



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

November 21, 2019

The Council of Park City, Summit County, Utah, met in open meeting on November 21, 2019, at 4:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property and litigation at 4:00 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 4:45 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

STUDY SESSION

Park City Vision 2020 Study Session:

David Buerle reviewed the summit from last night and indicated there were about 200 people who attended. He posed six questions to those in attendance and two questions stood out. There was strong support for finding regional solutions and the necessity for deep community engagement to achieve the preferred future for Park City. Council Member Gerber asked for the context of “deeper community engagement” and noted the extensive community engagement at present. Buerle indicated he perceived the question as something that would be necessary in the future. Council Member Henney asserted there was strong consensus on the preferred future of the City and the need to move forward among those that were participating in the workshops and at the summit. Council Member Ware Peek heard that people wanted solutions. She stated she was asked if the survey questions were leading. Buerle stated the think tank was built from community interest, the scenarios were built by people in the community, and the

expected and preferred futures were developed from individual responses, which was all good and very defensible.

Council Member Gerber heard from some survey responders that they were worried about the cost. She wanted to focus on the solutions first. Buerle stated there was a lack of simple or easy solutions. They were at the point where thought needed to be given on how to effect change. That could require digging deeper and doing more research. He wanted to keep the focus groups involved in that process. Council Member Gerber stated the businesses were operating with the assumption that tourists were a benefit. She thought the residents should be asked what it was about tourism that they didn't like, i.e. crowded trails, Main Street was blocked off, etc. This would be a factor in narrowing the focus. Buerle indicated that information had already been collected. Council Member Henney stated the City had more control over some issues than others. Tourism was an issue where government had little control. Mayor Beerman asserted communities in Colorado were having sustainable tourism. If the public got angry enough, drastic measures could be taken. Council Member Henney stated those Colorado communities were reactionary, and he didn't want that for this community. Council Member Gerber stated ads for Miners Day were in the Salt Lake Tribune, so there were other steps that could be taken before drastic measures were needed.

Council Member Elect Max Doilney stated Park City could only serve a certain number of people without changing, and asked if the community wanted bold change or radical change because those were two different options. He felt Park City could stay the same while embracing bold change. Mayor Beerman asked if Buerle could propose solutions with the associated consequences to determine if the community in reality wanted bold to radical change. Buerle indicated he could do that and it would be interesting to see how the strategic pillars interacted together. Council Member Worel asked when the General Plan would be updated after the vision process was completed. Mayor Beerman indicated it took six years after the last visioning process before the General Plan was updated. He thought that would be a future work session discussion. He asked if Buerle could determine the aspirational appetite versus the reality appetite. He also requested a forum focusing just on the sustainable tourism strategic pillar.

WORK SESSION

Discuss Leasing City-Owned property at Quinn's Junction to Mountain Trails Foundation and Summit Land Conservancy:

Jonathan Weidenhamer, Economic Development Manager, Cheryl Fox, Summit Lands Conservancy, Jack Thomas, architect, and Charlie Sturgis, Mountain Trails Foundation, were present for this item. Weidenhamer stated Mountain Trails would build, own and maintain the building and the City would lease the land to them. Thomas felt this location was perfect for the building, which would include office space and a social area.

Weidenhamer reviewed that the City would waive some fees and would want a right of first refusal if the building were sold. The City would pay for landscaping and snow removal as well. Charlie Sturgis felt this partnership would benefit all the entities. Fox thanked staff for working with them on this project. She hoped to move forward with a clear understanding of what the Council liked.

Council Member Gerber asked if this was sufficient space for future growth. Sturgis indicated the most important thing was to keep the space manageable. Expanding was expensive, but it could be considered. Fox stated they didn't want to overbuild, but they also needed to estimate for growth in their organizations. She felt the current layout was satisfactory.

Council Member Henney asked why the cost to maintain the restrooms would be \$22,000 since City staff was already near there maintaining other restrooms. Weidenhamer stated the figures were conservative. Council Member Worel explained that Peoples Health Clinic helped pay for maintenance based on square footage.

Council Member Ware Peek disclosed she was a Mountain Trails Foundation Ambassador. She hoped Mountain Trails and Summit Land Conservancy could help with cleaning and outdoor maintenance. Sturgis stated they were responsible for the building, but the land was the City's, so the City was responsible for the outside. With regard to the restrooms, they were located in the public social space and he thought public dollars should help maintain it. Thomas stated the restrooms were not needed for the office staff, but for the public. Council Member Ware Peek asked if the City could add on to the public space in the future. Thomas thought this space could be used efficiently to house more people in the future.

Council Member Gerber asked who would control the programming of the community space. Weidenhamer stated it hadn't been determined yet. Sturgis indicated his team would like to be in control of the programming since it was their building. Council Member Worel was concerned about the City waiving the fees since it had already donated the land for this building. Sturgis stated both these organizations brought a lot to the City. Fox indicated the money saved on the project would be spent on trails and open space.

Mayor Beerman stated the City was doing this so that it could have a public visitor's center. The project had to have a community benefit in order for the City to lease the land for this project. Sturgis stated business hours would be posted and the building would be open to the public during those times. Mayor Beerman thought rules should be set for other nonprofits to use the facility. He also liked the idea of money saved equaled more money for trails, but the City needed to be fair to all, so there needed to be a discussion on fee sharing.

Council Member Henney thought this was a community space and therefore the City should maintain the public restrooms. Mayor Beerman thought the building needed to be considered a visitor's center. With regard to public art, he asked what other nonprofits were required to do. Weidenhamer stated public art was negotiated depending on the nonprofit.

Council Members Henney, Gerber and Worel preferred having an interior restroom as part of a community space instead of a lockout restroom. Council Member Ware Peek envisioned Nordic skiers coming on the weekends, which would require Mountain Trails staff to come in to open. Sturgis stated this couldn't be everything to everybody, so thresholds had to be set. Council Member Worel read the front desk would be staffed during the day, and asked who would be there. Sturgis stated it would be his staff.

Mayor Beerman stated there was strong support from Council for this project. He suggested Mountain Trails and Summit Land Conservancy make a recommendation on business hours for the facility, what the appropriate threshold was for community events, and cost sharing, and bring it back for approval. Council Member Ware Peek stated she met with staff to work through the details on the cost of maintaining trails, and noted the City was getting a great deal having Mountain Trails as a partner. Council Member Henney noted public restrooms were already in that area, so this facility would meet a different need.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Lynn Ware Peek Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Steve Joyce	Excused

II) AWARDS AND RECOGNITION

1. Consideration to Adopt Resolution 23-2019, a Resolution Acknowledging Val Chin and Shirley Smith for their Dedication and Many Contributions to the Park City Community:

Former Mayor Dana Williams stated Val Chin and Shirley Smith affected hundreds of lives by facilitating cultural trips for students and others in the community. He expressed appreciation and gave them a plaque as a token of the community's gratitude. Michelle Downard, Resident Advocate, stated she spoke with many in the community, and they couldn't thank Chin and Smith enough.

Mayor Beerman opened the meeting for public input.

Caleb Fine, Treasure Mountain Junior High Principal, stated Chin and Smith had changed many students' lives for good, and he felt this was one of the finest exchange programs in the country.

Dr. Mike Andrews stated he was the first principal to accompany Chin and Smith in 1993, and noted this program would not exist without them. They were the kind of people that made the community what it was. What they did for students could not be expressed. He knew former students who went on to have careers involving China.

Wang Chin from China sent a video message honoring Chin and Smith. He stated it was wonderful working with them on the exchange program.

Val Chin thanked Williams for organizing this award. She stated the exchange took everyone in the City's help to put together, including the City government, museum, schools, Deer Valley Resort, the Sletten family, and more. She reviewed the process that was involved in starting this program.

Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek thanked Chin and Smith for creating this program. She asked if the program would continue going forward. Chin stated there were people that were taking over that program.

Council Member Worel moved to adopt Resolution 23-2019, a resolution acknowledging Val Chin and Shirley Smith for their dedication and many contributions to the Park City community. Council Member Gerber seconded the motion

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Bruce Erickson, Planning Director, introduced John Robertson, the new City Engineer. Robertson stated he was glad to be here. Erickson also announced he accompanied

the Planning staff to the Granite Science, Technology, Engineering, and Math (STEM) school to present.

Council Questions and Comments

Council Member Worel announced December 19th would be Ugly Sweater Day for Council and staff. There was some discussion from the Council on events they had attended since the last meeting. Council Member Ware Peek expressed concern for those crossing the street from Holiday Village to Snow Creek, and asked that it be evaluated.

Staff Communications Reports

1. Historic District Grant Program:

2. Historic Preservation Quarterly Update:

3. Community Development Process Improvements:

4. City Council Meeting Closed Captioning Service:

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 7, 2019:

Council Member Gerber noted on Page Four, Line 17, she had referred to High West on Park Avenue, and on Page 16, Line Seven, she requested a discussion on affordable housing requirements for homes of this size.

Council Member Gerber moved to approve the City Council meeting minutes from November 7, 2019 as amended. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

VI) CONSENT AGENDA

1. Request to Adopt Resolution 24-2019, a Resolution Declaring November 30, 2019, as "Small Business Saturday" in Park City, Utah:

2. Request to Authorize the City Manager to Purchase Three (3) Cutaway Transit V10 Gas Vans for Americans with Disabilities Act (ADA) Transportation and Dial-a-Ride, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$76,755.00:

3. Request to Authorize the City Manager to Sign an Addendum, in a Form Approved by the City Attorney, with Pure Technologies d/b/a Wachs Water for Leak Detection Services for an Additional \$110,000 and a Total Not to Exceed of \$251,500.80:

4. Request to Authorize the City Manager to Sign the Service Provider/Professional Services Agreement in a Form Approved by the City Attorney with Avail Technologies Incorporated, in an Amount Not to Exceed \$111,855.00 Annually, for Intelligent Transportation System (ITS) On-Call Support and Maintenance for the City-owned Avail Technologies Transit Package:

5. Request to Approve the First Addendum to the Professional Service Contract in a Form Approved by the City Attorney's Office with Cascadia Partners, LLC. in the Amount Not to Exceed \$6,100.00 for Additional Consulting Services as it Relates to Affordable Housing Projects:

6. Request to Authorize the City Manager to Execute an Addendum to the Professional Services Contract with Moreton & Company Insurance Services Co., for a One Year Extension for Insurance Placement Broker Services, in a Form Approved by the City Attorney and in an Amount Not to Exceed \$106,548.00:

7. Request to Approve a Real Estate Purchase Contract with David Berg for the Ironwood EHU Condominium in the Amount of \$725,000, in a Form Approved by the City Attorney:

Council Member Gerber moved to remove Item Two from the Consent Agenda. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

Council Member Gerber moved to approve Items One, and Three through Seven on the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

2. Request to Authorize the City Manager to Purchase Three (3) Cutaway Transit V10 Gas Vans for Americans with Disabilities Act (ADA) Transportation and Dial-a-Ride, in a Form Approved by the City Attorney, in an Amount Not to Exceed \$76,755.00:

Alfred Knotts, Luke Cartin and Brian Beckstrand were present for this item. Mayor Beerman stated the City was trying to make its fleet electric, and he understood there was no electric option for this type of vehicle. He asked if one or two vehicles would be sufficient until an electric model was made. Knotts stated the life of the vehicle was 150,000 miles and all the vehicles in operation had 250,000 miles and were being serviced more than average. He thought by the time these new vehicles needed to be replaced, the technology would be available to buy electric models.

Council Member Worel had lunch at the Senior Center and knew there was a definite need for the ADA transit vehicles. Cartin commented on the federal match for the vehicles and indicated they would be used for the new On-Demand program. He discussed electric Police vehicles that he was researching as well. He noted the replacement would be in 2024, which was sooner than the other buses. He could justify the purchase since it was helping with social equity.

Council Member Gerber moved to authorize the City Manager to purchase three (3) Cutaway Transit V10 Gas Vans for Americans with Disabilities Act (ADA) transportation and Dial-a-Ride, in a form approved by the City Attorney, in an amount not to exceed \$76,755.00. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, and Ware Peek

EXCUSED: Council Members Joyce and Worel

VII) OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute Amendment No. 6 to the Agreement, in a Form Approved by the City Attorney, with Alder Construction Company (Alder) for 3KWTP Construction Guaranteed Maximum Price (GMP) Construction Services for an Amount Not to Exceed \$77,500,000.00:

Clint McAfee, Michelle DeHaan, Roger McClain, Public Utilities Department, and Eric Alder, owner of Alder Construction, were present for this item. McAfee stated he and

staff had worked on this project for the past 10 years and he was proud of it. He reviewed this was a necessary water quality project since the City received its water from mine shafts. It would also serve as the Public Utilities administrative offices. He reviewed the regulatory negotiations that would bring the City into compliance with state law, and listed several prerequisite projects that lead to this major treatment plant project.

DeHaan stated there were challenges coming into this project. Staff had to discontinue using water from the Judge Mine because of all the metals in the water. Because of the number of metals, it took five different processes to treat the water. She noted no other city had that number of metals in its water source. It was decided to keep the new plant on the golf course. She reviewed that the City would be processing 3,000 gallons per minute, but the plant would have the capacity to treat up to 5,000 gallons per minute.

McClain stated this plant was well designed and would fit within the neighborhood. It was energy efficient and would not need to be expanded for a long time. He indicated the contractor was hired early and risks were identified, which helped with cost savings. He also discussed the construction timeline and indicated the project was scheduled to be completed by March 2023.

Council Member Worel asked if the February, 2020, start date was weather dependent. Alder stated the start date depended on receiving a building permit. Mayor Beerman reviewed the long process involved in getting to this point.

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

Council Member Ware Peek indicated the City's water was complex and thanked staff for working on saving the City \$4,000,000 per year because of the efficiency of this plant. Council Member Henney stated a lot of money was spent on open space and transportation, but without water there would not be a town. He was happy the City was meeting water quality standards. He complimented the Water Department on its net zero efforts, as well as water conservation efforts. He felt there was work to do in keeping water affordable for those on fixed incomes, but knew the Water Department was working on affordability.

Council Member Gerber moved to authorize the City Manager to execute Amendment No. 6 to the agreement, in a form approved by the City Attorney, with Alder Construction Company (Alder) for 3KWTP Construction Guaranteed Maximum Price (GMP) Construction Services for an amount not to exceed \$77,500,000.00. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

2. Consideration to Approve Ordinance 2019-55, an Ordinance Amending the Municipal Code of Park City: Title 4, Chapter 1 Definitions and Chapter 8 For-Hire Vehicles, to Facilitate Licensing Amendments; and Title 9, Chapter 5 Resident Permit Parking, to Facilitate the Creation of Drop, Load, and Staging Permits:

While Mayor Beerman was excused for a few minutes, Mayor Pro Tem Gerber called for the next item. Staff members Jonathan Weidenhamer, Jenny Diersen, Wade Carpenter and Johnny Wasden presented this item. Weidenhamer noted the next item on the agenda would be discussed at the same time as this item. Mayor Beerman returned. Weidenhamer reviewed the direction given at the November 7th meeting. He stated the ordinance would clarify definition processes of For-Hire Ground Transportation (FHGT) vehicle and business licenses. He reviewed that the Historic Park City Alliance (HPCA) did not like the additional Drop, Load and Staging (DLS) zones, but the zones were spread out and consensus was reached. The nonpaid zones were important to staff and they hoped to implement that in the future. He reviewed the resolution for approval and noted the fee adjustments for the DLS permits, and also the enforcement level of service with the cost recovery from that service.

Council Member Worel asked about transportation network companies (TNC). Uber and Lyft sent a letter asserting this permit would not work for their business model. She asked if they would be excluded from this law. Diersen stated this code amendment would require all FHGTs, including the TNC businesses, to purchase a permit.

Council Member Ware Peek stated without effective enforcement, the program would fail. She asked Chief Carpenter his preferred level of service (LOS) option. Chief Carpenter favored hiring a full-time employee for this job, with the annual cost being \$90,000 for a 40 hour work week. To Council Member Gerber's question regarding work schedules, Chief Carpenter responded the officer would work at peak times and on peak days. Council Member Henney stated enforcement was necessary to make this new permit a success. He asked if parking would play a part in enforcement. Wasden stated his team would be in close collaboration with Police to mitigate bad behavior. Council Member Henney liked the concept, but he felt the Police and Parking Departments needed to figure out how to enforce it. Weidenhamer stated staff would watch the Parking Department closely to see the staffing needs with this new DLS system and report back during the budget process.

