



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
November 18, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, November 18, 2021. To participate virtually, follow the public meeting information at www.parkcity.org.

WORK SESSION

3:45 p.m. - Sundance Transportation Plan Update
[Circulation Plan Alternatives during SFF 2022 Staff Report](#)
[Exhibit A: Draft Circulation Map](#)
[Exhibit B: Transportation Data Summary from 2020](#)

4:15 p.m. - Affordable Housing Update
[Affordable Housing Staff Report](#)
[Exhibit A: Housing Study Scope of Work](#)

4:45 p.m. - Discuss Pickleball Court Usage and Future Facilities
(A) Public Input
[Pickleball Staff Report](#)
[Exhibit A: 2021 Pickleball Fact and Media Sheet](#)
[Exhibit B: USTA Health of Tennis Industry Report 2020](#)
[Exhibit C: Pickleball/Tennis Court Information](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. 2021 People-First Streets Program Report
[2021 People-First Streets Staff Report](#)

[Exhibit A: 2021 Projects Report](#)

[Exhibit B: Engage Park City Feedback - 2021 People-First Streets Projects](#)

2. Budget Monitoring Report - September 2021
[Budget Monitoring and Sales Tax Staff Report](#)
[Exhibit A: Expense Summary](#)
[Exhibit B: Revenue Summary](#)
[Exhibit C: FY22 August Sales Tax Update](#)
3. Art District Temporary Programming Costs
[Art District Temporary Programming Costs Staff Report](#)

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

IV. CONSENT AGENDA

1. Request to Adopt Resolution 28-2021, a Resolution Declaring November 27, 2021, as “Small Business Saturday” in Park City, Utah
[Small Business Saturday Staff Report](#)
[Exhibit A: Small Business Saturday Resolution](#)

V. OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute the Service Provider Agreement with Republic Services Inc. in a Form Approved by the City Attorney’s Office for the Trash and Recycling Services for the Main Street Business Improvement District (BID)
(A) Public Input (B) Action
[Downtown Trash and Recycling Award of Contract Staff Report](#)
[Exhibit A: Republic Services Scope of Services](#)
2. Consideration to Authorize the City Manager to Select Summit Land Conservancy as the Holder of a Conservation Easement for the Treasure Hill Conservation Easement and Stewardship Project, Subject to Final Contract and Price Negotiation
(A) Public Input (B) Action
[Treasure Hill Open Space Conservation Easement Award Staff Report](#)
[Exhibit A: Summit Land Conservancy Treasure Hill Conservation Easement Proposal](#)

VI. NEW BUSINESS

1. Consideration of the Neighborhood Traffic Management Program Request for Two-Way Travel on Upper Park Avenue, from Heber Avenue to King Road, During Winter Months
(A) Public Input (B) Action
[Park Avenue Two-Way Street Staff Report](#)
[Exhibit A: Upper Park Avenue Map](#)
[Exhibit B: Survey Responses](#)
[Exhibit C: Resident Email Input](#)

2. Consideration to Approve the Following Applications for the Historic District Grant Program's "Competitive Grant" Category, for Projects Defined as Preservation, Rehabilitation, and/or Restoration in the Land Management Code: 180 Daly Avenue, 187 Daly Avenue, 43 King Road, Thaynes and Silver King Headframes, Park City Mountain, 115 Main Street, 150 Main Street, 402 Main Street, 434 Main Street, 508 Marsac Avenue, 933 Norfolk Avenue, 962 Norfolk Avenue, 121 Park Avenue, 416 Park Avenue, 526 Park Avenue, 1060 Park Avenue, 1125 Park Avenue, 1129 Park Avenue, 22 Prospect Avenue, 1825 Three Kings Drive, 232 Woodside Avenue, and 1057 Woodside Avenue
(A) Public Hearing (B) Action
[Historic District Grant Program Awards Staff Report](#)
[Exhibit A: Application and Information Guide](#)
[Exhibit B: RDA Map](#)
[Exhibit C: Postcard](#)
[Exhibit D: Fiscal Year 2022 Spreadsheet](#)
[Exhibit E: Draft Final Action Letter](#)
[Exhibit F: Background Information](#)
[Exhibit G: FY 2022 Applications](#)
[Exhibit H: FY 2022 Analysis](#)
3. Consideration to Approve Ordinance No. 2021-45, an Ordinance Approving the 402 Park Avenue Plat Amendment, Located at 402 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action
[402 Park Avenue Plat Amendment Staff Report](#)
[Exhibit A: Ordinance No. 2021-45](#)
[Exhibit B: Block 10 Plat, Park City Survey](#)
[Exhibit C: Existing Conditions](#)
[Exhibit D: 402 Park Avenue Proposed Plat Amendment](#)
[Exhibit E: Project Intent](#)
[Exhibit F: Aerial Context](#)
[Exhibit G: 1993 Variance](#)
4. Consideration to Approve: 1) an Update to Park City's Affordable Housing Goals; 2) an Addendum to the 2020 Housing Assessment and Plan; and 3) the 2021 Moderate Income Housing Report
(A) Public Input (B) Action
[2021 Moderate Income Housing Annual Report](#)
[Exhibit A: 2021 Update & 2022 Goals for Housing Element of General Plan](#)
[Exhibit B: State Report Form](#)
[Exhibit C: Five-Year Projections - 2021](#)
5. Consideration to Adopt the State Route 224 Bus Rapid Transit (BRT) Locally Preferred Alternative, Noting the Terminus Change to the Old Town Transit Center
(A) Public Input (B) Action
[Bus Rapid Transit Alignment Staff Report](#)
[Exhibit A: Map of BRT Preferred Alternative](#)

6. Consideration to Approve Ordinance 2021-47, an Ordinance Approving the Club Lespri-1st Amended Plat Located at 1765 Sidewinder Drive, Summit County, Park City, Utah
(A) Public Hearing (B) Action
[Club Lespri- 1st Amended Plat Staff Report](#)
[Exhibit A: Ordinance No. 2021-47](#)
[Exhibit B: Current Plat](#)
[Exhibit C: Proposed Plat](#)
[Exhibit D: Timeshare CUP](#)
[Exhibit E: Ordinance No. 02-26](#)
[Exhibit F: Club Lespri Condominium Manager Approval](#)
[Exhibit G: Engineering Structural Observation](#)
[Exhibit H: Club Lespri Resolution Plat Amendment Approval](#)
[Exhibit I: Draft Amendment to Club Lespri Condominium CC&Rs](#)

VII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Public comments can be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but will not be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

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

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

3:45 p.m. - Sundance Transportation Plan Update

Suggested Action:

Attachments:

[Circulation Plan Alternatives during SFF 2022 Staff Report](#)

[Exhibit A: Draft Circulation Map](#)

[Exhibit B: Transportation Data Summary from 2020](#)

City Council Staff Report

Subject: Circulation Plan Alternatives during 2022 Sundance Film Festival Time Period
Author: Jenny Diersen
Department: Special Events & Economic Development
Date: November 18, 2021
Type of Item: Work Session

Recommendation

Provide direction on preferred traffic circulation alternatives during the 2022 Sundance Film Festival.

Executive Summary

In anticipation of the 2022 Sundance Film Festival (Festival), staff has evaluated one-way circulation patterns (Exhibit A) on Swede Alley and Main Street to further improve emergency response times, reduce congestion, increase safety, prioritize transit, and create a positive resident and guest experience. Staff will review the circulation map in detail at the Council meeting and recommends expanding the one-way street circulation plan that debuted during the 2020 Festival.

In initial outreach with the Sundance Institute and Historic Park City Alliance (HCPA), both entities broadly supported one-way plans on Park (north - status quo), Swede (south), and Main (north). Discussions focused on whether to implement the circulation pattern for the entire Festival (Alternative 2) or the first five days (Alternative 3). HCPA primarily supported plans for the first five days (Thursday to Monday). Sundance noted that the second half of the Festival would be focused on screenings, not necessarily activations on Main Street. Therefore, Sundance supports the first five days with the option, that if the Public Works Director, Chief of Police, City Engineer, and Chief Building Official felt it was necessary, they could extend to the rest of the Festival.

Background

Transportation is a [community critical priority](#) and [visioning pillar](#). Staff implemented a series of initiatives to mitigate transportation impacts during many of our large events to prioritize transit ridership, reduce residential impacts, and improve safety. Initiatives since 2017 have varied and include curbside load-unload management (DLS zones), increasing and extending transit routes in coordination with paid parking rates, and adding new satellite parking areas (Ecker Hill, Kamas, Richardson Flat), dynamic/smart wayfinding and signage, and other pedestrian management tools.

Beyond the Film Festival, the Sundance Institute continues to be a broad, year-round presence in Park City which is ([background](#)) aligned with many of the community's goals. On March 16, 2017 ([report](#) p. 15, [minutes](#) p. 2 to 3), Sundance and City Council considered significant changes to mitigate and manage impacts during the Festival and other events. Before these changes, Park Avenue, Main Street, and various residential streets would often gridlock for hours in part due to motorists taking 'local shortcuts' to

avoid traffic.

2020 Circulation Plans

On December 16, 2019 ([report](#) p. 654, [minutes](#) p. 12), the City Council approved a one-way traffic pattern on Park Avenue during Sundance Film Festival. This prioritized transit, increased traffic flow (less traffic back up), improved emergency response times, and allowed residents, public safety, public works, and transit to travel both ways. (Exhibit B – Transportation Summary from 2020 Festival).

Analysis

Council's transportation goals during major special events are acutely focused on public safety, transit-first priority, and reducing residential and neighborhood impacts. Additional goals which may be achieved concurrently include reducing the overall volume of and the number of single-occupant car trips. Staff believes the proposed circulation changes will improve traffic circulation and reduce cut-through traffic in residential areas. Public safety enacted one-way plans in the past during snow events and it proved effective.

2022 Alternatives

Council should provide direction on which of the following circulation alternatives staff should pursue before staff conducts final outreach and returns to Council on December 16 for 2022 Festival Supplemental Plan approval. Alternative 2 and 3 have additional costs, including signs (which are expected to last for five years) and three additional police positions. These costs can be absorbed by existing departmental budgets. Staff has contracted with the transportation consulting firm, Fehr and Peers, to provide a peer review of proposed plans. The review will be presented at the November 18 Council meeting.

Alternative 1: Status Quo. Do not change the existing circulation plan for the 2022 Festival. The Festival will function with existing levels of service, including Park Ave one-way north all ten days of the Festival, signed as 'residential parking only' on the west side.

Alternative 2: Ten-Day Circulation Plan - Swede Alley (south), Main Street (north) (Park Ave north, status quo): The estimated costs are \$32,500 for City Services mentioned above. Staff believes this is the best alternative to create consistency over the ten-day Festival.

Alternative 3: Five-day Circulation Plan - Swede Alley (south), Main Street (north) (Park Ave north, status quo): The estimated costs are \$21,500 for City Services mentioned above. This option may create less predictability for the public and confuse motorists.

Other areas to consider:

For any of the plans above, staff intends to allow public safety (police, fire, e.m.s.), public works, transit, and Old Town residents with access passes to travel in both directions. We allowed this in 2020. The significant door-to-door outreach efforts helped the program work effectively. The general public, Sundance and their sponsors,

deliveries, ground transportation companies, merchants, and employees will be required to follow one-way circulation patterns. Staff does not recommend creating additional exceptions as it may reduce the effectiveness of the proposed circulation patterns.

There is no parking on Main Street during the Festival. Main Street is loading and unloading and crowd management. Staff is considering unpermitted drop and load areas on Swede Alley at Dolly's, Brew Pub, Lower Main at 9th Street, South Marsac Lot, and Courchevel on Heber Avenue. Additional curbside pickup spaces are being considered and developed off Main Street.

Funding

Staff estimates operations of Alternative 2 will cost \$32,500 and Alternative 3 will cost \$21,500. These costs are budgeted within existing departmental budgets.

Attachments

Exhibit A: Draft Circulation Map

Exhibit B: Transportation Data Summary from 2020 Festival

Exhibit A: Draft Circulation Map



TRAFFIC DATA DEBRIEF

SUNDANCE FILM FESTIVAL 2020

Staff has compiled a range of data addressing city operations during the 2020 Sundance Film Festival to better understand how festival and city operations impact the area. The approach below was determined based on current budget, staff bandwidth, partner resources, and data currently being collected within PCMC.

This report provides data in the following areas:

- Traffic trends and mitigation strategies
- Public safety
- Parking
- Transit
- Public feedback
- Lodging numbers
- New data collected
- Recommendations for Sundance Film Festival 2021

EXECUTIVE SUMMARY

At the request of the community and City Council, Park City Staff implemented more aggressive circulation, access, and traffic mitigation plans for the 2020 festival than in previous years. Led by the Special Events Manager, a Staff team consisting of Transit, Transportation Planning, Streets, Engineering, and Parking determined more restrictive changes to circulation patterns, vehicular access to Old Town, and committed to improve transit priority during the festival.

Overall, residents indicated they were supportive of the Old Town access changes and that residential streets were significantly less impacted than in previous years. Police reported lower crash rates and faster emergency response times. Transit ridership was fairly consistent and even potentially higher because numbers were similar even without the overlap of FIS World Championship.

This year Staff organized a new effort to collect traffic volumes and turning movements to supplement the counts that are currently collected around Old Town. The intent is to establish a Sundance baseline (and collect data yearly moving forward) to understand traffic patterns and how they may change based on circulation and access in future years to positively or negatively impact the neighborhoods.

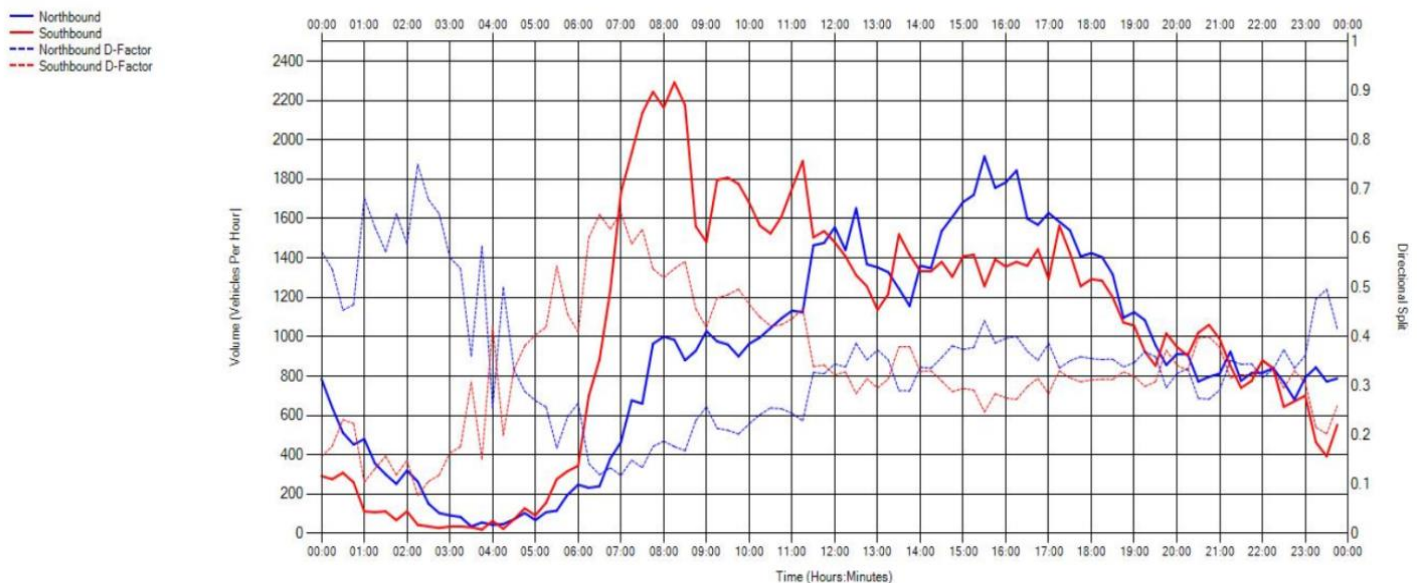
TRAFFIC TRENDS AND MITIGATION STRATEGIES

Staff with direction and support from Council made significant changes to traffic flows and access in Old Town for the 2020 Sundance Film Festival. Park Avenue from Daly Canyon to SR 224 was one way northbound, providing exceptions to transit, emergency, and public works vehicles, and residential pass holders. Many of the smaller cross streets including 4th and 5th Streets were directed one way towards Main Street to help push people down and out of Old Town, and keep additional overflow northbound

traffic from Main Street out of Park Avenue residences where possible. Hillside Avenue was one way westbound into Old Town.

The **Park City Traffic Command Center (TCC)** located in the Park City Police Dispatch room was contractually staffed January 24 – February 2, 2020 for The Festival, and again during the FIS World Cup. The TCC operated as the point of contact for Transit priority troubleshooting, signal timing, incident reports and offered ‘eyes on the street’ by utilizing UDOT cameras at signalized intersections. TCC staff anticipated congestion and manually program signals to function at optimal levels prior to roadway ‘break downs’ when possible. The TCC staff provided daily shift reports and collect data on signal timing, turning movements, and traffic throughput. The TCC staff also worked closely with law enforcement, transit, and EMS to become a single point of contact for relaying information.

UDOT has installed new software into many of the signals operating on State corridors. This allows UDOT and PCMC staff to collect data reports on traffic volumes, turning movements, and pedestrian activity at signals with the appropriate software. Staff reviewed a variety of signals and saw similar patterns to what is already known. For example, heavy ingress volumes on SR-224 can be seen from 6:00 a.m. to 9:00 a.m., with slow and steady approaches that taper off into the evening. The egress volumes take a different pattern, showing the skier egress and commuter outflow from 2:00 p.m. to about 7:00 p.m. The right-hand Directional Split (D-Factor) is the traffic volume proportion moving in the higher volume direction during the peak hour to the combined volume in both directions. It is usually expressed as a percentage and represents the directional distribution of hourly traffic volumes.



Approach volumes at Bobsled/Cutter Lane and SR-224 for Friday January 24, 2020

Staff can begin to pull this data year over year, beginning next year as this is the first season the technology has been available. This signal data is publicly available at: <http://udottraffic.utah.gov/atspm/>

AADT (Annual Average Daily Traffic) volumes from the last three years were collected to highlight traffic volume changes on SR-224 and SR-248. Overall, traffic volumes into Park City using the gateway corridors have largely remained the same over the last several years.

First Weekend of Sundance									
HWY 224 near Olympic Park					HWY 248 near Park City Sports Complex				
Year	Fri	Sat	Sun	Total	Year	Fri	Sat	Sun	Total
2017	46,368	41,915	42,782	131,065	2017	23,281	19,804	17,590	60,675
2018	45,039	38,255	43,659	126,953	2018	23,622	18,993	N/A	42,615
2019	48,421	48,845	46,763	144,029	2019	24,155	24,627	21,571	70,353

Hillside Avenue at the Marsac intersection is one of the few locations that have a consistent and longer term (1.5 years) data feed. Engineering has been monitoring this area closely due to residential impact concerns. During the 2020 festival, Staff maintained a one-way directionality on Hillside allowing traffic to enter into Old Town from Marsac Avenue (westbound) only, with the exception of those displaying a residential pass that were permitted to use Hillside in both directions. Speed increased slightly this year over last year likely due to less snow constricting roadways, and less traffic allowing flow to move faster. Traffic volumes on Hillside decreased during the 2020 festival:

HILLSIDE AT MARSAC AVE	2019	2020
85 th percentile speed (85% of drivers drove at or below)	22 mph	23 mph
Total vehicles for 11 days of the Festival	43,431	31,397
Average daily volume (weekly average) of cars	3,934	2,796

Park Avenue counts at 5th Street were conducted during the festival to better understand how the new circulation plan (one-way northbound) impacted the street; however, the counter malfunctioned likely due to cold temperatures or equipment failure and counts were only collected from January 22 – 26, 2020. This is often a common issue with counters in snowy months. The following data was collected for the first several days of the festival:

PARK AVENUE AT 5 TH STREET	2019	2020
85 th percentile speed (85% of drivers drove at or below)	N/A	29 mph
Average daily volume (weekly average) of cars	N/A	804
Highest daily volume (1/25/20)	N/A	1,088

PUBLIC SAFETY

Park City Police report an average decrease in response time for emergencies by over one minute and the number of reported crashes decreased by 63%. See the chart below.

PARK CITY POLICE DEPARTMENT	2019	2020
Average Response Time (minutes)	8:03	7:01
Crash Data (injury, non-injury, hit & runs)	42	26

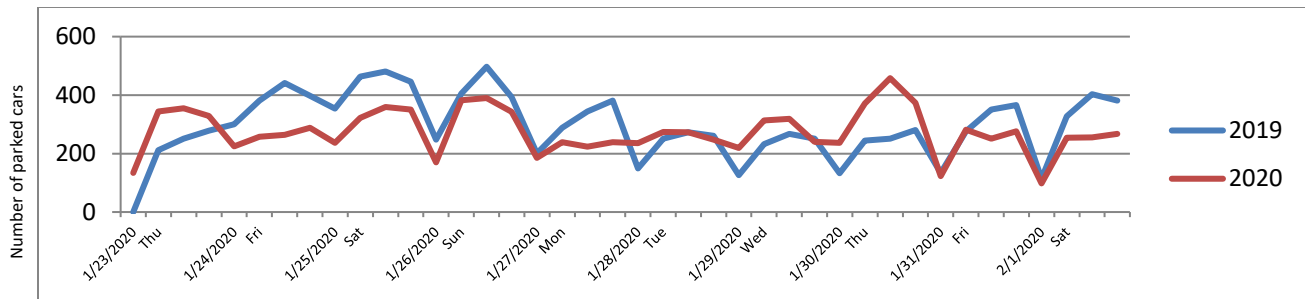
Source: Park City Police Records Department, for Park City Jurisdiction only

Summit County Sheriff's Office report on crashes and response times is inclusive of all Summit County and municipalities within including Park City.

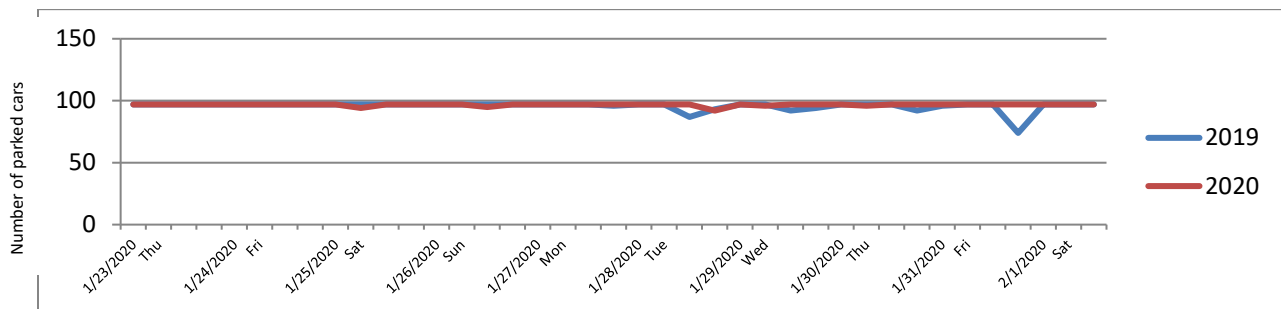
SUMMIT COUNTY SHERIFF'S OFFICE	2019	2020
Average Response Time (minutes)	12:45	11:08
Crash Data (injury, non-injury, hit & runs)	105	76

PAID PARKING

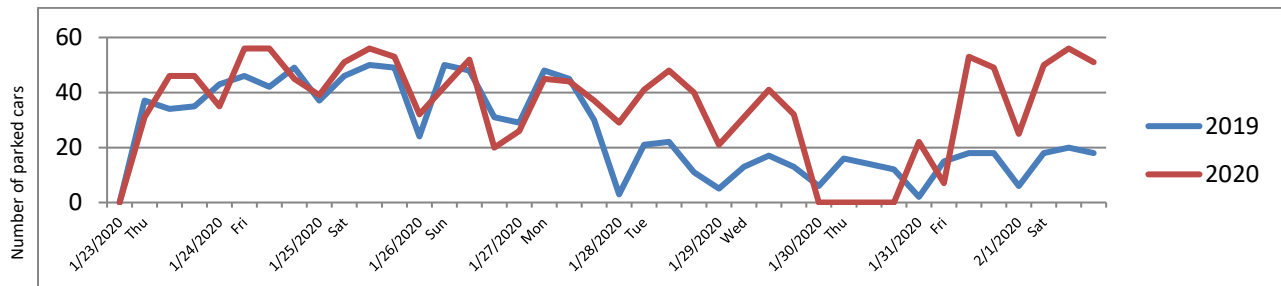
Parking rates between 2019 and 2020 indicate more consistent high volumes throughout the festival this year, compared to more noticeable peak occupancy the first weekend of the festival in 2019. For information on occupancy in the free park and ride lots, see the ‘Transit’ section below.



China Bridge occupancy 2019 vs. 2020



Sandridge lot occupancy 2019 vs. 2020



Flag Pole lot occupancy 2019 vs. 2020 (The lot was closed 1/30-1/31 for a private event)

TRANSIT

Ridership throughout the 2020 festival was very similar to the 2019 festival. Some important things to note:

- These numbers are well within the margin of error and indicate that ridership was very similar in 2020 as 2019.
- 2019 counting was done primarily with hand counters which can lead to exaggerated numbers, potentially skewing ridership to be higher; 2020 numbers are far more accurate with the use of Automated Passenger Counters (APCs)

- In 2019, the FIS World Championships overlapped slightly with The Festival; ridership the second week of 2020 was likely higher than 2019 as numbers remained high without the overlapping FIS event.

Total riders from the 2019 and 2020 festivals are listed below. Overall combined ridership between Sundance's Le Bus transit and Park City Transit services indicates that ridership was up a total of **+0.44%** from the 2019 festival.

	2019	2020	% CHANGE
Park City Transit	284,590	288,107	-7.62%
Le Bus	39,146	36,708	+2.10
Festival Totals	323,736	324,815	+0.44%

The daily ridership totals are broken down below.

	2019 PCT DAILY TOTALS	2020 PCT DAILY TOTALS	2019 LEBUS DAILY TOTALS	2020 LEBUS DAILY TOTALS
Thursday	19,786	19,687	1,366	1,576
Friday	29,378	30,335	4,397	3,860
Saturday	30,875	33,977	5,139	5,306
Sunday	31,961	33,641	4,093	4,915
Monday	27,619	27,624	4,251	3,571
Tuesday	25,792	25,945	3,882	3,387
Wednesday	24,713	20,570	3,974	3,511
Thursday 2	24,321	25,377	3,862	4,015
Friday 2	28,033	25,814	3,833	3,130
Saturday 2	26,070	27,655	3,603	2,962
Sunday 2	16,042	17,482	746	475
Total	284,590	288,107	39,146	36,708

Dial-a-Ride Boardings are broken down below; this is new baseline data for 2020.

	Homestake	Ice Arena	Justice Center	NAC	PC Heights	Total
Winter: 12/6-2/22	41	45	15	16	148	265
Total Sundance: 1/23-2/2	1	11	1	2	30	45
Total Winter w/o Sundance	40	34	14	14	118	220
Total Paratransit						2,454

The **Fixed Route Homestake Shuttle** ran during Sundance from 8:00 a.m. to 3:00 a.m. during the length of the festival on approximately 10 minute service (the route was serviced by only one vehicle, so some delay may have occurred due to traffic impacts). Those who utilized the Homestake lot could either call Dial-a-Ride to schedule a ride, or wait for the next available fixed route shuttle. The fixed route ridership for 2020 is below. Transit staff determined the 2019 counts were not reliable enough to include.

	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
2020	212	362	389	386	312	370	223	225	322	347	3,048

Extra Service Hours & Vehicles were provided for the festival to supplement service for the extra demand to the system. Sundance also ran supplemental service using Le Bus as a contract provider. In 2020, Transit ran an additional service but was able to find efficiencies within the existing system to reduce additional vehicles and service hours needed to supplement the festival.

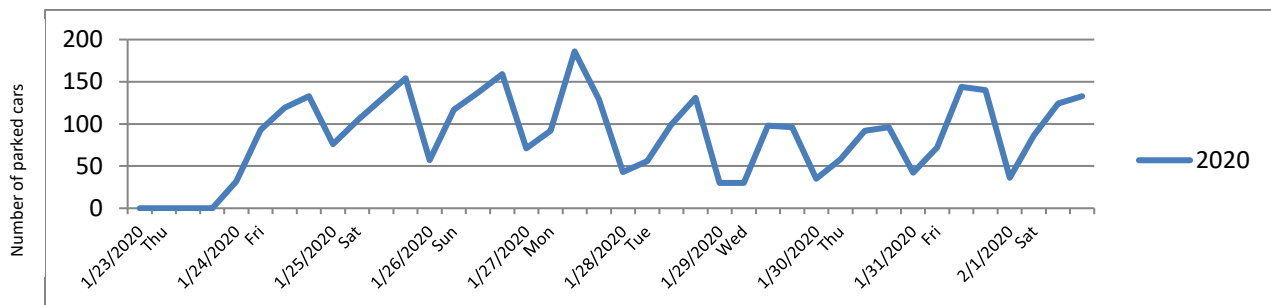
2019:

2020:

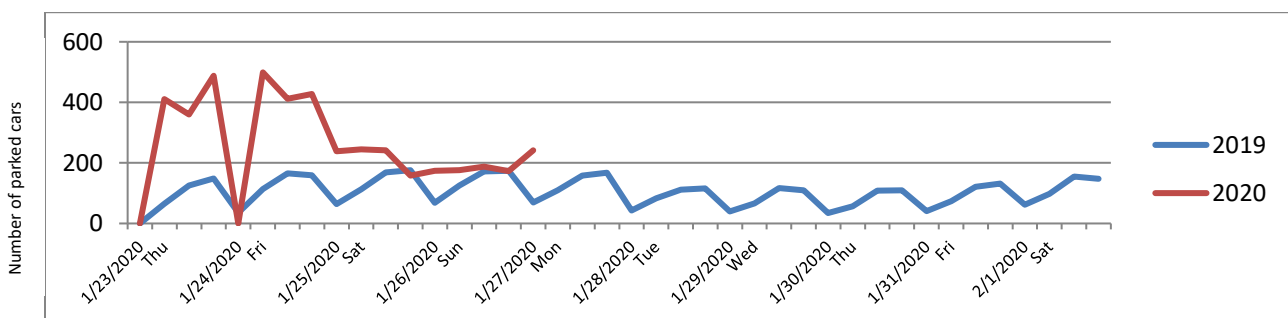
Route	Extra Hrs	Extra Buses		Route	Extra Hrs	Extra Buses
1	90	1		10	50	0
3	90	1		22	649	3
5	330	2		15	546	3
10	150	1		Homestake	200	1
22	1,371	5		PM Citywide	60	2
Homestake	30	0		Totals	1,505	9
PM Citywide	40	2				
Totals	2,101	12				

Extra service and vehicles provided for Sundance 2019 and 2020

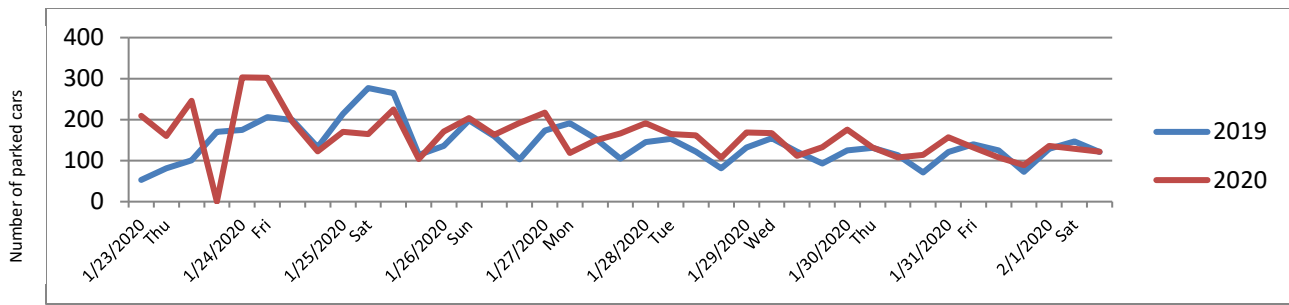
Park and Ride Utilization – lot counts were done four times a day: Homestake, Richardson Flat, PCHS, and at Ecker Hill Park and Ride.



Homestake Lot (occupancy data was only collected in 2020)



Park City High School lot occupancy 2019 vs. 2020 (counts in 2020 were inconsistent, but shows significant increase in occupancy initially)



Richardson Flat lot occupancy 2019 vs. 2020 (The drop on 1/24 shows a missed count time)

Parking occupancy at **Ecker Hill Park and Ride** was documented for the first time this year during the busiest festival days (some times were missed as drivers were responsible for counting in addition to performing their regular duties), indicating higher usage this year over last year, anecdotally. Occupancy was highest during the first Saturday of the festival, with the highest being about 45% occupancy at 4:00 p.m. that day.

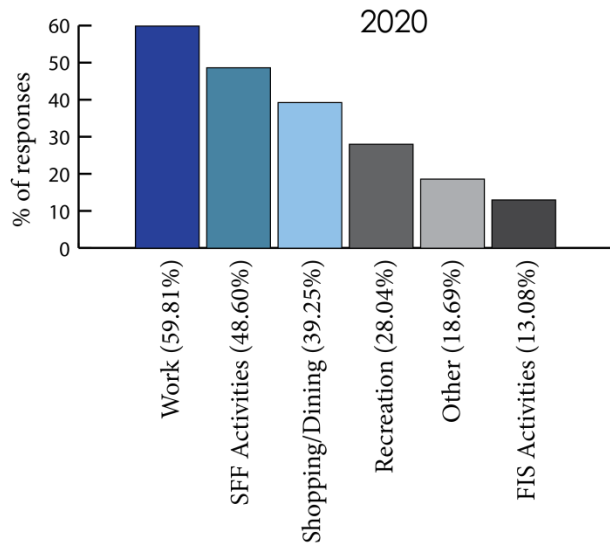
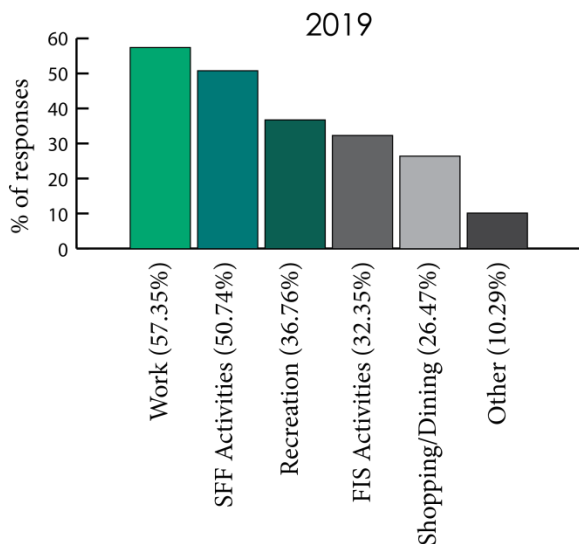
	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
09:00		65	136		62	71	76	37	44
13:00		196	155	118	92	85	91	74	106
16:00	157	210	149	92	73	68	70	67	81
19:00	102	147	91	69	59	47	42	46	51

Ecker Hill occupancy during Sundance, 2020

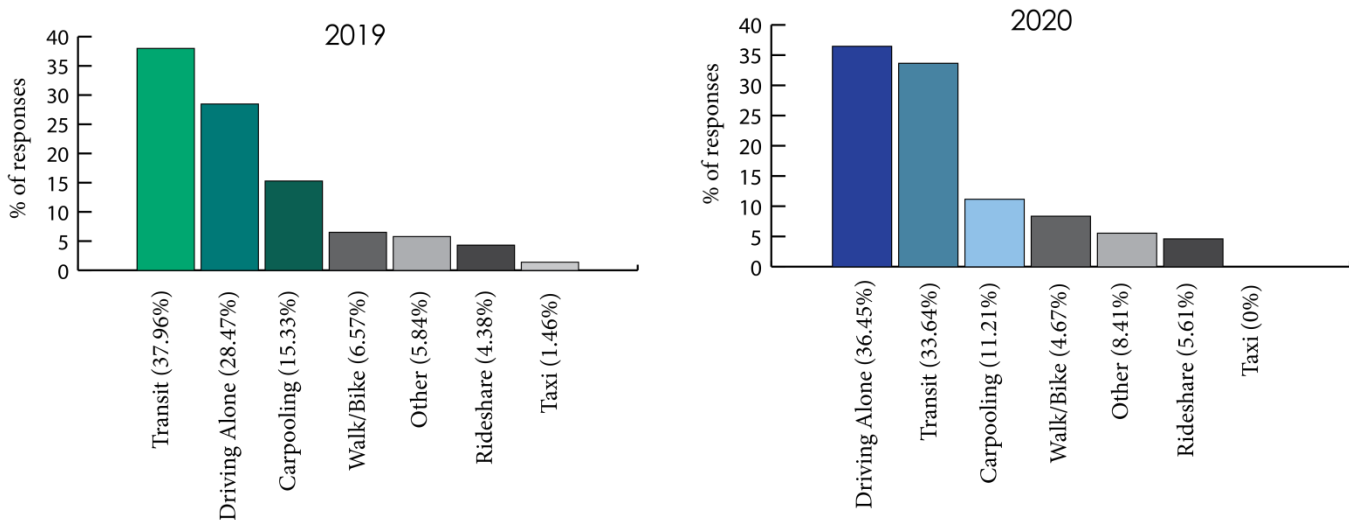
PUBLIC FEEDBACK & SURVEY

The City-administered an online annual **Transportation Survey** to better understand travel behaviors of residents, visitors, and commuters to the area. The number of surveys completed, and the type of respondents were very similar between 2019 and 2020. However, travel behavior changed between both years. Generally, people tended to travel less in and around the Park City area: non-essential trips were less frequent, rideshare trips were down slightly, and transit trips decreased a fair amount.

The two most common trips during Sundance and FIS (both years) were commute-based trips, followed by Sundance-related trips:

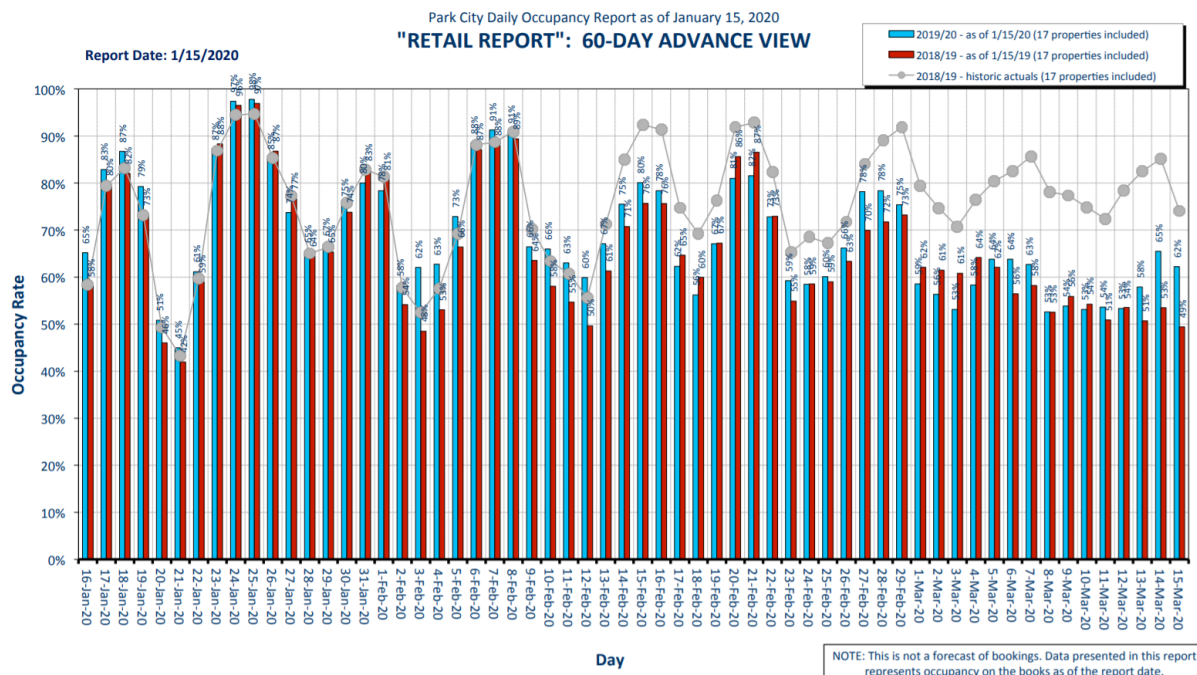


The biggest changes between 2019 and 2020 were how people chose to get around during the festival and FIS World Cup/Championships. More people carpooled and took transit in 2019 as their primary mode, and more people drove in 2020 as their primary mode:



LODGING NUMBERS

Occupancy reports provided by the Park City Chamber show similar occupancy rates in 2020 as compared to 2019. However, the second weekend of the festival showed a significant increase in occupancy rates, similar to other data that indicated high transit ridership the second weekend, and high traffic volumes the second weekend. The data indicates more of a consistent trend throughout the 10 days rather than a sharp peak during the first weekend.



NEW DATA COLLECTION

The following datasets were gathered for the first time this year to identify baseline data for some areas of Old Town and to support future development of modeling and evaluating circulation scenarios.

Development of the traffic models is not included in this effort based on current budget, timeline, and interest. These same data sets were also collected during President's Day Weekend to obtain a data set for a typical peak winter weekend outside of the Sundance Film Festival. In future years, Staff will report on year-over-year trends at these locations.

Field geometries and intersection turning movement counts for vehicles, cyclists, and pedestrians (assuming 2 hour periods) for the Saturday night at the following locations:

- Swede/Heber
- Heber/Main
- Main/Park/Hillside
- Main/Swede
- Park/Heber
- Park/Woodside

Daily volume counts in 4 locations:

- Park Avenue between 11th and 12th Streets
- Park Avenue between 4th and 5th Streets
- Swede Alley, just south of the driveway leading up to the transit center
- Swede Alley, just south of the final access into the China Bridge parking garage

Data Trends:

Collected data and observations solidified some anecdotal ideas and experiences. The biggest traffic delays, to the greatest amount of vehicles were observed along Main and Swede Alley with the greatest amount of vehicles and movements occurring at Main & Heber, Swede & Heber, and Swede Alley & the Old Town Transit Center.

Eliminating traffic from Main will either divert a greater number of vehicles onto Swede and Park or will be the impetus to get more people onto transit. Transit needs to have minimal delays due traffic conditions to be effective at reducing the amount of single vehicles and encourage transit use.

The Marsac roundabout regularly experiences failure during large events; however, it was observed that queuing to turn left from Deer Valley Drive onto Heber Avenue was causing significant back up into the roundabout. Prohibiting this left turn, or restricting it to Transit vehicles only, will likely improve the delay and back-up seen in the roundabout.

Observations during the first weekend of Sundance to observe the "red day model" implemented for traffic congestion mitigation, and whether it was effective in managing issues was also conducted. Staff has several notes on operations, volumes, and initial trends. This is baseline information that should be collected yearly moving forward, with the following trends noted for 2020:

Swede Alley Friday January 24, 2020 from 2:00 p.m. to 5:00 p.m.:

- The space for Lyft staging is adequate for the demand
- Poor pedestrian safety in areas due to icy shoulders and not enough space

- Queuing northbound all the way to Heber, extending to Main Street intersection
- Southbound queue backed up as drivers wanted to talk to Officer stationed at Swede and Main
- City Operations area and taxi drop off running smoothly
- China Bridge operations ran smoothly the majority of the time, some conflicts in front of the Acura venue



Main Street Friday, January 24, 2020, from 2:00 p.m. to 5:00 p.m.:

- Flow of traffic is primarily northbound
- No space to do a U-turn (pro or con?)
- Traffic stopped on Main by 4:15 p.m., queue to Treasure Mountain Inn
- Drop and Load zones obeyed, not impeding flow
- Safe pedestrian activity observed, although overcrowded sidewalks
- Pedestrians being told to use crosswalks, although none in sight
- Security staff effective but could use more enforcement, someone stationed at 205 Main to prevent the intersection from getting blocked would be helpful
- Acura vehicles using the no parking zones on Main
- Not much drop and load activity, as access is difficult
- Hillside one way very effective once staffed
- Need more staff at Hillside and Daly; intersection is too big



Overall suggestions from the consultant:

- Don't allow drop offs on Main Street
- Don't allow cars on Main

- More staff to enforce at Hillside & Daly, and Swede & Main
- Encourage more a more proactive approach with UHP
- Add wayfinding signs point to FREE transit options, many were unaware
- More dedicated pedestrian crossings are needed

Park City Staff recommendations for 2021:

Based on the current pandemic-driven climate and uncertainty over future economic and community impacts, Park City Staff recommends keeping the same circulation and access patterns that were implemented in 2020 with a few minor additions to improve flow for 2021:

- Eliminate or restrict to transit only, left turns from NB 224 to WB Heber Ave due to the observed impact to roundabout at Marsac. Additional staff will likely be required to enforce this.
- Work on enforcement and staffing strategies at Heber & Main to improve flow of vehicles. Congestion was common as almost every car stopped to talk to those on duty.

Alternatives for consideration:

Staff recommends exploring the following two scenarios if the measures identified above are not substantial enough:

1. **Swede Alley / Main Street Couplet** – having Swede Alley flow southbound only, and Main Street flow northbound only to facilitate faster flow and likely less congestion. Or,
2. **Pedestrianize Main Street** – for some or all of the festival.
 - a. This would have significant traffic impacts to Park Avenue not seen during the 2020 festival.
 - b. This likely serves different stakeholders than Old Town residents.

IN SUMMARY

In conclusion, Staff is confident that continuing to develop data collection methodology and charting trends will help inform the future success of circulation and access plans for the Sundance Film Festival. As changes are made to circulation and access, Staff will be able to track how those changes positively or negative influence the community and our roadways. Overall, residents and Staff reported a smoother flow of traffic, clearer residential access and restrictions, and better communication between the City, Sundance officials, residents, and contractors during the 2020 Festival.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Jason Glidden

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

4:15 p.m. - Affordable Housing Update

Suggested Action:

Attachments:

[Affordable Housing Staff Report](#)

[Exhibit A: Housing Study Scope of Work](#)

City Council Staff Report

Subject: Housing Update
Author: Jason Glidden
Department: Housing
Date: November 18, 2021
Type of Item: Administrative



Recommendation

Review an update on the Homestake community housing development, 2021 Housing Study, and consider potential future redevelopment of City-owned property to develop affordable housing.

Executive Summary

Park City continues to drive forward the aggressive community goal of 800 new affordable/attainable units by the year 2026. The overall housing plan to reach this goal includes several different strategies, including City-funded and constructed units, purchasing units, additional regulation, and public-private partnerships.

This report provides an update on the public/private partnership underway on the Homestake Lot and requests additional Council consideration of public/private development opportunities on three City Owned properties.

Housing Project Informational Updates

Public/Private Partnership at Homestake Lot

In spring 2021, the City released a Request for Qualifications (RFQ) for an affordable housing development on the Homestake parking lot. The City received numerous proposals from local and national firms. Specific Performance Inc. was brought on board to help staff negotiate a proposed MOU on Council's behalf and plans to return to City Council in December for Council review and consideration.

2021 Housing Study

Every five years, the State of Utah requires City/towns to update their Housing Needs Assessments, which is an official document approved by City Council and submitted to the State in December. James Wood and Assoc. is performing the Housing Needs Assessment. The study encompasses overall housing demand and inventory in Park City and provides a calculated housing need at several Average Median Income (AMI) levels to meet state requirements.

In addition to the Needs Assessment, staff is preparing a Request for Proposals (RFP) for an in-depth housing study to provide more insight into the demographics of the populations needing housing in the greater Park City area. The information will allow the City to more effectively meet the needs of Park City in terms of units type (size, location,

number of bedrooms, storage, etc.) and targeted AMIs. The study will also calculate the various impacts of affordable housing, such as its impact on the health of the community and the local economy. The Scope of Service is included in Exhibit A.

Staff is expecting the 2021 Needs Assessment to be completed by the end of 2021 and the Housing Study by Spring 2022.

Additional Public/Private Partnership Opportunities

To reach our aggressive housing goals, partnerships with both private and nonprofit entities will be required. We simply cannot meet our aggressive goals without the help and assistance from stakeholders and the private sector, and our land holdings (City-owned property) are arguably our biggest asset.

The Housing Team is frequently approached to explore possible partnerships on City-owned lands, but three are the most frequent. These contacts typically focus on workforce/seasonal housing opportunities on the Mine Bench, Woodside Park Phase 2, and the old Peace House (Marsac Ave) property.

Prior to conducting a more comprehensive assessment of City-owned land and given the specific interest in these properties over time, does Council desire to activate these properties for potential repurposing towards the 2026 Housing goal:

1. *Mine Bench* – Current direction from City Council was low priority unless an opportunity presented itself. The Housing Team has been approached several times over the past year by private businesses interested in creating workforce/seasonal housing reliant almost entirely upon public transit. Staff believes there are opportunities to utilize parts of the property, and in a way that does not interfere with the light industrial uses.

Staff recommends a quick feasibility study to explore renovation or redevelopment options to construct affordable housing, explore partnerships, etc.

2. *Woodside Park Phase 2* – Centrally located between the Park City Resort base, Senior Center, and Library, a plat amendment application has been submitted to prepare the site for an affordable housing development. The plat amendment will combine several small land parcels and provide maximum flexibility to facilitate a community housing development.

Several local non-profits have approached the Housing Team interested in an affordable housing development partnership. Staff recommends an RFQ similar to the Homestake RFQ to seek interests in a public-private partnership to create affordable housing.

3. *Old Peace House* – Centrally located in Old Town across from City Hall, the Old Town Transit Center, and Historic Main Street, the City purchased the

Peace House in 2017 using Transit Funds. The acquisition was based, in part, to address the growing demand from Summit County to increase transit routes and operations in the Wasatch Back – forcing PCMC to proactively increase its Transit staffing levels and associated recruitment and retention programs. After years of wear and tear, the property needs a major renovation and is under-utilized now that Transit operations were reduced.

Given its central location and proximity to Main Street and the Old Town Transit Center, staff recommends a quick feasibility study to explore renovation/redevelopment options to construct affordable housing, explore partnerships, etc.

Attachments

Exhibit A 2022 Housing Study – Scope of Work

Park City Housing Study DRAFT Scope of Work

The purpose of the study is to gain a better understanding of the housing needs of the Park City community. This includes taking a closer look at the current need for affordable housing, who needs this housing, what is currently being done, and what impacts affordable housing has on the community, economy, and the environment.

With the information gained from this study, Park City Municipal will be better prepared to describe the issues surrounding affordable housing and develop strategies that address these issues and how they affect the community.

Proposed Areas of Study

What are the Current Housing Needs?

1. Comparison of growth in employment (jobs) vs housing (units created) over the last ten years.
2. Housing Costs
 - a. Trends in Land costs over the last ten years
 - b. Trends in Construction costs over the last ten years
3. # of people who are housing insecure(homeless, doubled-up/overcrowding, living in their car, living in unhealthy conditions, etc.)
 - a. Number of children in these households?
 - b. What is the number of households that are house cost-burdened (above 30% of household income)?
4. What is the ideal/most feasible percentage of the workforce living in town?
 - a. Currently 15% - should it be more or less, given the basin and nearby options (Kamas, Heber and Salt Lake valleys)
5. How many local businesses/employers are contributing to housing?
 - a. Amount of \$, and/or
 - b. # of units.
6. Demographics of the Seasonal workforce?
 - a. Number of seasonal employees (Summer vs. Winter)
 - b. Workforce utilizing J-1 Visas

WORKING DRAFT

- c. How do they commute?
 - i. Personal vehicles
 - ii. Public transit
 - iii. Company transportation
- 7. Net Natural Increase
 - a. Births rates versus Deaths rates in Park City
 - b. Net migration (those moving in versus those moving out)

Who Needs Housing?

- 1. Profile of workforce:
 - a. Annual household income
 - b. Household size
 - c. Total jobs held by all members of the household in Full-Time Equivalents
 - d. Current home location
 - e. Living conditions
 - f. Rent or own
 - g. Number of vehicles
 - h. Race/Ethnicity
 - i. Language
 - j. Age
 - k. Level of Education
 - l. % of income spent on housing
 - m. % of income spent on transportation
 - n. Amount of Debt
 - o. Current job(s) (industry)
 - p. Disability
- 2. Housing demand (how many people (currently in Park City workforce but not living in Park City) would choose to buy or rent a home in a multi-unit building in Park City rather than live in a detached single-family home and commute???)
 - a. Transitional Housing
 - i. What is the need for transitional units?
 - ii. How long are these units needed?
 - b. Seniors
 - i. How many Seniors want to downsize?
 - ii. What services do they need in addition to housing
 - iii. How many supportive housing units are needed (housing that has services attached)?
 - c. People with Disabilities
 - i. An estimated number of people with physical and/or neurological disabilities are present in the community

WORKING DRAFT

- ii. How many units in Park City currently meet ADA standards
- iii. What are the needs of this population?

What is the Impact of Affordable Housing?

1. Economy
 - a. Taxes
 - i. how much do full-time residents generate in local sales taxes and revenue
 1. increased household spending
 2. increase in filled positions
 - ii. what is the investment multiplier? (the return the community sees from investing in affordable housing)
 - b. Property value
 - i. How affordable housing impacts property values
 - c. Recruitment/ retention
 - i. Saved costs from worker turnover, training, and lost productivity
 - d. Guest experience
 - i. Ability to maintain a high level of service
 1. Faster pace of operations
 2. Ability to fill positions
 3. Ability to attract and maintain talent
 4. Number of additional positions filled
 - e. Return On Investment
 - i. Summary of investment yields and investment multiplier
2. Health
 - a. Mental & physical
 - i. Mental & physical health impacts of housing instability
3. Environment
 - a. Transportation
 - i. Avoided construction of traffic/parking infrastructure for commuters
 - b. Carbon footprint
 - i. Saved commuting hours/ reduced carbon emissions
 1. Number of long distance commuters
 - ii. Reduced miles traveled
4. Community
 - a. Education
 - i. Increase in school-aged children in Park City
 - ii. Test scores of students with stable housing versus students without stable housing

WORKING DRAFT

- b.** Volunteerism
 - i. Hours of volunteer labor generated from affordable housing
- c.** Vitality
 - i. Ability to create diverse and lively neighborhoods through affordable housing

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Tate Shaw

Submitting Department: Recreation

Item Type: Work Session

Agenda Section:

Subject:

4:45 p.m. - Discuss Pickleball Court Usage and Future Facilities

(A) Public Input

Suggested Action:

Pursuant to City Council direction, the Recreation Department is providing a comprehensive update regarding the accommodation/support of pickleball in our existing recreation facilities.

Over time, a concerted effort has been made to support the desire for more pickleball facilities and court time, including the construction of new courts and the repurposing existing facilities (tennis courts, basketball courts, lessons, socials, tournaments, etc., etc.). In addition, staff convened the Recreation Advisory Board (RAB) to concurrently review our approach to balance the increasing demand to play pickleball on indoor tennis courts.

