ownership of the art and an ongoing appreciation of the work. Work may tell a story of the community's past or present and may portray a sense of the place, people, and spirit that live here. The artwork may speak to a specific community, area, or neighborhood or it may unite us.
4. **Creativity:** Creativity can be communicated through various artistic styles. The artist should be able to explain why their work is creative and how their concept solves the problem through vision, process, thoughts, ideas, feelings, use of materials, and other areas. Artwork should create excitement, be unique and original, and have the ability to inspire and create a sense of wonder. Artwork may be innovative or imaginative and have the ability to transcend traditional ideas or techniques and create new meaningful interpretations or inspire the community and our imagination.
5. **Other Considerations:** Ensure that public art is safe, accessible, and durable, as pertains to the appropriate time period of display of the work and is compatible with community standards. Artworks shall not require excessive maintenance or repair costs. Lighting and site preparations should be considered. Artworks that require frequent maintenance are discouraged. Artwork shall not create safety problems for the public or create liability for the City.

Site Location

The Qualifying Percentage for Arts Projects will be located at the facility's location. For projects from other funding sources, the Public Art Advisory Board will identify locations that maximize public interaction with art.

Installation

The artist is responsible for all applicable permits pertaining to the artwork installation. City permitting fees shall be waived for the artist to avoid unnecessary project expenses to the artist.

Maintenance

The City is committed to the collection's documentation, preservation, and maintenance.

The Public Art Advisory Board ensures long-term enjoyment of the collection and takes action to prevent the deterioration of works before they become disrepair or require deaccession (Exhibit A). A maintenance schedule shall accompany each piece as it is accepted into the collection. The PAAB shall review the Park City Public Art Collection on an ongoing basis or as needed for general maintenance and repairs.

If artwork is damaged or destroyed, the Staff Liaison will inform the Public Art Advisory Board of how maintenance will be accomplished.

Exhibit C: Draft Public Art Policy Clean

Conditions requiring excessive maintenance may require the deaccessioning of the artwork. In this case, please refer to the deaccessioning policy.

Funding

Establishing a diverse, ongoing funding mechanism for public art is key to sustaining a vibrant and diverse public art program. The Public Art Advisory Board will make a funding recommendation to the Staff Liaison, who will review it with the Budget Department and City Manager before taking the recommendations to City Council for approval.

Funding methods include:

1. **Percent for Arts Allocation:** Refer to the Percent for Arts Qualifying Projects definition. The funding allocation will be used for art at the specific site where the project occurs.
2. **Annual Budget for Public Art:** Park City Municipal Corporation may allocate a certain set amount for public art in each capital budget cycle with a recommendation from the Public Art Advisory Board for the general public art fund. These budget appropriations are not site specific.
3. **Public–Private Partnerships:** A project may be funded partially through Public Art Funds and partially through private, business, development, civic, and/or other organization contributions. For such contributions, funding shall first be reviewed with the Public Art Advisory Board, who shall recommend to the City Council for review and final approval.
4. **Local, State, and National Grants:** Park City Municipal Corporation may be eligible for grants to support the Public Art Program. When applying for grants, the Staff liaison should coordinate with the Public Art Board as well as the Budget and Finance Department.
5. **Maintenance Funds:** The Public Art Advisory Board shall review and recommend a Maintenance Fund Budget for public art in accordance with the City's budget cycle.

Exhibit C: Draft Public Art Policy Clean

Exhibit A: Resiting and Deaccessioning Policies

Resiting Works of Art

The Public Art Advisory Board may consider moving a public artwork for any of the following reasons:

- The site is being eliminated, is no longer publicly accessible, or other changed circumstances require the work to be removed.
- The site is being changed so that the artwork is no longer compatible with its setting.
- The artwork's condition or security cannot be reasonably guaranteed at its current site.
- The artwork has become a danger to public safety.

If the Public Art Advisory Board determines that one or more of the above conditions exist:

- It may make a good faith effort to discuss resiting with the artist or donor.
- If the Public Art Advisory Board cannot recommend an alternate site, the artwork may be recommended for deaccession or placed into storage until other options become available.
- Decisions regarding resiting major works must be approved by the City Council.

Compromising Conditions

If the structural integrity of an artwork is critically damaged or risks causing harm, then the City Manager may authorize its immediate removal and placement in storage. The City Manager will notify the Staff Liaison to the Public Art Advisory Board who will make a recommendation on the repair, resite, or deaccession at its next regularly scheduled meeting.

Deaccessioning Works of Art

Deaccessioning is a procedure for removing an artwork from the City's collection. Deaccessioning may only be considered after careful and impartial evaluation of the artwork. All contractual documents relating to the work must be consulted before the beginning of the deaccessioning process.

The Public Art Advisory Board may recommend the deaccession of artwork based on these criteria.

- A new site for an artwork cannot be found for a piece that needs resiting.
- The artwork is beyond reasonable repair.
- The artwork requires excessive maintenance.
- After proper and thorough community education and outreach, there is an adverse public reaction to the artwork.

After review, if the Public Art Advisory Board recommends deaccession of the artwork, the City Council shall have final authority.

Exhibit B: Park City Public Art Donations Policy

The Public Art Advisory Board is responsible for considering and reviewing public art donations on behalf of the City. The Public Art Advisory Board makes donation recommendations based on the same selection design criteria it uses to acquire works for the public art collection.

The Public Art Advisory Board recommends whether to accept or decline art donations to the City Council. The City Council has the final authority on all decisions regarding public art donations.

The donation process is outlined below.

I. Written Proposal

The donor must submit a written proposal to the City for the Public Art Advisory Board for review. The proposal should include a description and specifications of the proposed donation, including artist, title, dimensions, material, proposed location, value, and a profile of the artist and the donor. A maquette, drawing, or photograph of the work, site drawings, installation details, value of the artwork, and maintenance instructions must also be included. Any funding requests for the donation must also be included in the proposal.

II. Design Criteria

Donated artwork shall be considered by reviewing the Design Criteria as outlined in this policy.

III. Site Criteria

The written proposal should describe the proposed site for the donation. The placement of artwork must be appropriate to the site's size, scale, design, and environment. The artwork's relationship to pedestrians and public access to the work should also be considered.

City departments such as Engineering, Building, Planning, and Public Works will review site location as part of the Public Art Advisory Board's review process.

IV. Memorial Gifts

The proposal must document the significance of the event or person being memorialized. The memorial may represent broad community values and should be meaningful or thought-provoking to future generations. The proposal should outline the location of the memorial and provide context for the site.

V. Terms of Agreement

When the artwork is accepted into the Public Art Collection, the terms of the Final Art Acceptance Agreement shall be included in the recommendation to the City Council in a form approved by the City Attorney's Office.

Exhibit C - PARK CITY PUBLIC ART ADVISORY BOARD MEMBER ROLES

Expectations of Board Members

Voting Members

The Public Art Advisory Board will:

- Read and review board agendas, meeting packets, and minutes, as well as any other necessary materials.
- Participate in annual Open Meetings training; review the Park City Officials Handbook; sign an oath of office and disclosure statement; and sign the ethics pledge.
- Attend City Council meetings or community functions as appropriate.
- Only voting members may make motions and vote.
- Annually appoint a Board Chair and Vice Chair position.
 - The Board Chair is responsible for running meetings, including keeping the board focused on agenda items, keeping time at meetings, and summarizing the board's motions for minutes. Additionally, the Chair may assist the Staff Liaison in setting meeting agendas and presenting at City Council or community events.
 - The Vice Chair shall assist the Chair and serve as Chair when the Chair is unavailable.
- Two absences are allowed annually.
- No more than one form of electronic participation shall be permitted at one meeting.

Board Member Removal

According to Park City Code section 2-8, the Mayor has the authority to remove a board member, with the advice and consent of the City Council, due to cause, which includes willful misconduct or intentional failure to perform stated duties.

Liaison Roles

- Park City Council Liaison:
 - Provides advice and input from the City Council's perspective and serves as a resource to the Public Art Advisory Board.
 - Provide input to the City Council related to the Public Art Advisory Board.
- Staff Liaison:
 - Advise, provide input, and serve as a resource for the Public Art Advisory Board, and coordinate communications with other City Departments on projects and obtain department and City Council approvals.
 - Create and post agendas and board packets and distribute them to the board prior to meetings.
 - Record and distribute meeting minutes.
 - Provide budget updates, disperse approved allocations for public art projects, and coordinate budgetary requests as appropriate.
 - Manage public art projects in process from creation of Request for Proposals/Qualifications through completion and final acceptance of installation.
 - Oversee updating the Strategic Plan and implementation of Public Art projects and manage the maintenance, repair, and inventory of the Public Art Collection.
- Executive Director of the Park City Summit County Arts Council:
 - Provides input and serves as a resource to the Advisory Board.

- Provides feedback regarding the work of the Arts Council and the Park City Public Art Advisory Board.
- Serves as a resource for grant opportunities. Grant writing should be performed by the City Staff Liaison.
- Promotes the Park City Public Art Collection.
- Helps to form partnerships and collaborations between the Park City Public Art Advisory Board and the Summit County Public Art Advisory Board, as well as other arts and culture organizations.
- Provides marketing of RFP or RSOQ opportunities to local, regional and national artists as they are made available.
- Youth Liaison
 - Provides advice and input from the youth perspective and serves as a resource to the Public Art Advisory Board.



City Council Staff Report

Subject: Fraud Risk Assessment Next Steps
Author: Mindy Finlinson, Finance Manager
Department: Finance
Date: October 10, 2024

Recommendation

Pursuant to a request from the City Council, receive an overview and analysis of internal audit and audit committee options as they relate to the Utah State Auditor's annual Fraud Risk Assessment and provide policy direction for any potential next steps.

Background and Analysis

In 2020, the Office of the Utah State Auditor implemented a [Fraud Risk Assessment](#) for municipalities designed to help measure and reduce the risk of undetected fraud, abuse, and noncompliance in local governments of all types and sizes.

Park City takes great pride in maintaining a "low risk" level on the assessment for the past several years.

The Auditor's risk score is based upon a points system assigned to each measure that reduces the risk of fraud. In short, the higher the score, the lower the risk. In recent years, the City has also implemented additional protections, including a fraud hotline and an annual ethics statement, which pushed the City's risk level score even lower, or from moderate to low. Since the inception of the Auditor's program, the City has scored low risk for 4 of the past 5 years.

There are only 2 items on the fraud risk assessment that the City does not score points: Formal Internal Audit Function and Formal Audit Committee. These are specific elements under the guidance from the Auditor's Office, and summarized below:

- Formal Internal Audit Function: Per the State Auditor's Fraud Risk Implementation Guide (the [Guide](#)), an internal audit may focus on financial operations, systems, processes, or compliance. The frequency of internal audits will depend on the department or process being examined. Some types of financial operations may require daily audits for quality control, others may require only an annual audit of records.

According to the Guide, typically only the largest of the State's local governments can justify a full-time internal auditor. Most local governments can execute an effective internal audit program by contracting with an audit professional. The scale of operations may not justify a separate internal audit function or a full-time equivalent employee. In short, smaller cities typically have fewer transactions, simpler financial structures, and less complex operations than larger cities.

Park City currently relies upon the annual 3rd party external audit conducted by an independent audit firm to provide oversight and assurance regarding the accuracy of the financial statements and compliance with regulations.

For additional context, in addition to the independent annual audit, Park City has ensured strong internal controls by implementing clear separation of duties, conducting monthly internal reconciliations, regular management oversight of finances (monthly budget monitoring reports, quarterly investment reporting, and semi-annual deposit and investment reporting to the State), and moving any contract or procurement over \$100,000 to the City Council for approval. Given the size of our annual budget, this threshold remains a very strong internal control.

Together, these procedures and practices reduce the risk for financial fraud or malpractice by providing robust oversight and proactive risk management practices, and we remain open to additional suggestion and discussion.

- Audit Committee: Per the State Auditor's Fraud Risk Implementation Guide (the [Guide](#)), an Audit Committee assists the governing body in its financial oversight responsibilities. The Auditor recommends that audit committees have a financial expert who is not a member of the City's management team and they meet semi-annually.

This can be achieved by having a governing body member who is a financial expert or acquiring the assistance of a volunteer or paid financial expert. For example, finance officers from other local governments and public sector entities but wholly separate can be considered a strategic addition to an Audit Committee, as they are independent yet have an intimate knowledge of governmental accounting practices and standards.

Per the Guide, an audit committee:

1. Makes recommendations to the governing body regarding the appointment of a city's independent annual auditor.
2. Evaluates the performance of the independent annual auditors and reviews recommendations for discharge with the governing body.
3. Reviews and resolves issues identified during the independent audit.
4. Ensures management develops and enforces systems that accomplish its mission effectively and efficiently while complying with laws and regulations.
5. Investigates Hotline complaints and helps assess the findings as they are considered and addressed by the governing body.

For comparative purposes, below is a table of a handful of cities we surveyed to obtain information on how they reported to the Office of the State Auditor for the functions mentioned above:

City	Internal Audit	Audit Committee
Heber City		X
Moab City	X	X
Murray City		
Provo City		X
Salt Lake City	X	X
St. George City		
Ogden City		X

To be fair, Park City Municipal has grown considerably in size and complexity over the past several decades. Over the past few years, in particular, our leadership team has focused on a back-to-basics approach to updating antiquated and outdated organizational policies and programs. For example, we recently:

- Overhauled PCMC's procurement policies and procedures;
- Added a full-time PCMC Procurement Manager;
- In the process of implementing a new and improved financial system;
- Post all PCMC contracts approved under the City Manager's authority on the City's website quarterly;
- Procured a new annual independent auditing firm; and
- Significantly enhanced PCMC's organizational cyber security programs and safeguards.

Despite these improvements, we welcome a policy and resource discussion to help provide additional financial oversight and to support our organizational accountability. Implementing at least one of the abovementioned functions would lower Park City's risk rating from "Low Risk" to "Very Low Risk." Yet, it would require additional resources and prioritization from the City Council.



City Council Staff Report

Subject: Zero Emissions Buildings
Author: Celia Peterson and Luke Cartin
Department: Sustainability
Date: October 10, 2024

Recommendation

Pursuant to a City Council request, review, discuss, and consider providing sustainability-focused policy direction that leverages current research and advancements in technology since the last comprehensive policy adjustments were made in 2017, including:

- Updating Resolution 28-2017 Net Zero Energy Performance Requirements ([LINK](#)) to align City policy with the new National Definition for Zero Emissions Buildings ([LINK](#), full document in Exhibit A), highlights include:
 - Requiring a project's energy consumption be offset through investment in community energy solutions rather than within its own building envelope;
 - Promoting a low building Energy Use Intensity (EUI);
 - Advancing next-generation clean energy solutions;
 - Supporting energy innovation;
- Pursuing a feasibility study for district heating using ambient temperature loops; and
- Returning in a future meeting to discuss additional community tools to continue our systematic approach to increasing and improving our overall sustainability methods, programs, and policies.

These recommendations are consistent with and further support the goal of community carbon neutrality by 2030.

Background and Analysis

On June 20, 2024, the City Council requested an update on the City's approach to zero-emissions buildings that came to light during the City Park Building redevelopment discussions. Sustainability has been coordinating with the Recreation Team, architects, and engineers working on that project using guidance from the National Definition for Zero Emissions Buildings.

As proposed, the City Park Building is targeting a low Energy Use Intensity (EUI; energy use per square foot) with the potential for on-site electricity production using solar panels, or enough to meet the annual net consumption. This approach may not provide the best community results for Park City due to more recent advancements in technology. During preliminary energy modeling, the proposed heating-cooling system that results in the lowest EUI is ground source heat pumps, as described later in this report.

However, Park City has undertaken major steps to reduce its carbon emissions from electricity, such as driving for low EUI targets for all new municipal buildings, pursuing energy-efficient upgrades using utility incentives, and working with the Utah Renewable Communities to secure enough new renewables to meet 100% of Park City Municipal's annual demand for electricity. Unfortunately, the greater Park City community has seen a 31% increase in its community-wide

footprint compared to 2016. The increase is primarily driven by natural gas usage in buildings and emissions from transportation. Building emissions, for example, increased by 16,296 MT CO₂e, equivalent to 2,125 average-sized homes' energy use. And emissions from Transportation rose 61%, including an increase in on-road fuel use and increased air travel, particularly from the growth of the Heber Airport. These increases are calculated according to the BASIC+ methodology of the Global Protocol for Community-scale Greenhouse Gas Inventories (GPC)

City Building Standard for Zero Emissions Buildings

As a non-home rule state, Utah local jurisdictions cannot set a mandatory energy code that is more stringent than the Utah State code. Local governmental agencies, however, are allowed to set energy performance requirements for their own buildings. In 2017, for example, Park City established a net-zero energy performance standard for any new municipal buildings and major remodels ([Resolution 28-2017](#)).

A low EUI target, appropriate for a building type, is set from a project's beginning, with elements of passive design incorporated before the end of schematic design, such as we accomplished at the recently constructed Golf Maintenance building. During design, elements of passive design (berming and green roof) were incorporated early, with rooftop solar. The new, larger building consumes approximately 32,840 kWh less per year, and less than 1/7 the natural gas of the old building, or the equivalent to removing 13.2 average Utah homes. This also saves almost \$2,000 in electricity and over \$4,500 per year of natural gas.