Council Member Ware Peek asked to what extent Parking could support Police. Wasden stated one police officer and one parking enforcement staff member would be on Main Street. Council Member Gerber asked how the DLS stickers would be

displayed. Wasden stated they were hang tags that would be on the rear view mirror or dashboard. Mayor Beerman stated this was a significant redesign of traffic flow. He indicated the traffic flow situation would not be completely accomplished if there weren't DLS zones on Swede Alley. Diersen stated there were two DLS zones on Swede Alley, and one at the Brew Pub Lot. HPCA was not in consensus with staff and future discussions were needed. Council Member Gerber asked about creating a zone by the recycling center. Weidenhamer indicated there were many turning movements in that area, so adding a DLS zone there might be problematic for Transit.

Allison Kuhlrow, Executive Director Historic Park City Alliance, stated the board discussed what would make it work. They supported implementing Non-Permit DLS zones at the Brew Pub, Bob Wells Plaza, and 9th Street. She asked that the entire program begin at the same time so it could be evaluated together.

Council Member Henney asked if wayfinding had been thought out. Wasden stated those with a permit would have an instruction sheet so they would know the DLS locations. Discretion would be used by Enforcement for those in private vehicles without permits who dropped off friends, etc. Diersen stated there would be street signage to direct drivers to those zones. Council Member Worel stated there was concern expressed by stakeholders for disabled passengers needing to be dropped off. Wasden stated there would be discretion and those with handicap tags could park on the street.

Mayor Beerman opened the public hearing.

Kevin Ellis, Transportation Network, was concerned about travelers renting vehicles at the airport, residents, taxis, and Ubers, and felt these vehicles would take up the DLS zone spaces. He didn't think there was enough space for everyone. He felt more DLS zones were needed.

Sam Rubin, Four Seasons Concierge and Transportation, read a prepared statement. He felt the permit fee would have to be passed on to the passenger, which would jeopardize his ability to compete with the other transportation companies. He thought a cost of \$600 per year was not reasonable. He noted the background checks, safety inspections, insurance checks and other regulations and asked that Park City default to accepting the Salt Lake City permit or to deregulating all For-Hire vehicles. He voiced concern on the reciprocal licenses and requiring the public to cross Main Street if they were dropped off on Swede Alley.

Sam Madsen asked what the fees were. Diersen stated the DLS fee was \$200 per year, and the For-Hire Ground Transportation license fee remained the same. Madsen noted if a vehicle had a Salt Lake business license, they were not required to purchase a Park City permit. He was amenable to that clause. He stated Rubin was correct in his assertions regarding TNCs.

Michael Faulk thanked Council, staff and stakeholders for the time and effort put into finding a solution that worked for everyone. This was a step in the right direction, but the City needed a more radical change. This could work in the short-term, but he suggested changing the traffic flow to make Main Street a one way street going up and exiting on Swede Alley. This would take vehicles off Park Avenue and Hillside Avenue. He asked about the rules after peak hours (10:00 p.m.) Weidenhamer stated the legislation would be firm. After some time, it could be changed. Chief Carpenter stated between midnight and 2:00 a.m. the street was flooded with people and cabs stopped in the middle of the street. Council Member Gerber asked if vehicles could pull over into empty parking spaces at those hours. Wasden indicated paid parking stopped at midnight. Drivers would not be penalized for pulling into a parking stall to pick up passengers.

Sam Rubin read from Exhibit D in the packet materials about the cost. Staff clarified the fee was \$200 per year. Council Member Gerber asked for increased signage for loading and unloading.

Diersen gave public comment from Rob O'Brien, 649 Taxi, and stated he felt the \$200 fee was too high if Uber/Lyft did not have to pay a fee.

Betsy Wallace, Sundance, asked if this would apply to Sundance. Diersen stated there were transportation plans specifically made for special events.

Mayor Beerman closed the public hearing.

Council Member Gerber asked if there would be additional enforcement at the beginning of the program. Diersen stated staff was in the process of developing the plan between multiple departments and a robust communication system amongst all the stakeholders would be part of it. Council Member Henney referred to Faulk's suggestion for making Main Street a one way street. He felt this plan was a bold action. He knew it wasn't perfect, but the City was trying something bold. He thanked HPCA for supporting the plan.

Council Member Ware Peek requested the DLS zone signage on Main Street specifically say "with permit." Regarding the Historic Wall lot and the Galleria lot, Council Members Ware Peek, Worel, and Gerber supported the wishes of HPCA. Council Member Henney was fine eliminating the Galleria lot, but it was made clear there needed to be enough zones. Mayor Beerman suggested the City start the program without those spaces, but if staff deemed it necessary to add zones, Council could give permission to expand the zones. Council Member Ware Peek asked if Uber could be asked to stage outside of Main Street. Council agreed to start without those two lots, but staff would have the ability to change or expand the areas.

Council Member Henney moved to approve Ordinance 2019-55, an ordinance amending the Municipal Code of Park City: Title 4, Chapter 1 Definitions and Chapter 8 For-Hire Vehicles, to facilitate licensing amendments; and Title 9, Chapter 5 Resident Permit Parking, to facilitate the creation of drop, load, and staging permits, with the amendment to eliminate the Historic Wall and Galleria DLS lots, with the understanding that staff would have the ability to change or expand the DLS areas as determined in the future. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

3. Consideration to Adopt Resolution 25-2019, a Resolution Re-Adopting the Fee Schedule and Replacing and Repealing Resolution 12-2019 in Its Entirety, and Discussion of Enforcement Budget Alternatives:

This item was discussed and a public hearing held in conjunction with New Business Item Two.

Council Member Henney moved to adopt Resolution 25-2019, a resolution re-adopting the Fee Schedule and replacing and repealing Resolution 12-2019 in its entirety. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

VIII) NEW BUSINESS

1. Consideration to Authorize the City Manager to Enter into an Agreement, in a Form Approved by the City Attorney, with Mercer for Employee Compensation Evaluation Services for an Amount Not to Exceed \$130,000.00:

Brooke Watters, HR Manager, stated HR had tweaked the pay scale for 25 years. She wanted an outside vendor to evaluate the City and its need to be competitive for employees, looking at gender pay bias, comparing the City with other ski towns, etc. She stated there were unique challenges including commuting employees, the cost of living within the City, etc. She didn't know what the outcome would be, but the evaluation would be very comprehensive. Mercer was a global company with access to a great amount of data, and could translate nationwide comparisons with Park City.

Council Member Henney asked what would be learned that the City didn't know currently. Dias stated public employee compensation was a sensitive matter. An analysis was done every two years, but he thought the City came up a little short. He reviewed what this vendor would analyze with this contract and noted they would also

look at the benefit package offered to employees. In looking at the RFPs submitted, Mercer was the best and most comprehensive. The City had some desperate hiring situations and customer service had been impacted. The other respondents would cost less, but they were not as comprehensive in their scopes. Mayor Beerman stated the City spent \$42 million per year in payroll, so getting this right was essential to maintaining the quality of service expected. Council Member Worel asked if gender was not currently looked at. Watters stated gender was evaluated, but some positions had a predominant number of a certain gender. Council Member Worel asked how the blue ribbon commission would be selected. Watters hoped people in the community with compensation experience would be chosen. Dias referred to a previous blue ribbon commission for Mayor and Council compensation, and noted the City had a model to refer to. Council would choose the members for that commission.

Mayor Beerman opened the meeting for public input.

Betsy Wallace, Sundance Executive Director, stated she used Mercer five times in her career and indicated they were fantastic. They would try to understand the job classifications as part of their research. They were straight forward with employees and helped with pay, benefits and communication. She highly recommended them.

Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to authorize the City Manager to enter into an agreement, in a form approved by the City Attorney, with Mercer for employee compensation evaluation services for an amount not to exceed \$130,000.00. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

2. Consideration to Approve Ordinance 2019-56, an Ordinance Approving the King's Crown Condominiums Plat, Located at 1271 Lowell Avenue, Park City, Utah:

Rebecca Ward, Planner, and Rory Murphy, Kings Crown Developer, were present for this item. Ward explained there were five proposed changes to the plat. There was public comment from a home across the street from Building D. The owner wanted to make sure the location of the building wouldn't change. Murphy stated it would not change.

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

Council Member Worel moved to approve Ordinance 2019-56, an ordinance approving the King's Crown Condominiums Plat, located at 1271 Lowell Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

3. Consideration to Approve the Renewable Energy Service Contract with Rocky Mountain Power in a Form Approved by the City Attorney:

Luke Cartin, Environmental Sustainability Manager, reviewed the City's 2022 goal to be 100% net zero and net zero community-wide by 2030. Eleven cities in Utah signed on to be net zero by 2030. Cartin noted Utah's Senator Romney joined the Senate Climate Caucus and was an advocate of for net zero energy.

Council Member Henney asked if it would be a problem if too many cities signed on to this goal. Cartin stated if it got too large, the state would need to take a look at the voice of its local entities.

Cartin reviewed that two years ago the City entered into an engineering and professional services agreement with Rocky Mountain Power (RMP). This allowed for a solar farm RFP between six entities. The solar farm would be a Utah based renewable. A power purchase agreement would be executed to take the power and put it on the grid, and then another contract would be needed for RMP to deliver the power to customers. This needed to be approved by the state. The cost to the City would be \$6,000 annually in a balancing account. The power would all be rolled together and RMP would help the City track what was online and offline, like the Arts and Culture district. There could be a cost increase up to \$30,000 because of a renewable energy tariff. This would balance the incremental impact of the resource on the system with the cost of producing and delivering the renewable electricity.

Cartin discussed the potential costs and savings from this energy contract. The project would be completed and online by 2022 and would create jobs for 25 years in a rural community in northern Utah. He stated the City would have three options to remain 100% renewable by 2037. Council Member Gerber asked what happened with solar energy production when the sun went down. Cartin stated natural gas would backup the solar in order to provide continuous energy. Mayor Beerman added battery backup might be an option by 2022.

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

Cartin stated this was the key to achieving the City's 2022 net zero goal.

Council Member Worel moved to approve the Renewable Energy Service Contract with Rocky Mountain Power in a form approved by the City Attorney. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Council Member Joyce

4. Consideration of Call Up of an Application for a Conditional Use Permit for a Private Driveway in a Public Right-of-Way for 901 Woodside Avenue:

Bruce Erickson, Planning Director, recommended a call up on the action on 901 Woodside Avenue.

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

Council Member Worel had an issue with calling it up because there was a strong process in place for making an appeal. If there was an issue with appealing, that process should be reviewed.

Harrington stated the Planning Commission asked for Council's input mid-stream, but it was not appropriate, because policy advice could not be given once the administrative application process started. The Planning Commission deadlocked, which wasn't a denial, because an action was needed. The applicant was provided the option to stipulate to the denial in order to proceed with an appeal. He noted the Planning Commission Chair was ineligible to vote because of a conflict of interest. Council Member Worel asked if the applicant could still appeal if the Council did not call up the matter. Harrington responded he could still appeal. Council Member Worel indicated she preferred the applicant follow the process and appeal.

Council Member Henney asked if the policy issue could be dealt with separately. Harrington affirmed it could be discussed separately. Harrington indicated the current policy was the basis for encroachments in a right-of-way. The criteria had a lot of determinations on the future use of the right-of-way. Council could relook at this issue.

Mayor Beerman stated this was not a clear cut decision for the Planning Commission. He thought this was a nuance that Council could look at. He asked if Council could discuss the broader impacts and policy if they called it up. Harrington stated not as part of this application since Council would have the same authority as the Planning Commission in applying the code, but the conflicts with the right-of-way could be considered. It was indicated the policies that were embedded in the conditional use criteria could not be changed. This was called a blended application due to the need for

the City to also issue an encroachment permit. Harrington noted the call up would be considered at the December 19th meeting.

Council Member Ware Peek moved to approve the call up of an application for a Conditional Use Permit for a private driveway in a public right-of-way for 901 Woodside Avenue. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, and Ware Peek

NAY: Council Member Worel

EXCUSED: Council Member Joyce

IX) ADJOURNMENT

X) PARK CITY HOUSING AUTHORITY

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Lynn Ware Peek Board Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
Board Member Steve Joyce	Excused

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

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III.) NEW BUSINESS

1. Consideration to Approve the National Ability Center Affordable Housing Agreement:

Jason Glidden, Affordable Housing Manager, stated as part of the National Ability Center (NAC) housing expansion, an affordable housing plan needed to be presented. It

was indicated the requirements were 9.04 Affordable Unit Equivalents (AUE) or 8,136 square feet. The deed restrictions included qualifications and priorities for those who were employed with NAC, or trained or received services with NAC. Nightly rentals were prohibited and the rent cap would be at or below 45% of the Summit County Area Median Income (AMI).

Glidden noted two requests from the NAC: a 50% reduction in required affordable housing units for a total of 4.52 AUEs (4,068 square feet) since the NAC benefited the community, and a reduction in the six month affordable rental lease requirement. A representative from NAC indicated they would like to offer a tenant the option to lease for a minimum of 90 days.

John Serio, Facilities Manager, stated this request would give them flexibility. He stated there would be expansions of the equestrian center and other sites, including the camp and recreation community building. They were here because of the focus on the lodge facility that would house 35 employees. They requested that fewer of them be deed restricted. These units would be longer term housing for coaches, interns, etc. These were seasonal employees. Michael Barille, Planning Consultant, gave examples of reconfiguring the space to include kitchens if they were needed, or lock those sections if the tenant would be eating in the main facility. They wanted to meet a community need by providing treatment and other programs.

Board Member Gerber understood a need to be flexible, but stated some NAC staff lived in some terrible conditions and hoped for an employee housing option. She asked if they planned to maintain and attract good staff by considering long-term housing needs. It was indicated there would be a three month minimum which would fill a portion of the need, and there would be other options for a more long-term need. The purpose of the project was to provide housing for the employees who couldn't find housing. Some items included in this project included a lift in one unit and counters that were wheelchair accessible in all the units.

Kevin Stickelman, CEO, noted the staff came and went, and they came from around the world. They would come just for the winter season and couldn't find accommodations. That was the flexibility NAC looked for with this project.

Board Member Worel stated the goal of affordable housing was to house the workforce and it was not intended for seasonal employees. Barille indicated the employers were supposed to meet the needs of their own employees. Council Member Gerber stated the resorts would also house seasonal employees when they built their affordable housing units, so she supported this project.

Board Member Henney stated this was repurposing existing entitlements to benefit the community. Because they were a nonprofit and benefited the community, he supported

it. Council Member Ware Peek supported the request as well. Mayor Beerman stated they were meeting the intent of the City's requirements and it made sense.

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

Council Member Ware Peek moved to approve the National Ability Center Affordable Housing Agreement. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Board Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Board Member Joyce

2. Consideration to Approve the Second Amendment to the Kings Crown Affordable Housing Mitigation Plan:

Jason Glidden, Affordable Housing Manager, and Rory Murphy, Kings Crown developer, presented this item. Glidden stated the affordable unit in Building D was labeled as common, but it would now be private, and it would keep its deed restrictions as such.

