



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JUNE 30, 2025**

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens – Chair, Randy Scott, Puggy Holmgren, Katie Noble (attending virtually), John Hutchings, Dalton Gackle

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Elissa Martin, Planning Project Manager; Mark Harrington, City Attorney

1. MEETING CALLED TO ORDER AT 5:00 P.M.

Chair Douglas Stephens called the meeting to order at approximately 5:00 p.m.

2. ROLL CALL

Chair Stephens conducted a roll call of the Board Members present. It was noted that Board Member Katie Noble is attending the Historic Preservation Board Meeting virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 4, 2025.

MOTION: Board Member Scott moved to APPROVE the Historic Preservation Board Meeting Minutes from June 4, 2025. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that the Draft General Plan is available to the public and is posted on the project website www.engageparkcity.org. There is a questionnaire that is open through July 31, 2025, so community members can review the document and provide input. Director Ward informed the Board that there will be some work done on the Council Chambers in July and August. This means the scheduled August 6, 2025, Historic Preservation Board Meeting will take place in the Park City Library instead.

Board Member Dalton Gackle reported that the Park City Museum held the Historic Home Tour recently, and 176 Main Street was included on the tour as an outside stop. Several community members communicated to him that they did not mind the Board's decision to allow the deconstruction. However, there are concerns about the reconstruction of the 1907 design, as there was a strong preference to see it return to the 1970s version. Chair Stephens asked if the Historic Home Tour was successful. Board Member Gackle reported that there was a strong turnout, and it was a beautiful day. The tour went well.

5. **PUBLIC COMMUNICATIONS**

There were no public communications.

6. **CONTINUATION**

- A. **405 Woodside Avenue – Material Deconstruction – The Applicant Proposes to Lift a Significant Historic Structure to Construct a New Foundation and Rear Addition in the Historic Residential - 1 Zoning District. PL-25-06532.**

Director Ward explained that the applicant would like additional time for their plans. As a result, the 405 Woodside Avenue item is requested to be continued to a date uncertain.

MOTION: Board Member Gackle moved to CONTINUE the Material Deconstruction for 405 Woodside Avenue to a date uncertain. Board Member Scott seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. **REGULAR AGENDA**

- A. **Silver King Coalition Mine Building – Historic District Grant – Applicant Requests Grant Funding for Window Cleaning, Repair, and Installation of Window Security System for Lower Windows in the Historic Silver King Coalition Mine Building. PL-24-06273.**

Planning Project Manager, Elissa Martin, reported that this Historic District Grant application is for the Silver King Coalition Mine Building. The Silver King Coalition Mine is a Significant Historic Site on the Park City Historic Sites Inventory. The buildings shown in the presentation slides were constructed circa 1910. The original window frames were made of steel, and the windows were glazed with glass window panes. Over the years, the windows have been shattered, and some of the frames have been pulled out. The grant request is for \$14,165, and it is intended to help cover labor and material costs to clean all window frames of the broken glass, but not reglaze them. Manager Martin explained that a future grant request may be submitted in Fiscal Year 2026 to support the full scope of work, which includes the installation of steel mesh security screens.

The grant request of \$14,165 would be sourced from the Citywide fund. Manager Martin reported that for Fiscal Year 2025, the Historic Preservation Board has awarded \$32,971 from the Citywide General Fund. There is a balance of \$14,165 remaining. This grant would essentially use the remaining funds available for this Fiscal Year. She reminded the Board that the funds do not roll over. Criteria Evaluation was provided in the Staff Report to score the grant application. Staff recommends that the Board review the scores for the Historic District Grant application for the Silver King Coalition Mine window cleaning and repair, hold a public hearing, and determine whether the grant should be awarded.

Chair Stephens reiterated that the funds for Fiscal Year 2025 will not roll over, which means this is the last day those funds can be used. He asked Staff if the RDA funds roll over. Director Ward clarified that there is a new allotment each Fiscal Year. Board Member Gackle saw the building on Friday, and the windows need to be addressed. There are shards of glass sticking out of frames, so it is a hazard in its current condition.