No change is recommended by the RAB or staff with regard to managing access to court time. However, in order to meet demands, both the RAB and staff recommend an expedited process to identify locations to construct new indoor/outdoor pickleball facilities. In addition, the RAB also recommends conducting a community-wide needs assessment at the same time to determine future and additional recreation facility needs (MARC expansion, aquatics upgrade, etc., etc.).

Attachments:

[Pickleball Staff Report](#)

[Exhibit A: 2021 Pickleball Fact and Media Sheet](#)

[Exhibit B: USTA Health of Tennis Industry Report 2020](#)

[Exhibit C: Pickleball/Tennis Court Information](#)



City Council Staff Report

Subject: Pickleball Court Usage & Future Facilities

Author: Ken Fisher, Recreation Director

Department: Recreation Department

Date: November 18, 2021

Type of Item: Administrative

Summary Recommendation

Pursuant to City Council direction, the Recreation Department is providing a comprehensive update regarding the accommodation/support of pickleball in our existing recreation facilities.

Over time, a concerted effort has been made to support the desire for more pickleball facilities and court time, including the construction of new courts and the repurposing of existing facilities and programs (tennis courts, basketball courts, lessons, socials, tournaments, etc.). In addition, staff convened the Recreation Advisory Board (RAB) to review our approach to balance the increasing demand to play pickleball on indoor tennis courts.

No change is recommended by the RAB or staff with regard to managing access to court time. However, in order to meet demands, both the RAB and staff recommend an expedited process to identify locations to construct new indoor/outdoor pickleball facilities. This would include looking at locations to construct temporary facilities while a long-term solution is planned. The RAB also recommends conducting a community-wide needs assessment at the same time to determine future and additional recreation facility needs (MARC expansion, aquatics upgrade, etc.).

Background

The Recreation Department is continuously balancing the sometimes-competing interests of different user groups seeking the use of indoor and outdoor facilities.

Since the PC MARC was constructed in 2010, expanding programming and increased facility utilization have become the norm to meet growing demands by users. In FY 2009, the last year of the Racquet Club, revenue for the Recreation Department was \$1.37 million. In FY 2021, revenue was \$2.32 million. The increase is due primarily to the opening of the PC MARC, which resulted in large increases in facility usage, tennis, aquatics, and pickleball.

The PC MARC operates the only indoor tennis courts in Summit County, including seven indoor tennis courts (three in the bubble). The three tennis courts in the bubble are lined with six pickleball courts. The gymnasium is lined with four pickleball courts.

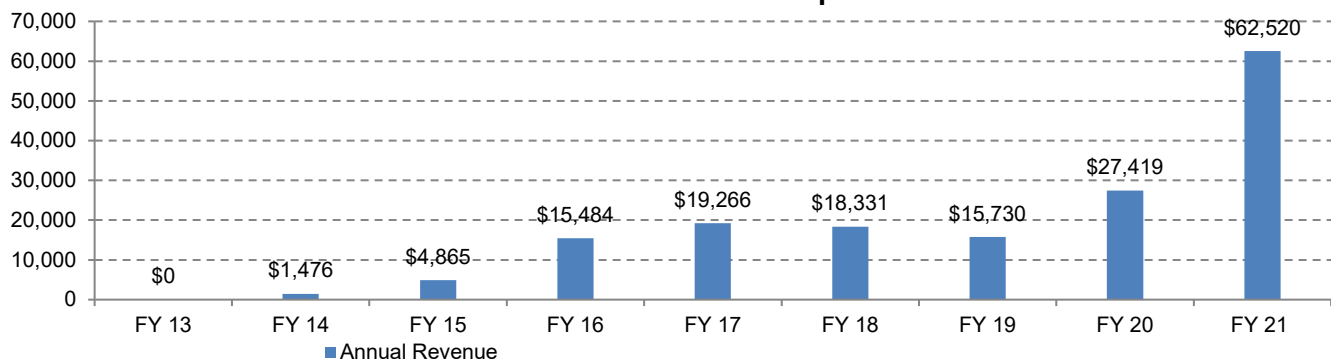
The Basin Fieldhouse gymnasium is lined with six pickleball courts. The South Summit Aquatics & Fitness Center has four pickleball courts in their gymnasium.

There are a total of 20 indoor pickleball courts (6 lined on a tennis court) in Summit County as compared to 7 indoor tennis courts. Many pickleball players prefer to play on a tennis court surface versus a gymnasium floor, and the demand for pickleball on tennis surfaces often competes with tennis users demand, clinics, camps, and professional tennis lessons.

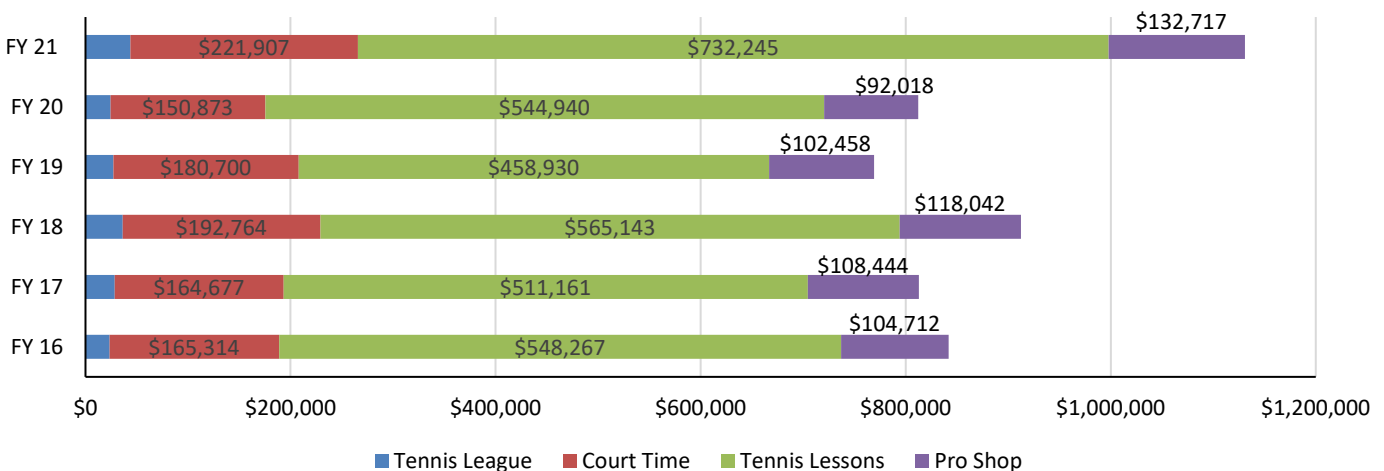
Analysis

Though much attention is on pickleball at the moment, both tennis and pickleball have experienced significant growth - record revenues in FY 21 for both sports. Pickleball revenue for FY 21 includes \$12,775 of lesson revenue and \$49,745 in court fees.

Pickleball Revenue Since Inception in 2014



YoY Tennis Revenue Decomposition



Both Tennis and Pickleball are also experiencing rapid growth across the country, and many new residents who recently migrated to Park City have brought their enthusiasm and love for the sports with them. Attachment A: USA Pickleball Fact & Media Sheet

contains information on the growth of pickleball. Attachment B: Tennis Industry United - Health of Tennis 2020 has information related to the tennis industry.

For Discussion and Consideration

The recreation staff is excited about the growth in pickleball and enthusiastic about finding ways to create more dedicated pickleball facilities. Pickleball has demonstrated that it is increasingly popular and brings large groups of users together for recreation, competition, and a quality sense of community and fun.

Similar to how the PC MARC is a leader in tennis facilities and programming, the PC MARC also desires to be a leader in pickleball facilities and programming. Given the lack of indoor courts throughout the region, the PC MARC and PCMC have a unique opportunity to meet a growing demand and continue to offer exemplary recreational services.

Due to increased demand and limited dedicated surfaces, pickleball players seek access to the indoor tennis courts at the PC MARC. Staff allocates tennis court time based upon demand for tennis primarily and infills where possible with pickleball. Staff does not recommend a policy that would deprioritize tennis scheduling on tennis courts.

RAB reviewed and discussed the current method of scheduling tennis courts for pickleball at their November meeting, and RAB supports the current approach of court management and balancing pickleball uses. Attachment C: Pickleball & Tennis Court Information provides detail and reasoning on tennis court scheduling that was discussed with RAB.

To meet the growing demand for pickleball, the RAB and staff recommend the City Council consider new indoor/outdoor pickleball facilities along with the development of temporary outdoor courts to meet immediate demand.

In addition, Park City should concurrently consider additional recreational facility needs. Previous studies identified indoor aquatics, indoor field space, and expanded fitness facilities as top priorities. These priorities may have shifted.

Funding Source

There is currently no funding allocated to the construction of new recreation facilities, pickleball or otherwise. If Council supports moving forward, staff will return with a discussion on potential land and funding options.

Attachments

- A USA Pickleball Fact & Media Sheet
- B Tennis Industry United - Health of Tennis 2020
- C Pickleball & Tennis Court Information



2021 Pickleball Fact and Media Sheet

Pickleball is a court sport played on a badminton-sized court with the net set to a height of 34 inches at the center. It is played with a perforated plastic ball and composite or wooden paddles about twice the size of ping-pong paddles. It can be played indoors or outdoors and is easy for beginners to learn, but can develop into a fast-paced, competitive game for experienced players. In addition, the game has developed a passionate following due to its friendly, social nature, and its multi-generational appeal.

Pickleball can be played as singles or doubles. New players can learn the basic rules quickly in a single session. No special apparel is needed – just something comfortable and appropriate for a court sport. Equipment is inexpensive and easily portable. The game can be played by all ages and is particularly popular in school P.E. programs and in adult living communities.

The sport is governed by the USA Pickleball Association (USAPickleball.org), which maintains the rules, promotes the sport, sanctions tournaments, and provides player rankings. For more information, please visit: usapickleball.org.

History

2021 marks the 56th anniversary of pickleball, as it was invented in 1965 on Bainbridge Island, a short ferry ride from Seattle, by three enterprising dads – Joel Pritchard, Bill Bell, and Barney McCallum. Their children were bored with their usual summertime activities. It evolved from the original handmade equipment and simple rules into a popular sport throughout North America and is now taking off in other parts of the world.

The origin of the game's name is very interesting, especially since no pickles are used. Accounts of how the name originated differ. According to Joel Pritchard's wife (Joan), she started calling the game pickleball because "The combination of different sports reminded me of the pickle boat in crew where oarsmen were chosen from the leftovers of other boats." However, according to Barney McCallum, the game was officially named after the Pritchards' dog Pickles who would chase the ball and run off with it. According to McCallum, "The Pritchards had a dog named Pickles, and you're having fun at a party, right? So anyways, what the hell, let's just call it pickleball."

Others claim both accounts may be true. In the early years, no official name was assigned to the game. However, a year or two after the game was invented, the Pritchards' purchased a cocker spaniel and named it Pickles. As the game progressed, an official name was needed and "pickleball" was it.

Attachment A

The Court

A pickleball court is 20' x 44' for both singles and doubles. The net is hung at 36" at the ends and hangs 34" in the middle. A non-volley zone extends 7' back from the net on each side, commonly called "the kitchen." In 2017, USA Pickleball and the American Sports Builders Association (ASBA) co-produced and released an official pickleball courts construction and maintenance manual for the industry. In 2020, USA Pickleball and ASBA produced an updated version of the court construction manual. Copies of this manual can be purchased at:

<https://www.sportsbuilders.org/publications/>

The Equipment

Competitive paddles used in pickleball are constructed from a high-tech composite. An official pickleball is made of plastic and is between .78 to .935 ounces and 2.874 to 2.972 inches in diameter. There are no color restrictions other than the ball must be a single, consistent color. USA Pickleball has tested and approved several outdoor and indoor balls for official tournament play. [Click here](#) to review the complete list of all tested/approved paddles and balls approved for sanctioned tournament play.

Places to Play

Every US state and all Canadian provinces now have pickleball venues. Senior residence communities, YMCAs, local community recreation centers, schools and parks are just some of the places likely to have pickleball courts. USA Pickleball compiles the most up-to-date and comprehensive listing of places to play on a new dedicated website: places2play.org. The known places to play totaled of 8,735 at the end of 2020 which represents an increase of 807 locations or approximately 67 new locations per month.

Tournaments

USA Pickleball supports and sanctions tournaments throughout the United States. See [Upcoming Events List](#) for a current list of upcoming USA Pickleball sanctioned tournaments. In 2009, USA Pickleball held the first Nationals Pickleball Tournament in Buckeye, Arizona. Over 400 players participated in divisions for all ages. In 2019, the Margaritaville USA Pickleball National Championships were held at the world-renowned Indian Wells Tennis Garden, just outside of Palm Springs, CA. The event drew more than **2,000** registered players who competed for \$80,000 in prize money, the largest cash purse in the history of the sport at that time. [Click here](#) for detailed information regarding this event. The 2019 event also included over 200 hours of livestreamed matches. Like most sporting events in 2020, the Margaritaville USA Pickleball National Championships was cancelled due to COVID-19. However the event is scheduled to take place again this fall at the Indian Wells Tennis Garden, November 6-13, 2021.

Estimated Pickleball Players Within the United States

Pickleball grew in 2020 to **4.2 million players in the US, an incredible growth rate of 21.3% from 2019** per the Sports & Fitness Industry Association's (SFIA) 2021 Topline Participation Report, released in Feb. 2021. SFIA formed in 1906 and is the premier trade association for top brands, manufacturers, retailers and marketers in the American sporting goods and fitness industry.

In their 2020 Pickleball Participant Report (which includes data through 2019), the Sports & Fitness Industry Association (SFIA) reported pickleball currently had **3.46 million** players in the US. Below are a few details from the 2020 SFIA Pickleball Participation Report – the anticipated

Attachment A

2021 Pickleball Participation Report:

- Of the 4.2 million players, 2.8 million were “Casual” players who play 1-7 times a year
- 1.4 million were “Core” players who play 8 or more times a year
- The Average Annual Growth Rate (AAGR) for all players from 2017 to 2020 was 10.5%, for a total growth rate of 34% over three years
- 61% of participants are men and 39% are women
- The average age for all players is 38.1 years old
- The average age for Core players is 47.5 and Casual players 33.6 years old
- The total number of players age 54 or younger is 69%, with 46% of Core players and 80% of Casual players being age 54 or younger
- From 2016-2020:
 - Percentage of Core players ages 54 and younger grew from 40% to 46%
 - Percentage of Casual players ages 54 and younger grew from 79% to 80%
- The percentages by age of Total, Core, and Casual participants are:

AGES	TOTAL	CORE	CASUAL
6-17	20.1%	13.3%	23.4%
18-34	27.8%	15.4%	33.9%
35-54	21.1%	17.3%	22.8%
55-64	12.6%	20.3%	8.9%
65+	18.4%	33.7%	11.0%

- The 4.2 million participants represent 1.38% of the US population of 304 million people ages 6+; the 1.4 million Core players represent 0.33% of that population: demonstrating the tremendous potential for further growth of the sport.
- The SFIA US regions with the largest number of Core participants were:
 - South Atlantic (FL, GA, SC, NC, VA, WV, DC) = 283,000
 - East North Central (WI, MI, IL, OH, IN) = 262,000
 - Pacific (CA, OR, WA) = 255,000
 - Mountain (AZ, NV, NM, UT, CO, ID, WY, MT) = 155,000
 - Middle Atlantic (NY, NJ, PA, WV) = 142,000
 - These four regions account for 80% of Core players
- 59% of Core players live east of the Mississippi River

Any citation of this data should reference the SFIA report as its source.

Attachment A

USA Pickleball Association usapickleball.org

USA Pickleball was formed in 2005 to promote the sport. It maintains the official rules, sanctions tournaments, provides player rankings and produces the annual USA Pickleball National Championships Tournament. It is run by a Chief Executive Officer, staff and a volunteer board of directors supported by an all-volunteer Ambassador corp. and thousands of dues-paying members.

USA Pickleball Ambassador Program

USA Pickleball currently has a network of over 1,900 volunteer ambassadors who have pledged to promote both the sport of pickleball and USA Pickleball in their local area. They serve as local representatives for USA Pickleball for all activities related to pickleball within the area they represent. Ambassadors support and abide by all official rules, assist with local clinics/tournaments and look for opportunities to add/grow the game in their community. The USA Pickleball Ambassador Search feature can be found on the USA Pickleball website. [Click here.](#)

Community Grant Program

A USA Pickleball Community Grant will provide current USA Pickleball members a maximum of \$250 reimbursement for the purchase of qualified pickleball equipment dedicated to a specific location. Special considerations will be given to locations with written “new player” training programs, areas with few pickleball locations in the vicinity, and individuals and groups that USA Pickleball deems most in need of financial assistance. For more information, please [Click here.](#)

High School Grant Program

The High School Grant Program will award a maximum of \$350 in reimbursement to USA Pickleball members for the purchase of start-up pickleball equipment for regular high school physical education classes and after-school programs. The grants funding will be equally targeted to every defined USA Pickleball region and, when feasible, awarded to different communities within the region. Considerations will be given to schools and districts where pickleball is being introduced into the high school physical education curriculum and to schools that USA Pickleball deems most in need of financial assistance. For more information, please click on the following link: [Click here.](#)

USA Pickleball Social Media

USA Pickleball social media followers support the sports steady growth. In December 2020, followers on Facebook numbered 26,527, almost double from two years ago. Instagram was added as a new channel in 2019 and ended the year with 12,383 followers. In November of 2020, USA Pickleball added an official Twitter account. USA Pickleball Social Channels saw 42% year over year growth from 2019 to 2020.

Facebook

- [USA Pickleball](#)@usapickleballassociation
- [USA Pickleball Juniors](#)@usapickleballjuniors

Instagram

- [USA Pickleball](#)@usapickleball
- [USA Pickleball Juniors](#)@usapickleballjuniors

Attachment A

YouTube

- [USA Pickleball](#)@usapickleball

LinkedIn

- [USA Pickleball](#)@usapickleball

Twitter

- [USA Pickleball](#)@usapickleball

2020 USA Pickleball Facts and Highlights (as of 12.31.20)

- **Places to Play:** USA Pickleball Places to Play Database: **8,735**. Over 800 new locations were added to the database (67 new locations per month).
- **Membership: 37,000** (decrease of approximately 4% due to the COVID-19 pandemic and the loss of most sanctioned tournaments including both the Indoor and Outdoor National Championships and 8 of 11 Regional Championships. As of April 1, 2021, USAP membership has nearly recovered the 4% membership drop and is currently over 40,000 members. Since 2017, USA Pickleball membership has doubled in size.
- **Total Courts: 34,094**
- **USA Pickleball Ambassadors: 1,976**
- **Sanctioning:** USA Pickleball was only able to sanction 59 tournaments due to COVID 19. Already in 2021, the number of USAP sanctioned tournaments is on pace for 200.
- **Grants:** USA Pickleball awarded 119 Community Grants and 27 High School Grants, with a total allocation of \$42,000. Pickle-Ball, Inc. joined USA Pickleball and donated 828 wooden paddles to various programs.
- **2020 National Championships:** The 2020 Margaritaville USA Pickleball National Championships was cancelled due to COVID-19. The event is scheduled to be played November 6-13, 2021 at the Indian Wells Tennis Garden with a record number of players already qualified.
- **Certified Referees:** Due to COVID-19, USA Pickleball was only able to certify a few new referees in 2020. By year's end, USA Pickleball had 211 Certified Referees.
- **Referee Evaluations:** USA Pickleball referee evaluators conducted a total of 25 referee evaluations.
- **Level I & II Referees:** USA Pickleball launched a new referee training program in April. In 2020, only 45 people were trained as either a Level I or Level II referee due to COVID-19 limitations.
- **Medal Matches:** All medal matches in the 2021 Margaritaville USA Pickleball National Championships will again be called by USA Pickleball Certified Referees.
- **Professional Pickleball Registry:** USA Pickleball's teaching and training partner,

Attachment A

Professional Pickleball Registry (PPR), a subsidiary of the Professional Tennis Registry (PTR) ended their year with 1,665 PPR members. See <https://usapickleball.org/usapa/ppr-agreement/>

- **Pickleball Magazine:** USA Pickleball's publishing partner, Dollard Publishing, produced another 6 issues of Pickleball Magazine. <https://usapickleball.org/pickleballmagazine/>
- **Referee Training Page:** To help educate and inform referees and the public on referee matters, USA Pickleball updated the following comprehensive webpage: <https://usapickleball.org/referee-training-tools/>
- **USA Pickleball /IFP Rulebook:** The USA Pickleball rules committee and board updated and approved the 2021 Official Rulebook.
- **Referee Handbook:** The USA Pickleball Referee Handbook was updated in 2020 by the Certified Referee Handbook Committee.
- **Ambassador Handbook:** The 2020 USA Pickleball Ambassador Handbook was updated by a special committee of Ambassadors. The book was distributed to all Ambassadors and is updated periodically with new sections.
- **Paddles & Balls:** USA Pickleball tested and approved 118 paddles and 17 balls in 2020.
- **Brand Change:** In July 2020, USA Pickleball launched a new brand strategy that included relaunching the brand to be USA Pickleball, a modernized, clean logo, an all new website with user-led navigation and a move to a new URL: usapickleball.org. Note – July was also the month of pickleball's founding, 55 years prior.
- **Branding Highlight:** The popularity of pickleball continues to rise and USA Pickleball, along with Thor Sports Racing (part of the Thor Industries / SportsMaster, official pickleball court surface of USA Pickleball), did a sport cross-over event. The #99 truck, driven by Ben Rhodes, raced in the NASCAR Gander Outdoor Truck Series at the Michigan International Speedway in a USA Pickleball-branded truck. The race was broadcast on FOX Sports, and garnered focused attention from the broadcast team as several members, including renowned broadcaster, Chris Myers who was calling the race and an avid pickleball player.

For photo requests and media inquiries:

Email: [Media Relations](#)
USA Pickleball Association
P.O. Box 7354
Surprise, AZ 85374

2020 HEALTH OF TENNIS

Tennis Industry United (TIU) has partnered with key stakeholders across the industry to identify key metrics defining the health of the tennis industry. This report tracks progress against these key metrics and provides insights to the industry on key trends, growth opportunities, challenges and risks.

TENNIS INDUSTRY UNITED

TOGETHER, FOR TENNIS.

FOUNDING MEMBERS





KEY INSIGHTS

Despite the immense challenges in 2020, the industry came together to support one another and protect the long-term health of tennis. This resulted in a boom in participation and racquet sales, with tennis perfectly positioned as a sport that enables physical distancing while also providing a great form of exercise.

[For key definitions, see page 8.](#)

PARTICIPATION

Pandemic Participation Boom—overall participation grew **22%** given tennis’ position as the perfect sport during the global pandemic. Nearly 3M new players participated in 2020, a **44% YOY increase**.

The industry now must come together to identify opportunities to better understand the needs of these new / returning players and engage them with appropriate programs and value propositions.

EXPLORE

FACILITIES

66% of play occasions occurred at public parks, schools and community centers.

Public facilities present a significant opportunity to capture new/casual players and engage them with additional programming to continue their tennis journey.

EXPLORE

TENNIS DELIVERY

The number of unique providers engaged with the USTA **grew 20% YOY** with the number of diverse providers also **increasing 20%**.

Given the influx of new and returning players, it will be critical to adapt certification standards in order to recruit an army of young, diverse providers to deliver positive customer experiences.

EXPLORE

EQUIPMENT

Unit wholesale sell-in of racquets **grew 22% YOY** while wholesale revenue remained relatively flat indicating significant growth in sales of racquets under \$50 to new/ casual youth & adult players.

The USTA partnered with key racquet manufacturers to implement Net Generation hang tags with QR codes on youth racquets which will be shipped to retail in Spring 2021. The goal of the hang tags is to capture data on new / casual players and develop strategies to engage this audience.

EXPLORE

FAN ENGAGEMENT

DIGITAL & SOCIAL

Digital traffic and social interactions suffered in 2020 due to cancellation / postponement of key events and programming during the pandemic.

PROFESSIONAL PLAYER HIGHLIGHTS

Sofia Kenin won her first major championship at the 2020 Australian Open.

Serena Williams and Jennifer Brady both reached the 2020 US Open women’s singles semifinals.

EXPLORE





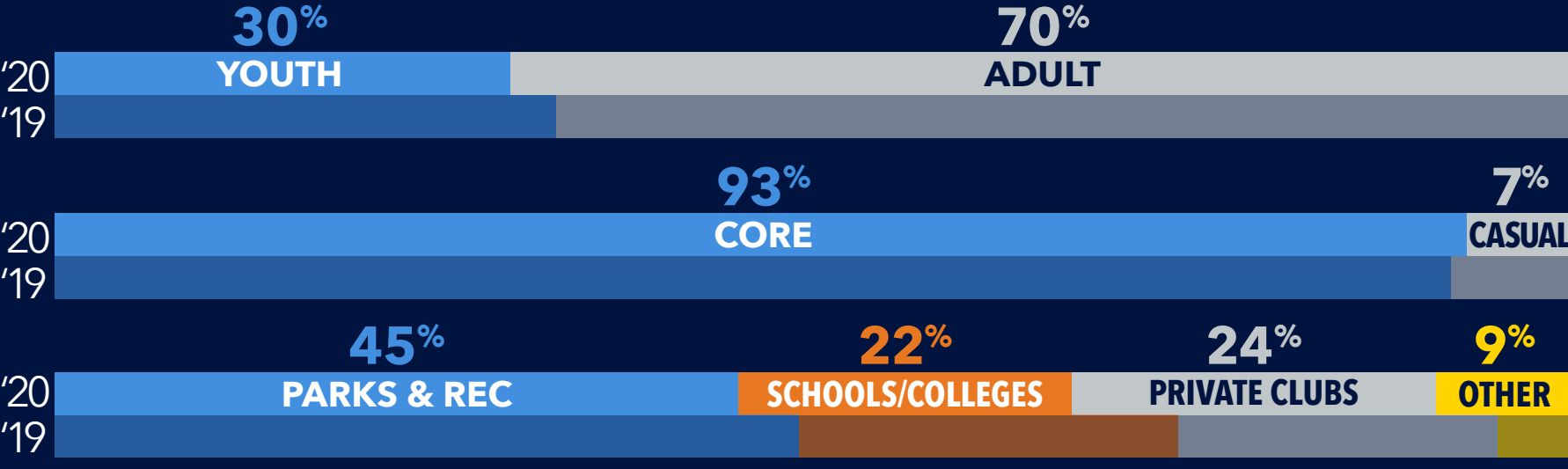
PANDEMIC PARTICIPATION BOOM

Participation grew **22%** as a result of tennis' position as the perfect sport during the global pandemic.

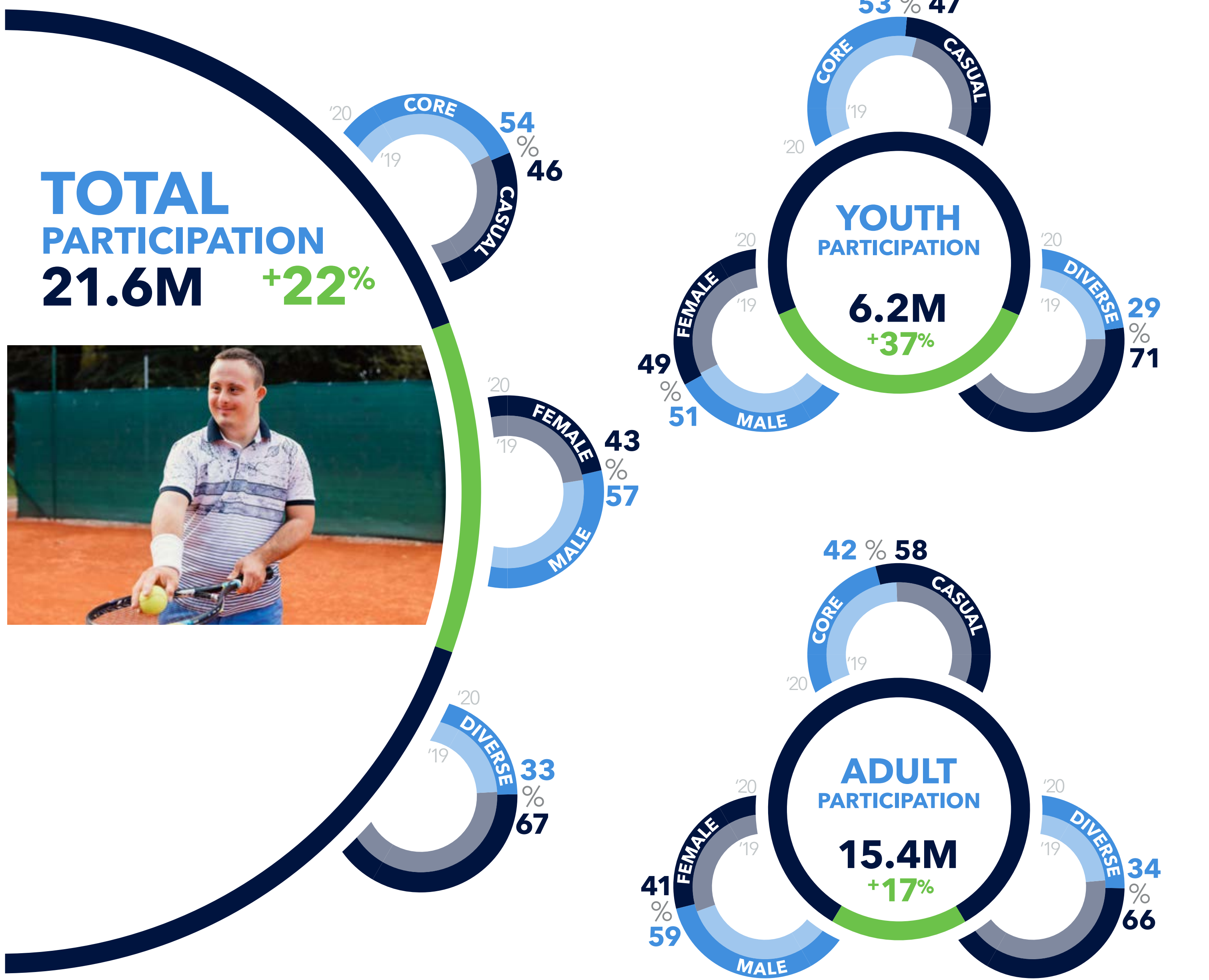
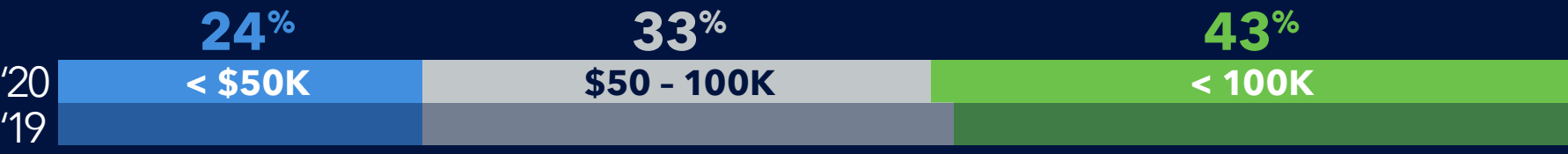
Nearly **3M** new players **(+44%)** and over **3.8M** returning players **(+40%)** participated in 2020.

Given the influx of new players at park & rec facilities, the industry must develop tools to capture these players' data and develop touchpoints to engage and grow play occasions.

TOTAL PLAY OCCASIONS 495.1M +28%



INCOME LEVELS · ALL PARTICIPANTS



SOURCE: PAC





FACILITIES



Of the total new and returning players, over **2M new players** and **2.5M returning players** in 2020 played at public parks, schools or recreational facilities, representing a significant programming opportunity. These players drove a **22% increase** in play occasions at these venues. Approximately **25%** of play occasions occur at private/commercial clubs.

Source: USTA





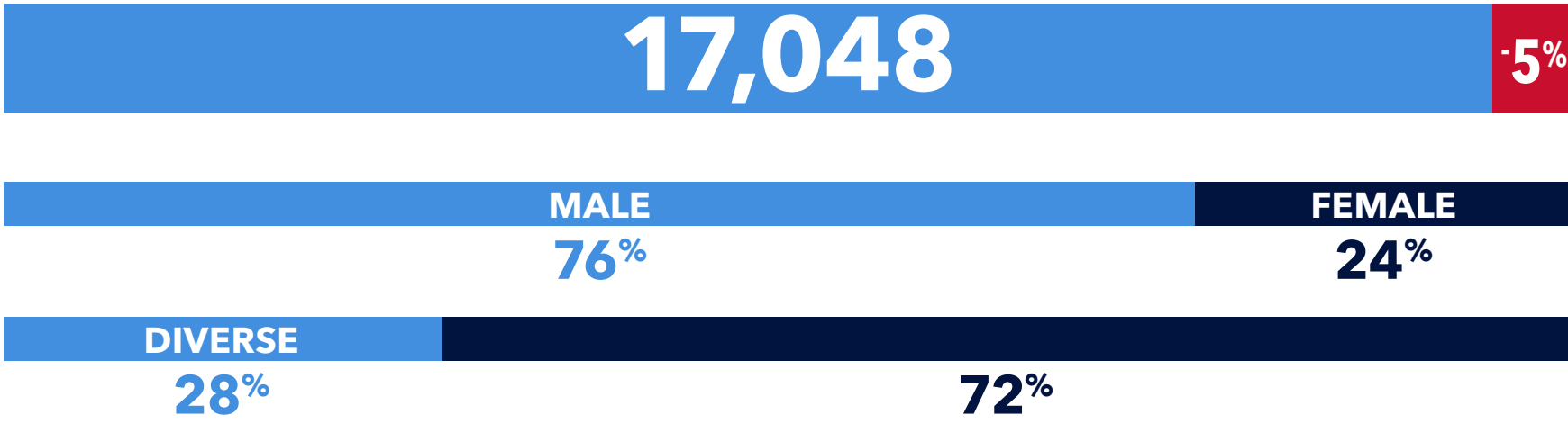
TENNIS DELIVERY

There are over 17,000 certified coaches in the U.S. with **24% female** and **28% diverse**. The industry must now put significant focus and investment on recruitment of a new, young, diverse army of providers in order to deliver positive customer experiences. These providers will play a critical role in engaging the nearly 3M new participants to the game and driving these players to additional programming.

The increase in unique providers engaged with the USTA was primarily due to growth in Safe Play certification, new categories of providers in Serve Tennis and new school teachers/coaches.

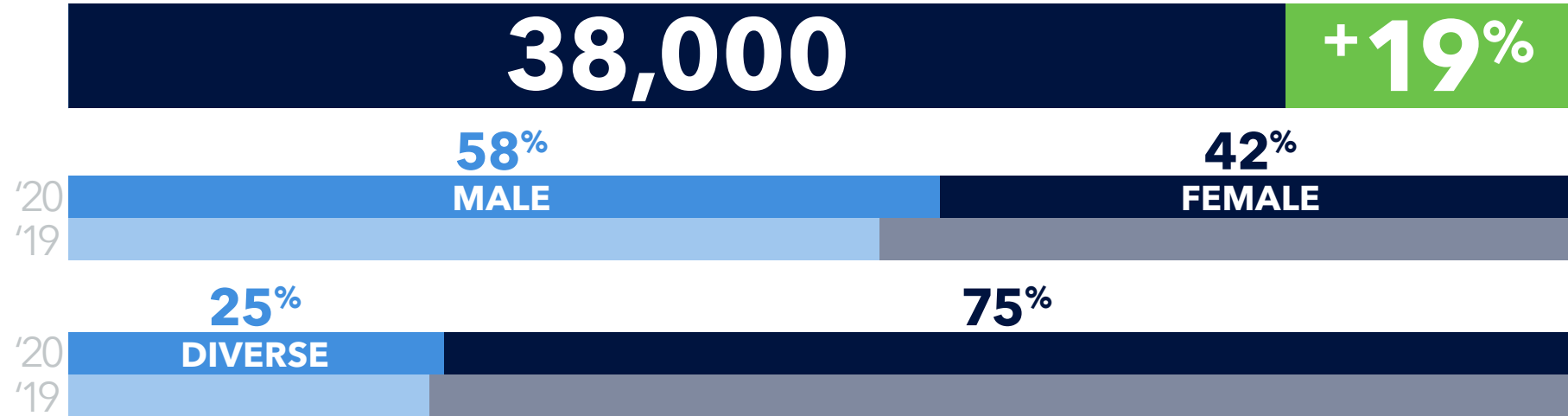
UNIQUE CERTIFIED COACHES

SOURCE: USPTA + PTR



UNIQUE PROVIDERS ENGAGED WITH USTA

SOURCE: USTA

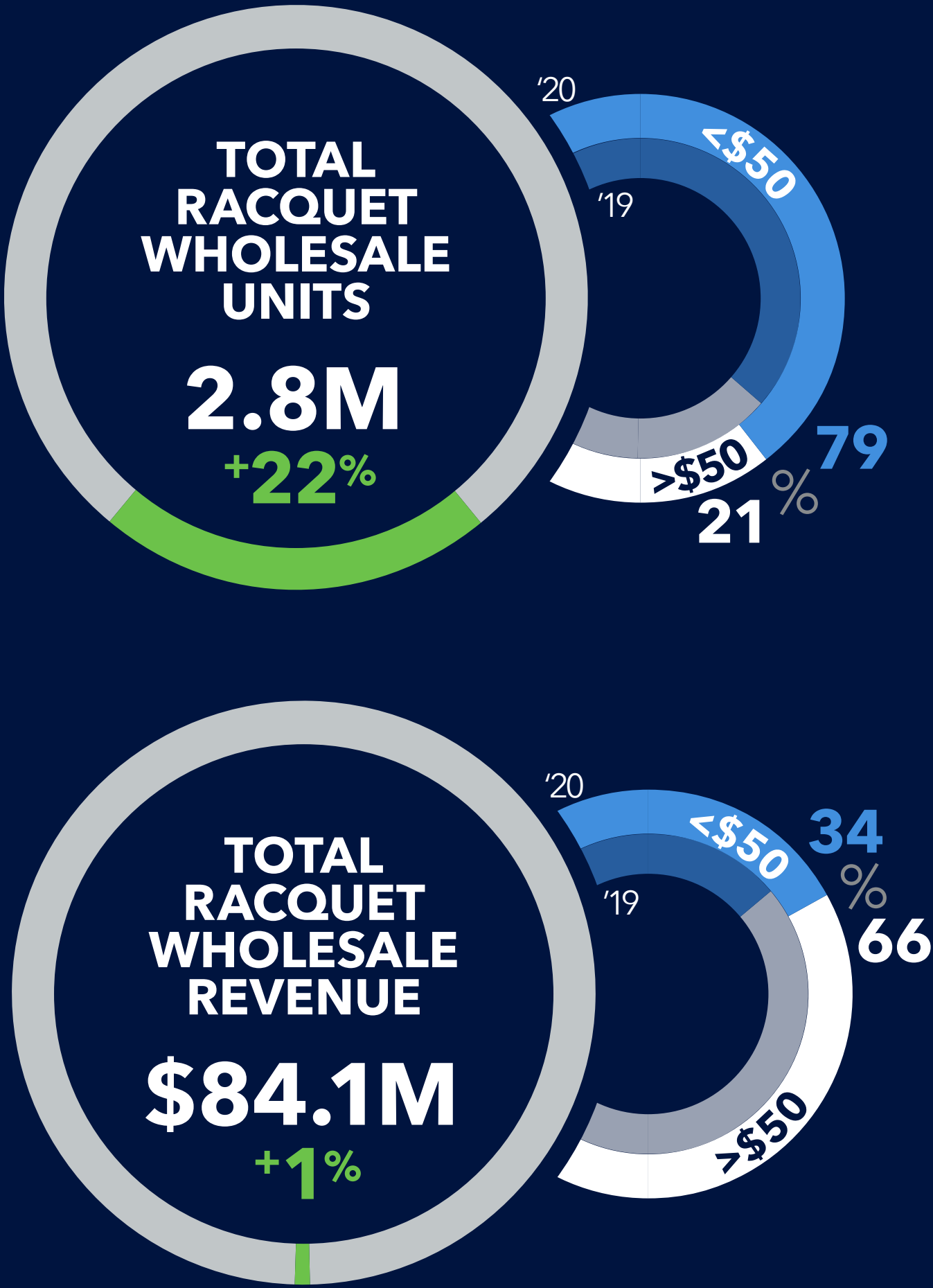




EQUIPMENT

SOURCE: Tennis Industry Association

Unit wholesale sell-in of racquets grew **22% YOY** while wholesale revenue remained relatively flat, indicating significant growth in sales of entry-level racquets.



BALL WHOLESALE

UNITS

106.8M +2%

REVENUE

\$75.4M +2%

Ball sales remained flat YOY due to supply chain issues—manufacturing plants in Asia closed for 6+ months due to COVID.



RACQUET SELL-THRU IN SPECIALTY RETAIL

UNITS

600K

REVENUE

\$93M -9%

Racquet sell-through in specialty retail was flat YOY, indicating significant growth in sales within large format & value retailers to **new/casual** youth & adult players.



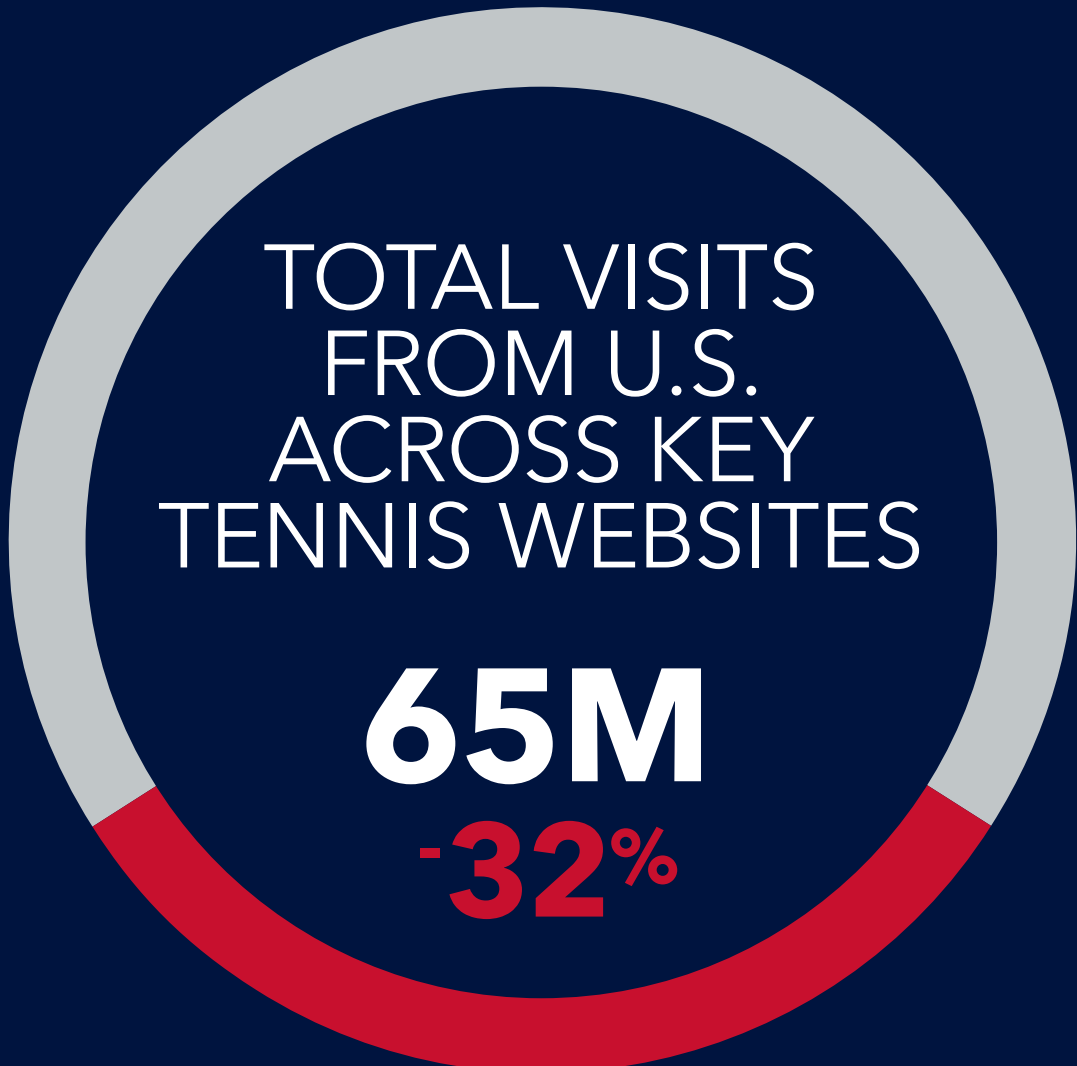


FAN ENGAGEMENT

83M US OPEN FANS IN THE UNITED STATES

SOURCE: YouGov

DIGITAL



Digital traffic across all key tennis websites decreased significantly due to cancellation/postponement of key events.

SOURCE: SimilarWeb

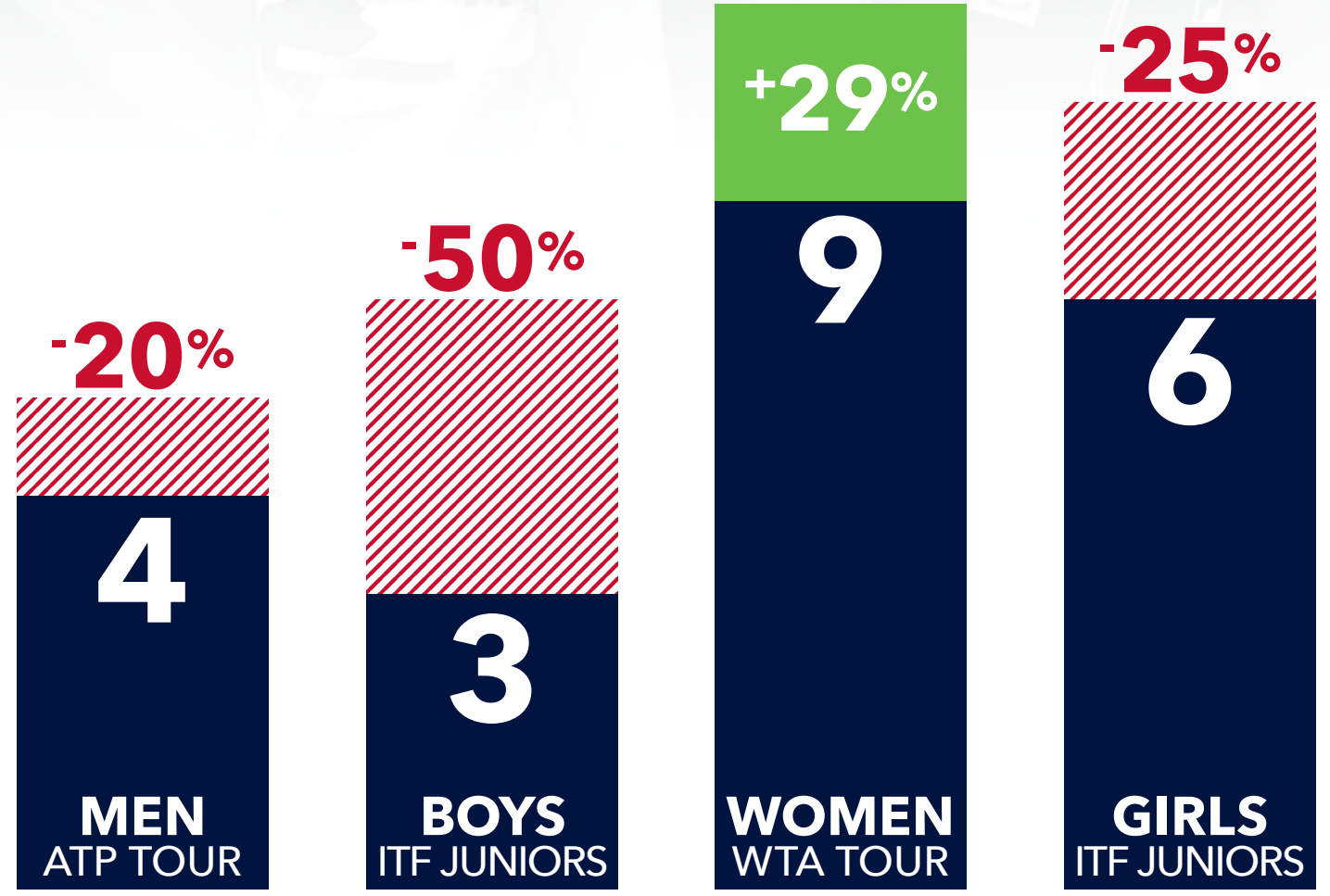
SOCIAL



Social interactions across all channels decreased significantly due to cancellation/postponement of key events and grassroots programming.

SOURCE: Trackmaven (Skyword) for Total Interactions (Facebook, Instagram, Twitter, YouTube) + Total Video Views (Facebook & YouTube); CrowdTangle for Total Video Views (Instagram)

PROFESSIONAL PLAYER HIGHLIGHTS



TOTAL AMERICANS RANKED IN TOP 50

- Sofia Kenin** won her first major championship at the 2020 Australian Open
- Taylor Fritz** reached third round of Australian Open, Roland Garros, and first ATP 500 final, achieving a career-high ranking of ATP #24
- Coco Gauff** reached the round of 16 at the 2020 Australian Open with a 3rd round win over world #3 Naomi Osaka
- Sebastian Korda** fought through the Qualifying at Roland Garros in 2020 as a 19 year-old to reach the round of 16
- David Wagner** (Quad Wheelchair) rose to #4 in the world and was the only American to compete in the Australian, US Open and Roland Garros.





KEY DEFINITIONS

Casual Player

A player that has played tennis between 1-10 times annually

Core Player

A player that has played tennis 10+ times annually

Diverse Player

Players of non-white ethnicity

Diverse Coach

Coaches of non-white ethnicity

Unique Providers Engaged with USTA

Unique providers that served any of the following roles:
Serve Tennis Administrator, League Coordinator, Junior Team
Tennis Captain, Engaged School Teacher/Coach, Safe Play
Approved Provider

Certified Coaches

Coaches that have been certified by either USPTA or PTR

Wholesale Balls/Racquets Revenue/Units

Equipment that has been sold into retail points of sale

Specialty Retail Racquet Sell Thru Units/Revenue

Racquets that have been sold to consumers via specialty retail

Social

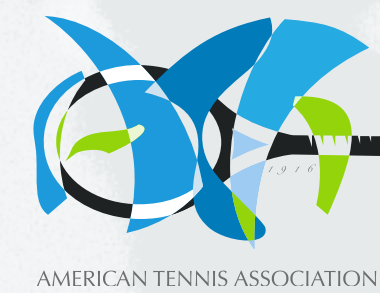
Aggregate total interactions (Facebook, Instagram, Twitter, YouTube) + total video views (Facebook, Instagram, Twitter) for all tennis majors, NGBs in countries which host majors, ATP, WTA

THANK YOU

TENNIS INDUSTRY UNITED

TOGETHER, FOR TENNIS.

FOUNDING MEMBERS



For any questions, please contact info@tennisindustryunited.org

Exhibit C: Pickleball & Tennis Court Information

- Since the PC MARC was constructed in 2010, expanding programming and increased facility utilization have become the norm. In FY 2009, the last year of the Racquet Club, revenue for the recreation department was \$1.37 million. In FY 2021, revenue was \$2.32 million. The increased revenue is due primarily to the opening of the PC MARC which has resulted in large revenue increases in facility passes, tennis, aquatics, and pickleball.
- The PC MARC operates the only indoor tennis courts in Summit County. There are seven indoor tennis courts with four located inside the PC MARC and three covered with an air-supported dome. The three tennis courts in the dome are lined with six pickleball courts.
- In 2012, the PC MARC built four outdoor pickleball courts. As the demand for pickleball has grown, six courts were lined on the three tennis courts under the dome and four were lined on the gymnasium floor. Six additional pickleball courts were lined on the City Park tennis courts as well as two courts built at the PC Heights Park. In total, Park City has added six dedicated pickleball courts and sixteen courts that are shared with other activities since 2012.
- The PC MARC gymnasium is lined with four pickleball courts. The Basin Fieldhouse gymnasium is lined with six pickleball courts. The South Summit Aquatics & Fitness Center also has four pickleball courts in their gymnasium.
- There are a total of 20 indoor pickleball courts (6 are lined on a tennis court) in Summit County as compared to seven indoor tennis courts. Many pickleball players prefer to play on a tennis court surface versus a gymnasium floor.
- Indoor pickleball is commonly played in gymnasiums throughout the country.
- Tennis is among the PC MARC's most active user groups. Tennis is already over capacity, including the addition of several new tennis professionals to meet growing demands.
- Due to the limited number of indoor tennis courts, there are tennis waiting lists for lessons and clinics that the facility currently cannot accommodate. Tennis players are also unable to book a court to play without planning in advance and can rarely reserve a court at their desired time.

- Tennis is not played on gymnasium floors due to lower ceilings and the way a tennis ball bounces.
- Currently the PC MARC gives tennis priority on the usage of the tennis courts, as they were constructed for the purpose of tennis. The priority includes programs and clinics, private lessons, and open play.
- At the same time, the PC MARC repurposes extra tennis court hours to accommodate pickleball requests via access to the six pickleball courts in the dome at specified times. These hours are currently:

Monday – Friday	6 a.m. – 8 a.m.
Tuesday, Thursday, Friday	7 p.m. – 10 p.m.
Saturday	5 p.m. – 10 p.m.
Sunday	1 p.m. – 9 p.m.
- The total court hours in the dome per week that is available for pickleball is 210 hrs (pickleball has 35hrs. per week and there are 6 courts).
- The total court hours in the dome per week that is available for tennis is 186 hrs (tennis has 62 hrs per week and there are 3 courts).
- Pickleball has additional access to the four courts in the gymnasium. The recreation department schedules programs on these courts as well as the courts being open for drop-in pickleball play.

Monday:	Pickleball Skillz n’ Drillz Clinics
Tuesday:	Drop-In/ Open Play 9:00am-11:00am
Wednesday:	Learn-To-Play Clinic and Intermediate “Game Based Clinic”
Thursday:	Beginner Round Robin 9:00am-11:00am
- Pickleball can also be played in the gym any time the gym is available for “open play”. Just as someone might want to go down and shoot hoops, a group is free to go and play pickleball.
- While maximizing court usage makes sense it doesn’t at the expense of the user experience. Tennis is a quiet sport and pickleball is much noisier both in the game and the social nature of the sport causing incompatibility with most tennis players.
- The background for tennis priority on tennis courts is the following:
 - Tennis has been a core service of the recreation department since the city purchased the Racquet Club in 1986.