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

Council Member Ware Peek moved to approve the Second Amendment to the Kings Crown Affordable Housing Mitigation Plan. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Board Members Gerber, Henney, Ware Peek and Worel

EXCUSED: Board Member Joyce

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



Community Visioning Update

November 21, 2019

Extensive Community Survey
May - November 2019

Scenario-based Think-Tank Workshop
29/30 July 2019

Community Engagement
August - October 2019

Reconvened Think Tank
'Future Summit'
20 November 2019

Focus Groups
Nov 2019

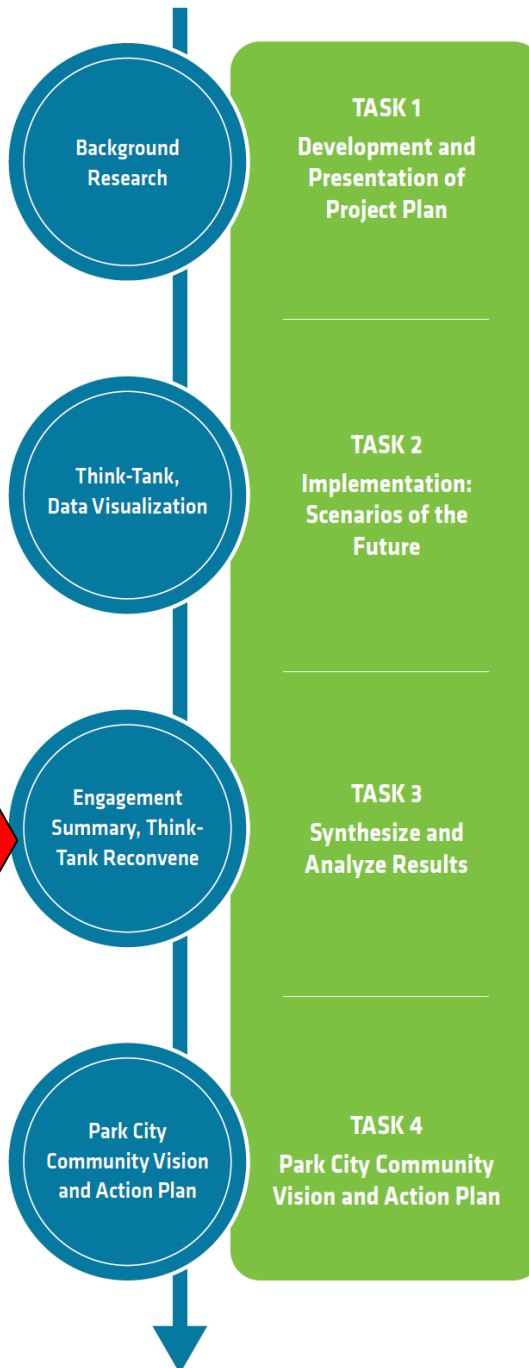
Data-driven consensus-
based vision
Jan / Feb 2020

future→iQ[®]
Create Future Intelligence[®]

ENGAGEMENT METHODS

- Think-Tank
- Face-to-face workshops
- Detailed individual surveys
- Online portal
- Paper surveys
- Profile filters to allow deeper insights





**We are
here**

Background
Research

TASK 1
Development and
Presentation of
Project Plan

- Initial meetings, call and interviews
- Develop detailed project plan and schedule
- Background research/Review of existing plans and documents

Think-Tank,
Data Visualization

TASK 2
Implementation:
Scenarios of the
Future

- Weekly status call or meeting; monthly status report for Council
- Pre Think-Tank surveys
- Park City Vision 2020 Think-Tank
- Scenarios of the Future Report
- Community stakeholder engagement; visioning workshops, focus groups, interviews, city events
- Data collection – Community stakeholder surveys
- Data visualization platform

Engagement
Summary, Think-
Tank Reconvene

TASK 3
Synthesize and
Analyze Results

- Data analysis and Community Stakeholder Engagement Summary
- Reconvene original Think-Tank Group
- Statement of Community Ideals and Core Values/Initiatives and prioritization matrix
- Incorporate input and finalize Park City Community Vision and Action Plan Report

Park City
Community Vision
and Action Plan

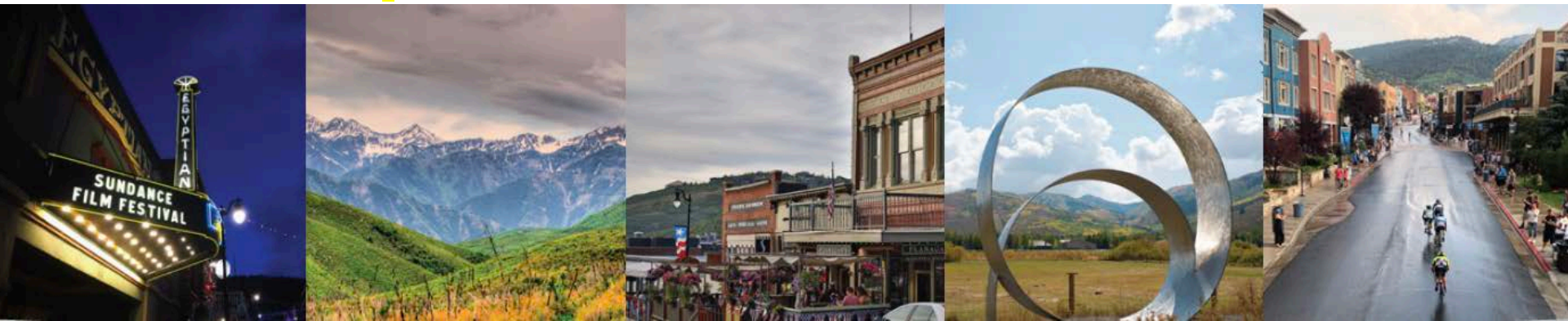
TASK 4
Park City Community
Vision and Action Plan

- Creation of graphic representation of Community Vision, Ideals and Core Values
- Presentations of Park City Community Vision and Action Plan to City Council and the community

January 2020

Work-to-date

- Community Survey (n = 748)
- Think-Tank – July (n = approx. 40)
- Vision Engagement Workshops – Aug/Sep/Oct (+250 people; 200 surveys)
- Online vision survey
- Future Summit – Nov 20
- Focus groups – Nov 21, 22
- Final Presentation – Jan / Feb 2020





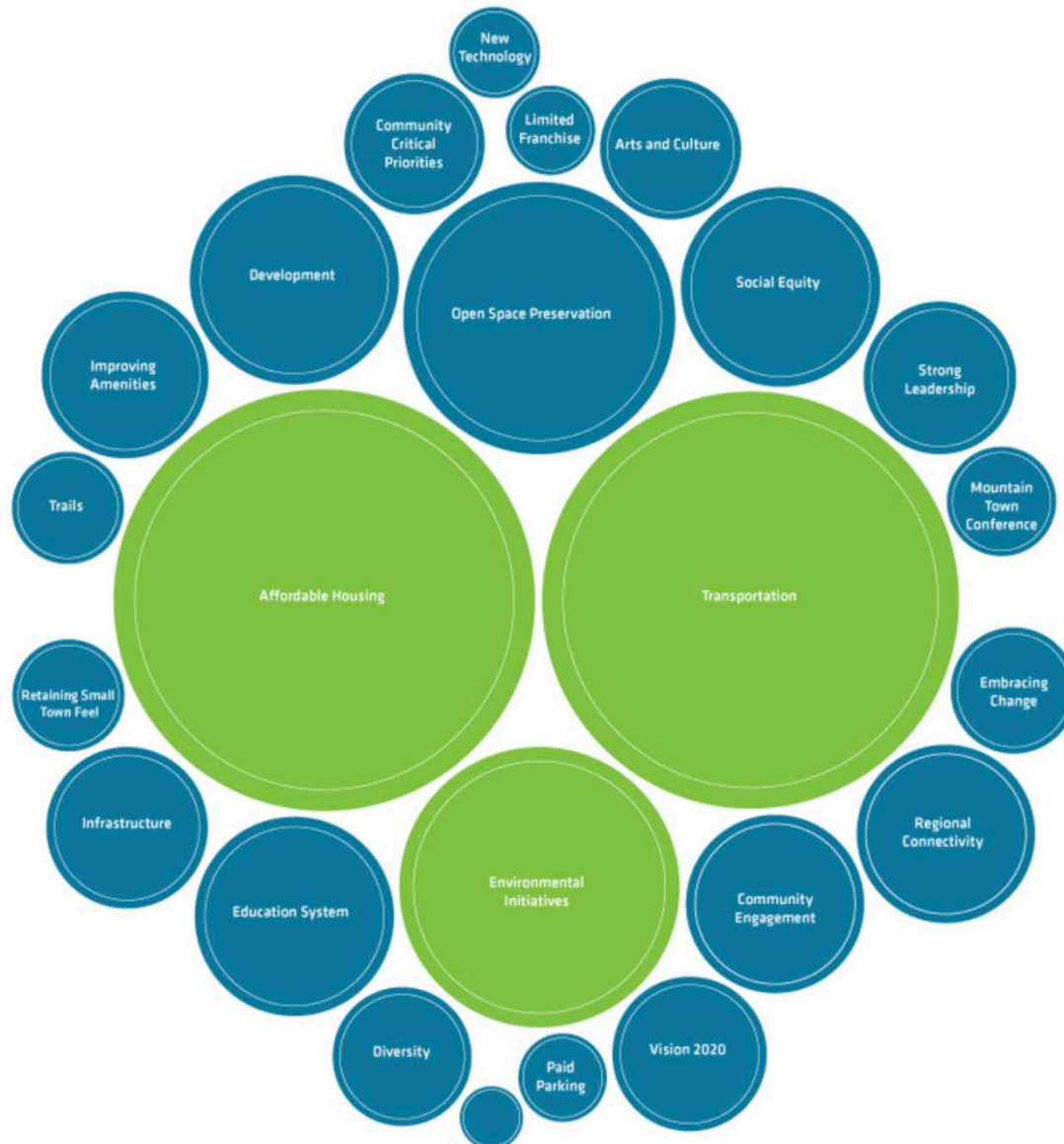
Community Engagement



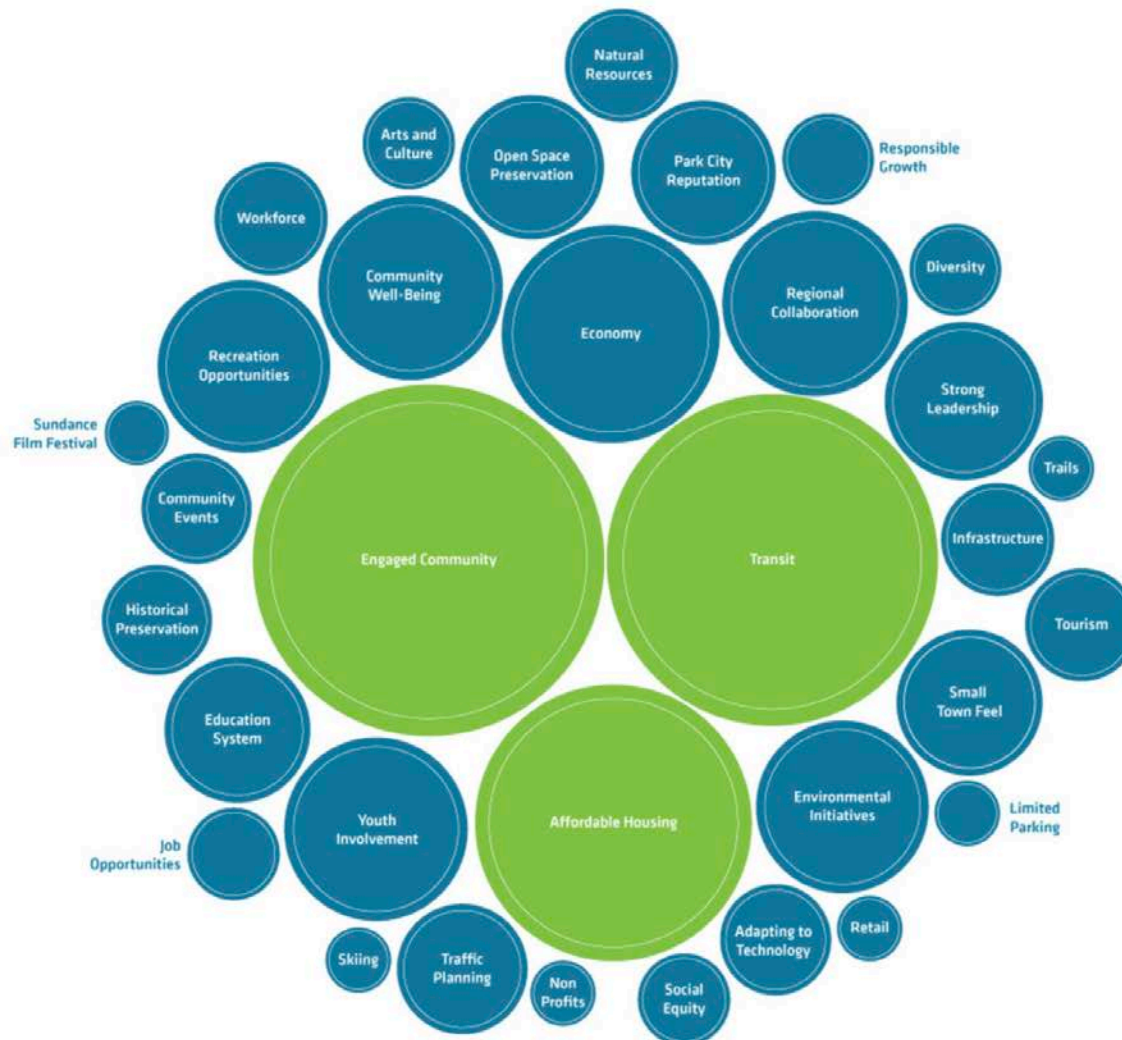
Vision Survey



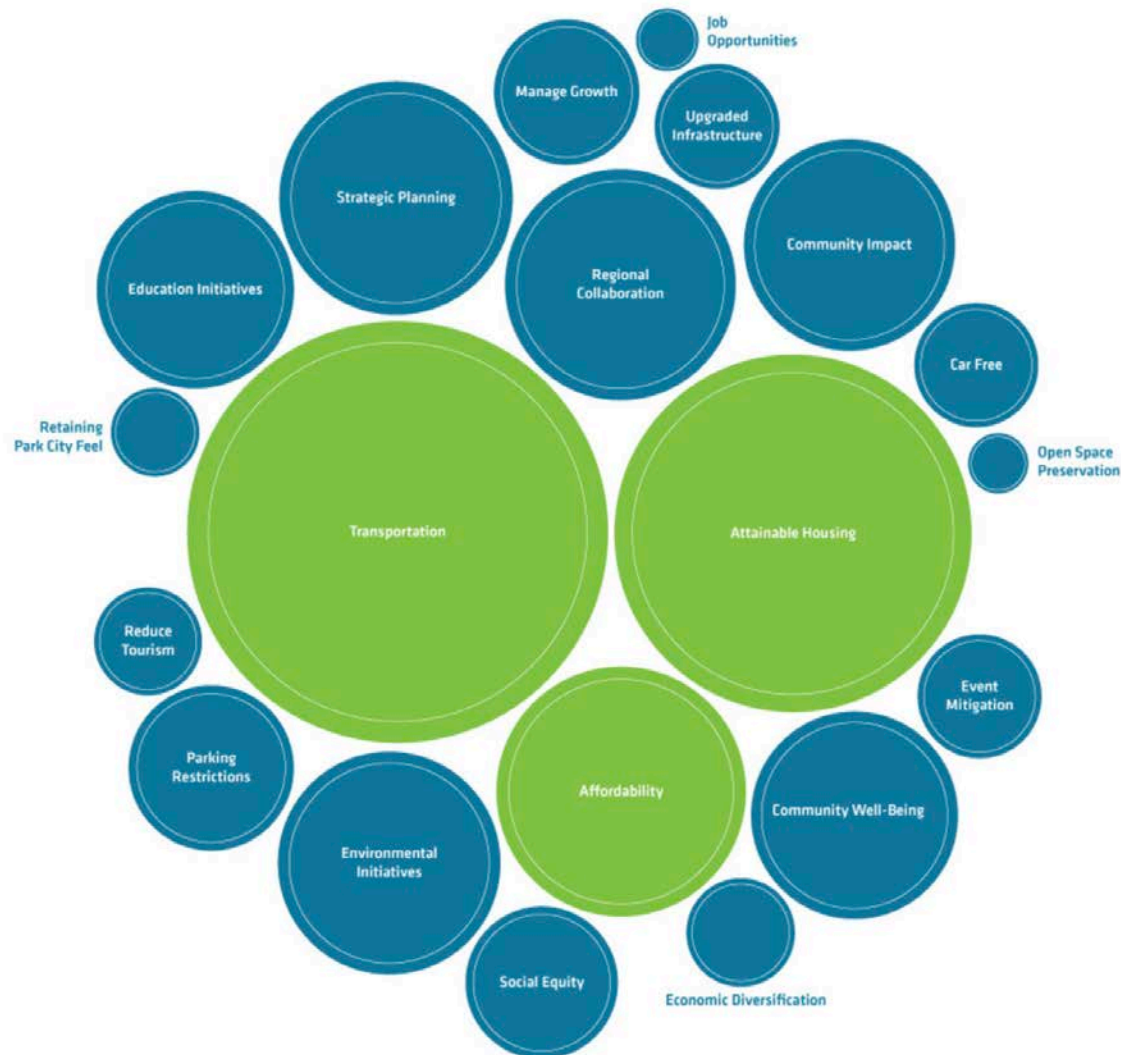
Initiatives or Developments reflecting the preferred future



Most important existing community assets to implement vision



Strategies and projects to be created or expanded to achieve the preferred future





Strategic Framework

Draft Strategic Pillars





**Draft Strategic
Pillars**

**A 'living laboratory' that
creates original thinking
and solutions**

Future Summit - November 20

PARK CITY FUTURE SUMMIT

What's your vision for Park City's future?