Chair Stephens asked if there are enough of the steel frames. Manager Martin believed that was part of the scope for the next funding request. That portion of the project would involve repairing the frames. The lower-level windows would have steel mesh security screening. There was work done with the Planning Department on the Historic District Design Review (“HDDR”) waiver. What was approved in the waiver letter was to not reglaze at this point with material, but to use the security mesh screens where appropriate. Board Member Puggy Holmgren asked if this will eventually be open to the public. Manager Martin believes part of the long-term vision is that this will be part of a tour. She offered to find out more information. Board Member Gackle clarified that the museum is planning to do some interior tours and eventually have those open to the public. Currently, those are only open to those helping to fund the preservation work.

Chair Stephens opened the public hearing. There were no comments. The public hearing was closed.

Board Member Randy Scott explained that to reglaze every window would be extraordinarily expensive. He agrees with this proposal as a starting point. It was hard to score this application accurately using the Criteria Evaluation, but he is generally supportive of what has been proposed. This is a historic mine structure that needs some help, and this is the last day to use the funds available for Fiscal Year 2025. He feels it makes sense for the Historic Preservation Board to award the proposed funding amount.

Board Member Gackle stated that securing the building with the security mesh will help the preservation work as far as keeping people out of the building who could cause more damage. Chair Stephens added that it would also have a consistent look with industrial structures at that point in time. This will be a labor-intensive job, but he is in support. Board Member Holmgren believes what is proposed will make the building better.

MOTION: Board Member Gackle moved to APPROVE the Historic District Grant application for \$14,165 to Friends of Ski Mountain Mining History for the Silver King Coalition Mine Building. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

B. General Plan – The Historic Preservation Board Will Review and Provide Input on the Historic Preservation Draft Recommendations for the Updated General Plan. PL-24-06358.

Susan Petheram with FFKR Architects introduced herself to the Board and explained that she is part of the Design Workshop team working with the City on the General Plan update. She explained that this is a continuation of the discussion that took place at the June 4, 2025, Historic Preservation Board Meeting. Updates made to the draft recommendations were included in the Meeting Materials Packet for the Board to review.

The City Council and Planning Commission had a Joint Work Session last week. There was a good discussion, and later on in the presentation, some of their feedback will be shared. Ms. Petheram shared presentation slides with the Historic Preservation Board. She reported that there will be an overview of the updates since the June 4, 2025, Historic Preservation Board Meeting, there will be a review and discussion about the plan recommendations, and then the next steps in this process will be reviewed.

The Plan Framework was shared. Ms. Petheram reported that updates were made to the five themes. For example, the Water and Preservation theme has been updated to Water and Open Space Preservation. This ensures differentiation between Historic Preservation and Open Space Preservation. The theme statements for Transportation, Moderate Income Housing, and Water and Open Space Preservation were also updated.

Within the Community Character theme, there are five different focus areas, including Historic Preservation. That overall goal was updated and streamlined to state:

- Historic Preservation:
 - Park City will protect, preserve, enhance, and celebrate the historic character of the community.

The next update made was the addition of a fourth era, as discussed at the last Historic Preservation Board Meeting. The draft recommendation is to call the Recreation and Resort Industry Establishment (1963-1982). The four historic eras are now as follows:

- Settlement and Mining Boom Era (1868-1893);
- Mature Mining Era (1894-1930);
- Mining Decline and Emergence of Recreation Industry (1931-1962);
- Recreation and Resort Industry Establishment (1963-1982).

There are 18 strategies with actions for Commercial Sites and Districts, Residential Sites and Districts, and Mining Sites. At the last Historic Preservation Board, there were 17 strategies shared, so one more has been added since then. Another update was made to be consistent with the format and structure of the General Plan document. As a result, the sub-topic focus areas of the Historic Preservation strategies were removed. The order of them is still the same as before, but those are not called out in the document. Ms. Petheram reviewed some of the items specifically related to Historic Preservation:

- Documentation; Mining Era;
- Celebration and Education;
- Incentives;
- Stewardship, Collaboration, and Innovation;
- Policy and Regulations;
- Main Street.

The new strategy that was added is seen under the Policy and Regulations section:

- HP-N: Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods. (CS, RS).