The Sustainability department recommends that City Council consider aligning one of our sustainability policies with the new National Definition for Zero Emissions Buildings (Exhibit B). This national standard simplifies the criteria for a zero-emission building and has been designed to cut energy costs, advance next-generation clean energy, and drive innovation. Under this standard, a building that achieves zero operational emissions from energy use must be:

1. Energy efficient;
2. Free from on-site emissions from energy use (e.g. no natural gas use); and
3. Powered solely by clean energy, either on-site or by the utility.

All-electric buildings incorporating passive design and ground source heat pumps typically have the lowest EUI. These systems can also provide summertime cooling. Transitioning away from conventional, building-by-building heating and cooling systems to district scale thermal energy systems using renewables and waste heat will allow Park City to drastically reduce its dependence on volatile natural gas prices and increasing electricity prices.

District heating and Ambient Temperature Loops

District heating using Ambient Temperature Loops (ATL) is a system that allows buildings to share heat between themselves. It is a district-scale loop filled with water that runs at an ambient temperature of 45 to 85 degrees. By connecting to an ATL, buildings and snowmelt systems can extract heat from the loops or offload heat when cooling is needed. In addition, the system captures waste heat from refrigeration systems, ice arenas, wastewater heat exchangers, or cooling towers, so they become a thermal asset to the system rather than a liability to the building owner.

Geothermal boreholes are another method to create a steady and sustainable heat source. This system typically costs less than natural gas, lasts for several decades with minimal maintenance, and has a significant initial capital cost balanced by considerable long-term savings. A few examples include Colorado Mesa University in Grand Junction, who created a

geothermal heating and cooling system in 2008 and has steadily added facilities to their system and reported an annual savings of over \$2M, and in Utah, Weber State University implemented an ambient temperature loop system and reduced utility costs by 30 percent compared to other State-owned buildings.

Similar district-scale ATLs are being implemented in mountain towns across the country to tackle the problem of high heating demands and increasingly to meet the compounding needs of summertime cooling and snow-melting systems. Examples include Vail using ATLs to heat community sidewalks by capturing waste heat from the City's ice arena's refrigeration system and the local wastewater treatment plant ([LINK](#)), and Carbondale's package of thermal capture and distribution for its downtown buildings ([LINK](#)).

Park City could undertake a feasibility study to understand the system design, constraints, and costs of building a system that would support district-scale heating and cooling for buildings, as well as snowmelt for walking and biking paths, and even roads. This study would also focus on protecting our groundwater supply, drilling practices, and potential funding scenarios (federal grants, borrowing, etc.). There are currently project awards of up to \$50 million available from the Department of Energy.

Additional Tools for a Systematic Approach

Net-Zero Stretch Code

Jurisdictions nationwide are seeing progress with optional building stretch codes that are more aggressive than the mandated code, resulting in new and renovated buildings that achieve higher energy savings. These stretch codes set stricter energy requirements than the local code permits. There are several different types of stretch codes being used around the country.

Park City can strongly encourage or require buildings seeking exceptions from Park City's Land Management Code to adhere to a Net-zero Stretch Code as a qualifying community benefit. We could consider a new stretch code tied to a qualifying community benefit and work with our Planning Department to create and implement it if desired.

Commercial Buildings Energy Benchmarking and Transparency Ordinance

An Energy Benchmarking Ordinance could require commercial properties over a certain size to measure and track their energy usage with the City. An Energy Benchmarking and Transparency Ordinance, similar to the one operating in Salt Lake City since 2017 ([LINK](#)), requires all commercial buildings above 25,000 square feet to benchmark and report their energy consumption. An ENERGY STAR score allows building owners and tenants to compare the energy performance of their space to similar buildings in SLC and across North America.

As there are very few buildings above 25,000 sf in Park City, we would propose an ordinance that applies to commercial buildings greater than 10,000 sf, as is typical with building disclosure ordinances throughout the country. This project would create new responsibilities for property owners and necessitate an implementation plan and additional resources (initially).

Education and Outreach on Guidance for Zero Emissions Buildings

City staff currently works on sustainability topics with the business community through the Green Business program. A website is being created with over 20 resource pages where businesses can access guidance and local best practices on how to reduce their buildings' energy use, including available incentives. The website will be launched soon in coordination with Summit County, the Park City Chamber, Recycle Utah, and the Community Foundation.

City and County sustainability teams are also coordinating with kW Engineering to offer free energy audits for local businesses, including recommendations on which actions a business can take to reduce energy use and utility costs, including an approximate budget with any available utility incentives through the Green Business program. In addition, we consult regularly with individual businesses on options to help reduce their energy consumption.

Community-Wide 2030 Action Plan

We recommend developing a comprehensive sustainability plan to achieve net-zero carbon by 2030 to guide the necessary and complex array of community-wide means and methods. This plan would provide the City Council and community members a pathway forward, complete with interim goals and performance indicators, and include concrete strategies to pursue depending on their return on investment and efficacy.

Policy Questions for the City Council

- Shall updates to Resolution 28-2017 be implemented, evolving our 2017 code to reflect current advanced research and new technologies?
- Shall the sustainability team pursue a feasibility study for district heating (including potential use of Ambient Temperature Loops (ATLs)?)
- Shall the sustainability team return to the Council at a future meeting to obtain direction related to additional community tools for a systematic approach to sustainability?

Exhibits

Exhibit A: National Definition for Zero Emissions Buildings

Exhibit B: Updates to Resolution 28-2017



National Definition of a Zero Emissions Building

Part 1: Operational Emissions from Energy Use, Version 1

June 2024

Purpose

Transitioning the building sector to zero greenhouse gas (GHG) emissions requires a broadly accepted definition of a “zero emissions building” with minimum criteria that a building must meet to qualify as “zero emissions,” as well as a pathway for documenting whether a building satisfies that definition. The National Definition of a Zero Emissions Building sets forth standardized, consistent, and measurable minimum criteria for a zero-emissions building that users can achieve through multiple pathways. The Definition is intended to provide guidance to help support the building sector moving toward zero emissions and thereby advance public- and private-sector climate goals.¹

The Definition sets forth minimum criteria that public and private entities can adopt, and these entities can demonstrate additional climate leadership by exceeding the minimum criteria.

Scope

Part 1 of the Definition sets criteria for a building with zero operational emissions from energy use. Reducing a building’s total life cycle emissions to zero also requires minimizing its embodied carbon, minimizing the impacts of refrigerants, and attending to other considerations that fall outside of the scope of operational emissions. Future parts of the Definition may address these matters.

Furthermore, numerous factors² apart from building emissions have the potential to enhance human health, minimize environmental impacts, improve resiliency to climate disaster, reduce climate change impact, cut utility costs, and advance environmental justice.³ Accordingly, the Definition is not a substitute for the green building and energy efficiency standards and certifications that public and private parties have developed.

¹ DOE is issuing this guidance under its general statutory authority to conduct programs of energy efficiency research, development, demonstration, and commercial application of various activities, including increasing the energy efficiency of buildings. 42 U.S.C. § 16191.

² For example, embodied carbon, refrigerant use, grid interactivity, electric vehicle support equipment, water efficiency, indoor air quality, waste management, walkability and proximity to transit, landscape and stormwater management, healthy materials, building codes, building site selection.

³ Program implementors and building owners should strive to incorporate best practices for climate-smart material and other infrastructure recommendations from M-24-03, <https://www.whitehouse.gov/wp-content/uploads/2023/11/M-24-03-Advancing-Climate-Resilience-through-Climate-Smart-Infrastructure-Investments.pdf>, as well as pursue additional opportunities for climate leadership.

Criteria

At a minimum, a building that achieves zero operational emissions from energy use meets the following criteria:

1. **Energy efficient:** The building is among the most efficient.
2. **Free of on-site emissions from energy use:** The building's direct GHG emissions from energy use equal zero.
3. **Powered solely from clean energy:** All the energy used by the building, both on-site and off-site, is from clean energy sources.

Implementation Guidance

This implementation guidance can be adopted by public and private entities to provide the minimum criteria that a building in their jurisdiction or under their control should meet in order for the building to qualify as a zero-emissions building for operational energy use.

This Definition is not a regulatory standard. This Definition is guidance that can be adopted by public and private entities. This Definition applies to existing buildings and new construction and covers both commercial and residential buildings. It applies to operational emissions from the whole building's energy use, including emissions from tenants. Carbon offsets are not permitted under this Definition.

Electric vehicle supply equipment (EVSE) is not considered part of the building load under this Definition.⁴

Other definitions and policies apply to GHG emissions from Federally owned buildings, pursuant to statute and Executive Orders. This Definition does not supersede those authorities and requirements.

1. Energy Efficient

At a minimum, an existing building must satisfy one of the following criteria:

- The building obtains an ENERGY STAR score of 75 or higher;

⁴ While electric vehicle supply equipment (EVSE) is not considered part of the building load under this Definition and is not part of the energy balance of the building, it should be considered a key component to support reduced transportation-related emissions.

- If the building is ineligible for an ENERGY STAR score, the whole building's site energy use intensity (EUI) is at least 35% better than the median EUI for buildings of that category;⁵ or
- The whole building's EUI is less than the EUI specified in the latest version of ANSI/ASHRAE/IES Standard 100, "Energy and Emissions Building Performance Standard for Existing Buildings," for buildings of that type and location.⁶

At a minimum, a new building must satisfy one of the following criteria:

- Estimated whole building energy use, reflecting as-built condition, is at least 10% lower than the model code;⁷
- Designed to achieve an ENERGY STAR score of 90 or higher (for buildings eligible for the ENERGY STAR score); or
- Certified to the most recent effective version of the ENERGY STAR Residential New Construction program or Zero Energy Ready Homes program.

2. Free of On-Site Emissions from Energy Use

Direct GHG emissions from energy use must equal zero. There is an exception for use of emergency backup generators when grid power is unavailable.⁸

3. Powered Solely from Clean Energy

All energy used by the building must be clean energy, obtained through any combination of on- and off-site sources, as long as the GHG emissions from that clean energy equals zero. If the building obtains heating or cooling from a district energy system, the district energy must be generated from clean sources. On-site clean energy is encouraged to be maximized before procuring off-site clean energy.

To qualify as clean energy, each source of off-site power generation for the building must meet at least one of the following requirements:

⁵ Determined by reference to the EUI values in ENERGY STAR, Portfolio Manager Technical Reference: U.S. National Energy Use Intensity (August 28, 2018), <https://www.energystar.gov/buildings/tools-and-resources/portfolio-manager-technical-reference-us-national-energy-use>, or any successor values published by ENERGY STAR.

⁶ See ASHRAE, ANSI/ASHRAE/IES Standard 100, <https://www.ashrae.org/technical-resources/bookstore/standard-100>.

⁷ Model code is specified here as the latest edition of the International Energy Conservation Code (IECC) for residential buildings and the latest edition of ANSI/ASHRAE/IES Standard 90.1 for commercial buildings for which DOE has issued an affirmative determination. For more information and the latest determinations visit <https://www.energycodes.gov/determinations>.

⁸ Required testing of backup generators is also exempt from this requirement. Many codes require backup generation that often leads to fossil fuels as the energy source. While clean energy alternatives are encouraged, the current availability of code-compliant alternatives may be limited.

- ANSI/ASHRAE Standard 228, “Standard Method of Evaluating Zero Net Energy and Zero Net Carbon Building Performance,” Sections 8.3 to 8.5;
- Partnership Requirements for the U.S. Environmental Protection Agency’s (EPA) Green Power Partnership;
- “Green-e Renewable Energy Standard for Canada and the United States” (surplus to regulation if applicable); or
- Sections 4.2.4 to 4.2.7 of “Implementing Instructions for Executive Order 14057.”⁹

Documentation and Verification

The purpose of the Definition is to set forth criteria that public and private entities can use to determine whether a building is a zero emissions building.

Accordingly, The Department of Energy (DOE) will not certify whether a particular building satisfies the Definition. Rather, each entity that uses (or requires others to use) the Definition should determine how to document and verify that a particular building meets the Definition, including:

- Whether to accept data directly from a building’s owner or operator or to require that a third-party certifier or licensed professional verify data;
- Whether, and how often, to review a building’s compliance with the Definition; and
- The documentation format.

Building owners are encouraged to use EPA’s ENERGY STAR Portfolio Manager® tool to document criteria.¹⁰ Other approaches may be used to document that a building has met the Definition if such methods:

⁹ E.O. 14057 Implementing Instructions, https://www.sustainability.gov/pdfs/EO_14057_Implementing_Instructions.pdf.

¹⁰ The ENERGY STAR Portfolio Manager tool, available at <https://www.energystar.gov/benchmark>, is a free, online tool that building owners, managers, and occupants can use to assess the energy and emissions performance of their buildings. Depending on data entered by the user, it will provide much or all of the information required to verify that a building meets this Definition.

- Demonstrate that the building meets or exceeds criteria 1, 2, and 3. May use annual emissions factors or alignment of production/consumption methodologies (e.g. 24/7 methodologies);
- Are based on 12 months of whole-building energy use (measured for existing buildings; estimated for new construction); and
- Document that the building has met each of the criteria independently, with no trade-offs between criteria.

Definition Updates

DOE, in coordination with other Federal agencies, as appropriate, intends to periodically reevaluate the requirements for each Part of the National Definition of a Zero Emissions Building and potentially revise the criteria based on the market's response and the advancement of energy efficiency, clean energy, and low carbon activity in the building sector.



Office of
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DOE/EE-2871 • June 2024

XX-2024 Zero Emissions Buildings Definition

A RESOLUTION UPDATING RESOLUTION 28-2017 ADOPTING THE NATIONAL DEFINITION FOR ZERO EMISSIONS BUILDINGS FOR ALL NEW OR RENOVATED BUILDINGS AND FACILITIES CONSTRUCTED USING PUBLIC FUNDS ALLOCATED BY PARK CITY MUNICIPAL CORPORATION TO PROMOTE REDUCTION OF COMMUNITY-WIDE CARBON EMISSIONS AND CAPTURE EFFICIENCIES THROUGH DESIGN FOR SUSTAINABLE SYSTEMS

WHEREAS, Park City has adopted ambitious climate and energy targets to be net-zero carbon and running on 100% renewable electricity by 2030 community wide; and

WHEREAS, since 2016 the community-wide carbon footprint has increased by thirty-one percent; and

WHEREAS, buildings and facilities currently account for approximately forty-two percent of community-wide carbon emissions; and

WHEREAS, buildings designed for zero emissions promote a healthy environment, provide long-term cost benefits through the efficient use of energy, optimization of building performance, and create healthier workplaces for employees and visitors; and

WHEREAS, the City can lead by requiring strong environmental practices in community design, new construction and renovation of facilities that are resourced using municipal funding; and

WHEREAS, a strategic approach to sustainable buildings and energy management can produce twice the savings for the bottom line and the environment as typical approaches; and

WHEREAS, the United States has recently updated its definition of a Zero Emissions Building that defines the minimum criteria that a building should meet in order for the building to qualify as a zero-emissions building for operational energy use.

NOW THEREFORE, be it resolved by the City Council of Park City as follows:

Section 1. Purpose and Scope.

Transitioning the building sector to zero greenhouse gas (GHG) emissions requires a broadly accepted definition of a “zero emissions building” with minimum criteria that a building must meet to qualify as “zero emissions,” as well as a pathway for documenting whether a building satisfies that definition. The National Definition of a Zero Emissions Building sets forth standardized, consistent, and measurable minimum criteria for a zero-emissions building that users can achieve through multiple pathways. The Definition is intended to provide guidance to help support the building sector moving toward zero emissions and thereby advance public- and private-sector climate goals.

The Definition sets forth minimum criteria that public and private entities can adopt, and these entities can demonstrate additional climate leadership by exceeding the minimum criteria. Numerous factors apart from building emissions have the potential to enhance human health, minimize environmental impacts, improve resiliency to climate disaster, reduce climate change impact, cut utility costs, and advance environmental justice. For example, refrigerant use, grid interactivity, electric vehicle charging infrastructure, water efficiency, indoor air quality, waste management, walkability and proximity to transit, landscape and stormwater management, healthy materials and embodied carbon, and building site selection.

Section 2. Implementation Guidance

This implementation guidance can be adopted by public and private entities to provide the minimum criteria that a building in their jurisdiction or under their control should meet in order for the building to qualify as a zero-emissions building for operational energy use. This Definition applies to existing buildings and new

construction and covers both commercial and residential buildings. operational emission from the whole building's energy use, including emissions from tenants. Carbon offsets are not permitted under this Definition.

Three criteria must be met in order to meet the Definition of a Zero Emissions Building:

1. Energy Efficient

At a minimum, a new building must satisfy one of the following criteria:

- Estimated whole building energy use, reflecting as-built condition, is at least 10 percent lower than the model code;
- Designed to achieve and ENERGY STAR score of 90 or higher (for buildings eligible for the ENERGY STAR score); or
- Certified to the most recent effective version of the ENERGY STAR Residential New Construction program or Zero Energy Ready Homes program.