Gather with friends, neighbors, and City Council for a community conversation about a future vision for Park City. Your voice is important to the process. We want to hear from you!

**Wednesday, November 20, 2019
6:00-8:00 p.m.
Jim Santy Auditorium
(1255 Park Avenue)**

Se ofrecerá interpretación en español durante el evento.

Please take Park City Transit, carpool, bike, or walk to the event.

Learn more about Park City Vision 2020 [here](#).

Questions?
Contact linda.jager@parkcity.org
or 435.615.5189

For information and pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the event should contact linda.jager@parkcity.org or 435.615.5189 at least 24 hours prior to the event.





Future Summit Agenda

- Background to Vision 2020 and Results to date
- Panel Session – the future of Park City in 2030 in relation to the preferred scenario
- Launch of the Draft Strategic Pillars
- Explanation of the Pillars
- Rapid Polling on each pillar
- Questions and Answers
- Next Steps (Focus Group sessions and Vision 2020 Final Report)





Focus Group Sessions

Thursday, November 21:

10:00am – 11:00am	Sustainable Tourism
11:30am – 12:30pm	Arts, Culture & Local Economy

Friday, November 22:

10:00am – 11:00am	Regional Collaboration
11:30am – 12:30pm	Social Equity/Affordability
1:00pm - 2:00pm	Transportation
2:30pm – 3:30pm	Environmental Leadership

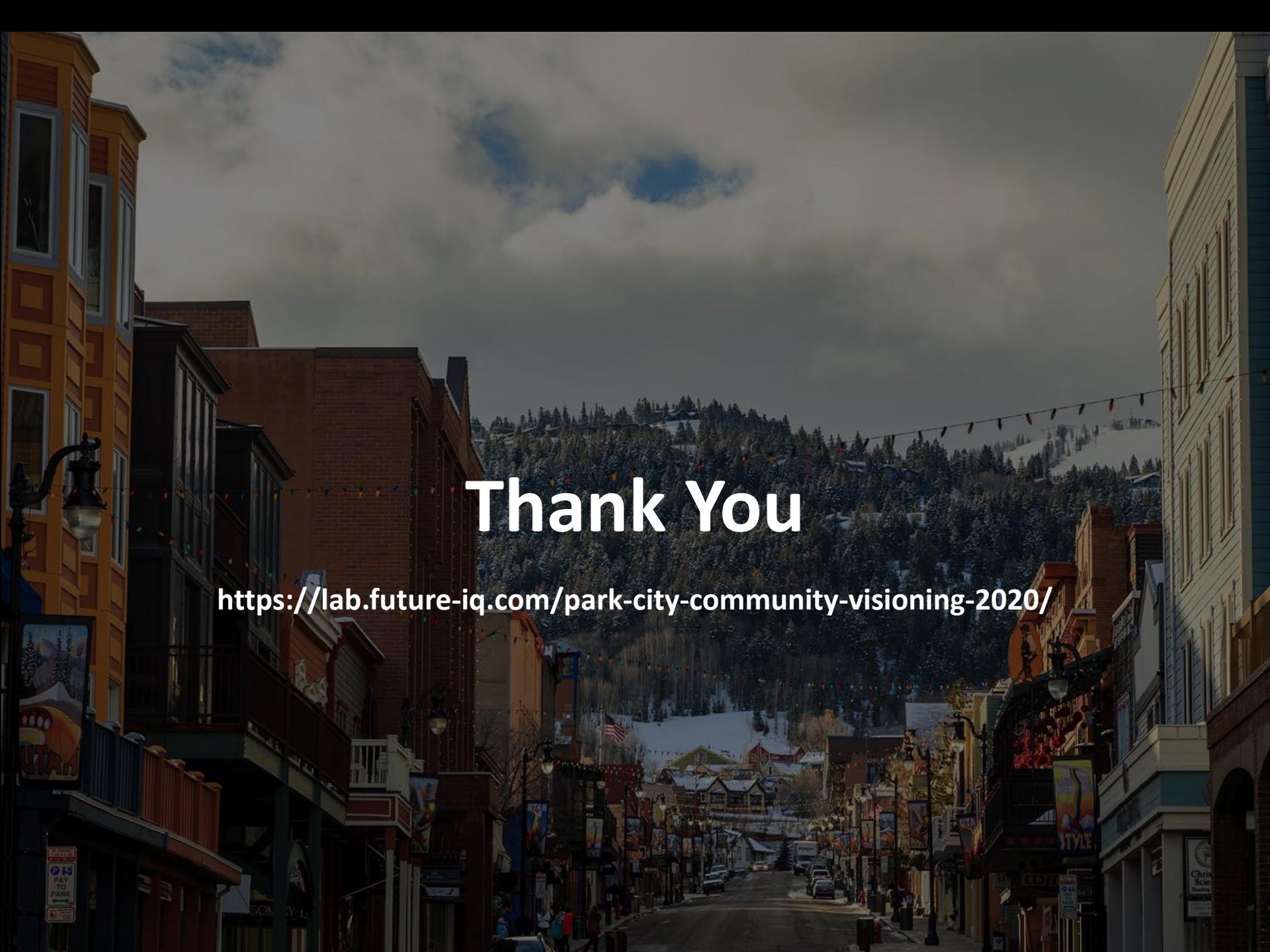
All sessions to be held in the Park City Library Community Room



Focus Group Sessions

- **Draft Strategic pillars** developed during October and early November
- Key **experts** identified to attend focus group sessions around Strategic Pillars
- 60 minute sessions to take a **deeper dive** into Strategic pillars, which inform the final report





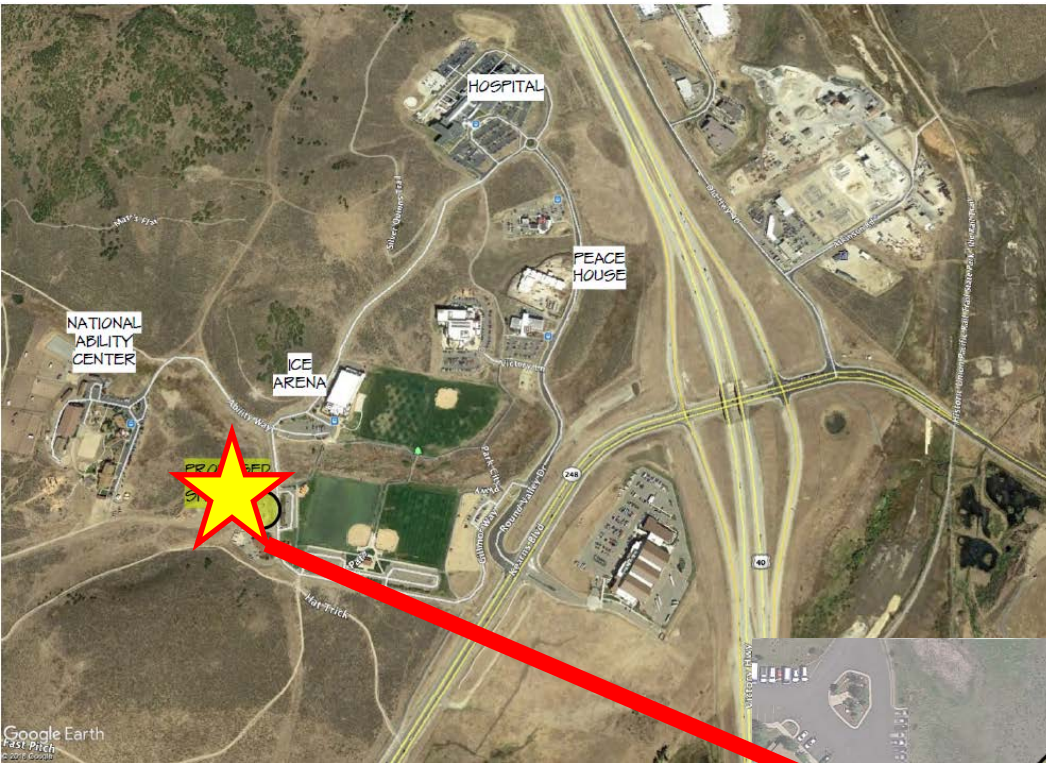
Thank You

<https://lab.future-iq.com/park-city-community-visioning-2020/>

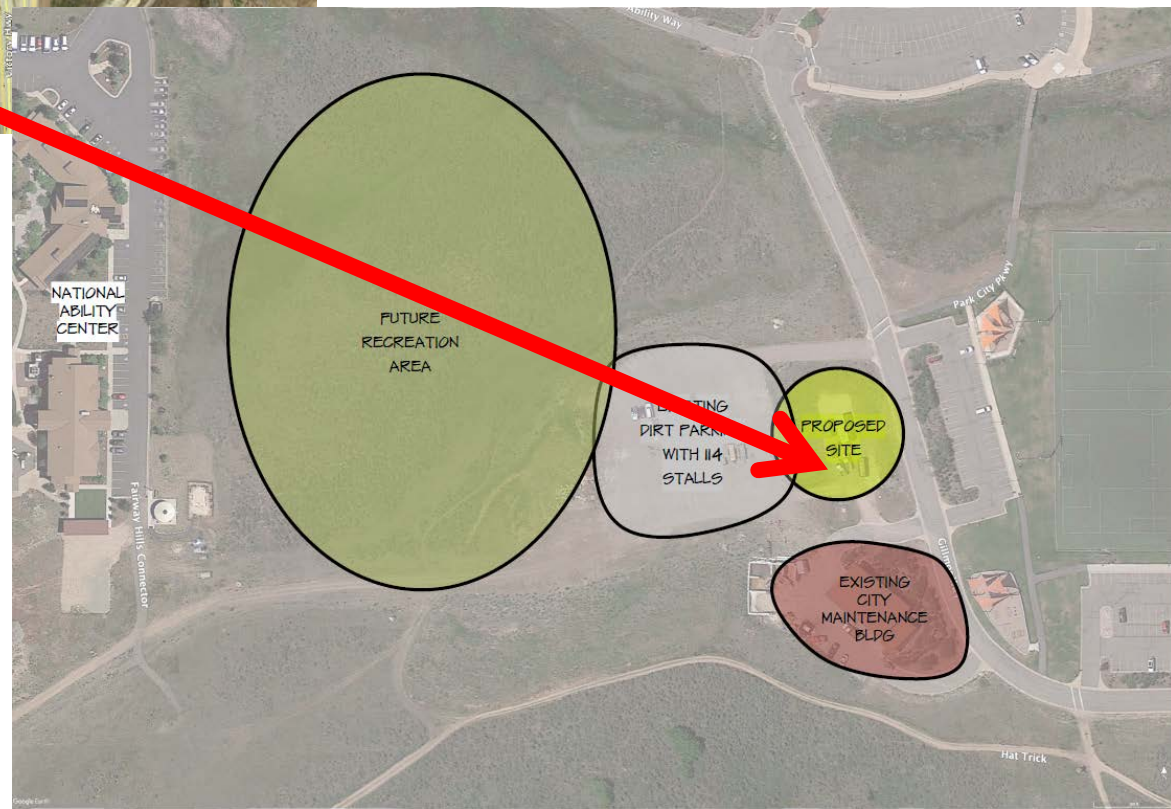
Mountain Trails Foundation & Summit Land Conservancy



Concept only



Google Earth
Fast Pitch
© 2016 Google



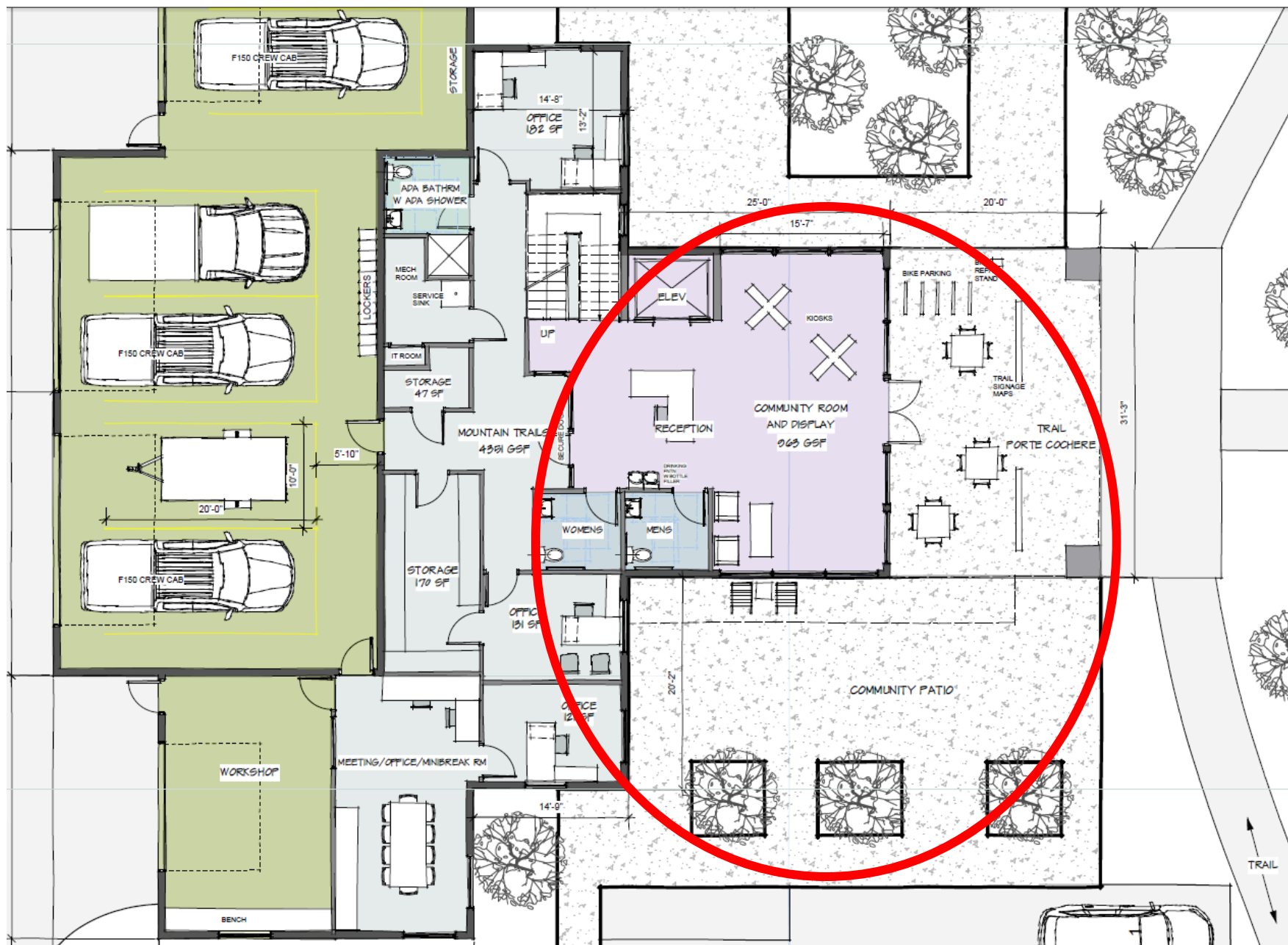


Draft Deal Terms

- 1) Lease Land for \$1/annually, on the basis of community spaces & broad community financial benefit.
- 2) MTF/SLC to:
 - a) Build, own & maintain the building;
 - b) Build Net zero.
- 3) PCMC to:
 - a) Maintain a ROFR or reverter clause;
 - b) Waive fees;
 - c) Pay for maintenance & cleaning portion of public spaces including public restrooms;
 - d) Pay for exterior maintenance, landscaping and snow removal;

Still in Conversation

- 1) Define control of public space & possible terms of an access and use agreement.
- 2) Public Art.
- 3) Financing Assistance - No affirmative ask at this time.



























