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

November 7, 2024

The Council of Park City, Summit County, Utah, met in open meeting on November 7, 2024, at 2:30 p.m. in the City Council Chambers.

Council Member Toly moved to close the meeting to discuss property, advice of counsel, and litigation at 2:30 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED
AYES: Council Members Dickey, Parigian, Rubell, and Toly
EXCUSED: Council Member Ciraco

Council Member Ciraco arrived at 2:33 p.m.

CLOSED SESSION

Council Member Toly moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

WORK SESSION

<u>Main Street Area Plan (MSAP) Discussion:</u>
Chris Eggleton and Matt Lee, Economic Development Department, and Erik Daenitz, Zions Public Finance, presented this item. Daenitz reviewed the discussion today would include some conceptual plans for Main Street and Swede Alley. The goals were to enhance the historic nature of the streets, foster economic vibrancy, and strengthen the quality of life for residents. He noted the efficiency and speed of the process and gave credit to the committee and consultants for helping the group meet the timeline. He stated a reason for the discussions and plan was due to a decline in visitors to Main Street, and the increased competition for visitors among the resorts.

Daenitz stated the vision for the plan was to allow private development on public land through public/private partnerships that would increase tax revenues. He noted they did not want to decrease parking in the area. One proposal was to build a hotel at the

Flagpole parking lot and the North Marsac Lot. The city hall plaza would be activated to have better connectivity between Main Street and Swede Alley. They also proposed to have development on top of China Bridge. He displayed a map of proposed commercial uses for the area and stated the Sandridge parking lots would have employee housing.

Daenitz indicated there were also completely public projects proposed for the 9th Street Park, Brew Pub Lot, City Hall Plaza, and Miner's Park. Swede Alley would continue as a two-way street with sidewalks on both sides. Regarding the Main Street redesign, the proposals were not unanimously supported by the committee. The proposal included wider sidewalks, additional rest areas, one-way travel direction, and a transit circulator that would be bi-directional. Currently, Main Street had 160 parking spaces, but the proposal only allowed for 80 parking spaces. The Brew Pub Lot would be converted to a gathering area with an ice rink and a gondola that would connect with Deer Valley. Thirty parking spaces would be under the gathering area. Daenitz asserted 25% of Main Street visitors came from Deer Valley.

Daenitz discussed the post office space and indicated the proposal was to create a town square. One option would be to preserve the 1920s post office building and use it for restrooms. The second option would be to remove the building entirely. The committee wanted to be bold with the Miner's Park. The restrooms would be enhanced and the play area would be enlarged. The stage area would be preserved, and lighting added. The 9th Street Park would have restrooms added to part of the turn-around area.

Daenitz reviewed a new transit center would be underneath a structure with the entrance being at the current entrance to what was now the North Marsac Parking Lot. He noted with the increased demand for Main Street, transit solutions would be required. He thought the public projects could be phased and the public/private partnerships could be inserted into an implementation timeline. He asked Council if they supported the proposals and recommendations, and what direction they had for staff to continue to pursue, define, and develop the project's implementation plan. He indicated tonight was for discussion, and direction would be sought when this item came back to Council in December.

Rob Sargent, Committee Member, stated Daenitz did a great job forecasting what Park City would look like in the future and he was excited for the plan. Emerson Olivera, Committee Member, stated Daenitz communicated everything clearly. Although the committee did not agree on everything, they agreed it was time to start creating the new Main Street.

Council Member Dickey thanked the committee for being bold. He clarified the committee was requesting general direction and feedback and noted they would receive public feedback at the open houses scheduled for next week. Council Member Toly asked if there was a plan to underground the powerlines on Swede Alley. Daenitz stated he would note it as feedback. Council Member Toly indicated she was concerned about parking at the Brew Pub Lot where the gondola would be. Daenitz stated the parking there would be for the uses on the site. Council Member Toly asked if there were conversations on connections for the bottom of Main Street where the Town Lift was located. Daenitz stated the committee knew that was private land and the City couldn't control that land. Council Member Toly asked if the pedestrian experience would be enhanced, such as additional crosswalks. She also noted there was congestion on Park Avenue as people finished skiing in that area. Daenitz stated he would note to look at how Park Avenue interfaced with the potentially new experience. They proposed enhancements to promote safety at the Deer Valley and Main Street intersection, and with regard to Heber and Main crosswalks, there was no recommendation at this point.

Council Member Rubell stated there had been a previous discussion on having a gondola from Snow Park to Main Street and they were told it was impossible because there was so much private property along that corridor. Daenitz stated there were two proposed gondola routes: one route went down Deer Valley Drive and the other went over Royal Street and over a parcel that Park City solely owned. But at the end of the line there were homes and that was a point of sensitivity. There would need to be a discussion on where the gondola would end. Council Member Rubell asked to learn more about those alignment concepts at the next discussion on MSAP. He stated the regional park and rides were being addressed separately, and noted there were other ideas for that process. He proposed separating those from the Main Street project and only focusing on Main Street at this point. He also wanted to hold off on discussing financing options since they were just figuring out what they wanted. He wanted this to be balanced so the priorities should go to the implementation stage. The Main Street pedestrian experience was currently dangerous, and he wanted to look at ways to improve it. The gondola might come up early in the process. He wanted to see a different prioritization to focus on pedestrian experience.

Council Member Parigian agreed with Council Member Rubell. He asked if a local resident was on the committee, to which Council Member Toly stated Helena Sideris and Casey Crawford lived there. Council Member Parigian asked questions on locations of pictures displayed in the presentation, and noted he didn't like the concepts of rest areas on Main Street. He didn't like the waterfall feature at Miner's Park. Sargent said the committee focused on making the street safer for families. Council Member Parigian didn't think an RDA or CRA was needed for this project. He also didn't think the implementation timeline was realistic. He stated there was no proposal for a reuse for the current city hall. Daenitz stated the committee recommended retaining city hall as a government facility.

Council Member Ciraco wanted to see action on this proposal. His concerns focused on the process because of things going on at Main Street affected things going on in other parts of town. He also noted there was discussion regarding if the City Hall could meet the staffing needs in the future so that needed to be considered. He noted there was a lot going on with this proposal, but it would end up at the Planning Commission and they were already busy with Snow Park.

Council Member Toly stated the focus should be on transit, circulation, parking, and getting the pedestrian experience implemented. She knew there needed to be a parking solution. Main Street would not survive if China Bridge was under construction for two years with no other parking solution. She agreed with Council Member Rubell on prioritization of projects. She wanted to keep moving forward and wanted the project to be wholistic and have connections to other areas.

Council Member Dickey indicated the starting point was to say if this was a vision the Council liked. He noted this would have a central plaza, places for children, and vibrancy for visitors and residents alike. He asserted there was a lot of economic analysis done for the area and the proposal was realistic. He liked the bold thinking. He noted the concept of a new park and ride was more commercially focused. He also stated the financial tools were displayed to show the financial realism of the project.

Council Member Ciraco noted the current SR248 study was ongoing and they were going to bring a recommendation to the Federal Transit Authority (FTA). He was concerned about the MSAP implementation plan, which included meeting with the FTA. He didn't know if that meeting would address the gondola or other parking strategies, including the park and ride. He thought there could be both.

Council Member Rubell stated the order of the concepts was what the Council controlled. They might go with the proposal as described or they might tweak it. He stated the regional transportation facility was a big deal and he requested that the open house only focus on the Main Street plan without discussing the regional parking facility. Council Members Parigian and Ciraco agreed. Council Members Toly and Dickey thought it was all connected. Council Member Dickey stated they heard the acceptance of this plan hinged on the transportation component and it was key. Council Member Ciraco stated keeping the transportation portion added risk to the Main Street plan because the public might not want the parking facility in that location. Council Member Rubell stated Kimley Horn should not work on the park and ride design. Daenitz stated these were drawings and no money was spent on a park and ride design. Mayor Worel summarized three Council members were not comfortable with having the park and ride design at the open house.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco	**Present**

Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	**Excused**

II. PRESENTATIONS

1. Consideration to Adopt Resolution 27-2024, a Resolution Proclaiming November 11, 2024, as a Day to Honor Veterans in Park City, Utah:
Michelle Downard, Resident Advocate, and Girl Scouts from Troop 1781 presented this item. Downard noted the ways the businesses around town were honoring veterans. The girls told the Council about their relatives who served in the armed forces and why they liked Veterans' Day. A slide show was presented of Park City staff member veterans.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input. The Council read the resolution.

Council Member Ciraco moved to adopt Resolution 27-2024, a resolution proclaiming November 11, 2024, as a day to honor veterans in Park City, Utah. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

2. Arts Council of Park City and Summit County Presentation by Jocelyn Scudder, Executive Director:
Jocelyn Scudder and Jake McIntyre, Arts Council, presented this item. Scudder discussed the Arts and Economic Prosperity Study (AEP6) and reviewed the effort put into gathering the data. She noted art was a way to retain a community's identity and create connections. From the survey, they found $176.8 million was received in economic activity in 2022 from people attending cultural events. The nonprofits in the County received $6.6 million in revenue. She reported other statistics gained from this survey and discussed regional comparisons with other cultural hubs in the nation. Scudder stated a takeaway from this was the great benefit of having arts and culture organizations in the County. She hoped the City would invest in arts and culture in the future.

Council Member Ciraco asked what the $176 million represented. Scudder stated it was direct economic impact. They surveyed nonprofit organizations, and they talked about their spending in the community. Then they conducted 800 intercept surveys to see how much they spent, and found $132 million was from event attendees and $34 million was from nonprofits.

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Parigian stated the Recreation Advisory Board (RAB) subcommittee allotted more hours to tennis programming and balanced all the court programming. He felt they did a good job. Council Member Rubell stated there were many activities over Halloween and it was a great time to be in town. He noted the Park City Fire Fighters did not win the chili cookoff. Council Member Ciraco spent time on Main Street for the Halloween event. He spoke with Officer Eves and thanked him for how he handled a situation that went viral. He thanked veterans for their service. Council Member Toly stated ski season would open in two weeks. Mayor Worel reminded veterans they could get free coffee and pastries at the Daily Rise on Veterans' Day.