At a minimum, an existing building must satisfy one of the following criteria:

- The building obtains an ENERGY STAR score of 75 or higher;
- If the building is ineligible for an ENERGY STAR score, the whole building's site energy se intensity (EUI) is at least 35 percent better than the median EUI for the buildings of that category; or
- The whole building's EUI is less than the UI specified in the latest version of the ANSI/ASHRAE/IES Standard 100, "Energy and Emissions Building Performance Standard for Existing Buildings," for building of that type and location

2. Free of On-Ste Emissions from Energy Use

Direct GHG emissions from energy use must equal zero. There is an exception for use of emergency backup generators when grid power is unavailable. Required testing of backup generators is also exempt from this requirement, however clean energy alternatives are encouraged.

3. Powered Solely from Clean Energy

All energy used by the building must be clean energy, obtained through any combination of on- and off-site sources, as long as the GHG emissions from that clean energy equals zero. If the building obtains heating or cooling from a district energy system, the district energy must be generated from clean sources. On-site clean energy is encouraged to be maximized before procuring off-site clean energy.

To qualify as clean energy, each source of off-site power generation for the building must meet at least one of the following requirements:

- ANSI/ASHRAE Standard 228, "Standard Method of Evaluating Zero Net Energy and Zero Net Carbon Building Performance," Sections 8.3 to 8.5;
- Partnership Requirements for the U.S. Environmental Protection Agency's (EPA) Green Power Partnership;
- "Green-e Renewable Energy Standard for Canada and the United States"; or
- Sections 4.2.4 to 4.2.7 of "Implementing Instructions for Executive Order 14057."

Electric vehicle supply equipment (EVSE) is not considered part of the building load under this definition. While EVSE is not considered part of the building load under this Definition and is not part of the energy balance.

Section 3. Documentation and Verification

The purpose of the Definition is to set forth criteria that public and private entities can use to determine whether a building is a zero emissions building.

Building owners are encouraged to use the EPA's ENERGY STAR Portfolio Manager tool to document criteria. Other approaches may be used to document that a building has met the Definition if such methods:

Demonstrate that the building meets or exceeds criteria 1, 2, and 3. May use annual emissions factors or alignment of production/consumption methodologies.

Are based on 12 months of whole-building energy use (measured for existing buildings; estimated for new construction); and

Document that the building has met each of the criteria independently, with no trade-offs between criteria.

Demonstration that the building has been certified as a LEED Zero Energy building, Passive House International US certification (PHIUS) with on-site renewables, a Zero Energy Performance Index (zEPI) score of 0, under the International Living Future Institute's Energy Petal, or is designed built and constructed according to the most recent iteration of the International Energy Conservation Code's Zero Energy Appendix with the New Building Institute's Decarbonization Code overlay.

Section 5. REQUIRE FACILITIES BE DESIGNED, COMMISSIONED, AND VERIFIED TO BE ZERO EMISSIONS.

To ensure these project outcomes, additional specialists are required and contracted directly by the Architect/Design Team or Rocky Mountain Power for all building projects with expected energy consumption over 1 MMBtus annually. The following personnel must work together to provide the modeled Energy Use Intensity (EUI), annual fossil fuel usage, and annual electricity usage (kWh). In addition, expected return on investment (ROI) of installed energy efficient technologies and renewable energy installations should be submitted.

1. Energy Modeler Engineer (EME) – Works with the Architect to optimize/validate the design and confirm that energy modeling carries through as changes to the design are made; compares life cycle cost analysis (LCCA) of various equipment and design options to assist in informing value engineering and budget considerations. A specialist dedicated to energy management and energy modeling, the EME ensures that the systems designed by the Architect actually comply with the energy performance desired. The Energy Modeler should have the Building Energy Manager Professional (BEMP) Certification.
2. Building Envelope Commissioning Agent (BECxA) – The building envelope is the critical container of the energy efficiency features and largely determines operation costs and occupant comfort. The BECxA works with Architect, EME, and Contractors to ensure that the building envelope is properly designed to achieve energy goals and that it is actually constructed as designed. Building components included in the building envelope commission include below-grade construction and foundation, exterior enclosure construction above grade, walls, claddings, fenestration, sheathing, framing, insulation, air and vapor barriers, drainage control layers, roofing, roofing insulation, skylights, hatches and any roof openings/penetrations...all of the components that impact long-term performance of the enclosure.
3. Mechanical Engineer/Commissioning Agent (CxA) – Working with the Architect, EME and Contractors, the CxA ensures that the building systems (cooling, heating, steam, air handling, plumbing, emergency power and sprinkler systems, renewable energy systems, electrical, and building automation systems) have been designed and installed to function properly together, are tested and balanced, and commissioned. Follow-up verification is conducted at 3, 6, 9 and 12 months to ensure that the building systems are performing as intended.

The Owner, design team, EME, BECxA and CxA review each design phase (concept, schematic, design development, construction documents) submittal for compliance to the selected net-zero certification. All are involved throughout the construction process and work with contractors to meet the EUI target and remedy any sub-optimal performance before building completion, and any deficiencies discovered after occupancy.

All new projects that are built using municipal funds must call for Zero Emissions buildings and include criteria in all procurement and contracting documents.

In addition, all new municipal projects must segregate the major loads of the building (i.e. sub metering) into major loads including separate buildings, EVSE, pools.

SECTION 3. APPLY THIS DEFINITION TO THE FOLLOWING PROJECTS.

This Definition shall be applied to all projects using municipal funds during schematic design after the date of this Resolution: All new construction to construct buildings or facilities owned and controlled by the City, or using any City funds for construction, including all affordable housing projects developed by the City, and all major renovations of buildings owned and controlled by the City. The term “major renovation” means a construction project affecting more than 25 percent of the building site’s footprint in built square footage, including outdoor facilities that support the building’s function such as pools, courts, or snowmelt systems.

SECTION 4. EXEMPT PROJECTS FROM THIS POLICY WITH CITY COUNCIL APPROVAL.

Park City will not apply this resolution to the following, and City departments are required to document the reason for the exemption:

- Buildings or facilities where on-site renewable energy production is physically impossible, cost-prohibitive, or unsafe. Note: determination of cost-prohibitive will be determined by City Council on a project-by-project basis.
- Projects where the useful life of an improvement does not justify whatever additional expense would be incurred to increase the efficiency.
- Projects where the use of the Definition will create an impediment to construction due to conflicts of laws, building code requirements, federal or state grant funding requirements, or other similar requirements.

SECTION 5. EFFECTIVE DATE. This resolution shall become effective upon adoption.

HISTORY

Adopted by Res. [28-2017](#) on 10/12/2017

City Council Staff Report



Subject: 37 Hillside Avenue
Application: PL-24-06139
Author: Rebecca Ward, Planning Director
Date: October 10, 2024
Type of Item: Determination of Significance

Recommendation

(I) Review the request to remove 37 Hillside Avenue from the Park City Historic Sites Inventory, (II) conduct a public hearing, and (III) consider denying the request as recommended by the Historic Preservation Board based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: James C. Weaver

Location: 37 Hillside Avenue
Significant Historic Site

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential; Parking Lot

Reason for Review: The Historic Preservation Board forwards a recommendation to the City Council regarding sites designated Landmark or Significant on Park City's Historic Sites Inventory. The City Council makes the final determination.¹

LMC Land Management Code

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

Summary

Goal 15 of the 2014 General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.² Over 400 sites are designated Landmark or Significant Historic Sites on [Park City's Historic Sites Inventory](#). Land Management Code (LMC) [§ 15-11-5](#) states the Historic Preservation Board, in part, preserves the City's unique Historic character and provides input to the City Council toward safeguarding the heritage of the City in protecting Historic Sites, Buildings, and Structures.

¹ LMC [§ 15-11-10](#)

² General Plan, [Historic Character](#), p. 106

On May 16, 2024, the Applicant submitted a Determination of Significance application to remove 37 Hillside Avenue from Park City's Historic Sites Inventory. Please see Exhibit B to review the Applicant's request. On August 7, 2024, the Historic Preservation Board reviewed the Applicant's request and unanimously recommended the City Council deny the request ([Historic Preservation Board Packet](#), Item 6.E; [Meeting Minutes](#), p. 34; [Audio](#); Final Action Letter, Exhibit C).



Figure 1: 1940s Tax Photo of 37 Hillside Avenue.

Background

37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory (Exhibit D, [Historic Site Form](#)).³ The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey and partially encroaches onto 45 Hillside Avenue (Exhibit E, Existing Conditions Survey). The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.

³ LMC [§ 15-11-10\(D\)\(2\)\(as\)](#)

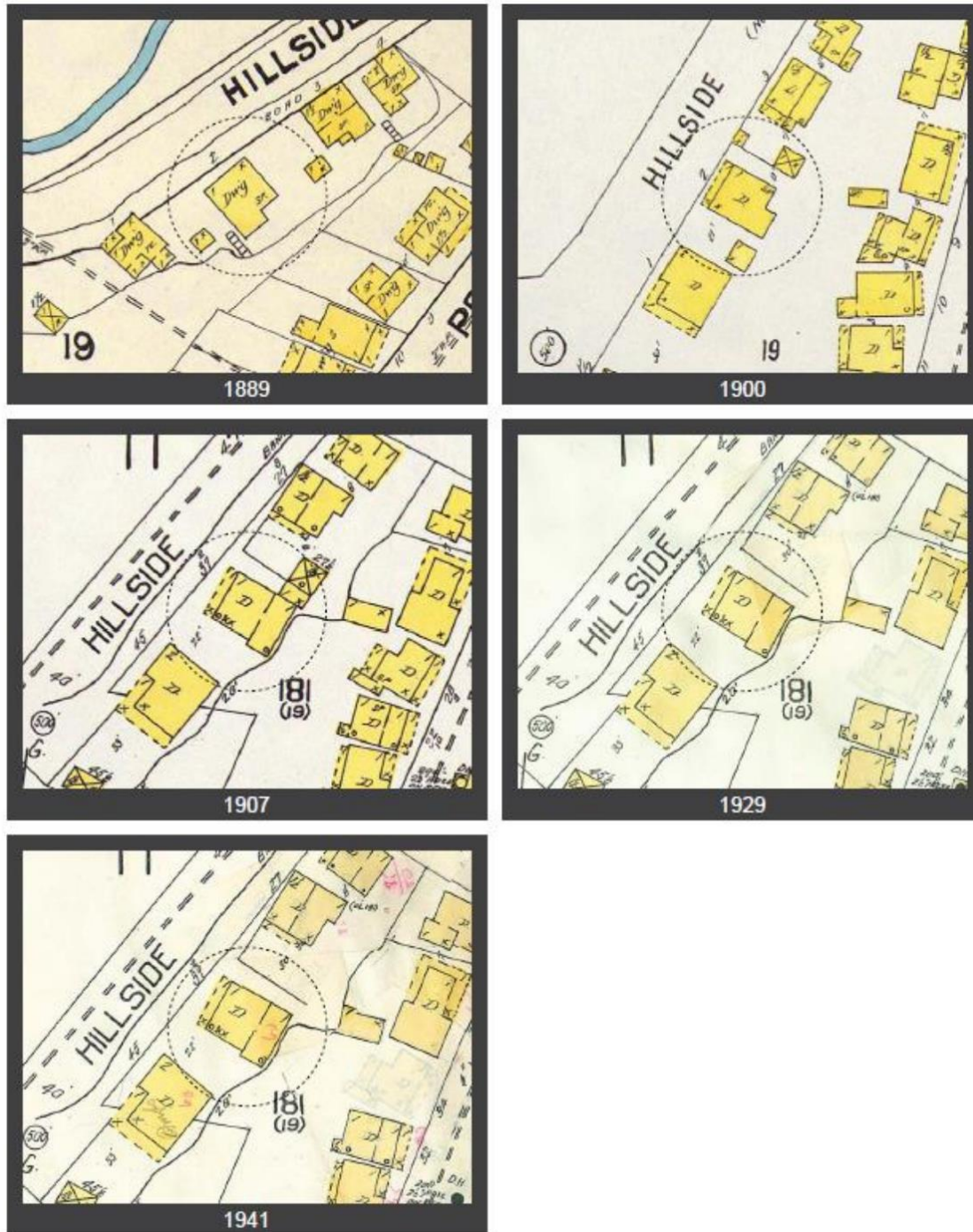


Figure 2: Sanborn Maps, illustrating a porch addition sometime between 1889 and 1900, and a rear addition sometime between 1900 and 1907.

37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site ([27 Hillside Avenue](#)) and two others are designated Significant Historic Sites ([9 Hillside Avenue](#) and [114 Hillside Avenue](#)).



Figure 3: 37 Hillside Avenue is highlighted in orange. Hillside Avenue, approximately 0.1 miles, includes one Landmark Historic Site and three Significant Historic Sites.

According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.

The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.



Figure 4: Date unknown, photo from the Historic Site Form.



Figure 5: 1995 photo from the Historic Site Form.



Figure 6: 37 Hillside Avenue, photo from Google Maps, 2021.

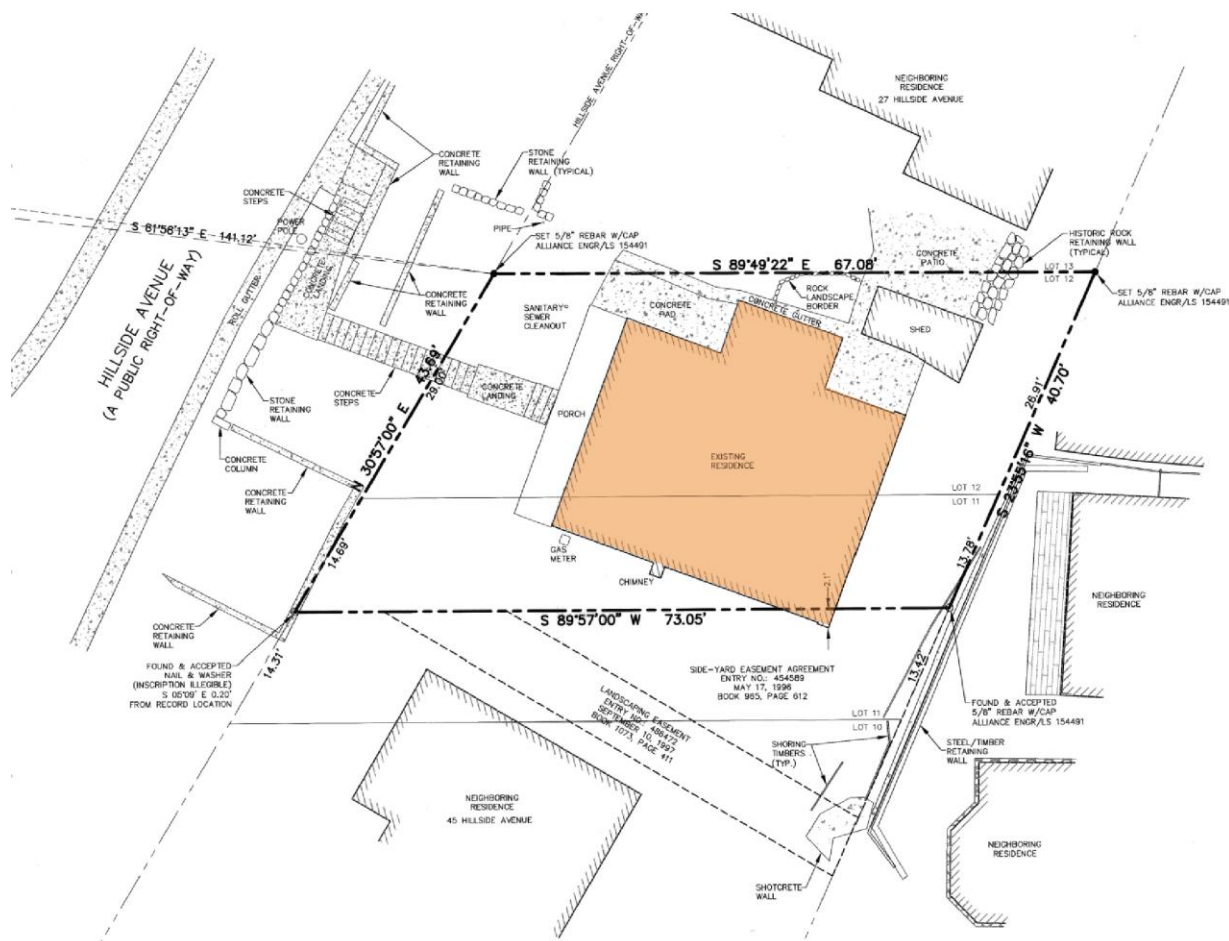


Figure 7: 2014 Existing Conditions Survey, with 37 Hillside Avenue highlighted by staff in orange. An easement agreement allows for the Significant Historic Structure's encroachment onto 45 Hillside Avenue to the south.

Analysis

There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of Recreation Industry (1931-1962).⁴ 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.