Under the Main Street strategies, a change was made to remove the reference to Main Street as the cultural core. It is instead referred to as the historic core. Ms. Petheram reviewed the Community Character – Historic Preservation strategies chart. It looks at which strategies support the different types of resources in Park City, such as Commercial Sites and Districts, Residential Sites and Districts, and Mining Sites. As for the addition of that fourth era, even though it is the most recent, it is a reflection of all of the different eras to that point. The strategies were charted according to the different eras as well.

Board Member John Hutchings had a question about the Recreation and Resort Industry Establishment (1963-1982). He thought 19 years seemed like an odd number to choose. Ms. Petheram explained that 1982 was selected based on documentation, but the dates can be discussed. It was a timeframe that had significance. Board Member Gackle reported that the museum has focused on the time up to 1981, because Deer Valley opened for the 1981/1982 ski season. After that, a separate development boom occurs.

Chair Stephens asked if the addition of the fourth era would bring certain structures under the purview of the Historic Preservation Board. Director Ward reported that there is a 50-year timeline in place, but there are also the designated eras. For a site to be listed, it needs to go through Historic Preservation Board review and recommendation, then to the Planning Commission, and then to the City Council. If something is a Park City-designated Historic Site, then it is codified. One of the recommendations is to continue with the grant program and incentives, as well as to focus on what the resources are.

City Attorney, Mark Harrington, explained that there are different rules now, so it becomes more difficult to add designated properties to the list, given the actions of the State Legislature. It is incentive-based inclusion that Park City currently supports. Director Ward noted that incentives are not only handled through grants. In the current code, if there is a mining structure designated on the Historic Sites Inventory, there are exceptions for items such as parking, setbacks, height, and maximum building footprint. There are also some allowances. A potential action that could be explored is updating the Land Management Code (“LMC”) to allow for those exceptions within the new era as well. Chair Stephens believed that would be valuable and expressed support to look into that further.

Ms. Petheram reported that the next few presentation slides look at the action items associated with each strategy. She noted that the actions are ranked by priority. There are some high, medium, and low priorities listed, but for some of the strategies, it is more sequential. For instance, looking at what needs to happen first in order to move forward. That context contributed to the prioritization that has been recommended in the draft. Ms. Petheram took time to review each of the strategies and the associated action items:

- Strategy C-5-A:
 - Develop a clear understanding of the ski era resources in Park City.
 - High Priority:
 - Action 1.1: Conduct a Reconnaissance Level Survey (RLS) by 2026.
 - Action 1.2: Conduct an Intensive Level Survey (ILS) of key clusters/areas identified during the RLS by 2027.
 - Medium Priority:
 - Action 1.3: Establish an honorary designation for properties identified as contributing to this era of Park City’s history.
- Strategy C-5-B:
 - Confirm the key resources and sites related to Park City’s Olympic host legacy.
 - High Priority:
 - Action 2.1: Create a GIS feature layer to document 2002 Olympic host-related sites and their key attributes.
 - Medium/Low Priority:
 - Action 2.2: Create an ArcGIS StoryMap or Web Experience page to provide information regarding Park City’s Olympic host-related sites in a user-friendly format.
- Strategy C-5-C:
 - Continue to document and monitor Mining Era resources, especially in Park City’s residential and business districts, which provide the foundation of Park City’s historic resources and character.
 - High Priority:
 - Action 3.1: Identify potential Mining Era resources not currently on the Historic Site Inventory and clarify why they