廟孔界儒堂新

热烈欢迎“十七大”代表

入口
Entrance

















Welcome Guest from ParkCity

The image shows two men standing on a raised platform in front of a large Chinese national flag. The man on the left is wearing a grey jacket, and the man on the right is wearing a blue jacket. A red banner with white text hangs across the front of the platform. The background is a white building with a flat roof and several windows with metal grates. The scene is brightly lit, suggesting it is daytime.







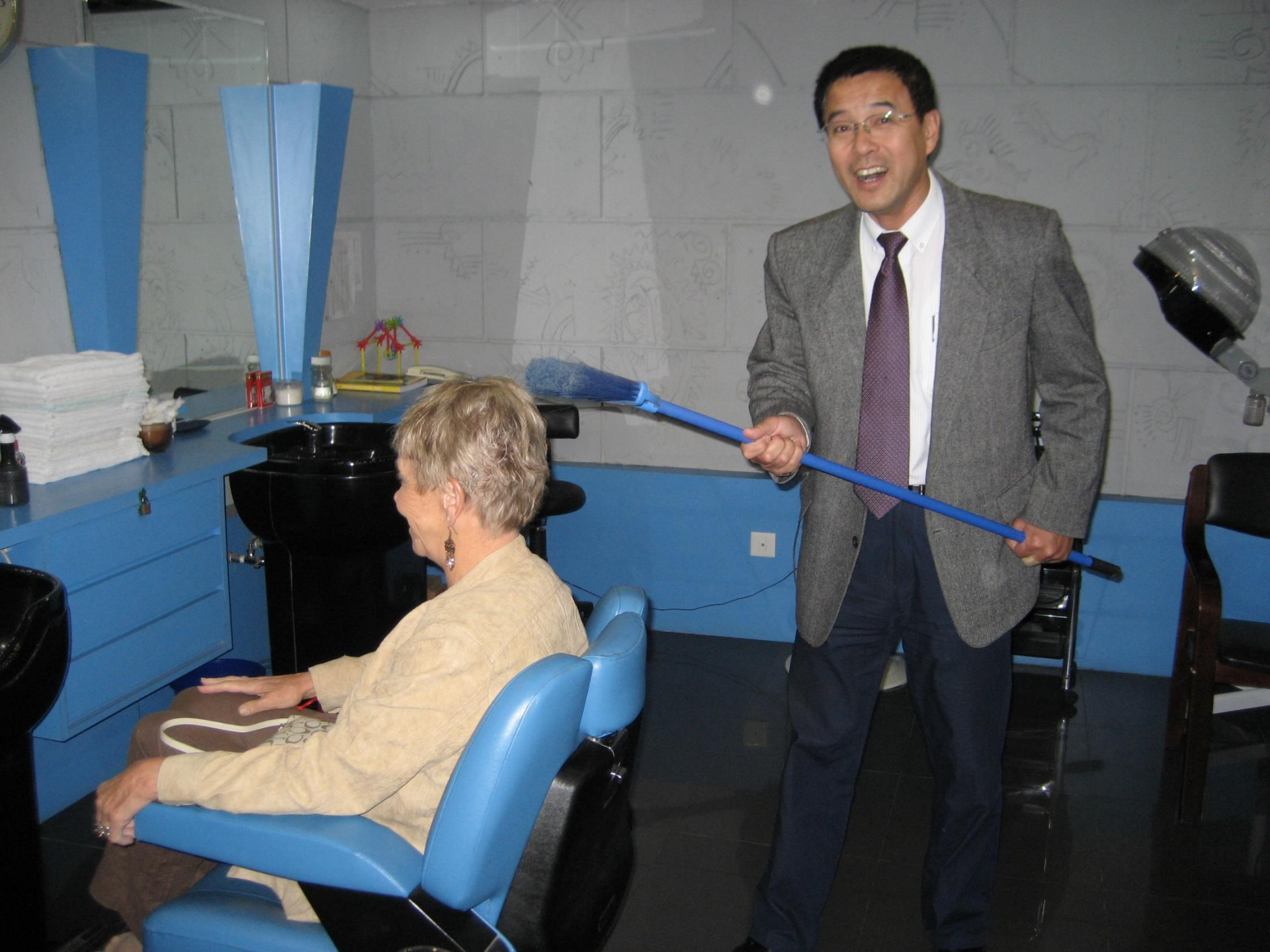


















人如秋水

王仙之於京



品若梅花香

癸未年夏月





人如秋水玉為

王德志於京



































3KWTP

GMP for Alder Construction



November 21, 2019

— PURPOSE/BENEFIT —

- Improve water quality and reliability
- Increase overall City water supply, resiliency, efficiency, and peak day capacity
- Mitigates impacts of potential wild fire in the Weber River Watershed
- Administration HQ for Public Utilities
- Compliance with the Clean Water Act



— MAJOR MILESTONES/SUCSESSES —

- Regulatory Negotiations
 - Original 2014 Stipulated Compliance Order
 - Gave Park City more time
 - 2024 – Judge 100% of water treated
 - 2033– Spiro 100% of water treated
 - Amended 2019 Stipulated Compliance Order
 - \$50M capital savings and \$4M/year starting in 2033
 - Maximum treatment capacity of 3,000 gpm
 - 2024 – Minimum treatment rate of 1,350 gpm
 - 2029 – Minimum treatment rate of 1,850 gpm
 - 2033 – If needed, develop future compliance schedule based on a modified SCO and/ or a modified Permit if treatment beyond 3,000 gpm is required



— MAJOR MILESTONES/SUCCESSES —

- Financial Planning
 - Significant past rate increases
 - Future inflationary rate increases
 - Bonding strategy and plan



— MAJOR MILESTONES/SUCCESES —

- Prerequisite Projects
 - Water transmission and treatment upgrades
 - Judge and Tunnel pipeline
 - Quinns WTP Improvements
 - Creekside WTP
 - Three Kings Drive Pipelines
 - Thiriot Springs pumping and disinfection
 - Staff relocations
 - Bus Barn renovation
 - Golf Building
 - Quinns WTP remodel and Maintenance Building



— MAJOR MILESTONES/SUCCESES —

- Related Future Projects and Operational Costs
 - Empire Tank Replacement
 - Offsite Phase 2 – golf course pipelines and pond improvements
 - Spiro Tunnel Improvements
 - Signal Hill Pond Improvements
 - Approximately \$2M/year in operational costs for 3Kings



— MAJOR MILESTONES/SUCSESSES —

- Project Development and Planning
 - Site alternative analysis
 - Process selection through piloting
 - Future ready treatment processes



— MAJOR MILESTONES/SUCCESSES —

- Design
 - No golf course modifications
 - Well designed facility that fits within the neighborhood
 - Energy efficient design
 - Does not need to be expanded in the near term



—CONSTRUCTION—

Contractor - Qualification Based, Early Selection

- Secured partner in very competitive environment
- Promoted Pre-construction services
 - constructability and value input during design phase
 - project risks identified, allotted, and included in GMP
 - multiple estimate costs
 - early selection of key equipment
 - incorporates understanding of City's needs and processes
- Maintains City procurement and competitive bidding requirements
- Incorporates City Energy Policy-Building Commissioning requirements



— SCHEDULE —

Schedule considerations

- Meets ASCO deadline
- Does not require overtime
- Addresses identified risks (Thiriot Spring and seasonal impacts, etc.)
- Considers constraints of working on the confined site

Contractor schedule

- Demolition of Existing Spiro WTP December 2019
- Start Work – February 2020
- Begin Start-up and Testing – September 2022
- Full Occupancy and Begin Treatment - March 2023



—CONSTRUCTION MITIGATION—

- Planning Commission and Building Permit approved
- Mitigates adverse impacts of construction activities to neighborhood and surrounding area
- Restricts treatment plant construction activities to on-site



— GMP MAJOR LINE ITEMS —

- Sitework/Grading/Paving/Landscaping: \$6.43M
- Buildings/Structures: \$20.16M
- HVAC and Mechanical: \$15.78M
- Electrical and Instrumentation: \$9.24M
- Treatment Equipment: \$10.50M
- Project Costs: \$15.39M
- **Total Project Cost: \$77.5M**





Housing Authority

November 21, 2019

National Ability Center
Housing Mitigation Plan

The Planning Commission approved the National Ability Center Master Planned Development on March 27, 2019



As part of the March 27, 2019 approval, the Commission considered the following regarding the Housing Mitigation Plan:

- (A) The number of affordable units, under Housing Resolution 03-2017, would be based on the number of employees generated by uses and square footage.

The affordable NAC MPD housing requirement totals 9.04 Affordable Unit Equivalents (8,136 square feet)

(B) The deed restrictions must:

- (1) Require a certain percentage of the NAC rentals to be consistent with the NAC mission or be used as employee housing;

The Plan establishes tenant qualifications and prioritizes affordable housing units for those who are employed by, training with, or providing or receiving services with the NAC.

- (2) Prohibit nightly rentals;

The Plan requires rental agreements to be for at least 90 days and the deed restrictions will specifically prohibit nightly rentals.

- (3) Cap rent at or below 45% of the Summit County Area Median Income

The Plan requires that monthly rents for one-bedroom units be capped at 45% AMI for a two-person household, and for two-bedroom units, to be capped at 45% AMI for a three-person household.

(7) The Housing Authority must approve the plan prior to issuance of any building permits for the lodging building.

Staff asks the Housing Authority review the plan tonight and issue an approval, denial, or ask staff to work with the applicant to make modifications.

(8) The Affordable Housing Mitigation Plan must be recorded with the ratified Development Agreement.

The Housing Mitigation Plan approved by the Housing Authority will be attached to the final Development Agreement which is scheduled for the Planning Commission's consideration on December 11, 2019.

(9) The NAC must provide proof of compliance with the Affordable Housing Mitigation Plan prior to receiving a certificate of occupancy for the proposed lodge.

The annual compliance affidavit is attached as an exhibit to the proposed Plan.

The National Ability Center requests that the Housing Authority consider two exceptions outlined in Housing Resolution 03-2017:

(1) A 50% reduction in required affordable housing units, for a total of 4.52 AUEs (4,068 square feet).

Housing Resolution 03-2017 Section 8(C) allows the City Council to reduce the housing requirement for uses that are non-commercial or non-residential that provide educational, social or related services to the community which are proposed by nonprofit agencies if the benefits of the Development as they relate to the general plan goals outweigh the housing impacts.

(2) A reduction in the 6 month affordable rental lease requirement.

Housing Resolution 03-2017 Section 17€ requires that, unless otherwise approved, the minimum lease for deed restricted affordable units must be 6 months.

NAC requests an exception to provide qualified tenants participating in adaptive athletic training, coaches, or seasonal interns an option to rent an affordable unit for a minimum period of 90 days.



Community

NATIONAL ABILITY CENTER MASTER PLAN

.....

Housing Agreement - 11.21.19





WE'RE TAKING AIM

- Master Plan Approval Granted Last Spring Conditioned on Completing Housing, Development, and Water Agreements in timely fashion
- All 3 are in process for review and approval
- With help from Planning and Community Development started construction on Equestrian Center Expansion and Recreation Center this year based on prior approvals



WE'RE AIMING HIGH

.....

- Calculations by staff indicate a need to construct 8-9 units of housing according to the code with no non-profit reduction
- The Lodge building approved in the master plan is slated to include 3 stories and 30-35 units designed with kitchens and living areas suited for “longer” term accommodations
- All of these units will house NAC staff, coaches, or program participants
- Rental rates will be affordable in all units with a sliding scale utilized based on income



LEVEL 01 - LODGE



LEVEL 02 - LODGE



LEVEL 03 - LODGE

Department Legend

- BOH / CIRC / SUPP
- LODGING

National Ability Center

Park City, UT





LOOKING FOR SOME MANEUVERABILITY

*Requested 50% Non-Profit Reduction
in deed restricted units*



WHY A REDUCTION?

- Housing Ordinance requires 6 month minimum stays and 900 SF units
- NAC proposed voluntarily proposed the lodge building to accommodate
 - Seasonal Employees
 -
 - Interns
 - Transitional Housing Needs
 - Coaches and Athletes in Comp Programs
 - Longer term therapeutic programs for families w a member receiving treatment for PTSD



WE ADAPT TO THE NEED

.....

- All of the people in the aforementioned user groups providing service and being served are adding to the diversity and inclusion of our community
- They are raising the bar for what it means to be a mountain destination town based in recreation services
- They represent some of our best employees and community members adding to our community inside and outside of NAC programming



WE'RE ASKING FOR A LITTLE TRUST

.....

- To design housing for the needs we are creating but also for the people we should all be proud to call neighbors, friends, and colleagues
- People who, might not need a 6 month lease or 900 SF but **would** otherwise struggle to find housing in a rental market that lacks inventory, lacks accessibility, and lacks support
- Bottom line request is to allow NAC the ability to design and manage 4-5 more units of the 30+ proposed in a manner that best fits the people of all abilities we are attracting to serve and visit our community

ADAPTIVE AND INCLUSIVE FUTURE



Thank You!

Two Reports, Two Public Hearings & Actions – One Presentation

1. (OLD BIZ #2) Approve Ordinance 2019-55

- a) Amending Title 4-8 FH business license to a redefined FHGT License;
- b) Amend Title 9 – Parking Code to Establish DLS Zones and Parameters to Administer

2. (OLD BIZ #3) Adopt Resolution 25-2019

- a) Amend Fee Schedule to establish DLS Zones & \$200 fee.
- b) Direction on enforcement LOS & Cost Recovery Goals.

Goals

1. Improve public safety,
2. Balance competing interests (economic, neighborhood impacts, parking, etc.),
3. Retain same level of access or better.

Nov. 7, 2019 WS Direction:

1. For Hire/ Ground Transportation Licenses:

- a) Support reciprocal licensing; and
- b) Create equitable playing field.

2. DLS Zones

- a) Approved Paid DLS Permits (5 base + 3 additional);
- b) Approved Bob Wells (non paid);
- c) Approved oversize vehicles in Swede parallel spots; and
- d) Approved :15 minute parking before 5:00 pm.
- e) Additional work with HPCA to discuss more non-paid zones.
- f) Return with enforcement & funding options.

Old Business Item #2

Approve Ordinance 2019 – 55

Amend Title 4-8, For Hire Business License to a For-Hire Ground Transportation (FHGT)

- a) Clarify the definitions of FHGT Vehicle and Business License;
- b) Create a PCMC FHGT that meets minimum statutory requirements (insurance, background checks, safety records, etc.);
- c) Adopt approach allowing an FHGT vehicle with substantially the same license requirements from another political subdivision to operate in PC.

Amend Title 9, Parking Code to establish Drop & Load and Staging (DLS) zones, and Admin. Parameters

- a) Permits transferrable between a single company across vehicles;
- b) On Main St. in effect after 5:00 pm and require a permit and FHGT license;
- c) On Swede Al. in effect after 5:00 pm free and no permit;
- d) Oversize vehicles required to use Swede Alley free areas;
- e) Allow :15 Minute parking before 5:00 pm.

DLS Zones



OK!

OK!