Staff Communications Reports:

1. Water Sanitary Survey Results:

2. Community Engagement Quarterly Update:

3. Park City Youth Advisory Council:
Ellen Cook, Park City High School student, had the idea to create this council. She stated this would benefit the youth in the community because they would learn and participate in what was happening in the city. Council Member Rubell asked if there was a synergy with the Latinos in Action Club to make sure all types of folks could participate. Linda Jager, Communications Manager, indicated this group was open to students in the middle schools, the high school, and charter schools. Cook stated different students would add to the value of the council. Council Member Toly indicated this council would go to the state legislature during the upcoming legislative session.

4. China Bridge Parking Structure Five-Year Capital Investment Plan:

5. August Sales Tax and September Budget Monitoring Report:

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Nicole Nelmark eComment: “I’m writing to express concerns about city land being used for a dedicated private pickleball facility. There is currently market demand for these services, but this doesn’t mean it should come at expense of land owned by the city. Park City is not meant to accommodate every desire year-round, especially for sports that require warm weather. We are a mountain town. Our assets should be used more critically, or open space should be prioritized for wildlife. Demand for more services like these will only grow as we keep building, so sometimes we just have to say ‘enough’. The MARC, Ice Arena and Fields all serve *many* sports and activities. A dedicated pickleball facility only serves one. This is not good use of public lands. Further, it was not a priority generally supported by voters in our last municipal election. This is a facility that could be located somewhere else in the county, if at all.”

Mayor Worel closed the public input portion of the meeting.

V. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from October 10 and 24, 2024:

Council Member Dickey moved to approve the City Council meeting minutes from October 10 and 24, 2024. Council Member Rubell seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VI. CONSENT AGENDA

1. Request to Authorize an Agreement to Allow an Enclosed Balcony Over a Public Pedestrian Right-of-Way with Riverhorse on Main, in a Form Approved by the City Attorney's Office:

2. Request to Authorize the City Manager to Execute a Contract with Tech Logic, in a Form Approved by the City Attorney's Office, Not to Exceed $134,668 for an Automated Materials Handling Machine and Replacement Security Gates for the Library:

Council Member Dickey moved to approve the Consent Agenda. Council Member Toly seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

VII. OLD BUSINESS

1. Community Center Project Update and Final Design:
Ken Fisher, Recreation Manager, and Seth Striefel, Sparano + Mooney, presented this item. Fisher reviewed the outreach efforts for this project and noted there was overwhelming support for the project and design. He noted additions to the design in response to feedback he received. Striefel explained the design.

Mayor Worel asked how many food trucks could be parked in the space designated for food trucks, to which Striefel stated one. Council Member Parigian asked if the entry was open or covered, to which Striefel stated open. Council Member Parigian asked if removing that entry would solve the concern that the structure looked too big. Striefel indicated the building was dynamic and people would see elements that would change during the day and throughout the seasons. Council Member Parigian also asked about adding windows to the east side of the building. Striefel stated that side abutted the basketball court so they didn't want windows.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Ciraco felt more design could be added to give a nod to the City's mining history. Council Member Rubell agreed and felt the current design was contrary to the historic feel of the community. He also noted the flat roof was to support solar panels. Now that the panels were not being added, he requested a roof compatible with the neighborhood. Mayor Worel asked if public art could help add to the historic feel. Fisher stated the rubber floor of the playground could be designed with art and the back wall of the facility could have a giant mural. He noted the feedback he received was not to make a new building look historic. Striefel stated in the outreach process they heard that the public wanted the building to be compatible, but different than Miners' Hospital. The roof was flat for the future possibility of solar panels. Council Member Rubell asked why additional parking was added, to which Fisher stated they would need that for the expanded use. It was also required by City code. Council Member Dickey thought the building was great. Fisher summarized the current design with some modifications to incorporate some historic features was acceptable to the Council.

2. PC MARC Aquatics Project Update and Final Design:
Ken Fisher, Recreation Manager, and Brent Tippets, VCBO Architecture, presented this item. Fisher stated the outreach was the same for this project as with the community center. Tippets indicated there would be two new buildings, a mechanical and equipment room and a lifeguard shack. He explained the features of the new pools.

Tippets noted a chiller needed to be relocated. It was nearing the end of its life, and he recommended getting a new one instead of installing one twice. A new chiller was estimated at $200,000. Fisher indicated he hoped the project would be completed by October 1, 2025. He noted the City received a $200,000 RAP tax grant for the pool.

Mayor Worel asked if the stainless steel pool with PVC was slippier than a traditional pool, to which Tippets stated no, and added this pool would have less maintenance and would be more energy efficient. Council Member Rubell asked if there was more risk to have a rock-climbing wall in a pool, to which Tippets said no. Council Member Ciraco asked if the pool could be recirculated to cool the MARC. Tippets stated at the time the chiller would run, the pool would not be heated.

Council Member Parigian asked what the new capacity would be for the pool, to which Tate Shaw stated the capacity would be 235 people in the current pool and deck. Council Member Parigian stated there were condos nearby and noise could be an issue. Fisher responded the noise from the tennis court would be reduced because the tennis camps would go on another side. He noted the distance from the water to the property line was 50 feet. Over the years, they had never had a complaint. If they received a complaint, they would work to address it.

Mayor Worel opened public input.

Christine Munro eComment: "As a townhome owner at the Racquet Club Village Condominiums I am writing with a concern regarding the noise implications that the new Recreational Pool will bring to our Racquet Club neighborhood. As an advocate of recreation I have enjoyed the PC MARC facility and all it has to offer since moving to Park City in 2012. I support the expansion of the outdoor facility, but it is plainly obvious due to the relocation, the expansion of the pool size, and the additional programs offered that there will be more noise that will affect the surrounding homes in the neighborhood. For example, water aerobics classes will have the addition of outdoor music as will various other events and classes. We need to work together to come up with a solution that will add to the fun and enjoyment of the new pool without hindering the lifestyle of the Racquet Club Community. As we don't know what the exact effect these changes will have to the current noise levels for both neighbors and other sports being conducted in the area at question, I ask that the council consider include possible noise mitigation strategies in the final Architectural plan. Noise mitigation will need to be considered in the overall plan as it will affect the aesthetics and the function of the MARC outdoor area. The current plan does not consider noise mitigation."

Mayor Worel closed public input.

Fisher stated they were currently working to get the project out to bid.

VIII. NEW BUSINESS

1. Winter Nordic Concessionaire Recap of the 2023-24 Winter Season and Future Agreement Discussion:

Vaughn Robinson, Golf Manager, and Richard Hodges, White Pine Touring Director, presented this item. Hodges stated they were entering their 44th year working with the

City on Nordic skiing. He reviewed the discount programs they offered to students, seniors, disabled, veterans, Latinos, and more. Robinson explained the history of the City's partnership with White Pine Touring since 1981. Typically, the City did a five-year lease with a five-year renewal option. They did that because grooming equipment was very expensive. The current lease would end in April 2025. He asked if the Council wanted to renew the lease or issue an RFP. Mayor Worel asked how many visitors received a discount, to which Hodges stated 40% of their guests received discounts.

Council Member Parigian stated oftentimes when businesses partnered with the City, a discount was offered to 84060 residents. He asked if there was a discount or other benefits for residents. Hodges stated they offered preseason discounts for season passes and mostly locals bought those. Council Member Rubell clarified Council Member Parigian was referring to a formal discount program for 84060 residents for using public property. He asked what could be done for the local community. He also asked about revenue for the City besides track sales. Robinson stated the contract allowed the City to receive 5% of track sales. Council Member Rubell stated for other for-profit companies, a public benefits analysis was done, and he asked why they didn't get that here. Robinson stated it was not in the contract, but it could be discussed in the lease renewal. Council Member Rubell asked if a public benefits analysis would be needed for a lease renewal. Margaret Plane stated a public benefits analysis requirement for a new contract would depend on the terms and noted a public benefits analysis might not have been done in 2019 because it was determined this was fair market value, considering expensive equipment and other operating costs. She recommended the lease be evaluated to see if it was below fair market value, and if so, a full study could be performed and then the item could come back to Council for a public hearing and to discuss it further.

Council Member Ciraco asked if the new terms could request revenue numbers generated from the pro shop so the analysts could determine if there was fair market value in the lease. Plane stated concessionaire agreements were normally drafted for a percentage of revenues generated. They could look to see if a standard concessionaire should be negotiated. Council Member Ciraco requested the revenues for the pro shop.

Mayor Worel opened public input.

Andy Cier 84060 stated a big part of the ski track was on the Ivers farm which was in the county but had a 84060 zip code. White Pine was a great tenant. If there were discounts they should be for city and county residents. He asserted this was a great resource to the community.

Ted Palomaki 84098 noted Hodges was his boss. This was a gem because it had everything in one location. This was place of winter joy. He loved it when he got to teach Nordic skiers and stated people loved it.

Mayor Worel closed public input.

Council Member Rubell requested the financials to see if a public benefits analysis was needed. He also requested a discount for 84060 residents. He asked for the mitigation efforts listed in the staff report and to bring it in compliance with the hotel MPD. He also wanted teeth in the contract. Council Members Ciraco and Parigian thought the requests made by Council Member Rubell were reasonable and they supported those requests. Council Member Dickey was more focused on the quality of service. This was not big dollars. He wanted to hear about continuity of employees, the Youth Sports Alliance (YSA), and how well the operation served the residents. Council Member Toly asked if there were other options the City could work with White Pine on so there would be more benefit. Robinson stated he looked back at the history of using the golf course for Nordic skiing and some adjustments were made. When there were problems, they were addressed and worked out. He didn't get a lot of complaints from neighbors, but they addressed them as they came. Council Member Ciraco asked if there was snowmaking, to which Robinson stated no. He noted the track was a great benefit to the golf course, because if it wasn't there, there would be skiers all over the grounds. Council Member Parigian felt Nordic skiing was a great asset. Robinson stated he would address whether an analysis would need to be done, and make sure the course was following the hotel MPD and following mitigations. There was Council consensus to get the information and then decide whether to renew the lease or issue an RFP.