- The tennis department has a robust existing program that consists of tennis leagues, clinics, lessons for both youth & adult players. These programs require much of the court time, which limits the availability for open tennis play.
 - The demand for indoor tennis court time has increased significantly over the years. For FY21, the tennis department generated \$1million in revenue. This is the most revenue since the city purchased the facility.
 - While pickleball is booming, so is the demand for tennis. Pickleball has also had unprecedented growth for the City with FY21 revenue of \$62,520.
- The recreation department has worked closely with the tennis department and the Pickleball Club to maximize and balance tennis court usage for the pickleball community. An example is the Halloween Pickleball Social where the PC MARC temporarily put 8 pickleball courts on the 4 indoor tennis courts, using the 6 courts in the dome as well as the 4 courts in the gymnasium for a total of 18 pickleball courts. The same will happen in December for a pickleball holiday social.
 - The recreation department is a supporter of pickleball and has worked hard to grow the game in Park City. The department hired two part-time pickleball pros this summer and continues to work to maximize court usage.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Austin Taylor

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

2021 People-First Streets Program Report

Suggested Action:

Attachments:

[2021 People-First Streets Staff Report](#)

[Exhibit A: 2021 Projects Report](#)

[Exhibit B: Engage Park City Feedback - 2021 People-First Streets Projects](#)



City Council Staff Communications Report

Subject: 2021 People-First Streets Projects Report
Author: Austin Taylor, Transportation Planner
Department: Transportation Planning
Date: November 18, 2021
Type: Informational

Background

Park City Municipal created the People-First Streets program to allow residents to temporarily redesign their streets, with an emphasis on traffic calming and increasing pedestrian and bicycle safety. Following an [April 15, 2021 staff communications report](#) on the launch of this program, the City launched the new program in May 2021 and helped residents carry out three projects during the summer.

The People-First Streets program allowed residents to propose demonstration project ideas, work with staff to design and vet the project, and join with their friends and neighbors to temporarily redesign their streets. The City paid all materials costs and the residents supplied volunteer labor.

This report gives a brief overview of each project. Exhibit A contains more detailed information about each project.

Gold Dust Lane and Sidewinder Drive

What – Curb extensions
When – June 29, 2021
Project Lead – Deanna Rhodes and Rachel Devine
Cost - \$1,776.88

Meadows Drive and McLeod Creek Trail

What – High-viz crosswalk
When – August 21, 2021
Project Lead – Beth Armstrong
Cost - \$545.35

Quinn's Sports Park

What – Outdoor seating
When – September 1, 2021
Project Lead – Laura Kent Christensen
Cost - \$828.52

Outreach and Feedback

Targeted outreach was performed before and after each project. A week before installation, neighbors living near the project site were notified with printed flyers posted to their doors. The flyer notified them of the project, invited them to participate, and gave staff contact information for questions or concerns.

After the project installation, yard signs were placed around each project inviting participants to provide feedback on the design at engageparkcity.org. Significant feedback was received from the project on Sidewinder Drive and Gold Dust Lane but no formal feedback from either of the other two projects. See Exhibit B.

2022 Plans

In 2022 the People-First Streets Program will move from a stand-alone program to become part of the Neighborhood Traffic Management Program (NTMP). This change will organize the complaint and resolution process and reduce confusion. Instead of directing residents to one of two programs to solve street issues, residents can go to NTMP, which would serve as a clearinghouse for all street-related complaints. If residents and staff determine that an issue can be mitigated with tactical urbanism methods (as showcased in People-First Streets), we would work together to design and implement demonstration projects.

Conclusion

With a material cost of only \$3,150.75, People-First Streets has shown that streets can quickly and inexpensively be transformed into places that put people first. Although the projects have been dismantled due to the seasonality of the program, the goal is to leave a lasting impact to influence design decisions when streets are permanently upgraded. The City looks forward to partnering with residents on demonstration projects next year once the snow clears.

Exhibits

Exhibit A – 2021 Projects Summary

Exhibit B – Engage Park City Feedback

People-First Streets 2021 Projects Report

Austin Taylor

Park City Transportation
Planning



People-First Streets

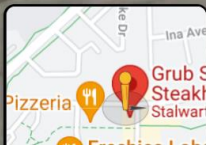
Park City Municipal launched People-First Streets to give residents an opportunity to engage in city-sanctioned transportation demonstration projects. We have heard residents' desires for bold action and safer streets.

This program empowers residents to lead projects, in partnership with City staff, to temporarily change local streets into places that put people first.

Sidewinder Drive and Gold Dust Lane

Led by Deanna Rhodes
and Rachel Devine
June 29, 2021

Before
Sidewinder Drive and
Gold Dust Lane intersection

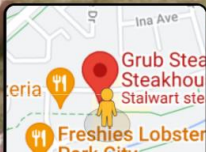


After
Sidewinder Drive and
Gold Dust Lane intersection



Before

Gold Dust Lane mid-block crossing



After
Gold Dust Lane mid-block crossing



Before and After Vehicle Counts and Speeds

	Before Installation	After Installation	Change
Cars per day	1,206	1,200	-0.5%
Average Speed	22.6mph	22mph	0.6mph
85 th Percentile Speed	27mph	26mph	1mph

Staff collected data using a post-mounted radar detector which tracked the number and speed of vehicles 24/7 two weeks before installation and two weeks after.

Public Feedback

In-Person Feedback

- 88% of pedestrians reported feeling safer walking through the crosswalk
- Some crosswalk users liked the colors, some suggested that other projects use brown and green colors
- Some said it makes them more alert when driving through

Online Feedback

- Over 90% of respondents did not like the project
- Most of the complaints were focused on the colors of paint and materials used
- A couple of people said they should have heard about the project before installation*

*Staff and volunteers distributed flyers to all residents and businesses adjacent to the project site a week before installation, answered questions they had about the project, and modified the project to accommodate resident interests

Project Cost

Cost	Materials
\$750.00	Reusable delineator posts*
\$115.00	Rollers and brushes
\$548.84	Buckets, broom, and paint
\$307.21	Soil, plants, paint, and brushes
\$55.83	Paint
\$1,776.88	

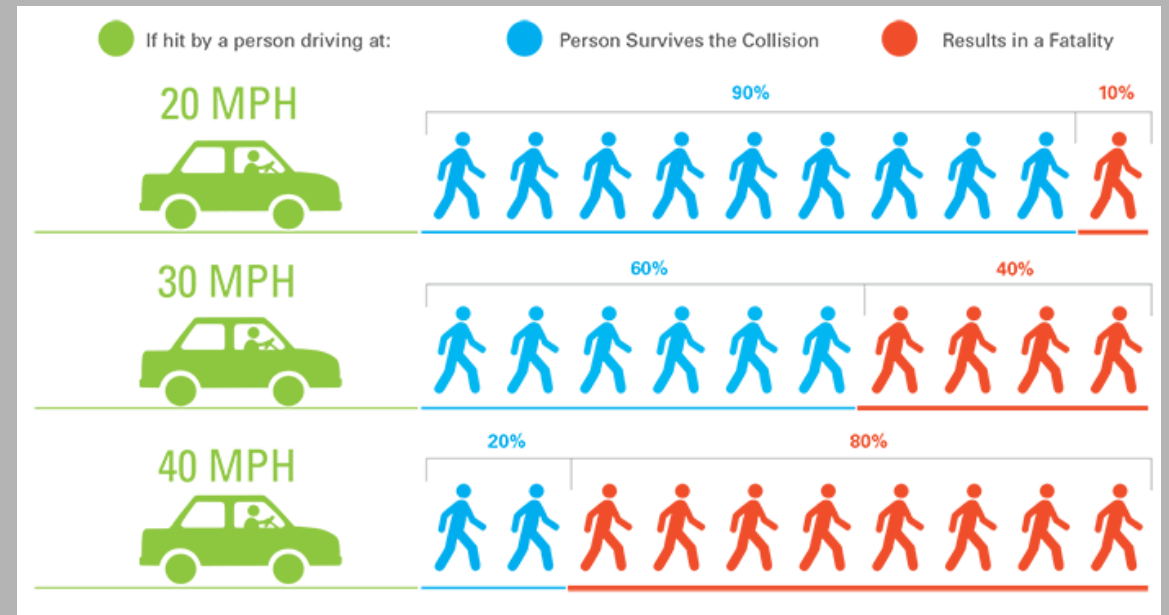


*delineator posts will be reused on other projects

Staff Summary

A 4% or 1mph decrease in speed is not as much as we hoped for, but the installation overall has a positive impact by slowing down cars and making Park City's streets safer places to walk.

Each mile per hour of speed reduction we achieve reduces the likelihood of pedestrian death.



Data source: US Department of Transportation, Literature Reviewed on Vehicle Travel Speeds and Pedestrian Injuries. March 2000.

Image credit: San Francisco MTA Vision Zero Action Plan, February 2015: <https://view.joomag.com/vision-zero-san-francisco/0685197001423594455?short>

Meadows Drive and McLeod Creek Trail

Led by Beth Armstrong
August 21, 2021

Before
Meadows Drive







What's Going On Here?

What's Going On Here?

Using temporary materials, neighbors worked together to make this street better for people.

Nothing lasts forever. These temporary designs will be here from _____

Questions? Learn more at engageparkcity.org/PeopleFirstStreets







Project Cost

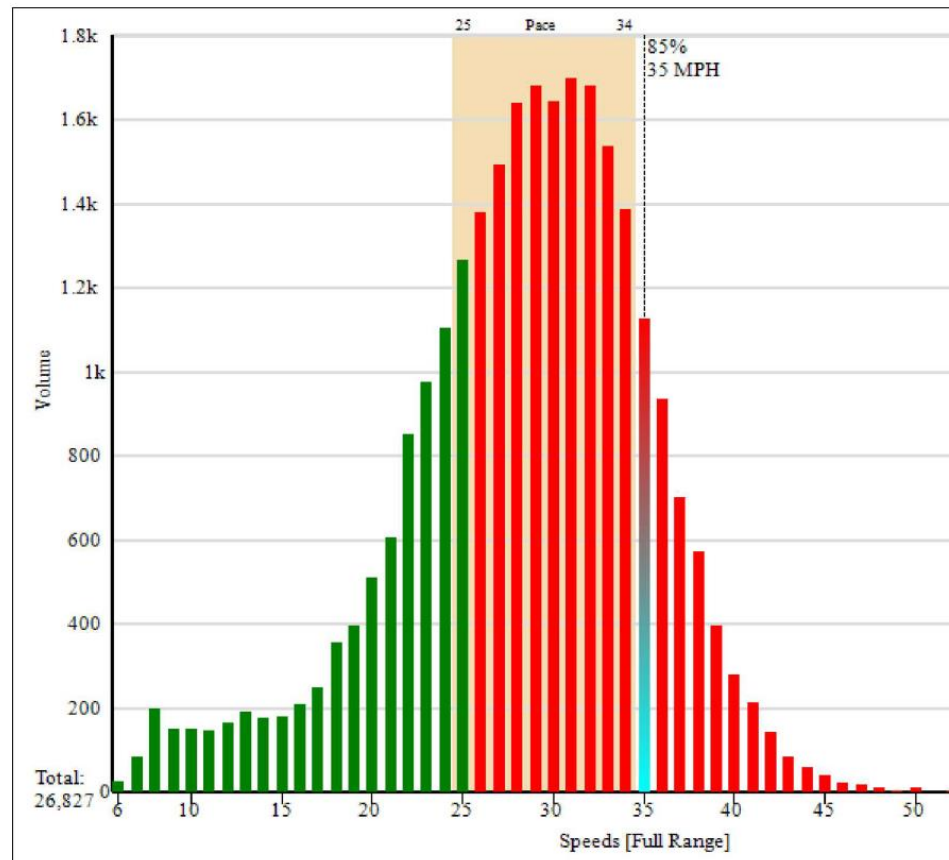
Cost	Materials
\$40.84	Snacks
\$143.82	Paint and brushes
\$355.48	Crosswalk signs
\$5.21	Spray paint
\$545.35	

MEADOWS DRIVE

ENTERING ASPEN SPRINGS

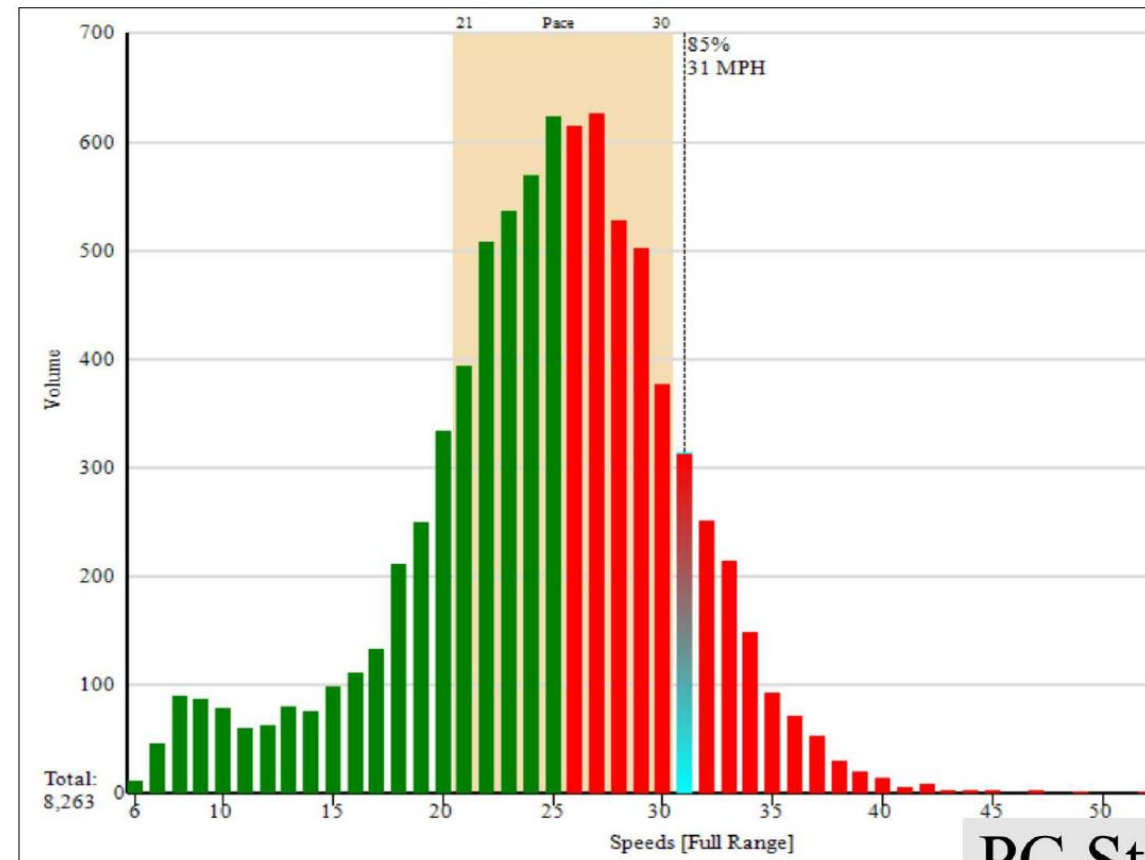
March 22 – July 15, 2021

85% Speed = 35 MPH



Sept 9, 2021 – Sept 31, 2021

85% Speed = 31 MPH



MEADOWS DRIVE

ENTERING ASPEN SPRINGS

March 22 – July 15, 2021

70.1% of Vehicles Speeding

Number Exceeding Limit				
Speed	25+	35+	45+	Total
Number	15273	3441	94	18808
Percent	56.93%	12.82%	0.35%	70.1%

Sept 9 – Sept 31, 2021

47.14% of Vehicles Speeding

Number Exceeding Limit				
Speed	25+	35+	45+	Total
Number	3671	218	7	3896
Percent	44.42%	2.63%	0.08%	47.14%

Quinn's Sports Park

Led by Laura Kent Christensen
September 1, 2021

Before Quinn's Sports Park



After
Quinn's Sports Park





Project Cost

Cost	Materials
\$344.97	Umbrellas, bases, tables
\$483.55	Fake grass, soil, plants
\$828.52	

People-First Streets Project Feedback Form

SURVEY RESPONSE REPORT

13 December 2017 - 14 July 2021

PROJECT NAME:

People-First Streets



SURVEY QUESTIONS

Q1 What project are you providing feedback for?

Ashley Loyens

6/30/2021 08:27 PM

Prospector

Terrible Idea

7/01/2021 05:41 AM

The bizarro sidewinder art traffic thing

Pshhhhhhhh

7/01/2021 08:44 AM

Gold dust and sidewinder fiasco

Em

7/01/2021 09:03 AM

Prospector

Jamie Hawkins

7/01/2021 09:17 AM

Prospector

kspc

7/01/2021 02:14 PM

People first street

LoveOldTown

7/01/2021 07:08 PM

Main St. Murals last year, Park Ave & Prospector neighborhood street "Art"

LCH

7/01/2021 07:56 PM

Prospector

PBshaw

7/02/2021 08:07 AM

Prospector

Tanya

7/04/2021 07:29 AM

Prospector and park avenue

Mandatory Question (10 response(s))

Question type: Single Line Question

Q2 What do you like or dislike about this project?

Ashley Loyens

6/30/2021 08:27 PM

It's hideous. An eye sore. Trashy. Painted tires, Home Depot buckets with wilted flowers?! Making the roads narrow with cones like that is going to cause a head on car

Terrible Idea

7/01/2021 05:41 AM

accident. Just like on park ave.

Poor execution. Watched a little boy almost get hit bc driver was confused and looking at the acid trip. Saw the people out there everyday....did they count people who cross in which direction? Because 99% of kids families pedestrians cross from grub steak to prospector condos. It's a bad accident waiting to happen.

Pshhhhhhhh

7/01/2021 08:44 AM

It looks horrible. It is confusing for tourists. I like none of it. This will cause even more confusion in the winter which will lead to more traffic issues.

Em

7/01/2021 09:03 AM

It's ugly it makes prospector look awful I wish they would keep it on main

Jamie Hawkins

7/01/2021 09:17 AM

The sidewinder project is horribly ugly and dangerous!!! Painting cones white..covering up reflectors is dangerous! The color scheme is obnoxious! Painted tires and dead flowers???

kspc

7/01/2021 02:14 PM

Dislike that while trying to unify the town, PC is promoting and accelerating segregation wi the excuse that it's art.

LoveOldTown

7/01/2021 07:08 PM

We probably have more art galleries per capita in Park City than any other town in America. We don't need art on our streets. The art is a distraction, creates a driving hazard, and mostly should not promote any social or political agendas with our tax dollars. We also have bike paths and less busy streets than Park Avenue. We need the parking more than we need a bike lane on Park Ave. In Prospector, the art clogs the street and looks like junk. Its old tires with buckets. Unrefined. Not cool.

LCH

7/01/2021 07:56 PM

It looks tacky! Home Depot buckets for flowers? White painted tires?

PBshaw

7/02/2021 08:07 AM

It looks terrible. Spray painted tires and home depot buckets for planters? This project was half assed at best and is embarrassing.

Tanya

7/04/2021 07:29 AM

Not bad ideas, but not thought out. It's doing the opposite of its goal. It's not safe for people. Both projects are more dangerous, way distracting, and confusing.

Mandatory Question (10 response(s))

Question type: Essay Question

Q3 Does this design change make you feel safer on the street? Why or why not?

Ashley Loyens

6/30/2021 08:27 PM

Clogging up the roads with crap causes confusion and not enough space to safely pass one another. I personally know neighbors whose houses are right there and they don't want this stuff.

Terrible Idea

7/01/2021 05:41 AM

No. It makes me dizzy and distracted. There are so many kids the same height as those poles that cross the street that blend in to the background.

Pshhhhhhhh

7/01/2021 08:44 AM

No, it blocks the view for driver's and is just more for them to gawk at.

Em

7/01/2021 09:03 AM

No I just dislike it

Jamie Hawkins

7/01/2021 09:17 AM

No safer!! Taking up too much room in random spots!! Having unmarked obstacles in the street definitely does not make me feel safer!

kspc

7/01/2021 02:14 PM

This absolutely does not make me feel safer. Park avenue is a disaster waiting to happen. PC took away many parking spaces that local workers use daily. They Put in bike lanes when we have the best trails

	and rail trail in the country. Catering to everyone and every need is foolish. Be smart, common sense tactics are needed. Catering to everyone bc of your need for moral fortitude is self serving and absurd.
LoveOldTown 7/01/2021 07:08 PM	No, these changes inhibit the flow of traffic. As to the Murals on Main St. They drive division between those who support what is there and those who don't. People come to Park City to escape normal life, the problems of the world, and to enjoy the outdoor lifestyle. We do not need to make a social or political stage for anyone here.
LCH 7/01/2021 07:56 PM	No. I've lived in PC for 19 years, I've never felt unsafe on the street before.
PBshaw 7/02/2021 08:07 AM	It creates a hazard because two vehicles can not safely pass at the same time
Tanya 7/04/2021 07:29 AM	Not at all. Especially when driving, I have seen so many almost accidents. There is too much going on that it is so distracting, you can't focus on staying safe on the road, there are other ways to be safer. Use flashing lights for crosswalks, don't narrow the street so much that cars can hardly pass each other...etc.

Mandatory Question (10 response(s))

Question type: Essay Question

Q4 | Do you have any suggestions for improving how future projects are implemented?

Ashley Loyens 6/30/2021 08:27 PM	Don't do them. Get rid of the "street art" you've already made. No one wants it.
Terrible Idea 7/01/2021 05:41 AM	This is a joke. What's the secret to using city funds? Maybe before you dish out bizarro funds you survey the

neighborhood and ask them what they think? Or put a poll out on fb? The pc Bltch and Complain page is all you really need to read about this. Can people go experiment in their neighborhoods? Those people that sat on the corner don't even live here! They watched traffic for a handful of days. Beyond embarrassing and I hope to god no little kids get hurt here.

Pshhhhhhhh

7/01/2021 08:44 AM

Asking LOCAL residents for their input.

Em

7/01/2021 09:03 AM

I would ask the community about how they feel where these get put up first

Jamie Hawkins

7/01/2021 09:17 AM

Cars still exist. People need to be able to get to and from work. There is already no parking. Narrowing roads does not help!!!

kspc

7/01/2021 02:14 PM

Get actual public input from the people who live here. Get off your high horse thinking everything needs art. We live in art. Everyone gets that. That is why we choose to live in the mountains. Stop separating everything to please everyone. If we're all equal why does every little thing need to be be stated and catered to?

LoveOldTown

7/01/2021 07:08 PM

Leave the streets for driving and parking. We need better flowing traffic and more parking. Stop taking it away. Also, we don't need police blocking lanes all winter during ski season. Let traffic move. No red and blue flashing lights, it slows everyone down because they want to look and see whats going on.

LCH

7/01/2021 07:56 PM

Feedback from the home owners who have to look at it and let's be honest, it's a waste of tax payer money. PC is already beautiful not

PBshaw

7/02/2021 08:07 AM

need to add tacky things.

Remove this eye sore and replace it with something that was thought out for more than 3 min

Tanya

7/04/2021 07:29 AM

Ask the public first before doing these projects. The majority of people don't like them.

Optional question (10 response(s), 0 skipped)

Question type: Essay Question

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Penny Frates

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

Budget Monitoring Report - September 2021

Suggested Action:

Attachments:

[Budget Monitoring and Sales Tax Staff Report](#)

[Exhibit A: Expense Summary](#)

[Exhibit B: Revenue Summary](#)

[Exhibit C: FY22 August Sales Tax Update](#)



Staff Communication

Subject: Monthly Sales Tax and Budget Report
Author: Budget Team
Department: Budget, Debt, & Grants
Date: November 18, 2021
Type of Item: Informational

August Sales Tax

Park City continued to benefit from a strong summer with August FY22 sales revenues up 53% vs. August of FY21. A continuing rebound in destination travel drove the momentum with traffic through Salt Lake City International recovering to new post-pandemic highs. Visitor nights also remained robust as the City's Transient Room Tax posted an 83% increase relative to August of FY21.

September State Compliance Monthly Budget Reporting

The attachments within this report consist of monthly revenue and expenditure reports detailed by fund and major object type.

Notable Observations:

Expenditures

- Currently tracking approximately 5% less than budget in the General Fund. FY22 expenses are very closely aligned to FY20, a more typical year than FY21, which reflects various COVID-19 impacts
- \$6.9M overall variance vs. FY21 primarily due to increased capital spending in the Water fund and as [mentioned previously](#), a \$2.1M credit in the Transportation fund in FY21. This is an accounting entry to properly account for previous year operating assistance where payment was received in the next fiscal year.
- New Golf Cart fleet - \$212k

Revenues

- Transportation Fund - UDOT Section 5311 Ops/Admin contract - \$5.6M (half of this is sent to Summit County)
- Planning, Building, and Engineering fees are up \$300k over FY21
- Parking revenue increase vs. FY21 due to the suspension of parking fees & fines at this time last year

Attachment A: Expenditure Summary by Object and Type

Attachment B: Revenue Summary by Object and Type

Attachment C: August Sales Tax

Expense by Object Type – 3rd Month of FY22 (Sept 2021)

Expenses by Object Type - September 2021	YTD Actuals FY 2020	YTD Actuals FY 2021	YTD Actuals FY 2022	Ori Budget FY 2022	Variance FY22 vs FY21
011 GENERAL FUND					
PERSONNEL SERVICES	5,132,611	4,778,022	5,226,486	26,421,544	448,464
MATERIALS, SUPPLIES AND SERVICES	230,559	178,170	244,527	1,090,909	66,357
UTILITIES	116,281	86,637	94,434	1,531,040	7,798
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	637,833	752,853	932,473	4,132,177	179,620
PARTS/MAINTENANCE SUPPLIES	251,372	117,626	261,788	1,550,964	144,163
SPECIAL SERV CONTRACT/MISC CHARGES	370,877	275,464	251,519	1,035,100	-23,945
CAPITAL OUTLAY	54,413	36,462	33,519	346,443	-2,943
INTERFUND TRANSFER	743,292	708,513	771,195	3,084,785	62,682
Total 011 GENERAL FUND	7,537,238	6,933,746	7,815,941	39,192,962	882,196
012 QUINNS RECREATION COMPLEX					
PERSONNEL SERVICES	159,505	169,776	193,839	944,214	24,063
MATERIALS, SUPPLIES AND SERVICES	10,245	11,582	6,363	63,820	-5,219
UTILITIES	18,969	14,108	18,908	143,900	4,800
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	19,817	12,484	18,478	104,410	5,994
PARTS/MAINTENANCE SUPPLIES	9,786	11,776	8,418	46,670	-3,358
SPECIAL SERV CONTRACT/MISC CHARGES	5,410	5,233	4,044	21,000	-1,188
CAPITAL OUTLAY				1,000	0
Total 012 QUINNS RECREATION COMPLEX	223,732	224,959	250,050	1,325,014	25,091
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND					
MATERIALS, SUPPLIES AND SERVICES	3,550	5,436	4,924	20,000	-512
UTILITIES	501	866	376	34,300	-490
CONTRACT SVCS/CONSULTING/SOFTWARE LIC		-2,500	180	70,000	2,680
SPECIAL SERV CONTRACT/MISC CHARGES				568,000	0
INTERFUND TRANSFER	523,134	773,133	773,133	3,092,532	0
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	527,185	776,935	778,613	3,784,832	1,678
024 MAIN STREET RDA SPECIAL REVENUE FUND					
CONTRACT SVCS/CONSULTING/SOFTWARE LIC				50,000	0

Expense by Object Type – 3rd Month of FY22 (Sept 2021)

SPECIAL SERV CONTRACT/MISC CHARGES				405,000	0
INTERFUND TRANSFER	172,500	174,999	174,999	700,000	0
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	172,500	174,999	174,999	1,155,000	0
031 CAPITAL IMPROVEMENT FUND					
CAPITAL OUTLAY	3,081,821	997,495	1,374,633	16,556,629	377,138
INTERFUND TRANSFER	1,436,280	895,080	1,043,658	4,174,626	148,578
Total 031 CAPITAL IMPROVEMENT FUND	4,518,101	1,892,575	2,418,291	20,731,255	525,716
033 REDEVELOPMENT AGENCY-LOWER PRK					
CAPITAL OUTLAY	-5,298	2,103	15,000	255,000	12,897
INTERFUND TRANSFER	176,679	695,709	696,897	2,787,590	1,188
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	171,381	697,812	711,897	3,042,590	14,085
034 REDEVELOPMENT AGENCY-MAIN ST					
CAPITAL OUTLAY				30,000	0
Total 034 REDEVELOPMENT AGENCY-MAIN ST				30,000	0
038 EQUIPMENT REPLACEMENT CIP					
CAPITAL OUTLAY	135,595	78,367	104,919	1,585,600	26,553
Total 038 EQUIPMENT REPLACEMENT CIP	135,595	78,367	104,919	1,585,600	26,553
051 WATER FUND					
PERSONNEL SERVICES	717,838	658,115	758,416	3,709,472	100,301
MATERIALS, SUPPLIES AND SERVICES	56,348	90,324	71,391	343,896	-18,933
UTILITIES	184,120	90,686	78,919	1,208,900	-11,767
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	314,482	310,429	296,951	1,383,542	-13,478
PARTS/MAINTENANCE SUPPLIES	219,804	178,488	235,120	1,060,905	56,632
SPECIAL SERV CONTRACT/MISC CHARGES	23,412	28,867	38,782	112,000	9,915
CAPITAL OUTLAY	3,857,318	4,701,313	7,801,386	37,422,575	3,100,073
DEBT SERVICE	80,795	-23,643	-18,166	5,577,420	5,477
INTERFUND TRANSFER	262,875	264,519	273,108	1,807,429	8,589
Total 051 WATER FUND	5,716,992	6,299,099	9,535,907	52,626,139	3,236,808
052 STORM WATER FUND					
PERSONNEL SERVICES	198,546	146,591	155,988	668,062	9,397
MATERIALS, SUPPLIES AND SERVICES	4,709	5,273	3,705	63,000	-1,568

Expense by Object Type – 3rd Month of FY22 (Sept 2021)

UTILITIES	2,150	2,153	3,283	37,413	1,130
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	28,890	7,593	11,747	149,625	4,154
PARTS/MAINTENANCE SUPPLIES	7,329		4,998	41,406	4,998
CAPITAL OUTLAY		20,115		1,121,500	-20,115
INTERFUND TRANSFER	28,251	31,857	33,864	135,448	2,007
Total 052 STORM WATER FUND	269,875	213,581	213,585	2,216,454	4
055 GOLF COURSE FUND					
PERSONNEL SERVICES	251,092	239,290	258,653	915,363	19,363
MATERIALS, SUPPLIES AND SERVICES	16,093	13,754	16,720	67,700	2,966
UTILITIES	7,975	5,004	4,025	66,300	-979
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	22,582	15,254	32,974	90,575	17,720
PARTS/MAINTENANCE SUPPLIES	78,682	74,810	298,790	255,800	223,980
SPECIAL SERV CONTRACT/MISC CHARGES	19,261	21,108	24,134	37,500	3,026
CAPITAL OUTLAY	9,335	11,714	13,985	114,565	2,271
INTERFUND TRANSFER	35,274	33,726	35,595	142,377	1,869
Total 055 GOLF COURSE FUND	440,294	414,660	684,876	1,690,180	270,216
057 TRANSPORTATION & PARKING FUND					
PERSONNEL SERVICES	1,993,944	1,556,822	1,455,482	7,241,515	-101,341
MATERIALS, SUPPLIES AND SERVICES	45,524	53,061	44,605	273,922	-8,456
UTILITIES	66,182	36,532	33,830	369,700	-2,703
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	122,177	153,369	91,910	1,232,150	-61,459
PARTS/MAINTENANCE SUPPLIES		3,676	2,512	20,000	-1,165
SPECIAL SERV CONTRACT/MISC CHARGES	719	1,563	5,159	16,500	3,596
CAPITAL OUTLAY	348,850	-1,862,202	304,348	19,186,993	2,166,551
INTERFUND TRANSFER	856,503	833,628	826,626	3,306,502	-7,002
Total 057 TRANSPORTATION & PARKING FUND	3,433,898	776,450	2,764,472	31,647,282	1,988,022
058 PARKING FUND					
PERSONNEL SERVICES	196,973	163,087	163,566	886,149	479
MATERIALS, SUPPLIES AND SERVICES	24,141	8,442	37,459	430,500	29,017
UTILITIES	927	1,151	2,149	9,000	999
CONTRACT SVCS/CONSULTING/SOFTWARE LIC		-40,000	650	148,000	40,650

Expense by Object Type – 3rd Month of FY22 (Sept 2021)

PARTS/MAINTENANCE SUPPLIES	147	6,751	1,751	54,000	-5,000
SPECIAL SERV CONTRACT/MISC CHARGES	35,737	867	38,270	65,000	37,403
CAPITAL OUTLAY				125,000	0
INTERFUND TRANSFER	1,500	2,001	4,125	16,500	2,124
Total 058 PARKING FUND	259,426	142,298	247,969	1,734,149	105,672
062 FLEET SERVICES FUND					
PERSONNEL SERVICES	220,790	200,312	216,192	1,018,016	15,880
MATERIALS, SUPPLIES AND SERVICES	11,019	8,698	9,209	77,355	511
UTILITIES	171,084	63,548	170,804	1,001,800	107,256
CONTRACT SVCS/CONSULTING/SOFTWARE LIC			1,302	3,800	1,302
PARTS/MAINTENANCE SUPPLIES	150,011	156,344	132,140	770,200	-24,204
Total 062 FLEET SERVICES FUND	552,904	428,902	529,647	2,871,171	-0
064 SELF INSURANCE FUND					
MATERIALS, SUPPLIES AND SERVICES	2,233	16,006	11,113	50,500	-4,893
CONTRACT SVCS/CONSULTING/SOFTWARE LIC	128,766	85,204	87,535	536,000	2,331
SPECIAL SERV CONTRACT/MISC CHARGES	43,817	38,572	51,149	860,000	12,576
Total 064 SELF INSURANCE FUND	174,817	139,783	149,797	1,446,500	10,014
070 SALES TAX REV BOND - DEBT SVS FUND					
DEBT SERVICE	2,100	2,100	2,100	6,972,216	0
Total 070 SALES TAX REV BOND - DEBT SVS FUND	2,100	2,100	2,100	6,972,216	0
071 DEBT SERVICE FUND					
DEBT SERVICE	1,357,996	1,463,250	1,358,250	9,509,688	-105,000
Total 071 DEBT SERVICE FUND	1,357,996	1,463,250	1,358,250	9,509,688	-105,000
TOTAL	25,494,031	20,659,515	27,741,314	181,561,033	6,981,054

Revenue by Object Type – 3rd Month of FY22 (Sept 2021)

Revenue by Object Type - September 2021	YTD Actuals FY 2020	YTD Actuals FY 2021	YTD Actuals FY 2022	Ori Budget FY 2022	Variance FY22 vs FY21
011 GENERAL FUND					
Property Taxes	29,849	133,398	44,673	12,392,328	-88,725
Sales Tax	1,030,887	883,732	1,212,476	13,333,686	328,745
Franchise Tax	259,296	284,832	298,844	3,261,596	14,012
Licenses	175,848	132,410	133,207	484,692	797
Planning Building & Engineering Fees	1,733,873	985,490	1,292,793	3,565,757	307,303
Special Event Fees	21,666	1,785	8,000	115,681	6,215
Federal Revenue	4,476			54,318	0
State Revenue		-1,205	4,500	76,471	5,705
County/SP District Revenue				24,515	0
Cemetery Charges for Services	9,975	4,986	4,872	80,182	-114
Recreation	513,582	551,128	653,958	1,936,634	102,830
Other Service Revenue	14,057	7,437	9,923	56,768	2,487
Misc. Revenues	220,720	108,989	57,371	235,330	-51,618
Interfund Transactions (Admin)	502,461	502,461	558,825	2,950,291	56,364
Special Revenues & Resources	19,109	250,198	515,283	6,000	265,085
Total 011 GENERAL FUND	4,535,799	3,845,640	4,794,726	38,574,249	949,086
012 QUINNS RECREATION COMPLEX					
Recreation	697	285	246	4,957	-40
Ice	191,579	121,415	115,807	907,421	-5,608
Misc. Revenues	-5	-47	216	1,250	263
Total 012 QUINNS RECREATION COMPLEX	192,271	121,653	116,268	913,628	-5,385
023 LOWER PARK AVE RDA SPECIAL REVENUE FUND					
Property Taxes	1,316		473	4,252,000	473
Total 023 LOWER PARK AVE RDA SPECIAL REVENUE FUND	1,316		473	4,252,000	473
024 MAIN STREET RDA SPECIAL REVENUE FUND					
Property Taxes	623	3,856	5,332	1,276,319	1,476
Total 024 MAIN STREET RDA SPECIAL REVENUE FUND	623	3,856	5,332	1,276,319	1,476

Revenue by Object Type – 3rd Month of FY22 (Sept 2021)

031 CAPITAL IMPROVEMENT FUND					
Sales Tax	352,791	406,442	615,563	10,966,320	209,121
Planning Building & Engineering Fees	212,304	109,114	131,109	407,471	21,995
Federal Revenue				28,620	0
State Revenue	149,310	65,230	176,676	364,106	111,446
County/SP District Revenue	963,637			449,628	0
Transit Charges for Services				3,500,000	0
Misc. Revenues	51,179	583,778	11,338	14,867,587	-572,440
Special Revenues & Resources	2,668	1,828	3,063	396,901	1,235
Bond Proceeds				9,000,000	0
Total 031 CAPITAL IMPROVEMENT FUND	1,731,889	1,166,391	937,749	39,980,633	-228,642
033 REDEVELOPMENT AGENCY-LOWER PRK					
Interfund Transactions (CIP/Debt)	523,134	773,133	773,133	3,092,532	0
Total 033 REDEVELOPMENT AGENCY-LOWER PRK	523,134	773,133	773,133	3,092,532	0
034 REDEVELOPMENT AGENCY-MAIN ST					
Interfund Transactions (CIP/Debt)	172,500	174,999	174,999	700,000	0
Total 034 REDEVELOPMENT AGENCY-MAIN ST	172,500	174,999	174,999	700,000	0
038 EQUIPMENT REPLACEMENT CIP					
Interfund Transactions (CIP/Debt)	321,399	328,899	396,399	1,585,600	67,500
Total 038 EQUIPMENT REPLACEMENT CIP	321,399	328,899	396,399	1,585,600	67,500
051 WATER FUND					
Planning Building & Engineering Fees	831,675	334,667	419,112	1,183,938	84,445
Federal Revenue				456,274	0
Water Charges for Services	4,956,274	5,482,357	5,352,009	19,819,145	-130,348
Misc. Revenues	33,801	86,184	9,584	203,002	-76,600
Bond Proceeds				31,190,000	0
Total 051 WATER FUND	5,821,750	5,903,208	5,780,705	52,852,359	-122,503
052 STORM WATER FUND					
Water Charges for Services	271,321	140,193	291,379	2,000,000	151,186
Total 052 STORM WATER FUND	271,321	140,193	291,379	2,000,000	151,186
055 GOLF COURSE FUND					

Revenue by Object Type – 3rd Month of FY22 (Sept 2021)

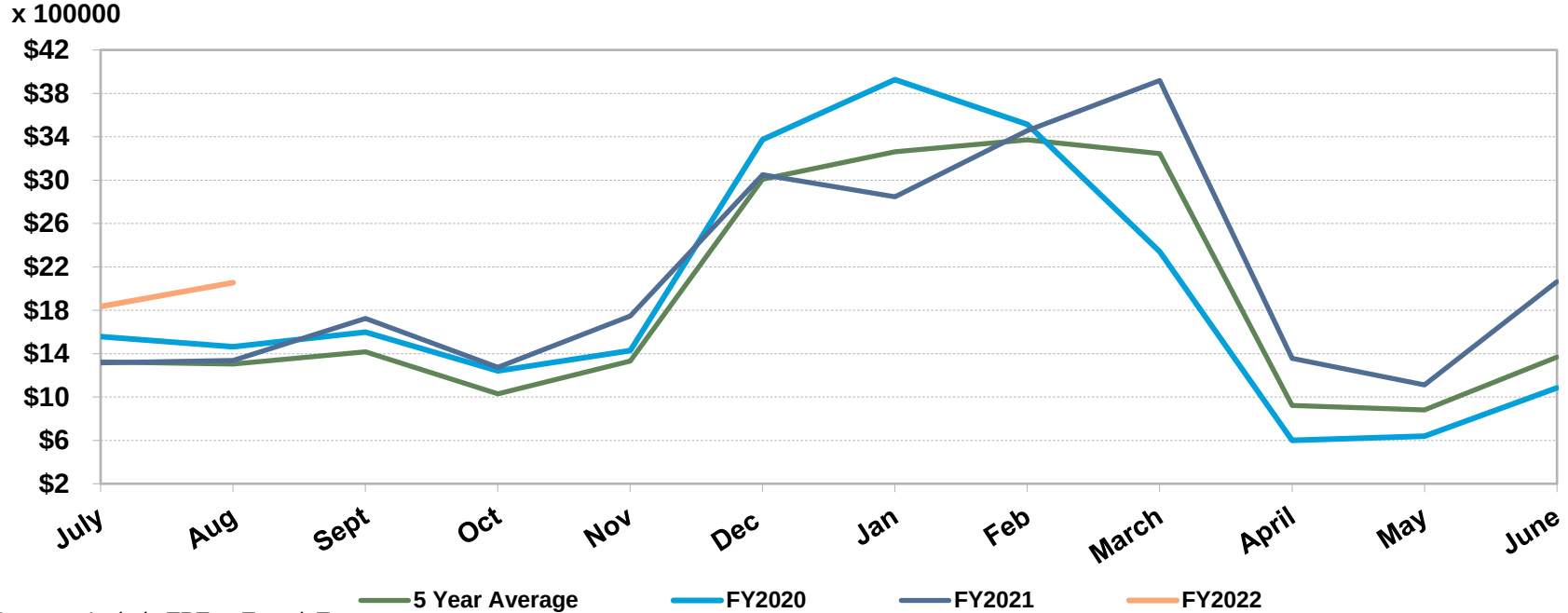
Recreation	950,615	1,112,439	1,174,364	1,325,426	61,926
Misc. Revenues	42	335	27	37,824	-308
Interfund Transactions (CIP/Debt)	6,249	6,249	6,249	25,000	0
Total 055 GOLF COURSE FUND	956,906	1,119,022	1,180,640	1,388,250	61,618
057 TRANSPORTATION & PARKING FUND					
Sales Tax	507,735	431,048	608,068	8,026,719	177,020
Licenses	744,379	499,704	488,772	953,297	-10,932
Federal Revenue			5,599,260	20,099,700	5,599,260
Transit Charges for Services	10,279	1,387,635	1,100	2,580,819	-1,386,535
Misc. Revenues	21,725	23,777	18,855	287,265	-4,922
Special Revenues & Resources		76,374		289,087	-76,374
Total 057 TRANSPORTATION & PARKING FUND	1,284,118	2,418,539	6,716,055	32,236,887	4,297,517
058 PARKING FUND					
Fines & Forfeitures	780,687	18,423	830,255	2,603,364	811,832
Total 058 PARKING FUND	780,687	18,423	830,255	2,603,364	811,832
062 FLEET SERVICES FUND					
Interfund Transactions (Admin)	737,250	681,249	592,525	2,348,700	-88,724
Total 062 FLEET SERVICES FUND	737,250	681,249	592,525	2,348,700	-88,724
064 SELF INSURANCE FUND					
Misc. Revenues	68,751	68,751	68,751	275,000	0
Interfund Transactions (Admin)	319,716	349,761	395,865	1,583,450	46,104
Total 064 SELF INSURANCE FUND	388,467	418,512	464,616	1,858,450	46,104
070 SALES TAX REV BOND - DEBT SVS FUND					
Interfund Transactions (CIP/Debt)	1,814,211	1,852,482	1,740,555	6,962,216	-111,927
Total 070 SALES TAX REV BOND - DEBT SVS FUND	1,814,211	1,852,482	1,740,555	6,962,216	-111,927
071 DEBT SERVICE FUND					
Property Taxes				9,509,688	0
Misc. Revenues	22,219	185	78	39,366	-107
Total 071 DEBT SERVICE FUND	22,219	185	78	9,549,054	-107
TOTAL	19,555,860	18,966,384	24,795,887	202,174,241	5,829,610

August Sales Tax Update



Citywide

Sales Tax Revenues through August



- August FY22 up 53% vs. August FY21
- TRT August FY22 up 83% vs. August FY21



General Fund

Sales Tax Summary – General Fund

General Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$812,668	\$890,546	\$767,523	\$664,517	\$1,047,907
August	\$730,497	\$839,320	\$777,490	\$893,477	\$1,171,593
September	\$754,343	\$912,173	\$991,597	\$896,914	
October	\$533,991	\$715,887	\$735,086	\$740,255	
November	\$805,462	\$820,365	\$995,487	\$685,164	
December	\$1,644,270	\$1,877,541	\$1,709,314	\$1,593,658	
January	\$1,915,943	\$2,167,578	\$1,587,251	\$1,593,658	
February	\$1,795,614	\$1,936,051	\$1,915,684	\$1,761,076	
March	\$2,160,171	\$1,318,256	\$2,175,133	\$2,124,877	
April	\$509,306	\$374,250	\$792,166	\$810,883	
May	\$591,398	\$439,622	\$742,106	\$688,812	
June	\$771,332	\$603,136	\$1,186,465	\$880,395	
Total	\$13,024,993	\$12,894,725	\$14,375,301	\$13,333,686	

Sales Tax Summary – General Fund

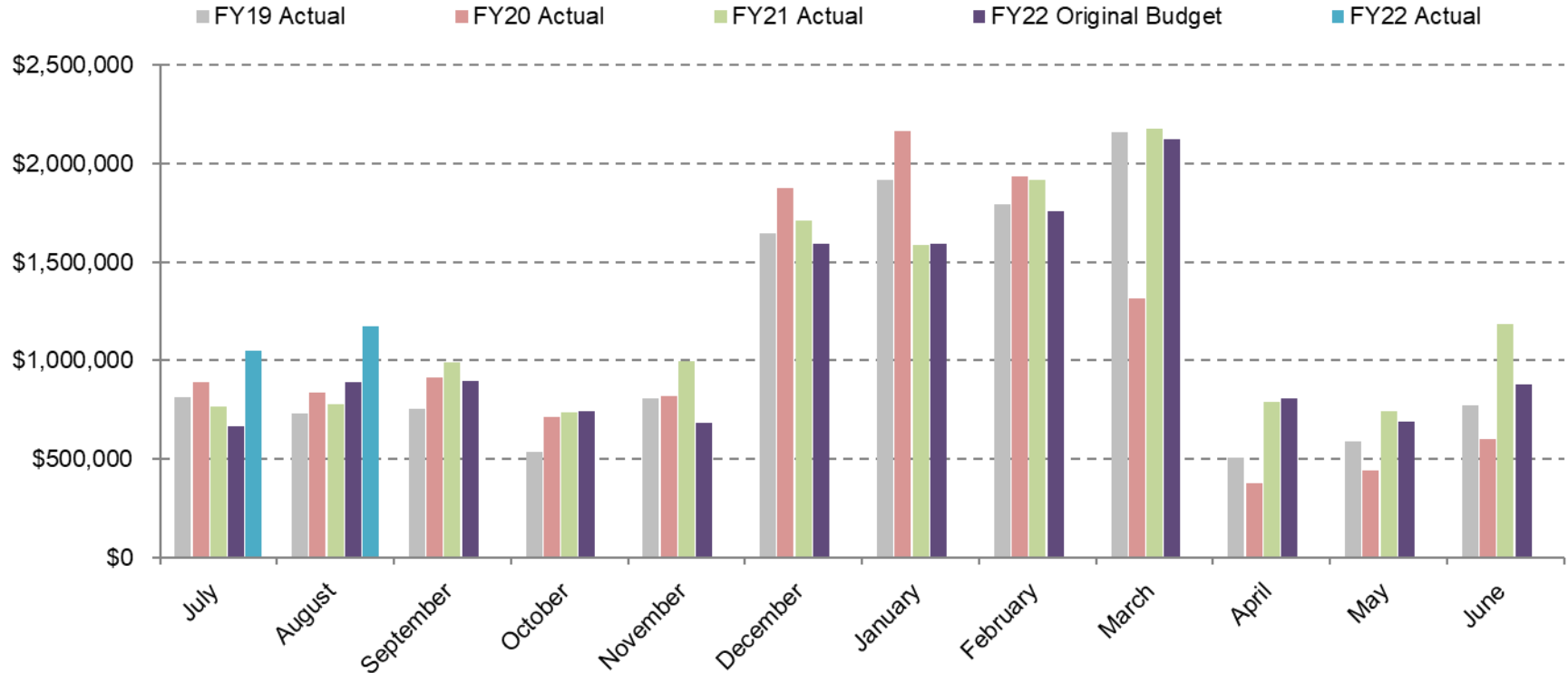
General Fund - Sales Tax Summary - \$ Change					
Month	FY20 Actual vs. FY19 Actual	FY21 Actual vs. FY20 Actual	FY22 Actual vs. FY20 Actual	FY22 Actual vs. FY21 Actual	FY22 Actual vs. FY22 Budget
July	\$77,879	(\$123,023)	\$157,361	\$280,384	\$383,390
August	\$108,823	(\$61,829)	\$332,273	\$394,102	\$278,116
September	\$157,830	\$79,424			
October	\$181,897	\$19,198			
November	\$14,903	\$175,122			
December	\$233,271	(\$168,227)			
January	\$251,635	(\$580,327)			
February	\$140,438	(\$20,367)			
March	(\$841,914)	\$856,876			
April	(\$135,056)	\$417,916			
May	(\$151,776)	\$302,484			
June	(\$168,196)	\$583,329			
Total	(\$130,267)	\$1,480,576	\$489,634	\$674,486	\$661,506

General Fund - Sales Tax Summary - % Change					
Month	FY20 Actual vs. FY19 Actual	FY21 Actual vs. FY20 Actual	FY22 Actual vs. FY20 Actual	FY22 Actual vs. FY21 Actual	FY22 Actual vs. FY22 Budget
July	10%	-14%	18%	37%	58%
August	15%	-7%	40%	51%	31%
September	21%	9%			
October	34%	3%			
November	2%	21%			
December	14%	-9%			
January	13%	-27%			
February	8%	-1%			
March	-39%	65%			
April	-27%	112%			
May	-26%	69%			
June	-22%	97%			
Total	-1%	11%			

Sales Tax Summary – General Fund

General Fund

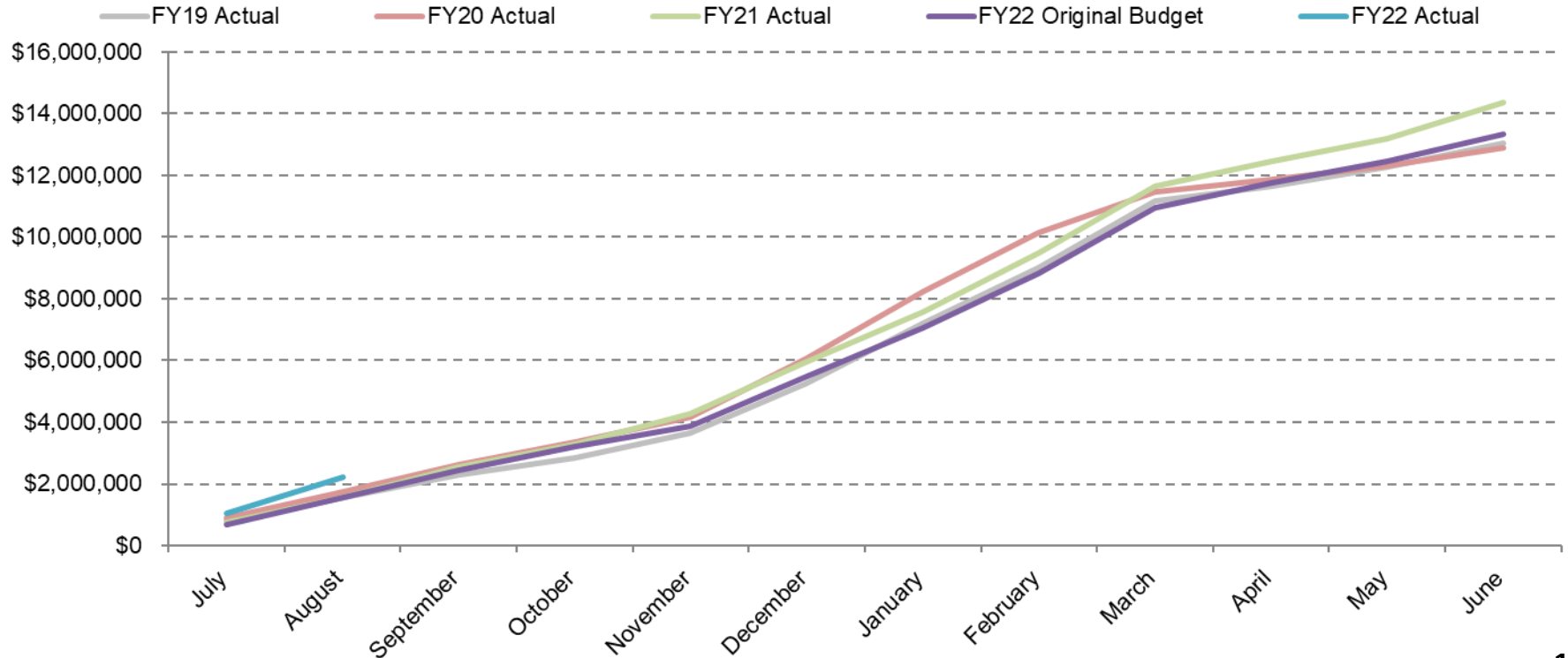
Historical Sales Tax Revenues & Budgets Over Time by Month



Source: Park City Municipal Corporation. As of October 31, 2021.

Sales Tax Summary – General Fund

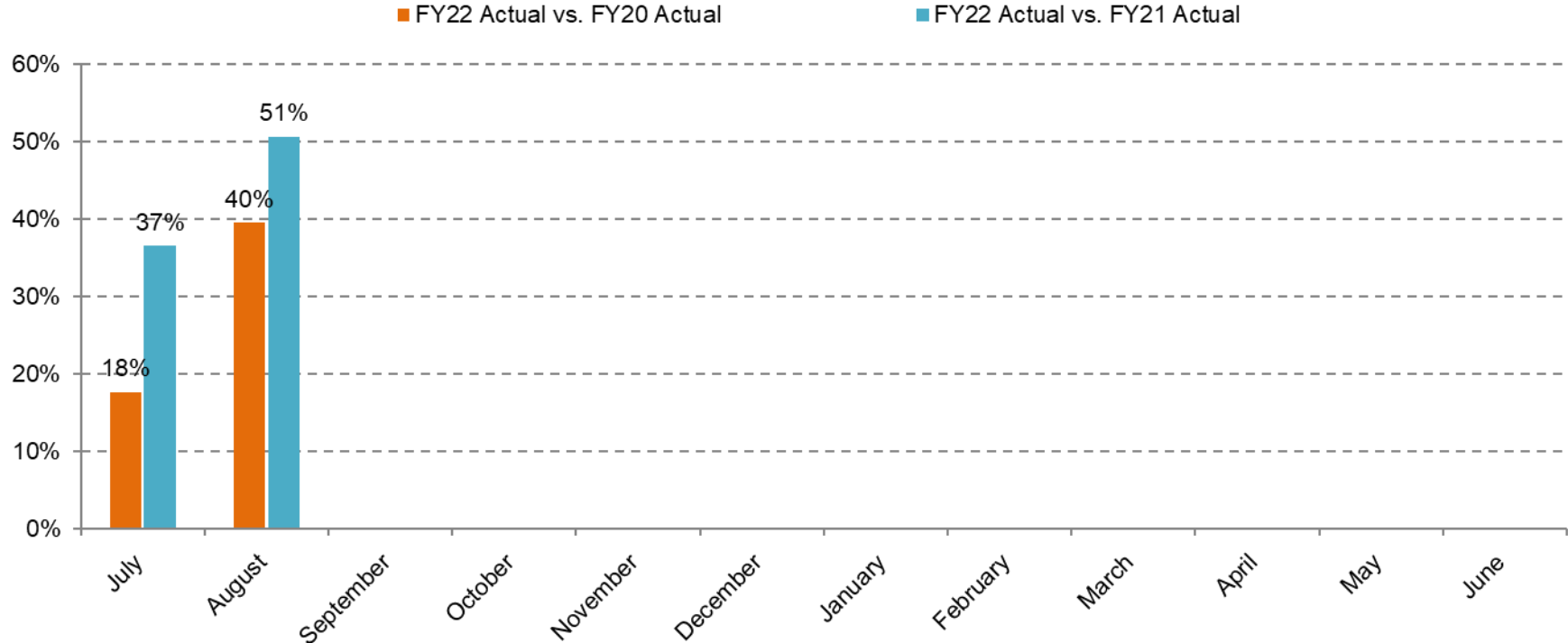
General Fund - FY21 Cumulative Annual Sales Tax Revenues Through Different Lenses



Source: Park City Municipal Corporation. As of October 31, 2021.