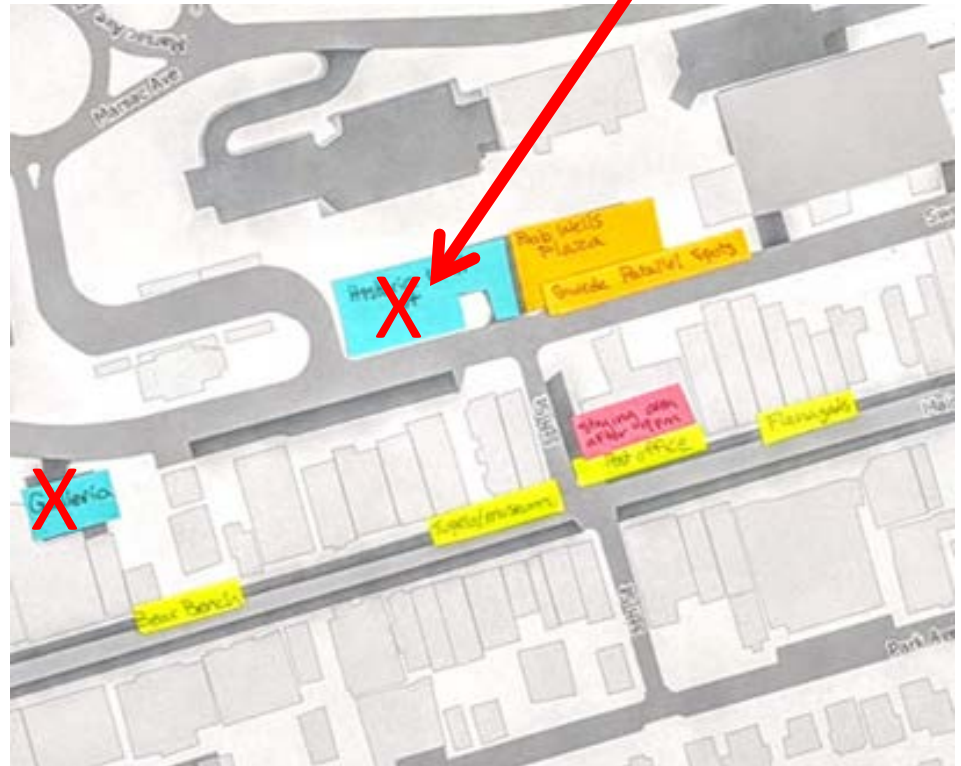
- HPCA RECC. NO – X
- HPCA OK- OK!
- NEW & HPCA OK - 😊 (w/ commensurate reduction elsewhere)

	Staff Recc.	HPCA Recc.
<i>Potential Expanded Areas for Non Paid</i>		
Expanded Staging (S) Zones, No Permit or Payment		
Brew Pub lot (portion)**	8	8
9th Street Turnaround**	0	0
Galleria	10	0
Historic wall Lot	20	0
sub total	38	8
** ok for oversize vehicles		
All options combined	85	55
RED = reduction or no support from HPCA		

Non Paid DLS Zones

Issue For Discussion:

What should we do with the Historic Wall Lot?
Let's split the baby?!



Old Business Item #3

Adopt Resolution 25-2019

a) Approve Resolution 25-2019 (Exhibit B) amending the Fee Schedule to reflect the new For-Hire Ground Transportation License, and add Fees (of \$200) for Main Street DLS Parking Permits

b) Direction on enforcement LOS & Cost Recovery Goals.

Option A: (Subsidize \$6,000)

- 2 days/week
- Combo FTE & part time
- Pressure on PD
- Revenues cover direct PD cost (not park)

Option B: (Subsidize \$90,000)

- 40 hours/ week
- Dedicated FTE
- Consistency
- Recc. By PD

Funding Options:

1. Council/Manager Contingency.
2. Open budget & adjust PD Budget.
3. Raise revenues through:
 - a) Higher DLS permit fee;
 - b) Raise Paid Parking Rates.

	Staff Recc.	HPCA Recc.
Recommended Base Paid/Permitted Drop & Load (DL) Zones		
Location	# parking spots displaced	# parking spots displaced
Brew Pub,	3	3
Chimayo	3	2
Post Office* Staging also	0	0
Tupelo/ Museum	3	2
Zoom/7th Street	3	2
Courchevel		2
Grappa		1
(sub) total	12	12
Expanded Paid Drop & Load (DL) Zones Option		
Spur, 350 Main* Staging also	3	3
Flanagan's	3	3
Bear Bench	3	3
(sub) total	9	9
total	21	21
* ok for staging after 9 pm	** ok for oversize vehicles	
Staging (S) Zones, No Permit or Payment		
Swede parallel spots** at KPCW	9	9
Bob Wells Plaza	17	17
	26	26
combined	47	47
	Staff Recc.	HPCA Recc.
Potential Expanded DLS Zones, No Permit or Payment		
Brew Pub lot (portion)**	8	8
9th Street Turnaround**	0	0
Galleria	10	0
Historic wall Lot	20	0
sub total	38	8
** ok for oversize vehicles		
All options combined	85	55
RED = reduction or no support from HPCA		

Option A (Tier 4)			Option B (Tier 3)		
PD Cost/ Forgone Rev. 8 DLS Zones + Bob W.	4 mo	4 mo	Enforcement Cost/ Forgone Rev.	4 mo	4 mo
Police Enforcement Tier 4	\$26,000	\$26,000	Police Enforcement Tier 3	\$109,000	\$109,000
Foregone Parking Revenue	\$99,000		Foregone Parking Revenue	\$99,000	
Cost to administer Bob Wells	\$20,000	\$20,000	Cost to administer Bob Wells	\$20,000	\$20,000
total cost to administer	\$145,000		total cost to administer	\$228,000	
actual cost (- foregone revenue)		\$46,000	actual cost (- foregone revenue)		\$129,000

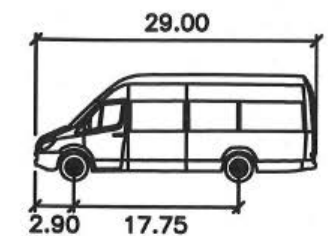
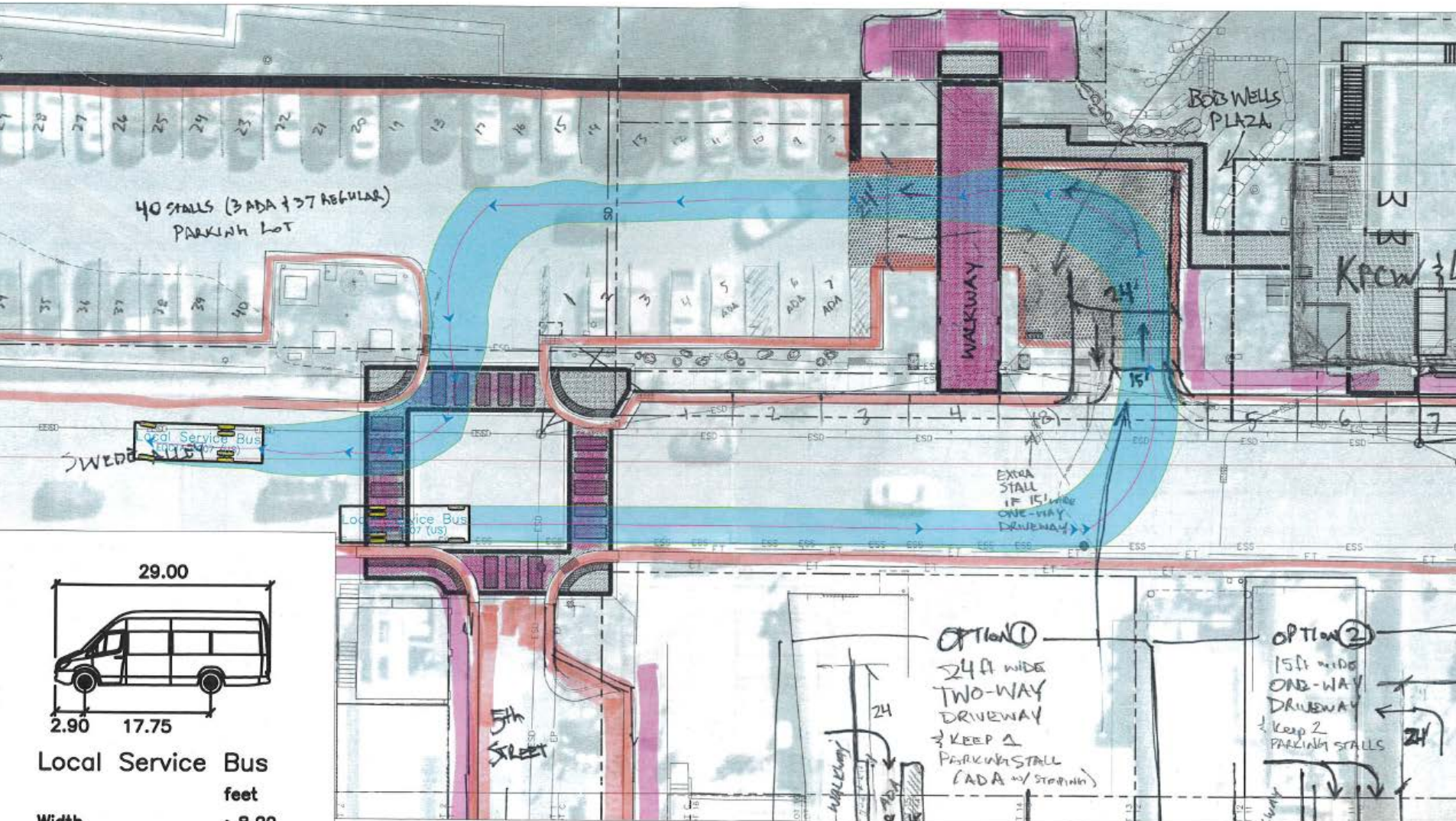
Salary 114,000 x .33 (4 months) = \$38 k

uniform, equip \$21k

vehicle \$50k

\$109k

# possible DLS Permits/Ops Cost (\$145,000)	4 mo	4 mo	# possible DLS Permits/Ops Cost (\$228,000)	4 mo	4 mo
500	\$290	\$92	500	\$456	\$258
200	\$725	\$230	200	\$1,140	\$645
100	\$1,450	\$460	100	\$2,280	\$1,290
If one estimates 200 permit holders, to cover costs for 4 months the permit should be \$725 if City Council desires full cost recovery, or \$230 for direct out of pocket cost.					
Recommended \$200 permit fee			Recommended \$200 permit fee		
Revenue - 200 permits x \$200/permit		\$40,000	Revenue - 200 permits x \$200/permit		\$40,000
Direct Costs		\$46,000	Direct Costs		\$129,000
potential subsidy		\$6,000	potential subsidy		\$89,000



Local Service Bus
feet

Width : 8.29
Track : 8.29
Lock to Lock Time : 6.0
Steering Angle : 39.8

SCALE: 1" = 10'

SCALE: 1" = 20'

Date: 10/3/19
Project No: 15-8-19
X:\ParkCitySurvey\dwg\Main St 2012\2019 Phase B\Seaside Alley.dwg





City Council

November 21, 2019

King's Crown Condominiums Plat

PL-19-04159

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

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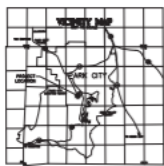
LOT



King's Crown Condominiums Plat

Approved by the Council on June 20, 2019

Attachment 1 – Proposed Condominium Plat



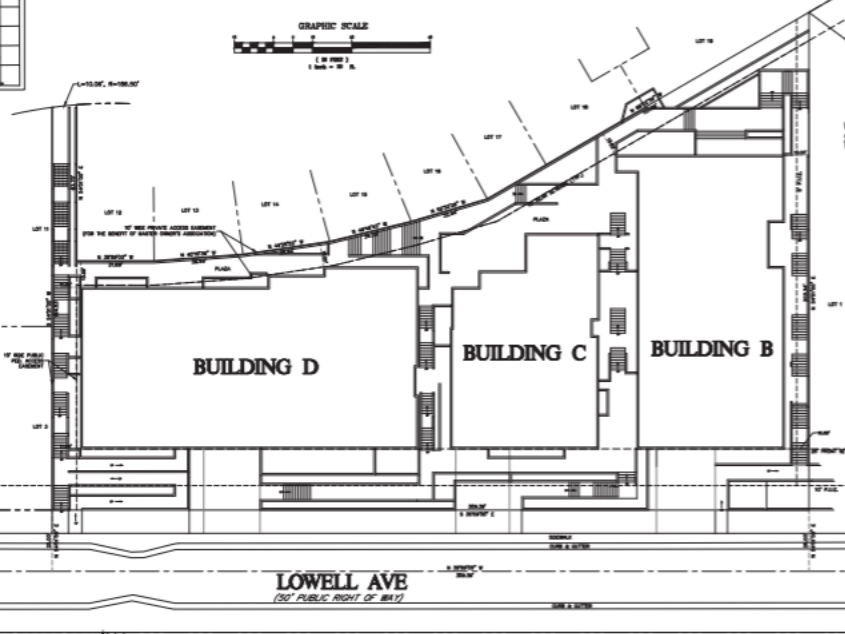


GRAPHIC SCALE
1" = 100' 0"

CONDOMINIUM PLAT
KING'S CROWN CONDOMINIUMS
 - A UTAH CONDOMINIUM PROJECT -
 A CONDOMINIUM PROJECT LOCATED WITHIN SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERIDIAN,
 PARK CITY, SALT LAKE COUNTY, UTAH

AREA DISCLOSURES

COMMON AREA	AREA OF TOTAL
LOT 1	1.00
LOT 2	1.00
LOT 3	1.00
LOT 4	1.00
LOT 5	1.00
LOT 6	1.00
LOT 7	1.00
LOT 8	1.00
LOT 9	1.00
LOT 10	1.00
LOT 11	1.00
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LOT 95	1.00
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LOT 98	1.00
LOT 99	1.00
LOT 100	1.00