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Veterans Day

November 11, 2024

Veterans Day

November 11, 2024

AUSTIN WALL

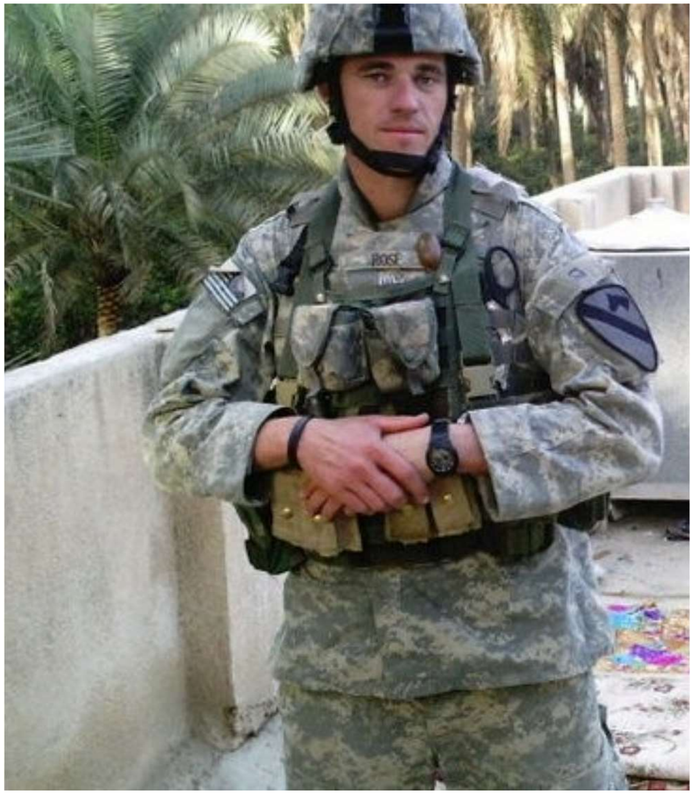
Parks Department

Lance Corporal

United States Marine Corps

2nd Battalion 23rd Marines

PARK CITY 1884



JASON ROSE

Police Department

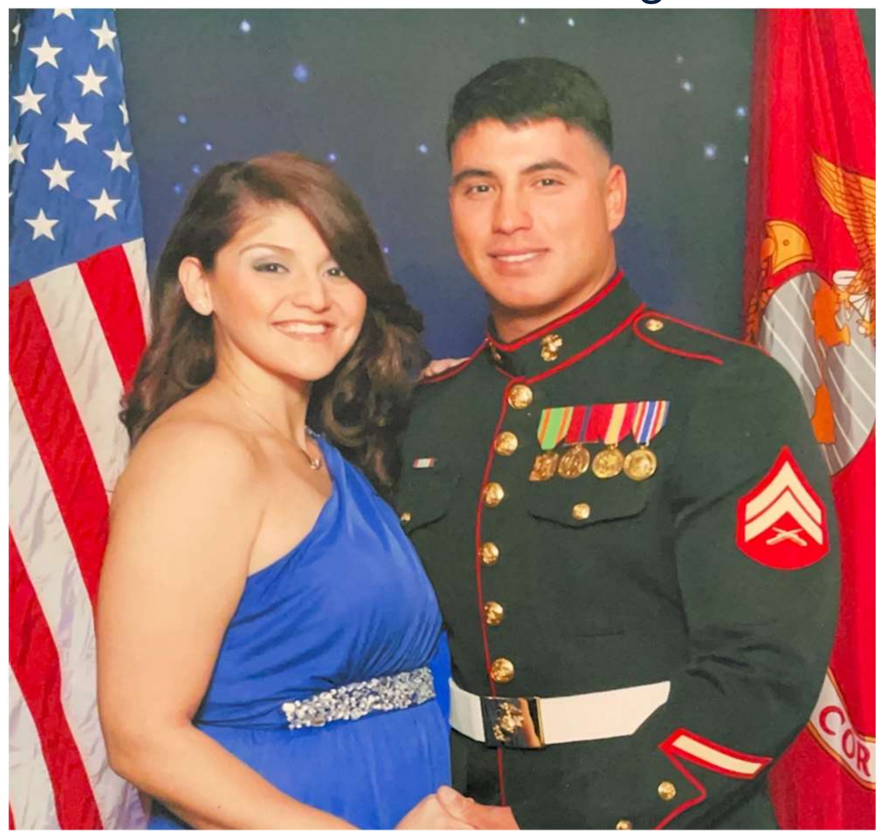
Sergeant, United States Army

2nd Infantry Division (South Korea); 1st Cavalry Division, 6th Squadron 9th Cavalry; Operations Group-National Training Center

JOSEPH VALDEZ

Transit Department

Corporal, United States Marines; Okinawa, Japan;
Provost Marshal Office, MCAS Miramar, San Diego, CA



PARK CITY
1884

CASEY COLEMAN

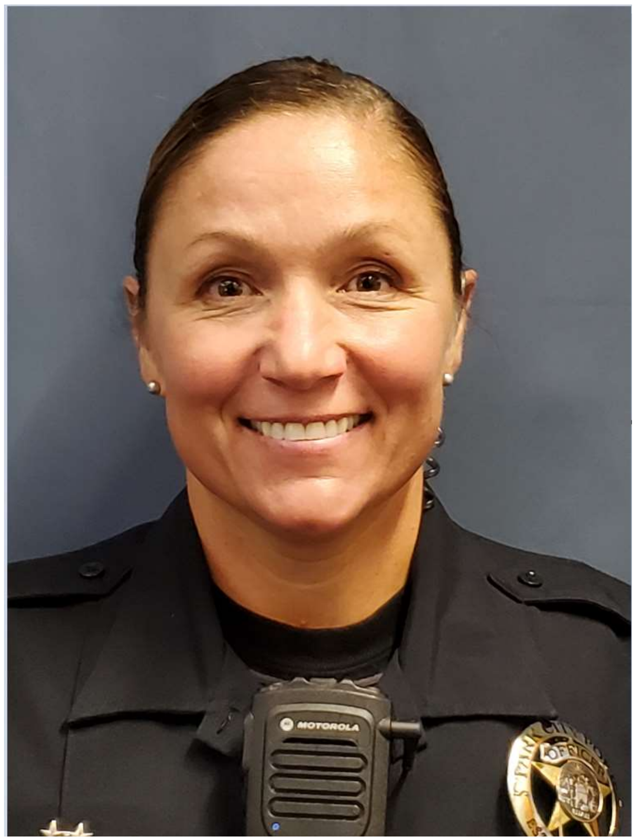
Streets Department

Staff Sergeant, United States Army

2nd Battalion 187th Infantry Rakkasan

JACQUELINE BITTNER

Police Department



Captain

United States Air Force

305th Security Forces Squadron

McGuire Air Force Base, NJ

RONY EXANTUS

Public Works

E-4, Senior Airmen, US Air Force, Hill Air Force Base

Tours of Duty: Alaska, Guam, Japan, and Jordan

MIKE MCCOMB

Emergency Management

Lieutenant Commander
United States Navy

Duty Stations:
Naval Station Norfolk VA
Naval Criminal Investigative Service (STAAT) Detachment Sicily
Naval Security Guard Battalion Operation ENDURING FREEDOM
Center for Information Dominance
USS JOHN F. KENNEDY (CV 67) Operation ENDURING FREEDOM
Commander, SIXTH Fleet (on board USS LASALLE (AGF 3))
Commander, Middle East Naval Forces (on board USS LASALLE (AGF 3)) Operation DESERT STORM
U.S. Naval Academy/Naval Station Annapolis MD

PARK CITY 1884

NANN WOREL

Mayor

Lieutenant, Nurse Corps, United States Navy
Naval Regional Medical Center, Long Beach, CA

PARK CITY 1884

Community Center

Mission Statement

Enriching the lives in our community through exceptional people, programs and facilities.

PARK CITY
1884

Community Center

The primary purpose and goals of the proposed new facility include:

- Provide indoor/outdoor community event space with a direct connection to the park.
- Expand access to summer and school break day camps for Park City residents.
- Provide flexible multipurpose space for community programming on a year-round basis.
- Provide universally accessible facilities for people of all ages and abilities.
- Provide a new fenced playground with an outdoor shaded seating area.
- Relocate and replace the basketball and volleyball courts.
- Provide improved park restrooms and maintenance facilities.
- Designed to be a zero-emissions building.

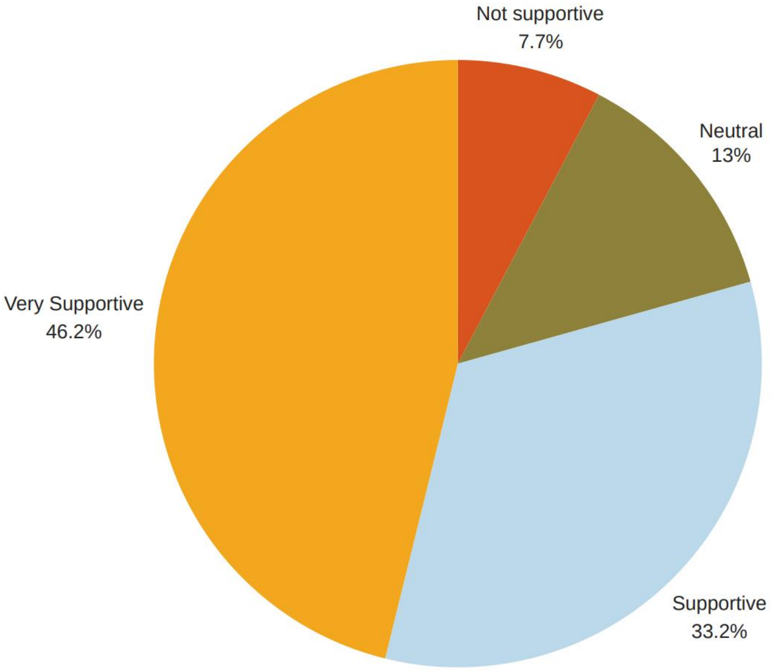
PUBLIC SUPPORT & OUTREACH

- Engage Park City page and survey
  - 247 survey participants
- Open House at the PC MARC for community members.
- Direct e-mail outreach to PC MARC patrons
- PCMC & PC MARC social and digital media
- Local media coverage
- Design boards on display in the PC MARC lobby
- Project on display at the Spring Projects Open House