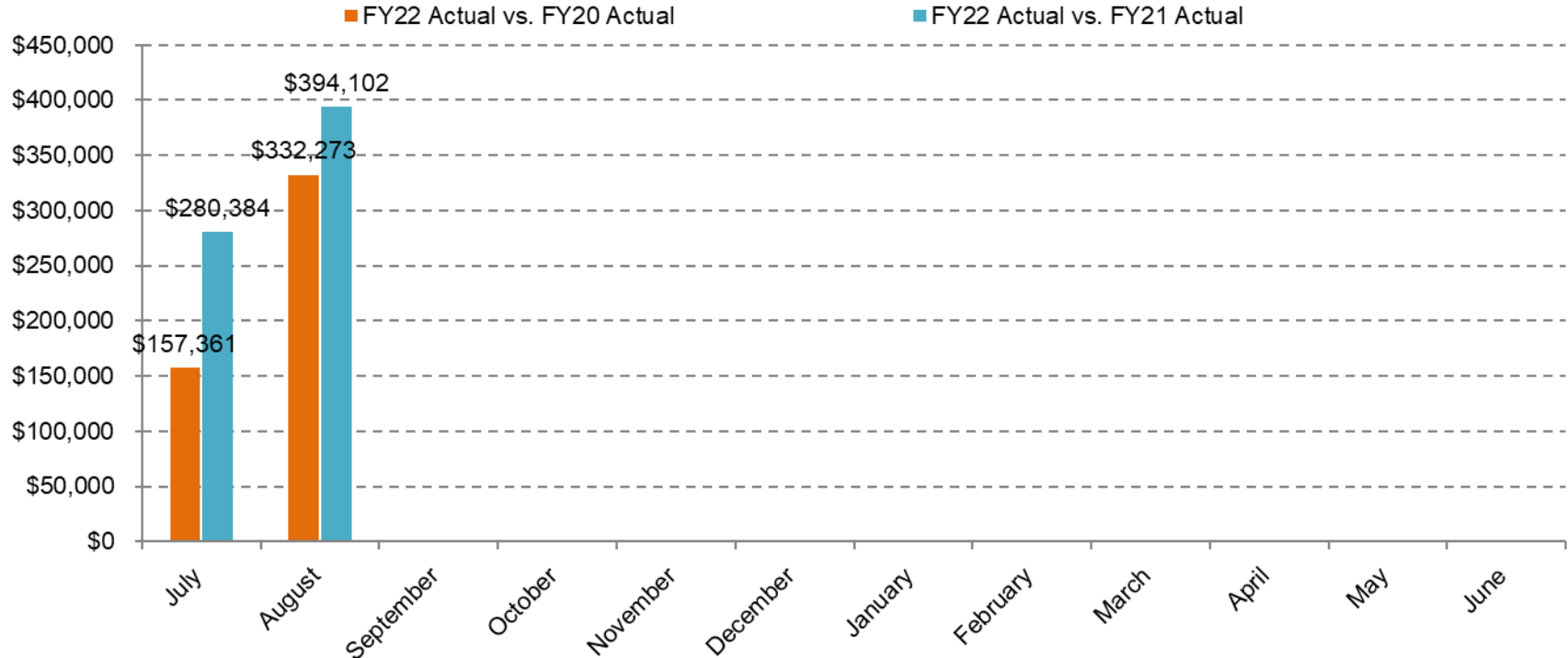
Sales Tax Summary – General Fund

General Fund FY22 Sales Tax % Change from Previous Fiscal Years



Sales Tax Summary – General Fund

General Fund FY22 \$ Change from Previous Fiscal Years





Capital Fund

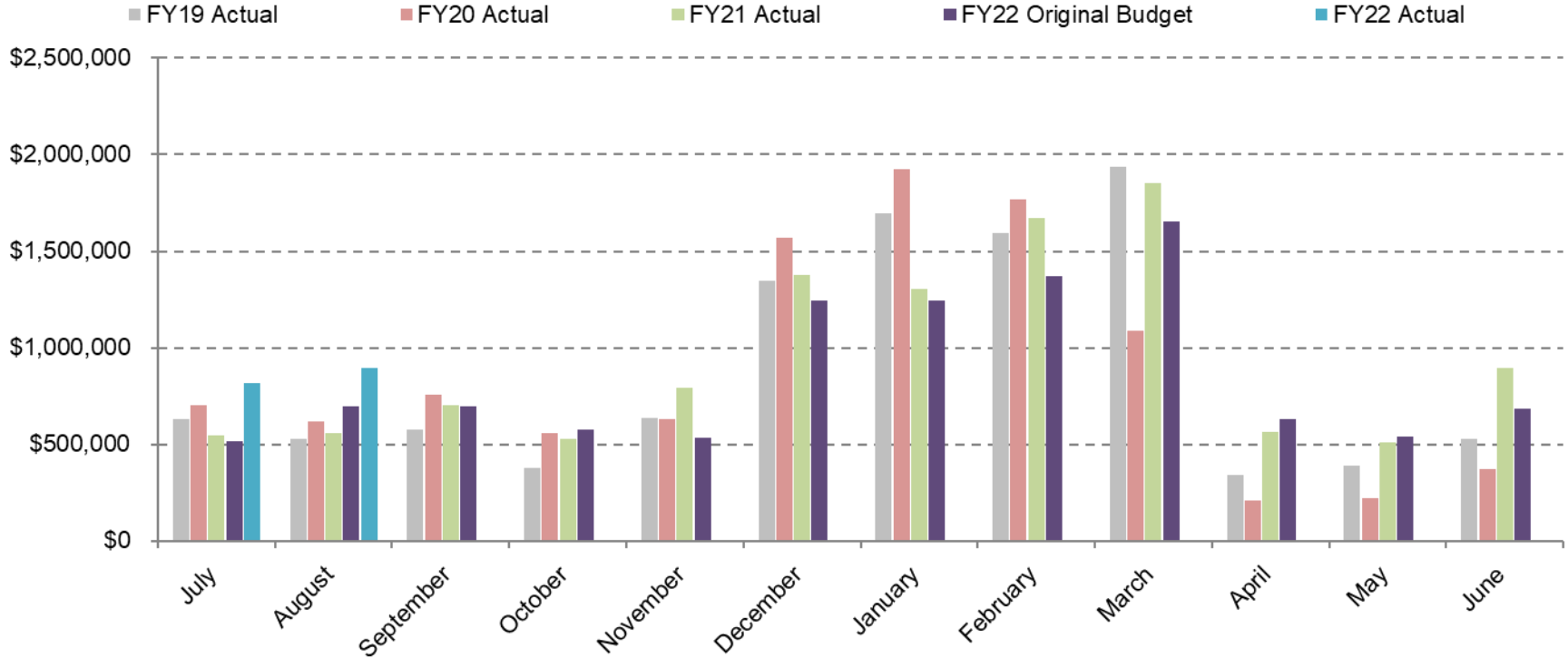
Sales Tax Summary – Capital Fund

Capital Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$627,203	\$704,479	\$548,052	\$518,076	\$816,105
August	\$529,229	\$616,238	\$555,028	\$696,578	\$895,269
September	\$577,009	\$759,286	\$699,815	\$699,259	
October	\$378,251	\$555,393	\$527,415	\$577,123	
November	\$635,932	\$629,796	\$794,579	\$534,173	
December	\$1,344,356	\$1,570,492	\$1,374,419	\$1,242,459	
January	\$1,693,495	\$1,923,089	\$1,303,836	\$1,242,459	
February	\$1,596,315	\$1,765,073	\$1,670,788	\$1,372,983	
March	\$1,938,349	\$1,087,888	\$1,853,829	\$1,656,611	
April	\$340,118	\$206,191	\$561,565	\$632,187	
May	\$390,732	\$218,762	\$509,536	\$537,017	
June	\$528,340	\$369,764	\$892,170	\$686,380	
Total	\$10,579,328	\$10,406,450	\$11,291,032	\$10,395,302	

Sales Tax Summary – Capital Fund

Capital Fund

Historical Sales Tax Revenues & Budgets Over Time by Month

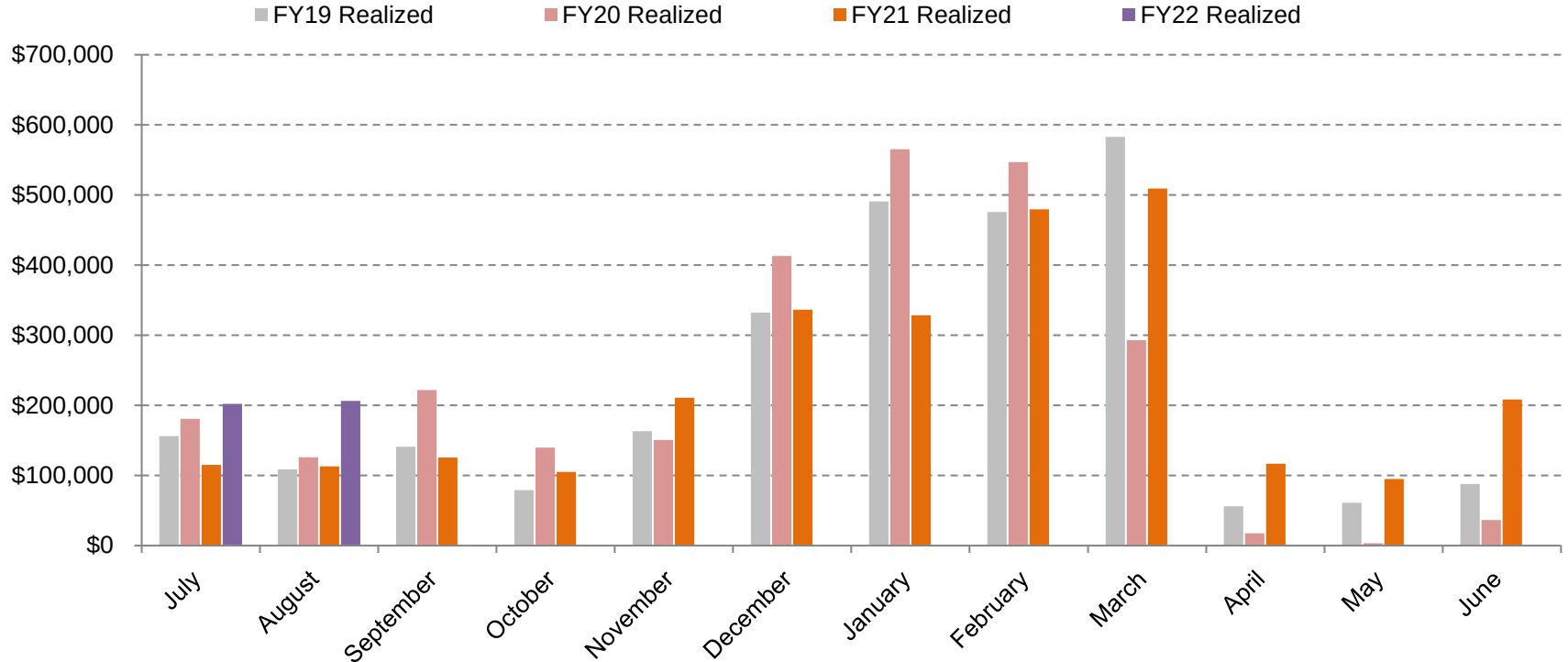


Sales Tax Summary – Transient Room Tax

Transient Room Tax						
Monthly	FY19 Realized	FY20 Realized	FY21 Realized	FY22 Realized	FY22 vs. FY21, \$ Variance	FY22 vs. FY21, % Variance
July	\$155,919	\$180,669	\$114,918	\$201,780	\$86,862	76%
August	\$108,460	\$125,677	\$112,872	\$206,192	\$93,320	83%
September	\$140,971	\$221,639	\$125,348			
October	\$78,769	\$139,424	\$104,921			
November	\$163,248	\$150,563	\$210,795			
December	\$332,107	\$412,832	\$336,374			
January	\$490,668	\$565,442	\$328,467			
February	\$475,570	\$546,738	\$479,315			
March	\$582,847	\$292,669	\$509,063			
April	\$55,730	\$17,479	\$116,391			
May	\$60,892	\$3,114	\$94,854			
June	\$87,903	\$36,423	\$208,432			
Total	\$2,733,084	\$2,692,669	\$2,741,751			

Sales Tax Summary – Transient Room Tax

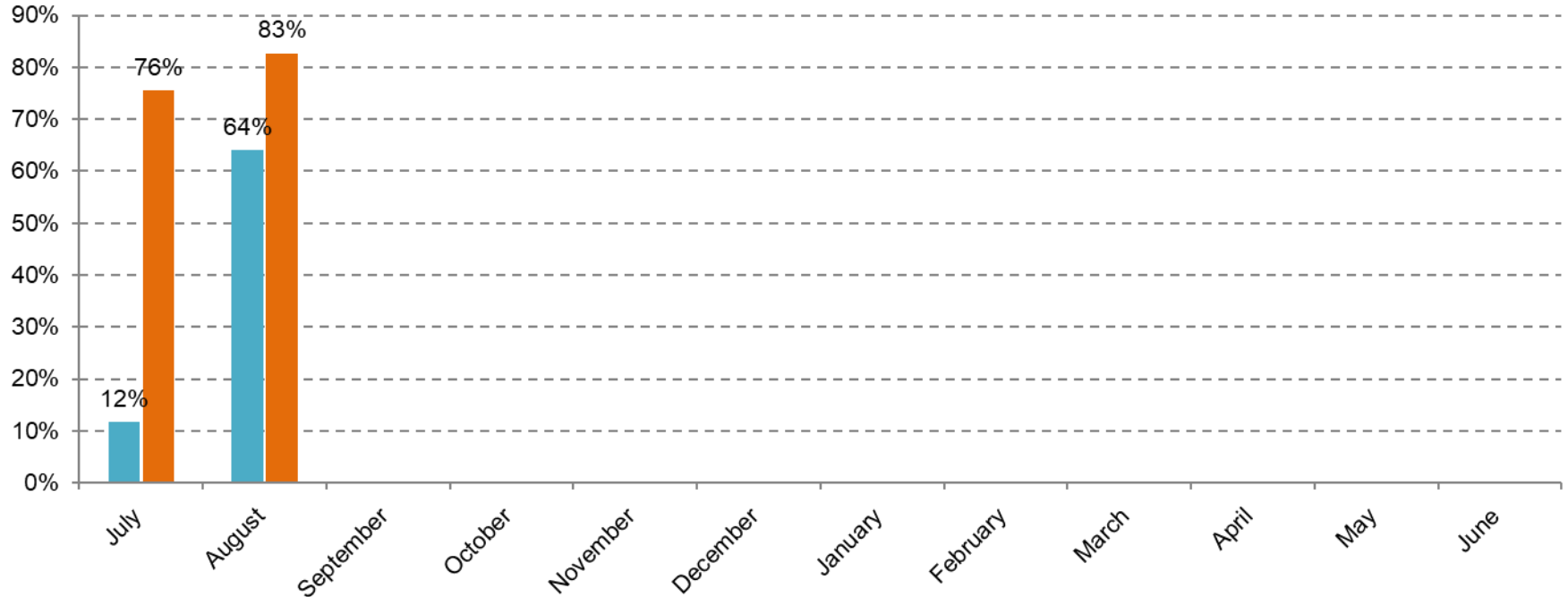
Transient Room Tax Historical Revenues Over Time by Month



Sales Tax Summary – Transient Room Tax

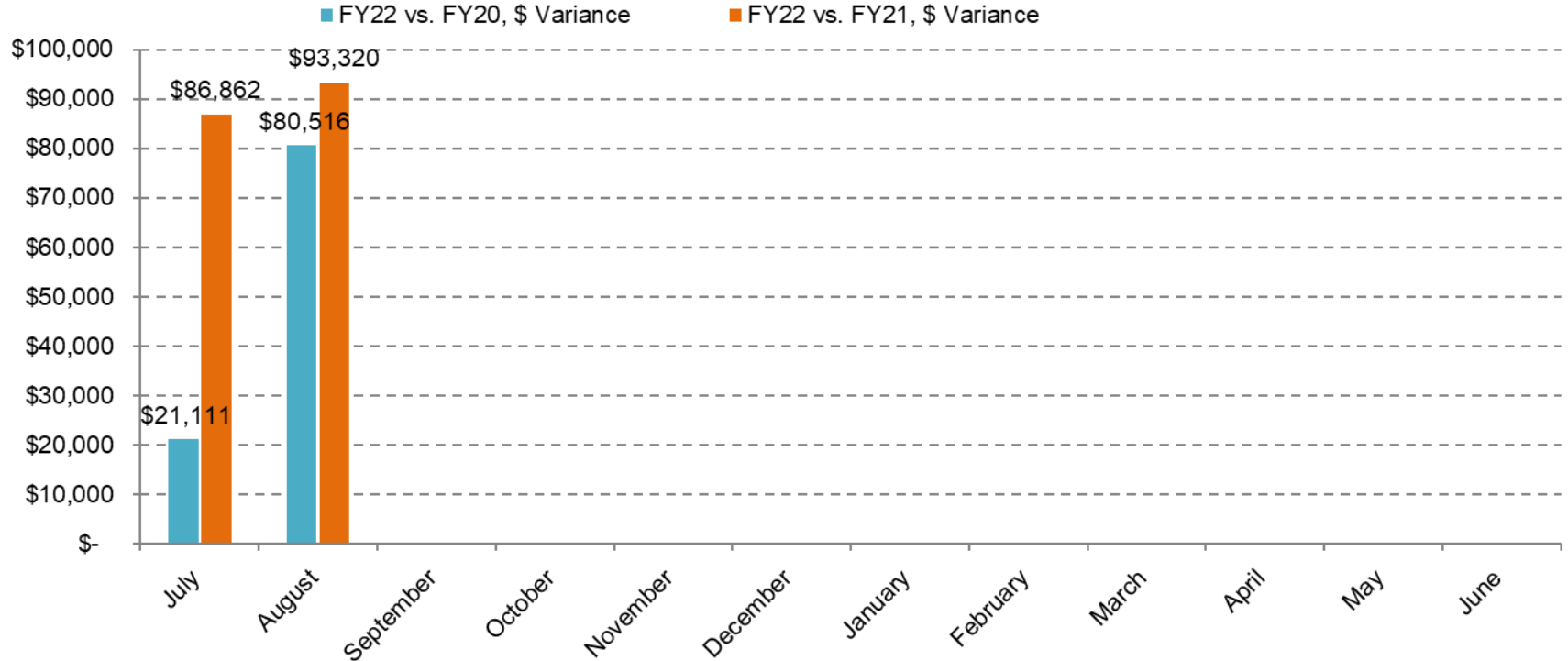
Transient Room Tax % Change from Previous Fiscal Years

■ FY22 vs. FY20, % Variance ■ FY22 vs. FY21, % Variance



Sales Tax Summary – Transient Room Tax

Transient Room Tax \$ Change from Previous Fiscal Years





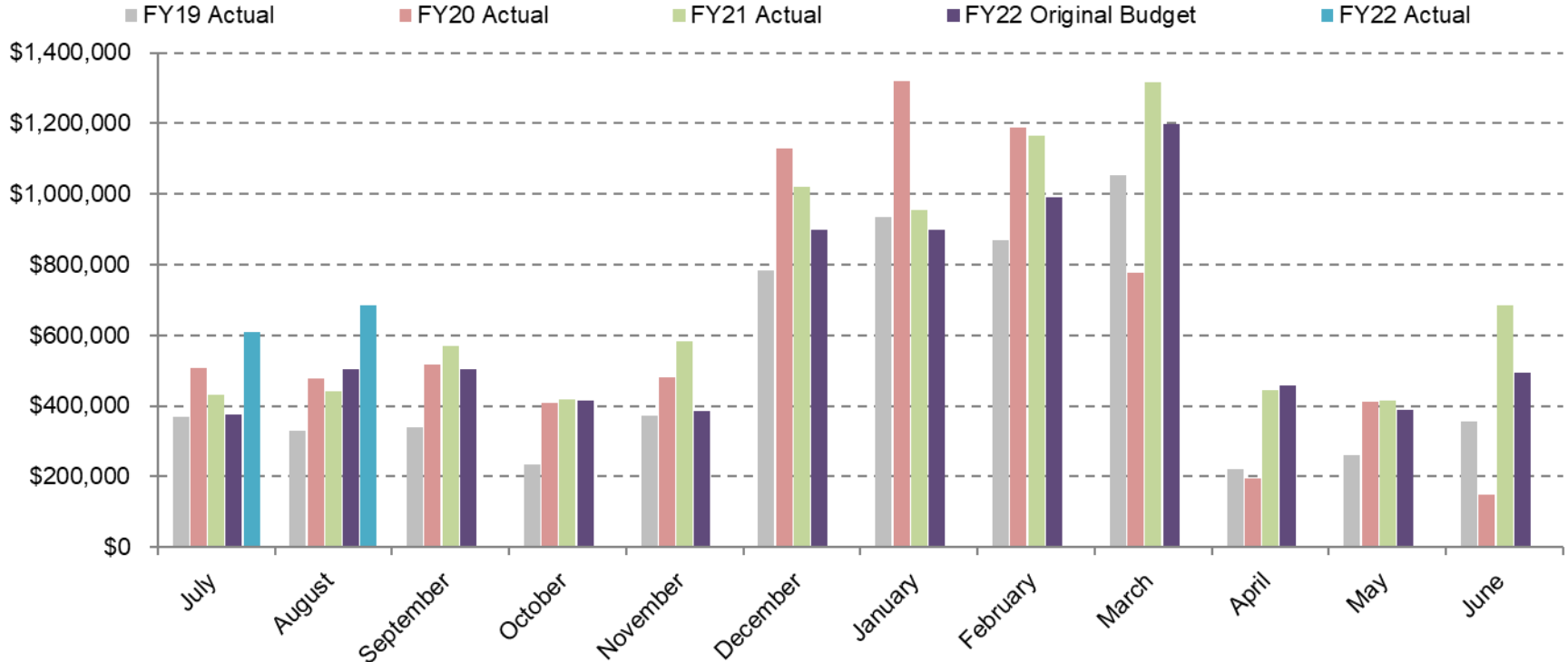
Transportation Fund

Sales Tax Summary – Transportation Fund

Transportation Fund - Sales Tax Summary - Monthly					
Month	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Original Budget	FY22 Actual
July	\$370,330	\$507,735	\$431,048	\$374,274	\$608,068
August	\$328,650	\$476,867	\$441,580	\$503,230	\$686,058
September	\$340,448	\$517,995	\$570,321	\$505,166	
October	\$234,717	\$409,895	\$419,670	\$416,932	
November	\$372,095	\$480,163	\$583,067	\$385,903	
December	\$785,302	\$1,129,662	\$1,019,746	\$897,591	
January	\$933,912	\$1,319,546	\$955,215	\$897,591	
February	\$869,901	\$1,187,380	\$1,164,026	\$991,886	
March	\$1,052,427	\$775,863	\$1,316,569	\$1,196,788	
April	\$222,826	\$194,288	\$446,180	\$456,711	
May	\$260,629	\$412,635	\$416,661	\$387,958	
June	\$357,095	\$148,275	\$684,361	\$495,862	
Total	\$6,128,331	\$7,560,305	\$8,448,444	\$7,509,890	

Sales Tax Summary – Transportation Fund

Transportation Fund Historical Sales Tax Revenues & Budgets Over Time by Month

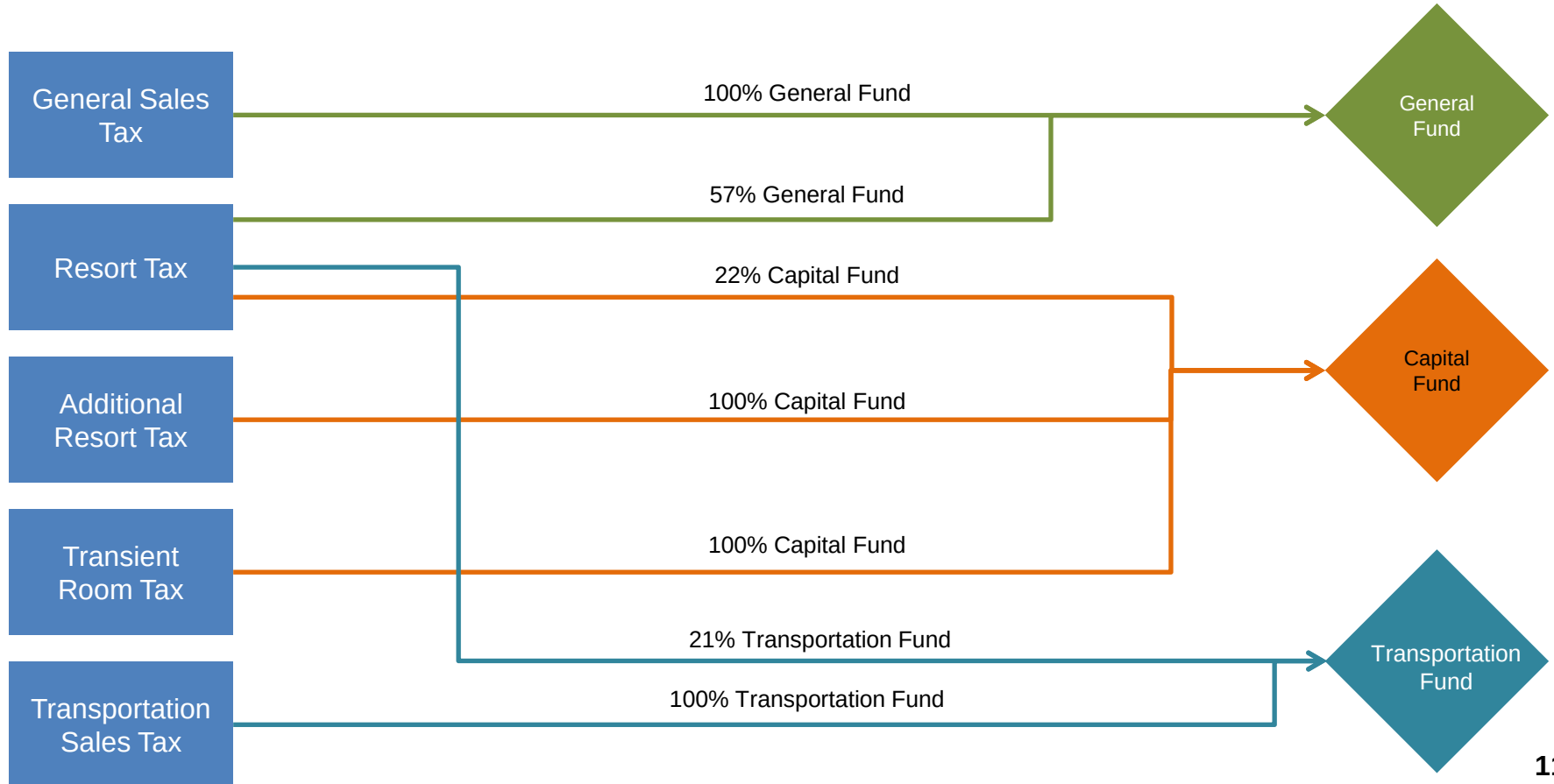


Source: Park City Municipal Corporation. As of October 31, 2021.



Appendix

Where Do Our Sales Taxes Go?



Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Art District Temporary Programming Costs

Suggested Action:

Attachments:

[Art District Temporary Programming Costs Staff Report](#)

City Council Staff Communications Report

Subject: Art District Temporary Programming Costs
Author: Jenny Diersen
Department: Special Events & Economic Development
Date: November 18, 2021

At the [November 4 City Council meeting](#), during the Art District Temporary Programming discussion, Council requested overall costs for the project. Costs were paid for with Transient Room Tax (TRT) which is funded by our visitors.

Many expenses were one-time start-up costs (\$59,807) and can be reused for future activations (shade structures, games, tables, bike racks, etc.). Site improvements and preparation needed to be completed for any use to be considered, including if the property remains vacant while Council takes time to engage the public and discuss the next steps for the site.

At Council's request, Staff will return in the spring to discuss Bonanza Art Park activations and budget for 2022. The cost summary from 2021 is below.

Art District Activation Budget	
Item	Cost (Actuals)
Service Providers	\$49,000
Site Manager (PSSM)	\$24,500
Site Programmer (Arts Council)	\$24,500
Site Preparation (Equipment/Furnishings)	\$62,423
Tables	\$4,737
Bike Racks	\$1,180
Shade Structures	\$5,600
Porta Potties	\$7,900
Liquor Liability	\$1,915
Waste Mangement/ Recycling	\$0
Site Improvements (Flower Boxes, Fencing, barricades, signs, wayfinding)	\$25,390
Site Preparation (grading, fill, mag)	\$15,701
Programming	\$32,910
Artistic Programming, Non Profits	\$25,711
Games (Pickleball, Chess, bocci ball, nets, etc...)	\$7,199
Total Cost	\$144,333

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Request to Adopt Resolution 28-2021, a Resolution Declaring November 27, 2021, as “Small Business Saturday” in Park City, Utah

Suggested Action:

Attachments:

[Small Business Saturday Staff Report](#)

[Exhibit A: Small Business Saturday Resolution](#)



City Council Staff Report

Subject: Small Business Saturday

Author: Michelle Kellogg

Department: Executive

Date: November 18, 2021

Type of Item: Administrative

Summary Recommendation

Approve the proposed resolution proclaiming November 27, 2021, as “Small Business Saturday” in Park City, Utah.

Background

Small businesses are the lifeblood of our city, and we salute small business owners, entrepreneurs, and employees for enhancing our community and expanding opportunities for all the residents of Park City and the surrounding communities. The hard work and ingenuity of our small business owners are helping to sustain our economic strength, vitality and authenticity. Small Business Saturday recognizes and celebrates our many outstanding small business owners and employees for their unique contributions to the Park City economy and for their entrepreneurial spirit. Park City has approximately 1,850 businesses, including 850 storefront businesses and 1,000 businesses that come to Park City to operate.

Though this event is not affiliated with a corporation, the original campaign was conceived by American Express, first observed in 2010. The company reported that more than \$19.6 billion was spent at independently-owned businesses on this day in 2019. Small businesses employ over 47 percent of the working population in the United States. Eighty-nine percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue and 87% percent of consumers in the United States agree that it is important for people to support small businesses that they value in their community.

By proclaiming Saturday, November 27, 2021, Small Business Saturday, Park City will be joining in a nationwide effort to steer shoppers toward local independently-owned businesses during the holiday season and urge the residents of our community and communities across the country to support small businesses and merchants throughout the year.

Funding Source

There are no commitments associated with this resolution.



Resolution No. 28-2021

**RESOLUTION DECLARING NOVEMBER 27, 2021, AS “SMALL BUSINESS SATURDAY”
IN PARK CITY, UTAH**

Whereas, the government of Park City, Utah, celebrates our local small businesses and the contributions they make to our local economy and community. According to the United States Small Business Administration, there are currently 31.7 million small businesses in the United States, which represent 99.7% of all businesses with employees in the United States, and are responsible for 65.1% of net new jobs created from 2000 to 2019; and

Whereas, Park City has approximately 1,850 businesses, including 850 storefront businesses and 1,000 businesses that come to Park City to operate; and

Whereas, small businesses employ 47.1% of the employees in the private sector in the United States; and

Whereas, 97% of Small Business Saturday® shoppers recognize the impact they can make by shopping small, 85% of them also encouraged friends and family to do so, too; and

Whereas, 56% of shoppers reported they shopped online with a small business on Small Business Saturday in 2020; and more than 50% of consumers who reported shopping small endorsed a local business on social media or shopped at a local business because of a social media recommendation; and

Whereas, Park City, Utah, supports our local businesses that create jobs, boost our local economy and preserve our communities; and

Whereas, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday,

Now, Therefore, the Mayor and City Council of Park City, Utah, do hereby proclaim November 27, 2021, as **SMALL BUSINESS SATURDAY** and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

Passed and adopted this 18th day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Matt Twombly

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Authorize the City Manager to Execute the Service Provider Agreement with Republic Services Inc. in a Form Approved by the City Attorney's Office for the Trash and Recycling Services for the Main Street Business Improvement District (BID)

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Downtown Trash and Recycling Award of Contract Staff Report](#)

[Exhibit A: Republic Services Scope of Services](#)

City Council Staff Report



Subject: Downtown Trash and Recycling Republic Services Contract Award
Author: Luke Cartin, Matt Twombly and Jonathan Weidenhamer
Department: Env. Sustainability and Economic Development
Date: November 18, 2021
Type of Item: Administrative – Award of Contract

Recommendation

Hold a public hearing and authorize the City Manager to execute the Service Provider/Professional Services Agreement on a form approved by the City Attorney's Office with Republic Services Inc.(Republic), for the Trash and Recycling Services for the Main Street Business Improvement District (BID) according to the Scope of Services attached as Exhibit A.

Background

On September 2, 2021([Staff Report, minutes](#), p.1), City Council reviewed the scope of a request for proposals (RFP) for commercial waste management services in the BID to ensure that it complied with the Council's policy goals regarding waste diversion milestones, customer service, outreach, efficiency and sanitation, and zero waste. The RFP scope included solid waste disposal and waste diversion services (food, glass, single-stream, and mixed recycling). Additionally, the RFP addressed "Operations and Engagement Project Management Support" with the City and the HPCA during the initial stages of the contract to develop a plan/program to meet waste diversion goals. The RFP also included an alternative for solid waste for City facilities and closed on October 19, 2021.

The current service provider agreement with Republic Services has been in place since 2012. The contract has been amended five times and does not contain waste diversion goals or benchmarks. On November 4, 2021, the HPCA Trash subcommittee reviewed Republic's proposal and supports the selection committee recommendation. At the November 11, 2021 City Council Work Session ([Staff Report Link](#)), Council reviewed the solid waste and waste diversion for the downtown BID and City Facilities update from staff. Staff explained the current solid waste and recycling level of service, the RFP proposals, and future contracts and levels of service desired to meet the City's waste diversion milestones and goals. Additionally, the HPCA Board was given an overview of the Republic proposal at their regular monthly meeting on November 16, 2021.

Staff advertised the Request for Proposal for Recycling and Trash Disposal Services for the BID in the Park Record on September 15th and 18th 2021, in the Deseret News on September 17th and 24th, 2021, in the Salt Lake Tribune on September 19th and 26th, on the Utah Legal Notices website, and the City's website.

The City held a non-mandatory pre-submittal meeting on October 7, 2021 at 10:30 am in the Park City Council Chambers to discuss the RFP in more detail and answer any questions from prospective proposers on the project. Present at the meeting were City staff including Jonathan Weidenhamer, Luke Cartin, William Connell, and Matt Twombly. In addition, Carolyn Wawra, representing Recycle Utah, and Shirin Spangleberg, representing the Historic Park City Alliance, attended, along with representatives from Republic Services Inc., Momentum Recycling, and Recyclops Inc. All of the questions, answers and notes from the meeting were posted on the City's website on the RFP page.

The RFP submission deadline was October 19, 2021. In addition to the services of trash disposal and recycling, the RFP also requested that proposers consider including in their proposals an option to provide an "Operations and Engagement Support" position or service manager. This position will work with the City and the HPCA during the first year to develop a plan/program to meet the Council goals for waste diversion and identify and help solve any service issues with the current trash and recycling program.

There were three firms that submitted proposals: Republic Services Inc., Momentum Recycling, and Recyclops Inc. Republic Services submitted their proposal for the hauling of trash and for mixed recycling of materials consistent with the County recycling contract (paper, cardboard, plastics #1 and #2, aluminum/tin metals), as well as the operations and engagement support staff position. Momentum Recycling submitted their proposal for recycling of glass and food waste, and for the operations and engagement personnel piece. Recyclops submitted their proposal for recycling only.

Analysis

On October 21, 2021 staff (including Jonathan Weidenhamer, Luke Cartin, William Connell, and Matt Twombly), as well as Ginger Wicks and Mike Sweeney from the HPCA met to discuss the proposals and recommendations to move forward. The selection committee recommends award of the solid waste, cardboard, and single-stream recycling to Republic. Republic's scope of services (Exhibit A) allows current services to continue as is, solidifying a predictable and consistent level of service operated in the BID since 2007. Republic also provides administrative support, billing, staffing, equipment, and customer service tools needed to continue solid waste and cardboard recycling services. There will be no ramp-up or transition period required. Republic can add single-stream recycling containers if and when the merchants/PCMC request them for both shared and individual accounts.

Additional Stakeholder Input/Timeline

- 2/20/20 – Interviews with Grappa, Riverhorse, Shabu, Patagonia on diversion efforts.
- 6/25/20 – Council Action - Republic contract extension. Council restates goals to have a diversion program in the BID.

- 9/2/21 – Council Work Session on RFP Scope. Goals and timeline for 80% diversion stated.
- 10/21/21- Staff, Recycle Utah, HPCA Selection Committee
- 11/2/21– HPCA trash subcommittee & Exec. Board members review and support selection committee analysis & recommendation..
- 11/8/21 – HPCA Exec. Board members review recommendation.
- 11/11/21 – Council WS on Selection & Scope.
- 11/16/21 – HPCA Board Presentation.
- 11/18/21 – Council potential action on Republic Contract.
- Jan/Feb./2022 – Council potential action on Momentum Contract

Republic Services Scope of Services (Exhibit A).

Fixed Pricing and Annual Inflation - Because the current contract was relatively old and extended several times, Republic updated its financial and cost model and their pricing is reflected in the new contract scope of services. Fixed prices for container services will increase but only in limited nature. For example, based on average volumes/month, the cost for the shared HPCA dumpsters/recycling would increase to \$6,310 from \$5,602/mo. The estimated cost of servicing City dumpsters would go from \$18,500 to approximately \$20,500 annually. Republic's proposal includes an annual price escalator at a fixed 3.5% annually.

Republic's scope of services also includes a \$200/hour price for "on-call" services for Sundays, events, and holidays. The proposal also addresses changes in the market that are out of their control, such as the price of fuel and landfill tipping costs.

City Facilities - In addition to the BID area, Republic's contract will include solid waste at seven City facilities including Miner's Hospital; Library and Education Center; City Bus Garage, Park City MARC, Public Works, Police and Ice Arena (see schedule in Exhibit A).

Term - The contract term is a six (6) year contract with the possible two (2) two year extensions based on key deliverables and waste reduction milestones.

Contract Administration - (excerpts from September 2, 2021 City Council Meeting staff report [Exhibit B](#)).

The existing contract contains a cost schedule that outlines costs per size of container and number of days of service per week. These costs are established and fixed for all members of the BID no matter which of the three trash removal options they use. Each November the HPCA's Trash and Recycling Committee reviews the actual cost of service and anticipated needs for the upcoming contract year.

Billing Variance - Billing of businesses within the Main Street BID for trash services are the responsibility of Republic. All but 16 businesses are billed monthly for trash services; those businesses are either billed quarterly or annually due to the small volumes of trash. When billing those participating in the common dumpster program,

Republic estimates the total number of pickups for all containers on an annual basis. The total cost is distributed as a set monthly amount billed, versus providing the businesses with fluctuating monthly bills. The Trash Provider provides the HPCA with a monthly accounting of the total collected versus estimated annual costs. Any differences owed at the end of an annual term are either paid or negotiated into the next year's billing. The HPCA, as the BID service provider, is responsible for paying any fees or keeping updated financial records identifying any balance.

Shared Account Billing - The aggregate cost for the common area dumpsters is divided among all those who use the dumpsters. A formula is set for types of businesses based on their type of use and square footage. The factor is multiplied with the gross square footage of the entire business, not just service area, to calculate the percentage of the total monthly bill for the common dumpsters each individual business pays. The rate per square foot is assigned to the various business type categories, based on the average amount of trash generated by that category (that rate was determined by a national standard). There is a need to allow businesses not meeting the standard business type categories to apply for an evaluation of their anticipated trash generation. These uses can include, but are not limited to theatres, museums, event venues, etc.

Annual trash fees for the commercial contract with the trash provider are divided among everyone who currently uses the commercial dumpsters or compactors provided in the District. The monthly bills fluctuate based upon the number of businesses active in the area and if the dumpsters require additional trash pick-ups due to increased production of trash by businesses. This typically occurs during Sundance Film Festival and peak winter weekends. Businesses do have the choice to opt out of the commercial pool by having an individual account for street-side totes or their own private dumpster on private property. Over the course of the current contract, the HPCA reduced frequency of service to the common dumpsters, saving businesses money.

Waste Diversion Goals

The selection committee also recommended the operations and engagement project management and the food waste and glass recycling contract go to Momentum Recycling. The selection committee felt that Momentum's proposal for food waste, glass recycling, and the project manager position best aligned with the City's waste diversion goals. Staff will engage with Momentum Recycling to develop a scope of services to analyze current service levels and develop a plan to meet or exceed the City's waste diversion goals. Staff will return to Council with a service provider contract with Momentum Recycling in the near future. Staff will also work with the HPCA to analyze the current billing formula of waste production, especially in light of the recent waste characterization study.

Exhibits

A Republic Services Scope of Services

Exhibit A

Republic Services Scope of Service

Location

Republic Services (RS) will provide collection and disposal services for the Main Street Business Improvement District (BID) within the boundaries as outlined by its legal definition:

Beginning at the intersection of Main Street and Deer Valley Drive, then proceeding westerly on Main Street to the intersection of Main and 9th Street, then west on 9th Street to the intersection of 9th Street and Park Avenue, then proceeding southerly on Park Avenue to the intersection of King Road, then easterly on King Road to Main Street, then southerly on Main Street to Hillside Avenue, then proceeding easterly along Hillside to Marsac Avenue, then proceeding northward on Marsac Avenue to the intersection of Deer Valley Drive and the point of the beginning.

Exclusivity

Park City Municipal Corporation (PCMC) will exclusively contract with Republic Services for the commercial curbside collection of municipal solid waste (MSW) and recycling within the BID, except for those services provided by Momentum Recycling through their Service Provider Agreement with PCMC.

Collection Services

Republic will supply all labor, containers, and other materials necessary to complete the collection, hauling, and disposal of all waste/garbage, and recycling materials, as indicated in the RFP.

HPCA Shared and Individual Accounts - Republic understands and can provide all three (3) types of services required in the RFP (shared dumpsters, toter service, and independent front-load service). Republic understands there to be shared dumpsters located at the Brew Pub parking lot, Creekside on Swede Alley, Brick enclosure on Swede Alley, the Transit Center, and China Bridge parking garage. Frequency of the services for these containers will be reviewed annually, or at the request of Republic, HPCA or PCMC. Republic has the ability for next day service of compactors provided the request is timely and no other special needs are required at that time.

Republic's understanding of the current shared dumpsters as listed by location, type of container, and frequency:

Yearly Service (Shared Dumpsters)	Frequency
1-8 yd 2x Wk (April 16 - December 14)South Brew Pub Pkg Lot (M,F)	8 months
1-8 yd 3x Wk Creekside (M,W,F)(April 16 - December 14)	8 months
1-8yd 4x WkCreekside (M,W,F,S) (December 15 - April 15)	4 months
1-4yd 2x Wk Brick Enclosure (M,F) (April 16 - December 14)	8 months
1-4 yd 3x Wk Brick Enclosure (M,W,F) (December 15-April 15)	4 months
1-8 yd 4x Wk (December 15 - April 15) South Brew Pub Pkg Lot (M,W,F,S)	4 months
Front Load - 1-8yd Creekside OCC -1X Wk (F)	12 Months
Front Load - 1-8yd OCC - 3X Wk - South Brew Pub Pkg Lot (M,W,F)	12 Months
Front Load - 8yd 2X South Brew Pub Pkg Lot (M,F)	4 months
1-20yd-OCC - Transit Center (ON-CALL)	24 Hauls/Ann
Compactors 2-30yd ON CALLx week - Transit Center & China Bridge ()	9 Hauls/Mo
Compactors-Events	20 hauls annually

Container Types - Republic will provide the approved toter style containers needed for business pick-up. These cans are limited to 65-gallon containers and 95-gallon containers if requested. Republic will deliver requested additional containers by next business day at 4:00 p.m., provided that assets are available to do so.

City Facilities - Republic will service the following City facilities and front-load containers for the duration of the contract. Any changes in container size and/or frequency of service will be communicated to Republic Services by the City at least 7 days prior to the need.

Facility	Address	Container	Frequency
Library	1255 Park Avenue	4 yd	3 times/week
Public Works	1354 Iron Horse Dr	8 yd	5 times/week
City Bus Garage	1616 Shortline Rd	3 yd	1 time/week
Park City Police	2060 Park Ave	6 yd	1 time/week
Ice Arena	600 Gilmor Way	8 yd	1 time/week
The MARC	1200 Little Kate	4 yd	1 time/week
Miner's Hospital (City Park)	1354 Park Avenue	TBD	TBD

Container Access - The responsibility for shoveling and cleaning around the dumpsters will be that of the City or the independent business. If our driver is required to get out of his truck to clean-up excess materials around a container, we will bill the City \$50 per incident. If the materials can be contained in a throwaway bag or two, there will be no charge to the City. If the excess materials around a container are so large that motorized equipment is needed, we will call the City and then return to the location to service once the location has been cleared of the debris. All front-load containers that need to be rolled out will be handled by our commercial rollout collections team. If a container cannot be safely rolled

out, we will notify and work with the Historic Park City Alliance (HPCA) to come up with an adequate solution. Front-load containers will be of steel or durable plastic material. We cannot commit to servicing unsafe containers. If the driver and management determine that a container is unsafe to dump, the container(s) will be serviced as soon as it is safe to do so. We will work with public works to attend to the containers prior to pick-up.

Container Identification - Republic identifies its front-load and roll-off containers with Republic stickers. Other service-related stickers, like "Recycle Only" can also be put on the containers by Republic where needed or requested.

Side-load commercial containers will have a Republic hot stamp on the containers. These containers also have individual serial numbers on the containers that each individual business can use to identify and track their cans. However, Republic does not use these numbers to track where containers are located. Grease pens are also used at times to mark or identify containers and which business they belong to if desired. At times, individual businesses will use their own personal identification system to identify and mark their cans.

Container Replacement - When a can is broken, has an irreversible smell, or needs replaced, Republic will repair/replace the container at no charge to HPCA or the business provided that the reason for the fix/replacement is due to normal use not because of negligence on the part of the business. If the can replacement or repair is needed because of negligence, the business and/or HPCA will be charged for the fix/replacement. Toters typically last between 7-10 years, depending on batch from the manufacturer and weather severity. Front-load containers last 10-20 years.

Collection Hours - Regular collection hours will occur between 7 a.m. and 7 p.m., Monday through Saturday. Republic will observe the following holidays: New Year's Day, Independence Day, Thanksgiving and Christmas and will not conduct regular servicing on these holidays. Sunday, special events, and holiday pick-ups will be offered at an extra rate of \$200 per hour (see our pricing page for more information). We must pay all Sunday workers a minimum of 4 hours of work. Therefore, a minimum of 4 hours will be charged for any Sunday, special event, and/or holiday collection (which requires servicing beyond regularly scheduled service) at this rate of \$200/hr. Sunday, special event, and holiday service requests must be submitted at least thirty (30) days in advance.

Local Support and Safety - Trucks/services will continue to be deployed from our office and full-service maintenance shop located in Park City (4144 Atkinson Ave). To help eliminate litter-spread, roll-off trucks are tarped and front-load and side-load trucks have catchalls. Drivers are instructed to get out and collect any waste they see leave their truck (where safe and reasonable to do so). SWPPP plans are in place for our Park City location and can be shared upon request (too long to include here). Spills are managed immediately by our operations and maintenance teams. If we can clean-up the spill it will be done immediately. If a professional cleaning service company is required, they will be called immediately, and we will work with them until the clean-up is done. We will call all required reporting entities as required.

A benefit of a partnership with Republic is that we have the trucks and manpower of five (5) other divisions in Utah at our disposal in case of emergency or extenuating circumstances. We are locally run but have national support. In the event of severe weather, a natural disaster, or an emergency, we will draw on our resources and manpower to do all we can to ensure service is provided as scheduled. If this is not possible, we will provide services as soon as we are safe to conduct operations. Under these circumstances, we will maintain communication with HPCA and PCMC regarding our operational strategy. Republic will continue its practice of communicating with the HPCA and PCMC points of

contact for any service delays or concerns. We will work with the city and provide all information requested related to the waste removal/diversion/recycling program(s).

Disposal Services

We propose that waste from HPCA will continue to be disposed of at the Summit County landfill. Single stream recycling materials will be disposed of at Waste Management's Facility in Salt Lake City. Any changes to these disposal sites will be made in consultation with the City. Tipping fees will be paid for by the HPCA businesses. HPCA businesses will pay all tipping fees and contamination fees for recycling disposal and will receive one hundred percent (100%) of any applicable recycling rebates.

Customer Service

For over twenty (20) years, Park City commercial businesses have entrusted us with their waste and recycle removal services. It is our goal and expectation to deliver on our commitments to our customers by collecting on our scheduled day, correcting misses and other issues as soon as we are notified, and by communicating with our customers in a professional and timely manner. Our standard is to collect on the schedule day, service misses within twenty-four 24 hours of being notified and deliver containers within seven (7) days of the request. Calls into our office will be answered by trained CS agents locally, in Salt Lake City, or at our call center. The Municipal Manager (Reece), Contract Administrator (Ashlee), and Ops Managers (Vaughn and Darren) are always available to be contacted by HPCA, PCMC, or the businesses.

Monitoring and Reporting

Republic will monitor waste monthly and provide reports semi-annually. Monitoring will occur through random waste contamination identifications at the recycling drop-off location and through various curbside spot-checks. Republic will attend HPCA trash sub-committee meetings and attend City Council meetings as needed.

Momentum Recycling

Republic will refer inquiries regarding glass recycling and food waste programs to Momentum Recycling. Republic will work with Momentum Recycling towards the City's Zero Waste efforts. Republic will take instruction from the City, not Momentum, in these efforts.

Fees/Rates

Baseline (Monday - Saturday)	Pricing
MSW Frontload	\$ 5.23 per yard
OCC/Recycling Frontload	\$ 7.58 per yard
Frontload pull-out rate	\$ 4.35 per pull-out
* Minimum Frontload charge	\$ 55.00 per month
Independent MSW toters	\$ 4.25 per toter per dump
Independent Recycling toters	\$ 6.38 per toter per dump
* Minimum Toter charge	\$ 23.00 per month
20-yard OCC - Transit Center	\$ 397.00 per haul
30-yard MSW Compactors/open tops	\$ 299.00 per haul

Food Waste	Referred to Momentum
Glass recycling	Referred to Momentum
Sunday collection	\$ 200 per hour per worker - minimum of 4 hours of payout per Sunday
Park City Municipal Buildings/facilities	Same rate schedule as above
Year-over-year increase (each Dec. 1st)	3.5% annual fixed
Fuel Recovery Fee	\$1500 per year for every \$0.25 over \$2.25 per gallon for CNG and \$3.75 for diesel - this will be added annually using the previous 12 months average fuel rate.

Shared Containers - Republic will dump shared containers (Municipal Solid Waste (MSW) and Recycling) at the Brew Pub parking lot, Creekside on Swede Alley, Brick enclosure on Swede Alley (Firewood), the Transit Center and China Bridge Parking Garage. They will be charged at the rates of:

- \$5.23 per yard for frontload MSW containers.
- \$7.58 per yard for frontload Recycling containers.
- \$397 per haul for the OCC (old corrugated cardboard) roll-off at the Transit Center.
- \$299 per haul for the MSW compactors and any open tops we haul
- There is a minimum frontload service charge of \$55.00 per month per account.
- Some frontload containers are in enclosures and need to be pulled out by hand for them to be able to be serviced, therefore there is a \$4.35 per pull-out rate.
- Extra dumps of frontload containers, both MSW and Recycling, beyond the regular dump schedule, will be charged at the rate of \$55 per dump.

Fees Individual Account Containers - Republic will service individual businesses within HPCA on a schedule agreed upon by the businesses and Republic and at rates of...

- \$4.25 per dump per toter/container for MSW with a minimum monthly account service charge of \$55.00.
- \$6.38 per dump per toter/container for Recycling with a minimum monthly account service charge of \$23.00.

Fees for “on-call” Service, Sundays, Holidays, other as needed: We must pay all Sunday workers a minimum of 4 hours of work. Therefore, a minimum of 4 hours will be charged for any Sunday and holiday collection (when we’re not planning on already servicing on the holiday) at a rate of \$200/hr.

Billing Plan, Billing Variance, and Reporting

Republic will set up individual accounts for each business on Main street to bill a percentage of the total annual cost of services to each business based upon type of business and an estimation of the usage based upon type of business and square footage. Past due accounts will be noted and reported to HPCA on a monthly basis as well as collection letters, collections calls, and other means of collection efforts to collect on the balances due. For independent accounts, we reserve the right to remove the businesses container if Republic owns it and/or stop service to the business until the account is fully paid. For shared account non-payers, past due accounts Republic Services will report to the HPCA and PCMC on a monthly basis. HPCA and PCMC will work with the businesses to help encourage them to settle their accounts with Republic Services.

For shared containers, service level (the amount of trash) changes, due to seasonality, weather, and special events, which causes the need for adjustments to monthly charges will be subject to a billing variance adjustment. Due to the fact that adjusting the monthly bills for shared customers is a monumental accounting issue and that the shared customers did not want their invoice to fluctuate monthly, a variance tracking system was put into place nearly twenty (20) years ago. The billing variance is determined by taking the difference between the monthly anticipated charges and the actual charges for shared containers only. Charges may vary depending on the amount of services provided in the month. If more services are provided than billed for, there is a variance where HPCA owes Republic. If less services are provided than charged, Republic owes HPCA. At the end of the billing year the variance is made up by Republic lowering the cost of services or increasing the cost of services for the next year depending on which way the variance is tilted.