Land Management Code (LMC) [§ 15-11-10\(C\)](#) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination, based on the criteria below:

1. CRITERIA FOR REMOVAL.

- a. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or

⁴ LMC [§ 15-11-10](#)

- destroyed; or
- b. The Structure on the Site has been demolished and will not be reconstructed; or
- c. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).

LMC [§ 15-11-10\(A\)\(2\)](#) outlines the criteria for a Significant Historic Site:

SIGNIFICANT SITE. *Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:*

- a. *It is at least fifty years old or the Site is of exceptional importance to the community; and*
- b. *It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
 - 1. *It previously received a historic grant from the City; or*
 - 2. *It was previously listed on the Historic Sites Inventory; or*
 - 3. *It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and*
- c. *It has one or more of the following:*
 - 1. *It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or*
 - 2. *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and*
- d. *It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
 - 1. *An era of Historic Importance to the community, or*
 - 2. *Lives of Persons who were of Historic importance to the community, or*
 - 3. *Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

The Applicant requests the City Council remove the Significant Historic Site because:

- The original structure was altered – compromising the historic design and workmanship.
- Renovation projects used materials that would not meet the historic standard.
- The structure was built in 1885 but there are additions and materials that date within the last 50 years.
- Changes have occurred to the front of the property, brought on by traffic patterns, realignment and encroachment, requiring retaining walls, compromising the historic feel of the property.

- The property has never received a historic grant and was denied a grant in the late 1980s.

Please see Exhibit B to review the Applicant's submittal.

The Historic Preservation Board recommends the City Council deny the request to remove the Significant Historic Site from the Park City Historic Sites Inventory for the reasons below:

a. 37 Hillside Avenue is at least fifty years old.

The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

b. It retains its Essential Historic Form as may be demonstrated but not limited by the following:

- ***It was previously listed on the Historic Sites Inventory, and***
- ***It was listed as Significant on a reconnaissance survey of historic resources.***

In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley (Exhibit F). This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."

On October 1, 2007, the Historic Preservation Board approved [Resolution No. 07-01](#), *Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12* (Exhibit G). 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form (Exhibit H, Historic Preservation Board Packet; Exhibit I, Meeting Minutes).

In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent (Exhibit J). The 2008 Historic Site Form acknowledges the exterior is clad in aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form. An excerpt is provided below:

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The side-gabled hall-parlor type house appears to have had an early addition to the rear, creating a saltbox or catslide roof, given that the siding visible on the c. 1940 tax photo is not continuous on the side elevation and the two windows are set at oddly different heights. A side porch was added between 1957 and 1968 according to the tax cards. It has been enclosed since 1968. The full width front porch is shed-roofed, clad in the same standing seam metal roofing as the main body of the house and its supports are open decorative metal.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a building lot that rises steeply above the finished road grade and is accessed by a steep flight of concrete stairs with a metal railing. A low retaining wall of rough cut stone is set in irregular courses is parallel to the street. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar or larger scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

Figure 8: 2008 Historic Site Form, 37 Hillside Avenue.

Again, in 2017, the City determined 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted [Ordinance No. 2017-42](#), codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC [§ 15-11-10\(D\)\(B\)\(45\)](#)) and renumbering the Section 15-11-10 through [Ordinance No. 2018-20](#) (LMC [§ 15-11-10\(D\)\(2\)\(as\)](#), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982, when the Site was first reviewed for its Historic Significance, and site conditions have not substantially changed.

c. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions.

As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:

- **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City’s mining era.
- **Setting** – the Structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
- **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
- **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop-novelty wood siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City’s Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.

d. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

- ***An era of Historic Importance to the community.***

As noted above, 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City’s history before and after the Great Fire.

Department Review

The Planning Department, Executive Department, and City Attorney’s Office reviewed this report.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on September 26, 2024. Staff mailed courtesy notice to property owners within 300 feet on September 26, 2024. The *Park Record* published courtesy notice on September 26, 2024.⁵

Public Input

Public input is attached as Exhibit K.

⁵ LMC [§ 15-1-21](#)

Alternatives

- The City Council may deny the request to remove 37 Hillside Avenue from the Park City Historic Sites Inventory, as unanimously recommended by the Historic Preservation Board.
- The City Council may approve the request to remove 37 Hillside Avenue from the Park City Historic Sites Inventory and direct staff to draft Findings of Fact and Conclusions of Law.
- The City Council may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Summary

Exhibit C: Historic Preservation Board Final Action Letter

Exhibit D: Current Historic Site Form

Exhibit E: Existing Conditions Survey

Exhibit F: 1982 Historic Architecture Survey

Exhibit G: Historic Preservation Board Resolution No. 07-01

Exhibit H: October 1, 2007 Historic Preservation Board Packet

Exhibit I: October 1, 2007 Historic Preservation Board Meeting Minutes

Exhibit J: 2008 Historic Site Form

Exhibit K: Public Input



Planning Department

October 10, 2024

James C. Weaver
37 Hillside Avenue
Park City, Utah 84060

NOTICE OF CITY COUNCIL ACTION

Description

Address: 37 Hillside Avenue
Significant Historic Site

Zoning District: Historic Residential – 1

Application: Determination of Significance

Project Number: PL-24-06139

Action: DENIED

Date of Final Action: October 10, 2024

Project Summary: The Applicant proposed removing 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and unanimously recommended the City Council deny the request to remove 37 Hillside Avenue from the Park City Historic Sites Inventory. On October 10, 2024, the City Council conducted a public hearing and denied the request to remove 37 Hillside Avenue from the Historic Site Inventory according to the following findings of fact and conclusions of law:

Findings of Fact

1. On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City's Historic Sites Inventory.
2. 37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey and is partially built onto 45 Hillside Avenue.
4. The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.
5. 37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue) and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).
6. According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.
7. The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.
8. There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of Recreation Industry (1931-1962). 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.
9. Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination.

a. **CRITERIA FOR REMOVAL.**

- i. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
- ii. The Structure on the Site has been demolished and will not be reconstructed; or
- iii. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).



Planning Department

10. LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:

- a. **SIGNIFICANT SITE.** *Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:*
 - i. *It is at least fifty years old or the Site is of exceptional importance to the community; and*
 - ii. *It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
 1. *It previously received a historic grant from the City; or*
 2. *It was previously listed on the Historic Sites Inventory; or*
 3. *It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and*
 - iii. *It has one or more of the following:*
 1. *It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or*
 2. *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and*
 - iv. *It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
 1. *An era of Historic Importance to the community, or*
 2. *Lives of Persons who were of Historic importance to the community, or*
 3. *Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

11. 37 Hillside Avenue is at least fifty years old. The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

12. It retains its Essential Historic Form as may be demonstrated but not limited by the following:

- a. It was previously listed on the Historic Sites Inventory, and



Planning Department

- b. It was listed as Significant on a reconnaissance survey of historic resources.
13. In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley. This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."
14. On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, *Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12*. 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendation based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form.
15. In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent. The 2008 Historic Site Form acknowledges the exterior is clad in aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form.
16. Again, in 2017, the City determined 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and the Applicant has not submitted documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form.
17. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions.
 - a. As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:
 - i. **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City's mining era.



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- ii. **Setting** – the Structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
 - iii. **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
 - iv. **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop-novelty wood siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.
18. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following: An era of Historic Importance to the community.
19. 37 Hillside Avenue, constructed circa 1885, reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Conclusions of Law

1. 37 Hillside Avenue does not meet the criteria outlined in LMC § 15-11-10(C) *Criteria for Removal* to remove the Significant Historic Site from the Park City Historic Sites Inventory.
2. 37 Hillside Avenue meets the criteria of LMC § 15-11-10(A)(2) *Significant Site* and remains a Significant Historic Site on Park City's Historic Sites Inventory.
3. The Applicant did not meet their burden of proof to demonstrate the property is eligible for de-listing.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.



Planning Department

Sincerely,

Nann Worel, Mayor

DRAFT

RECEIVED

MAY 16 2024

PARK CITY
PLANNING DEPT.

Summary

The property on 37 Hillside Avenue in Park City, Utah, (Lot #12, Block #19) should not be included in Park's City's historic site inventory because decades ago, the original structure was altered — compromising the historic design and workmanship. Renovation projects also utilized materials that would not meet the historic standard. While the structure was built in 1885, the current building includes additions and materials that date within the last 50 years.

Additionally, changes have occurred in recent decades to the front of the property, brought on by traffic patterns, realignment and encroachment. Over time this necessitated new material and retaining walls — compromising the historic feel of the property.

Also of note, the property has never received a historic grant. In fact on two occasions in the late 1980s, the owner applied for historic grants and was denied because the home did not meet the historic criteria. The Park City historic grant board denied the applications because of the structures' aluminum siding and windows and because of the structure's corrugated steel roof.



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August 7, 2024

James C. Weaver
37 Hillside Avenue
Park City, Utah 84060

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	37 Hillside Avenue Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Determination of Significance
Project Number:	PL-24-06139
Action:	DENIED
Date of Final Action:	August 7, 2024
Project Summary:	The Applicant proposed removing 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and recommended the City Council deny the request to remove 37 Hillside Avenue, a Significant Historic Site, according to the following findings of fact and conclusions of law:

Findings of Fact

1. On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City’s Historic Sites Inventory.
2. 37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City’s Historic Sites Inventory.
3. The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey and is partially built onto 45 Hillside Avenue.



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4. The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.
5. 37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue), and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).
6. According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.
7. The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.
8. There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of Recreation Industry (1931-1962). 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.
9. Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination.

a. CRITERIA FOR REMOVAL.

- i. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
 - ii. The Structure on the Site has been demolished and will not be reconstructed; or
 - iii. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).
10. LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:
 - a. **SIGNIFICANT SITE.** *Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic*



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Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

- i. It is at least fifty years old or the Site is of exceptional importance to the community; and*
 - ii. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
 - 1. It previously received a historic grant from the City; or*
 - 2. It was previously listed on the Historic Sites Inventory; or*
 - 3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and*
 - iii. It has one or more of the following:*
 - 1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or*
 - 2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and*
 - iv. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
 - 1. An era of Historic Importance to the community, or*
 - 2. Lives of Persons who were of Historic importance to the community, or*
 - 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*
11. 37 Hillside Avenue is at least fifty years old. The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.
12. It retains its Essential Historic Form as may be demonstrated but not limited by the following:
- a. It was previously listed on the Historic Sites Inventory, and
 - b. It was listed as Significant on a reconnaissance survey of historic resources.



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13. In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley. This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations “are reversible.”
14. On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, *Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12*. 37 Hillside Avenue was included because of the City’s Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form.
15. In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent. The 2008 Historic Site Form acknowledges the exterior is clad in aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form
16. Again, in 2017, the City determined 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City’s Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering the Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today’s LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and site conditions have not substantially changed. The Applicant has not submitted any documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form, with the potential reversal of the aluminum façade and modifications to windows.
17. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions.
 - a. As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:
 - i. **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City’s mining era.



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- ii. **Setting** – the Structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
 - iii. **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
 - iv. **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop-novelty wood siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.
18. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
19. An era of Historic Importance to the community.
20. 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Conclusions of Law

- 1. 37 Hillside Avenue does not meet the criteria outlined in LMC § 15-11-10(C) *Criteria for Removal* and remains a Significant Historic Site on Park City's Historic Sites Inventory.
- 2. 37 Hillside Avenue meets the criteria of LMC § 15-11-10(A)(2) *Significant Site* and remains a Significant Historic Site on Park City's Historic Sites Inventory.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,



Planning Department

Signed by:

E03B13FA71084C7

Randy Scott, Historic Preservation Board Chair



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Driscoll-Krigbaum House

Address: 37 Hillside Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-243

Current Owner: James H. Weaver (trustee)

Legal Description (include acreage): PC 243 N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY KWD253
GQCD-417 M227-90-91 1362-1356 JAMES H WEAVER TRUSTEE OF THE JAMES H WEAVER TRUST; 0.07 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

☒ Building

☐ Eligible

☐ Landmark Site

☐ Structure

☒ Ineligible

☒ Significant Site

☐ Site

☐ Listed, Date:

☐ Non Historic

DOCUMENTATION

Photographs:

Research Sources:

☒ Tax Photos

☒ Sanborn Maps

☒ City/ County Histories

☒ Newspapers

☒ Prints:

☒ tax Card

☐ Personal Interviews

☐ Other:

☐ Historic

☒ Census Records

☐ Park City Museum

DESCRIPTION

Architectural Style: hall-parlor house / vernacular style

No. Stories: 1

Number of Associated Structures: ☐ Accessory building(s). # ☐ Structure(s). #

Condition: ☒ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in what appears to be aluminum clapboard siding

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern

Additions: ☐ Major ☒ Minor ☐ None

Alterations: ☐ Major ☒ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ☒ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The one story home at 37 Hillside is a hall-parlor type house that has had several additions made to it. The hall-parlor house form is one of the three most common types to be built during the historic Park City mining era, and of those three it is the earliest, occurring mostly in the beginning of that era. An addition was made to the rear, evident from differences on the siding, which gives the home a saltbox type appearance. The roof is sheathed in standing seam metal, which occurred at some point between the 1995 and 2006 photos. The house is currently clad in aluminum siding, put on between the 1940s photo and the 1968 tax card description. The symmetrical

façade has a large non-original fixed aluminum window on each side of the door. The door is a 1950s era wooden door with three diagonally ascending lights in the upper portion. The covered porch is clad in the same metal that covers the roof and is supported by ornate metal posts, though these are a replacement for the square wood columns shown in the 1940s tax photo. The stairs leading to the house from the street end directly in front of the door. The front porch was rebuilt after the 1940s tax photo. There is a small addition on the north side of the house, which started out as a covered porch but was later enclosed. The foundation is noted as being concrete in the tax descriptions but it is currently covered by the same siding as the house. Several different retaining walls are present in the front yard of this house, one concrete, one stacked stone, and one concrete block. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The first owner of this property was Timothy Driscoll, who bought the land from the Townsite Company in 1884. It is unknown if the house was built by Driscoll or Adam Krigbaum, who bought it in 1885.

Timothy Driscoll was born in County Cork, Ireland, on September 1, 1855, immigrating to the United States in the early 1870s. He was a miner in Idaho and Montana before moving to Park City around 1880. He eventually became a partner with Henry Welsh in what would become Welsh, Driscoll & Buck, a successful mercantile in Park City. Unfortunately, Driscoll's failing health forced him to move to California in 1899. He returned to Utah having failed to improve his condition and died at the Cullen Hotel in Salt Lake City of miner's consumption October 13, 1900.

Adam Krigbaum, the other possible builder of 37 Hillside, was born in Reading, Pennsylvania, in 1833, moving west in the early 1860s. He worked as a machinist and plumber in the mines of Virginia City and California. Moving to Utah, he built the first hoisting plant in the Tintic mining district. He died in Park City on July 13, 1897.