- are not included (e.g., removal requested, insufficient documentation, etc.)
- Action 3.2: Streamline the current Historic Sites inventory into an online, searchable database using GIS or other location-based tools.
- Medium/Low Priority:
 - Action 3.3: Update the knowledge of identified Mining Era residences with additional details to further the understanding of their importance and contribution to Park City's history.
- Strategy C-5-D:
 - Continue to recognize preservation projects, share success stories to inspire future efforts, and provide technical resources to property owners.
 - High Priority:
 - Action 4.1: Invest in and expand education, outreach, and recognition efforts.
 - Medium Priority:
 - Action 4.2: Establish an annual event designed to celebrate exemplary preservation efforts, while also providing a regular means to educate and inform property owners about the benefits and opportunities of historic preservation.
 - Action 4.3: Showcase the sustainability of historic preservation efforts by documenting and sharing information about the estimated embodied energy, durability of materials, and passive features of structures.
- Strategy C-5-E:
 - Provide access to historic preservation best practices, recognizing the range and diversity of Park City's historic resources.
 - High Priority:
 - Action 5.1: Provide regular training opportunities for staff and board members to understand and apply best practices to Park City's regulatory and policy framework for historic resources.
- Strategy C-5-F:
 - Continue to educate the community and visitors about the history and evolution of Park City.
 - High Priority:
 - Action 6.1: Celebrate and highlight Park City's mining, skiing, and 2002 Olympic Host legacies as defining eras for the City's character and history.
 - Action 6.2: Create an online resource, such as a webpage or ArcGIS StoryMap, to serve as a means for celebrating property owners' ongoing stewardship and preservation of the City's historic resources within the Historic District.
 - Action 6.3: Use the online stewardship and preservation resource to provide:

- A high-level and user-friendly overview of the purpose of the Historic District Regulations;
 - An overview of the process for making modifications to their properties; and
 - Potential resources available to support property owners in their preservation efforts.
 - Medium Priority:
 - Action 6.4: Leverage Park City's 2002 Olympic Host legacy to prepare for and support the 2034 Olympic Games.
 - Action 6.5: Collaborate with the resorts and the Park City Museum to create educational and promotional materials for the Ski Resort and Olympic eras.
 - Action 6.6: Continue to collaborate with the resorts, Friends of Ski Mountain Mining History, and the Park City Museum to create educational and promotional materials featuring the intersection of Park City's mine sites and resort activities.
 - Action 6.7: Collaborate with the Park City Museum to update and develop self-guided walking tour resources, in physical and digital formats.
 - Action 6.8: Continue to celebrate Park City's history through public art and integrate historic information into existing and future educational and informational resources, such as the Park City Public Art StoryMap.
- Strategy C-5-G:
 - Collaborate with the Park City Museum, Utah Historical Society, and other partners to help tell the story of less well-known aspects of Park City's history.
 - High Priority:
 - Action 7.1: Document and confirm additional details regarding the ethnic groups that have called Park City home, either temporarily or long-term.
 - Medium Priority:
 - Action 7.2: Create a means to highlight and further recognize additional details, such as a plaque, award, or other means of recognition, in addition to existing forms of celebration and recognition.
 - Low Priority:
 - Action 7.3: Establish or expand educational materials that focus on Park City's historic and current cultural and ethnic diversity.
 - Action 7.4: Develop a guided walking tour focused on highlighting areas historically occupied by ethnic groups, such as Park City's Chinatown.
 - Action 7.5: Develop online resources and/or self-guided walking tour resources, such as ArcGIS StoryMaps, to provide

opportunities for residents and visitors to learn more about the many aspects of Park City's history.

- Strategy C-5-H:
 - Continue to support the adaptive re-use of historic buildings through incentives.
 - High Priority:
 - Action 8.1: Continue to research, identify, and utilize financial incentives for historic preservation efforts.
 - Action 8.2: Continue to offer the Historic District matching grant program to offer incentives for preservation, rehabilitation, and renovation of historic landmark sites. Consider having a “focus” for each round of grants to highlight different types of properties and needs.
- Strategy C-5-I:
 - Establish options to incentivize the preservation of the documented historic resources associated with the ski era.
 - High Priority:
 - Action 9.1: Establish financial incentives for qualified resources of the ski industry identified by the Ski Era Intensive Level Survey (ILS).
 - Medium Priority:
 - Action 9.2: The financial incentives for the ski era can be established as a separate grant program or revolving loan fund from the programs supporting Park City's current Historic Sites Inventory, with requirements tailored toward ski era resources.
 - Low Priority:
 - Action 9.3: Consider regulatory exceptions for ski-era sites, such as setback flexibility or parking exemptions, for property owners that record a façade easement.
 - Action 9.4: Consider density bonus incentives if the ski era resource(s) of a site undergoing redevelopment are preserved.
- Strategy C-5-J:
 - Continue to foster collaborative efforts to preserve, protect, and promote Park City's historic resources.
 - High Priority:
 - Action 10.1: Continue to partner with Friends of Ski Mountain Mining History and the ski resorts on celebrating and highlighting the intersection of Park City's skiing and mining culture.
- Strategy C-5-K:
 - Proactively work to protect the historic mining sites and structures from both physical and environmental damage.
 - High Priority:

- Action 11.1: Establish an annual (or other regular recurring) wildfire mitigation process to clear vegetation around/adjacent to historic mining sites.
- Action 11.2: Establish strategies to counteract and prevent vandalism of remote mining sites and structures.
- Strategy C-5-L:
 - Continue to explore opportunities to integrate historic preservation with other initiatives, such as sustainability, workforce housing, arts/culture, and recreation/trails/open space.
 - High Priority:
 - Action 12.1: Integrate affordable and attainable housing with the preservation of historic structures, including the acquisition of additional properties.
 - Medium/Low Priority:
 - Action 12.2: Create an awareness campaign to promote the connections between Historic Preservation and Sustainability.
 - Action 12.3: Develop a tracking mechanism for estimating the embodied energy in Park City's existing and historic resources.
- Strategy C-5-M:
 - Proactively work to protect Old Town's historic resources from wildfire damage.
 - High Priority:
 - Action 13.1: Collaborate with Rocky Mountain Power on efforts to underground power lines, establishing a timeline for undergrounding by 2026.
 - Action 13.2: Prioritize Old Town and the City's historic districts for undergrounding completion.
- Strategy C-5-N:
 - Support the integration of small-scale mixed-use components into Park City's older and historic neighborhoods to discourage sprawl and support walkable neighborhoods.
 - High Priority:
 - Action 14.1: Review the LMC to identify barriers to mixed uses in key historic neighborhoods, including Thaynes, Lower Deer Valley, Masonic Hill, and Park Meadows.
 - Medium Priority:
 - Action 14.2: Establish parameters for the size, scale, and extent of allowing mixed uses in neighborhoods.
- Strategy C-5-O:
 - Continue to regularly assess and evaluate the Regulations for Historic Districts and Historic Sites in the Land Management Code (LMC) for consistency and potential modifications that further preservation efforts while supporting a degree of flexibility.

- High Priority:
 - Action 15.1: Consider requiring more detailed mitigation plans to ensure construction activity does not cause physical damage or disturb the future integrity of nearby Historic Sites.
 - Action 15.2: Annually evaluate and update, as needed, the LMC to maintain regulatory consistency and to reflect changes and developments in available materials and best practices for sustainability.
- Medium Priority:
 - Action 15.3: Evaluate streetscape standards that support walkability efforts and reinforce the historic nature of Park City's older neighborhoods/urban form.
 - Action 15.4: Evaluate modifications that may target better infill compatibility for the Historic Districts.
 - Action 15.5: Consider an easement for Olympic Sites.
 - Action 15.6: Evaluate updates to the LMC to support the preservation and compatible rehabilitation and/or renovation of ski-era structures.
- Low Priority:
 - Action 15.7: Consider integrating requirements for deconstruction of historic structures to the Application for Demolition and Certificate of Appropriateness for the Demolition process.
 - Action 15.8: Evaluate the potential for a Carbon Tax or Land Management Code update to incentivize the reuse and renovation of existing and historic structures rather than demolition.
- Strategy C-5-P:
 - Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts.
 - Medium Priority:
 - Action 16.1: Identify issues that threaten the aesthetic experience of the districts and refine the LMC based on findings. The aesthetic experience shall be measured from the pedestrian experience at the primary street frontage.
 - Action 16.2: Analyze the influence of site design and architecture as part of the review.
- Strategy C-5-Q:
 - Continue to promote and strengthen Main Street as the historic core of Park City.
 - High Priority:
 - Action 17.1: Continue the partnerships with the Historic Park City Alliance (HPCA) and the Park City Museum to address the needs and concerns of local business owners.