Republic will provide all needed and requested billing information to PCMC/HPCA upon request, given adequate time to collect requested information.

Shared Account Billing

Charges to customers using shared containers are determined by the type of business and the business' square footage. Businesses with greater and heavier volume will be charged at a greater rate than a business with less and lighter volume. Businesses that are greater in square footage will be charged at a higher rate than a business with less square footage. These two factors are combined to makeup the monthly charges for each business (see table below).

Sample Shared Billing Monthly Allocation

Franchise Fee	Business Types:	REST = Restaurants and Cafés		8
30% of Gross Revenues - Shared Containers		BAR = Bars and Private Clubs		7
10% of Gross Revenues - Individual Containers		FARE = Light Fare		3.5
		RETAIL = General Retail Stores		1.66
		HOTEL = Hotels, Apartments and Inns		1
		PROF = General and Professional Offices		1
		IND= Contract for Private Container		0

DATE OF CONTRACT

Business Name	Street Address	Square Footage	Business Type	Factor	Adj. Square Footage	Monthly Portion of Cost	Franchise Fee	Total Monthly Bill
Business A	123 Main Street	18,390	FARE	3.5	64,365			
Business B	124 Main Street	4,500	REST	8	36,000			
Business C	125 Main Street	2,000	REST	8	16,000			
Business D	126 Main Street	1,400	GALLERY	1	1,400			
Business E	127 Main Street	6,000	BAR	7	42,000			
Business F	128 Main Street	3,500	REST	8	28,000			
Business G	129 Main Street	3,061	RETAIL	1.66	5,114			
Business H	130 Main Street	4,936	PROF	1	4,936			

Fuel Surcharge

A lump sum fuel surcharge of \$1,500 for diesel and \$1,500 for CNG will be added to the HPCA variance for each time the average fuel rate for the year (Dec. 1 – Nov. 30) increases by \$.25, using a \$3.75 per gallon for MSW and \$2.25 per gallon for CNG as the baselines. ***(Example: If the average fuel rate for December 1, 2021 through November 30, 2022 is \$4.02 for diesel and \$2.35 for CNG then we would add \$1500 on December 1, 2022 to the HPCA anticipated costs vs actual calculation on the billing spreadsheet. If diesel is \$4.02 and CNG is \$2.55 then we'll add \$3000 to the variance. If fuel decrease by \$.25 we'll adjust the variance in HPCA's favor by the \$1500.)***

Price Increases

The pricing includes an annual escalator of 3.5%. It updates December 1 of each calendar year. The first escalator to the rates above will increase on December 1, 2022.

Any direct costs or price increases outside of this schedule that are beyond Republic's control shall be passed on to the businesses/account holders. An example includes if landfill tipping fees increase, we need to be allowed to pass that price onto the businesses. Republic shall immediately contact the HPCA and PCMC representatives if there are any pending cost increases outside of their control.

Acceptable Waste (Municipal Solid Waste)

Useless, unwanted or discarded nonhazardous materials (trash or garbage) with insufficient liquid content to be free-flowing that result from residential, commercial, governmental and community operations. Municipal Solid Waste does not include any Excluded Waste.

Non-Acceptable Waste Material (Excluded Waste)

Republic Services will not collect hazardous waste, which consists of any waste listed or characterized as hazardous by the United States Environmental Protection Agency or any state agency pursuant to the Resource Conservation and Recovery Act of 1976, as amended, including any future amendments, and any other applicable laws. Additionally, under the contract, Republic Services will not collect any Special Waste, which consists of waste generated by an industrial process or pollution control process; waste which may contain residue and debris from the cleanup of spilled petroleum, chemical or commercial products or wastes, or contaminated residues; waste which is nonhazardous as a result of proper treatment pursuant to Subtitle C of the Resource Conservation and Recovery Act of 1976 (RCRA); waste from the cleanup of a facility which generates, stores, treats, recycles, or disposes of chemical substances, commercial products or wastes; waste which may contain free liquids and requires liquid waste solidifications; containers that once contained hazardous substances, chemicals, or insecticides so long as such containers are "empty" as defined by the RCRA; asbestos containing or asbestos bearing material that has been properly secured under existing Applicable Law; waste containing regulated polychlorinated biphenyls (PCBs) as defined in the Toxic Substances Contract Act (TSCA); waste containing naturally occurring radioactive material (NORM) and/or technologically-enhanced NORM (TENORM); and Municipal Solid Waste that may have come into contact with any of the foregoing. Non-acceptable waste also consists of all bulky waste (except as otherwise arranged between Republic and businesses/HPCA), large industrial refuse, construction debris, large dead animals, institutional solid waste, offal waste, and stable matter. Finally, Republic will not collect any other material not expressly included in the scope of the agreement, including, but not limited to, any material that is radioactive,

volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, toxic, or identified as hazardous waste as explained above.

Recycling (Single Stream) Materials

Republic will collect single-stream recycling if and when PCMC or HPCA requests it with the same rates applied that are included on the pricing page. Republic defines the following items as acceptable single-stream items provided that they are empty, clean, and dry: aluminum food and beverage containers (aluminum soda and beer cans, cat food cans, etc.); ferrous cans (soup, coffee cans, etc.); P.E.T. plastic containers with the symbol #1 (no microwave trays); H.D.P.E. natural plastic containers with the symbol #2 (milk jugs and water jugs containers only); H.D.P.E. pigmented plastic containers with the symbol #2 (detergent, shampoo, and bleach bottles without caps, butter and margarine tubs; polypropylene plastic food and beverage with the symbol #5 (yogurt containers); mixed paper (54) as defined in the most recent ISRI Scrap Specifications Circular; sorted residential paper and news (56), as defined in the most recent ISRI scrap specifications circular; kraft paper bags, old corrugated containers (OCC, with no wax coating); magazines (coated magazines, catalogues and similar printed materials, junk mail, and soft cover books); aseptic cartons (juice boxes, gable top milk and juice containers, soy milk and coup cartons); glass food and beverage containers (flint, amber, and emerald).

As Republic disposes of single-stream recycling at independent materials recovery facilities (MRFs), Republic reserves the right to modify the list of acceptable materials it provides PCMC/HPCA a written notice of the change thirty (30) days before.

Unacceptable Recycling Material

Republic defines the following items as unacceptable single-stream materials: yard waste, Styrofoam, pizza boxes (unless free of any food or grease residue), food, any liquids, diapers, clothing/textiles, plastic bags or bagged material (newsprint may be placed in a Kraft bag), mirrors, window or auto glass, light bulbs, ceramics, oil or antifreeze containers, coat hangers, paint cans, medical waste/sharps, kitchen grease, bio waste, hazardous waste, special waste, and any acceptable material that is no longer acceptable due to its coming into contact with or being contaminated by unacceptable material.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Authorize the City Manager to Select Summit Land Conservancy as the Holder of a Conservation Easement for the Treasure Hill Conservation Easement and Stewardship Project, Subject to Final Contract and Price Negotiation

(A) Public Input (B) Action

Suggested Action:

Attachments:

[Treasure Hill Open Space Conservation Easement Award Staff Report](#)

[Exhibit A: Summit Land Conservancy Treasure Hill Conservation Easement Proposal](#)



City Council Staff Report

Subject: Treasure Hill Conservation Easement- Summit Land Conservancy
Author: Heinrich Deters- Trails & Open Space Manager
Department: Sustainability
Date: November 18, 2021
Type of Item: Administrative

Recommendation

Staff recommends City Council authorize the City Manager to select Summit Land Conservancy (SLC) as the holder of a conservation easement for the Treasure Hill Conservation Easement and Stewardship Project, subject to final contract and price negotiation.

Background

Purchase of the Treasure Hill Open Space property was finalized in April 2019. The conveyance deeds anticipated a future conservation easement on the property but noted a 720-day delay to any such actions.

On May 2, 2019, Council considered an initial capital improvement plan for Treasure Hill. The plan outlined goals and a 'phasing plan' for the property, which included trails, a trailhead, and stairs in the 6th street right of way.

Since 2019, Council has received several planning and improvement updates for the Treasure Hill Open Space, including:

- Sixth Street Stairs (completed)
- Treasure Hill Trailhead (completed)
- \$50,000 Mountain Trails Donation for Mother Urban Trail (partially completed)
- Rich Martinez Statue (completed)
- Defensible Space Mitigation (scheduled to be completed Spring 2022)
- Treasure Hill Wildfire Mitigation work (2022-23)

Staff has also been working with a licensed surveyor to complete a boundary survey, which identifies all easements and utilities and any encroachments. Staff anticipates this work to be completed in early summer 2022.

Analysis

Staff advertised a Request for Qualifications (RFQ) on October 25th, with a due date of November 9th.

Summit Land Conservancy was the only qualified organization to respond. (Attachment I- Proposal)

Similar to the Bonanza Flat conservation easement process, staff recommends selection of the easement holder and a subsequent contract scope be identified through a planning process.

The Treasure Hill Open Space is not your typical conservation property. There are numerous conditions and existing encumbrances which need to be collectively vetted through the preservation planning efforts to successfully draft baseline documents, a conservation easement, stewardship parameters, and a management plan. These conditions include but are not limited to:

- Existing rights associated with previous planning and platting approvals
- Existing rights associated with the operation of the ski resort
- Existing rights of ways
- Possible Encroachments

Should SLC be selected, staff and SLC will review the project scope and identify a planning process, which includes establishing a baseline, meetings with Park City Mountain and property stakeholders, and a public transparent process. These steps will aid in developing a final contract amount.

Department Review

This report has been reviewed by City Manager, Sustainability and Legal.

Funding Source

The Treasure Hill Open Space budget will provide funding for this item.

Exhibits

A - Summit Land Conservancy Proposal

Applicant

Summit Land Conservancy
PO Box 1775//1887 Gold Dust Lane//Park City, UT 84060
Kate Sattelmeyer//kate@wesaveland.org// (435)640-5898

**A narrative of firm's qualifications:**

Based in Park City, the Summit Land Conservancy is an accredited land trust, preserving lands and waters important to our communities in the Wasatch Back. Our conservation projects have involved partnerships with Summit County, the City of Oakley, individual landowners and Park City Municipal Corporation. Summit Land Conservancy currently holds 46 easements preserving nearly 7,000 acres. In completing 5-7 conservation transactions per year, the Conservancy is a committed to getting projects across the finish line.



In 2011 the Summit Land Conservancy became the first land trust in Utah to achieve national accreditation. Accreditation was renewed in 2017 and we are currently going through our 2nd renewal process. Our commitment to national accreditation demonstrates our adherence the highest national standards for management, governance, land transactions, and stewardship.

The Conservancy's has long-tenured, full time professional staff dedicated to land conservation and stewardship:

Kate Sattelmeyer, Conservation Director and Counsel (since 2012)

Brett Denney, Stewardship Manager (since 2018)

Julia McCarrier Edwards, Conservation Projects Manager (since 2018)

Adam Wickline, Conservation Manager (since 2019)

Conservancy staff have been recognized as leaders in the national land trust community: Cheryl Fox, Executive Director, has been invited to serve on the Land Trust Alliance's Leadership Council and on the Alliance's Board of Directors. She was awarded the National "Ambassador of the Year" in 2017 for working with Utah's Senator Hatch on legislation that helped land trusts and conservation-minded landowners across the nation. Our staff frequently teach seminars at the Alliance's national conference and serve on a variety of committees to promote land conservation.

The Summit Land Conservancy is licensed and based in Park City. Conservancy staff and Board members live and work in the City and surrounding Summit County. We are deeply tied to this community, and our connections here help us to understand the City's needs, its residents, and its visitors. We have partnered with Park City Municipal since our inception in 2002, and currently hold conservation easements on 14 City-owned properties, co-hold 5 easements with Park City Municipal and we have the permanent stewardship responsibility for the McHenry's easement.

Typical fee structure or calculation per acre:

Recognizing that each easement project is different, the Conservancy has developed a calculator that estimates the long-term expenses likely to be incurred on a given easement property. The calculator considers both the likelihood that issues will arise and the costs to

settle them. In order to maintain our accredited standards, the Conservancy must secure the necessary stewardship funding at the time we accept the conservation easement.

In addition to the required stewardship funding, the Conservancy will estimate costs for completing the conservation easement, the baseline documentation, and a management plan if required. Expenses will be based on both direct costs of staff labor, any outsourced reports or studies, and indirect costs of maintaining professional staff.

The Conservancy anticipates covering legal defense contribution, also required by our accredited standards, with donations from private individuals.

Relevant Experience:

The Summit Land Conservancy has worked in partnership with Park City Municipal to permanently protect 20 separate parcels around Park City. The Conservancy's long-time staff have served on multiple COSAC committees, promoted all the City's open space bonds, including the bond for Treasure Hill, and meets monthly with City's open space management. Additionally, a member of the City Council has attends our regular Board meetings as an *ex officio* member to ensure regular and transparent communication between the Conservancy and the City. Staff who currently work for the Conservancy have completed similar projects, where City-owned recreational open space is permanently protected by a conservation easement held by the Conservancy (Risner Ridge, Gambel Oak and Library Field).

As a current service provider to Park City Municipal, the Summit Land Conservancy already follows the requirements for City contracts, including insurance standards and other protocols.

Understanding of the project and the organization's approach

The Summit Land Conservancy understands that the City desires to place a permanent, third-party conservation easement on approximately 106 acres on the Treasure Hill property that it purchased in 2019. As a local-based nonprofit organization, our approach is to support the City's environmental and sustainability goals by offering experienced technical conservation support including preparing the baseline documents, negotiating and drafting the conservation easement and undertaking to monitor and steward the property in perpetuity.

We will work with the City to craft an easement document with protected conservation values, permitted recreational uses, plans for the development of trails and recreational amenities, and the management of natural wildlife habitat and wildfire risks. The Treasure Hill project will warrant particular attention to title documents that grant access easements and rights to third parties (primarily Vail Resorts for the ski resort use). Based on previous experience, we expect to participate in City Council meetings and provide information for staff reports. If the City seeks input from a committee such as COSAC, the Conservancy will work with the committee to discuss and shape the terms of the conservation easement. The first draft of the easement will be completed by the Conservancy's in-house counsel based on previous easements negotiated with the City, in addition to recent guidance from the Land Trust Alliance.

The Baseline document will include documentation of existing conditions through date-stamped and geo-tagged photographs and associated maps with waypoints. Established and rogue trails will also be mapped, and historic structures and artifacts noted. It will include an inventory of

native vegetation, wildlife and natural resources. The Baseline will document the community's support for the protection of the Treasure Hill open space, the decision to purchase it with open space bond money, the public benefits and the development rights permanently extinguished by the conservation easement.

If necessary, the Conservancy will work with the City to establish a management plan for the property, including the development of trails, protection of critical habitat, forestry protocols, and wildfire management.

The Conservancy will support the City in communicating with local media and the community about the City's plans for and management of the property. When the easement is in place, Conservancy staff will monitor the property on an annual basis and work with the City to assess reserved right requests, as described in our stewardship policy.

Organization's Stewardship Policy (Redacted)

The Summit Land Conservancy's Stewardship policy includes procedures dictated by national accreditation standards. As such, our stewardship policies will not fit within the 5 page limitation of this RFQ. The entire Stewardship Policy was reviewed and updated in 2021 and is available upon your request. A summary of our stewardship policies follows:

FUNDING EASEMENT STEWARDSHIP POLICY

Summit Land Conservancy maintains a legal defense fund, to provide for the long-term enforcement of the Conservancy's easements. The Conservancy also maintains funds for ongoing stewardship expenses such as annual monitoring, landowner relations, reserved right and permitted use requests, ownership issues and easement violations. Adequate stewardship funding is vital to (i) compliance with the Conservancy's stewardship policies for enforcement, monitoring and reserved rights and permitted uses, (ii) implementation of the Conservancy's strategic plan, and (iii) the Conservancy's financial and political independence. The Conservancy's goal is to obtain and maintain stewardship funding in an amount sufficient to cover the actual present-day costs of stewardship, and the long-term anticipated stewardship expenses.

EASEMENT MONITORING POLICY

Summit Land Conservancy is dedicated to upholding its legal and community obligations to preserve the conservation easements it accepts for as long as such easements exist. In recognition of the fact that Summit Land Conservancy's conservation easements are perpetual in duration, the Conservancy understands that one of the keys to preserving these easements is its commitment to monitor, defend and enforce the terms of each conservation easement on a consistent basis.

EASEMENT ENFORCEMENT POLICY

Summit Land Conservancy must, as a holder of conservation easements, enforce the legal agreements for which it is responsible.

In addition to protecting the conservation value of the subject property, enforcement is needed to generate public confidence in the Conservancy's mission to conserve open space, to uphold the Conservancy's legal authority to enforce its conservation easements, and to maintain the

Conservancy's ability to accept future donations of conservation easements and its tax-exempt status. Summit Land Conservancy's failure to enforce its conservation easements could jeopardize its 501(c)(3) status if it were shown that Summit Land Conservancy relinquished its enforcement rights to benefit private individuals.

Summit Land Conservancy's response to a violation should match the severity of the violation. The intent of enforcement action is to remedy the violation and to the extent possible, to promote positive relationships with landowners.

RESERVED RIGHTS POLICY

Summit Land Conservancy's easement documents often reserve rights for the landowner to allow certain uses or activities. Reserved right provisions may include a requirement for the landowner to give notice to the Conservancy prior to the exercise of the reserved right and/or to obtain the Conservancy's prior written approval. Landowners may also contact the Conservancy to discuss potential changes in use or management that may or may not be permitted by the easement. The Conservancy shall respond to all requests in a timely manner and aim to communicate effectively to maintain positive landowner relationships. Decisions regarding reserved rights and permitted uses shall be consistent with the terms of the easement, the mission of the Conservancy, and if prudent, with previous Conservancy decisions regarding land use. Conservancy staff shall maintain a record of communications and decisions, to guide future stewardship practice.

CONSERVATION EASEMENT AMENDMENT POLICY

An amendment must

- have either a beneficial or neutral effect on conservation values protected by the conservation easement
- clearly serve the public interest
- be consistent with Summit Land Conservancy's mission, and free of any clause that might jeopardize the organization's tax-exempt or charitable status
- comply with all federal, state, and local laws
- be consistent with the conservation purposes and intent of the conservation easement
- be consistent with the intent of the donor, grantor, and any direct funding source.

National Certifications or Licenses:

Accredited by the Land Trust Alliance, 2017 (renewal in process Fall 2021- Fall 2022)

Detail your organization's experience in providing the services requested herein for similar customers of similar size with dates and contacts for references

Our experience working on shared goals with the City has led us into further successful partnerships with other governmental entities:

- The Conservancy holds 2 easements on property owned by Oakley City: Stevens Grove (2018) and Riverbend Park (2020). Contact Tom Smart, Oakley City Council member for reference: 801-809-2007.

- The Conservancy holds 2 easements on land owned by Summit County: Miss Billie's (2010) and Quarry Mountain (2009). Contact Jessica Kirby: 435-602-0308.
- In 2021 we began working with Heber City and the developer of the Sorensen project to protect nearly 5,000 acres of the open space component of that development. Contact Heber City Manager, Matt Brower: 435-315-8060.

A description of any arbitration and/or litigation in which your company is currently engaged or which was resolved within the five years preceding the date on which you submit your proposal.

The Conservancy was a party to a lawsuit brought by LEC on the Empire and Prospector Ridge easements. The City was a co-defendant in this case. A settlement was reached and signed by all parties in 2019.

A statement of whether your organization has, ever filed for reorganization or bankruptcy. If so, please provide dates and resolution.

The Summit Land Conservancy has never filed for reorganization or bankruptcy.

In addition to the information and qualifications specified above, identify any special knowledge or skills provided by your firm that may be related or helpful to the services requested herein.

- The Conservancy holds conservation easement defense insurance, TerraFirma, for all of its easements and fee title lands.
- The Conservancy has a robust local outreach program that will allow us to work with the City on any messaging regarding maintenance or management of the Treasure Hill property. We already support the City in this way with other open space issues, from the use of e-bikes and dogs on trails, to undertaking wildlife mitigation strategies.
- The Conservancy holds a conservation easement on the adjacent Kings Crown open space.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Austin Taylor

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration of the Neighborhood Traffic Management Program Request for Two-Way Travel on Upper Park Avenue, from Heber Avenue to King Road, During Winter Months
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Park Avenue Two-Way Street Staff Report](#)

[Exhibit A: Upper Park Avenue Map](#)

[Exhibit B: Survey Responses](#)

[Exhibit C: Resident Email Input](#)

City Council Staff Report

Subject: Neighborhood Traffic Management Program Request for Two-Way Travel on Upper Park Avenue
Author: Austin Taylor
Department: Transportation Planning
Date: November 18, 2021
Type of Item: New Business

Recommendation

Park Avenue residents submitted a request to the City's Neighborhood Traffic Management Program (NTMP) to allow two-way travel on upper Park Avenue. Staff recommends Council consider the request to allow two-way travel on upper Park Avenue, from Heber Avenue to King Road, during winter months.

Background & Analysis

Upper Park Avenue allows two-way driving during the summer but has historically restricted southbound driving in the winter. The one-way restriction forces residents to drive up to one extra mile to reach their home in the winter.

Upper Park Avenue's asphalt roadway measures roughly 16 feet on average. Rolled curb gives up to 19 feet of driveable width. This width is similar to Woodside Avenue and other Old Town streets which allow two-way travel.

Review by all departments represented in the NTMP, including Public Works, Police, Fire, Engineering, Transportation Planning, Trails and Open Space, Parking, and Communications has shown that two-way travel can be accommodated in the winter.

Outreach and Survey Results

Staff has performed a robust outreach effort, including delivering flyers door to door, hosting a neighborhood meeting, and mailing postcards to each property owner asking them to share their thoughts on the proposal.

Over 60% of survey respondents were in favor of testing two-way travel after flyers were distributed and before postcards were mailed. As of November 4, a week after postcards were sent out, 56% of the 68 survey respondents were in favor of a two-way travel pilot this winter.

Based on this data, staff estimates that residents who live in Park City tend to favor a two-way travel pilot versus those who are not in Park City as often.

Next Steps

Staff recommends Council consider the following options:

- Option 1: Temporarily allow two-way travel through winter 2021-2022; decide whether to allow permanent two-way travel based on resident feedback;

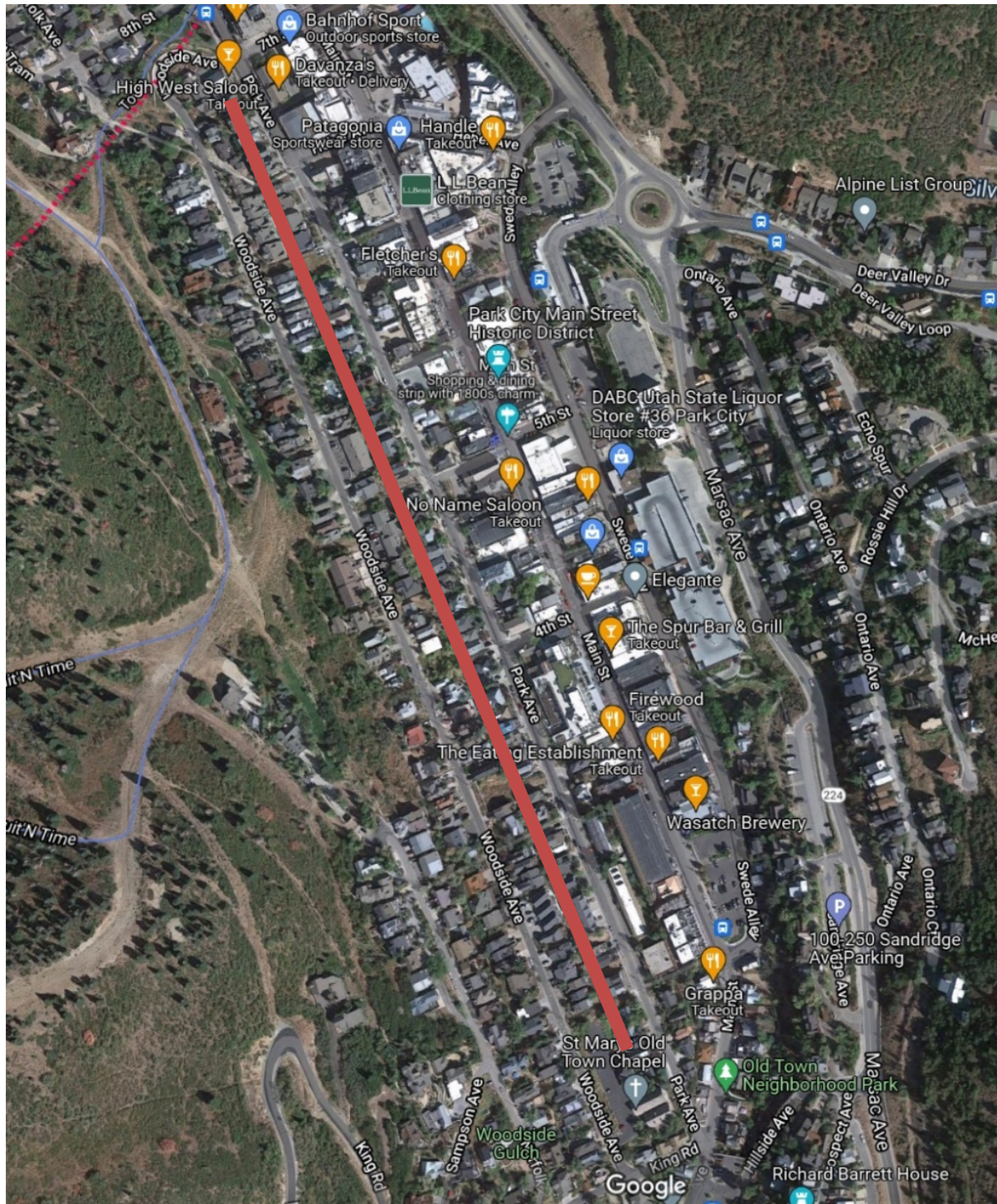
- Option 2: Deny the request and keep one-way travel on upper Park Avenue during the winter;
- Option 3: Split the winter in half to collect data; restrict travel to one-way in December and January and allow two-way travel in February and March; collect traffic speed and volume data; make a permanent decision in the spring based on the data and resident feedback
 - NTMP recommends this option

Funding

Staff does not anticipate needing to spend any resources besides staff time on implementing this pilot project.

Attachments

- A Two-way request extent map
- B Survey response summary sheet
- C Resident email input as of November 4, 2021



Attachment A – Upper Park Avenue

Attachment B – Survey Response Summary Sheet

<https://docs.google.com/spreadsheets/d/1S1R6aGf3PbFnigRnOZpMCgMsiiMtZtfprLMJDtqDZ9Y/edit?usp=sharing>

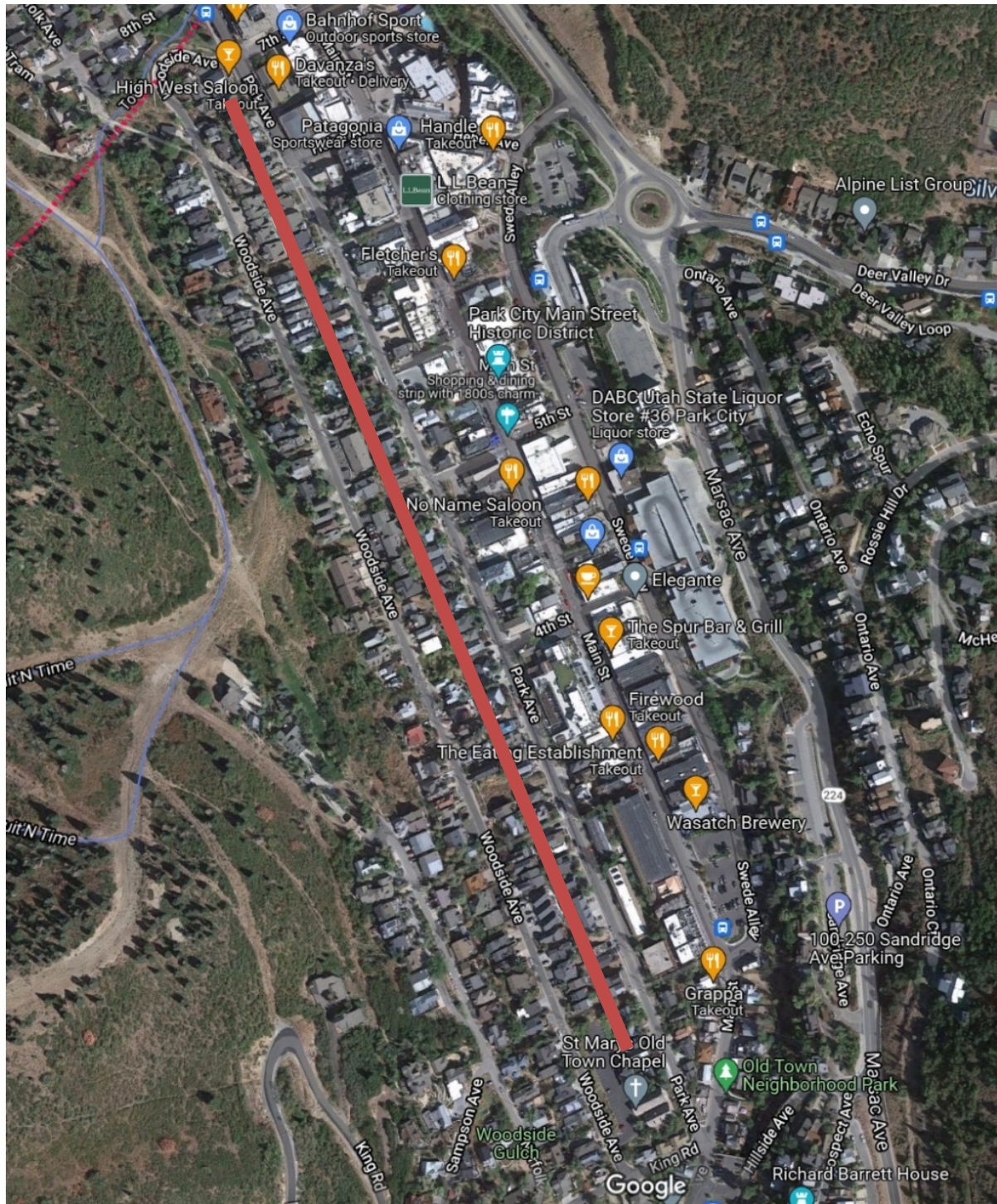


Exhibit A: Upper Park Avenue

Exhibit B – Survey Response Summary Sheet

<https://docs.google.com/spreadsheets/d/1S1R6aGf3PbFnigRnOZpMCgMsiiMtZtfprLMJDtqDZ9Y/edit?usp=sharing>

November 9, 2021, Todd and Angela Springer

Thank you so much for reaching out via postcard and email to keep us in the loop. Our Park Avenue property is our second home and I wasn't aware of the 2 way traffic proposal until I received your postcard.

Since I will be unable to attend the discussion on 11/18, I wanted to communicate to you our primary reason for opposing 2 way traffic on upper Park Ave. Our house is located at [REDACTED] Park Ave - very close to the Heber intersection. As a Legacy Historical House, we are unable to have a garage and are limited to utilizing resident pass parking permits to park close to our home. Unfortunately, with the increasing popularity of High West Distillery as well as other restaurants and bars within a few blocks of our house, we are seeing increased pressure on our limited street parking spots. Visitors tend to drive up Park Avenue past High West, and then continue up Park Avenue past Heber to look for a parking spot. The 1-way Park Avenue traffic regulations during the busy winter period was the primary impediment to keep people from entering upper Park Avenue and illegally parking in our restricted spaces.

Ironically, it would appear that having 2-way traffic would be of most benefit to us, since we are only 1 house from Heber Ave and otherwise forced to drive around the block to reach our house. That said, we believe it is much more of an inconvenience to lose parking in front of our home, forcing us to park several blocks up on Park Avenue and navigate the ice and snow.

In thinking about the illegal parking issue, perhaps one solution would be to increase the signage/warning at the Heber/Park intersection to keep visitor traffic away. Clearly the large DO NOT ENTER sign was effective at keeping out traffic, but the small Resident Parking Only sign is much less effective. If 2 way traffic is enabled, perhaps you could add a prominent Local Traffic Only sign with a warning and/or emphasize that illegally parked cars will be towed away.

I appreciate your efforts in including our comments.

Regards,

Todd and Angela Springer

[REDACTED] Park Avenue

October 31, 2021, Hemio Ritzinger

Hello Austin -

In regards to the Pilot Project on Upper Park Ave -

What a terrible idea - who is in charge of such decisions before asking the residents ??? The entire upper Park Ave is a cluster during summer not to mention in the winter. The Trash cans are lingering around more than the one Trash day, Construction Traffic has only increased and getting out of a parked car during the Summer month is dangerous. It is beyond my understanding how the city could even consider going backwards on safety standards alone.

I am a Landlord of ■■■ Park Ave and even though we have our own tiny parking lot it is very tight and just manageable in the summer. Our Tenant's son got hit by a construction vehicle last Fall right in front of the house before the time when the roads get even narrower and slippery in the winter month. In no way can I support the Two way Travel on Upper Park Ave or even the Pilot Project. Please stop this program right now before anybody gets killed on that stretch of steep and crowded road.

I would also like to find out who was pushing for this, because I can imagine none of the full time residents on this stretch would be for such a dangerous decision. Maybe the 80 percent of second Home Owners who like their Airbnb guests to have faster access to the slopes but no way is this a safe approach to the few families that live there year round and those are the ones you are supposed to keep safe in their ever shrinking neighborhoods.

Once again - why is this done before consulting with all the full time residents on this street and now put them on this risk for the upcoming season. Your notification reads "TMP has received a request" by who ??? That is ridiculous

Rather upset but open to further discussions, thank you for your time, sincerely
Heimo Ritzinger - Property Owner with year round Tenant on Upper Park Avenue !

October 30, 2021, Ralph Guercio

Austin,

We live at [REDACTED] Park Avenue...

Today, October 30, 2021, we received a postcard requesting citizen input with respect to a proposal to make Upper Park Avenue a two way street in the winter months.

I think this is an idea that is asking for traffic problems during the snowy months. I actually was hoping that upper Park Avenue would be a one way street year-round..

During the period of time when there is no snow on upper Park Avenue, it can be difficult to navigate when traffic is going both up and down hill. Parked cars, service and construction vehicles make choke points that are often just one car wide...add some snow and two way traffic, and we will have a perfect storm for a traffic jam with increased potential for an accident.

Upper Park Avenue is primarily a residential street. allowing two way traffic during the peak tourist months will cause spill over of cars that are attempting to avoid Main Street, which is where tourist traffic belongs, not on residential streets.

During special events throughout the year, the city posts signs stating that upper Park Avenue is not for thru traffic (this is mostly ignored by motorists, but in theory it is a good idea). The city is wisely trying to keep

non-residential traffic off of upper Park Avenue so that the residents there are not swamped with a constant flow of cars, pick-ups and trucks. Opening up upper Park Avenue to uphill traffic at the height of the tourist and snow season is not consistent with the reasoning of keeping much of the non-residential traffic on Main Street and Swede Alley, which is where that traffic belongs.

Thank you for asking for residential input. Please feel free to contact me via email, text or phone.

October 21, 2021, Gordon Strachan

Austin - did you get a chance to drive Upper Park Ave? Here are two photos of current construction with cement truck and workers and dumpsters on both sides. Now it's one way. This winter with snow two way?



October 7, 2021, Gordon Strachan

Austin-thank you for Monday evening's meeting of 9 or 10 residents at Upper Main St. Park about possible Two Way Travel on Upper Park Ave this Winter. I learned a lot and naturally have some questions for you or the other two PCMC staff members (names and emails please). Will you please forward them this email; I assume you gave them copies of my October 3 email to you. Also please send me a copy of the attendees of Monday's meeting with emails that you asked us to complete.

- 1) When and where is the meeting of the MT? group for review and possible decision? A list please with the members' emails. When can I receive a copy of your Staff Recommendation to that group before the meeting you said would be within 2 weeks of last Monday?
- 2) How many surveys did you receive in response to the one page flyer you delivered to the doors of the residences ? Could you or the PCMC tech person at the meeting (Mellissa?) contact me because, as I said at the meeting I and others were unable to submit a response to the survey. May I have copies of the responses you received- anonymous is fine,
- 3) Has there been any follow-up on the suggestion by some residents at Monday's meeting regarding of contacting actual owners of the residences on Upper Park Ave by email or snail mail?as no one besides me in 15 resident families in Motherlode Condominiums received notice. Did the your PCMC staff use the Planning Department's contact information used when residents are advised of requested construction? How many residences are there on Upper Park Ave?

4) When was the decision made to go to “one way on Upper Park Ave in the Winter? Was that decision taken before or after the reconstruction of Upper Park Ave, with the added bulb outs and on street residential parking permits instituted.?

5) What are the various widths of Upper Park Ave? Is there an engineering drawing? and does any prior staff report exist which discusses the reasons for these engineering decisions? What percentage of Upper Park Ave has sidewalks on either or both sides?

6) Have there been any studies of these large cement and dump trucks and current construction workers on the homes currently being built or re-modeled as this particularly dangerous traffic interfaces with increased pedestrian use, illegal parking by non-residents, UBER/Lift, luxury lodge vans and taxis (see my October 3 email to you)?

7) Are there any PCMC Police Department records of “crashes” (the important metric according to you at Monday’s meeting) before, during or after Upper Park Ave was redone and one way was instituted? Has PC Police Department ticketed any of the illegal parkers on Upper Park Ave since the new Pilot Project of License plate checks only since June 30? How many residential street parking permits been issued. How many off street parking garages or spaces are on Upper Park Ave?

8) What reports exist about snow plowing challenges that exist about Upper Park Ave. in general and the effect of occasional sidewalks, bulb outs, current one way summer and winter sections of Upper Park Ave. and effect of construction trucks and illegal parking effects on snow plowing?

9) May I have a copy of the Staff Report that led to the decision to install a bike lane and one side only parking on Lower Park Ave?

10) May I have a copy of the Staff Report that led to the decision to always have Upper Park Ave. one way only and always during Sundance? This will be important in light of PC Manager’s KPCW interview yesterday where Matt said he expected this winter to be the busiest ever in Park City with FIS at Deer Valley Jan 12-14, 20th Anniversary celebration of 2002 Winter Olympics, MLK ski weekend, and Tom Clyde’s Park Record article discussing the 43% increase in Ikon pass sales for this winter by Vail and the effect on traffic and parking here in Park City, with Old Town’s unique additional challenges of narrow, sometimes steep streets with many illegal actors now creating serious SAFETY problems.

Thanking you in advance for your help with these requests. This information may instruct the decision makers whether this winter would provide an accurate Pilot Project study basis for considering two way traffic on Upper Park Ave

October 5, 2021, Terry Harris

Austin,

Appreciate the discussion last night and I learned a lot. I certainly understand the view of those residents that are near the beginning of the one way and would be frustrated too. The issue is a personal/convenience issue, not currently a safety issue. Please keep that in mind as we move forward.

I would like to make the following recommendation to ensure the volume of traffic does not increase to a burdensome level

1. Current Season

- Survey residents who live on Park Ave (60% response rate or greater)
- Geo-locate the respondents to their addresses to ensure you have representation from all sections of Park Ave (doesn't matter how they vote)
- Establish a success metric - *Example*: no more than 25% increase in number of cars using upper Park Ave
- Put down 2 sets of counting strips at the beginning and end of Park Ave to count the number of cars entering and leaving
- Count the number of cars that use Park Ave for the upcoming season
- Determine how many cars park on the street and determine if the street is wide enough to handle the parked cars and the snow/ snow removal
- Determine how you will improve snow removal for 2-way
- Mandate snow removal on all sidewalks and trim back branches so skiers can use the sidewalk instead of having to walk on the street (there are sections that are NEVER plowed)
- Enforce registered street parking
- Monitor any other success metrics

2. Next Year - 2-way Pilot Season

- Keep the car counting strips to compare 2-way data vs 1-way, compare % increase in number of cars to determine success metric
- Implement new snow removal process
- Implement any limitations on Street parking to ensure the street is wide enough for 2-way traffic
- Compare pilot results to 1-way results to make final decision

Woodside Comparison

- It's not relevant to compare Park Ave to Woodside because of the Street configuration and location of Woodside
- People don't use Woodside as a scenic drive of Park City, they use Park Ave
- People don't have Uber drop them off on Woodside to access Main St
- People don't use Woodside for Main St parking
- Park Ave is a straight shot from the interstate vs Woodside is broken in two separate residential areas, so it's not used for commuting to Deer Valley or top of Main St

In the end, a decision needs to be made on facts, not personal inconvenience and the facts may show that there is no material increase in the number of cars, the new snow removal makes more room for traffic and the sidewalks are clear enough for families and skiers to use without the need to walk on the street but if not, it needs to stay 1-way.

Thanks for your consideration.

October 4, 2021, Andrew and Donna Cross

Hi Austin,

We live full-time at [REDACTED] Park Ave. Not sure we are going to be able to make it to neighborhood meeting. We will try. Can you please submit our feedback.

Please do not make upper Park Ave 2-way. It's a terrible idea.

While at first we felt inconvenienced to travel around for the one-way but after going thru a winter in makes total sense to stay one-way. The snow is piled up all winter on both sides of the road. Pedestrians skiers are always walking down the street. There is no room for 2-way traffic and the traffic increase should be avoided. The hill is to steep. Its dangerous. I am attaching pictures of a truck that slid back down the hill and was inches from hitting our garage. I may even go further and recommend that one-way stays for the summer months. The increased traffic is bad and people are driving double the posted speed all too often. Especially during Park Silly when the road is signed off for thru traffic. That is completely ignored and the City does nothing to enforce. It's a constant stream of traffic in the summer. Add that to the winter is a really bad

idea.



October 3, 2021, Gordon Strachan

Austin Taylor- this is Gordon Strachan. Our family's permanent residence is [REDACTED] Park Ave ([REDACTED]). My wife Kristine, son Adam Strachan, daughter Lauren Strachan and I have have lived at [REDACTED] Park Ave since 1990. We also owned the adjoining condominium- [REDACTED] [REDACTED] for 15 years as housing for son Adam, his wife Helen Strachan and their two daughters, Daughter Lauren and her family lived in [REDACTED] Park Ave for the

last 6 months. We also had family and friends stay with us at [REDACTED] Park Ave and in [REDACTED]. Neither residence was ever rented. So, many family and friends have experienced the current winter one way, downhill/north of Upper Park Ave as well the prior two way Park Ave for over 30 years.

I am writing you directly as I was unable access and fill out the survey to share my thoughts on the possible two way travel project on Upper Park Ave.

We vigorously OPPOSE the Possible Two- way Travel Pilot Project on Upper Park Ave. this Winter, for at least the following reasons:

- 1) the traffic currently has frequently overwhelmed the present summer only two way usage of Upper Park Avenue.. The Upper Park Ave reconfiguration (I don't remember the date) essentially made Park Avenue practically "one way downhill" with utility bulb outs and on street parking on both sides of the street, as there are few on site garages.
- 2) the construction traffic, including on last Friday at least 5 cement truck trips, several large dump truck trips, the numerous contractor, subs and workers cars and trucks as 13 lots and or houses are currently being built or remodeled, has made Upper Park Avenue dangerous for current residents and visitors including the numerous children and pedestrians accessing Main Street.
- 3) When Upper Park Ave. was year round both ways in the past, the large construction trucks would fail to make it uphill with any snow and the frequently illegal excess parking. These stoppages resulted in tow trucks trying to extricate the stalled trucks and the ordinary resident passenger and tourist rental cars would prevent access by emergency vehicles (ambulances, fire trucks, police). Memories of past Sudance "carnegeddon" and the PCMC current attempt to reconfigure Lower Park Ave, with a bike lane, partial one side parking, and more stop signs would make Upper Park Ave, with its much steeper hilly sections and certain one lane only portions, frequently impossible to be used safely.
- 4) Upper Park Ave has become a constantly used pedestrian alternative to Main St or Swede Alley, especially in the winter with residents and tourists walking to and from the Town Lift and Transit Center with skis, kids, and difficult ski boot footing increasing the danger if construction trucks and cars try to negotiate amongst the pedestrians in both directions. With little or no regular sidewalk snow removal, even on the sections of Upper Park Avenue with sidewalks on only one side or none

at all. Upper Park Ave has 5 historic churches in a 4 block historically significant and landmarked residences draw even more tourists, as well as resident use of remaining active church buildings, used mostly by pedestrian families.

5) This winter will be a Pilot Project for the new resident parking system on Upper Park Ave. with no issued “resident parking stickers”. The only way checking the already overworked parking police will be by license plate. Permanent residents will not be able to identify illegal parkers. The past resident parking system was frequently violated by Uber/Lyft, taxis, luxury lodge vans, tourists and the perennial illegal on street parkers. Another Pilot program for two way traffic on Upper Park Avenue, especially in the winter, will exacerbate the current serious problems.

As an alternative to the Possible Two-way Travel Pilot Project on Upper Park Avenue this Winter, I suggest a traffic study of construction truck and workers vehicles, resident vehicle usage and tourist/visitor rental car usage, focusing on the Upper Park Avenue interface amongst pedestrians, bikers, multi use public transportation vehicles. The goal of the study to be conducted this winter would enable the PCMC staff and elected officials to determine how to preserve safely this essential part of Old Town Park City.

I will attend neighborhood meeting on Monday October 4 at 7p at the Old Town Neighborhood Park on Upper Main Street and respectfully request 3 minutes to present my views to other attendees.

September 16, 2021, Bill Dark

Following is a more concise version of what we are proposing.

We would like to look into the possibility of keeping Park Ave. above Heber ave. two way year round.

I've lived at [REDACTED] Park ave for 27 years in that time it has always been changed to one way in the winter. Historically I have been told

that it was because there was a time when Main street was one way uphill and Park was one way downhill. It was deemed unfeasible to have Main street this way but Park Ave remained. The reasoning then was cars couldn't climb the hill in snowy conditions which may have had merit in the days of 1980s rear wheel boats but with all of the front wheel and all wheel drive cars now we feel that is no longer a valid point.

There was also a time when the plows would plow uphill against the traffic. Their feeling was they had more control plowing uphill. I brought this up to the streets department at the time in order to get consideration for two way traffic and the plow drivers were told not to do it anymore.

It makes sense to allow two way traffic for several reasons. Firstly the residents of upper Old town are very limited in their choices to get home. There's Main Street which is often crowded and can take considerable time to use. Swede Alley which during busy times is the same and dumps back onto Main anyway. Woodside which is two way but both narrower and steeper in sections than Park Ave, plus I'm sure they don't like traffic through their neighborhood. And lastly Hillside Ave. Which in recent times is experiencing it's own traffic problems. Making Park Ave. two way would certainly help that situation. In summary Park Ave. Is wider than the other residential options, has much less traffic than the other streets and would accommodate the change with little or no problem. Cars use the street uphill now from

time to time with few problems that would be eliminated if it was made two way.

From a safety viewpoint two way traffic would give emergency vehicles an additional option.

The following are readings I have taken of the grades and road width of Park Ave vs Woodside.and the reasons I have been given over the years to keep it one way.

Reasons I have been given to keep Park one way over the years.

1. Park Ave. is too narrow.

Park ave. measures 16 feet, Woodside measures 14 feet 6 inches to 15 feet.

2. Snow storage would be reduced.

Park Ave snow storage is on the downhill side of the street off of the roadway. No reduction unless they do not push it off of the roadway.

3. Park Ave. is too steep.

% of grades Park.(One way) vs. Woodside.(two way).

Park Ave	Woodside Ave
594 8.8%	605 12%
553 11.5%	515 13.5%

331 13%	359 11%
316 12%	249 12.5%

Note: the grade to get up onto Park going downhill at St Marys 14%.

From an environmental viewpoint the one way street is an environmental disaster.

Doing the math on my part of the street it is 1.14 miles to go around and come down Park ave. Where if I go up from Heber Ave it is 225 feet to my driveway.. In terms of mileage If I drive once a day for the winter the mileage I travel coming up is $225 \text{ feet} \times 180 \text{ days} = 7.62 \text{ miles}$. If I go around because of being one way I will travel $180 \times 1.14 \text{ miles} + 205 \text{ miles}$.

Translated to time my car runs in Oldtown less than 30 minutes vs over 10 hours annually at normal speeds.

7.62 miles vs 205 miles is using 26 times more fuel being burned into our environment. In my case Using .54 of a gallon vs 14.6 gallons.

Other residents are doing this too. If you total the 5 people immediately around me this is a difference of 38 miles vs. 1025 miles.

With all that Park City is doing to help the environment with electric buses, solar and trying to get people out of their cars with Electric bikes this seems like a no brainer. It's time this annual practice of one way Park Ave ended.. Thank You.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Aiden Lillie

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve the Following Applications for the Historic District Grant Program's "Competitive Grant" Category, for Projects Defined as Preservation, Rehabilitation, and/or Restoration in the Land Management Code: 180 Daly Avenue, 187 Daly Avenue, 43 King Road, Thaynes and Silver King Headframes, Park City Mountain, 115 Main Street, 150 Main Street, 402 Main Street, 434 Main Street, 508 Marsac Avenue, 933 Norfolk Avenue, 962 Norfolk Avenue, 121 Park Avenue, 416 Park Avenue, 526 Park Avenue, 1060 Park Avenue, 1125 Park Avenue, 1129 Park Avenue, 22 Prospect Avenue, 1825 Three Kings Drive, 232 Woodside Avenue, and 1057 Woodside Avenue
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Historic District Grant Program Awards Staff Report](#)

[Exhibit A: Application and Information Guide](#)

[Exhibit B: RDA Map](#)

[Exhibit C: Postcard](#)

[Exhibit D: Fiscal Year 2022 Spreadsheet](#)

[Exhibit E: Draft Final Action Letter](#)

[Exhibit F: Background Information](#)

[Exhibit G: FY 2022 Applications](#)

[Exhibit H: FY 2022 Analysis](#)

City Council Staff Report



Subject: Historic District Grant Program Awards
Author: Aiden Lillie, Planner I
Date: November 18, 2021
Type of Item: Administrative

Recommendation

(1) Review the evaluations for Historic District Grant Program Applications and (2) award funds to the Applicants recommended by staff and the Historic Preservation Board.

HDGP Historic District Grant Program
HPB Historic Preservation Board
LMC Land Management Code

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

Summary

The Historic District Grant Program (HDGP) is designed to financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structures and Sites in order to create a community that honors its past and encourages Historic Preservation.

Twenty-two property owners of Historic Sites filed HDGP applications for Fiscal Year 2022. The large number of applications is a result of increased community outreach and interest. On November 3, 2021, the Historic Preservation Board (HPB) reviewed the HDGP applications and forwarded a positive recommendation to City Council to award funds to 21 of the 22 applications ([Staff Report](#), [Audio](#)).

Background

On May 15, 2021, the Planning Department opened Fiscal Year 2022 HDGP applications through August 15, 2021 and received twenty-two HDGP applications for consideration. (See Exhibit G.)

The total budgeted amount available for Fiscal Year 2022 is as follows:

- Lower Park RDA- \$50,000
- Main Street RDA- \$30,000
- Citywide (General Fund)- \$47,136

The total funding available for the 2022 fiscal year HDGP is \$127,136.

Historic Sites located in the Lower Park RDA qualify for those specific funds, and Historic Sites in the Main Street RDA qualify for those respective funds. Citywide funds are available to any Historic Site within the Park City Municipal boundary. Maps of the two RDAs are available as Exhibit B.

The information provided to applicants this year capped the HDGP amount at \$15,000.¹ However, 36% of applicants requested an amount more than \$15,000. The total funds applied for is \$635,805.62. With a \$15,000 baseline cap for HDGP awards, the total funds applied for is \$298,546.00. Despite this \$15,000 cap, applicants requested \$508,805.62 more than what is available.

The HDGP Mission Statement reads, *“The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City’s Historic Sites Inventory in order to create a community that honors its past and encourages Historic Preservation.”*

HDGP grants are available for Historic Residential or Commercial Structures listed on the Park City Historic Sites Inventory. The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work.

The Grant Program provides a 50% matching grant that requires the applicant to fund 50% of the proposed cost. Eligible work may include interior and/or exterior repair, Preservation, Rehabilitation, or Restoration, including Historic Architectural features and structural elements, as well as mechanical systems. Depending on the existing conditions and specific project scope, some examples of eligible work include, but are not limited to:

- Repairing/restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Painting exterior
- Electrical updating
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features (siding, windows, etc.)

Ineligible work includes, but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior paint

¹ Unless the City Council determines that certain HDGP applicants should qualify for additional funding. If grants \$25,000 or more are awarded, the property owner will be required to enter into a façade easement with the City.

Work proposed to be completed with grant funds must be completed before June 1, 2023 to qualify for the grant reimbursement.

HDGP awards will require the grantee to enter into a five-year lien with the City. Should the property be sold within the five-year period, the applicant is responsible for repaying the City a pro-rated amount of the grant disbursement. For additional background information, see Exhibit F.

Analysis

(I) Staff recommends the City Council review the evaluations for Historic District Grant Program Applications and award funds to eligible Applicants.

From May 15, 2021 to August 15, 2021, the Planning Department received 22 Historic District Grant Applications. Staff reviewed all Applications through the Historic District Design Review process. Staff finds that the proposals are compliant with LMC [§ 15-13-2](#), Design Guidelines for Historic Residential Sites, and LMC [§ 15-13-3](#), Design Guidelines of Historic Commercial Sites.

On September 29, 2021, Planning Staff evaluated and scored each Historic District Grant Application using consistent criteria to ensure each application achieves the goals of the HDGP and aligns with the HDGP's mission statement.

Staff recommends that Applicants receive a percentage of funds applied for, with a cap at \$15,000, based on their evaluation score. For example, if an Applicant applied for \$50,000 and received a score of 44%, the Applicant has the potential to receive a maximum of \$15,000, however, based on their score, they would be awarded 44% of \$15,000 or \$6,600.

Using the percentage formula, 21 out of 22 applicants will receive funds. Staff does not recommend awarding the Thayne's and Silver King Shaft Study Grant application as it was deemed non-compliant with the HDGP. The Application for the Thayne's and Silver King Shaft Study Grant proposed to use the funds to study the shafts to determine future work to stabilize the shafts that are at risk of failing. Staff will present the possibility of including "study grants" in the allowed scope of work for future Competitive Grants in a January 2022 HPB Work Session to discuss the HDGP and Fiscal Year 2023 goals.

Per Staff's evaluation and the Historic Preservation Board's recommendation, \$126,970 of the \$127,136 available grant funds will be awarded (See Exhibit G):

- The General Fund will award \$44,840 out of \$47,136.
- The Lower Park RDA will award \$49,010 out of \$50,000; and
- The Main Street RDA will award \$33,120 out of \$30,000.

The excess \$3,120 taken from the General Fund and any funds not claimed by awardees will be used for the Emergency Grant Program, which is awarded on a rolling basis for work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site.

See Exhibit H for additional analysis of Fiscal Year 2022 HDGP applications.