Krigbaum's widow Mary held onto the house a few years after he died, and it had four owners from 1898 to 1903. Kate Dunn owned the house from that time until 1934, although it is not clear if she lived in the house. Margaret Weaver purchased the property in 1934 and the Weaver family has owned it since.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

37 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)



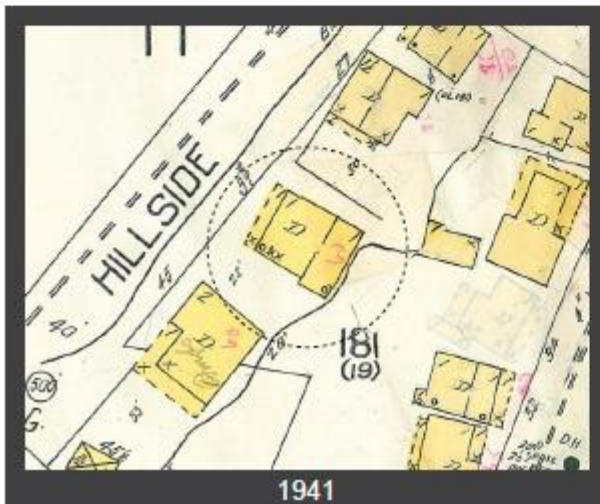
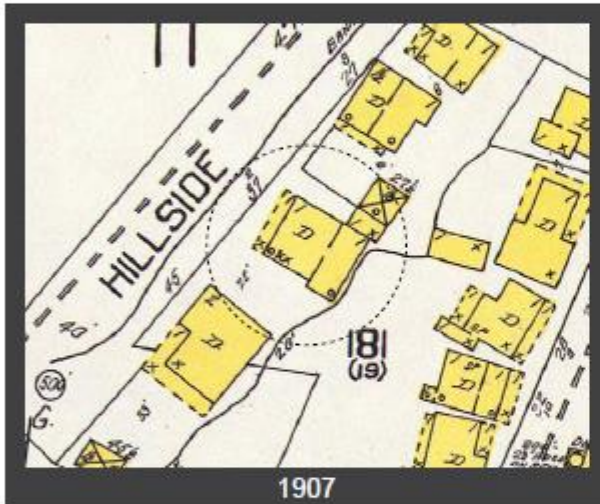
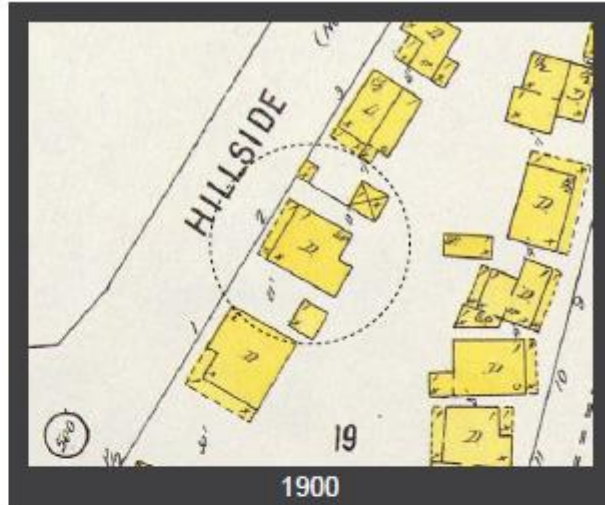
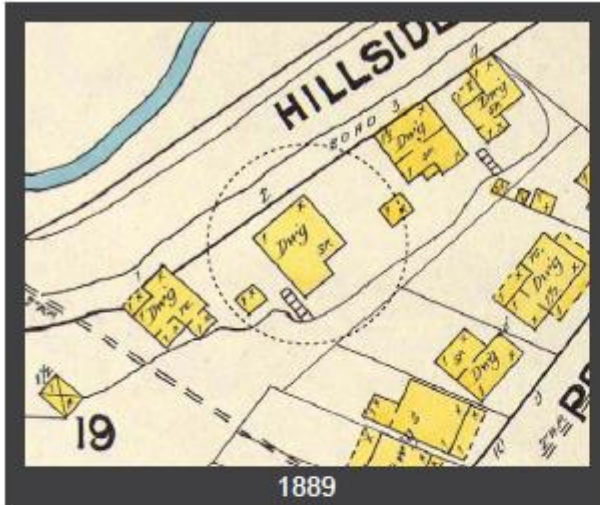


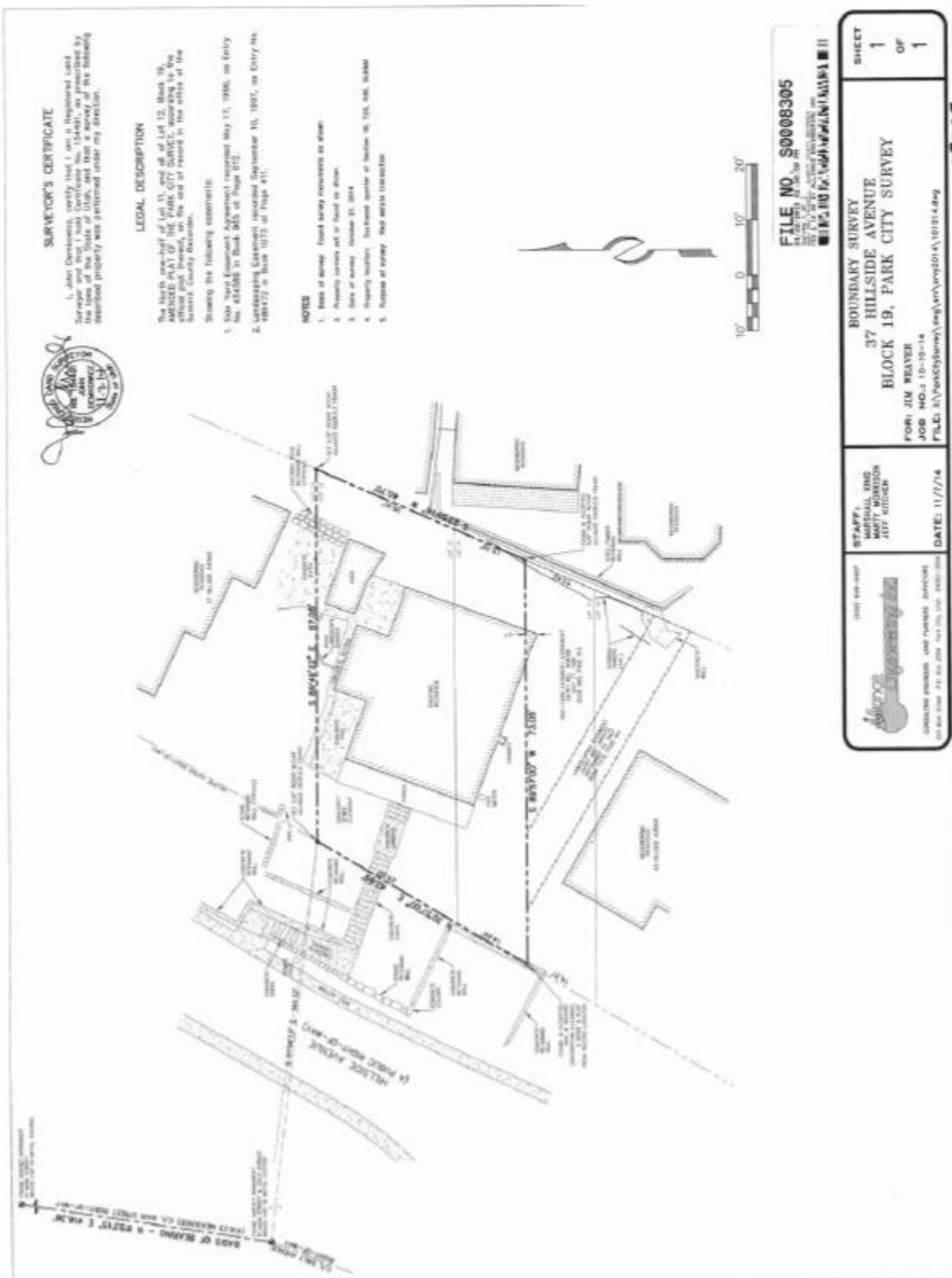




MAPS

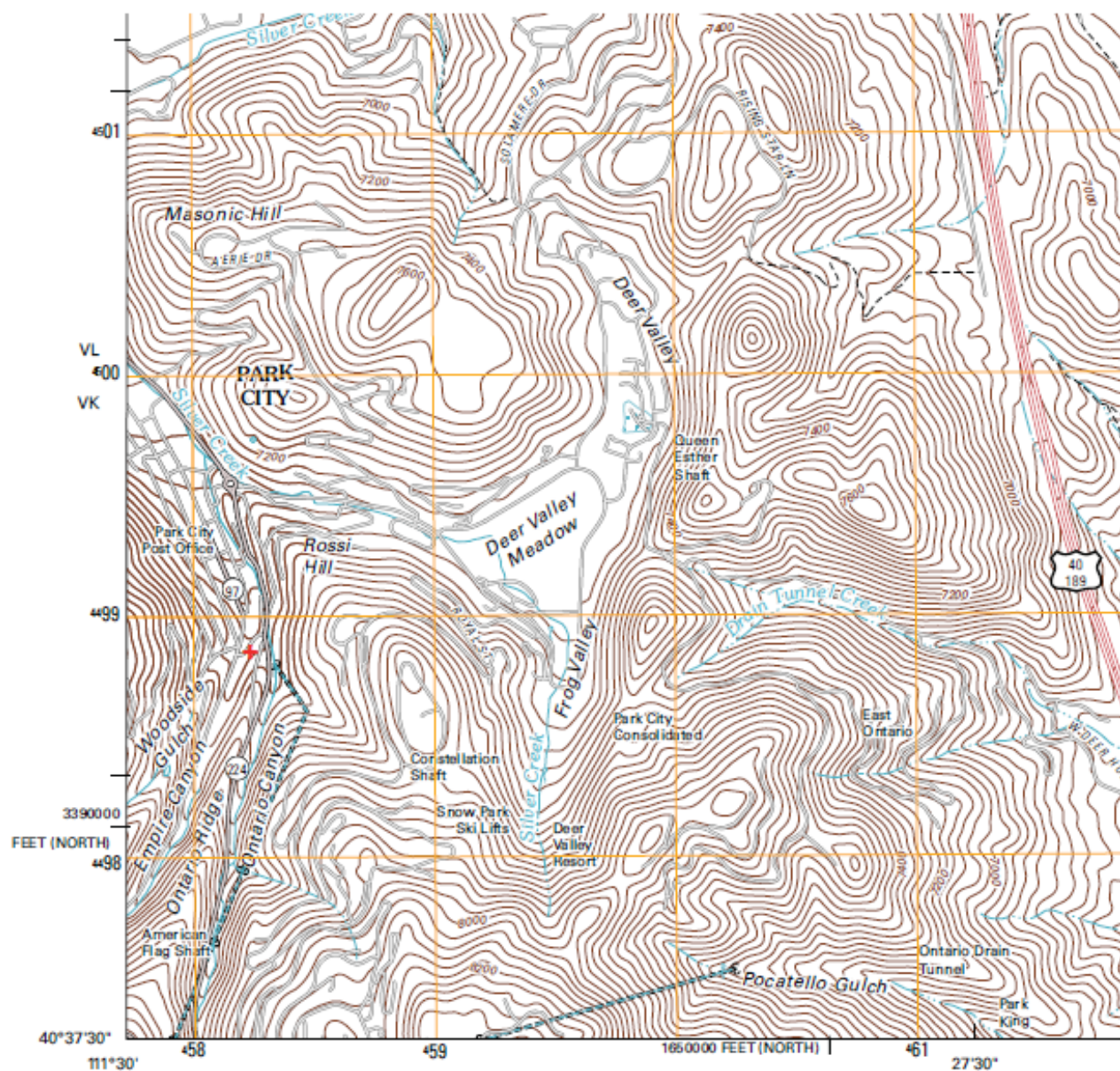
37 Hillside Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history





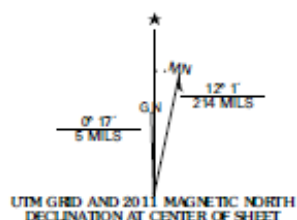
37 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

[Obtain information from title abstract books at County Recorder's Office]

Address: _____
(see historic site form for address)

Legal Description (include acreage): PC BK19 N1/2 L11 & L12 (see historic site form for complete legal description)

[illegible]

Date: 4/30/2014

37 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

WENT TO HIS REWARD.

Adrian W. Harrington, After a Long Illness, Dies at His Home on Tuesday.

Another old and respected citizen of Park City has been called upon to lay down his armor and pass through the dark valley. The summons was served at 3 p. m. Tuesday and the spirit of Adrian W. Harrington answered the call. The deceased had been suffering a long time from a combination of kidney and bladder troubles and it was a relief to his tortured frame when dissolution ensued. The funeral occurred Thursday afternoon from the A. O. U. W. lodge room and was largely attended. It was conducted under the auspices of Ontario Lodge No. 1 A. O. U. W. and Park Lodge No. 4 K. of P. of which the deceased was a member. The casket was embellished with fragrant flowers and at its head were displayed several beautiful pictures among which were the Gates Ajar from relatives and a shell from Ontario Lodge No. 1 A. O. U. W. and a Triangle from Park Lodge No. 4 K. of P. The casket was made of white wood, procured by Mrs. Jean Larson and representing the city wheel of the big Cornish pump at the Ontario mine which was in charge of Mr. Harrington for several years. A quartette composed of Mrs. D. C. McLaughlin, Mrs. Martin Taylor, Mr. Messers J. D. Sullivan and J. J. O'Connor discussed the life of the deceased. The funeral service was read by Rev. H. E. Collier. Rev. W. S. Hunt officiated for the Congregational church of deceased was a member. The pall bearers were Thomas Leonard, Geo. W. Wilkinson and Andrew Welsh of Ontario Lodge No. 1 A. O. U. W. and Charles Shuchla, M. Cherry and I. W. Hay of Park Lodge No. 4 K. of P. The funeral cortege which was very large was headed by Crescent Division No. 3 U. H. K. of I. followed by members of the Knights of Pythias and Workmen lodges. At the grave the funeral services of the Episcopal church, A. O. U. W. and K. of P. were read and the quartette sang two beautiful selections. The remains were interred in the old Park City cemetery.

Adrian W. Harrington was born at Leith, Scotland, 64 years ago. He left the place of his nativity and came west in the early 60s. He traded for a number of years and was in the lumbering business. He worked in most of the mining camps of the west for years. He was a resident of Virginia City, Nevada, from there he went to Idaho, California, where he married the woman to whom he was married. He came to Utah and built the first logging plant erected in the mining district. In 1881 he came to Park City where he resided till the time of his death. During that period he was in the constant employ of the Ontario company and worked the great Cornish pump from the time they were put in till they ceased to operate. He was one of the earlier members of Ontario Lodge No. 1 A. O. U. W. and a charter member of Park Lodge No. 4 K. of P. and an honorary member of Crescent Division No. 3 U. H. K. of I. Mrs. John Down and Frank Harrington are his step-children. In his lifetime he was a kindly and respected citizen and his death and burial were mourned by the family.

Park Record, 7/17/1897

TIMOTHY DRISCOLL DEAD.

Expired at the Cullen in Salt Lake Early This Morning

Word was received in the Park this morning that Timothy Driscoll had died at his rooms in the Cullen hotel at 6 o'clock from miners' consumption. The news spread rapidly, as the deceased was an old and respected citizen of the camp, having been identified with it for the past twenty years.

Timothy Driscoll was in every respect an honorable, honest man. A man of strong likes and dislikes. Blunt and outspoken in his opinions, he was often regarded as unsociable, but he was upright in all his dealings and as true and faithful a friend as man ever had.

BIOGRAPHICAL

Timothy Driscoll was born in Ireland about 43 years ago and came to America in the early seventies. He engaged for a time in mining in Idaho, Montana and Utah. He came to Park City about twenty years ago and for eleven years worked in the Ontario mine. Nine years ago last January, with Henry Welsh and Thomas Conlon, the mercantile business of Conlon, Welsh & Co., was established here. Mr. Conlon subsequently withdrew and went east when the firm continued as Driscoll, Welsh & Co. Later Mr. Buck became identified with the establishment. Mr. Driscoll remained an active member of the firm until last fall when his declining health made it necessary for him to withdraw. He then went to California and tried the various clinics of that state and many physicians but without avail. Three months ago he returned to Utah and took apartments at the Cullen, where he remained until his death. A nephew, Mr. Harrington, was the only relative present at the deathbed. Mr. Driscoll was married some years ago, but separated from his wife. He leaves no family here. Most of his near relatives are in Ireland, though a sister resides in California.

The funeral will take place Monday from the Catholic church in Salt Lake. Requiem mass will be sung at 9:30 a. m. at the Cathedral, the funeral following immediately after.

The mercantile establishment in the Park with which he was so long identified will be closed Monday out of respect to the deceased.