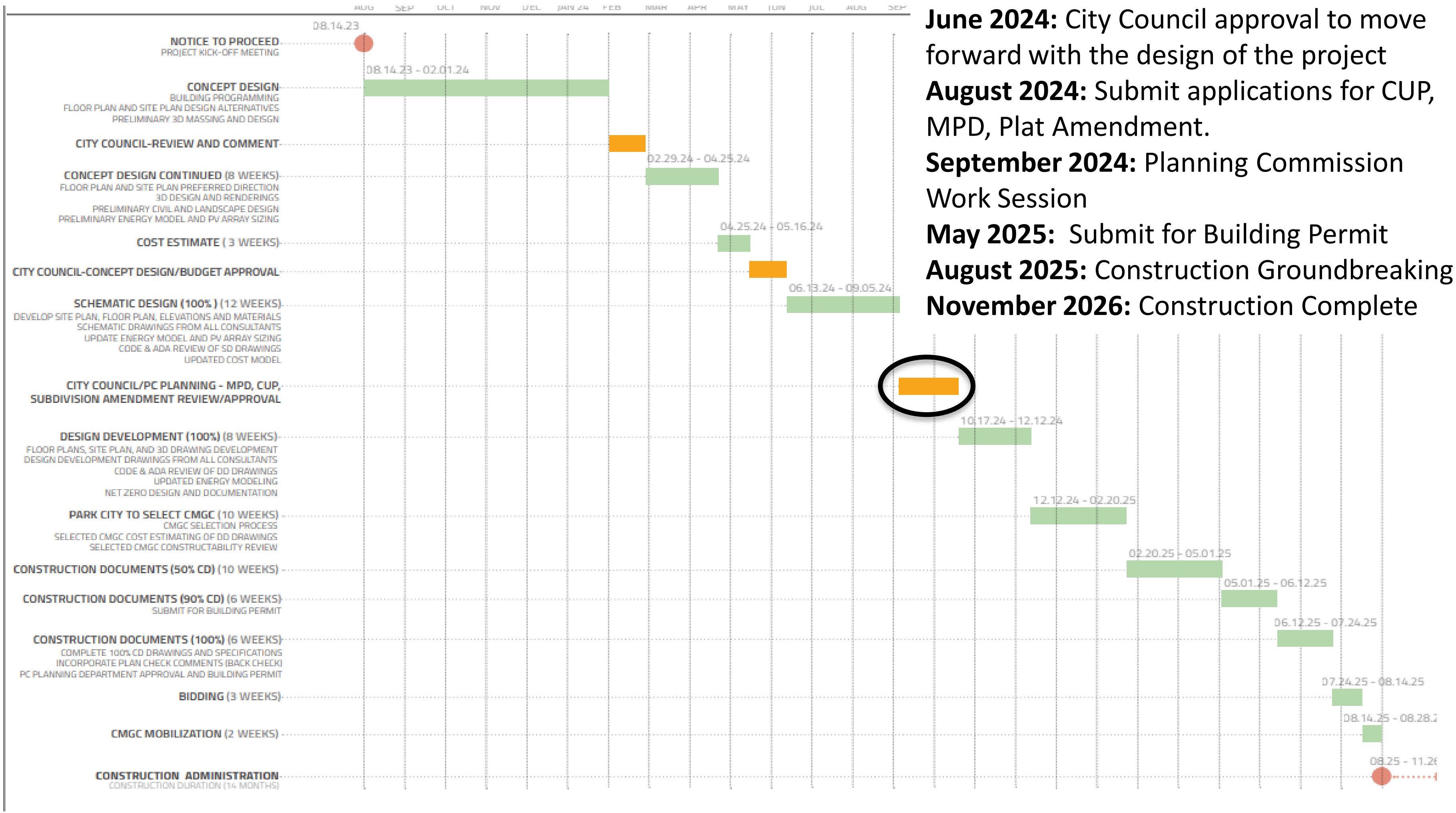
Survey Results

HOW SUPPORTIVE ARE YOU OF THE DESIGN CONCEPTS FOR THE CITY PARK COMMUNITY CENTER?

- NOT SUPPORTIVE
- NEUTRAL
- SUPPORTIVE
- VERY SUPPORTIVE



June 2024: City Council approval to move forward with the design of the project
August 2024: Submit applications for CUP, MPD, Plat Amendment.
September 2024: Planning Commission Work Session
May 2025: Submit for Building Permit
August 2025: Construction Groundbreaking
November 2026: Construction Complete



Update on items identified in June

- Provide power at the Community Event outdoor patio area that could accommodate music performances. *Spyder fitting is planned at the Community Event Space to accommodate musical electrical connections.*

- Provide bike racks on the building's north side and near the main south side entry. *The design team is adding 14 bike stalls on the north side for a total of 32 bike stalls (8 required by LMC). All bike stalls are now covered.*

- Review the potential of adding a non-gender single-stall restroom. *A gender-neutral restroom was added to the City Park Restrooms.*

- Provide a place for food truck access near the Community Event outdoor patio space. *A food truck access portal was added northwest of the Community Event Space.*

Update on items identified in June

- Review alternative ways to fence the west side of the volleyball courts and the north, east, and south sides of the basketball courts. *The fencing will be recreational in type, rather than chain link, and will be limited to 8’ to 10’ in height.*

- Review ways to increase the size of the outdoor basketball court and seating area. *The court width was modified to gain 7’ of width for the court, and a continuous seat wall on the east side was added.*

- Review alternatives to a basement area below the maintenance portion of the building. *The area has groundwater, and mitigating the excess excavated soil is cost-prohibitive. As a result, we removed the basement and increased the size of the west wing to accommodate mechanical and electrical.*

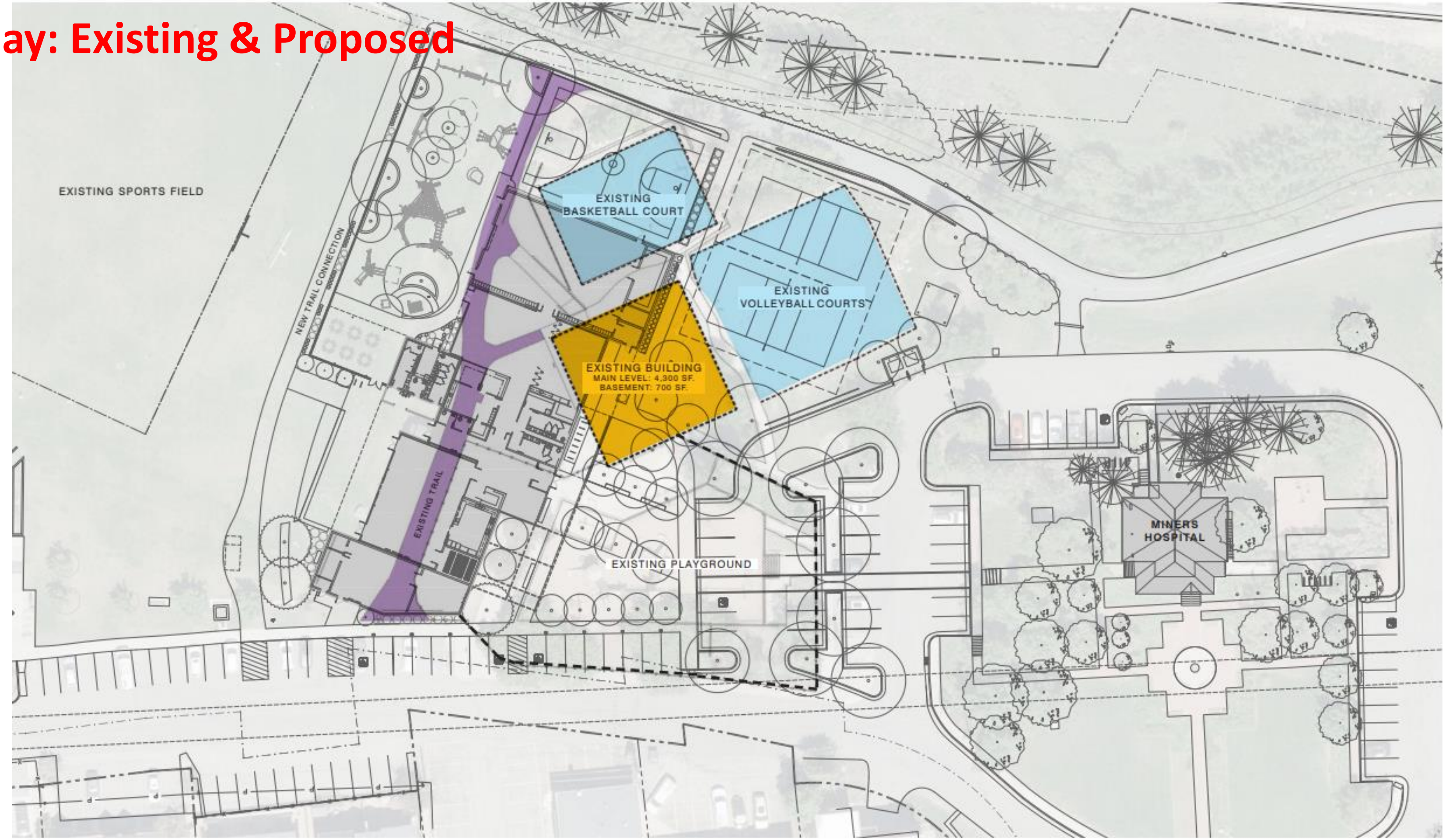
Update on items identified in June

- Determine whether we should reduce the length of the rugby field to 103 yards by moving the south goal post or maintain 109 yards by moving both goal posts. *Both options meet rugby field design standards for length, and the rugby posts will be removed from both ends of the field, and sleeves will be installed so temporary posts can be used when needed.*

- Review if there are ways to increase the size of the playground. *The playground was increased by 4' along the entire north side.*

- Council discussion on Net Zero: *The proposed project is a zero-emissions and all-electric building (no combustion on or off-site). The building design will focus on efficiency, incorporating passive design elements, and aggressively look for ways to reduce the energy use intensity (energy use per square foot).*