- Action 17.2: Retain a civic presence in the Main Street area.
- Action 17.3: Continue to use Main Street as a key location for events, festivals, and celebrations. Ensure improvements are geared toward supporting these crowds – restrooms, drinking fountains, shade, etc.
- Medium Priority:
 - Action 17.4: Develop a grant program tailored for business owners of historic commercial structures.
 - Action 17.5: Evaluate and document potential new assets in the Main Street area through a bi-annual Reconnaissance Level Survey (RLS).
 - Action 17.6: Retain existing historic assets in the Main Street area using incentives and regulations.
 - Action 17.7: Regularly review and update the LMC to:
 - Ensure vertical zoning is effective for creating and maintaining a vibrant streetscape.
 - Ensure compatible infill while supporting the use of new materials and construction methods and techniques.
 - Low Priority:
 - Action 17.8: Work to re-establish a cultural element in the Main Street area through strategic partnerships.
- Strategy C-5-R:
 - Support efforts for a pedestrian-first environment along Main Street and within Old Town.
 - High Priority:
 - Action 18.1: Regularly evaluate Land Management Code regulations for residential and commercial parking requirements and identify opportunities to reduce the impacts of parking in Old Town.
 - Action 18.2: Regularly evaluate the Old Town Residential Parking Permit program to ensure balance between resident, business, and visitor parking.
 - Medium Priority:
 - Action 18.3: Continue to prioritize people-centric spaces while respecting the cultural heritage of Main Street.
 - Action 18.4: Transform surface parking lots into underground parking structures to create opportunities for more open spaces or compatible infill development.
 - Action 18.5: Update the Land Management Code to encourage pedestrian-oriented design and to minimize the visual impacts of cars in the Historic Districts.

Discussions were had about Strategy C-5-G. Board Member Gackle suggested a change to Action 7.1 to reference ethnic and cultural groups instead of only ethnic groups. Social groups might be appropriate language as well. Ms. Petheram took note of the suggestion.

Strategy C-5-L was discussed. Board Member Hutchings asked about the possibility of the City acquiring ski-era houses, putting an easement on them, and using them for affordable housing. Board Member Gackle mentioned potential strategies using saved materials. Ms. Petheram noted that the City could take the lead on purchasing a ski era property and look into some creative opportunities. The Board discussed the new strategy that was added, Strategy C-5-N, related to small-scale mixed-use components. Board Member Gackle asked about adding Prospector to that list of neighborhoods. A lot of those houses were built in the late 1970s to early 1980s. Ms. Petheram thanked him for the recommendation and confirmed that there is a section about neighborhoods.

Following the review of the strategies and action items, Ms. Petheram asked if there were additional questions or comments from the Historic Preservation Board. Director Ward took time to share information about the Joint Work Session that took place between the Planning Commission and City Council. There was a good discussion, and feedback was received about the length of the General Plan document. The current version is 160 pages. It is still too long, but work is being done to keep the themes and strategies in the main body of the document. The actions will be shifted to the Appendix instead. Director Ward explained that there will be some flexibility built in with the actions shifting to the Appendix section, as that can easily be updated or modified as needed.

Ms. Petheram noted that there was a comment made during the Joint Work Session that there are a lot of Historic Preservation strategies and actions. It was recognized that the Historic Preservation Board has an important role. There was a discussion about whether or not there should be a separate plan for Historic Preservation, but pulling the action items out and into the Appendix was supported and is the step the team will take next.

Chair Stephens shared comments related to Main Street. He does not want to lose sight of Main Street developing in an organic way by focusing too much on the action items. He wants to honor the development of the past and also adjust for current times. While it is possible to encourage pedestrians, this also needs to be done organically and in a way that feels natural. Ms. Petheram believed that it is connected to some of the other aspects of the Community Character theme. Chair Stephens referenced connectivity between individuals and the built environment. Ms. Petheram asked if he feels that he has been captured effectively in the mission statements. Chair Stephens thinks there is an opportunity to look at how the limited resources are developed and how to build an environment that enriches the lives of those who live here or come to visit.