Park Record, 10/13/1900



Timothy Driscoll headstone, Mt. Olivet Cemetery, Salt Lake City, Salt Lake, Utah (findagrave.com)

Serial No. PC 243

Location _____

Kind of Bldg. RES St. No. 37 Hillside

Class 1 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		\$ 1525
	x x				
	x x				

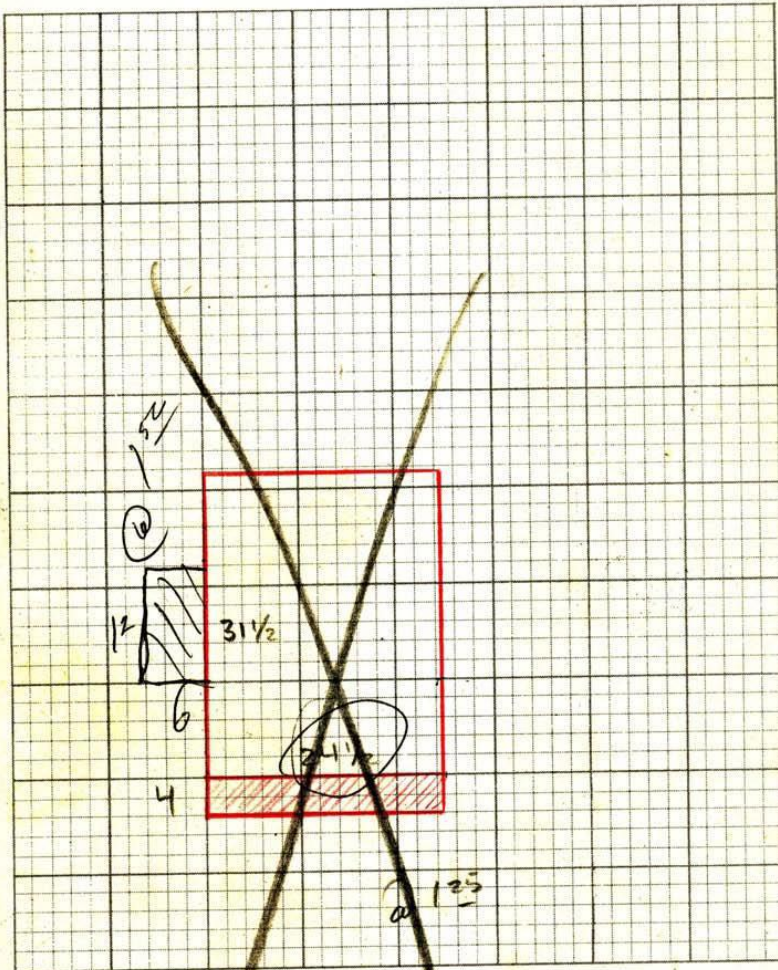
Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None ☒	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gbl</u> Mtl. <u>slu</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ 98 @ 125 122	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>Brk</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>2</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove _____ H.A. ☒ Steam _____ Stkr. _____ Blr. ☒ Oil ☒ Gas ☒ Coal _____ Pipeless ☒ Radiant _____	122
Air Cond. _____	
Finish—Fir ☒ Hd. Wd. _____	
Floor—Fir ☒ Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	30
Total Additions	624

Year Built _____	Avg. Age <u>46</u>	Current Value	\$ 2149
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col <u>1 2 3 4 5 6</u> <u>41</u> %	
		Current Value Minus Depr.	\$ 881
Garage—Class <u>2</u> Depr. <u>2%</u> <u>3%</u>	Carport—Factor _____		
Cars <u>2</u> Floor <u>Brk</u> Walls <u>Conc</u> Roof <u>Conc</u> Doors <u>2</u>			
Size— <u>20</u> x <u>18</u> Age <u>30+</u> Cost <u>192</u> x <u>30</u> %			58
Other _____			
Total Building Value		\$	

See PC 242

Appraised 12-13 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 243
Serial Number

OF
Card Number

Owners Name _____

Location _____

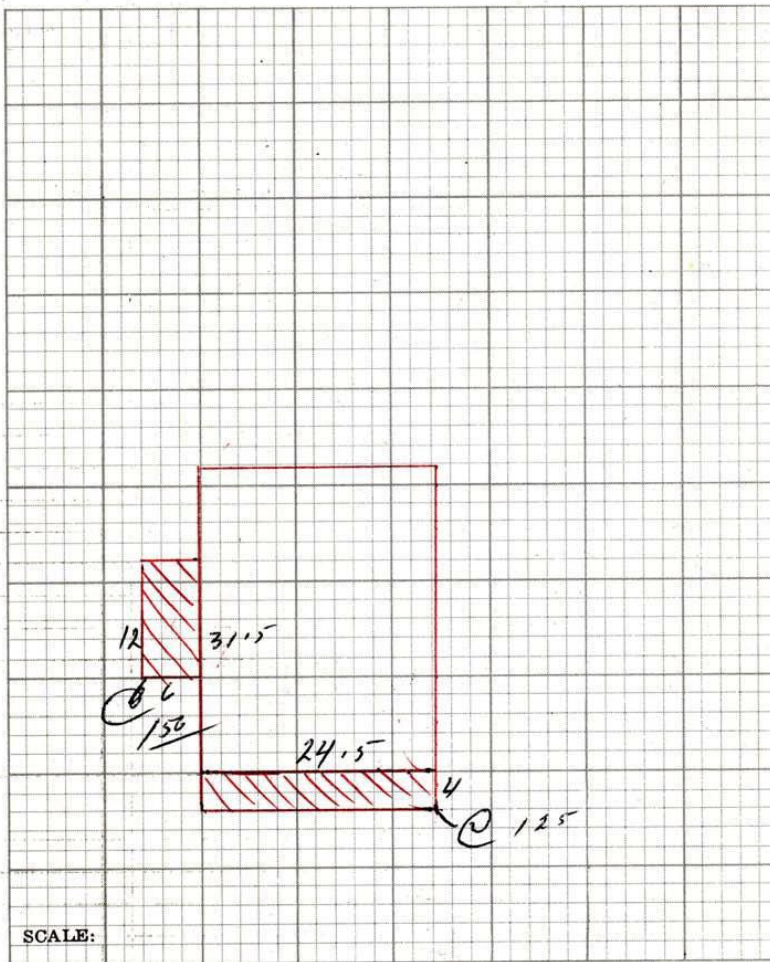
Kind of Bldg. Res St. No. 37 HILLGIDE

Class 3 Type 1 2 3 4 Cost \$ 3354 X 1045%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		\$ 3505	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> Sills _____		
Ext. Walls <u>51d</u> <u>alum</u>		
Roof Type <u>Gal</u> Mtl. <u>Post</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____		
Rear _____		
Porch _____		
Planters _____		
Ext. Base. Entry _____		
Cellar—Bsmt. — ¼ ½ ¾ Full _____ Floor <u>DIRT</u>		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays _____		
Basin <u>1</u> Sink _____ Toilet <u>1</u>		
Wtr. Sfr. _____ Shr. St. _____ O.T. _____		
Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		1325
Year Built <u>1911</u>	Avg. <u>1915</u>	Replacement Cost <u>4830</u>
<u>1964</u>	Age <u>2</u>	Obsolescence
Inf. by (Owner) Tenant -	Adj. Bld. Value	
(Neighbor - Record - Est.	Conv. Factor	
Replacement Cost—1940 Base		
Depreciation Column <u>1 2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>241</u>		
Total Building Value \$		
Appraised ① <u>10-29</u>	19 <u>68</u> By <u>1708</u>	DEC 26 1968
Appraised ② _____	19 _____ By _____	<u>1328</u>



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 0% 3%

Cars 2 Floor dirt Walls conc Roof conc Doors 2

Size 20 x 18 Age 40+ Cost 965 x 47%

1940 Base Cost 30 x 25 % Depr.

Average Year of Construction Computation:

REMARKS Year 1911 \$ 4496 = 93 x 54 Year = 502.2

Year 1964 \$ 338 = 7 % x 1 Year = 07

Average Year of Construction 1915 502.9

3
53

Page 179 of 217

Name of site _____ Subdivision _____
 Address 37 Hillside Avenue Block _____ Lot(s) _____
 Owner _____ Present Zoning HR-1
 Owner Address _____

PRIMARY STRUCTURE



View SW oblique

Date of photo 2/82
 Negative File 8/16

Physical description: One-story frame; rectangular with gable roof; end chimney;
attached porch; metal supports; 3-bay; picture windows.

Features of interest: _____

Building materials: wood/vinyl siding Building type/style rectangular

Modifications: None to minor _____ Moderate _____ Major X

Explain: siding; openings

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district Qualified

Comment: _____

Physical description:

[illegible]

View _____

Date of photo _____
Negative file _____

Modifications: None to minor_____Moderate_____Major_____

Condition: Good_____Fair_____Deteriorated_____

Present use:_____Original use:_____

COMMENT:_____

Date of construction/primary structure: by 1900? Alterations: _____
Sources for documentation: Sauvaint maps suggest could
be by 1900.

Original owner: _____
Additional information of interest (attach lengthy histories): _____

Significant	Contributory	Non-contributory	Intrusion
	X		

Comment: Qualified due to alterations. Are reversible.

Date: April, 1982

HPB Resolution No. 07-01

A RESOLUTION ADOPTING THE 2007 PARK CITY HISTORIC BUILDING INVENTORY AS THE OFFICIAL LIST OF SIGNIFICANT BUILDINGS AND SITES IN PARK CITY PURSUANT TO LAND MANAGEMENT CODE SECTION 151-11-12

WHEREAS, the Historic Preservation Board is charged with the responsibility of maintaining a list of "Historically Significant" buildings and sites; and

WHEREAS, the Historic Preservation Board has determined that the buildings and sites listed as either "significant" or "contributing" on the Historic Building Inventory are "significant" for purposes of the provisions of the Land Management Code; and

WHEREAS, the owners of buildings and sites on the 2007 Historic Building Inventory were properly noticed and afforded an opportunity to challenge inclusion of their property on the survey;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

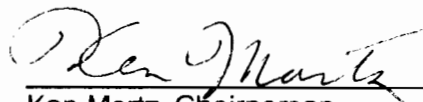
SECTION 1. LIST ADOPTED. Buildings and sites listed as "significant" or "contributing" in the 2007 Historic Building Inventory are hereby adopted in their entirety as the official list of "significant" properties pursuant to Land Management Code Section 15-11-12, or any successor provision.

SECTION 2. LIST TO BE FILED WITH THE CITY RECORDER. The current list shall be kept on file and available to the public at the City Recorder's Office. The survey itself may still be kept in the Planning Department so long as it is referenced by the list on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 1st day of October, 2007.

HISTORIC PRESERVATION BOARD


Ken Martz, Chairperson

Approved as to form:


Mark Harrington, City Attorney



HISTORIC PRESERVATION BOARD
OCTOBER 1, 2007
MARSAC MUNICIPAL BUILDING
5:00 PM

REGULAR MEETING - NOON

ROLL CALL

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

CONSENT AGENDA

PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

Page #

5 Historic Building Inventory – Adoption (Public hearing and possible action)

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department, 615-5060, prior to the meeting.

Published: September 29, 2007
Posted: September 28, 2007

ACTION ITEMS

Historic Preservation Board Staff Report



Author: Patrick Putt
Subject: Historic Building Inventory
Date: October 1, 2007
Type of Item: Administrative

Sustainability Department

Summary Recommendation: Conduct a public hearing and approve the attached resolution adopting the 2007 Park City Historic Building Inventory.

Background:

The Land Management Code, Section 15-11-12: Historic Preservation—Determination of Historical Significance specifies that the Planning Department maintain a list of Historically Significant buildings located within Park City. The list of Historically Significant buildings is an important community development resource because Historically Significant buildings:

- are eligible for specific Land Management Code exceptions;
- are eligible for Historic Preservation Board matching grants for restoration; and
- may not be demolished without City approval of a Certificate of Appropriateness for Demolition (CAD) Permit.

The citywide Historic Building Inventory was conducted the City's Historic Preservation Consultant Dina Blaes and Beatrice Lufkin using the criteria set forth in Land Management Code, Section 15-11-12 (A): Determination of Historical Significance—Standards of Review.

Prior to the start of the inventory fieldwork, copies of previously completed surveys were reviewed. Those surveys included the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Era Park City surveys. Based on the information noted in these surveys, 571 properties were identified as either undeniably or possibly historic sites. The properties were organized by address and served as the basis for the fieldwork. As the fieldwork progressed, properties not recorded in any of the previous surveys were added to the list while others were eliminated due to duplication, demolition, or reporting inaccuracies.

Each property reviewed during the fieldwork phase that met the survey boundary criteria was recorded on a Reconnaissance Survey Form. The form includes present address, estimated date of construction, exterior materials, height, architectural style, building type or plan, original use, and brief comments. As available and/or as needed, the fieldwork was augmented by a additional review of sources including State Historic Preservation (SHPO) survey files, SHPO National Register files, tax photographs, previous survey materials, building permit files, the County Tax Assessor database of property tax information, and

materials held at Park City Historical Society and Museum. These secondary sources are listed in the Research/Information Sources sheets.

At total of 416 buildings/structures are identified as meeting the Land Management Code standards for Historical Significance. The official list of Historically Significant buildings is attached to this report as Exhibit "A". Notice to affected property owners regarding the October 1, 2007 Historic Preservation Board meeting was mailed on September 17, 2007. The list of Historically Significant buildings and individual property assessment sheets were posted on the City website (www.parkcity.org/hbi) on September 17, 2007.

Analysis:

All buildings/structures were valuated for substantial compliance with the standards of review set forth in Land Management Code Section 15-11-12: Determination of Historical Significance—Standards of Review which specifies that:

In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history, architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

- (1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or*
- (2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or*
- (3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or*
- (4) The Building, Structure or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or*
- (5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or*
- (6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.*

All buildings/structures which substantially comply with criteria set forth above have been designated Historically Significant and listed on placed on City's Historic Building Inventory which serves as its List of Historically Significant buildings.

Individual property owners may still apply for a hearing on determination of Historical Significance of an individual building on the Historic Building Inventory as provided in the Land Management Code at any time for review by the Historic Preservation Board (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation

Board's action pursuant to the Land Management Code, [Section 15-1-18: Appeals and Reconsideration Process](#).

Staff Recommendation: Staff recommends that the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit "B") adopting the 2007 Park City Historic Building Inventory.

HPB Resolution No. 07-01

A RESOLUTION ADOPTING THE 2007 PARK CITY HISTORIC BUILDING INVENTORY AS THE OFFICIAL LIST OF SIGNIFICANT BUILDINGS AND SITES IN PARK CITY PURSUANT TO LAND MANAGEMENT CODE SECTION 151-11-12

WHEREAS, the Historic Preservation Board is charged with the responsibility of maintaining a list of "Historically Significant" buildings and sites; and

WHEREAS, the Historic Preservation Board has determined that the buildings and sites listed as either "significant" or "contributing" on the Historic Building Inventory are "significant" for purposes of the provisions of the Land Management Code; and

WHEREAS, the owners of buildings and sites on the 2007 Historic Building Inventory were properly noticed and afforded an opportunity to challenge inclusion of their property on the survey;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. LIST ADOPTED. Buildings and sites listed as "significant" or "contributing" in the 2007 Historic Building Inventory are hereby adopted in their entirety as the official list of "significant" properties pursuant to Land Management Code Section 15-11-12, or any successor provision.

SECTION 2. LIST TO BE FILED WITH THE CITY RECORDER. The current list shall be kept on file and available to the public at the City Recorder's Office. The survey itself may still be kept in the Planning Department so long as it is referenced by the list on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 1st day of October, 2007.

HISTORIC PRESERVATION BOARD

Ken Martz, Chairperson

Approved as to form:

Mark Harrington, City Attorney

Historic Building Inventory List by Address & Parcel

ADDRESS	PARCEL #
64 Chambers Street	QUALLS-2
732 Crescent Tram	PC-338-B
5 Daly Avenue (aka 5 King Road)	PC-645
10 Daly Avenue	PC-645-A
24 Daly Avenue	PC-648
61 Daly Avenue	PC-606
Accessory structure	-----
71 Daly Avenue	PC-607
Accessory structure	-----
81 Daly Avenue	PC-608
84 Daly Avenue	PC-654
Accessory structure	-----
118 Daly Avenue	FSH-17
131 Daly Avenue	PC-615
142 Daly Avenue	PC-662-1
145 Daly Avenue	PC-619
161 Daly Avenue	PC-620
162 Daly Avenue	PC-665
166 Daly Avenue	PC-666
167 Daly Avenue	PC-621
172 Daly Avenue	PC-667
173 Daly Avenue	PC-622
Accessory structure	-----
180 Daly Avenue	PC-668
239 Daly Avenue	PC-627
Accessory structure	-----
243 Daly Avenue	PC-627-A
255 Daly Avenue	HENRY-1
257 Daly Avenue	PC-631
Accessory structure	-----
269 Daly Avenue	PC-632
Accessory structure	-----
279 Daly Avenue	PC-633
309 Daly Avenue	PC-636
Accessory structure	-----
Accessory structure	-----
314 Daly Avenue	PC-643
560 Deer Valley Drive	PC-553
632 Deer Valley Loop Road	PC-537
2465 Doc Holliday Drive	PR-20
830 Empire Avenue	SA-144

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
835 Empire Avenue	SA-312
844 Empire Avenue	SA-143
911 Empire Avenue	SA-302 / EMPIRE-1
920 Empire Avenue-Lower	
923 Empire Avenue	SA-307
939 Empire Avenue	SA-308
963 Empire Avenue	SA-309
964 Empire Avenue	SA-160
1004 Empire Avenue	
1011 Empire Avenue	SA-293
1013-15 Empire Ave.	MLOU-1 and MLOU-2
1063 Empire Avenue	SA-297 / FLODEN-1
130 Grant Avenue (aka 142 or 148 Main Street)	BUSH-1-X
Accessory structure	-----
222 Grant Avenue (aka 222 Swede Alley)	PC-579-A-X
250 Grant Avenue (aka 250 Swede Alley)	SWS-1
Accessory structure	-----
262 Grant Avenue (aka 262 Swede Alley)	262-GRA & 262-GRB
270 Grant Avenue (aka 270 Swede Alley)	PC-598-A
304 Grant Avenue (aka 274 Swede Alley)	PC-599
199 Heber Avenue	PC-428-A
201 Heber Avenue	
3000 North Highway 224 (aka McPolin Farm)	
27 Hillside Avenue	PC-244
37 Hillside Avenue	PC-243
47 Hillside Avenue	PC-242
114 Hillside Avenue (aka 114 Sandridge Road)	PC-588
Accessory structure	-----
2780 Kearns Boulevard (Barn)	PC-P8-C-1-X
33 King Road	LEC-1
Accessory structure	-----
East of 55 King Road	
Accessory structure	-----
Accessory structure	-----
69 King Road	PC-681
Accessory structure	-----
74-80 King Road	PC-722 and PC-722-A (bldg on 2 lots)
80 King Road	See above
81 King Road	ANCH-4-2AM
1400 Lucky John Drive (Rear Home)	HR-53
Accessory structure	-----
115 Main Street	PC-210
122 Main Street (aka 120 Main Street)	HT-1-A
125 Main Street	PC-211