Site Overlay: Existing & Proposed



SITE OVERLAY - PROPOSED AND EXISTING

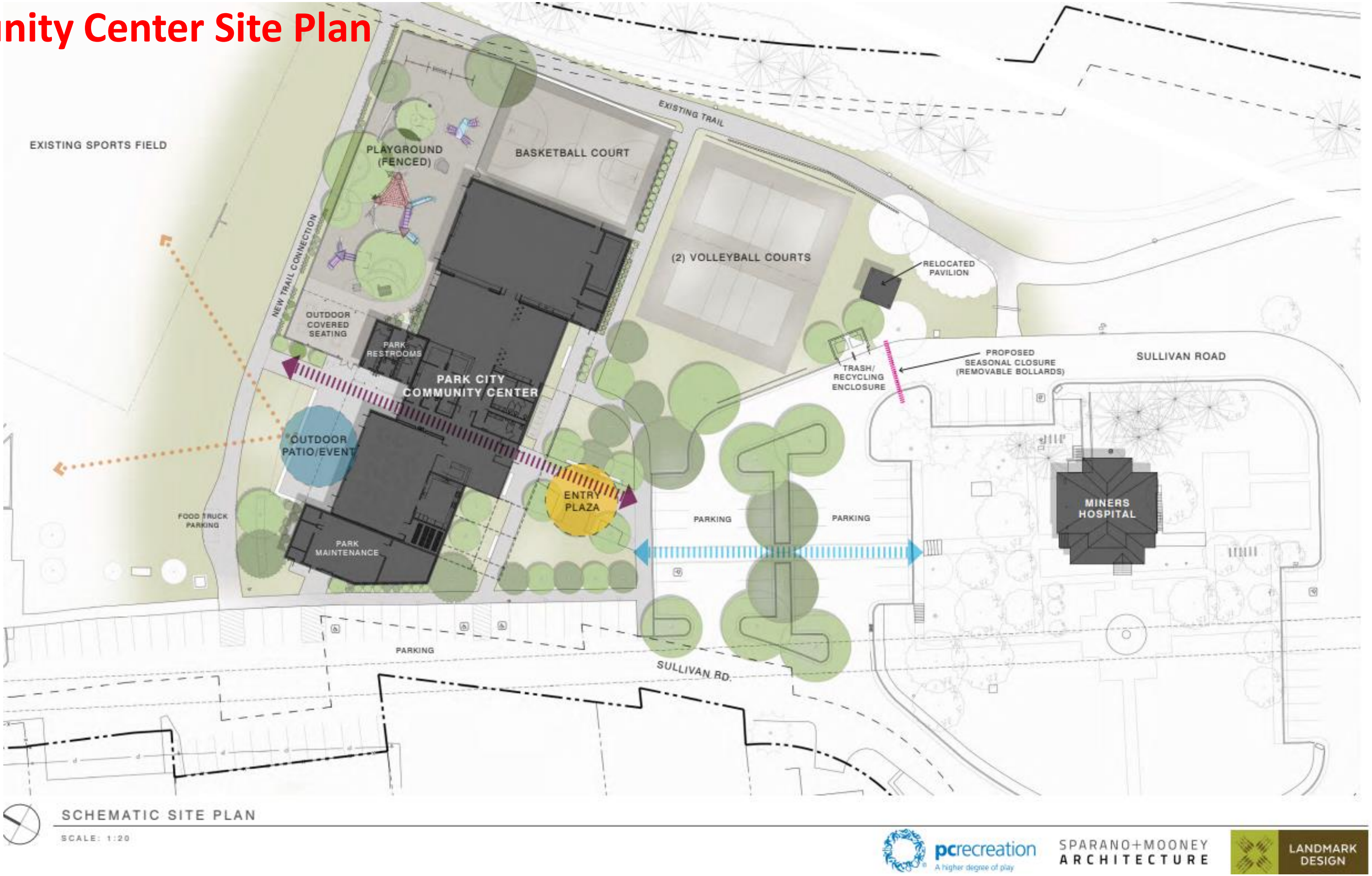
SCALE: 1:20

pcrecreation A higher degree of play

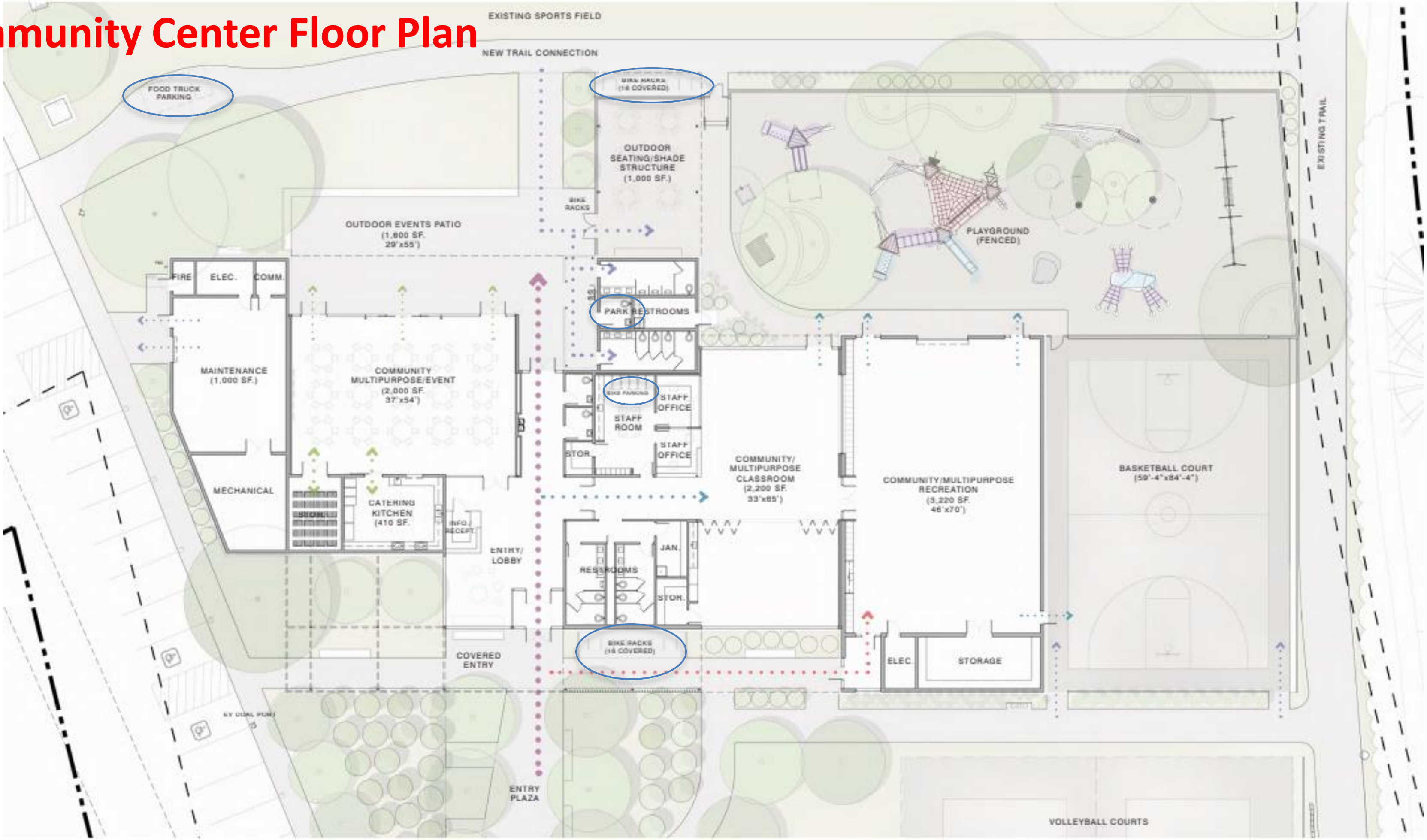
SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