Staff looks forward to discussing the 2022 fiscal year program, possible changes for the 2023 fiscal year program, and potential expansion of the HDGP's scope of work in a January 5, 2022 Historic Preservation Board Work Session.

Department Review

The Historic Preservation Board, Design Review Team, Budget, Planning, and Legal Departments reviewed this application.

Public Input

Staff received one e-comment on November 3, 2021: "I am a Taxi driver on the Main Street and tourists like the old houses that are preserved, as well as how colorful they are. I think investing in these restoration projects means investing in the economy of Park City, because the characteristic buildings of Park City are an attraction for both locals and tourists."

Exhibits

- Exhibit A: Application and Information Guide
- Exhibit B: RDA Map
- Exhibit C: Fiscal Year 2022 Postcard
- Exhibit D: Fiscal Year 2022 Recommended Awards
- Exhibit E: Draft Final Action Letter
- Exhibit F: Background Information
- Exhibit G: FY 2022 Applications
- Exhibit H: FY 2022 HDGP Analysis

HISTORIC DISTRICT GRANT PACKET

2022 FISCAL YEAR

INFORMATION GUIDE AND APPLICATION

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

HISTORIC DISTRICT GRANT INFORMATION GUIDE

Mission Statement:

The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of Historic Structures and Sites designated on the City's Historic Sites Inventory in order to create a community that honors its past and encourages Historic Preservation.

Eligibility:

Grants are available for Historic Residential or Commercial Structures listed on the Park City Historic Sites Inventory (HSI). The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. The Grant Program provides a 50% matching grant that requires the applicant to fund 50% of the proposed cost(s).

Eligible work may include interior and/or exterior repair, Preservation, Rehabilitation, or Restoration, including Historic Architectural features and structural elements, as well as mechanical systems.

Depending on the existing conditions and specific project scope, some examples of eligible work include, but are not limited to:

- Repairing/Restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Painting exterior
- Electrical updating*
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features (siding, windows, etc.)*

Ineligible Work includes, but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior paint

**Please contact the Planning Department with questions regarding eligibility.*

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

Grant Categories:

CATEGORY A. REPAIR:

Repair Projects, defined as either of the two (2):

1. Emergency Funds, to be awarded for projects defined as “Emergency Repair Work” in the Land Management Code:
 - **Emergency Repair Work:** *work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.**
**The approvals for emergency repair work shall be limited to the scope of the emergency work.*
2. Competitive Repair Funds, to be awarded for projects defined as “Ordinary Repairs and Maintenance” in the Land Management Code:
 - **Ordinary Repairs and Maintenance:** *work done on a Building in order to correct any deterioration, decay, or damage to a Building or any part thereof in order to restore same as or nearly as practical to its condition prior to such deterioration, decay, or damage.*

CATEGORY B. COMPETITIVE:

Competitive Grant to be awarded for projects defined as “Preservation, Rehabilitation, and/ or Restoration” in the Land Management Code:

- **Preservation:** *The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a Historic Property. Work, including preliminary measures to protect and stabilize the Property, generally focuses upon ongoing maintenance and repair of Historic materials and features rather than extensive replacement and new construction.*
- **Rehabilitation:** *The act or process of making possible a compatible Use for a Property through repair, alterations, and additions while preserving those portions or features which convey its Historical, cultural, or architectural values.*
- **Restoration:** *The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and Reconstruction of missing features from the restoration period.*

Application:

Applications may be submitted to the Planning Department starting at 8 am on May 15, 2021 and will be accepted through August 15, 2021 at 5:00 p.m. If selected, Applicants will be notified within three months. Work proposed to be completed with grant funds must be completed before June 1, 2023 to qualify for the grant reimbursement. Applications shall be submitted in person or by mail.

The Planning Department is located in City Hall at 445 Marsac Avenue, Park City, Utah 84060.

Mailed applications shall be addressed as follows:

Park City Municipal Corporation

ATTN: Park City Historic Preservation Planner, Planning Department

P.O. Box 1480

Park City, UT 84060

THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDED OF FUNDS FOR WORK ALREADY COMPLETED. WORK MUST BE PROPOSED BETWEEN JULY 1, 2021 AND JUNE 30, 2022 IN ORDER TO BE CONSIDERED.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

HISTORIC DISTRICT GRANT APPLICATION

For Office Use Only

/ ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

AMOUNT

EXPIRATION

DENIED

BLDG PERMIT

PROJECT INFORMATION

NAME:

ADDRESS:

TAX ID:

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

APPLICANT INFORMATION

NAME:

MAILING

ADDRESS:

PHONE #:

() -

FAX #:

() -

EMAIL:

APPLICANT REPRESENTATIVE INFORMATION

NAME:

PHONE #:

() -

EMAIL:

PRIMARY

ADDRESS:

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

SUBMITTAL REQUIREMENTS

1. Completed and signed **Historic District Grant Application**.
2. Written **Project Description** describing the proposed scope of work, detailed specifications, and reason(s) for applying for a Historic District Grant.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Estimated Costs** of the proposed eligible improvements (page 6).
5. **Proposed Timeline** of the proposed project (page 7).
6. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application will not be accepted without this approval letter.
7. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
8. **Color Photographs** of existing conditions. Include a general view of the building and setting; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTIMATED TOTAL COST
Total	\$_____	\$_____	\$_____

Grant Request: \$_____ (This amount is reimbursable).

Match: \$_____ (Same amount as Grant Request)

Total Project Budget: \$_____ (Grant Request + Local Match)

Match Source: _____

Match Type: _____

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Aiden.Lillie@parkcity.org

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

PRINTED

Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

PRINTED

Mailing Address: _____

Street Address/ Legal Description of Subject Property: _____

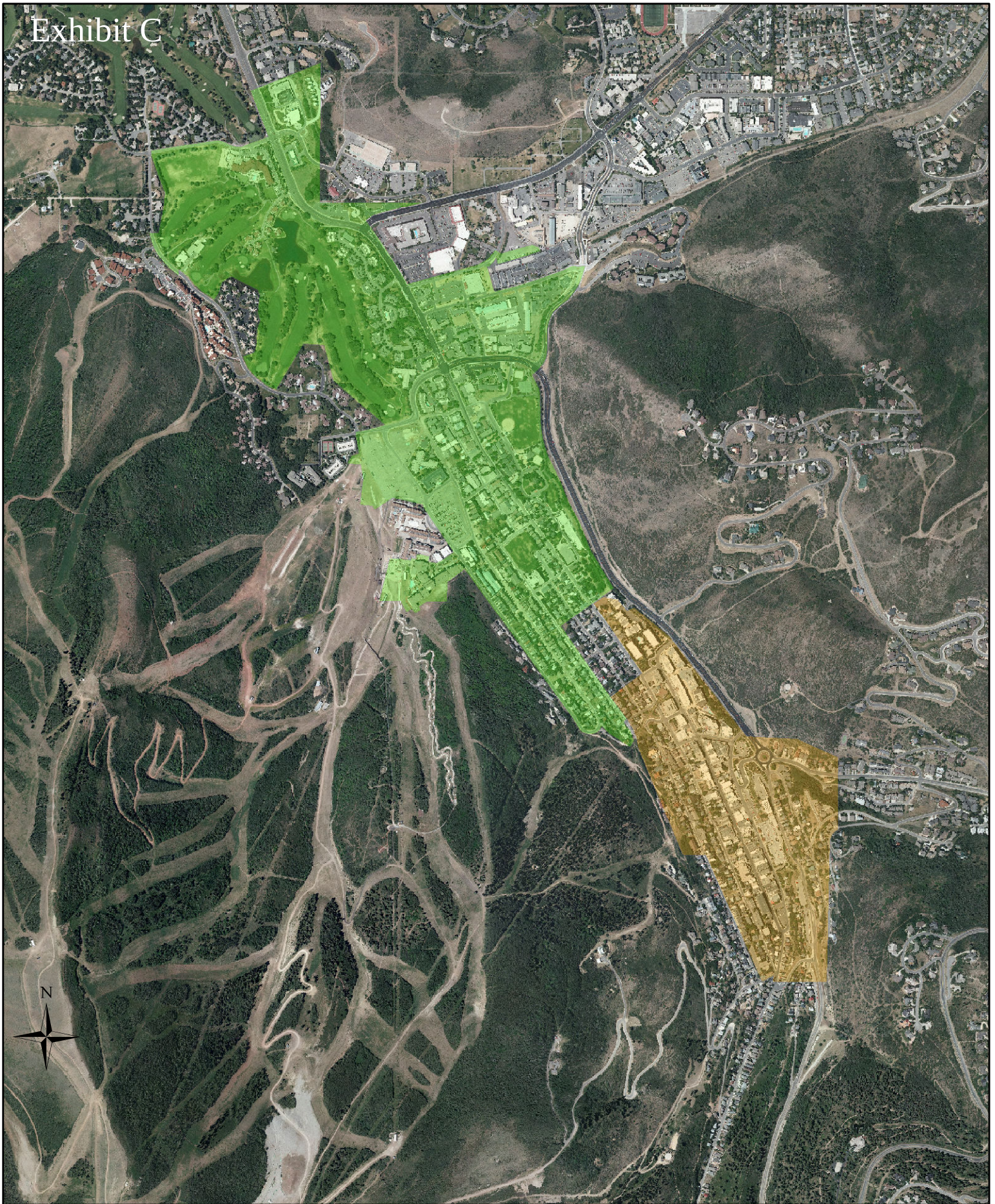
Signature: _____ Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant then the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit www.parkcity.org.

Exhibit C



0 0.25 0.5 Miles

HPB Packet 12.5.18

Legend

- Main Street RDA
- Lower Park Ave f⁷⁷ 179



Park City Historic District Grant Program



Park City Historic District Grant Program

May is Historic Preservation Month! Historic Grant applications open May 15, 2021 and close on August 15, 2021.

Eligible projects could be awarded up to \$15,000.

For the application and additional information, visit parkcity.org.



Questions? Contact aiden.lillie@parkcity.org.



Fiscal Year 2022 Recommended Awards

ADDRESS	AWARD AMOUNT	EVALUATION SCORE	FUNDING SOURCE
1129 Park Ave	\$6,600	44%	LP
180 Daly Ave	\$8,400	56%	G
43 King Road	\$8,400	56%	G
526 Park Ave	\$7,950	53%	LP
150 Main St	\$2,030	53%	Main
402 Main Street	\$7,950	53%	Main
508 Marsac Ave	\$7,950	53%	Main
187 Daly Ave	\$2,310.00	63%	G
434 Main St	\$3,790.00	68%	Main
22 Prospect Ave	\$3,020.00	30%	G
416 Park Ave	\$3,850	35%	LP
115 Main	\$4,800	35%	Main
1057 Woodside	\$2,670	35%	G
1125 Park Ave	\$6,600	44%	LP
1060 Park Ave	\$6,600	44%	LP
962 Norfolk Ave	\$3,390	44%	G
933 Norfolk Ave	\$6,010.00	44%	LP
232 Woodside Ave	\$6,600	44%	Main
121 Park Ave	\$11,400	76%	LP
King Con Ore Bin	\$10,050	67%	G
1825 Three Kings Drive	\$8,700	58%	G
Total Funds:	\$126,970		



**CITY COUNCIL
PARK CITY, SUMMIT COUNTY, UTAH**

RE: HISTORIC DISTRICT GRANT AWARD

The Historic Preservation Board met on November 3, 2021 to review Historic District Grant Program Applications and forwarded a _____ recommendation to the City Council for final approval. The City Council of Park City, Utah met on November 18, 2021 for a duly noticed meeting. After determining that a quorum was present, the Council conducted its scheduled business.

NOTICE OF CITY COUNCIL ACTION

Project Address: [PROJECT ADDRESS]
Project Number: [PROJECT NUMBER]
Type of Item: Administrative
Hearing Date: November 18, 2021

Council Action: **APPROVED** – The City Council awarded a Historic District Grant to [PROPERTY ADDRESS] for [PROJECT DISCRIPTION] as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Historic Preservation Board forwarded a positive recommendation to City Council on November 3, 2021.
2. The property is located at [PROPERTY ADDRESS] in [ZONING DISTRICT].
3. The Site is designated as [SIGNIFICANT OR LANDMARK] on the Historic Sites Inventory.
4. On [DATE], the Planning Department received a complete Historic District Grant Program application.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to [ZONING DISTRICT CODE + CHAPTER 15-11 + CHAPTER 15-13].

Conditions of Approval

1. The grantee must submit a building permit within 120 days of grant approval.
2. All proposed work must be completed by June 1, 2023.

3. The grantee must submit proof of payment to the Planning Department for disbursement of funds within 30 days of final inspection.
4. Improvements shall be completed in compliance with the Secretary of the Interior's Standards for Rehabilitation.
5. The grantee must maintain the architectural significance of the structure, retain and/or restore the historic character of the structure, preserve the structural integrity of the structure, and perform normal maintenance and repairs.
6. The grantee must enter into a five-year lien with the City. Should the property be sold within the five-year period, the applicant is responsible for repaying the City a pro-rated amount of the grant disbursement. If the property is sold within one year, 100% of awarded funds must be paid back to the City.
7. The Applicant shall submit a photograph of completed work to Planning Staff to include on the City's website showing before and after pictures.
8. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Aiden Lillie, at (435) 615-5067 or aiden.lillie@parkcity.org

Regards,

Andy Beerman,
Mayor

CC: Aiden Lillie, Project Planner

Exhibit F: Historic District Grant Program Background

Since 1987, the Historic District Grant Program operated continuously with the support of the City Council and Historic Preservation Board (HPB). The program awarded hundreds and thousands of dollars of matching grants over the years for rehabilitation and historic preservation of the City's hundreds of Significant and Landmark Historic Structures on the Historic Sites Inventory.

The HDGP was put on hold in 2015 to further refine the policies and administration of the program. In 2017, the City hired Duval Companies to evaluate the HDGP and to make recommendations. In 2018, Duval Companies submitted a [Historic Grant Study](#).

The City Council and HPB conducted several work sessions on the HDGP in 2014, and then in 2018, 2019, and 2020, and provided input to staff. In 2020, the City Council reinstated the HDGP. However, due to the pandemic, the HDGP was a staff-level process and not all grant funds were allocated for Fiscal Year 2021.

On April 7, 2021, the Historic Preservation Board conducted a work session to outline the Fiscal Year 2022 HDGP process. The proposed process this year requires staff to evaluate the submitted HDGP application information and provide recommendations to the HPB for review and recommendation to the City Council for final approval ([Staff Report](#); [Minutes](#), p. 11).

Staff wanted to ensure that community members were aware of the HDGP so that all funds could be allocated. Staff updated a [website](#) and on May 1, 2021 and sent public notice postcards to property owners of Historic Sites to raise awareness of the HDGP for Fiscal Year 2022 (Exhibit C).

The information provided to the community on the website and the public notice postcards established a \$15,000 cap for a 50% matching grant Fiscal Year 2022 HDGP grants. Staff updated the [HDGP Information Guide and Application Packet](#), published it on the website, and provided copies to applicants.

Exhibit G: FY 2022 HDGP Applications

Permit Number	Address	Proposed Work	Amount Requested	Fund
PL-21-04926	180 Daly Avenue	Restore Windows, Repoint Masonry, Repair Roof, Paint Exterior, Upgrade Mechanical and Insulation, Reconstruct Porch, and Restore Historic Features	\$65,250.00	General Fund
PL-21-04925	187 Daly Avenue	Paint Exterior	\$3,722.00	General Fund
PL-21-04967	43 King Road	Roof Replacement, Exterior Paint, Window Replacement, Door Replacement, New Electrical, Plumbing, Insulation, and HVAC.	\$41,237.62	General Fund
PL-21-04951	King Con Ore Bin	Structural Repair and Stabilization	\$15,000.00	General Fund
PL-21-04945	508 Marsac Avenue	Repair and Replace Siding, Replace Roof, and Restore Windows	\$42,697.50	Main Street RDA
PL-21-04880	115 Main Street	Roof Replacement and Exterior Paint	\$13,700.00	Main Street RDA
PL-21-04938	150 Main Street	Paint Exterior	\$3,820.00	Main Street RDA
PL-21-04941	434 Main Street	Brick Restoration	\$5,571.00	Main Street RDA
PL-21-04953	402 Main Street	Stucco Repair	\$30,187.00	Main Street RDA
PL-21-04970	933 Norfolk Avenue	Replace Windows, Paint Exterior	\$13,651.50	Lower Park RDA
PL-21-04927	962 Norfolk Avenue	Paint Exterior and Repair Roof	\$7,700.00	General Fund
PL-21-04923	121 Park Avenue	Replace Roof	\$84,621.00	Lower Park RDA
PL-21-04922	416 Park	Replace Roof,	\$11,000.00	Lower Park

	Avenue			RDA
PL-21-04929	526 Park Avenue	Restore Windows, Repoint Masonry, Repair Roof, Paint Exterior, Electrical Update, Upgrade Mechanical and Insulation, Reconstruct Porch, and Restore Siding	\$117,500.00	Lower Park RDA
PL-21-04866	1060 Park Avenue	Replace Roof, Replace Siding, Replace Window, Asbestos Remediation, and Add Insulation	\$49,900.00	Lower Park RDA
PL-21-04968	1125 Park Avenue	Construct a New Foundation, Reconstruct Chimney, Replace Roof, Replace Windows, Paint Exterior, Install Heating System, Install Plumbing and Electrical	\$15,000.00	Lower Park RDA
PL-21-04942	1129 Park Avenue	New Foundation, Test for Toxic Materials, Reconstruct Chimney, Replace Windows, Replace Door, Replace Roof, Paint Exterior	\$15,000.00	Lower Park RDA
PL-21-04984	22 Prospect Avenue	Rehabilitate the porch	\$10,527.50	General Fund
PL-21-04994	Thayne's and Silver King Headframe's	Study Grant	\$15,000.00	General Fund
PL-21-04868	1825 Three Kings Drive	Brace and Stabilize the Structure and Repair Roof	\$15,000.00	General Fund
PL-21-04924	232 Woodside	Paint Exterior, Replace Doors,	\$38,349.50	Main Street RDA

	Avenue	Repair Trim, Windows, Soffit, and Facia		
PL-21-04857	1057 Woodside Avenue	Window Replacement	\$7,620.00	General Fund

Exhibit H- FY 2022 HDGP Analysis

(I) 180 Daly Avenue Historic District Grant Application

180 Daly Avenue is listed on Park City's Historic Site's Inventory as a Significant Site ([HSI Form](#)). The building was constructed in c. 1925.

The Applicant is requesting \$65,250.00 to repair and replace portions of the existing roof, paint the exterior of the structure, repair and restore the historic windows, update electrical, upgrade insulation and mechanical, repoint masonry, reconstruct the historic porch and restore historic features. Below is a breakdown of the estimated costs:

- Repair and Replace Roof- \$7,500.00
- Exterior Paint- \$5,000
- Restore Windows- \$7,500.00
- Update Electrical- \$12,500.00
- Upgrade Mechanical- \$10,000.00
- Upgrade Insulation- \$8,000.00
- Reconstruct Porch- \$3,750.00
- Restore Historic Features - \$5,000.00
- Repoint Masonry- \$6,000.00

Evaluation Score- 56%

Recommended Award – \$8,400

(II) 187 Daly Avenue Historic District Grant Application

187 Daly Avenue is listed as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The original structure was constructed in c.1900.

The Applicant is requesting \$3,722.07 to restore the exterior of the historic home. Exterior restoration includes scraping and sanding, caulking windows and trim boards, applying two coats of paint, and painting the trim around the windows, fascia, and soffits. Below is a breakdown of estimated costs:

- Labor- \$3,000.00
- Paint and Supplies- \$722.07

Evaluation Score- 62%

Recommended Award- \$2,310

(III) 43 King Road Historic District Grant Application

43 King Road, listed as 41 Seventh Street on Park City's Historic Sites Inventory ([HSI Form](#)), is designated as a Significant Site. The building was constructed during the Mature Mining Era (1894-1930) and sustained a large addition in c. 1970.

The Applicant is requesting \$41,237.62 to replace the existing roof, paint the exterior of the structure, replace the windows and doors, upgrade electrical, plumbing, insulation, and HVAC, and replace the exterior millwork. Below is a breakdown of the estimated costs:

- New Roof- \$9,300
- Exterior Paint- \$5,000
- New Windows- \$4,069.65
- New Doors- \$1,750.00
- New Electrical- \$8,500.00
- New Insulation- \$2,500.00
- Replace Millwork to Match Existing- \$250
- New Plumbing- \$3,000.00
- New HVAC- \$6,868.00

Evaluation Score- 56%

Recommended Award- \$8,400

(IV) King Con Ore Bin Historic District Grant Application

The King Con Ore Bin is listed as the Silver King Consolidated Mine- Ore Bin and is designated as a Significant Site ([HSI Form](#)). Constructed in c.1915, the wood frame structure is made up of 2"x6" boards lying vertically and stacked to a height of nearly 16 feet.

The Applicant is requesting \$15,000.00 to stabilize the Ore Bin. The scope of work includes lifting the structure during excavation and pouring new concrete Grade Beams, replacing all rotted beams, tightening existing steel rods and nuts, installing new metal plates, bolts, and lags. Below is a breakdown of estimated costs:

- Labor- \$5,000.00
- Materials- \$5,000.00
- Tools- \$5,000.00

Evaluation Score- 67%

Recommended Award- \$10,050

(V) 508 Marsac Avenue Historic District Grant Application

508 Marsac Avenue is designated as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The hall and parlor house is one-and-a-half stories and has a hip-

roofed Victorian Eclectic style front porch. Now located at 508 Marsac Avenue, the structure was relocated in 1988 from the address of 713 Woodside Avenue for the construction of Town Lift Plaza.

The Applicant is requesting \$42, 697.50 to restore the exterior wood siding by repairing and painting, replace the roof with new sheathing, weatherproofing, and cedar shake shingles as approved by the building department, and restore the historic windows. Below is a breakdown of estimated costs:

- Wood Siding Restoration- \$10,000.00
- Roof- \$22,060.00
- Wood Window Restoration- \$10,637.50

Evaluation Score- 53%

Recommended Award- \$7,950

(VI) 115 Main Street Historic District Grant Application

115 Main Street is a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The hall and parlor-style house was constructed in c.1895.

The Applicant is requesting \$10, 300 to replace the existing roof and paint the exterior. Two coats of paint will be added to the wood siding and the roof will be replaced with metal panels. Below is a breakdown of estimated costs:

- Roof Replacement- \$10,300
- Paint- \$3,400.00

Evaluation Score- 35%

Recommended Award- \$2,030

(VII) 150 Main Street Historic District Grant Application

150 Main Street, is designated as a Landmark Historic Site on Park City's Historic Sites Inventory ([HSI Form](#)). The Site was listed in the National Registrar of Historic Places on October 22, 1984. The Hall and Parlor home was constructed in c. 1885.

The Applicant is requesting \$3,820.00 to paint the exterior drop siding of the historic home. The walls, fascia, soffit, gutters, and trim will receive 2 coats of paint. Below is a breakdown of estimated costs:

- Paint and Labor- \$3,820.00

Evaluation Score- 53%

Recommended Award- \$2,030

(VIII) 434 Main Street Historic District Grant Application

434 Main Street is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The two-story brick structure was constructed in c. 1898.

The Applicant is requesting \$5,571.00 to restore the deteriorating brick on the building's façade. The brick had been sandblasted in the 1970s by a previous owner and sustained serious damage that has been exasperated by water in recent decades. Below is a breakdown of estimated costs:

- Brick Repair- \$5,571.00

Evaluation Score- 68%

Recommended Award- \$3,790

(IX) 402 Main Street Historic District Grant Application

434 Main Street is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). On March 7, 1979, the structure was placed on the National Registrar of Historic Places. The building was constructed in c. 1901.

The Applicant is requesting \$30,187.00 to repair the cracking stucco on the three exterior walls. The stucco has sustained water damage that has caused its failure in multiple places. Below is a breakdown of estimated costs:

- Stucco Repair- \$30,187

Evaluation Score- 53%

Recommended Award- \$7,950

(X) 933 Norfolk Avenue Historic District Grant Application

933 Norfolk Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The cross-wing cottage was constructed in c. 1908.

The Applicant is requesting \$13,651.50 to replace broken windows and paint the exterior wood drop siding. Below is a breakdown of estimated costs:

- Window Replacement- \$6,401.50
- Paint- \$7,250.00

Evaluation Score- 44%

Recommended Award- \$6,010

(XI) 962 Norfolk Avenue Historic District Grant Application

962 Norfolk Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). On May 16, 2002, the structure was placed on the National Registrar of Historic Places. The T/L cottage was constructed in c. 1892.

The Applicant is requesting \$7,700.00 to paint the structure and repair the historic porch. Below is a breakdown of estimated costs:

- Porch Repair- \$3,400.00
- Paint- \$4,300.00

Evaluation Score- 42%

Recommended Award- \$3,390

(XII) 121 Park Avenue Historic District Grant Application

121 Park Avenue, St. Mary of the Assumption Catholic Church and School, is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). On January 25, 1979, the structure was placed on the National Registrar of Historic Places. The Limestone church was constructed in c. 1884.

The Applicant is requesting \$84,621.00 to replace the metal roof, insulate the vaulted ceilings, and upgrade electrical. Below is a breakdown of estimated costs:

- Roof Replacement- \$66,500.00
- Insulation- \$3,821.00
- Electrical Upgrades- \$14,300.00

Evaluation Score- 76%

Recommended Award- \$11,400

(XIII) 416 Park Avenue Historic District Grant Application

416 Park Avenue, the John Shields House, is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The pyramid house was constructed in c. 1901.

The Applicant is requesting \$11,000.00 to replace the existing roof. Below is a breakdown of estimated costs:

- Roof Replacement- \$11,000.00

Evaluation Score- 35%

Recommended Award- \$3,850

(XIV) 526 Park Avenue Historic District Grant Application

526 Park Avenue is designated as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The structure was constructed in c. 1897.

The Applicant is requesting \$117,500.00 to restore windows, repoint masonry, repair the roof, paint the exterior walls, update electrical, mechanical, and insulation, reconstruct porch and restore the siding. Below is a breakdown of estimated costs:

- Restore Windows- \$48,000.00
- Repoint Masonry- \$7,500.00
- Repair Roof- \$12,500.00
- Paint- \$7,500.00
- Insulation- \$12,000.00
- Reconstruct Porch- \$5,000.00
- Restore Siding- \$25,000.00

Evaluation Score- 53%

Recommended Award- \$7,950

(XV) 1060 Park Avenue Historic District Grant Application

1060 Park Avenue is designated as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The post-World War II structure was constructed in c.1946.

The Applicant is requesting \$49,000.00 to replace the existing roof, replace the existing siding, replace the window, complete asbestos remediation, and add insulation to the historic structure. Below is a breakdown of estimated costs:

- Replace Roof- \$15,000.00
- Replace Siding- \$7,500.00
- Replace Window- \$10,000.00
- Asbestos Remediation- \$12,500.00
- Insulation- \$4,000.00

Evaluation Score- 44%

Recommended Award- \$6,600

(XVI) 1125 Park Avenue Historic District Grant Application

1125 Park Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The structure was built in c.1901.

The Applicant is requesting \$15,000.00 to construct a new foundation, reconstruct the chimney, replace the roof, replace the windows, paint the exterior, install a heating system, and install plumbing and electrical.

In the Applicant's breakdown of estimated costs, they stated that the total cost of the project is \$130,387.00, but they are requesting \$15,000.00 from the City.

Evaluation Score- 44%

Recommended Award- \$6,600

(XVII) 1129 Park Avenue Historic District Grant Application

1129 Park Avenue is designated as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#)). The structure was built in c.1895.

The Applicant is requesting \$15,000.00 to construct a new foundation, test for toxic materials, reconstruct the chimney, replace the windows, replace the entry door, replace the roof, and paint the exterior.

In the Applicant's breakdown of estimated costs, they stated that the total cost of the project is \$134,541.00, but they are requesting \$15,000.00 from the City.

Evaluation Score- 44%

Recommended Award- \$6,600

(XVIII) 22 Prospect Avenue Historic District Grant Application

22 Prospect Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The T/L cottage was constructed in c.1891.

The Applicant is requesting \$10,527.50 to reconstruct the historic porch. Below is a breakdown of estimated costs:

- Labor- \$4,900.00
- Materials- \$3,000.00
- Tools- \$625.00
- Overhead- \$825.50
- Engineering Plans- \$1,500.00

Evaluation Score- 30%

Recommended Award- \$3,020

(XIX) Thayne's and Silver King Headframes Historic District Grant Application

The Thayne's Mine Site and Silver King Mine Site are designated as Significant on Park City's Historic Sites Inventory. The Thayne's Shaft was constructed in c.1937 ([HSI Form](#)). The Silver King Shaft was constructed in c.1910.

The Applicant is requesting an unspecified amount to complete preliminary studies of the Thayne's and Silver King Headframes. The headframes are at risk for collapsing and the Applicant is preparing to launch a Capitol Campaign to raise funds to save the structures.

Staff did not find this Application compatible with the HDGP's criteria.

(XX) 1825 Three Kings Drive Historic District Grant Application

The Silver Star Water Tower, known as "Silver King Consolidated Spiro Tunnel Complex-Water Tank A" is located at 1825 Three Kings Drive and is designated as a Significant Site on Park City's Historic Sites Inventory ([HSI Form](#), page 23). The water tower was constructed in c.1929.

The Applicant is requesting \$15,000.00 to restore the historic water tower that is in poor condition. Below is a breakdown of estimated costs:

- Brace and support- \$3,400.00
- Shore up base- \$1,875.00
- Install framing- \$4,250.00
- Reframe roof- \$2,400.00
- Chimney stack- \$1,900.00
- Roof Shingles- \$1,125.00

Evaluation Score- 58%

Recommended Award- \$8,700

(XXI) 232 Woodside Avenue Historic District Grant Application

232 Woodside Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). On July 12, 1984, it was placed on the National Register of Historic Places. The house was constructed in c.1886.

The Applicant is requesting \$38,349.00 to paint the exterior, replace the existing doors, repair trim, windows, soffit, and fascia. Below is a breakdown of estimated costs:

- Fascia- \$8,567.00

- Soffit- \$5,130.00
- Windows- \$1,300.00
- Doors- \$2,050.00
- Trim- \$2,712.50
- Paint- \$14,750.00
- Demo- \$3,840.00

Evaluation Score- 44%

Recommended Award- \$6,600

(XXII) 1057 Woodside Avenue Historic District Grant Application

1057 Woodside Avenue is designated as a Landmark Site on Park City's Historic Sites Inventory ([HSI Form](#)). The building was constructed in c.1900.

The Applicant is requesting \$7,620.00 to replace the windows like for like. Below is a breakdown of estimated costs:

- Windows- \$7,620.00

Evaluation Score- 35%

Recommended Award- \$2,670

City Council Staff Report



Subject: 402 Park Avenue Plat Amendment
Application: PL-21-04961
Author: Browne Sebright
Date: November 18, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

1) Review the requested Plat Amendment, 2) conduct a public hearing, and 2) consider approving Ordinance 2021-45.

Description

Applicant: 402 Park Avenue, LLC (Geraldyn Dreyfous), represented by Marshall King, Alliance Engineering
Location: 402 Park Avenue
Zoning District: Historic Residential – 2A (HR-2A)
Adjacent Land Uses: Single-Family Residential Dwellings, Commercial Business
Reason for Review: Plat amendments require Planning Commission recommendation and City Council action¹

Abbreviations

HR-2A Historic Residential – 2A
LMC Land Management Code
ROW Right-of-Way

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

Summary

The Applicant proposes the removal of an internal Lot line between Lots 31 & 32 of Block 10 of the Park City Survey. The proposal creates a single Lot containing a Landmark Historic Structure at 402 Park Avenue.

On October 13, 2021, the Planning Commission held a public hearing and unanimously forwarded a positive recommendation to City Council. See meeting minutes [here](#), beginning on page 28. Staff report is linked [here](#), beginning on page 406.

Background

The subject property is located at 402 Park Avenue. The primary structure on the property was a church that is now a residence, that is a Landmark Site on the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)), and was constructed circa 1899.

The property is in the Historic Residential (HR-2A) Zoning District. It occupies Lots 31 & 32 of Block 10 of the Park City Survey.

¹ LMC [§ 15-7.1-2\(B\)](#).

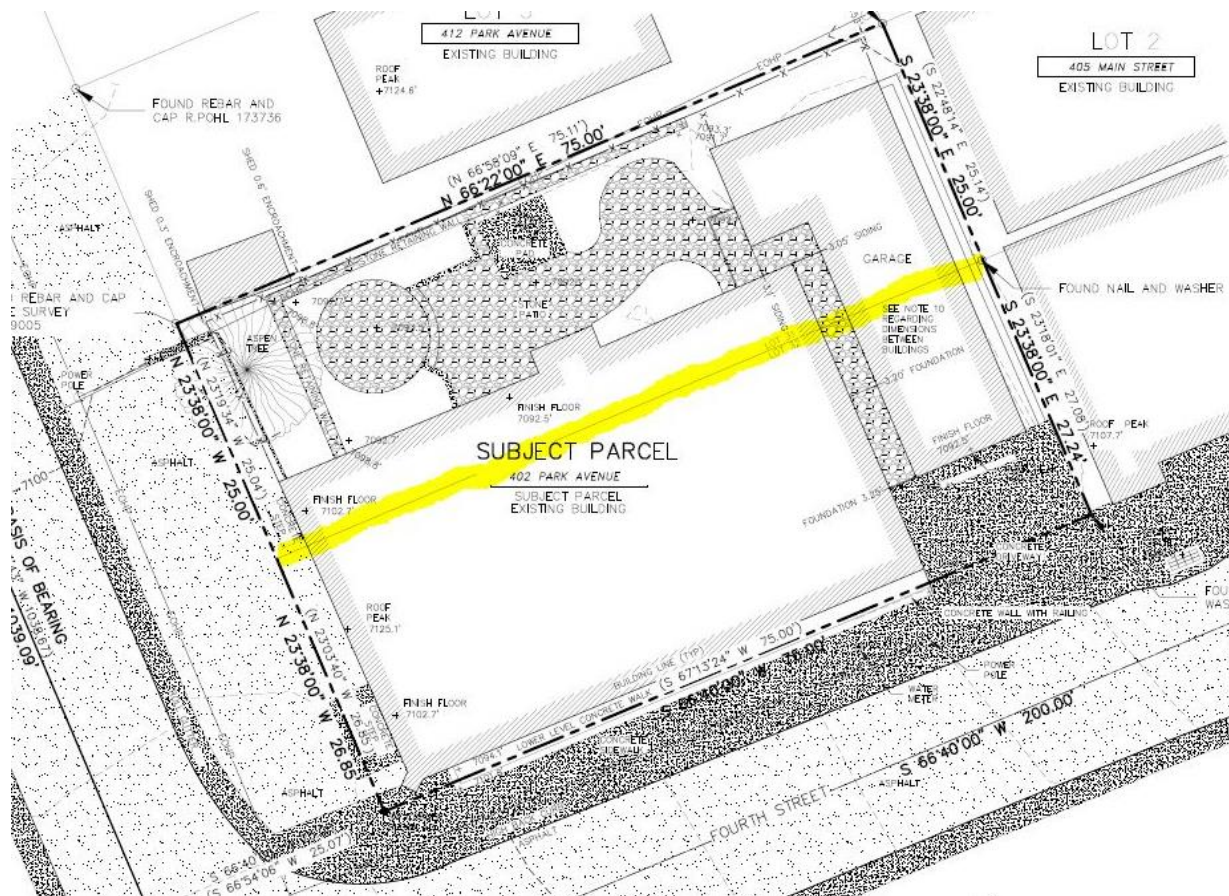


Figure 1. Survey of 402 Park Avenue depicting the internal lot line (highlighted in yellow) that divides Lot 31 and Lot 32.



Figure 2. Image of the church 402 Park Avenue (Park Avenue elevation), from Applicant submittal.

Analysis

The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on a Plat Amendment.²

² LMC [§ 15-7.1-2](#).

(I) The proposed plat amendment complies with the Historic Residential – 2A (HR-2A) Zoning District requirements.

One of the purposes of the Historic Residential – 2A (HR-2A) Zoning District is to “encourage and provide incentives for the preservation and renovation of Historic Buildings and/or Structures”³ and Single-Family Dwellings are an Allowed Use within the HR-2A Zoning District.⁴

On June 29, 1993, the Board of Adjustments granted 402 Park Avenue Variances for Rear and Side Setbacks of the Detached Accessory Garage (Exhibit G). The table below outlines the HR-2A Zoning District Lot requirements and highlights the approved Variances.⁵

Requirement	Analysis of 402 Park Avenue
Minimum Lot Size is 1,875 square feet	Complies Proposed Lot Size is 3,893 SF.
Minimum Lot Width: 25 feet, measured 15 feet from the front Lot line	Complies Lot Width is 52 feet.
The maximum Building Footprint is calculated based on the following formula: $\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$ The Maximum FP for the proposed Lot is 1,564 square feet	Historic Buildings that do not comply with Building Footprint are valid Non-Complying Structures. ⁶ The church, a Landmark Historic Structure, has a building footprint of 1,775 square feet. The garage (also known as the “pastor’s house”, a Detached Accessory Structure,) has a footprint of 496 square feet. The garage footprint was permitted at the time of construction (1993) and is a valid Non-Complying Structure.
Minimum Front Setback for Lots up to 75 feet in depth: 10 feet Total of Front and Rear Setbacks is 20 feet	Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures. ⁷ Front Setback is three 3.25 feet.
Minimum Rear Setback for Lots up to 75 feet in depth: 10 feet	Variance Granted Rear Setback from the Detached Accessory Garage is 3 feet to the Rear Lot Line. On July 30,

³ LMC § [15-2.3-1\(B\)](#).

⁴ LMC § [15-2.3-2\(A\)\(1\)](#).

⁵ LMC § [15-2.3-3](#).

⁶ LMC § [15-2.3-4](#).

⁷ LMC § [15-2.3-4](#).

	1994, the Board of Adjustments issued a Rear Setback Variance from ten feet to three feet.
Minimum Side Setback for Lot width up to 62.5 feet: three feet, Total of setbacks is 10 feet	Church: Historic Buildings that do not comply with Building Height are valid Non-Complying Structures. Church: The south Side Setback from the church to the property line is 1.5 feet. The north Side Setback from the church is 16.25 feet. Detached Accessory Garage: Variance Granted The north Side Setback from the garage is 5 feet. On July 30, 1994 the Board of Adjustments issued a Side Setback Variance from ten feet to three feet.
Building Height shall not exceed 27 feet from Existing Grade	Church: Historic Buildings that do not comply with Building Height are valid Non-Complying Structures. Building Height is 30 feet from Existing Grade. Detached Accessory Garage: Complies Building Height is 21 feet from Existing Grade.
Snow Release	Condition of Approval 9 Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

Any additions to the existing Structures and any new Structures must comply with the required Setbacks of the Zoning District (Condition of Approval 4).

(II) There is Good Cause for the 402 Park Avenue Plat Amendment because removal of the Lot lines resolves existing issues and allows for future improvements to the site.

The City Council shall make a finding as to Good Cause prior to approving a Plat Amendment.⁸ Land Management Code [§ 15-15-1](#) defines *Good Cause* as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the

⁸ LMC [§ 15-7.1-6\(C\)](#)

character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Staff finds Good Cause for this Plat Amendment as the removal of the Lot Lines removes lot lines under the existing Landmark Historic Site. This Plat Amendment encourages orderly and beneficial Development and complies with Historic Residential – 2A Zoning District Lot and Site Requirements and enables future renovations and redevelopment of the properties to comply with the Land Management Code.

Department Review

The Development Review Committee reviewed this application on August 31, 2021. No issues were raised.

Notice

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on November 3, 2021. Staff mailed courtesy notice to property owners within 300 feet on November 3, 2021. The *Park Record* published notice on November 3, 2021.

LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input prior to the publication of this Staff Report.

Exhibits

Exhibit A: Draft Ordinance

Exhibit B: Block 10 Plat, Park City Survey

Exhibit C: Existing Conditions

Exhibit D: 402 Park Avenue Proposed Plat Amendment

Exhibit E: Applicant’s Statement

Exhibit F: Aerial Context

Exhibit G: Board of Adjustment Approval of 402 Park Avenue Variance (1993)

Ordinance No. 2021-45

**AN ORDINANCE APPROVING THE 402 PARK AVENUE PLAT AMENDMENT,
LOCATED AT 402 PARK AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 402 Park Avenue petitioned the City Council for approval of the 402 Park Avenue Plat Amendment to create one Lot of Record; and

WHEREAS, on September 29, 2021, the *Park Record* published notice for the Planning Commission public hearing; and

WHEREAS, on September 29, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission public hearing; and

WHEREAS, on September 29, 2021, the *Park Record* published notice for the City Council public hearing; and

WHEREAS, on September 29, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the City Council public hearing; and

WHEREAS, on October 13, 2021, the Planning Commission reviewed the proposed 91 & 95 King Road Plat Amendment and held a public hearing; and

WHEREAS, on October 12, 2021, the Planning Commission forwarded a positive recommendation for City Council's consideration on November 18, 2021; and

WHEREAS, on November 18, 2021, the City Council reviewed 91 & 95 King Road Plat Amendment and held a public hearing; and

WHEREAS, the 402 Park Avenue Plat Amendment is consistent with the Park City Land Management Code, including Chapters 15-2.3, and Sections 15-7.3-2 and 15-7.3-3.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. APPROVAL. The 402 Park Avenue Plat Amendment is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On September 22, 2021, the Planning Department received a complete Plat Amendment Application.

2. The property is located at 402 Park Avenue.
3. 402 Park Avenue is described by metes and bounds and include Lots 31 and 32, Block 10, the Park City Survey. PC-162-A.
4. 402 Park Avenue was constructed across Lot lines.
5. The current configuration of these lots has been in place since 1899.
6. Prior to 1979, 402 Park Avenue was in the R-1 Zoning District.
7. From 1979 to 1983, the property was in the HR-2 Zoning District.
8. From 1983 to 2000, the property was in the HR-2 Zoning District, and the Historic Transition Overlay (HTO).
9. Since 2000, the property has been in the HR-2A Zoning District.
10. In addition to creating two Lots, this Plat Amendment accommodates the dedication of King Road, a Public Right-of-Way.
11. On June 29, 1993, the Board of Adjustments granted 402 Park Avenue Variances for Rear and Side Setbacks of the Detached Accessory Garage.
12. The Applicant proposes the 402 Park Avenue Plat Amendment to create an 3,893 square foot Lot in the Historic Residential – 2A Zoning District.
13. The proposed Plat Amendment complies with the purposes of the Historic Residential – 2A Zoning District.
14. The proposed Subdivision complies with the Lot and Site requirements for the Historic Residential – 2A Zoning District.
15. The proposed Subdivision complies with Land Management Code Section 15-7.3-2, as outlined in the staff report, and conditioned below.
16. The proposed Subdivision complies with Land Management Code Section 15-7.3-3, as outlined in the staff report, and conditioned below.
17. Plat Amendments shall be reviewed according to Section 15-7.1-6 Final Subdivision Plat and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Conclusions of Law

1. There is Good Cause for this Subdivision because the removal of the Lot lines resolves existing issues, and encourages orderly and beneficial Development to comply with the Land Management Code.
2. The Subdivision complies with Land Management Code Chapters 15-2.3, as well as Sections 15-7.3-2 and 15-7.3-3.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one years, this approval

will be void, unless the applicant submits a request for an extension in writing prior to the expiration date and an extension is granted by the City Council.

3. The plat shall note that fire sprinklers are required for all new construction, to be approved by the Chief Building Official. Interior and exterior fire sprinkler systems may be required by the Park City Fire District at the time of Building Permit review.
4. Any additions to the existing Structures and all new Structures must comply with the required Setbacks of the Zoning District.
5. The property is not located within the Soils Ordinance and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
6. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
7. All Significant Vegetation that is removed shall be replaced in kind.
8. Existing natural drainage shall be maintained. Future improvements to the hardscape of the property should include porous paving or the removal of hardscape in order to abate surface water runoff and heat island effect.
9. Site plans and Building designs shall resolve snow release issues to the satisfaction of the Chief Building Official.
10. Lot drainage shall be laid out to provide positive drainage away from the Single-Family Dwelling in accordance with the International Building Code.
11. All disturbed areas on the Lot shall be covered with topsoil and revegetated.
12. No cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land or left or deposited on the Lot at the time of a Certificate of Occupancy.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 18th Day of November, 2021.

PARK CITY MUNICIPAL CORPORATION

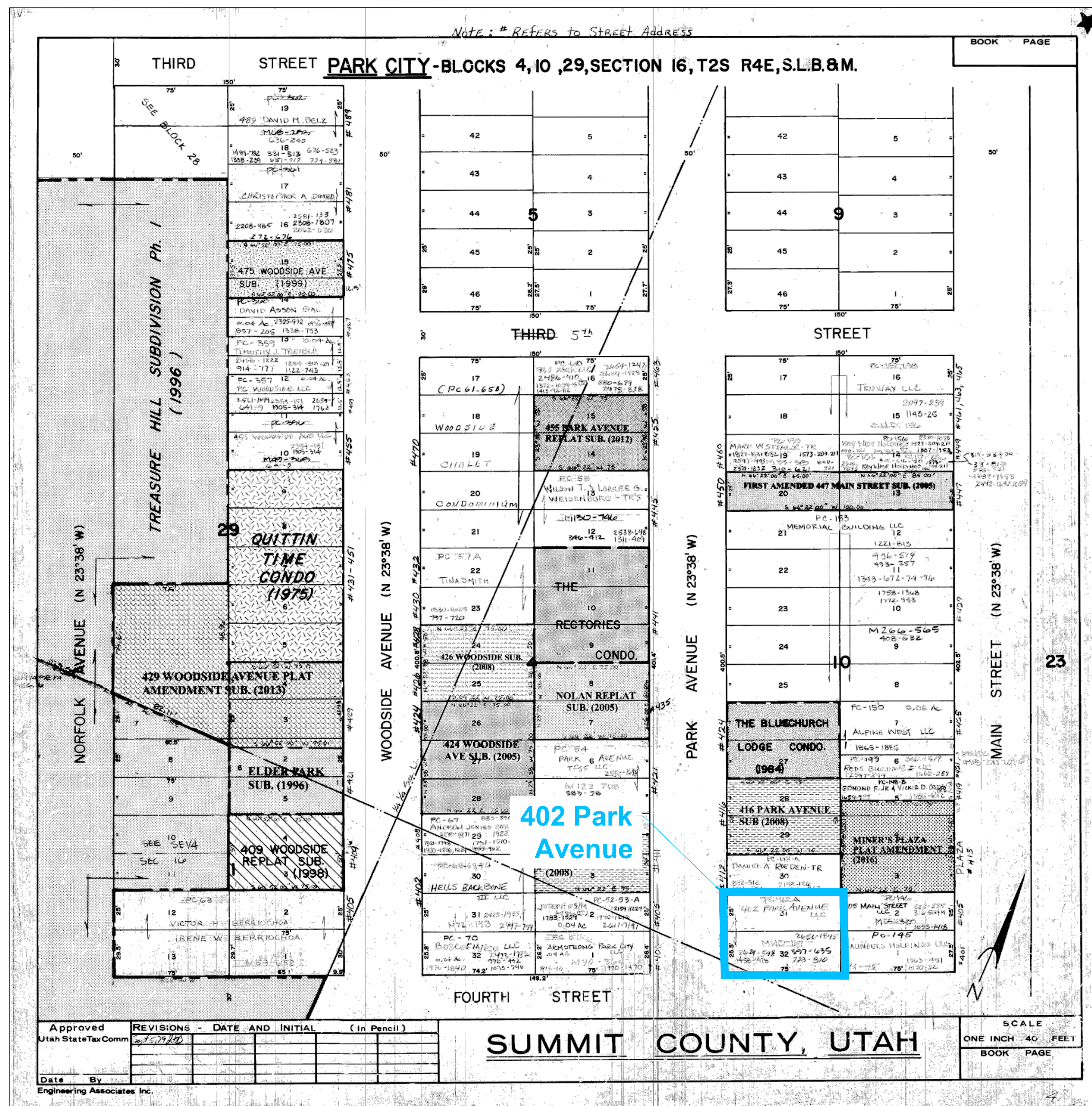
Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney's Office



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



LEGAL DESCRIPTION

NARRATIVE/NOTES

- ## REVISIONS

LEGEND

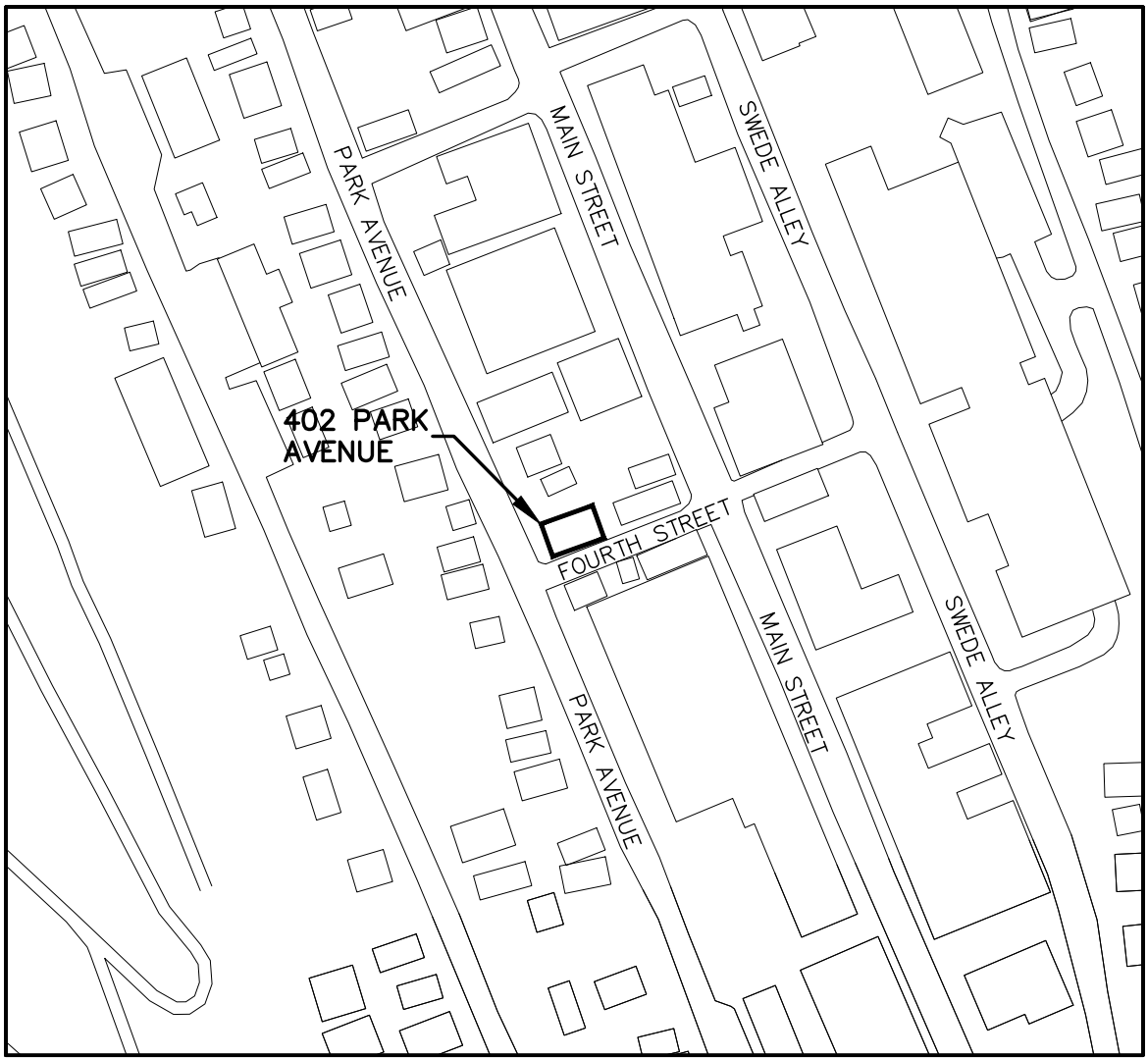
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STAFF:
CHARLES GALATI
TOM LUND
SAM GALATI
BRANDON HOXER

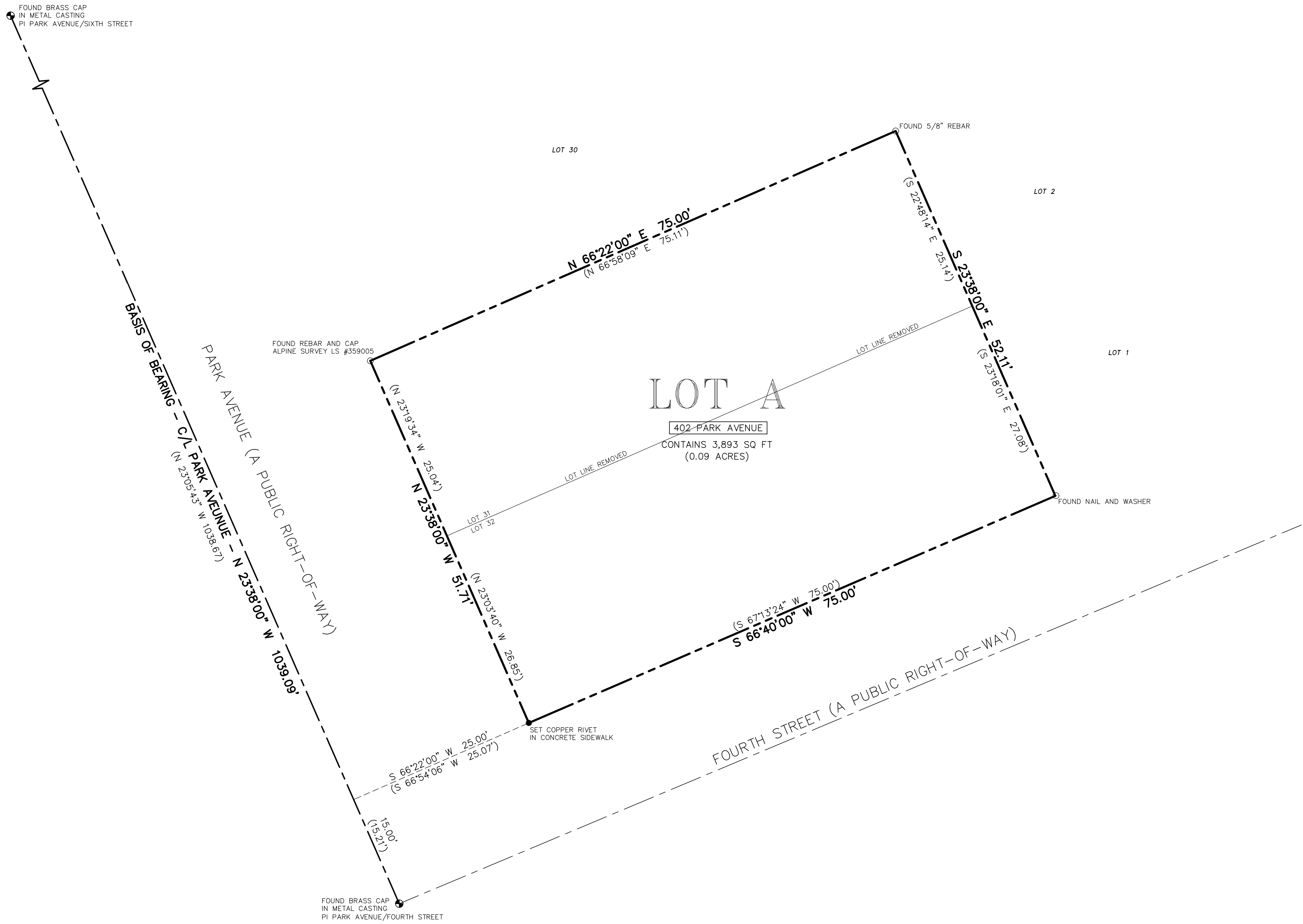
FOR: PERRY MARTIN
JOB NO.: 03-06-21

FILE: X:\ParkCitySurvey\dwg\srv\srvy2021\030621 - 402 Park Ave\030621 - 402 Park Av.dwg

SHEET
1
OF
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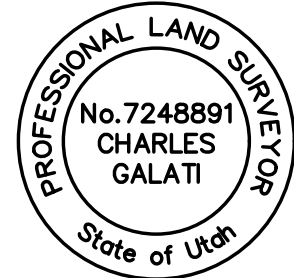


VICINITY MAP
N.T.S.