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
133 Main Street	PC-213
140 Main Street (aka 146 Main Street)	PC-252-X
Accessory structure	-----
150 Main Street	PC-251
151 Main Street	PC-217
170 Main Street	PC-248
176 Main Street	PC-247 / PC-262-A
186 Main Street	186-MAIN-1
221 Main Street	PC-193-X
227 Main Street	PC-194
268 Main Street	PC-275
305 Main Street	PC-164 and PC-163-A
306 Main Street (aka 308 Main Street)	PC-275-A
309 Main Street	PC-165
312 Main Street	PC-276
322 Main Street	PC-278
328 Main Street	EGYPT-A
347 Main Street	347, 350 & 354 are on combined parcels below
350 Main Street	PC-182 / 350 MAIN-1
354 Main Street	PC-284-A
355-357 Main Street	PC-176 (357), PC-181
359 Main Street	PC-177
361 Main Street (aka 361-363 Main Street)	PC-180-A (363 Main= PC-178)(361 ½= PC-178-180)
368 Main Street	PC-284 and PC-284-1
402 Main Street	PC-286
405 Main Street	PC-146
408 Main Street	408-ALL
412 Main Street	PC-288
419 Main Street	PC-148-B
427 Main Street	PC-153
430 Main Street	PC-293
434 Main Street	PC-300
436 Main Street	PC-294
438 Main Street	PC-295-A
440 Main Street	PC-296
442 Main Street (aka 442-444 Main Street)	PC-297
447 Main Street	PC-154 / 447 MAIN-1 and 447-MAIN-1A
449 Main Street	PC-156
461-463 Main Street (aka 465 Main Street)	PC-157-158
508 Main Street	PC-301
509 Main Street	PC-122
511 Main Street	PC-123

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
515 Main Street	PC-124-C
523 Main Street	124-D-1
524 Main Street	PRIVTAX-15
526 Main Street	PC-730-A-X
528 Main Street	PC-304-X / PRIVTAX-14
540 Main Street	DJK-ALL
541 Main Street	PC-130
550 Main Street	PC-306 and PC-308 / CSF-2
556 Main Street	PC-307
558 Main Street	
562 Main Street	CARR-A
573 Main Street	PC-133
586 Main Street	PC-312-A
660 Main Street	SA-400-F
220 Marsac Avenue (aka 220 Ontario Avenue)	220-MAR-1
252 Marsac Avenue (aka 247 Ontario Avenue)	PC-437
334 Marsac Avenue	PC-442
338 Marsac Avenue (aka 328 Marsac Avenue)	PC-443
342 Marsac Avenue (aka 318 Marsac Avenue)	PC-444
412 Marsac Avenue	PC-458-A
416 Marsac Avenue	PC-459-460
445 Marsac Avenue	MPS-1-X
508 Marsac Avenue	OA-3
253 McHenry Avenue (aka 243 McHenry Avenue)	BAER-1
Accessory structure	-----
S of 277 McHenry Avenue	
2245 Monitor Drive	HR-2
2414 Monitor Drive (Barn)	HR-99
Accessory structure (Root Cellar)	-----
143 Norfolk Avenue	PC-719
Accessory structure	-----
668 Norfolk Avenue	PC-338
Accessory structure	-----
Accessory structure	-----
Tram Towers	
713 Norfolk Avenue	PC-320-A / KUHLE-1
802 Norfolk Avenue	802-A
803 Norfolk Avenue	SA-137-A
Accessory structure	-----
811 Norfolk Avenue	SA-138
Accessory structure	-----
823 Norfolk Avenue	SA-139
Accessory structure	Faces Crescent Tram
824 Norfolk Avenue	SA-132

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
843 Norfolk Avenue	SA-142
901 Norfolk Avenue	SA-148
902 Norfolk Avenue (aka 914 Norfolk Avenue)	SA-119
915 Norfolk Avenue	915-NA-1
920 Norfolk Avenue	SA-117
921 Norfolk Avenue	SA-152
Accessory structure	-----
933 Norfolk Avenue	SA-155
945 Norfolk Avenue	GAR-ALL
946 Norfolk Avenue	SA-112
955 Norfolk Avenue	SA-158
962 Norfolk Avenue	SA-110-111
1002.5 Norfolk Ave	SA-96 / MTSMT0-1
1003 Norfolk Avenue	SA-164
Accessory structure	-----
1009 Norfolk Avenue	SA-156-A
Accessory structure	-----
1021 Norfolk Avenue	SA-167 / 1021-NOR-1
1055 Norfolk Avenue	SA-170
1063 Norfolk Avenue	SA-171
1101 Norfolk Avenue	SA-178-C
1102 Norfolk Avenue	SA-83
264 Ontario Avenue	PC-502
308 Ontario Avenue	PC-486 and PC-487-A
316 Ontario Avenue	PC-488-C
317 Ontario Avenue	PC-455
323 Ontario Avenue	PC-454
335 Ontario Avenue	MLZ-1
341 Ontario Avenue	PC-451 and PC-451-A
355 Ontario Avenue	PC-449
405 Ontario Avenue	KINCAID-1
413 Ontario Avenue	PC-468
417 Ontario Avenue	PC-466-B
422 Ontario Avenue	PC-480
Accessory structure	-----
Accessory structure	-----
44 Ontario Canyon Street (aka 44 Chambers Street)	PC-676
121 Park Avenue	PC-3-X
124 Park Avenue	PC-220
139 Park Avenue	
145 Park Avenue	PC-4
157 Park Avenue	PC-6 / 157-PA-14A
161 Park Avenue	PC-7
259 Park Avenue	PC-23

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
263 Park Avenue	PC-24
305 Park Avenue	PC-37
323 Park Avenue	PC-39
325 Park Avenue	PC-42
339 Park Avenue	PC-43 / JDH-A, B, C
343 Park Avenue	PC-44
351 Park Avenue	351-PA-1
Accessory structure	-----
363 Park Avenue	PC-46
364 Park Avenue	PC-179
401 Park Avenue	PC-51
402 Park Avenue	PC-162-A
405 Park Avenue	PC-53 / PC-52-53
416 Park Avenue	PC-162
421 Park Avenue	PC-54
424 Park Avenue	PC-161 / BCL-A, B, C, D, E, F, G, H
430 Park Avenue	
445 Park Avenue	PC-58
Accessory structure	-----
455 Park Avenue	PC-59
463 Park Avenue	PC-60
502 Park Avenue	PC-144
517 Park Avenue	PC-73
525 Park Avenue	PC-72-X
526 Park Avenue	PC-143
527 Park Avenue	PC-75
528 Park Avenue	PC-142
539 Park Avenue	PC-77
543 Park Avenue (aka 541 Park Avenue)	WSI-1
Accessory structure	-----
553 Park Avenue	PC-79
557 Park Avenue	PC-80
561 Park Avenue	PC-81
575 Park Avenue	PC-83
602 Park Avenue	PC-119
606 Park Avenue	PC-118
610 Park Avenue	PC-117
614 Park Avenue	PC-116
630 Park Avenue	PC-113 / PC-114 / PC-115
638 Park Avenue	PC-107-108-X
651 Park Avenue	PC-100 / BA-ALL
657 Park Avenue	PC-101 / 657-PA-1
690 Park Avenue	TLC-C-1
698 Park Avenue	TLC-B-1

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
703 Park Avenue	PC-103-X / NGS-1-X
703B Park Avenue	Garage building
819 Park Avenue	SA-9
820 Park Avenue	SA-340
923 Park Avenue	SA-13
929 Park Avenue	SA-14
937 Park Avenue	SA-15
943 Park Avenue	943-PA-1
949 Park Avenue	949-1
959 Park Avenue	SA-19-A and SA-20
1015 Park Avenue	SA-29
1021 Park Avenue	SA-30
1049 Park Avenue	SA-35
1059 Park Avenue	SA-36
1060 Park Avenue	SA-357
Accessory structure	-----
Accessory structure	-----
1062 Park Avenue	SA-358
1063 Park Avenue	SA-37
1101 Park Avenue	SA-45
1102 Park Avenue	PINN-1
1109 Park Avenue (aka 1113 Park Avenue)	SA-46
1114 Park Avenue	SA-362
1119 Park Avenue	SA-48
1124 Park Avenue	SA364
1125 Park Avenue	SA-49
1128 Park Avenue	SA-365
1129 Park Avenue	SA-50
1140 Park Avenue	SA-367
Accessory structure	-----
1141 Park Avenue	KOOR-1
Accessory structures	-----
1149 Park Avenue	SA-53-A
1150 Park Avenue	SA-363
1160 Park Avenue	SA-366
1209 Park Avenue	SA-61-A
1215 Park Avenue	SA-62
1255 Park Avenue	SA-63-X / PRIVTAX-13
1266 Park Avenue	ARPC-2
1274 Park Avenue	ARPC-1
1280 Park Avenue	SA-375
1301 Park Avenue	SA-274
1304 Park Avenue	SA-275-A
1328 Park Avenue	SA-284

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
1333 Park Avenue	Firehouse
1354 Park Avenue	Miner's Hospital
1420 Park Avenue	1420-PARK-1
Accessory structure	-----
1450 Park Avenue	SA-240
1460 Park Avenue	SA-241
1503 Park Avenue	SA-243
Accessory structure	-----
9 Prospect Street	PC-237 or PC-510 Recorder shows both
14 Prospect Street	PC-238
22 Prospect Street	PC-239
36 Prospect Street	PC-230
51 Prospect Street	PC-225
52 Prospect Street	PC-232-232-A
57 Prospect Street	PC-226
59 Prospect Street	PC-227
60 Prospect Street	PC-233
68 Prospect Street	PC-234
101 Prospect Street	PHS-1
Accessory structure	-----
147 Ridge Avenue	PC-678-1-H-1
Accessory structure	-----
622 Rossie Hill Drive	
Accessory structure	-----
652 Rossie Hill Drive	
660 Rossie Hill Drive	QS-1
40 Sampson Avenue	MRSA-2
41 Sampson Avenue	PC-718-1-A / DON-1
43 Sampson Avenue (aka 115 Norfolk Avenue)	PC-718-1
60 Sampson Avenue	BREW-1
130 Sandridge Road	CHR-1 (Assessor shows Ave, not Rd)
Accessory structure	-----
152 Sandridge Road	PC-591
Accessory structure	-----
156 Sandridge Road (Accessory structure only)	PC-584
218 Sandridge Road	PC-597
222 Sandridge Road	PC-600
Accessory structure	-----
228 Sandridge Road	PC-602
Accessory structure	-----
244 Sandridge Road	PC-580
39 Seventh Street (aka 39 King Road)	PC-685
Accessory structure	-----
41 Seventh Street (aka 45-47 King Road)	PC-684

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
Silver King Drive (End of)	Glenwood Cemetery
601 Sunnyside Drive (aka 585 Deer Valley Road)	SNS-1
147 Swede Alley	PC-583-B
1895 Three Kings Dr.	SSPC-4
109 Woodside Avenue	PC-398-A-1
Accessory structure	-----
133 Woodside Avenue	PC-401
139 Woodside Avenue	MLCH-A-AM
232 Woodside Avenue	PC-31
239 Woodside Avenue	PC-382-A
311 Woodside Avenue	PC-368
316 Woodside Avenue	THBLT-A
335 Woodside Avenue	PC-372
347 Woodside Avenue	PC-375
359 Woodside Avenue	PC-374
401 Woodside Avenue	
405 Woodside Avenue	PC-63
Accessory structure	-----
424 Woodside Avenue	PC-66 / 424-WS-1
429 Woodside Avenue	ELP-B
Accessory structure	-----
481 Woodside Avenue	PC-361
501 Woodside Avenue	501-WS-1
502 Woodside Avenue	PC-93 / 502-502B and 502-WS-1
505 Woodside Avenue	PC-341
543 Woodside Avenue	PC-346
563 Woodside Avenue	PC-347-A-2
564 Woodside Avenue	PC-87
615 Woodside Avenue	WDS-2-1
627 Woodside Avenue	WDS-3
655 Woodside Avenue	WDS-7
664 Woodside Avenue	PC-104-X / NGS-2-X
733 Woodside Avenue	LARMOR-2-A
805 Woodside Avenue	805-WA-1
817 Woodside Avenue	SA-123
823 Woodside Avenue	SA-124
827 Woodside Avenue	SA-125 / 827-WS-1
839 Woodside Avenue	SA-127
901 Woodside Avenue	SA-98
905 Woodside Avenue	SA-99
919 Woodside Avenue	SA-102
951 Woodside Avenue	PKABO-A
1002 Woodside Avenue	SA-44
1010 Woodside Avenue	SA-43

Park City Historic Building Inventory
Park City, Summit County, Utah--2007

ADDRESS	PARCEL #
1013 Woodside Avenue	SA-86
1020 Woodside Avenue	SA-41
1026 Woodside Avenue	SA-40
1045 Woodside Avenue	SA-89
1057 Woodside Avenue	SA-92
Accessory structure	-----
1060 Woodside Avenue	SA-38
1100 Woodside Avenue	SA-59
1103 Woodside Avenue	SA-73
1107 Woodside Avenue	SA-74
1110 Woodside Avenue	SA-58
1120 Woodside Avenue	SA-57
Accessory structure	-----
1127 Woodside Avenue	SA-77
1147 Woodside Avenue	SA-79
1158 Woodside Avenue	SA-56
1162 Woodside Avenue	SA-55
1167 Woodside Avenue	1167-WS-A
1323 Woodside Avenue	SA-277-278
1439 Woodside Avenue	FRAND-A
Accessory structure	-----
1445 Woodside Avenue	FRAND-C
Accessory structure	-----
1455 Woodside Avenue	SA-226
Accessory structure	-----

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 1, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Todd Ford, Mark Huber, Gary Kimball, David White

EX OFFICIO: Patrick Putt, Brooks Robinson, Patricia Abdullah, Mark Harrington, Dina Blaes

REGULAR MEETING
ROLL CALL

Chair Martz called the meeting to order at 5:08 p.m. and noted that all Board Members were present except for Puggy Holmgren, who was excused.

PUBLIC COMMUNICATIONS
There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION
There was no comment

PUBLIC HEARING/DISCUSSION ITEMS

Historic Building Inventory - Adoption

Chair Martz advised the public on the process of the hearing and disclosed that he knew some of the people that would be offering public input before opening the floor to Staff. Planning Director Putt stated that pursuant with the Land Management Code, section 15-11-12: Historic Preservation-Determination of Historical Significance the Planning Department maintains a list of Historically Significant buildings located within Park City. On May 16, 1994 the Historic District Commission adopted the first edition of the list of historically significant buildings.

Using the criteria set forth in Land Management Code, section 15-11-12 (A): Determination of Historical Significance-Standards of Review the City's Historic Preservation Consultant Dina Blaes and Beatrice Luftkin conducted a citywide Historic Build Inventory. 571 properties were identified by Mrs. Blaes and Mrs. Luftkin as either undeniably or possibly historic sites utilizing previously completed surveys including; the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Ear Park City survey. They then conducted an inventory fieldwork survey and finalized the Historic Building Inventory to include 416 historically significant properties.

Planning Director Putt wished to clarify that the Land Management Code has not changed in criteria or standard and that the property owner still has the right to request a formal hearing with the Historic Preservation Board for a Determination of Historical Significance (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board.

Staff recommended that the Board adopt the Historic Building Inventory with minor corrections as follows;

- Page 2 "East of 55 King Road" should read as 15 Anchor Avenue, Parcel PC 678
- Page 3 "347 Main Street" should read as 347, 355, and 357 Main Street
- Page 5 "341 Ontario Ave" should be removed from the list as it is a vacant lot

Chair Martz questioned why 811 Park Avenue and 817 Park Avenue were not on the list and Mrs. Blaes responded that they were on the initial iteration of the list but with changes that were approved they would no longer meet the criteria set forth in the Land Management Code.

Chair Martz then opened the floor to public hearing and asked that all concerned parties state their name and the property they wish to address.

Ron Whaley wished to challenge 319 Park Avenue on the Historic Building Inventory as he felt the property did not meet the 6 criteria necessary to be on the list. Eleanor Griffin also challenged her property at 1109 Park Avenue as the building has an aluminum roof and vinyl siding.

Diane Newland who objected to her property of 1455 Woodside Avenue being on the Historic Building Inventory also feared that people who live outside Park City would be not able to meet the 10 day appeal time limit. Mrs. Newland was also raised concerns that the inventory might include inconsistencies as she felt there was a property on Sampson Avenue that was older than her own but was not present on the list.

Planning Director Putt stressed that individual hearings for Determinations of Historical Significance have no time limit and that the 10 day appeal period pertained to the adoption to the Historic Building Inventory list as a whole.

Mrs. Newland added that she was confused as to why her house, which had previously never been deemed historic, would now be added to this list when it has aluminum siding, roof, and windows. Planning Director Putt said that he could provide the worksheets and information used to make the determination and that information was also available from the City's website.

Mike Hernhand from 560 Deer Valley Drive expressed concern that the City's consultant was not from Park City and did not wish his property to be on the list.

Gary Knudson raised the question of why the people of Park City aren't allowed to be involved in the historic process, particularly in regards to the first adopted list in 1997 where the lower Park Avenue area raised concerns regarding historic property but the historic Board disregarded their concerns.

Planning Director Putt responded that the City Council has directed the City to historical preservation and that the Historic Preservation Board has an obligation to uphold that directive. He also noted that there were pending Land Management Code Amendments that would include several meetings that would involve the community.