Community Center Site Plan



Community Center Floor Plan



SCHEMATIC FLOOR PLAN

SCALE: 1:10

pcrecreation

SPARANO+MOONEY ARCHITECTURE

LANDMARK DESIGN

Community Center LMC Requirement

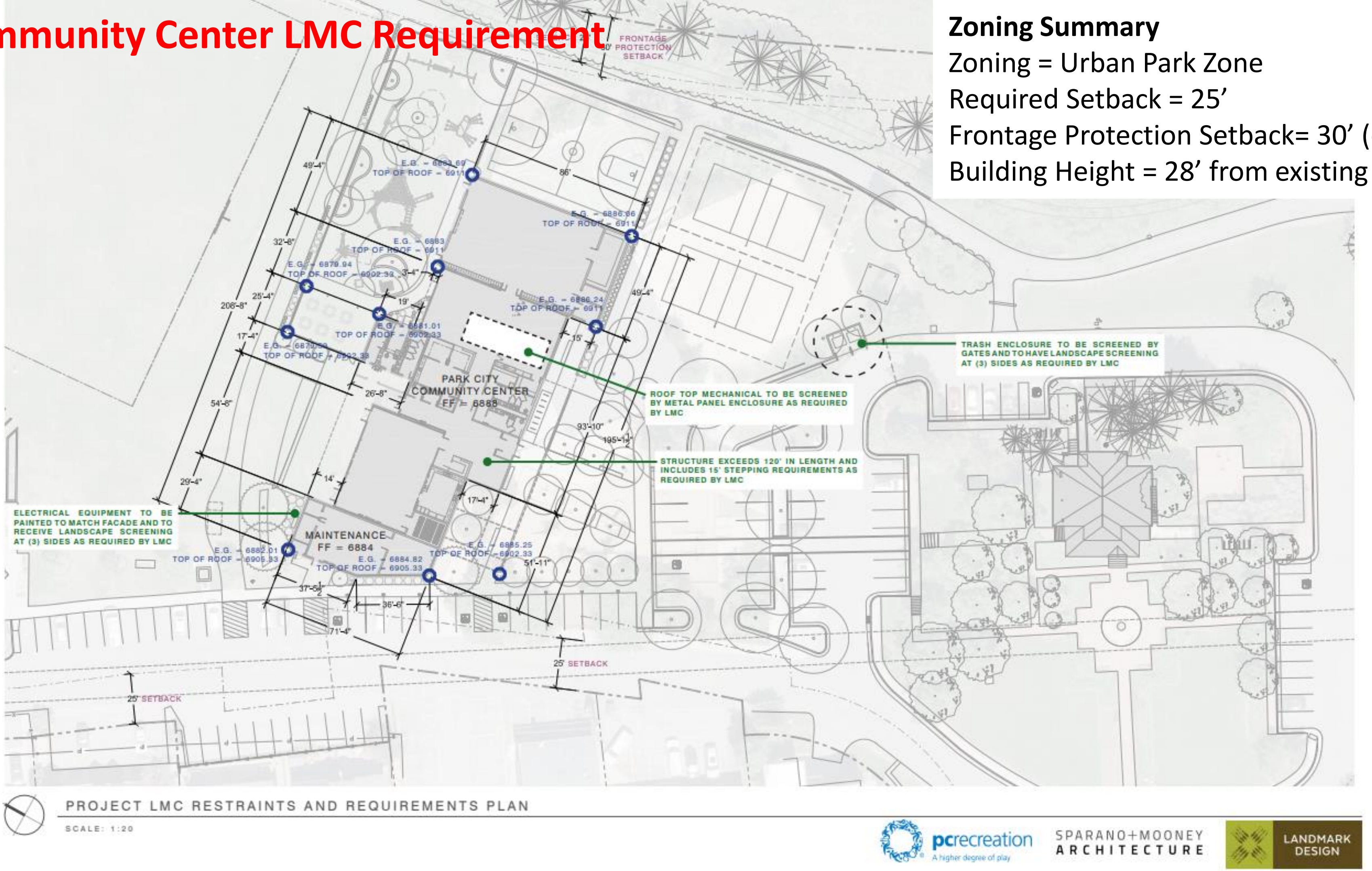
Zoning Summary

Zoning = Urban Park Zone

Required Setback = 25’

Frontage Protection Setback= 30’ (east)

Building Height = 28’ from existing grade



WATER SYSTEM PRESSURE BASIS

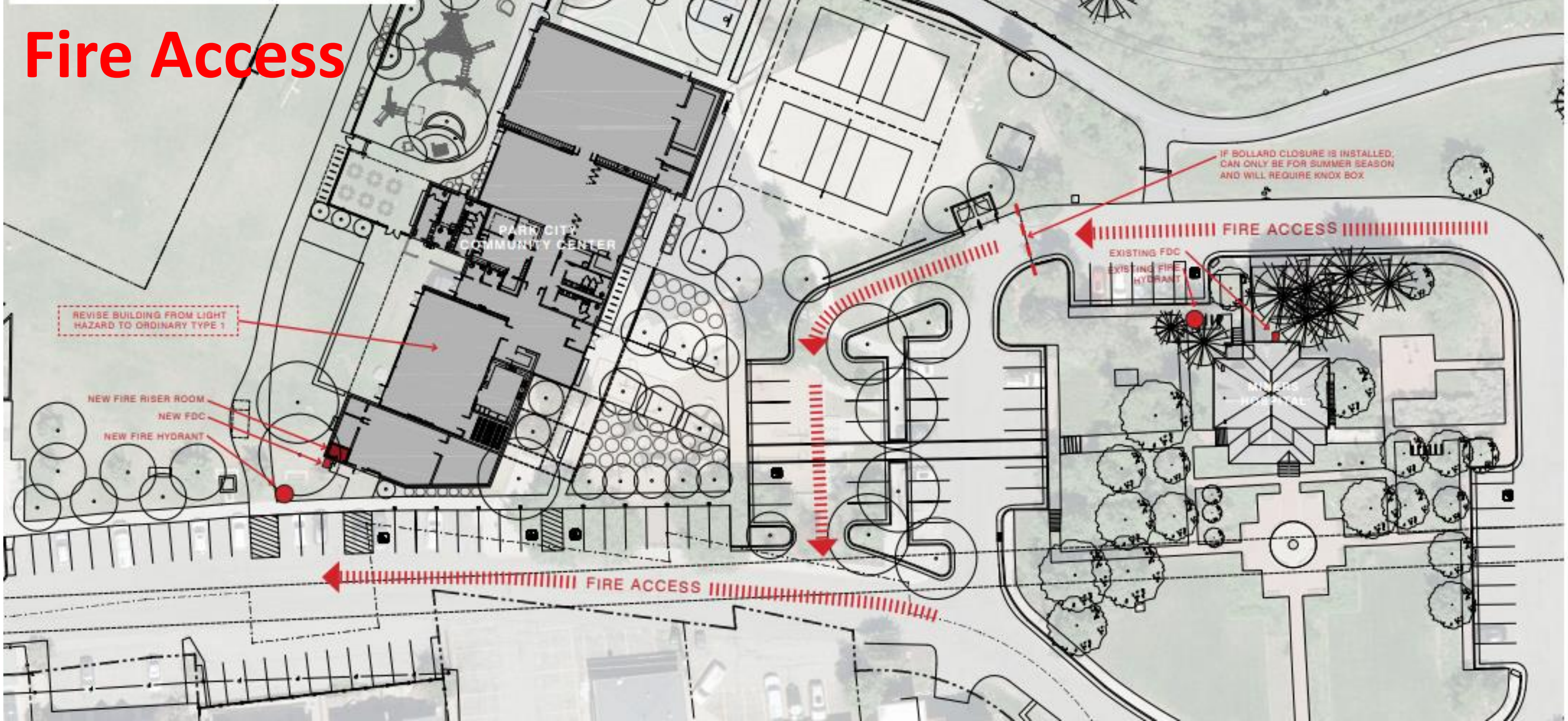
Water system pressures provided by Park City Water are based on the following conditions:

- Current water system modeling (actual pressure is not field verified)
- System pressure on peak day summer demands
- Static pressure in the water main at the building's water service connection
- A 20% reduction from the modeled pressure may be included in the pressure provided as an allowance for water system operational variations and long term system changes and degradation

OFFICE USE ONLY

REQUEST REVIEWED BY BUILDING DEPT. ON:		DAY OF		20		BY:	
REQUEST REVIEWED BY ENGINEERING DEPT. ON:		DAY OF		20		BY:	
NO FLOW PRESSURE:	80	PSI @	1	GPM			
RESIDUAL PRESSURE:	77	PSI @	200	GPM			
REQUEST RETURNED BY PARK CITY WATER DEPT. ON:	22	DAY OF	DEC	20	23	BY:	J. OLDHAM

Fire Access



Parking Summary

PARKING LEGEND

- PROPOSED NEW PARKING STALLS = 28
- EXISTING PARKING STALLS (NEW STRIPING) = 47
- EXISTING PARKING STALLS RESERVED FOR MINERS HOSPITAL = 19
- PROPOSED NEW BIKE PARKING = 18 BIKES (9 RACKS)

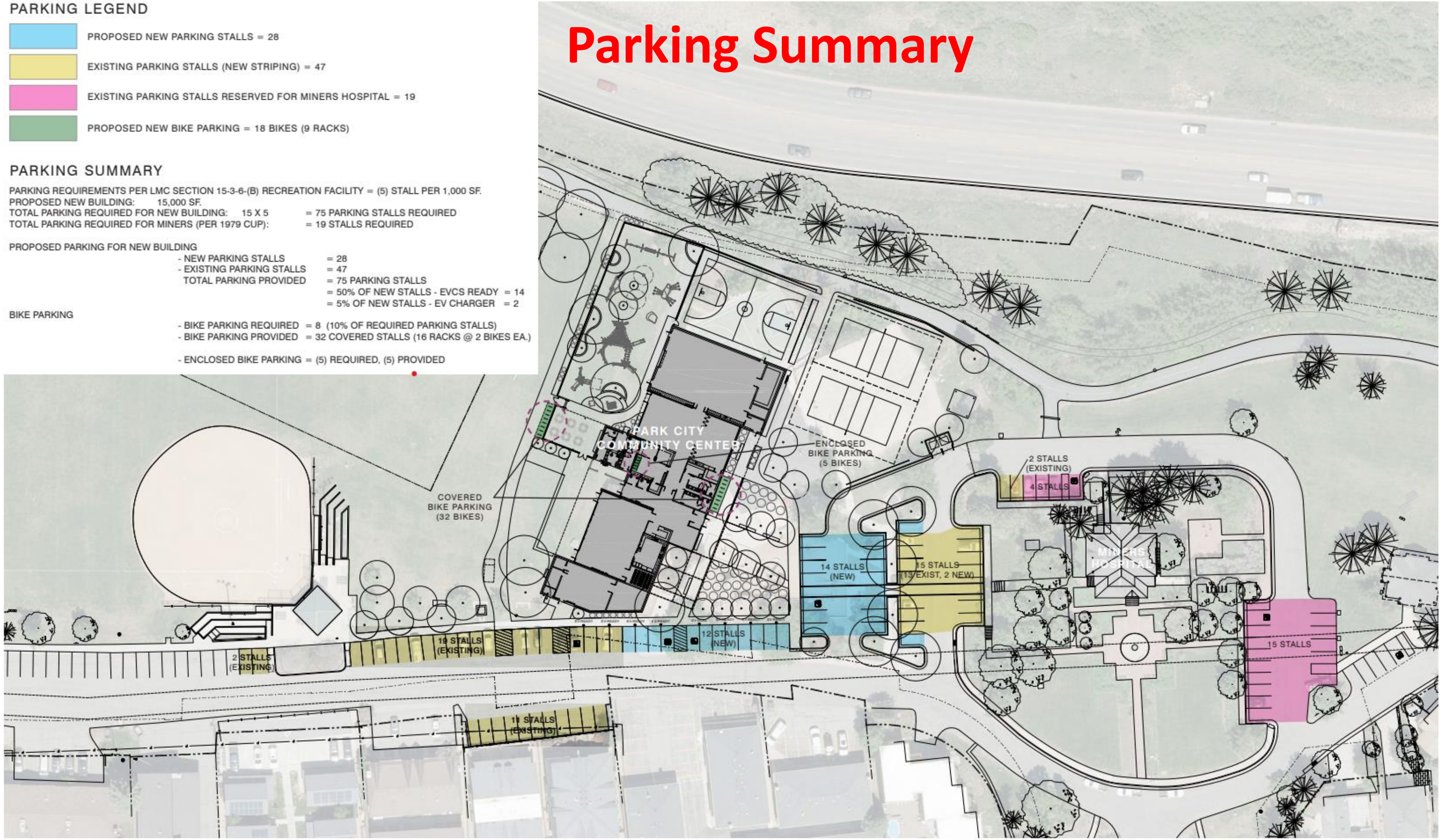
PARKING SUMMARY

PARKING REQUIREMENTS PER LMC SECTION 15-3-6-(B) RECREATION FACILITY = (5) STALL PER 1,000 SF.
PROPOSED NEW BUILDING: 15,000 SF.
TOTAL PARKING REQUIRED FOR NEW BUILDING: 15 X 5 = 75 PARKING STALLS REQUIRED
TOTAL PARKING REQUIRED FOR MINERS (PER 1979 CUP): = 19 STALLS REQUIRED