Director Ward believes the pedestrian experience is what Chair Stephens is describing. For instance, what it feels like and how the built environment is contributing to the overall pedestrian experience. Chair Stephens noted that the term "pedestrian experience" automatically makes someone think of an experience without cars. However, that is not

necessarily the case. It could be something that draws a pedestrian to an area. Board Member Holmgren suggested lowered speed levels and enforcement. That is something that could improve the pedestrian experience without removing vehicles entirely. The speed limit on Main Street is supposed to be 15 MPH and 25 MPH on Park Avenue, but that is not enforced. There is gridlock on Park Avenue almost every afternoon. Lowering the speed limit and enforcing it would make it more comfortable for people in the area. Ms. Petheram offered to review the Transportation strategies and action steps to make sure there is consistency and collaboration with the Historic Preservation section, where it talks about Main Street and Old Town. Based on Board Member feedback, it seems there is a desire to preserve, but also to support the natural evolution of a place over time.

Chair Stephens shared comments about sight lines. Director Ward noted that there is some flexibility with Vantage Points. There are considerations if something is built near a ridge line, and there is consideration of the pedestrian experience in the mountain corridors. She wondered whether the suggestion is to have something similar in the Historic District. Chair Stephens believes there are opportunities available. During planning efforts, it makes sense to look at things beyond a spreadsheet or itemized list. Ms. Petheram stated that it is possible to add something to the last two strategies to reference that in some way, whether it is Vantage Points or considering opportunities for gathering and interspersed open space in Old Town and Main Street. Chair Stephens acknowledged that it is difficult to balance creativity and code restrictions. Ms. Petheram stated that Historic Preservation is somewhat unique in the General Plan, because there are elements that are incorporated in the other themes and focus areas as well.

Board Member Scott appreciates the big picture thought process. When he thinks about Main Street, something that seems to be missing is the activation. For instance, pulling people into that area to have an experience. There could be more activation in the future. He noted that awareness of the history in Park City can assist with preservation efforts.

Board Member Hutchings commented that when he is in front of his house, there are often people who ask him what the ribbons are for. It creates an opportunity to discuss them and to talk about the history of the neighborhood. Having items that trigger a conversation or provide information about history can be meaningful. Board Member Gackle mentioned statues located in different areas, which can effectively communicate information. It would be meaningful to share more historical information where possible.

Board Member Noble shared information about an app that was developed when she lived in Midway. At various historic sites around Midway, it was possible to click on the app and find more information. It was fairly popular and was a different way for people to learn about the history of the area. Board Member Gackle believed that kind of approach was covered in some of the action items listed, such as collaborating with the Park City Museum and Utah Historical Society on experiences such as tours. Ms. Petheram confirmed that there can be discussions about different platforms that might work well.

Chair Stephens opened the public hearing. There were no comments. The public hearing was closed.

Board Member Scott commented on existing inventory. He pointed out that in two years, the Centennial Building may no longer be on the Historic Sites Inventory, because it will have been deconstructed and reconstructed. Director Ward clarified that it will remain on the Historic Sites Inventory. There is a requirement to record a financial guarantee so that the structure can be reconstructed. Board Member Scott stated that during the Historic Home Tour, he made note of a home on Daly Avenue that was reconstructed and is not on the Historic Sites Inventory. Some structures tell a story, but are not on the Historic Sites Inventory. Ms. Petheram thought that was a good point. It also fits in with some of the earlier comments made about evolution occurring organically. There are different ways of approaching preservation. Deconstruction and reconstruction do not necessarily take away from the history that remains in the area.

Board Member Gackle suggested that there be a future Historic Preservation Board agenda item where Board Members discuss why different structures are not included on the Historic Sites Inventory and whether it would make sense to include those. At the last meeting, there was a request made related to ski era research. Board Member Gackle sent some of the requested information out, which included a list of approximately 15 homes from those early eras that are not currently on the Historic Sites Inventory. There is already a list of known homes that could be discussed by the Board.

MOTION: Board Member Scott moved to forward a POSITIVE RECOMMENDATION to the Planning Commission and City Council for the General Plan, as discussed. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

8. ADJOURNMENT

MOTION: Board Member Holmgren moved to ADJOURN. There was no second.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 6:15 p.m.