BUILDING D **BUILDING C** **BUILDING B**

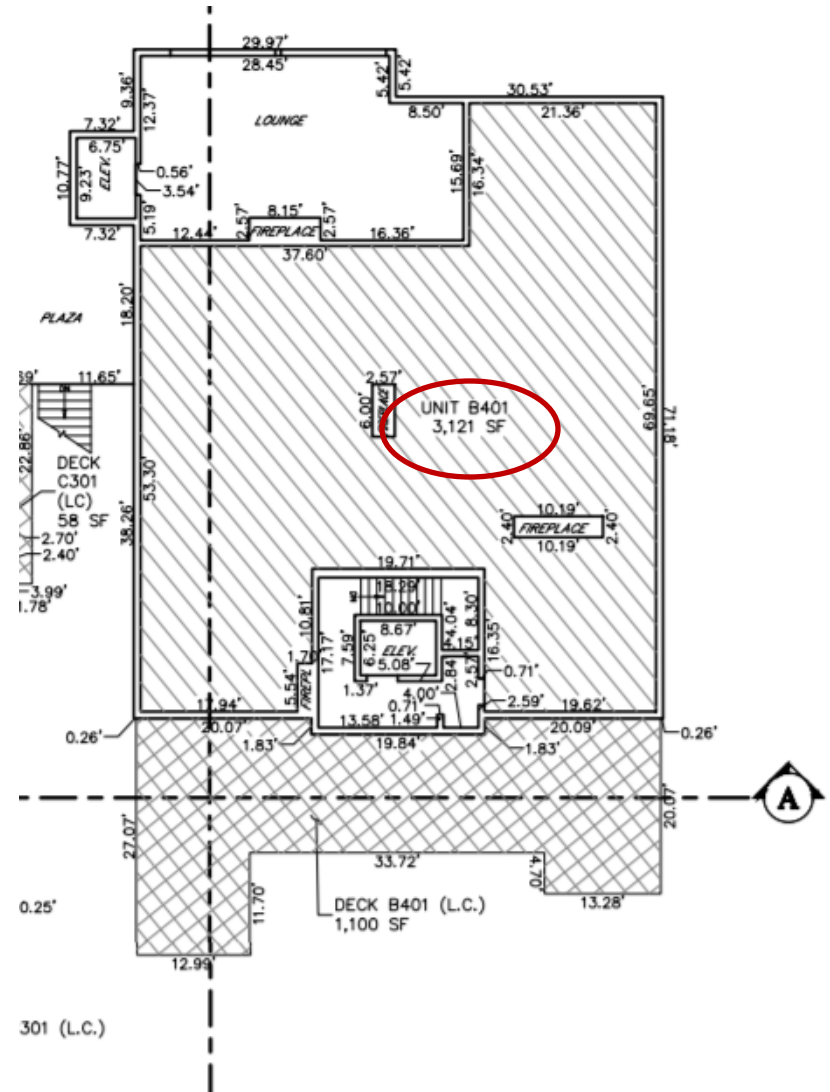
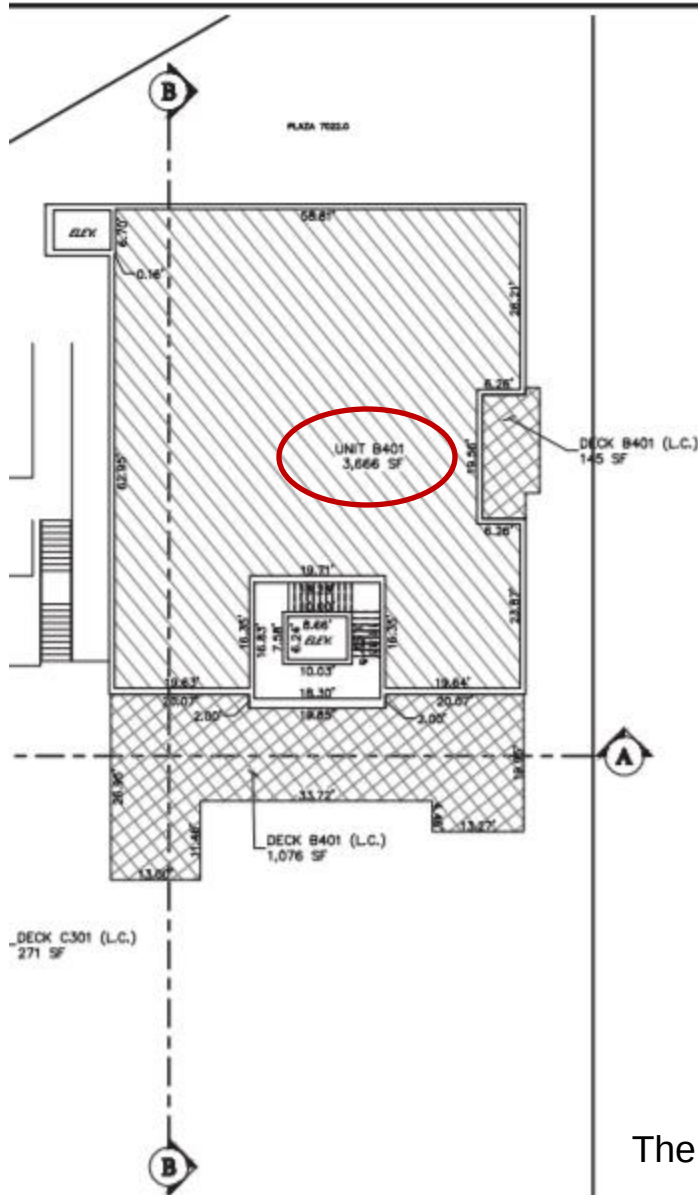
LOWELL AVE
(30' PUBLIC RIGHT OF WAY)

LEGAL DESCRIPTION

ALL OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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King's Crown Condominiums Plat
Approved by the Council on June 20, 2019

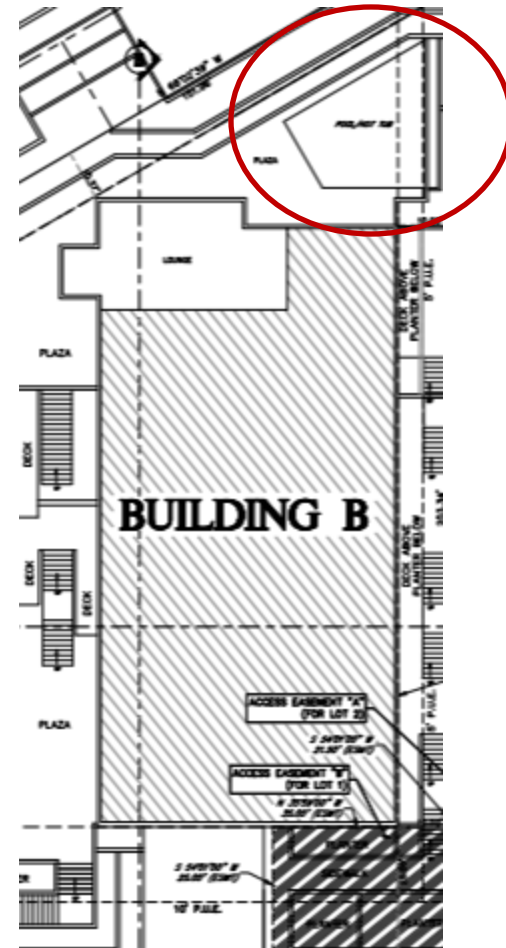
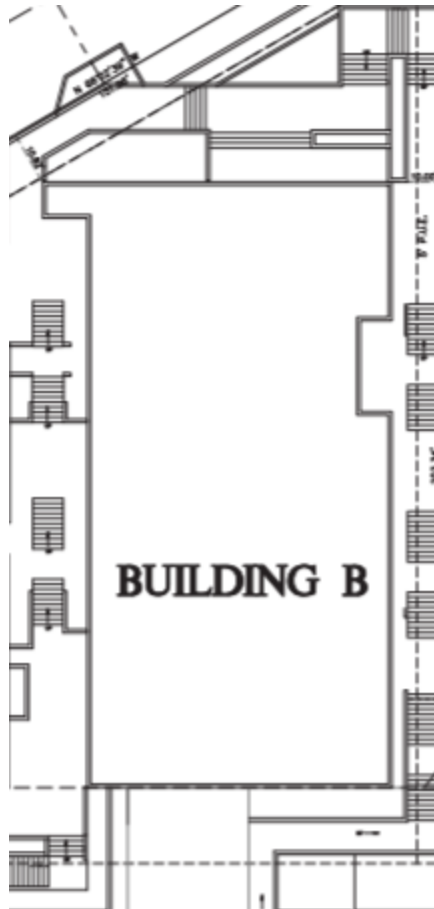
Proposed Amendment



The Applicant proposes to remove 545 square feet from Unit B401

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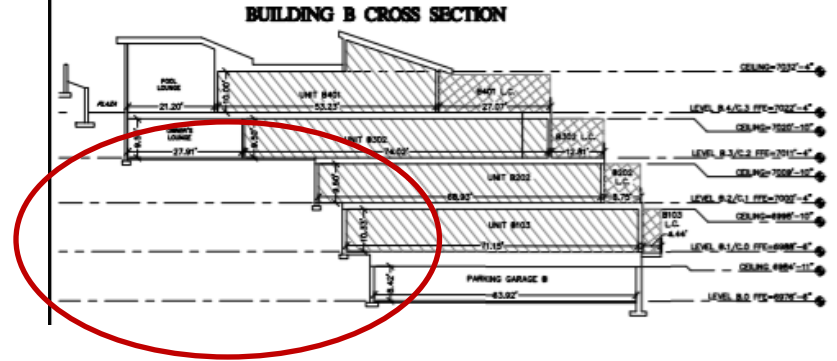
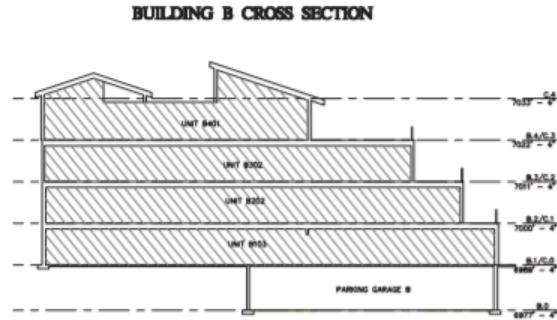
Proposed Amendment



The Applicant proposes to move the pool from inside Building B to the rear of Building B

King's Crown Condominiums Plat
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Proposed Amendment



The Applicant proposes to remove 7,140 square feet
from the bottom two floors of Building B

King's Crown Condominiums Plat
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Proposed Amendment

AREA TABULATIONS

COMMON AREA	28,095 SF TOTAL
LIMITED COMMON AREA	11,702 SF TOTAL
UNIT B102	313 SF
UNIT B103	127 SF
UNIT B201	529 SF
UNIT B202	218 SF
UNIT B301	556 SF
UNIT B302	300 SF
UNIT B401	1221 SF
UNIT C101	408 SF
UNIT C102	147 SF
UNIT C201	486 SF
UNIT C202	222 SF
UNIT C301	271 SF
UNIT C302	243 SF
UNIT C401	1004 SF
UNIT D101	410 SF
UNIT D102	331 SF
UNIT D103	70 SF
UNIT D104	465 SF
UNIT D201	310 SF
UNIT D202	540 SF
UNIT D203	295 SF
UNIT D301	441 SF
UNIT D302	460 SF
UNIT D303	759 SF
UNIT D401	1576 SF
PRIVATE AREA (UNITS)	51,468 SF TOTAL
UNIT B102	1160 SF
UNIT B103	1620 SF
UNIT B201	1946 SF
UNIT B202	1681 SF
UNIT B301	2705 SF
UNIT B302	1794 SF
UNIT B401	3666 SF
UNIT C101	1814 SF
UNIT C102	1779 SF
UNIT C201	1844 SF
UNIT C202	1705 SF
UNIT C301	1861 SF
UNIT C302	1782 SF
UNIT C401	1861 SF
UNIT D101	2306 SF
UNIT D102	1275 SF
UNIT D103	1288 SF
UNIT D104	2072 SF
UNIT D201	2156 SF
UNIT D202	2547 SF
UNIT D203	2530 SF
UNIT D301	2031 SF
UNIT D302	1349 SF
UNIT D303	1827 SF
UNIT D401	4869 SF

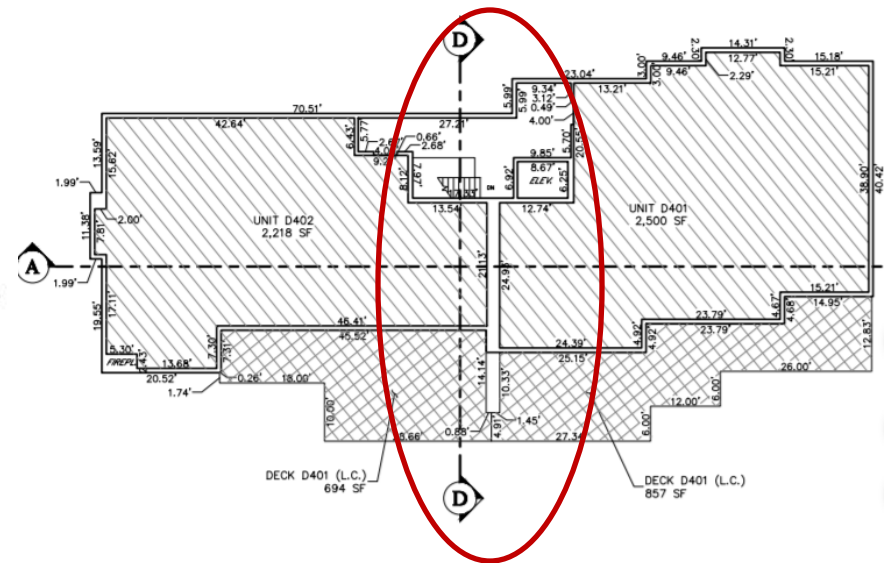
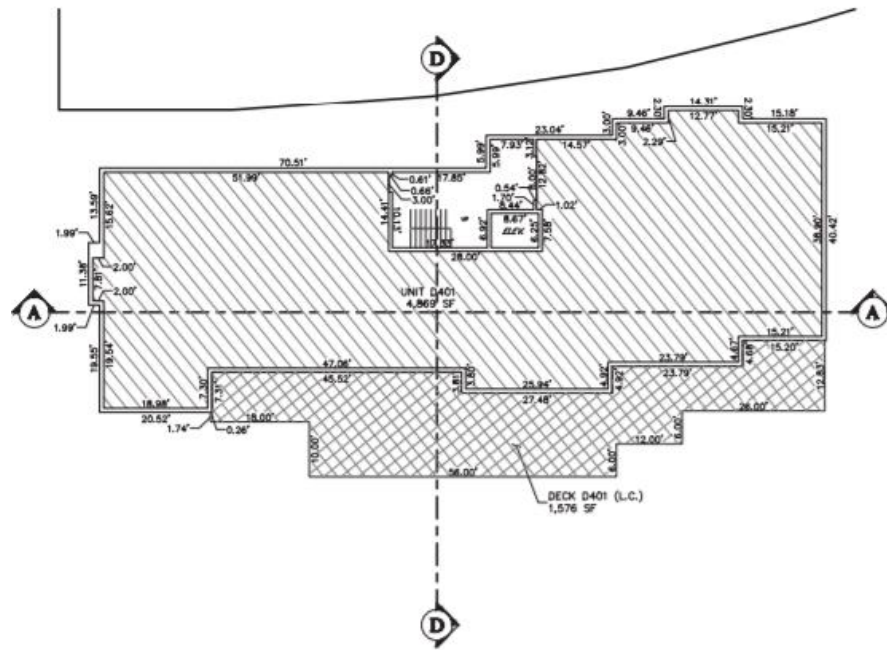
AREA TABULATIONS

COMMON AREA	59,977 SF TOTAL
LIMITED COMMON AREA	12,138 SF TOTAL
UNIT B101	366 SF
UNIT B102	313 SF
UNIT B103	127 SF
UNIT B201	528 SF
UNIT B202	217 SF
UNIT B301	509 SF
UNIT B302	410 SF
UNIT B401	1100 SF
UNIT C101	222 SF
UNIT C102	342 SF
UNIT C201	584 SF
UNIT C202	223 SF
UNIT C301	314 SF
UNIT C302	229 SF
UNIT C401	1023 SF
UNIT D101	410 SF
UNIT D102	330 SF
UNIT D103	70 SF
UNIT D104	465 SF
UNIT D201	310 SF
UNIT D202	540 SF
UNIT D203	296 SF
UNIT D301	441 SF
UNIT D302	460 SF
UNIT D303	758 SF
UNIT D401	857 SF
UNIT D402	694 SF
PRIVATE AREA (UNITS)	52,876 SF TOTAL
UNIT B101	756 SF
UNIT B102	1147 SF
UNIT B103	1762 SF
UNIT B201	1916 SF
UNIT B202	1704 SF
UNIT B301	2677 SF
UNIT B302	1766 SF
UNIT B401	3121 SF
UNIT C101	1930 SF
UNIT C102	1745 SF
UNIT C201	1815 SF
UNIT C202	1660 SF
UNIT C301	1837 SF
UNIT C302	1762 SF
UNIT C401	2485 SF
UNIT D101	2286 SF
UNIT D102	1260 SF
UNIT D103	1261 SF
UNIT D104	2050 SF
UNIT D201	2123 SF
UNIT D202	2506 SF
UNIT D203	2497 SF
UNIT D301	1988 SF
UNIT D302	2298 SF
UNIT D303	1806 SF
UNIT D401	2500 SF
UNIT D402	2218 SF

The Applicant proposes to show Unit B101, the affordable unit in Building B, as private space rather than common area.