402 PARK AVENUE PLAT AMENDMENT

BLOCK 10, PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 402 PARK AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 31 & 32, Block 10, Amended Plat of the Park City Survey, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 402 PARK AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this _____ day of _____, 2021.

402 Park Avenue, LLC, a Utah limited liability company

By: _____
Geraldyn White Dreyfous
Manager

ACKNOWLEDGMENT

STATE OF _____)

: ss.

COUNTY OF _____)

On this _____ day of _____, 2021, Geraldyn White Dreyfous personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of 402 Park Avenue, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the 402 PARK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

Printed Name _____

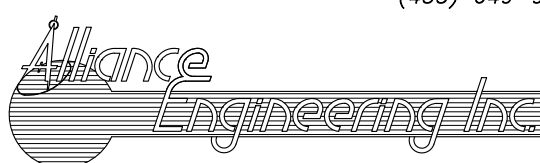
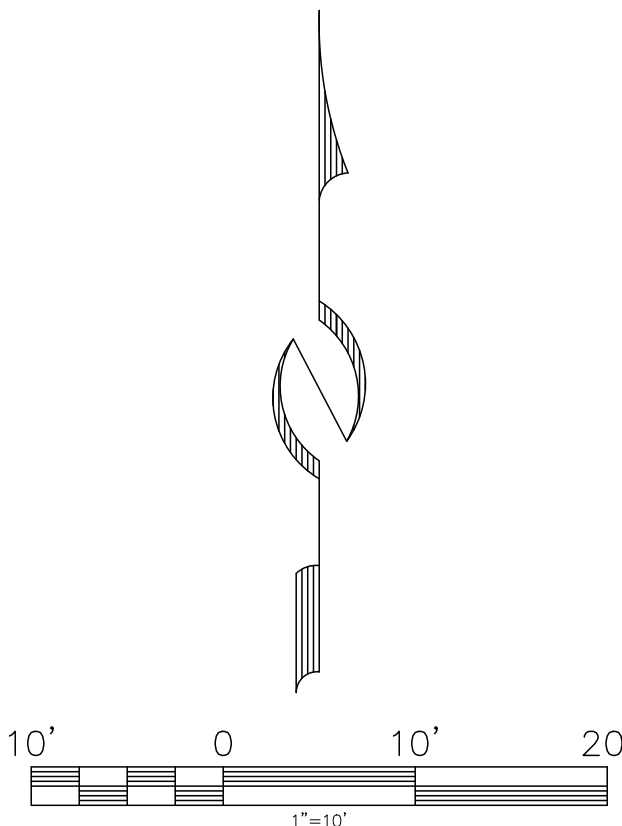
Residing in: _____

My commission expires: _____

Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
- A Parking Easement and Agreement, signed in counterparts, recorded July 8, 2002, as Entry No. 624202 in Book 1458 at Page 1979 and recorded July 9, 2002, as Entry No. 624470 in Book 1459 at Page 710, affects this property.



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SHEET 1 OF 1

7/29/21 JOB NO.: 3-6-21 FILE: X:\ParkCitySurvey\dwg\sr\plat2021\030621.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021
BY _____ ENGINEERING DEPARTMENT

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2021
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021
BY _____ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021
BY _____ PARK CITY RECORDER

PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2021
BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____

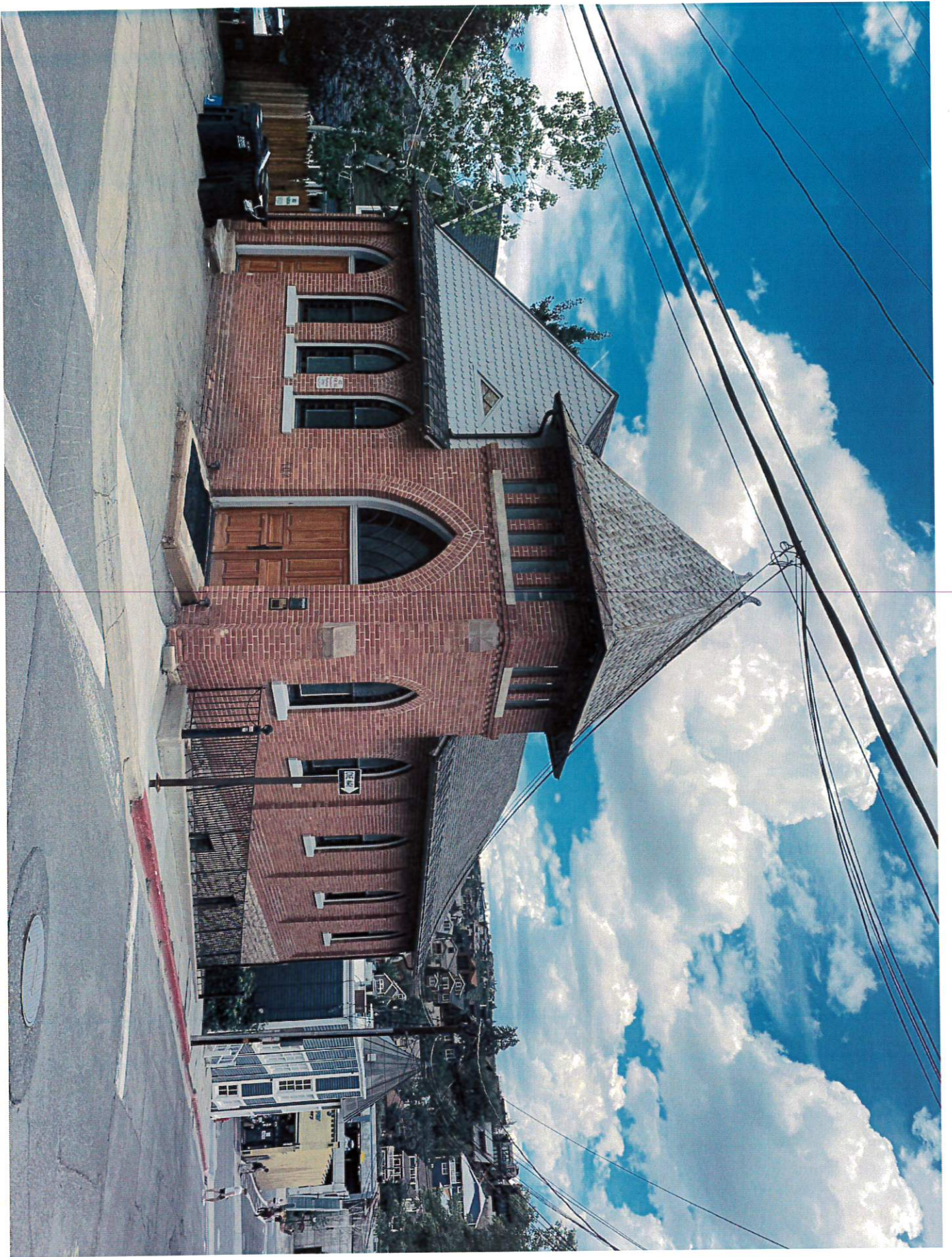
PARK CITY SURVEY, BLOCK 10,
LOTS 31 and 32

(402 Park Avenue)

July 27, 2021

PROJECT INTENT

The property at 402 Park Avenue is in Block 10, Park City Survey and consists of Lots 31 & 32 and is currently occupied by a single family residence and an accessory structure. The single family residence is unusual since it was once the Park City Community Church constructed in 1899. The accessory structure consists of a garage on the first floor and a bedroom and bathroom on the second floor. The primary current plan is to modify the accessory structure to include a kitchen and living area. The owner is submitting this plat amendment application with the goal of removing the internal lot line common to Lots 31 & 32 and creating a single-lot of record to enable the modification of the accessory structure to proceed.



402 Park Avenue - front - looking northerly



402 Park Avenue - front - looking easterly



402 Park Avenue - rear - looking northwesterly



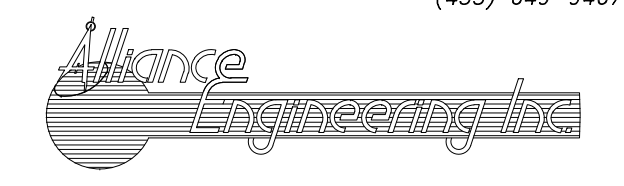
402 Park Avenue - rear - looking southwesterly



402 Park Avenue - side - looking easterly



402 PARK AVENUE

 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: MARSHALL KING BRAYLON ROSE	AERIAL PHOTOGRAPH 402 PARK AVENUE BLOCK 10, LOTS 31 & 32 FOR: GERALYN WHITE DREYFOUS JOB NO.: 3-6-21 FILE: X:\ParkCitySurvey\dwg\Exhibits\402 Park Ave aerial.dwg	SHEET 1 OF 1
	DATE: 7/21/2021			



Approved 6/29/93
(date)
Denied _____
(date)

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060
(801) 645-5021

Application # 90364
Receipt # 12556

VARIANCE OR NONCONFORMING USE

APPLICATION FOR: _____

PROJECT INFORMATION

Name: _____
Address or Location: 402 Park
Legal Description: _____

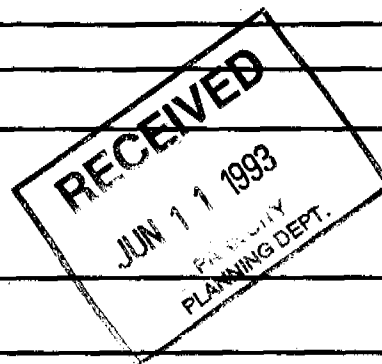
APPLICANT (check one)

() Owner () Optionee () Buyer (☒) Agent () Other

Name: DAVID A. BECK
Mailing Address: 2300 LUCKY JOHN DR.
PARK CITY, UT. 84060
Telephone Number: 649-7448

OWNER(S) OF RECORD

Name: MICHAEL LEVINSON
Mailing Address: 1203 LOS TRANCOS ROAD
PORTOLA VALLEY CALIFORNIA 94028
Telephone Number: 415-854-5560



***** DO NOT WRITE BELOW THIS LINE *****

Application Accepted: _____ (initials)
Project Planner: _____ (name)
Complete Checklist: _____ (initials)

Additional Information
Requested:

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party who the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application.

The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

Signature of Applicant: [Signature] Date: 6/8/95

Name of Applicant: MICHAEL LEONATHAL
(please print or type)

Mailing Address: 1203 LOS TRANCOS Road

Portola Valley, Calif 94028

Telephone Number: 415-854-5560

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant: [Signature] MICHAEL LEONATHAL
(please print or type)

Mailing Address: 1203 LOS TRANCOS Rd

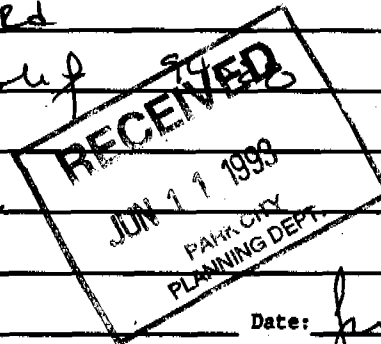
Portola Valley, Calif

Street address/legal description of subject property: _____

402 Park Ave

Park City

Signature: [Signature] Date: June 8, 1997



If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

VARIANCE/NONCONFORMING USE FACT SHEET

DESCRIPTION

Existing zoning: HR-2 HTO

Current use of property: _____

Application is for a: (check one)

() variance () modification to a nonconforming use

Proposal is for: _____

Is the application pertaining to an existing historic structure? (check one)

() yes () no

Existing setbacks: _____ (ft. front) _____ (ft. rear)

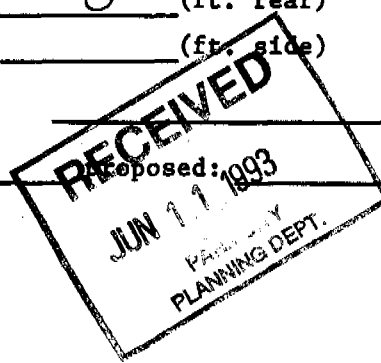
_____ (ft. side) _____ (ft. side)

Proposed setbacks: _____ (ft. front) 0 (ft. rear)

_____ (ft. side) _____ (ft. side)

Property area: _____ (acres) _____ (square feet)

Number of parking spaces required: _____



APPLICATION REQUIREMENTS

_____ Completed application form

_____ Review fees paid

_____ Names and mailing addresses and stamped and addressed envelopes for property owners within 300'

_____ 3 complete sets of all plans submitted

_____ Copies of any other applications under review

_____ Written statement provided addressing the specifics of the request, the nature of the appeal, and in response to the review criteria used to evaluate the application

Beck CONSTRUCTION INC.

"DISTINCTIVE CREATIONS FROM SKETCH TO KEY"

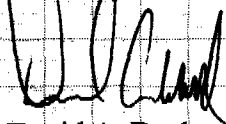
June 11, 1993

Park City Planning Committee
445 Marsac Ave.
P.O. Box 1480
Park City UT 84060

To Whom it May Concern:

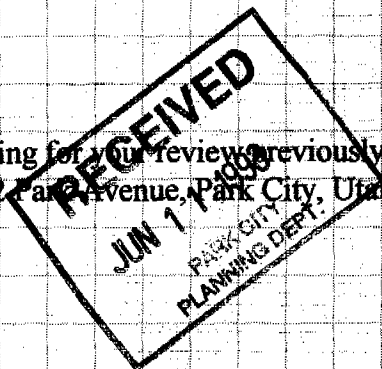
Please be advised that we are re-submitting for your review previously approved drawings for Mr. Michael Levinthal, 402 Park Avenue, Park City, Utah.

Sincerely



David A. Beck
Beck Construction, Inc.

DB/jm



RECEIPT
**PARK CITY
MUNICIPAL
CORPORATION**

P.O. BOX 1480
PARK CITY, UTAH 84060
PHONE 645-5030

DATE 6/11/93

REC'D FROM Beck Const

UF ☐ GF ☐ CASH ☐
FUND ☐ CHECK ☐

200 00

WATER SERVICE
SEWER SERVICE
BUSINESS LICENSE
FINES
MISC. REVENUES

Variance

200 00

BUILDING PERMIT
PLAN CHECK FEES
CONNECTION FEE
1 % STATE
WATER DEV.
METER
IMPACT
ELECTRICAL
PLUMBING
MECHANICAL
SIGN PERMIT

12556

REC'D BY HRJ

17231

BECK CONSTRUCTION CO. 10-78
DAVID A. BECK
2300 LUCKY JOHN DRIVE 649-7448
PARK CITY, UT 84060



31-1/1240

JUNE 11 19 93

PAY TO THE ORDER OF PARK CITY MUNICIPAL CORP. \$ 200.00
TWO HUNDRED & NO/100s DOLLARS

First Security Bank
First Security Bank of Utah
P.O. Box 1660
Park City, Utah 84060

⑆017231⑆ ⑆124000012⑆038 00103 48⑈

THIS CHECK IS DELIVERED FOR PAYMENT
ON THE FOLLOWING ACCOUNTS.

LEVINTHAL

TOTAL
DISCOUNT
AMOUNT OF CHECK



Department of Community Development
Engineering • Building Inspection • Planning

June 16, 1993

NOTICE TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a variance in your neighborhood as described below. The Board of Adjustment will review this proposal at their meeting of **June 29, 1993** at 5:00 P.M. in the Main Floor Conference Room at City Hall (the Marsac Building) at 445 Marsac Avenue.

Project Description: Request for rear setback variance from ten feet to zero feet

Applicant: David Beck for Michael Levinthal

Project Location: 402 Park Avenue

If you have any questions or comments regarding the variance, please contact this office at (801) 645-5021 during normal business hours. You are invited to attend the meeting and address the Board of Adjustment members with your comments and questions, or send them to the Planning Staff and we will forward them for you.

Sincerely,

A handwritten signature in cursive script that reads "Susan Lykes".

Susan Lykes
Planner II

AUMAN HANS C
7742 EAST 3545 SOUTH
SALT LAKE CITY UT 84121

BAMBERRY RICHARD & CHRISTY
709 SOUTH ATLANTIC AVE
COCO BEACH FL 32931

BERNSON NEAL
4406 HOLIDAY BLVD
SALT LAKE CITY UT 84124

BERRIOCHOA VICTOR H & IRENE W
P.O. BOX 315
PARK CITY UT 84060

BLOOM CAROLYN C
P.O. BOX 310
PARK CITY UT 84060

BRADLEY CAROL
P.O. BOX 1296
PARK CITY UT 84060

BROWN WILLIAM H & SUSANNE M
2543 KENSINGTON AVE
SALT LAKE CITY UT 84106

CARLSON THOMAS A J
P.O. BOX 3183
PARK CITY UT 84060

CARNAHAN ROBERT D
P.O. BOX 2051
PARK CITY UT 84060

CONRAD JOHN T
11802 YATESFORD ROAD
FFX STATION VA 22039

COSTARAS CONSTANTINE
4763 ELMWOOD AVE
LOS ANGELES CA 90004

CRANDELL JOHN R
P.O. BOX 940
PARK CITY UT 84060

DEEBEN OPAL & HARRY
P.O. BOX 776
PARK CITY UT 84060

DEMKOWICZ JOHN & MARY F
P.O. BOX 695
PARK CITY UT 84060

DUMKE EZEKIEL R JR TRUSTEE
2285 COTTONWOOD CIRCLE
SALT LAKE CITY UT 84117

DUSSER ALEXANDER & MIREILLE
P.O. BOX 2399
PARK CITY UT 84060

ENLOE WILLIAM & GERALDINE
P.O. BOX 456
PARK CITY UT 84060

FLICKINGER JR WILLIAM B
C/O BLUE CHURCH LODGE UNIT D
9106 MILL CREEK LANDING
GREAT FALLS VA 22066

FRANDSEN ALAN D
365 DENVER STREET
SALT LAKE CITY UT 84111

FUEGI HANS & SALLY
P.O. BOX 3599
PARK CITY UT 84060

GARCIA MELVA
9310 WILLOWBROOK DRIVE
SUN CITY AZ 85373

GILOMEN JERRY L
C/O TOM GILOMEN
P.O. BOX 4555
PARK CITY UT 84060

GILOMEN JERRY L & SUSAN
C/O EDWARDS & MCCOY
P.O. BOX 4555
PARK CITY UT 84060

GINDOFF LYDIA
555 WARNER AVE
LOS ANGELES CA 90024

HALES JESSIE G
P.O. BOX 593
PARK CITY UT 84060

HIGGINSON & SMITH
C/O DON R HIGGINSON
2953 WILDFLOWER CT #34
PARK CITY UT 84060

HOPKINS PAMALYN
3601 EAST COVE POINT DRIVE
SALT LAKE CITY UT 84109

HURD THOMAS L & PAULA
304 BURR ROAD
COMMACK NY 11725

JD MCNIEL CONSTRUCTION INC
1093 WEST 2070 NORTH
SALT LAKE CITY UT 84116

JENKINS BRIAN LEE
P.O. BOX 1271
PARK CITY UT 84060

KERR MATT JAMES
1757 OAKRIDGE DRIVE
SALT LAKE CITY UT 84106

KOROGI CATHERINE B
C/O CATHERINE MARTIN
678 EAST FIRST AVENUE
SALT LAKE CITY UT 84103

LAPAY KATHERINE A
P.O. BOX 2119
LAJOLLA CA 92037

LEWIS ROBERT J & JUDITH C
10381 MAIN STREET
FAIRFAX VA 22030

LINTNER MARION R
P.O. BOX 64
PARK CITY UT 84060

MAYER JACK RANDOLF
2365 BLAINE CIRCLE
SALT LAKE CITY UT 84108

MCDONALD ANDREW
316 KENNY STREET
EVANSTON IL 60202

MCPHERSON ARCHIE
9114 SANTAYAWA DRIVE
FAIRFAX VA 22031

MILETI CARMEN
P.O. BOX 2976
PARK CITY UT 84060

MORRISON DAVIS
2760 ATLANTIC AVE
LONG BEACH CA 90806

MOULIN JAMES B
P.O. BOX 4076
PARK CITY UT 84060

NEWMAN JOHN H
P.O. BOX 371
PARK CITY UT 84060

NEWMAN JOHN
3584 TIOGA WAY
LAS VEGAS NV 89109

NITSE GEORGE
P.O. BOX 651273
SALT LAKE CITY UT 84165

OSWALD LYNN
P.O. BOX 998
PARK CITY UT 84060

PARK CITY ENTERTAINMENT CENTE
P.O. BOX 3118
PARK CITY UT 84060

PARK CITY MUNICIPAL CORP
P.O. BOX 1480
PARK CITY UT 84060

PARKS MELANIE
P.O. BOX 2497
PARK CITY UT 84060

REDEVELOPMENT AGENCY PARK CIT
P.O. BOX 1480
PARK CITY UT 84060

REED HARRY F ETAL
P.O. BOX 512
PARK CITY UT 84060

RESOLUTION TRUST CORP
1515 ARAPAHO ST
TOWER 3, SUITE 800
DENVER CO 80202

ROBERTS RICHARD
351 NORTH 300 WEST
BOUNTIFUL UT 84010

SAUNDERS BARNEY R
P.O. BOX 3418
PARK CITY UT 84060

SCOTT JEFFREY K.
P.O. BOX 176
PARK CITY UT 84060

SHAW STEVEN
P.O. BOX 682134
PARK CITY UT 84068

STADLER HIKE
3194 KATE VERDI
COSTA MESA CA 92626

STRIKWERDA BRETT
P.O. BOX 4164
PARK CITY UT 84060

TOLY MARY LOU
P.O. BOX 489
PARK CITY UT 84060

TRAEGER & ASSOCIATES
4255 PARK VIEW DRIVE
SALT LAKE CITY UT 84124

TYDINGS RONALD W
C/O RICHARD A PARTLETT
P.O. BOX 406
CHATILLY VA 22021

URIARTE LEON
P.O. BOX 518
PARK CITY UT 84060

URIARTE JOE & SHIRLEY
P.O. BOX 505
PARK CITY UT 84060

VIE RETREAT INC
P.O. BOX 3989
PARK CITY UT 84060

VNO ASSOCIATES
3195 TERRACE VIEW CIRCLE
SALT LAKE CITY UT 84109

WARD RICHARD E
1300 PICKARD DR
ROCKVILLE MD 20850

WILKINS AMY
P.O. BOX 4044
PARK CITY UT 84060

WILLIAMS L RANDOLPH
P.O. BOX 10000
MCLAIN VA 22102

WRIGHT FRANCIS M JR & DONNA K
8208 SIMINOLE STREET
PHILIDELPHIA PA 19118

MEMORANDUM

To: FILE - 402 Park Avenue, Request for Variance
From: Sharon Bauman
Date: January 24, 1994

The original file is missing and this file contains copies of the Board of Adjustment staff report, findings and order, and minutes. Additionally, some engineering department correspondence is included.

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

January 10, 1994

Beck Construction
2300 Lucky John Dr.
Park City, Utah 84060

Re: 402 Park Ave.(Right-of-Way Permit # 102193A)

Dear Sirs:

Your concrete work to date on 4th Street looks good. It looks like an improvement.

Although the remaining asphalt work cannot be permanently done until after April 15, 1994, please replace the street sign post, (with signs) on 4th Street and Main Street as soon as possible. Please call 645-5020 to schedule an inspection at least 24 hrs. in advance of the work. Your Right-of-Way Permit has expired, but we will not ask you to up-date it for this portion of the work. However, before you do any additional work in the Right-of-Way, please get an extension for the Permit by contacting our office.

Thank you for your continued cooperation.

Sincerely,



Eric W. DeHaan, P.E.
City Engineer

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

November 1, 1993

Mr. Pat Budnick
Beck Construction
2300 Lucky John Drive
Park City, Utah 84060

Re: 402 Park Avenue garage

Dear Pat:

As you know, Park City has issued a building permit for the garage building on 4th Street behind 402 Park Avenue. Park City has also issued a street cut permit for the storm drain work in 4th Street necessary to provide proper drainage away from the garage.

I am very disturbed by your apparent lack of progress on the work within 4th Street. The excavation for the storm drain heavily affects Main Street businesses. The lack of progress is intolerable.

Occupancy of the 402 Park Avenue garage will depend on satisfactory repairs to 4th Street, which will be very difficult to accomplish if the weather gets any colder or if it snows.

Please take whatever steps are necessary to finish the storm drain immediately.

Respectfully submitted,



Eric W. DeHaan, P.E.
City Engineer

EWDH/scb

Strachan, Dean Berrett, Tom Sedgewick and Mike Eberlein voted in favor of the motion. Steve Deckert abstained. The motion carried.

Conditions of Approval:

1. The approval is for setback reduction only; the project must also receive approval from the Historic District Commission and the Building Department.
2. No part of the new structure may encroach into the twenty-foot right-of-way.

Agenda Item #3

Request for relocation and expansion of a nonconforming structure into the side setback at 145 Daly Avenue - Rosemary Sweeney

Planner Susan Lykes stated that the request had been withdrawn by the applicant prior to the meeting.

Agenda Item #4

Request for a rear setback variance from 10 ft. to 0 ft. at 402 Park Avenue - David Beck for Michael Levinthal

Planner Susan Lykes introduced the applicant and representatives, Mike Levinthal, David Beck and Pat Budnick of Beck Construction and Steve Swanson.

Planner Lykes briefly reviewed the staff report and reminded the Board that it had previously granted a rear setback of zero on this property for a one story structure. That variance expired and the previous owner then requested a variance for a two story structure, although the staff was prepared to oppose that request based upon factors outlined in the Staff Report and the request was withdrawn.

Planner Lykes explained that the current applicant was Mike Levinthal who had recently purchased the property. She stated that Mr. Levinthal would like to construct a two story structure (a garage with an exercise/family room above) and has requested a setback reduction in the rear to allow for construction of drainage ways between the garage and the 401 Main Street building. Staff, again, would not support the two story structure, but would support a one story structure.

Planner Lykes explained the lot was slightly larger than two standard Old Town Lots and the Land Management Code was amended in

March, 1993, to require increased setbacks on larger lots. The side setbacks for this lot must total 15 feet and because the building is two feet from the property line on the south, the remaining setback must be made up on the north side. The portion of the proposed addition which is intended for storage will encroach into the setback on the north and the applicants also need a side setback variance for that portion. She stated that the Staff would not support the variance for the storage area.

Planner Lykes stated the Staff felt that denying a setback variance for the second story above the garage and for the storage area would not constitute a hardship because uses that would occur in those two areas could be accommodated inside the building. She stated that the Staff could make findings as outlined in the Code for the garage addition.

Board Member Strachan requested further explanation of the Staff's opposition to the storage area. Ms. Lykes explained that a sideyard variance would be needed for the storage area and that type of use could occur within the existing structure. It would not create a hardship if they denied the request.

Mike Levinthal, applicant, explained that it would be an outdoor storage closet for the BBQ, etc. He explained that there was no extra storage area within the house. He stated that the storage area would be approximately six by thirteen feet.

Planner Lykes reported that the Staff had received input from Carolyn Bloom which was included in the Staff Report. Ms. Bloom was also concerned because Mr. and Mrs. Saunders, adjacent property owners, were out of town so the Staff included their comments from previous hearings on this property in the Staff Report.

Planner Lykes reiterated the Staff's position in support of a one story garage, but not two stories. Mr. Levinthal offered to record a deed restriction about the use of the second story and would be willing to construct it with a flat roof, but she indicated she was not certain that the Historic District Commission would approve a two story flat roof in this location. She indicated that the Staff supported a reduction to a three foot setback, rather than a zero setback, because the drainage channel could be accommodated within the setback. She reviewed the conditions of approval in the Staff Report.

Mike Levinthal explained that the church structure was a single floor with a loft area, and it did not contain any "family" living space. He stated his intent was to build a family/recreation/media room above the garage and he clearly did not want a rental unit in that space.

Chair Steve Deckert recalled that the Board granted the previous approval because they felt that providing off-street parking was a benefit to the site and to the community. He commented that if the house already provided off-street parking and the owner requested a zero setback in order to expand the house the Board would deny it. He did not see any community benefit from adding additional square footage to the garage.

Board Member Dean Berrett commented that the Board was considering granting a variance into a setback and concurrent with that they were discussing how to fill the volume within the setback variance. He questioned whether it was within the Board's purview to determine what could be put within that space or if that was a gray area between the Board of Adjustment and the Historic District Commission.

According to Planner Lykes, the Staff's position was that the Board should consider the use when they were reviewing a variance request under the criteria in the Land Management Code. The Board should consider whether the denial of a variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone. To the Staff that translates into "use" and the Staff believes that the garage meets the criteria and the upstairs space does not. She explained that the Staff did not believe that a denial would constitute a hardship.

Board Member Berrett expressed concern about the Board granting a variance for a two-story structure that the Historic District Commission might deny. Planner Lykes felt that if a variance were granted for two stories, it would set the parameters for the Historic District Commission's review in terms of building, height and bulk.

Board Member Sedgwick questioned why the government should dictate what people do as long as the use was not going to harm anyone. Planner Lykes responded that the findings in the Code were clear and, as opposed to looking at the benefit or harm to the community, the Staff was looking at it under the hardship provisions.

Dan McCann, tenant in Carolyn Bloom's house on 4th Street, felt that adding living quarters above the garage was unnecessary. He stated that a second story addition would block his sunlight.

Board Member Mike Eberlein verified that the size of the addition did not present a problem. He stated that he supported the applicant's request for a two story structure and felt that if a new building was going to be built, the applicant should get some use out of it.

Board Member Dean Berrett asked if an addition would affect the structure's standing on the Historic District Register. Planner Lykes stated that the garage would not constitute an addition because it was detached, and the HDC would review it as new construction.

Mr. Berrett felt there was no question that providing additional off-street parking in a very dense area provided an advantage to the community. He expressed support for the Historic District Commission's efforts to preserve the historic community, but he was also concerned about the issue of property rights. However, in this situation a variance must be granted to construct the improvement and he was not sure if the Board should also allow the additional use.

Board Member Sedgwick noted that even if the Board granted an approval, the Historic District Commission could deny the request based on the design. He stated that the HDC kept "Park City looking like Park City", and it was their purview to review the design and materials, etc.

Board Member Strachan questioned whether in order to grant the parking space, the Board should simultaneously grant additional living space.

David Beck, contractor for the applicant, commented that Ron Ivie, Chief Building Official, was concerned about snow shedding off of the garage onto the back of the Saunders' building and felt it would be more workable to have a flat roof, although he did not know if that design would be approved by the Historic District Commission.

Dan McCann, neighbor, asked how the Board quantified harm to neighbors and community. Chair Deckert responded that health, safety and welfare issues were primarily what the Board considered, although it did not preclude them from considering loss of solar access, sight lines or view corridors.

Chair Steve Deckert stated that the issue was whether or not the Board felt they should regulate the degree to which a variance was utilized.

MOTION: Gordon Strachan moved to APPROVE the staff recommendation. Dean Berrett seconded the motion and requested that the Staff review the recommendation.

Planner Lykes reviewed the recommendation to approve a reduction in the rear setback at 402 Park Avenue from ten feet to three feet for a one story structure with no reduction in the side setback. She reviewed the five proposed conditions of approval and stated they

could add a maximum height restriction so there would be no question that the building was one story in height.

Mr. Berrett asked if they should indicate the use, i.e., the structure will be used for parking. Ms. Lykes stated they could modify the language to indicate the approval was for a one story garage. Mr. Levinthal stated that if the approval was for one story it eliminated his use.

VOTE: Gordon Strachan, Steve Deckert favored the motion. Mike Eberlein, Tom Sedgwick and Dean Berrett voted against. The motion was not approved.

MOTION: Tom Sedgwick moved to APPROVE a variance as follows: a reduction of the rear setback to three feet, a side yard setback of five feet to allow the construction of the entire storage unit as shown on the plan, and a two story structure as requested by the applicant, subject to the five conditions of approval recommended by the Staff. Mike Eberlein seconded the motion. Tom Sedgwick, Mike Eberlein and Dean Berrett voted in favor of the motion. Steve Deckert, Gordon Strachan opposed the motion. The motion carried.

Conditions of Approval:

1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.
2. The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.
3. The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.
4. The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.
5. The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.

MOTION: Tom Sedgwick moved to ADJOURN the meeting at 6:35 P.M. Gordon Strachan seconded the motion which was unanimously approved.

Approved: _____

Chairman

Date: 8-9-93

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

July 30, 1993

Mike Levinthal
1203 Los Trancos Road
Portola Valley, California 94028

Dear Mr. Levinthal:

Enclosed are the Findings and Order for your request for a rear setback variance from ten feet to three feet, a sideyard setback of five feet to allow the construction of the storage unit, and a two story structure at 402 Park Avenue as heard before the Board of Adjustment on June 29, 1993.

Please note that said Order is to expire six months from the dating of this Order (January 30, 1994).

Sincerely,



Anita Sheldon
City Recorder

THE BOARD OF ADJUSTMENT
PARK CITY, SUMMIT COUNTY, UTAH

IN RE: Request for rear setback variance from ten feet to zero feet 402 Park Avenue

Petition #V93064

) Findings of Fact
) and Order

The Board of Adjustment of Park City, Utah met on Tuesday, June 29, 1993 for a regularly scheduled and noticed meeting. After determining that a quorum of members of the Board were present, the Board conducted its scheduled business. Among the petitions heard by the Board was the above entitled petition.

After hearing all interested parties and considering all relevant facts, the Board of Adjustment APPROVED the request for a variance request for rear setback variance from ten feet to three feet, a side yard setback of five feet to allow the construction of the storage unit as shown on the plan, and a two story structure at 402 Park Avenue based upon the following findings and conditions:

FINDINGS:

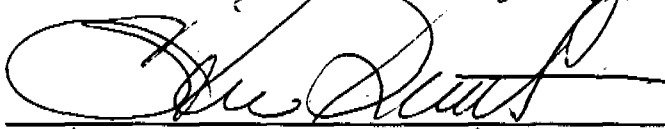
- (a) The denial of the variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone, and
- (b) The deprivation results from conditions on the property, including irregular lot size, lot shape, access, presence of easements or rights-of-way across the property including non-platted but existing public streets, or similar factors not of general application to other properties in the zone, and not from conditions created by the applicant, and
- (c) The granting of the variance would not be detrimental to the public health and safety or contrary to the comprehensive plan for the City, and strict adherence to the letter of the Code will cause hardships, the imposition of which are not necessary in order to carry out the general purpose of the plan.

CONDITIONS:

1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.

2. The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.
3. The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.
4. The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.
5. The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.

Dated this 30th day of July, 1993



Chairperson, Board of Adjustment

PARK CITY PLANNING DEPARTMENT
STAFF REPORT

TO: BOARD OF ADJUSTMENT
FROM: PLANNING STAFF
DATE: 29 JUNE 1993
RE: 402 PARK AVENUE

=====

I. PROJECT STATISTICS

Applicant:	Michael Levinthal
Location:	402 Park Avenue
Proposal:	Variance of rear setback from 10 feet to 0 feet
Zoning:	HR-1
Adjacent Land Uses:	Commercial, Residential
Date of Application:	June 11, 1993
Project Planner:	Susan Lykes
Staff Recommendation:	APPROVE with conditions

II. BACKGROUND INFORMATION

The historic Community Church at 402 Park Avenue was renovated over the past two years and now serves as a residence. The residence has parking on Park Avenue (which encroaches into the right-of-way) but no garage, and the owner of the property has sought to build a garage behind the main structure.

In August of 1991, the Board of Adjustment approved a reduction in the rear setback to zero. The plans at that time showed a one story building with a pitched roof. Because of snow shedding concerns, the pitched roof was an issue with the Board, and the approval was conditioned upon Chief Building Official Ron Ivie's approval of the roof design. The building was intended only as a tandem garage and measured 12 by 42 feet. This variance expired in February of 1992.

As part of the first variance application, the owner had proposed some improvements to the front "yard" of the structure which encroached into the Park Avenue right-of-way. While the right-of-way encroachment is not a Board of Adjustment issue, the staff attached a condition of approval that an encroachment permit must be obtained from the City Engineer for any encroachments into the right-of-way. This condition has been included in the present staff recommendation and is intended as a disclosure.

A second application for a variance was received in July of 1992. This application was also for a ten-foot reduction in the rear

setback, but now was for a two story structure with garage below and living space above. That application was withdrawn based upon the staff's opposition to the proposal. The staff was concerned with augmented snow shedding issues because of the increased height, the potential additional density, impacts of decreased light and air on the adjacent property owners, and the risk of a future inappropriate change in use. In addition, while the staff was confident in making the findings for a garage, the staff did not believe that the second story could fit within the required findings.

The property was recently purchased by Mike Levinthal, who is the applicant on the current proposal.

III. PROJECT DESCRIPTION

The primary structure at 402 Park sits on a 52- by 75-foot lot, slightly larger than two standard old town lots. There are approximately seventeen feet between the rear of the existing structure and the rear property line (see attached survey). The required rear setback is ten feet; the side setbacks must be a total of fifteen feet, with a minimum of five feet on any side. The Board may notice that this is larger than what was required during the first review of the variance application; the Land Management Code was amended in March of 1993 to require increased setbacks on larger lots.

Approximately two parking spaces are available at the front of the building, encroaching into the city right-of-way. Uncovered surface parking could just be accommodated on the rear of the site without a variance.

The owner would like to construct a garage for tandem parking of two vehicles. The only feasible location for the garage is behind the existing structure. Given the required side setbacks and a reduction in the rear setback, a tandem garage would just fit. The current proposal shows the garage three feet from the rear property line. The applicants have asked for a reduction to zero to allow for the construction of drainage ways between the garage and the 401 Main Street building. The garage will be situated so that there is a ten-foot setback on the Fourth Street side and a five foot setback on the opposite side. This meets the required setbacks.

The garage would also have a small ell-shaped addition which would be sited alongside and to the north of the main structure (see attached site plan and elevations). Because of the location of the main structure, the side setback for the ell (on the north) must be approximately twelve feet (to total fifteen feet with the small existing setback on the south side). The applicants did not realize at the time of application that a reduction of the side setback would be required to accommodate the ell; they would like a reduction of the side setback in this location to five feet.

The owner would also like a second story on the garage. The second story would be used as an exercise room, a recreation room for young visitors, and storage space. The roof of the garage would be steep, with a 12/12 pitch.

PUBLIC INPUT STATEMENT:

The property was posted, legal notice published, and letters sent to property owners within 300 feet of the project. The notice included the rear setback reduction request, but not the side setback request.

Carolyn Bloom visited the Planning office and stated that Fourth Street is dangerous in the wintertime and the 402 Park residents will have a difficult time with ingress and egress. She also indicated that the owners of the property behind Mr. Levinthal, Barney and Evelyn Saunders, are out of town until Wednesday. She thought they should have the opportunity to comment.

During the previous applications, Mr. Saunders had voiced his opposition to a variance based upon impacts on his property, including snow shedding, problems with his utility meters, and drainage and flooding. He also thought they would have problems with winter access. City Engineer Eric DeHaan had responded at the time that much of the problem with drainage on Mr. Saunders lot is caused by a curb which overflows. The Uniform Building Code requires that all construction comply with drainage standards; this issue will be reviewed and problems solved at the building permit stage.

IV. ISSUES FOR DISCUSSION

The staff has reviewed the application in depth and continues to support a one-story garage, but not a two-story structure. As outlined above, the staff's opposition to the additional story is based upon added impacts of snow shedding, light and air, density, and a potential change in use. The staff also cannot make finding (a) below which states that the owner would be deprived of a use which is available to others in the zone. The staff firmly believes that the space which would be added on the second story could be accommodated within the existing structure; if the second story were denied, no hardship would exist.

Mr. Levinthal responds to the staff concerns by offering to record a deed restriction on the property limiting the use to those which are incidental to the residential use (i.e., a secondary unit would not be allowed). The owner also has offered to build the structure with a flat roof to alleviate the snow shedding concerns. The staff cautions, however, that the Historic District Commission would most likely deny an application for a two story, flat roofed structure in the residential zone, even given its proximity to the commercial zone.

Based upon the plans which have been submitted, the staff supports a reduction of the rear setback to three feet. Drainage work can legally be located within a rear setback, so a variance is not needed for the last three feet.

The staff does not support a reduction of the side setback. As with the second story, the staff cannot make finding (a) which requires that "denial of the variance would deprive the owner...of the substantial property rights...available to others" in the zone. The staff's position is that the owner should be able to construct a garage, but not the other amenities proposed in conjunction with the garage.

V. STAFF RECOMMENDATION

The staff recommends APPROVAL of the reduction in the rear setback at 402 Park Avenue from ten feet to three feet and recommends that no reduction of the side setback be allowed. The staff's recommendation is based upon the following findings:

- (a) The denial of the variance would deprive the owner of the property in question of the substantial property rights and privileges available to others owning similar property within the same zone, and
- (b) The deprivation results from conditions on the property, including irregular lot size, lot shape, access, presence of easements or rights-of-way across the property including non-platted but existing public streets, or similar factors not of general application to other properties in the zone, and not from conditions created by the applicant, and
- (c) The granting of the variance would not be detrimental to the public health and safety or contrary to the comprehensive plan for the City, and strict adherence to the letter of the Code will cause hardships, the imposition of which are not necessary in order to carry out the general purpose of the plan.

The staff further recommends that the following conditions be attached to the approval.

- 1. The applicant shall apply for an encroachment permit from the City Engineer for any landscaping or improvements which extend into the city right-of-way. The City Engineer shall consider neighborhood impacts, including parking, of such an encroachment.
- 2. The grading and drainage plans shall be reviewed and approved by the City Engineer and Chief Building Official during building permit review.

3. The applicant shall meet all Uniform Building Code and other city requirements as determined by the Chief Building Official.
4. The Chief Building Official and City Engineer shall review and recommend a roof design to the Historic District Commission which minimizes snow shedding concerns.
5. The design of the garage shall be reviewed and approved by the Historic District Commission prior to issuance of building permits.

FIFTH ST.

S 66° 22' W (R)

S 66° 22' W 75.00' (M)

N 23° 38' W 52.24' (R)

25.00'

N 23° 38' W 52.11' (M)

27.11'

LOT 31

S 67° 18' 27" W 53.95'

S 24° 13' 50" E 31.81'

LOT 32

EXISTING BUILDING

N 66° 50' 57" E 54.03'

N 66° 40' E 75.00' (M)

N 66° 40' E 75.00' (R)

15.00'

S 34° 22' 39" E 18.16'

25.00'

S 23° 38' E 51.84' (R)

N 24° 03' 33" W 32.24'

26.72'

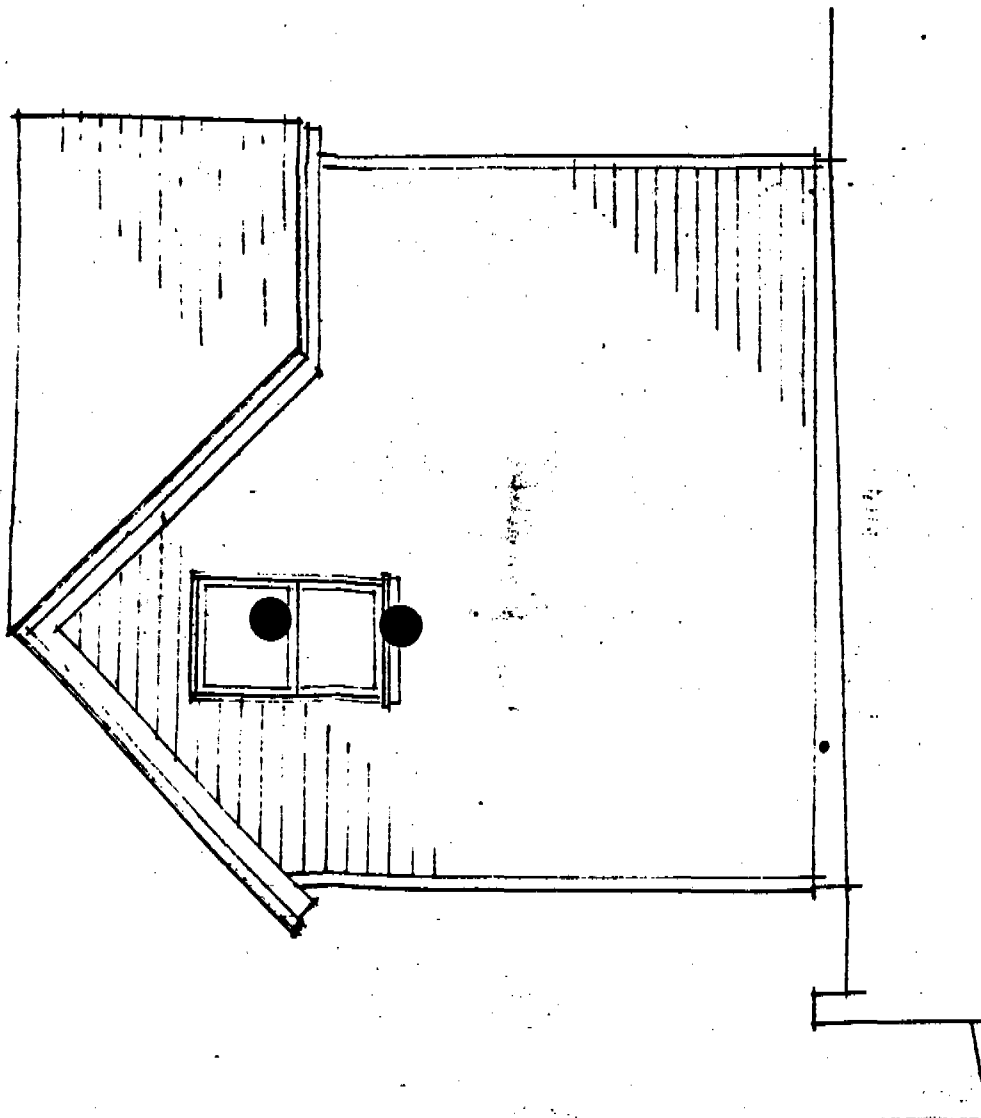
S 23° 38' E 51.72' (M)

25.00'

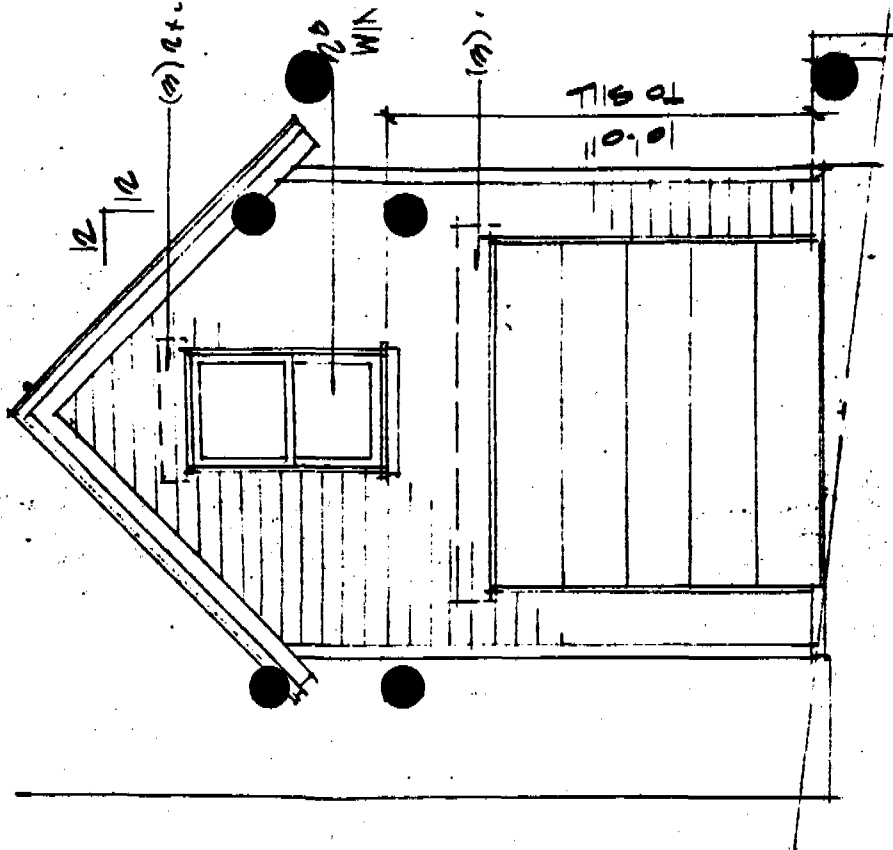
PARK AVE.

S 23° 38' E 1039.08' (R)

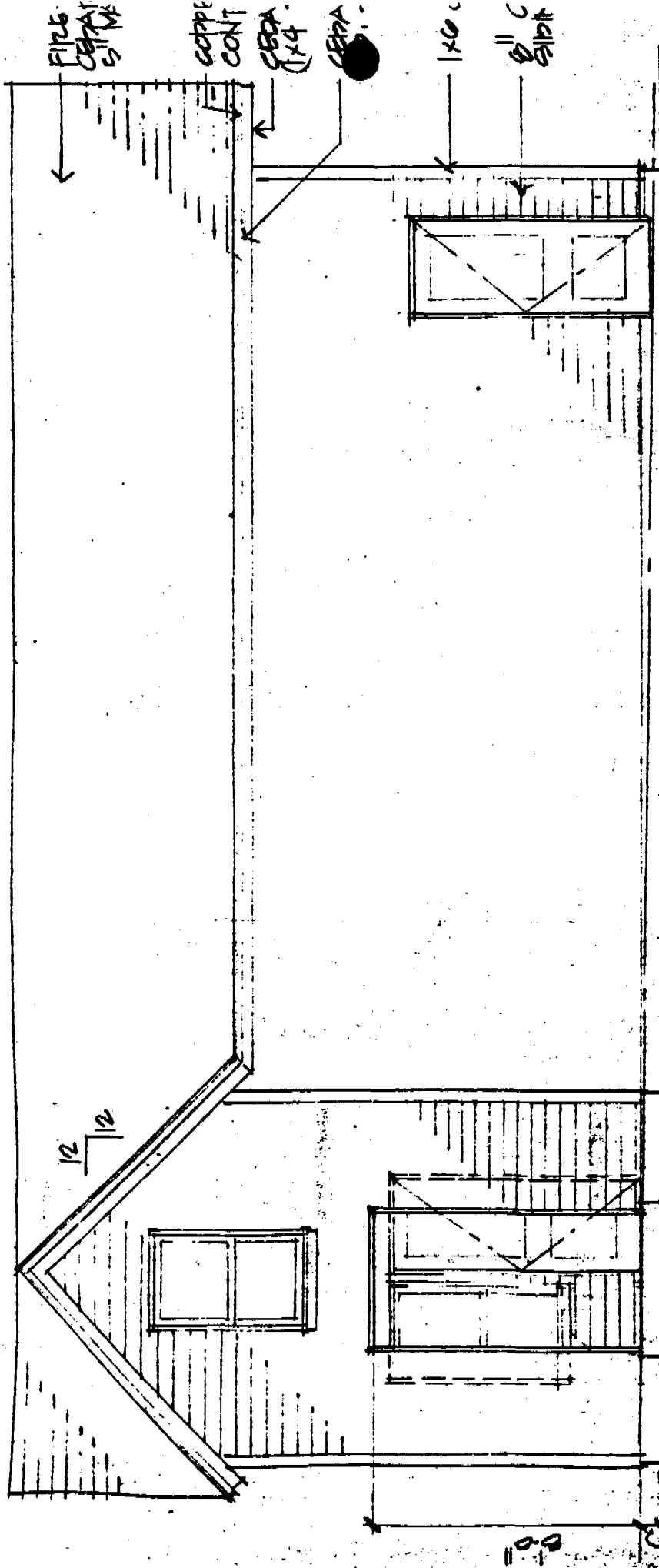
S 23° 38' E 1038.77' (M)



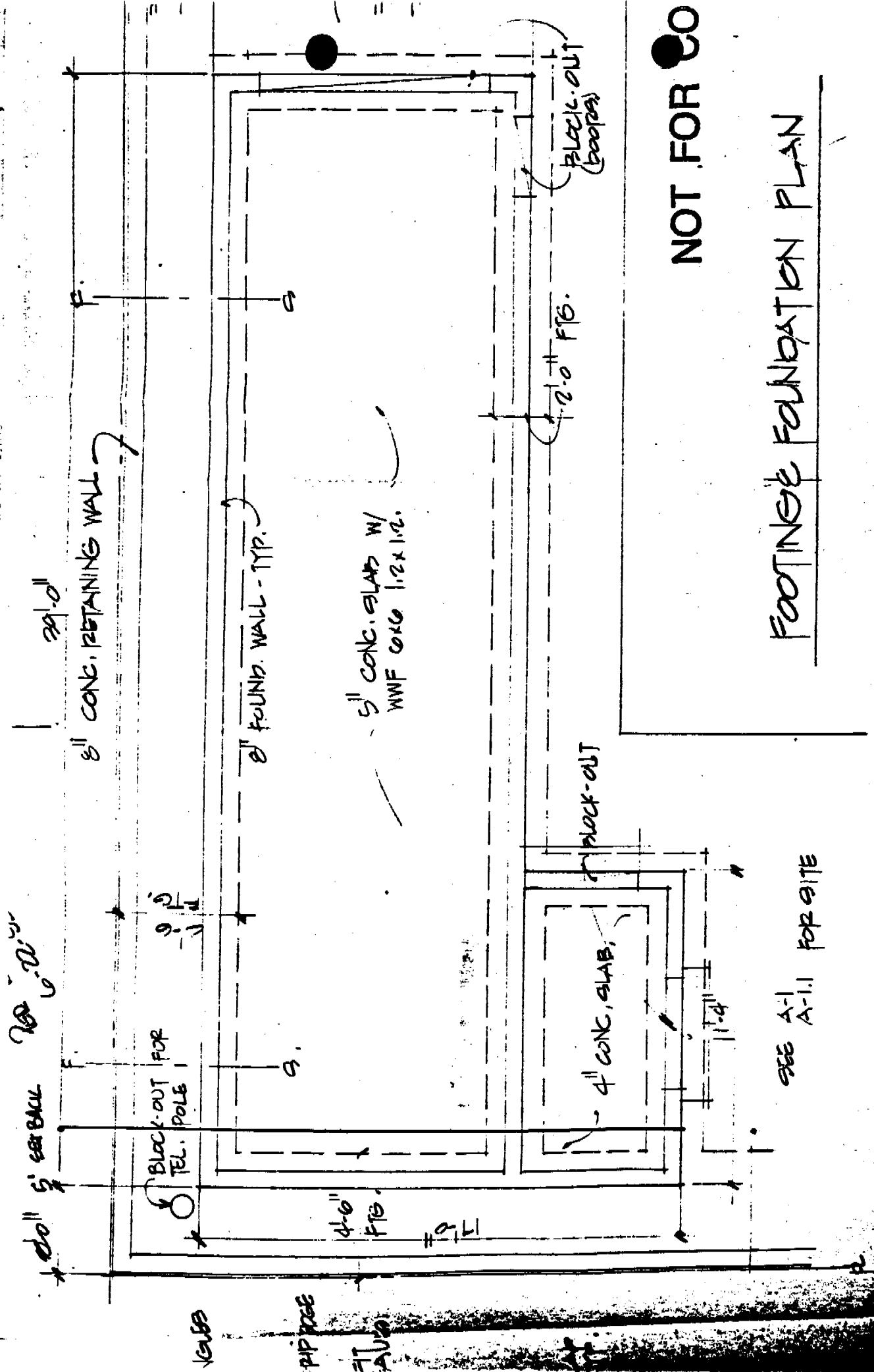
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NOT FOR CO

FOOTING FOUNDATION PLAN

SEE A-1 FOR SITE

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Rhoda Stauffer

Submitting Department: Community Development

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve: 1) an Update to Park City's Affordable Housing Goals; 2) an Addendum to the 2020 Housing Assessment and Plan; and 3) the 2021 Moderate Income Housing Report
(A) Public Input (B) Action

Suggested Action:

Attachments:

[2021 Moderate Income Housing Annual Report](#)

[Exhibit A: 2021 Update & 2022 Goals for Housing Element of General Plan](#)

[Exhibit B: State Report Form](#)

[Exhibit C: Five-Year Projections - 2021](#)

City Council Staff Report



Subject: Park City Moderate Income Housing Annual Report
Author: Jason Glidden & Rhoda Stauffer
Department: Affordable Housing
Date: November 18, 2021
Type of Item: Administrative

Recommendation

Approve the 2021 Moderate Income Housing Report including 2022 Goals for the Moderate-Income Housing Plan that will be filed with the Utah Department of Workforce Services and the Mountainland Association of Governments.