PROPOSED PARKING FOR NEW BUILDING
- NEW PARKING STALLS = 28
- EXISTING PARKING STALLS = 47

TOTAL PARKING PROVIDED = 75 PARKING STALLS
= 50% OF NEW STALLS - EVCS READY = 14
= 5% OF NEW STALLS - EV CHARGER = 2

BIKE PARKING
- BIKE PARKING REQUIRED = 8 (10% OF REQUIRED PARKING STALLS)
- BIKE PARKING PROVIDED = 32 COVERED STALLS (16 RACKS @ 2 BIKES EA.)
- ENCLOSED BIKE PARKING = (5) REQUIRED, (5) PROVIDED



SCHEMATIC PARKING PLAN

SCALE: 1:30

pcrecreation A higher degree of play
SPARANO+MOONEY ARCHITECTURE
LANDMARK DESIGN

Schematic Renderings

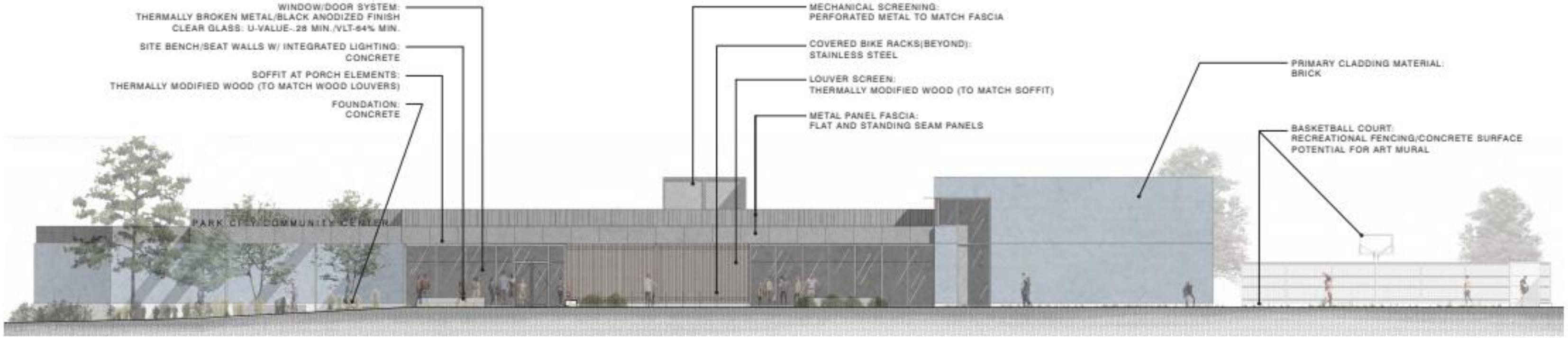
METAL PANEL FASCIA:
FLAT AND STANDING SEAM PANELS

MECHANICAL SCREENING:
PERFORATED METAL TO MATCH FASCIA

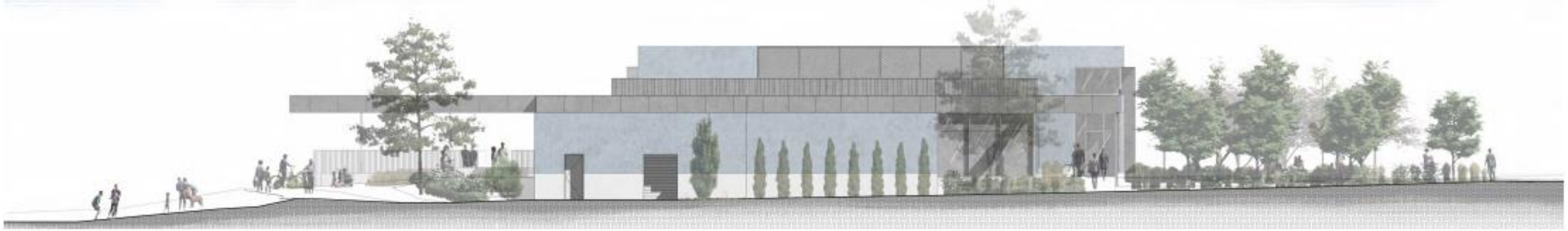
BRICK:
BLUE GRAY IRON SPOT

WINDOW/DOOR SYSTEM:
THERMALLY BROKEN METAL/BLACK ANODIZED FINISH
CLEAR GLASS: U-VALUE-.28 MIN./VLT-64% MIN.

LOUVER SCREEN:
THERMALLY MODIFIED WOOD



SOUTH ELEVATION



WEST ELEVATION

SCHEMATIC EXTERIOR ELEVATIONS

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A higher degree of play

SPARANO+MOONEY
ARCHITECTURE

LANDMARK
DESIGN

PLAYGROUND SURFACING/POTENTIAL PUBLIC ART:
POURED-IN-PLACE RUBBER

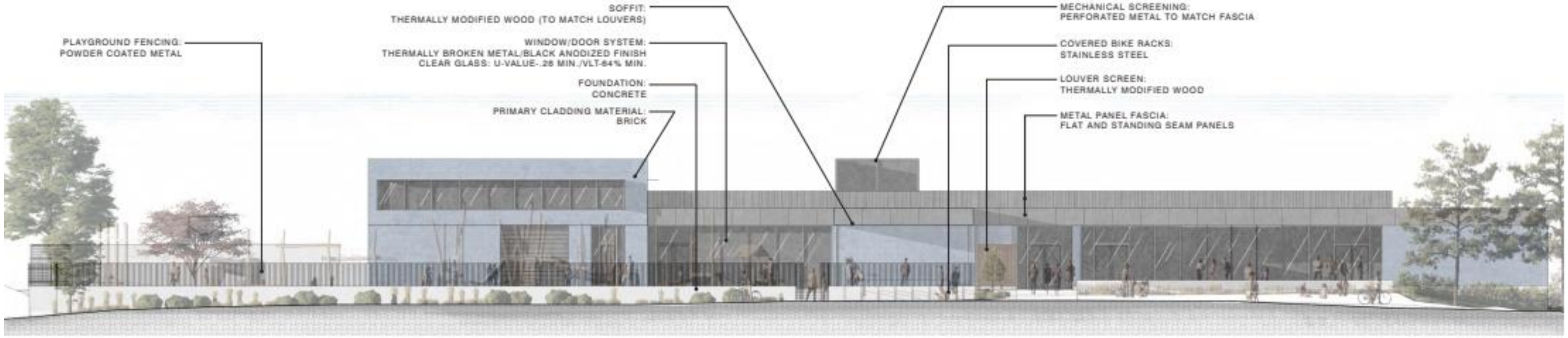
BASKET BALL SURFACING/POTENTIAL PUBLIC ART:
MURAL

LANDSCAPE:
NATIVE/PER WUI REQUIREMENTS

SITE ELEMENTS:
CONCRETE SEAT WALLS WITH INTEGRATED LIGHTS/BOLLARD LIGHTING
STAINLESS STEEL BIKE RACKS/POWDER COATED PLAYGROUND FENCING

ROOFING:
GRAY MEMBRANE

WOOD SOFFIT:
THERMALLY MODIFIED WOOD



NORTH ELEVATION

EAST ELEVATION

SCHEMATIC EXTERIOR ELEVATIONS

pcrecreation
A higher degree of play
SPARANO+MOONEY ARCHITECTURE
LANDMARK DESIGN

Questions & Comments

PC MARC AQUATICS

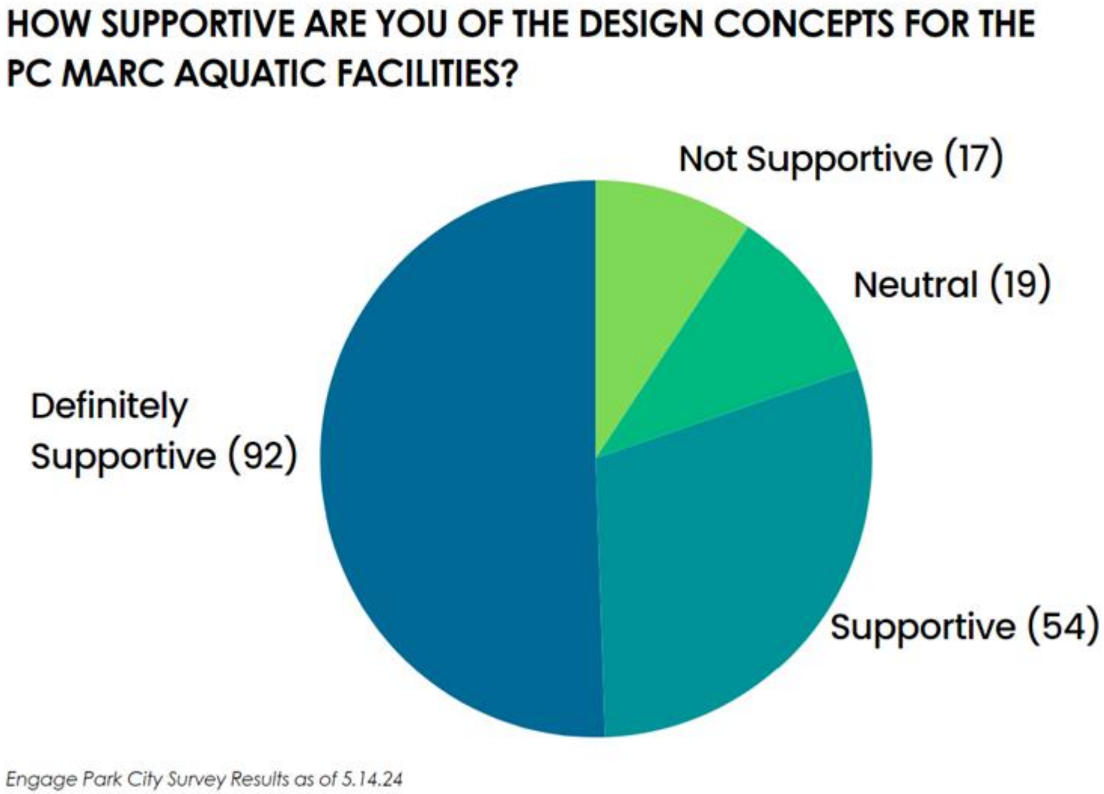
Mission Statement

Enriching the lives in our community through exceptional people, programs and facilities.