King's Crown Condominiums Plat
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Proposed Amendment

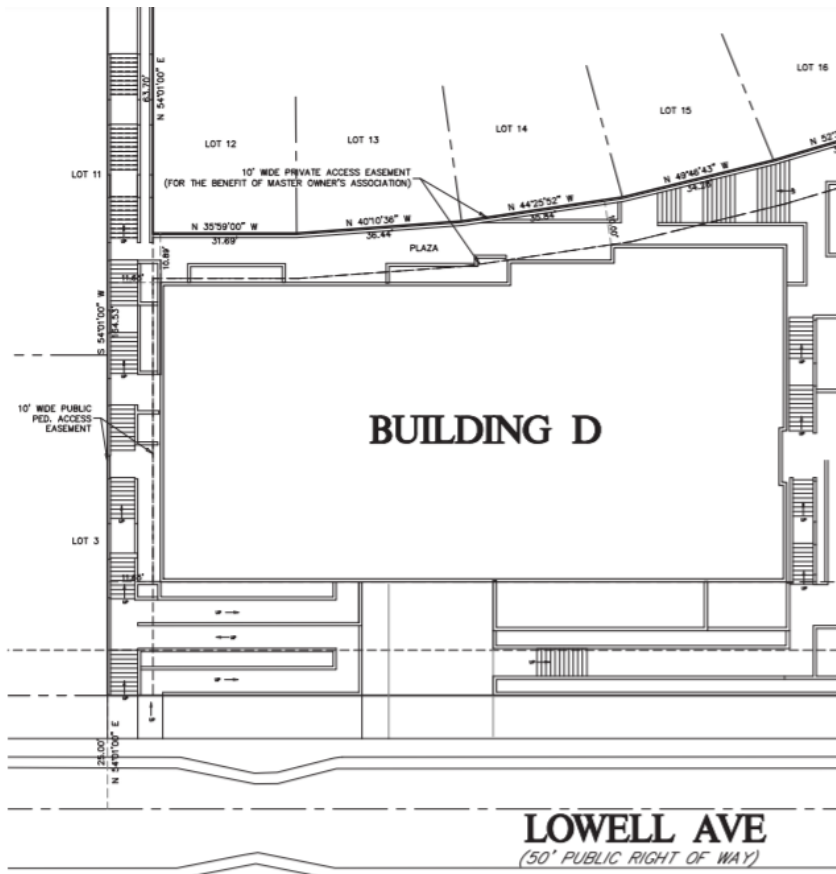


The Applicant proposes to separate the penthouse in Building D into two units.

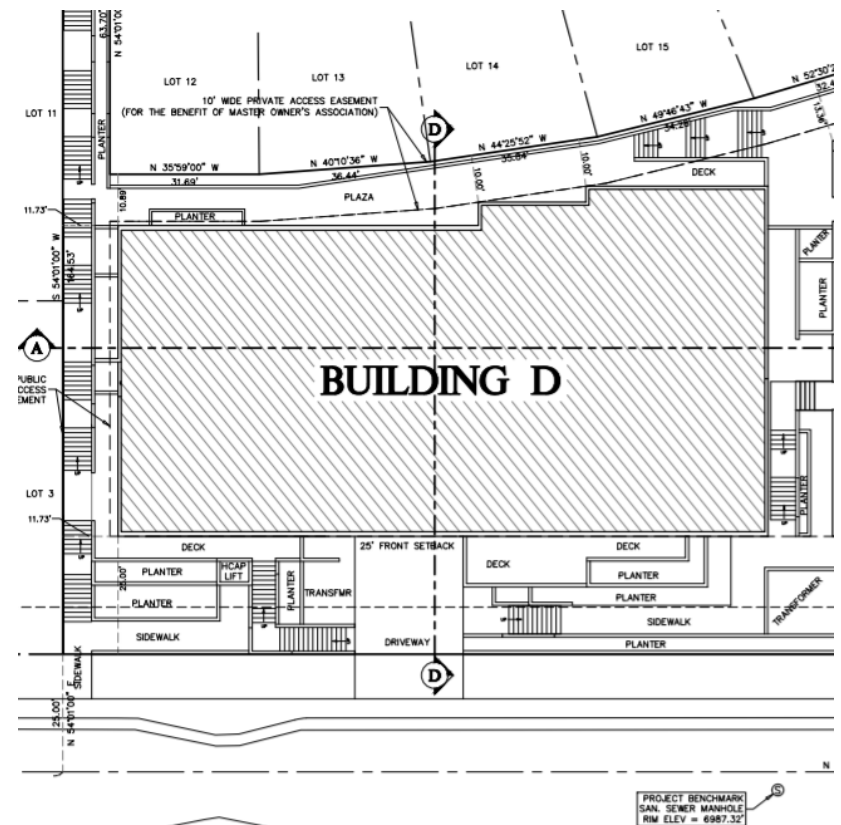
Public Comment –

The owners of 1240 Lowell Avenue would like to ensure that the proposed plat does not change the location of Building D, the staggered design, and landscaping of pedestrian access stairs.

King's Crown Condominiums Plat Approved by the Council on June 20, 2019



Proposed Amendment



From: Jenny Dorsey
To: Council Mail
Cc: David Dorsey; Michelle Kellogg; Andy Beerman; Bruce Erickson; Margaret Plane; Mark Harrington; Matt Dias; Michelle Downard; Rebecca Ward
Subject: ADU and LMC Proposed Changes
Date: Tuesday, November 05, 2019 1:13:54 PM

Dear Council Members,

We were gratified to see that the Planning staff is considering proposing LMC changes to make it easier for homeowners to develop accessory dwelling units (ADUs). These can be an important part of the plan to provide housing to help Park City meet its strategic goal of being a "complete community" where at least 15% of the work force can afford to live.

We would encourage City Council to approve the Planning staff's recommended changes that will enable and incentivize construction of ADUs in single-family dwellings. ADUs would require minimal financial investment by the City, helping leverage scarce affordable housing program funds. While, as the James Wood report notes, it is difficult to quantify accessory rentals, it is also likely that making ADUs easier to build and get permitted will lead to a substantial contribution of these types of units toward Park City's affordable housing goals. This report ([link](#)) documents how ADU applications skyrocketed in California after regulatory restrictions were eased. This is also noted in Park City's own Housing Toolbox (page 91).

In view of Goal 4 of the 2020 Housing Assessment and Plan, we support the adoption of reduced parking requirements for ADUs, prioritizing areas where existing single-family units are already close to transit routes. In addition, we would also encourage consideration of relaxing design requirements, density limits and fees to make ADUs more affordable to develop.

We want to applaud Council's efforts in tackling Park City's housing disparity. Thank you for your consideration.

Sincerely, Jenny and Dave Dorsey

--

Jenny Dorsey

November 11, 2019

My name is Patricia Kravtin. My husband, Jonathan Horwitz, and I are residents of 1240 Lowell Avenue, which is the first single-family residence on Lowell Avenue south of Manor Way. As such, we are among the most, if not the most impacted abutter of the proposed Kings Crown development in regard to its impact on the residential/old town character of the portion of Lowell Avenue south of the Resort base. We have on numerous occasions, from the very beginning of the project review process in the fall of 2017 and throughout the past two years shared our concerns with the Developer and the Commission and its Staff regarding the negative impacts of a development of this size and massing on the residential character and quality of life on the northern end of Lowell by the Resort Base. We have over the past two years followed the review process closely and engaged in productive discussions concerning mitigation with the Developer CRH (through its liaison, Mr. Rory Murphy) and then lead planner Mr. Francisco Astorga.

The productive outcome of our engagement with the Developer and Mr. Astorga, as memorialized by CSH representative Mr. Rory Murphy at the Planning Commission's November 29, 2017 meeting (See pages 97-98 of the Minutes of this meeting) was the agreement that the southernmost condominium building, Building D – the building most proximal to the residential segment of Lowell Avenue and also the building of greatest massing, would not extend beyond the southernmost edge of the Lift Lodge condominium building. Agreements were also made about the placement, staggered design, and landscaping of the planned pedestrian access stairs, to be located between the southernmost edge of Building D and the northern edge of House Lot #3 which was to line up with the Kravtin/Horwitz home. (See attached Excerpts from Minutes of November 28, 2019 Planning Commission Meeting).

The project now is well underway. Understandably, there have been changes in various aspects of the project and numerous iterations of plans and drawings since the project's initial approval, including this most recent set of changes now before the Commission. As lay people, however, it is not clear to us from our review of the current proposal and of the current plat drawings included in the Staff Report as well as our visual inspection of the physical stakes that have since been put in the ground, how the various changes that have come before the Commission may impact prior representations made by the Developer to the Commission that served to help mitigate the negative impact of this project on the Lowell Avenue residential neighborhood and in particular, on our home which is directly across the street from this development.

Over the past two years, we have reached out to CRH and received oral assurances that current plans for the placement of Building D were still as agreed, i.e., that the southernmost boundary of Building D and the pedestrian access on its south side will be in conformance to the agreed upon representations as memorialized in the minutes of the November 29, 2017 meeting. Earlier in the process, we had been provided a courtesy drawing from CRH that illustrated the lineup of Building D and the placement and design of the public access stairway in a manner that would leave no ambiguity. (see Attached). As shown in the attached drawing, that the southernmost edge of Building D would not exceed past the southernmost boundary of the Lift

Lodge condominium. The staircase is also staggered and landscaped in a manner that helps minimize the impact of the Building D.

At this very critical juncture of the project, we again respectfully ask that the Commission and its Staff to ensure with CRH that the representations they made to us and this Commission in November 2017 concerning the placement of Building D and the pedestrian access way will be complied with and are fully reflected in the current drawings and official plat -- notwithstanding the numerous changes in the plans and drawings that have occurred in the past two years including the most recent set of changes before the Commission at this week's meeting.

Thank you for the opportunity to express our concerns as the Kings Crown development in our Lowell Avenue neighborhood is evolving from concept to reality.

Sincerely,
Patricia Kravtin and Jonathan Horwitz
1240 Lowell Avenue
Park City, UT 84060

.....
Excerpts from the minutes of the November 29, 2017 Planning Commission meeting:

"Mr. Murphy stated that they had significant roof and building placement consideration. A building was moved 15 feet north from its original site to accommodate the Crafton/Horowitz [sic] house, and minimize the disturbance on their visual corridor." (Minutes of the November 29, 2017 Meeting at p.97)

"They also plan vegetation mitigation adjacent to the pedestrian access stairs in an effort to protect the views of the Crafton/Horowitz house." (Id. At p. 97)

"Mr. Murphy reiterated that relative to the Crafton/Horowitz house, they pulled the building 15" to the north. He noted that the southernmost boundary on Building C/D matches the southernmost boundary on the Lift Lodge. Also, the driveway for Building D was pulled 42" to the north to accommodate Crafton/Horowitz because they did not want headlights coming out of the driveway and into their house." (Id. at. p. 98)



EMPIRE AVE
(50' ROW)

BASIS OF BEARING: N 35° 59' 00" W (MON. TO MON.)
RECORD DISTANCE: 1745.92' (MEASURED DISTANCE: 1745.68')

LOWELL AVE

LIFT LODGE
HORWITZ/KRAVITZ

BUILDING D
PLANTERS
COMMUNITY STAIRS

12TH STREET
(50' ROW)

BLOCK 26

SIGHT TRIANGLE SHALL BE
KEPT FREE OF ANY OBSTACLES

STANDARD SIGN
ELEVATION



November 20, 2019

The Honorable Andy Beerman, Mayor
Members of Park City Council
City Hall, Park City
445 Marsac Avenue
Park City, UT 84060

RE: Proposed Main Street Curbside Management Program

To the Honorable Mayor and Members of Park City Council:

Thank you for the opportunity to provide feedback on your plans to restrict commercial vehicle access to Main Street. Lyft, Inc. (“Lyft”) and Uber Technologies, Inc. (“Uber”) understand your goal is to address traffic management with innovative solutions, and - as key parts of the transportation ecosystem - our companies are committed to helping. While we are concerned that the plan, as structured, would not effectively achieve your goals when applied to our business models and operations in Park City, we are pleased to offer a joint proposal that we believe will more effectively meet the needs of your community.

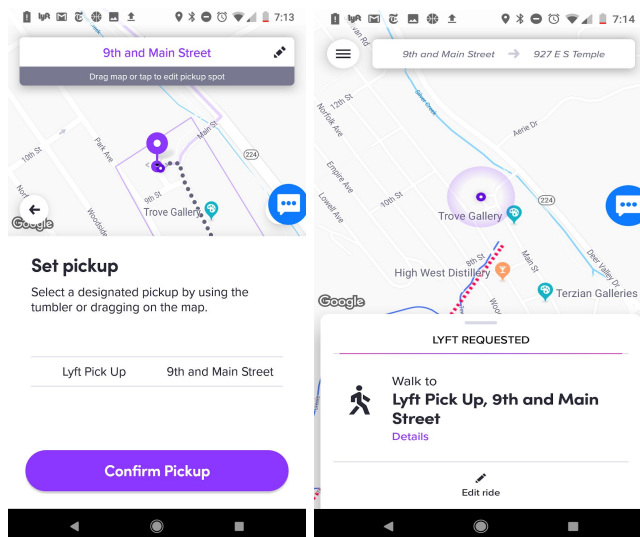
As you know, Lyft and Uber operate as transportation network companies (“TNC”) in Utah, where regulation of our companies or drivers is done solely by the state. TNC drivers are independent contractors who, if they meet all requirements, have the flexibility to log on and off of our platforms to drive whenever is most convenient for them and however much they choose. In fact, 95% of Lyft drivers in Utah, for example, drive fewer than 20 hours per week. Due to the flexible nature of driving for TNCs and our unique double-sided supply and demand models, our companies see well over ten thousand drivers engage on our platforms annually, driving in Park City and across the State of Utah. Many of these drivers-- such as students and teachers-- only do so for short periods of time or seasonally to make extra cash. While driving on the Lyft or Uber platforms, any of these thousands of drivers can be matched with a passenger at any point in the day with destinations including hotels or other businesses along Main Street in Park City, many of whom are coming directly from the airport or any number of resorts, or are nearby residents who depend on us to get to work.

Due to this unique business model and our state enabling statute, the City’s proposed program is not feasible to implement for TNCs. While the City lacks authority to regulate TNCs, it is also simply impractical to expect thousands of drivers to pay significant upfront fees in the event they are matched at some point with a Park City ride. There will also be significant confusion



and poor customer experience of Park City visitors. Once drivers know that a ride to Park City can lead to costly citations, Park City visitors coming into town from the airport or elsewhere may see rides cancelled or be dropped off blocks from their hotel or chosen destination on Main Street in winter conditions. This only serves to hurt Park City's economy and the businesses that rely on these visitors. Paid drop and load zones may work for commercial operators with relatively small and static numbers of vehicles operating in Park City, but they are punitive, counterproductive, and ineffective when applied to TNCs.

The good news is that we have an alternative solution to drop and load permitting for TNCs that can directly address your goals of improving traffic management on Main Street while providing a positive experience for those visiting your town. Through the use of venue mapping and geofencing technology, our companies can each create designated pickup and dropoff zones in our respective apps that comport with the proposed zones on Main Street, Swede Alley, and elsewhere in Park City, narrowing our apps' use and navigation to those approved zones. In addition to these technological investments - and as the alternative and better solution to paid permitting for TNCs - we are willing to invest additional engineering, operations, and analytics resources in collaboration with the City and the Historic Park City Alliance to identify key destinations along Main Street for which we can efficiently nudge pickup and dropoff locations to established zones along Swede Alley and elsewhere. By doing so, we will help meet the City's goal of moving volume off of Main Street. See below for an example of what such an experience would look like in a passenger app, pulled from Lyft's Sundance Film Festival planning but conceptually applicable to both companies:





Through this significant investment of time, engineering resources, and consumer data analytics - in return for access to approved Main Street zones - we believe such a collaboration with you and your team will lead to more effectively achieving your goals. Part of this investment could include partnering on communications to passengers and drivers, as well as engaging our partners at [SharedStreets](#) to expand that work to include Park City, and producing aggregated pickup and dropoff data that could be useful for city planning while maintaining trade and consumer privacy. We also know this offer would be an ongoing investment, as initial rollouts of policy solutions often lead to lessons learned that will inform improvements down the road.

Our companies look forward to working collaboratively and closely with Park City government, local partners, and businesses to make this win-win solution a success. Please let us know if you have any questions as you consider this proposal and the other proposals before you this week.

Sincerely,

Jake Swanton
Public Policy
Lyft, Inc.

Piper Overstreet-White
Public Policy
Uber Technologies, Inc.

CC: Alison Kuhlow, Historic Park City Alliance
Betsy Wallace, Sundance Institute
Robert Dick, Sundance Institute
Tina Graham, Sundance Institute
Chad Glissmeyer, Sundance Institute
John Stevenson, Sundance Institute
Jonathan Weidenhamer, Park City Economic Development
Jenny Diersen, Park City Special Events & Economic Development