Chair Martz opened the floor to Board comments. Board member Kimball questioned why 9 properties on the list that did not have parcel numbers included and he was answered that Staff was working to locate those parcel numbers and they would be included in the final document.

Board member Huber stressed that there would be no change in the zoning ordinance and that anyone outside the historic district would have the same rules apply. Planning Director Putt responded that there would be no changes to the process for historical significance.

Board member Kimball was concerned that not all properties were listed in the Historic Building Inventory and sited that his coal shed on 664 Woodside was on the list but other high profile sheds were not listed. Dina Blaes answered that accessory structures were only included if there was a primary structure to connect it with.

Board member White and Board member Ford stated they were comfortable with the list. Chair Martz added that he felt the Historic Building Inventory was the key to protecting the historic district and that it was a very important tool to help protect the historic properties of Park City and he was in favor of having this list to use a baseline.

MOTION: Board member Huber motioned to approve the Historic Building List as recommended by Staff with the changes discussed. Board member White seconded the motion. Motion carried.

The meeting adjourned at 5:50 p.m.

Approved by _____

Ken Martz, Chair
Historic Preservation Board

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 37 HILLSIDE ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-243

Current Owner Name: WEAVER JAMES H TRUSTEE

Parent Parcel(s):

Current Owner Address: PO BOX 182; PARK CITY, UT 84060-0182

Legal Description (include acreage): N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY; 0.07 AC

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type / Vernacular style

No. Stories: 1

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- ☒ Good (Well maintained with no serious problems apparent.)
- ☐ Fair (Some problems are apparent. Describe the problems.):
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in what appears to be aluminum clapboard siding.

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall.

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The side-gabled hall-parlor type house appears to have had an early addition to the rear, creating a saltbox or catslide roof, given that the siding visible on the c. 1940 tax photo is not continuous on the side elevation and the two windows are set at oddly different heights. A side porch was added between 1957 and 1968 according to the tax cards. It has been enclosed since 1968. The full width front porch is shed-roofed, clad in the same standing seam metal roofing as the main body of the house and its supports are open decorative metal.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a building lot that rises steeply above the finished road grade and is accessed by a steep flight of concrete stairs with a metal railing. A low retaining wall of rough cut stone is set in irregular courses is parallel to the street. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar or larger scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1911¹

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 2006.

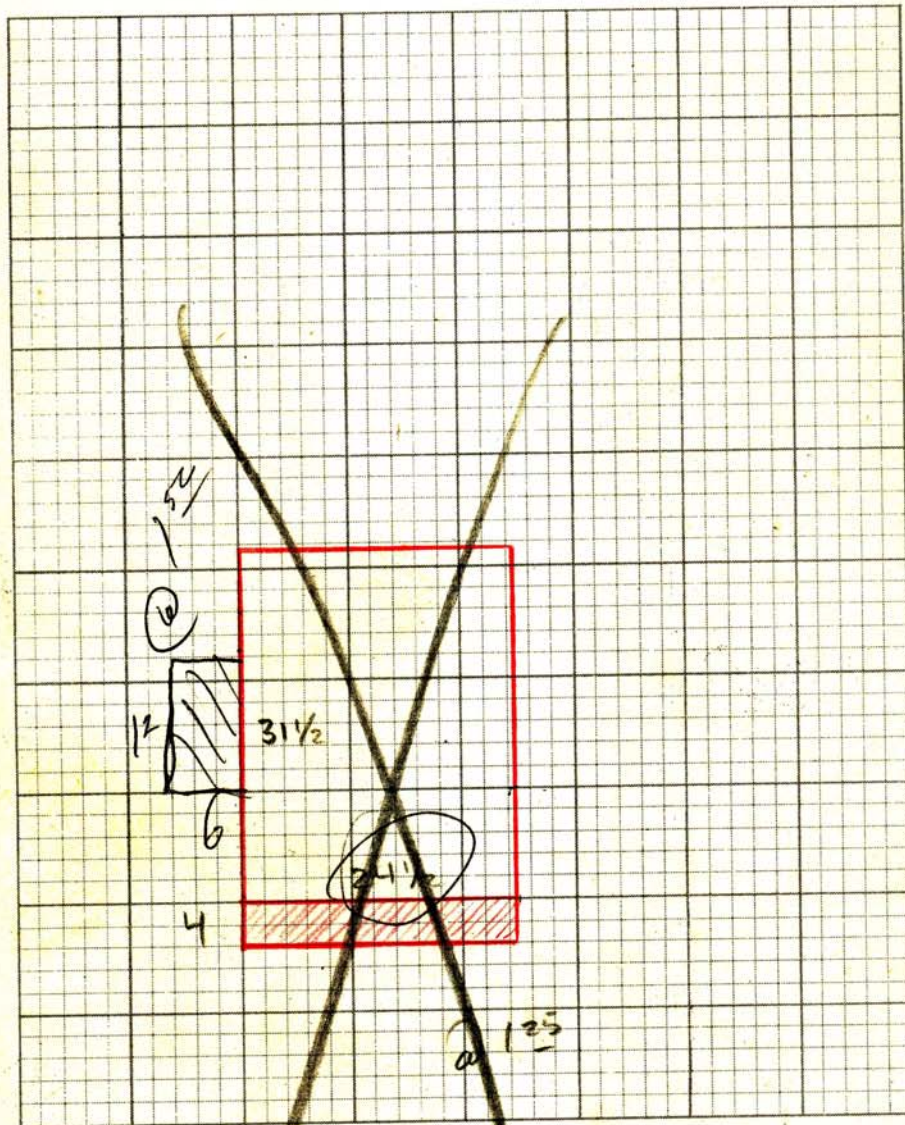
Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: Southwest oblique. Camera facing northeast, tax photo.

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location _____					
Kind of Bldg. <u>RES</u>		St. No. <u>37 Hillside</u>			
Class <u>2</u>		Type <u>1234</u>		Cost \$ _____ X _____ %	
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		\$ 1525
	x x				
	x x				
Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____					
Description of Buildings				Additions	
Foundation—Stone _____ Conc. _____ None ☒					
Ext. Walls <u>Siding</u>					
Insulation—Floors _____ Walls _____ Clgs. _____					
Roof Type <u>gab</u> Mtl. <u>shg</u>					
Dormers—Small _____ Med. _____ Large _____					
Bays—Small _____ Med. _____ Large _____					
Porches—Front _____ 98 @ 125 122					
Rear _____ @ _____					
Porch _____ @ _____					
Metal Awnings _____ Mtl. Rail _____					
Basement Entr. _____ @ _____					
Planters _____ @ _____					
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>Dirt</u>					
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____					
Attic Rooms Fin. _____ Unfin. _____					
Plumbing { Class <u>2</u> Tub _____ Trays _____					
Basin _____ Sink _____ Toilet _____					
Wtr. Sfr. _____ Shr. St. _____ O.T. _____					
Dishwasher _____ Garbage Disp. _____				350	
Built-in-Appliances _____					
Heat—Stove _____ H.A. ☒ Steam _____ Stkr. _____ Blr. ☒					
Oil ☒ Gas ☒ Coal _____ Pipeless ☒ Radiant _____				122	
Air Cond. _____					
Finish—Fir ☒ Hd. Wd. _____					
Floor—Fir ☒ Hd. Wd. _____ Other _____					
Cabinets _____ Mantels _____					
Tile—Walls _____ Wainseot _____ Floors <u>22</u>					
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____				30	
Total Additions				624	
Year Built _____		Avg. Age <u>46</u>		Current Value \$ 2149	
Inf. by { Owner - Tenant -		Neighbor - Record - Est.		Commission Adj. _____ %	
Remodel Year _____		Est. Cost _____		Bldg. Value	
Garage—Class <u>2</u>		Depr. 2% 3% _____		Dep. Col. <u>1</u> 2 3 4 5 6 <u>41</u> %	
Cars <u>2</u>		Floor <u>dirt</u> Walls <u>conc</u> Roof <u>conc</u> Doors <u>2</u>		Current Value Minus Depr. \$ 881	
Size— <u>20</u> x <u>18</u>		Age <u>30+</u> Cost <u>192</u> x <u>30</u> %		<u>58</u>	
Other _____					
Total Building Value				\$	



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 243
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg. Res

St. No. 37 Hillside

Class 3

Type 1 2 3 4. Cost \$ 3354

X 1045 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>772</u>		\$ <u>3505</u>	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings

Additions

Additions

Foundation—Stone — Conc. X — Sills —

Ext. Walls 5' d Alum

Roof Type Gal Mtl. Pat

Dormers—Small — Med. — Large

Bays—Small — Med — Large

Porches—Front —

Rear 98 @ 125 123

Porch 72 @ 150 108

Planters — @

Ext. Base. Entry — @

Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full — Floor Dir 80

Bsmt. Gar. —

Basement—Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 2 Tub. 1 Trays —
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. — Shr. St. — O.T. —
Dishwasher — Garbage Disp. —

650

Heat—Stove — H.A. — FA X HW — Stkr — Elec. —

Oil — Gas X Coal — Pipeless — Radiant 334

Air Cond. — Full — Zone —

Finish—Fir. ✓ Hd. Wd. — Panel —

Floor—Fir. ✓ Hd. Wd. — Other —

Cabinets — Mantels —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. — ; Metal D. 1 S. —

Awnings — Metal — Fiberglass 30

Total Additions

Year Built 1911 Avg. 1915 Replacement Cost 1325
1964 Age 2 Obsolescence 4830

Inf. by Owner Tenant - Adj. Bld. Value 1150
Neighbor - Record - Est. Conv. Factor

Replacement Cost—1940 Base

Depreciation Column 12 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side Gar 241

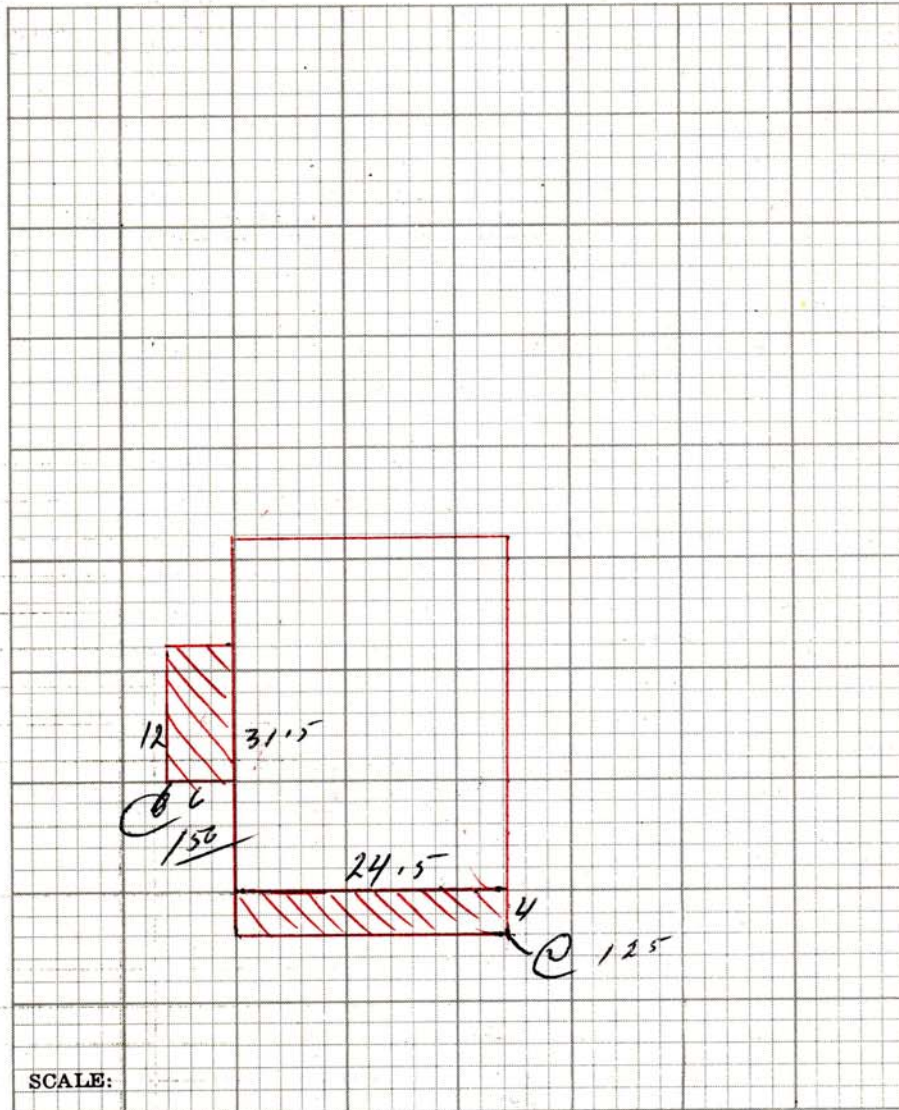
Total Building Value \$

Appraised ① 10-29 19 68 By 1708

Appraised ② — 19 — By —

DEC 26 1968

1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 0% 3%

Cars 2 Floor dust Walls conc Roof conc Doors 2

Size 20 x 18 Age 40+ Cost 965 x 47%

1940 Base Cost x 30 % Depr. 75

Average Year of Construction Computation:

REMARKS Year 1911 \$ 4496 = 93 x 54 Year = 5022

Year 1964 \$ 334 = 7 % x 1 Year = 07

Average Year of Construction 1915 5029

3
53

241









Thursday, July 25, 2024

10:24 AM

Hello,

I just received a notice for the public hearing related to 37 Hillside Ave and the request to remove this home from the Park City Historic Sites inventory. I unfortunately am unable to attend the meeting on Tuesday as I have another engagement and I thank you for the opportunity to provide commentary prior to the hearing. I live at 22 Prospect Ave, just above this home. The historic character of our neighborhood is a unique and valuable asset of our community and I am strongly in opposition of this home being removed from the Historic Site Inventory. The home was built in the 1880's, similar to my home. A decision to remove this home from the inventory will set a dangerous precedent and endanger the historic protections set in place for various properties in the area.

I look forward to learning the outcome of this decision and thank you for your service to our community.

Heleena Sideris

Friday, July 26, 2024

11:38 AM

FOR THE ATTENTION OF THE HISTORIC PRESERVATION BOARD & PUBLIC RECORD

It's impossible to believe that the centuries old mining house at 37 Hillside merits any form of delisting from the historic register, but rather an up-lift to landmark status given its setting and prominence on Hillside Avenue, and direct line of sight to St Mary's Church. It stands out as an important example of the residential character of Park City's early mining era that should be preserved as required by Park City's Historic Sites Inventory.

Since its significant designation, nothing has changed or been altered on the building – no qualities that caused the original designation have been lost or destroyed, it complies with the original criteria which the owner never rejected.

I strongly recommend you deny the application.

Regards,

Clive Bush.

9 Hillside Avenue

Monday, July 29, 2024

10:03 AM

Please include this as public input for all Planning Commissioners, HPB members and any other affected City departments..

I am more than concerned about the recently noticed application to DEMOLISH the historically significant structure to the south of me at 37 Hillside Ave. I have resided at 27 Hillside for the last 36 years. The callous attitude Jim Weavers' family that seeks to destroy their own fathers' legacy and importance to this community is beyond belief. 7 years ago, I had arranged to purchase this property from Jim Weaver so as to restore it, and his Kids scuttled the deal, knowing they would inherit the property. Dan and Jori, the new neighbors to the south would be heavily impacted for many reasons. They have also offered to purchase it from the Weavers kids, who inherited it and were snubbed.

As per the LMC 15-11-10(D) The Land Management Code standards for Historical Significance and the designation of PC Historic Sites Inventory, this site and structure are currently designated as Historically Significant.

This structure checks all the boxes that requires its' preservation that align with city code 15-11-12~2007. This "parlor style" structure is on a highly visible site sitting right next to my original 1882 Landmark structure/home at 27 Hillside to the north.

- 1.) This site, structure and shed are associated to Jim Weaver and his family, here throughout the mining era until most recently when Jim passed.
- 2.) The structure embodies a type and period of time through its setting and architecture that contributes to the Historic Value of the surrounding Area .
- 3.) This structure was built in the 1890's as is on record and very important to the community and its historic preservation values.
- 4.) The majority of the original structure & site is intact, including the remnants of the original Garage on Hillside Ave shown in picture attached below

in the body of this email. Any non-historic additions can easily be reversed. Clear cedar siding may also be present under the aluminum siding.

- 5.) Other. The outbuilding/coal shed was restored by me in 1989 and currently used as a storage shed by myself. It was changed/moved over time

as per the Sandborn maps and ended up where it is today. The most current survey shows this structure intact, which is also historically significant.

The weaver family hand-dug a small basement under the house from solid rock that allows access under the structure. The high-visibility of this

location makes it even more critical that this structure be kept intact and restored, not destroyed.

<https://townlift.com/2022/02/remembering-lifelong-park-city-resident-and-beloved-community-member-jim-weaver/>

Below a photo of 37 Hillside to the far right with intact snow-covered garage on Hillside. Notice wood-stove stack.