PUBLIC SUPPORT & OUTREACH

- Engage Park City page and survey
  - 749 total visits
  - 182 survey participants
- Open House at the PC MARC for patrons and Park Meadows neighbors
- Direct e-mail outreach to PC MARC patrons
- PCMC & PC MARC social and digital media
- Local media coverage
- Design boards on display in the PC MARC lobby
- Project on display at the Spring and Fall Projects Open Houses

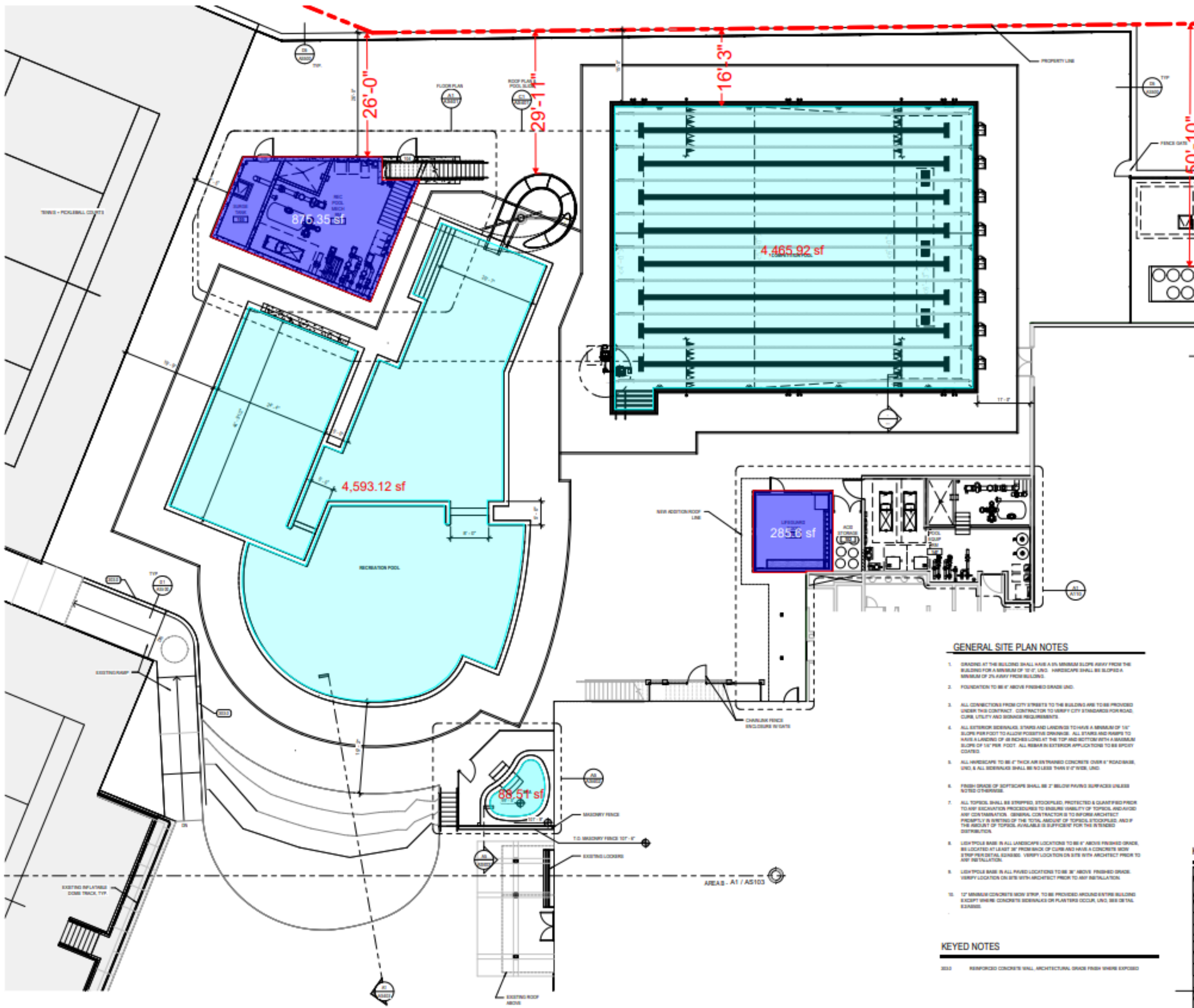
SURVEY RESULTS




Systema
Park City Municipal
Athletic & Recreation...
TENNIS COURT

Pool Renderings- Aerial View

VCBO



TREE PRESERVATION GUIDELINES & NOTES

1. FENCES WILL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST OR THE ARCHITECT.
2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 6" DEEP.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST / LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM, TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE. NEWLY PLANTED PLANTS THAT HAVE NOT BECOME ESTABLISHED (2 YEARS OR LESS) WILL ALSO NEED IRRIGATION TO ENSURE THEIR SURVIVAL. IT IS RECOMMENDED THAT A TEMPORARY IRRIGATION SYSTEM BE DESIGNED ACCORDING TO THE VOLUME AND FLOW OF THE WATER SOURCE TO WATER THE PLANT MATERIAL.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS WORK.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOODCHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
14. SPOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. MONITORING ONCE A MONTH SHALL OCCUR NOW AND FOR AT LEAST ONE YEAR AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST PERFORM THIS TASK.
16. A SOIL SAMPLE SHALL BE SENT TO USU SOILS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

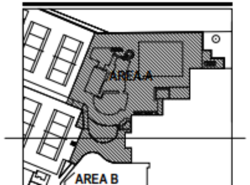
GENERAL SITE PLAN NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0", UNO. HARDSCAPE SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM BUILDING.
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO.
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE A MINIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, & ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE, UNO.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. ALL TOPSOIL SHALL BE STRIPPED, STOCKPILED, PROTECTED & QUANTIFIED PRIOR TO ANY EXCAVATION PROCEDURES TO ENSURE VIABILITY OF TOPSOIL AND AVOID ANY CONTAMINATION. GENERAL CONTRACTOR IS TO INFORM ARCHITECT PROMPTLY IN WRITING OF THE TOTAL AMOUNT OF TOPSOIL STOCKPILED, AND IF THE AMOUNT OF TOPSOIL AVAILABLE IS SUFFICIENT FOR THE INTENDED DISTRIBUTION.
8. LIGHTPOLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL E2/AS500. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
9. LIGHTPOLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. 12" MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, UNO, SEE DETAIL E2/AS500.

KEYED NOTES

2010 REINFORCED CONCRETE WALL, ARCHITECTURAL GRADE FINISH WHERE EXPOSED

KEY PLAN



New Aquatic Facilities

PVC Clad Stainless Steel Pool Construction

- Durability
- Maintenance
- Aesthetic Appeal
- Strength
- Temperature Control
- Eco-Friendly

Gutter Pool Construction

- Enhanced Aesthetics
- Efficient Water Circulation
- Customize Overflow Systems
- Improved Safety
- Lower Maintenance
- Energy Efficiency

Regenerative Filtration

- Efficiency
- Lower Chemical Use
- Environmentally Friendly
- Longer Filter Life
- Lower Maintenance

New Aquatic Facilities

Ultraviolet Purification: The pool water circulation system may include a UV purification system on the leisure pool to provide safe and pure water. This is a capital-intensive system, so this may be an add alternative to the bid package. The benefits of UV purification are:

- Effective Disinfection
- Reduced Chemical Use
- Improved Water Clarity
- No Chemical Byproducts
- Low Maintenance

Lap Pool

- Increase the lap pool from six to eight lanes. This was accomplished by relocating an existing chiller from its current location to the north side of the gymnasium.

- The pool will range from four to six feet deep, which gives greater programming flexibility. The current lap pool ranges from 3.5 to 5 feet in depth.

- The lap pool will increase in surface area by 42%, going from 3,150 square feet to 4,465 square feet.

Chiller Replacement

- The existing chiller would likely need replacement in a few years.

- The existing chiller uses R-22 (Freon), which has been banned from production and importation since 2020 due to its harmful effects on the ozone layer.

- The labor for moving the existing chiller now and then having to replace it in a few years means there will be 2X the labor costs associated with this project.

- Replacing the chiller now means only the incremental costs associated with the new chiller.

- There will be an incentive for the chiller replacement through Rocky Mountain Power.

Leisure Pool

- The project team has worked with VCBO to create a dynamic leisure pool that will attract a broader range of community members.
- The pool will range in depth from zero to nine feet.
- The facility will have a 12-foot slide, a 16-foot climbing wall, and play features in the zero-depth for the youngest community members.
- The proposed pool is 87% larger than the existing leisure pool, going from a surface area of 2,400 square feet to 4,593 square feet.

Pool Renderings- Northeast View

Pool Renderings- Southeast View

Aquatics Project Timeline

Project Milestones:

- May 8: Planning Commission Approval
- January 6: Project goes out to bid
- February 12: Bid Opening
- February 27: City Council awards contract for PC MARC Aquatics project
- March 31: Construction begins
- October 1: Project Complete

Questions & Comments