Executive Summary

In 2019, the Legislature enacted Senate Bill 34 (SB 34), which changed the Council's biennial Moderate Income Housing reporting requirements to an annual schedule. As a result, the Council must approve and submit a Moderate-Income Housing Report to the required entities by December 1st of each year. In 2019, Council approved an updated Moderate-Income plan as the Housing Element of the General Plan, [attached here](#). This Housing Element will be updated in Fall of 2022 with the new five-year Moderate-Income Housing Plan.

The proposed 2022 update provides a report on the progress over the last year on the goals from the 2021 plan and outlines new goals for the next year. Of note is that since that last 5-year plan was completed in 2017, 121 units have been added to the inventory of affordable and attainable homes in Park City, 53 of which were built by or in partnership with PCMC. In the current project pipeline, there are close to 200 units in planning and development for the next few years. Housing Staff are also working closely with the Transportation Planning team on the Long-Range and Short-Range Transportation Master Plan to ensure housing development occurs near transportation routes. And finally, changes have been made to sections of the Land Management Code to reduce barriers to affordable housing development.

Background

In accordance with [Utah State Codes 10-9a-403](#) and [17-27a-401](#), certain cities are required to update the Moderate-Income Housing (MIH) component of the city's general plan annually. The Legislature created a list of twenty-three affordable housing strategies and requires cities to choose a minimum of four of the twenty-three strategies in the MIH Plan to access State Transportation funding. Staff is recommending a list of goals that meet five of the Legislature's list of strategies. The report to the State provides updated status of the goals in the 2020 Housing Assessment and Plan. In addition, based on current status, Staff is proposing 2022 goals and strategies for

Council's review.

Currently the best needs data is from two housing studies completed in 2016: one by Economic & Planning Systems (EPS) out of Denver and another from James Wood of the University of Utah. The City's overarching affordable housing goal is based on the needs and recommendations identified in those studies and remains unchanged: the City will add 800 new affordable units by 2026. To achieve this goal, the City will continue developing new units, reviewing and adapting the Land Management Code to promote the production of affordable housing development, and working with developers in the fulfillment of housing obligations generated by Master Planned Developments and Annexation Agreements.

Next Steps

2021 Moderate Income Housing Report

The City must provide an updated calculation of housing needs, a progress report on the goals from the previous year, and new goals for the upcoming year in the annual update. The State calculates affordable housing needs based on population growth which in this case isn't possible to determine based on the flawed spreadsheets provided (see Exhibit C). However, even if correct, the number of residents needing affordable housing continues to decline. This is because lower-income households move to more affordable communities nearby and commute into town for their jobs.

Therefore, the City's goal is based on the ability of the workforce to afford to live in town. The City's goal is to ensure that at least 15% of the local workforce lives in the community. So, while the overall number of moderate-income units in Park City (650) is substantial in relation to the number of year-round households, Council's goal to create 800 new units by 2026 supersedes the State's projections and formulas.

As staff worked to update the housing need spreadsheet, it was discovered that the spreadsheets required and designed by the State are not reliable. Housing Staff can only insert the geographic location and all the data self-populates based on the formulas embedded in the cells. The needs statements are in Exhibit C, page 1. Staff felt that the calculations were not correct, and Staff has noted the issues. Housing Staff has brought the issue to the State's attention and the response has been as follows:

...The projection calculator is inherently flawed. I have consistently raised concerns about its efficiency. As such, we are more concerned with progress on the menu options, and if you have data of your own on future expectations, please utilize said information for your reporting.

*Yours,
David*

David M. Fields | State of Utah
*Department of Workforce Services,
Housing and Community Development Division*

While the state-designed spreadsheet will be included in Park City's submittal, an explanation of the city's calculations is also included that is based on the numbers provided in the Affordable Housing Market Assessment completed in 2016, using the goal of 800 units by 2026 (80 units per year for 10 years from 2016). These numbers are based on the calculation of the number of units needed to maintain the current level of the workforce living in town at the time the goal was set, which is 15% of the workforce. An updated Affordable Housing Market Assessment will be completed by James Wood in December of this year.

2022 Goals

Staff proposes the following 2022 goals for Council approval.

1. As per State code, complete an updated 2022 Moderate Income Housing Plan to update the Housing Element of the General Plan.
2. Continue to build affordable and attainable housing units through the use of city-owned property, public-private partnerships, and housing obligation fulfillment from private developers.
3. Complete the design and onboarding process for a new software platform for pre-applications, full-applications, waitlist management, annual compliance review, and management of private developer housing obligations.
4. Continue to refine Land Management Code to reduce barriers to affordable housing development.
5. Continue to work with the Transportation Planning Team to ensure that housing goals align with the goals in the Long-Term and Short-Term Master Transportation Plans.
6. Establish a new deed-restriction program that provides more long-term rental and owner-occupancy opportunities for the local workforce (Live Park City).

Attachments

- Exhibit A – 2022 Update to the Goals of the 2020 Housing Assessment and Plan
- Exhibit B – 2021 Moderate Income Housing Report
- Exhibit C – Five-Year Projections Spreadsheets

**2021 UPDATE AND
2022 GOALS TO
HOUSING ASSESSMENT AND PLAN
The Moderate-Income Housing Plan,
an addendum to the 2014 Park City General Plan**

November 18, 2021

STATUS OF 2021 GOALS

The City established a goal in 2016 to create 800 affordable housing units by 2026. The 800 affordable housing units will help 15% of the City's workforce live within City limits. This 2022 update to the 2020 Housing Assessment and Plan provides a report on the progress made on the 2021 goals and outlines the goals for 2022.

In addition to development of new affordable housing units in 2022, an update to the City's 5-year Housing Assessment and Plan is due. We will complete a Housing Demand study in the first months of 2022 to enhance the basic data of the Housing Market Assessment being provided by James Wood to complete the plan as the update to the Housing Element for the City's General Plan.

The updates below demonstrate the City's progress towards meeting 2021 housing goals.

GOAL 1: BUILD AFFORDABLE AND ATTAINABLE UNITS ON CITY-OWNED PROPERTY THROUGH PUBLIC-PRIVATE PARTNERSHIPS.

Park City Municipal (PCMC) issued a Request for Qualifications from private developers to partner in the development of affordable rental units at 1875 Homestake Drive. Currently, PCMC is in negotiation with the selected developer. This project is expected to produce 100 units serving households averaging 60% of AMI.

The City has submitted a plat-amendment for the Woodside Park, Phase II to incorporate existing programs and structures into new plans that could provide up to 50 units. This project could be considered for a possible public/private partnership.

The City continues to evaluate the feasibility of other City-owned properties to develop affordable housing. Initial infrastructure review and entitlement analysis is being completed on several of these properties. The work completed will assist in determining possible affordable housing development and partnership

opportunities.

Staff continues to work with private developers who need to fulfill inclusionary housing obligations. Housing Mitigation Plans approved by the Housing Authority in the past year include the development of 5.9 Affordable Unit Equivalents (AUEs) at Empire Pass, and 86.8 AUEs at the Park City Resort Base.

AFFORDABLE HOUSING PIPELINE

The following affordable housing projects have been completed since the City's 2017 Housing Assessment and Plan or are in the works:

- Ivory Homes, under a sales agreement with the City, will build 79 affordable homes as part of their larger Park City Heights development in Quinn's Junction. To date, 68 are completed. The final 11 homes will be completed within the next few years.
- In 2018, the City purchased 11 units in the Central Park Condominiums that were slated for market-rate sale. The units are now deed restricted and occupied by qualified buyers.
- In 2018, the City finished construction of The Retreat at the Park, eight single-family homes. These units are owner-occupied by qualified households.
- In 2018, the City purchased 23 affordable units in the Prospector Condos, renovated the units, and rents them to City transit employees.
- In 2019, the City completed Woodside Park Phase I, seven owner-occupied units, and four accessory rental units.
- The following City-sponsored projects are in development:
 - 1875 Homestake (100)
 - Woodside Park, Phase II (60)
- More than 100 AUEs will be provided in fulfillment of the housing obligations of private developers.
- Affordable housing units will be considered for all the City's future capital projects.

GOAL 2: COMPLETE THE WORK TO AMEND THE LAND MANAGEMENT CODE

TO INCENTIVIZE AFFORDABLE HOUSING DEVELOPMENT

Affordable Master Planned Development Incentives

On February 25, 2021, the City Council enacted Ordinance No. 2021-10, creating the Affordable Master Planned Development code, which:

- Allows for density bonuses for any project that includes 50% or more of the Residential Unit Equivalents as deed restricted affordable units.
- Allows for building height increases up to four stories.
- Allows for parking reductions for affordable housing units if certain parking mitigations are implemented.

The City Council directed staff to evaluate expansion of the Affordable Master Planned Development in some Historic Zoning Districts. On April 29, 2021, the City Council enacted Ordinance No. 2021-18, allowing Affordable Master Planned Developments in the Historic Recreation Commercial and Historic Commercial Business Zoning Districts. The City Council directed staff to further evaluate additional areas in the Historic Zoning Districts where Affordable Master Planned Developments may be appropriate. These amendments are pending and will be completed by the end of 2022.

Accessory Apartments – More Long-Term Rentals

On April 28, 2021, September 15, 2021, October 13, 2021, and November 10, 2021, the Planning Commission conducted work sessions on reduced Land Management Code Accessory Apartment regulations to incentivize construction of more long-term rentals. The City Council is scheduled for a work session to discuss the proposed amendments on December 9, 2021, and are scheduled to take final action on December 16, 2021.

GOAL 3: CONDUCT A FEASIBILITY ANALYSIS OF HOUSING SOFTWARE

A platform developer has been hired to build modules to process applications and manage the waitlist for sales and resales of deed restricted units. A team made up of the City's IT and Affordable Housing Departments reviewed demonstrations and proposals from three providers and chose to hire Rock Solid. A module to manage pre-applications for the affordable/attainable housing program will be completed by December 31, 2021. Modules to manage two waitlists (affordable and attainable applicants), provide upload capabilities to review full applications, and manage the annual compliance process will be in place by June of 2022.

GOAL 4: ALIGN HOUSING DEVELOPMENT PLANS WITH THE TRANSPORTATION MASTER PLAN

Housing staff continued to work with the Transportation Master Planning Team to ensure that housing development plans aligned with transportation plans. The final plan is scheduled for adoption in 2022.

2022 GOALS

GOAL 1: COMPLETE AN UPDATED 5-YEAR MODERATE-INCOME HOUSING ASSESSMENT AND PLAN

An updated 5-year Moderate Income Housing Assessment and Plan will be completed by October 2022 and adopted as an updated Housing Element to the Park City Municipal General Plan. The Plan will incorporate data from a Housing Market Assessment completed by James Wood as well an In-depth Housing Study to be completed by a third-party consultant in the Spring of 2022.

GOAL 2: BUILD AFFORDABLE AND ATTAINABLE UNITS.

Enter into an agreement with a private development firm to develop affordable rental units at 1875 Homestake Drive.

Receive Planning Commission approval on an Affordable Master Planned Development application for the 1875 Homestake Drive.

Receive Planning Commission approval on the plat amendment for the Woodside Park, Phase II project site.

Evaluate two City-owned properties to determine the feasibility of developing affordable housing.

Work with private developers to develop Housing Mitigation Plans to fulfill inclusionary housing obligations and receive approval of those plans from the Housing Authority.

GOAL 3: ON-BOARD NEW SOFTWARE PLATFORM FOR AFFORDABLE HOUSING

Work with Rock Solid to complete modules for management of waitlists, management of annual compliance review for 285 deed-restricted units and manage the housing obligations of private developers.

GOAL 4: CONTINUE TO REFINE THE LAND MANAGEMENT CODE TO REDUCE BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT

Explore adding an affordable housing overlay zone to provide incentives for development of affordable units along transit routes.

Refine parking requirements and implement reductions where feasible.

Evaluate an Affordable Accessory Apartment amendment that reduces parking requirements, allows increased height and square footage, and reduced setbacks as an incentive for private development of deed restricted affordable workforce units.

GOAL 5: CONTINUE TO WORK WITH TRANSPORTATION PLANNING TEAM TO INCLUDE AFFORDABLE HOUSING INCENTIVES IN THE MASTER TRANSPORTATION PLAN.

Assess feasibility of instituting a car-share program specifically for affordable housing tenants and owners.

Assess feasibility of reducing parking requirements for Accessory Apartments if deed restrictions prohibit tenants from owning a vehicle.

GOAL 6: CREATE A NEW DEED RESTRICTION INCENTIVE PROGRAM: LIVE PARK CITY

Utilize addition tools and resources to increase the inventory of owner occupied and long-term rentals for those who work 30 hours minimum in the Park City School District Boundaries.

Implement a new Deed Restriction program: Live Park City to incentivize the placement of Deed Restriction in perpetuity that only limit owner occupancy, not appreciation or income.

IMPLEMENTATION TIMELINE

GOAL 1: COMPLETE AN UPDATED 5-YEAR MODERATE-INCOME HOUSING ASSESSMENT AND PLAN

Utilizing data and information from a 5-year housing market assessment and an in-depth Housing Demand Study, complete an updated 5-year Moderate-Income Housing Plan. Plan will be adopted as the updated Housing Element of the General Plan in October of 2022. Oversight: Rhoda Stauffer, Housing Program Manager and Jason Glidden, Housing Development Manager

GOAL 2: BUILD AFFORDABLE AND ATTAINABLE UNITS

Realize progress on 1875 Homestake project in order to complete 100 rental units in the near future. Identify two additional sites for housing development by January 31, 2022. Oversight: Jason Glidden, Housing Development Manager

GOAL 3: ON-BOARD NEW SOFTWARE PLATFORM FOR AFFORDABLE HOUSING

Initial module will be completed by December 31, 2021, 2nd module for full applications and maintenance of waitlist scheduled for completion in March 2022, and final modules

to manage annual compliance and track housing obligations by private developers will be completed by June of 2022. Oversight: Rhoda Stauffer, Housing Program Manager and IT Team.

GOAL 4: CONTINUE TO REFINE THE LAND MANAGEMENT CODE TO REDUCE BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT

Continue to conduct code review and revisions of the Land Management Code. On-going process. Oversight: AICP; Rebecca Ward, Assistant Planning Director; Jason Glidden, Housing Development Manager

GOAL 5: CONTINUE TO WORK WITH TRANSPORTATION PLANNING TEAM TO INCLUDE AFFORDABLE HOUSING INCENTIVES IN THE MASTER TRANSPORTATION PLAN.

Complete Long-Term Transportation Plan by January 31, 2022 and Short-Term Transportation Plan by June, 30, 2022. Oversight: Julia Collins, Senior Transportation Planner; Rebecca Ward, Land Use Policy Planner; Jason Glidden, Housing Development Manager

GOAL 6: CREATE A NEW DEED RESTRICTION INCENTIVE PROGRAM: LIVE PARK CITY

Identify source of funding, establish a review committee and roll out a demonstration program by January of 2022. Oversight: Elyse Kats.



State of Utah
Department of Workforce Services
Housing & Community Development

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality's website.

In accordance with [UCA 10-9a-401](#) and [17-27a-401](#) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: Park City Municipal Corporation

Reporting Date: November 18, 2021

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mayor's First and Last Name: Andy Beerman

Mayor's Email Address: andy.beerman@parkcity.org

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Rhoda Stauffer

Preparer's Title: Affordable Housing Program Manager

Preparer's Email Address: rhoda.stauffer@parkcity.org

Preparer's Telephone: 435-615-5152 Extension: _____

When did the municipality last adopt moderate-income housing element of their general plan?

November 9, 2019

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

STRATEGY 1

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

Complete an updated 5-year Moderate-Income Housing Assessment and Plan (MIHAP)

2. Please state the municipality's goal(s) associated with the strategy

Needs based on multiple data sources/STAR goals (specific, testable, attainable, relevant)

3. What are the specific outcomes that the strategy intends to accomplish?

Create a framework for measurement of progress towards all housing goals.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

An on-going review of the 5-Year MIHAP - a living document - to measure progress toward meeting all housing goals.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Hire experienced and capable consultant team for Housing Impact study.
Incorporate data and information from Impact Study and Market assessment into goals.
Establish updated living, working plan.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Housing Team under management of Jason Glidden

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The City's annual budget approved in June of 2021 includes the cost of hiring the necessary consultants to assist in the Market Assessment as well as the more in-depth demand study.

Cells 5.c. & d. are linked so that whatever is filled in cell c. automatically populates to d.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

~~The City's annual budget approved in June of 2021 includes the cost of hiring the necessary consultants to assist in the Market Assessment as well as the more in-depth demand study.~~

Studies will be completed by April of 2022 and Plan completed and adopted as the updated Housing Element of the General Plan by October of 2022.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Market Assessment is underway and will be completed by December 31. 2021.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

N/A

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

[UCA 10-9a-408\(2\)\(i\)](#): (data should be from validated sources, like US Census, with verified methodologies) Needs numbers are based on two 2016 Housing studies completed by EPS out of Denver and James Wood.

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income	22
○ 50% of the county's adjusted median family income	16
○ 30% of the county's adjusted median family income	42

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

STRATEGY 2

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

BUILD AFFORDABLE AND ATTAINABLE UNITS

2. Please state the municipality's goal(s) associated with the strategy

Using City resources (\$\$ & land) utilize all avenues for development of additional units.

3. What are the specific outcomes that the strategy intends to accomplish?

Make it possible for more workforce members to live close to their jobs and reduce commuter traffic.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City is self-monitoring on all projects due to direct involvement in development projects. Also, the City conducts an annual compliance review of all existing units

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Expedite development agreements with qualified private partners, utilize other city departments to assist in assessment of city-owned properties, and oversee the fulfillment of housing obligations incurred by private developers.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

City Housing Team under management of Jason Glidden, Budget, Real Estate and Planning Teams.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

The City committed \$40 Million in 2016 towards affordable housing development. In addition, the City is dedicating city-owned property to the effort.

Cells 5.c. & d. are linked so that text in c. automatically populates d.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

~~The City committed \$40 Million in 2016 towards affordable housing development. In addition, the City is dedicating city-owned property to the effort.~~

The items listed in 5.a are multi-year work programs.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Pre-development work has been completed on the 1875 Homestake rental property. Initial exploration is also being conducted on other city-owned properties. Units are under construction by private developers with inclusionary housing obligations.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

Woodside Park, Phase II is an example of neighbors appealing the original project. The City is now redesigning it in an attempt to appease the neighbors while still fulfilling housing goals.

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(i): (data should be from validated sources, like US Census, with verified methodologies)

Needs numbers are based on two 2016 housing studies: One completed by EPS out of Denver and one by James Wood.

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income	22
○ 50% of the county's adjusted median family income	16
○ 30% of the county's adjusted median family income	42

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

STRATEGY 3

*** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. ***

1. State strategy municipality included in the moderate-income housing element of its general plan below.

ON-BOARD NEW SOFTWARE PLATFORM FOR AFFORDABLE HOUSING

2. Please state the municipality's goal(s) associated with the strategy

Streamline affordable sales and annual compliance processes.

3. What are the specific outcomes that the strategy intends to accomplish?

More consistent and dependable process for selection of qualified buyers and ensures that income and net worth restrictions are met while also ensuring compliance of existing units.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The City is self-monitoring on all projects due to direct involvement. Outside contractors will also keep the project on-schedule.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Expedite contract with software engineers and keep partners on-board with progress. Continue to test product and bring on-line when completed.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Rhoda Stauffer from City Housing Team and Spencer Lace from the City IT Team.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

In the 2022 budget process, the IT Team requested the resources needed and it was approved.

Cells 5. c. & d. are linked so text entered in c. automatically populates d.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

~~In the 2022 budget process, the IT Team requested the resources needed and it was approved.~~

Module #1 completed by December 31, 2021. Module #2 completed by March of 2022. Module #3 completed by June of 2022.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The initial module for acceptance of pre-applications is under development and will be completed by December 31, 2021.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

N/A

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(i): (data should be from validated sources, like US Census, with verified methodologies) Need is based on two 2016 studies completed by EPS out of Denver and James Wood.

- A current estimate of the city's rental housing needs for the following income limits:

○ 80% of the county's adjusted median family income	22
○ 50% of the county's adjusted median family income	16
○ 30% of the county's adjusted median family income	42

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGY 4

STRATEGIES

*** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. ***

1. State strategy municipality included in the moderate-income housing element of its general plan below.

CONTINUE TO REFINE THE LAND MANAGEMENT CODE

2. Please state the municipality's goal(s) associated with the strategy

Reduce barriers to development of moderate-income housing.

3. What are the specific outcomes that the strategy intends to accomplish?

Provide incentives so that private developers include moderate-income housing in their development plans.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

The number of private developers utilizing the new incentives will provide the measure of success.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

- a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Identify potential barriers in Land Management Code, conduct a cost-benefit analysis and bring proposed changes to decision-making bodies: Planning Commission and City Council.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Rebecca Ward, Assistant City Planning Director and Jason Glidden, Housing Development Manager

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

No monetary resources are required.

Cells 5.c. & d. are linked so that text entered in c. automatically populate d.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

No monetary resources are required.

Changes will be instituted throughout the year.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

A number of changes have been made in the past year and they are just now under consideration by active developers. It is too early to tell how much they will accomplish.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

N/A

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(i): (data should be from validated sources, like US Census, with verified methodologies) Needs are based on two 2016 housing studies completed by EPS out of Denver and James Wood.

- A current estimate of the city's rental housing needs for the following income limits:

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Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGY 5

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

WORK WITH TRANSPORTATION PLANNING TEAM

2. Please state the municipality's goal(s) associated with the strategy

Ensure that future projects occur with easy access to key public transportation hubs.

3. What are the specific outcomes that the strategy intends to accomplish?

Less need for vehicles because alternative options for transportation are easily available.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Success will be measured with the Master Transportation Plan is complete and housing development plans match future transportation plans for key hubs.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Support the work of the Master Transportation Planning Team and once completed, adjust housing plans to match key transportation hubs and routes.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Rebecca Ward, Assistant City Planning Director, Julia Collins, Transportation Planner and Jason Glidden, Housing Development Manager

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

No monetary resources are required.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

~~No monetary resources are required.~~

The Transportation Planning Team has a goal of adoption of the long-term portion of the Transportation Master Plan in January of 2022 and the Short-Term portion adopted by Summer of 2022.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The Transportation Master Plan has been in process for a few months and will be completed in 2022.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

N/A

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

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○ 30% of the county's adjusted median family income	42

Cells 5.c. & d. are linked so that text entered in c. automatically populates d.

Link to moderate-income housing element on municipality website:

<https://www.parkcity.org/departments/find-affordable-housing/housing-plan>

UCA 10-9a-403 (2)(b)(iii) and **17-27a-403 (2)(b)(ii)** requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under **10-9a-403 (2)(b)(iii)** and **17-27a-403 (2)(b)(ii)**, for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in **10-9a-403 (2)(b)(iii)(G) or (H)** and **17-27a-403 (2)(b)(ii)(G) or (H)**. Municipalities shall annually progress on implementing these recommendations.

STRATEGY 6

STRATEGIES

***** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. *****

1. State strategy municipality included in the moderate-income housing element of its general plan below.

CREATE A NEW DEED RESTRICTION INCENTIVE PROGRAM

2. Please state the municipality's goal(s) associated with the strategy

Increase the number of housing options for local workforce to live near their jobs.

3. What are the specific outcomes that the strategy intends to accomplish?

Put deed restrictions on existing properties to allow only long-term rentals or owner-occupants that are members of the local workforce (work full-time in Park City).

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

Success will be measured by how much interest is generated in the program. The number of applicants will indicate interest.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
 - a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

Identify \$1M for a first-year demonstration program. Publish applications on the city website. Appoint a review committee made up of key members of the real estate, residential developers, City Council representation to name a few.

- b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Elyse Kats and Jason Glidden of the Housing Team.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Cells 5.c. & d. are linked so that text entered into c. automatically populates d.

Housing Staff has identify \$1M that must be approved by City Council.

- d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

~~Housing Staff has identify \$1M that must be approved by City Council.~~

Demonstration program will be approved and introduced by January of 2022.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

Extensive research has been conducted with other municipalities that have introduced this program with high success. The parameters have been reviewed and discussed by Council and final approval will be granted in a few weeks.

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

N/A

- g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

Yes, Park City utilizes RDA funds as well as a portion of Transit Room Taxes for Affordable Housing programs.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

Municipal legislative bodies are also required to review and submit the following:

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- A current estimate of the city's rental housing needs for the following income limits:

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○ 30% of the county's adjusted median family income	42

UCA 10-9a-103(41)(b): (data should be from validated sources, like US Census, with verified methodologies)

- An updated projection of 5-year affordable housing needs,* which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

*In Park City we define "need" based on workforce that can't afford to live in town. In 2016 a Housing Policy Study noted that 80 new units must be built annually to ensure that 15% of the workforce can afford to live in town. See the attached updated commuter data verifying that current need stands at 82 households.

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.
2. Emails must include the following items as separate attachments:
 - An updated estimate of the municipality's 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
3. Acceptable electronic document formats include:
 - (a) DOC or PDF
4. Emails MUST be addressed to: dfields@utah.gov.

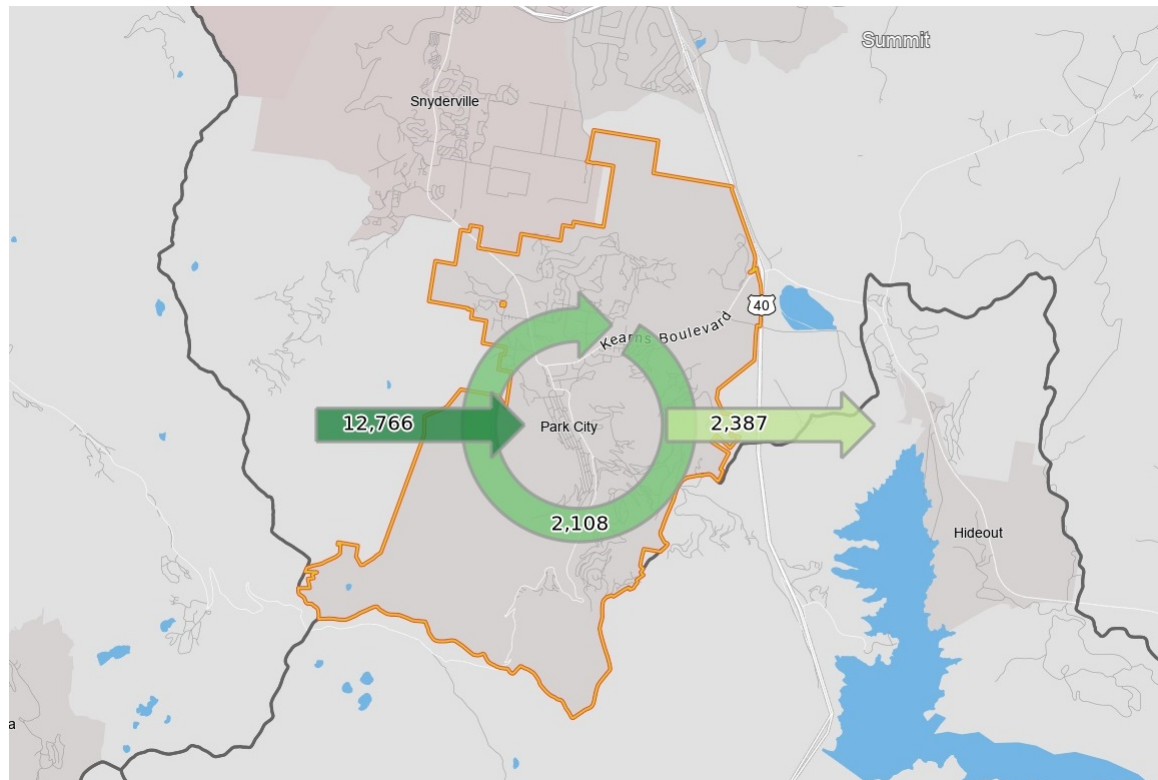
AOG Contact Information:

Bear River AOG 170 N Main Logan, Utah 84321 Phone (435) 752-7242	Six County AOG 250 North Main Street, Richfield, Utah Phone: (435) 893-0712	Uintah Basin AOG 330 East 100 South Roosevelt, UT 84066 Phone: (435) 722-4518
Five County AOG 1070 W 1600 S Saint George, Ut 84770 Phone: (435) 673-3548	Southeastern Utah AOG 375 South Carbon Avenue Price, UT 84501 Phone: (435) 637-5444	Wasatch Front Regional Council 41 N. Rio Grande Street, Suite 103 Salt Lake City, UT 84101 Phone: (801) 363-4250
Mountainland AOG 586 E 800 N Orem, UT 84097 Phone: 801-229-3800		

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In-Area Employment Efficiency (All Jobs)

	2019		2018		2002	
	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	14,874	100.0%	12,461	100.0%	10,637	100.0%
Employed and Living in the Selection Area	2,108	14.2%	1,798	14.4%	1,605	15.1%
Employed in the Selection Area but Living Outside	12,766	85.8%	10,663	85.6%	9,032	84.9%

Source: U.S. Census LODS data

City Goal is 15% of commuting workforce able to live in town:

- 15% of 14,874 = 2,231
- 2,108 currently live in town
- 123 workforce members are in need
- 123 divided by 1.5 jobs per household = 82 units

Please note that this particular spreadsheet is malfunctioning. Note attached with data from US Census which shows that total households in Park City is currently around 3,000. Thus, there is no way that a portion of renter households can be at 5,360.

UCA 10-9a-408(2)(c)(i)

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	5,360	8,665	6,574	3,305	1,214
≤ 50% HAMFI	4,010	6,025	4,230	2,015	220
≤ 30% HAMFI	2,145	2,235	1,550	90	-595

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2019 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	0	0	0	0	0
≤ 50% HAMFI	0	0	0	0	0
≤ 30% HAMFI	0	0	0	0	0

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	5,360	8,665	6,574	3,305	1,214
≤ 50% HAMFI	4,010	6,025	4,230	2,015	220
≤ 30% HAMFI	2,145	2,235	1,550	90	-595

UCA 10-9a-408(2)(c)(ii)

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	285	Subsidized by municipal housing programs
State Government:	313	Subsidized by Utah's OWHLF multi-family program
Federal Government:	635	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

These numbers include units in 84098 and not within the city.

UCA 10-9a-408(2)(c)(iii)

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

920



Demographic and Income Profile

Park City, UT 26
Park City, UT (4958070)
Geography: Place

Prepared by Jeffrey B. Jones, AICP

Summary	Census 2010		2021		2026	
Population	7,553		8,407		9,057	
Households	2,884		3,239		3,507	
Families	1,741		1,901		2,041	
Average Household Size	2.60		2.58		2.57	
Owner Occupied Housing Units	1,773		2,092		2,330	
Renter Occupied Housing Units	1,111		1,147		1,177	
Median Age	37.5		40.1		41.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.50%		1.70%		0.71%	
Households	1.60%		1.69%		0.71%	
Families	1.43%		1.64%		0.64%	
Owner HHs	2.18%		1.97%		0.91%	
Median Household Income	1.06%		1.99%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			268	8.3%	229	6.5%
\$15,000 - \$24,999			149	4.6%	150	4.3%
\$25,000 - \$34,999			165	5.1%	164	4.7%
\$35,000 - \$49,999			163	5.0%	178	5.1%
\$50,000 - \$74,999			362	11.2%	391	11.1%
\$75,000 - \$99,999			329	10.2%	349	9.9%
\$100,000 - \$149,999			533	16.5%	611	17.4%
\$150,000 - \$199,999			326	10.1%	349	9.9%
\$200,000+			944	29.1%	1,088	31.0%
Median Household Income			\$113,223		\$119,365	
Average Household Income			\$161,513		\$175,122	
Per Capita Income			\$61,831		\$67,399	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	412	5.5%	422	5.0%	464	5.1%
5 - 9	434	5.7%	441	5.2%	450	5.0%
10 - 14	452	6.0%	497	5.9%	487	5.4%
15 - 19	436	5.8%	500	5.9%	472	5.2%
20 - 24	544	7.2%	506	6.0%	546	6.0%
25 - 34	1,240	16.4%	1,170	13.9%	1,303	14.4%
35 - 44	1,082	14.3%	1,208	14.4%	1,297	14.3%
45 - 54	1,204	15.9%	1,223	14.5%	1,241	13.7%
55 - 64	1,096	14.5%	1,279	15.2%	1,321	14.6%
65 - 74	481	6.4%	849	10.1%	985	10.9%
75 - 84	138	1.8%	266	3.2%	414	4.6%
85+	34	0.5%	50	0.6%	75	0.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,115	81.0%	6,736	80.1%	7,217	79.7%
Black Alone	49	0.6%	49	0.6%	53	0.6%
American Indian Alone	26	0.3%	37	0.4%	44	0.5%
Asian Alone	156	2.1%	241	2.9%	292	3.2%
Pacific Islander Alone	19	0.3%	24	0.3%	29	0.3%
Some Other Race Alone	1,017	13.5%	1,105	13.1%	1,170	12.9%
Two or More Races	171	2.3%	216	2.6%	253	2.8%
Hispanic Origin (Any Race)	1,819	24.1%	1,979	23.5%	2,167	23.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

November 03, 2021

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Section 1: Population by tenure in Park City city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total Population: (ACS Table B01003)	8,015	8,167	51	8,405	238
Total Population in occupied housing units (ACS Table B25008)	8,015	8,061	35	8,170	109
Total Population in owner- occupied housing (ACS Table B25008)	4,081	4,784	103	5,678	894
Total Population in renter- occupied housing (ACS Table B25008)	3,934	3,277	-68	2,492	-785

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Park City city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
TOTAL HOUSING UNITS (ACS Table B25001)	7,962	9,816	145	11,001	1,185
Total occupied units (ACS Table B25032)	2,960	3,407	41	3,651	244
Owner-occupied structures (ACS Table B25032)	1,674	2,062	49	2,426	364
1 unit, detached	1,241	1,515	42	1,870	355
1 unit, attached	174	201	2	196	-5
2 units	44	54	1	63	9
3 or 4 units	118	136	0	127	-9
5 to 9 units	54	70	-2	34	-36
10 to 19 units	43	46	-1	29	-17
20 to 49 units	0	13	2	27	14
50 or more units	0	27	5	67	40
Mobile homes	0	0	0	14	14
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	1,286	1,345	-8	1,225	-120
1 unit, detached	350	335	-16	246	-89
1 unit, attached	67	140	6	158	18
2 units	76	71	7	147	76
3 or 4 units	280	222	-15	39	-183
5 to 9 units	214	98	-11	49	-49
10 to 19 units	265	323	2	264	-59
20 to 49 units	18	134	19	311	177
50 or more units	16	22	0	10	-12
Mobile homes	0	0	0	0	0
					271

Boat, RV, van, etc.	0	0	0	0	0
---------------------	---	---	---	---	---

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Park City city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total households in occupied housing units (ACS Table B25003)	2,960	3,407	41	3,651	244
Total households in owner-occupied housing (ACS Table B25003)	1,674	2,062	49	2,426	364
With a Mortgage (ACS Table B25081)	1,310	1,211	-9	1,196	-15
Without a Mortgage (ACS Table B25081)	364	851	57	1,230	379
Total households in renter-occupied housing (ACS Table B25003)	1,286	1,345	-8	1,225	-120

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Park City city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total vacant units (ACS Table B25004)	5,002	6,409	104	7,351	942
For rent (ACS Table B25004)	168	502	58	1,132	630
Rented, not occupied (ACS Table B25004)	0	131	17	242	111
For sale only (ACS Table B25004)	88	44	-16	-63	-107
Sold, not occupied (ACS Table B25004)	32	0	-7	-50	-50
For seasonal, recreational, or occasional use (ACS Table B25004)	4,619	5,579	35	5,799	220
For migrant workers (ACS Table B25004)	0	19	5	77	58
Other vacant (ACS Table B25004)	95	134	11	214	80

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in Park

Table B25010	2009 American Community Survey	2017 American Community Survey	2026 Projection
Average Household Size (ACS Table B25010)	2.71	2.37	2.24
Average Owner Household Size (ACS Table B25010)	2.44	2.32	2.34
Average Renter Household Size (ACS Table B25010)	3.06	2.44	2.03

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Park City city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Total owner-occupied housing unit costs (ACS Table B25088)	\$1,900	\$1,559	-\$33	\$1,371	\$ (188)
Units with a mortgage (ACS Table B25088)	\$2,568	\$2,404	-\$4	\$2,338	\$ (66)
Units without a mortgage (ACS Table B25088)	\$976	\$1,086	\$13	\$1,092	\$ 6
Median gross rent (ACS Table B25064)	\$1,087	\$1,238	\$25	\$1,467	\$ 229

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (rentals) by mortgage status. American Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Park City city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
Median household income (ACS Table B25119)	\$77,500	\$104,182	\$5,717	\$146,923	\$ 42,741
Owner-occupied income (ACS Table B25119)	\$101,750	\$150,625	\$6,823	\$196,370	\$ 45,745
Renter-occupied income (ACS Table B25119)	\$42,568	\$61,941	\$3,281	\$84,419	\$ 22,478

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Summit County Area Median Income (AMI)*

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2026 Projection	Difference between 2017 and 2026
--------------------------------------	---	---	----------------------------------	--------------------	--

Median HOUSEHOLD income (ACS Table B19019)	\$0	\$94,952	\$7,221	\$157,445	\$ 62,493
1-person household	\$34,618	\$47,670	\$2,147	\$68,205	\$ 20,535
2-person household	\$82,899	\$101,792	\$2,068	\$113,144	\$ 11,352
3-person household	\$85,932	\$100,497	\$1,902	\$114,676	\$ 14,179
4-person household	\$100,858	\$136,458	\$2,931	\$140,767	\$ 4,309
5-person household	\$82,094	\$113,417	\$4,102	\$144,121	\$ 30,704
6-person household	\$104,592	\$100,341	\$331	\$111,858	\$ 11,517
≥ 7-person household	\$78,941	\$91,250	\$1,206	\$96,149	\$ 4,899
Median FAMILY income (ACS Table B19119)	\$94,198	\$107,293	\$1,792	\$117,973	\$ 10,680
2-person family	\$88,347	\$98,188	\$1,544	\$107,154	\$ 8,966
3-person family	\$99,464	\$107,582	\$1,632	\$116,931	\$ 9,349
4-person family	\$104,418	\$135,260	\$2,371	\$137,120	\$ 1,860
5-person family	\$73,625	\$118,333	\$5,082	\$157,135	\$ 38,802
6-person family	\$104,444	\$105,469	\$2,084	\$128,551	\$ 23,082
≥ 7-person family	\$56,875	\$91,563	\$3,171	\$113,880	\$ 22,317

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community

Survey.

*NOTE: AMI is calculated at the COUNTY level.

Council Agenda Item Report

Meeting Date: November 18, 2021

Submitted by: Alex Roy

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Adopt the State Route 224 Bus Rapid Transit (BRT) Locally Preferred Alternative, Noting the Terminus Change to the Old Town Transit Center
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Bus Rapid Transit Alignment Staff Report](#)

[Exhibit A: Map of BRT Preferred Alternative](#)

City Council Staff Report



Subject: SR-224 Bus Rapid Transit Alignment Update
Author: Alex Roy, Transportation Planning
Julia Collins, Transportation Planning
Department: Transportation Planning
Date: November 18, 2021
Type of Item: New Business

Recommendation

Review and adopt the State Route 224 (SR-224) Bus Rapid Transit (BRT) locally preferred alternative (LPA), noting the terminus change to the Old Town Transit Center (OTTC). This LPA is an updated recommendation from Park City Staff, Summit County, and those involved on the project team. Please see **Exhibit A** for a map of the LPA and OTTC terminus.

Background

Transit improvements along S.R. 224 have been evaluated and identified in multiple planning studies completed for the study area since 2011, most notably the [S.R. 224 Valley to Mountain Transit Alternatives Analysis](#). The Valley to Mountain Alternatives Analysis (AA) Study (2018) developed a Locally Preferred Alternative (LPA) for a transitway on SR- 224.

The Valley to Mountain AA evaluated the benefits, costs, and impacts of implementing several different transit modes, including hybrid/electric bus rapid transit (BRT), rapid streetcar/light rail transit, aerial transit, automated guideway transit, monorail, and high-speed rail. After reviewing the screening results and receiving feedback from the project partner steering committee and the public, the project partners unanimously recommended BRT with side running dedicated transit lanes on SR-224 as the LPA. The initial terminus in Park City was determined to be the Arts and Culture District given the size and scope of the redevelopment planned for this area. The LPA recommended in the AA report was adopted by the [Park City Council on June 26, 2018](#)

Ongoing discussions and analysis for the terminus of the BRT have evolved since the completion of the Valley to Mountain AA. After additional discussion and analysis, and following the City Council discussion at the [January 21, 2021, Council meeting](#), the Arts & Culture District is planned as a transit destination within the overall transit system, but will not function as the center of transit activity.

Summit County, Park City, and the Utah Department of Transportation (the project partners) are working with the Federal Transit Administration and community stakeholders to prepare an environmental document through the National Environmental Policy Act (NEPA) process to evaluate the environmental, social, and economic impacts of the LPA. In conjunction with the NEPA process, project partners are working to identify project funding sources. The NEPA process is anticipated to be completed in 2022. Construction timeline will follow completion of the NEPA process and will be based on grant applications and funding availability.

Park City and Summit County are aligned in recommending moving the southern terminus to the OTTC to better mirror the Electric Xpress service already in existence and support a year-round transit priority service to Old Town Park City. Features of the LPA include:

- A 7.1- mile BRT route along SR-224;
- 12-foot-wide dedicated transit lanes on each side of SR- 224 for 5.3 miles between Olympic Boulevard and Kearns Boulevard;
- BRT service in mixed-flow traffic between the Kimball Junction Transit Hub and Olympic Boulevard with a merge into mixed-flow traffic south of the Kearns Boulevard intersection enroute to the Old Town Transit Center;
- Elements such as traffic signal prioritization (TSP) and queue jump lanes to help prioritize buses and provide them with right-of-way privileges in the mixed-flow lane sections.

Next Step

Staff recommends Council Adopt the LPA with a terminus at the Old Town Transit Center to:

- Create a high priority transit service with a terminus at the main destination within Park City;
- Take advantage of the high volume of existing transit routes currently servicing the OTTC;
- Provide federal funding for roadway and intersection improvements necessary to promote transit-first infrastructure along SR-224;
- Commit to a phased approach, conceptually, to provide and support additional BRT locations throughout town at critical destinations and areas of high visitation volumes.

Attachment

Exhibit A - Map of the Locally Preferred Alternative for SR-224 BRT

Exhibit A
Map of the Locally Preferred Alternative for SR-224 BRT



City Council Staff Report



Subject: Club Lespri – 1st Amended Plat
Application: PL-21-04981
Author: Lillian Lederer, Planner I
Date: November 18, 2021
Type of Item: Administrative – Condominium Plat Amendment

Recommendation

(I) Review the proposed Club Lespri – 1st Amended Plat (1765 Sidewinder Drive); (II) conduct a public hearing; and (III) consider approving Ordinance 2021-XX.

Description

Applicant: Club Lespri, LLC; Represented by Dave Johnson
Location: 1765 Sidewinder Drive
Zoning District: General Commercial (GC)
Adjacent Land Uses: Multi-Use, Commercial
Reason for Review: The City Council holds a public hearing and takes Final Action for plat amendments¹

Acronyms

CUP Conditional Use Permit
GC General Commercial
LMC Land Management Code

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

Background

In 2000, 1765 Sidewinder Drive was constructed as a hotel, an allowed use in the General Commercial Zoning District. On July 11, 2001, the Planning Commission approved a timeshare Conditional Use Permit for 1765 Sidewinder Drive (Exhibit D).

However, on July 11, 2002, the City Council adopted Ordinance No. 02-26, approving a Condominium for 1765 Sidewinder Drive, and rendering the Conditional Use Permit approval for a timeshare null and void (Exhibit E). The 1765 Sidewinder Drive Condominium (recorded as the Club Lespri Condominium) includes commercial uses on the first level, six private units on the second level, and four private units on the third level.

All six units on the second floor of the mixed-use Club Lespri Condominium were acquired by the applicant and modified to create a single unit. The Applicant proposes to amend the plat to memorialize the change to the second level from a configuration with six individual units to a single condominium unit. The Planning Commission forwarded a positive recommendation to the City Council on October 27, 2021.

¹ LMC [§ 15-1-8\(E\)](#)

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.18, *General Commercial (GC) District*.

The proposed plat amendment converts six private units into one private residential unit. No exterior alterations are proposed. The existing Building is in compliance with the Lot size, height, and width, and the front, side, and rear setbacks in LMC [§ 15-2.18-3](#):

Requirement	Existing Building (No changes proposed)
Height- 35'	33.9'
Front Setback- 20'	0'
Rear Setback- 10'	0'
Side Setbacks- 10'	5' and 1'

Club Lespri is Lot 6 of the Prospector Square Subdivision and “[i]n the Prospector Square Subdivision, Front, Side and Rear Setbacks may be reduced to zero feet (0’),” which complies with LMC Section [§ 15-2.18-3 \(I\)](#).

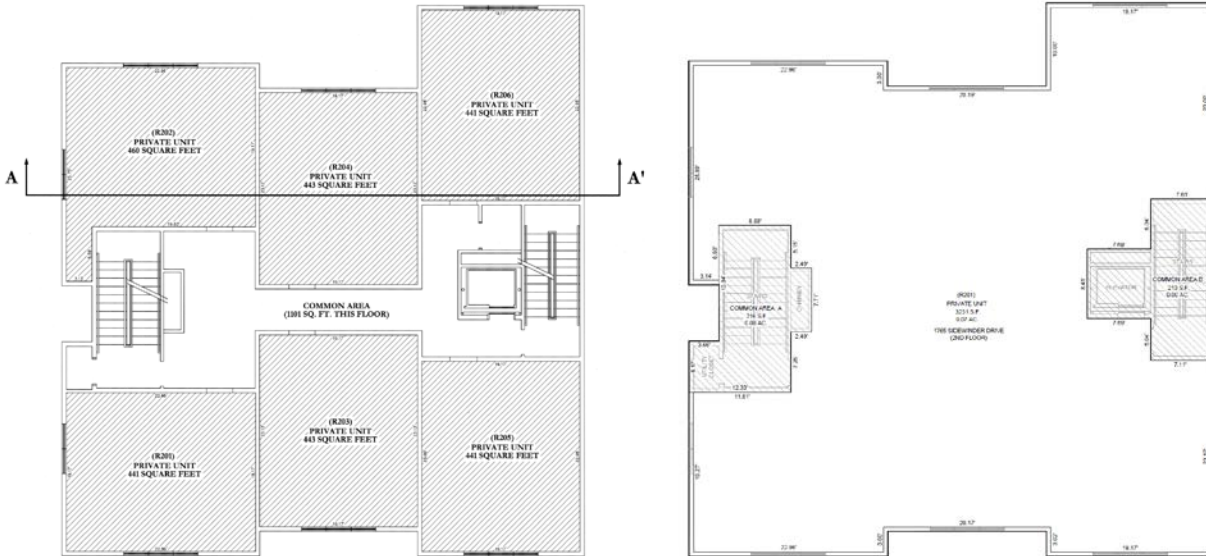
(II) The proposal complies with Land Management Code Chapter 15-7.1.

LMC [§ 15-7.1-6\(G\)](#) outlines the requirements for combining condominium units within a condominium plat. The Applicant may remove or alter a partition between the unit owner’s unit and another unit, even if the partition is entirely or partly common area and facilities.

The Applicant must show that the combination of units does not:

- Impair the structural integrity or mechanical systems of the building or units
- Reduce the support of any portion of the common areas and facilities or another unit
- Constitute a violation of Utah Code [Section 10-9a-608](#), which outlines subdivision amendments, or
- Violate any section of the International Building Code

The applicant has demonstrated this by providing a structural engineer report that shows the combination of units does not affect the integrity of the building (see Exhibit G).



Survey of second floor depicting the removal of six-unit lines (left figure) to a single combined unit (right figure) (modified from Applicant's Submittal).

Approval of a condominium plat amendment to combine units does not change an assessment or voting right attributable to the unit owner's unit or the acquired unit unless the declaration provides otherwise (see Exhibits F, H, I).

(III) The proposal complies with Land Management Code 15-3-6, *Parking Ratio Requirements For Specific Land Use Categories*.

At the time of development in 2001, the condominium was required to have six parking spaces for the six Units on the second floor. Per current LMC regulations, the requirement for a Multi-Unit Dwelling that is 2,000 square feet or greater requires two parking spaces. The combination of the Units reduces the required parking from six to two spaces. This parking requirement is met through the Prospection Square Subdivision common parking lots (see Exhibit E, Finding of Fact #6).

Department Review

The Development Review Committee, Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 13, 2021. Staff mailed courtesy notice to property owners within 300 feet on October 13, 2021. The Park Record published notice on October 13, 2021. LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Draft Ordinance 2021-47

Exhibit B: Current Plat

Exhibit C: Proposed Plat

Exhibit D: Timeshare CUP

Exhibit E: Ordinance No. 02-26

Exhibit F: Club Lespri Condominium Manager Approval

Exhibit G: Engineering Structural Observations

Exhibit H: Club Lespri Resolution Plat Amendment Approval

Exhibit I: Draft Amendment to Club Lespri Condominium CC&Rs

Ordinance No. 2021-47

AN ORDINANCE APPROVING THE CLUB LESPRI- 1ST AMENDED PLAT, LOCATED AT 1765 SIDEWINDER DRIVE, SUMMIT COUNTY, PARK CITY, UTAH

WHEREAS, the owners of property at 1765 Sidewinder Drive petitioned the City Council for approval of the Club Lespri- 1st Amended Plat;

WHEREAS, on October 13, 2021, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on October 13, 2021, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on October 27, 2021, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a positive recommendation to the City Council;

WHEREAS, on November 18, 2021, the City Council reviewed the Club Lespri- 1st Amended Plat and held a public hearing; and

WHEREAS, the Club Lespri- 1st Amended Plat is consistent with the Park City Land Management Code, including § 15-7.1-3(C), § 15-7.1-6, and Chapters 15-2.18, and 15-7.

NOW, THEREFORE BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. APPROVAL. The Club Lespri- 1st Amended Plat is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On November 18, 2021 the Club Lespri Condominium Subdivision was approved by City Council, and recorded on November 18, 2021.
2. 1765 Sidewinder Drive Building was built in 2002, on Lot 6 of the Club Lespri Condominium Subdivision.
3. 1765 Sidewinder Drive is a Condominium.
4. To create one (1) residential Unit, the Applicant proposes combining six (6) residential Units on the second floor of 1765 Sidewinder Drive.
5. The proposal complies with Land Management Code Chapter 15-2.18, *General Commercial (GC) District*.
6. A Multi-Unit Dwelling is a Conditional Use in the General Commercial (GC) District.
7. The proposed plat amendment converts six Units to one Unit on the second floor of 1765 Sidewinder Drive.
8. At the time of development, the parking requirement for 1765 Sidewinder was six parking spots, and was provided by the Prospector Square Subdivision common parking lots.
9. The unit created by the Club Lespri- 1st Amended Plat requires two parking spaces, which is provided by the Prospector Square Subdivision common parking lots.
10. The Lot size, height, and width, nor the front, side, or rear setbacks have any proposed changes.

Conclusions of Law

1. There is Good Cause for this plat amendment because the amendment allows for the combination of six Units into one Unit because (A) present land Uses and Character of the Areas of the GC Zoning District is retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.
2. The Plat Amendment is consistent with Land Management Code Section 15-7.1-3(B), 15-7.1-6, and Chapters 15-2.18 and 15-7.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The Applicant shall submit building permit(s) and complete a building inspection, alongside the Plat Amendment.
4. The Applicant shall be required to apply for a Business License if the Unit is to be used as a Nightly Rental.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 18th day of November 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

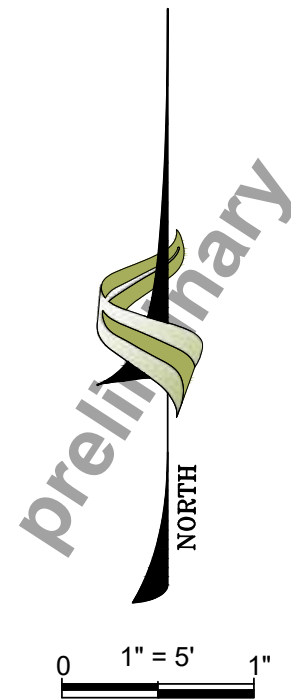
City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Exhibits

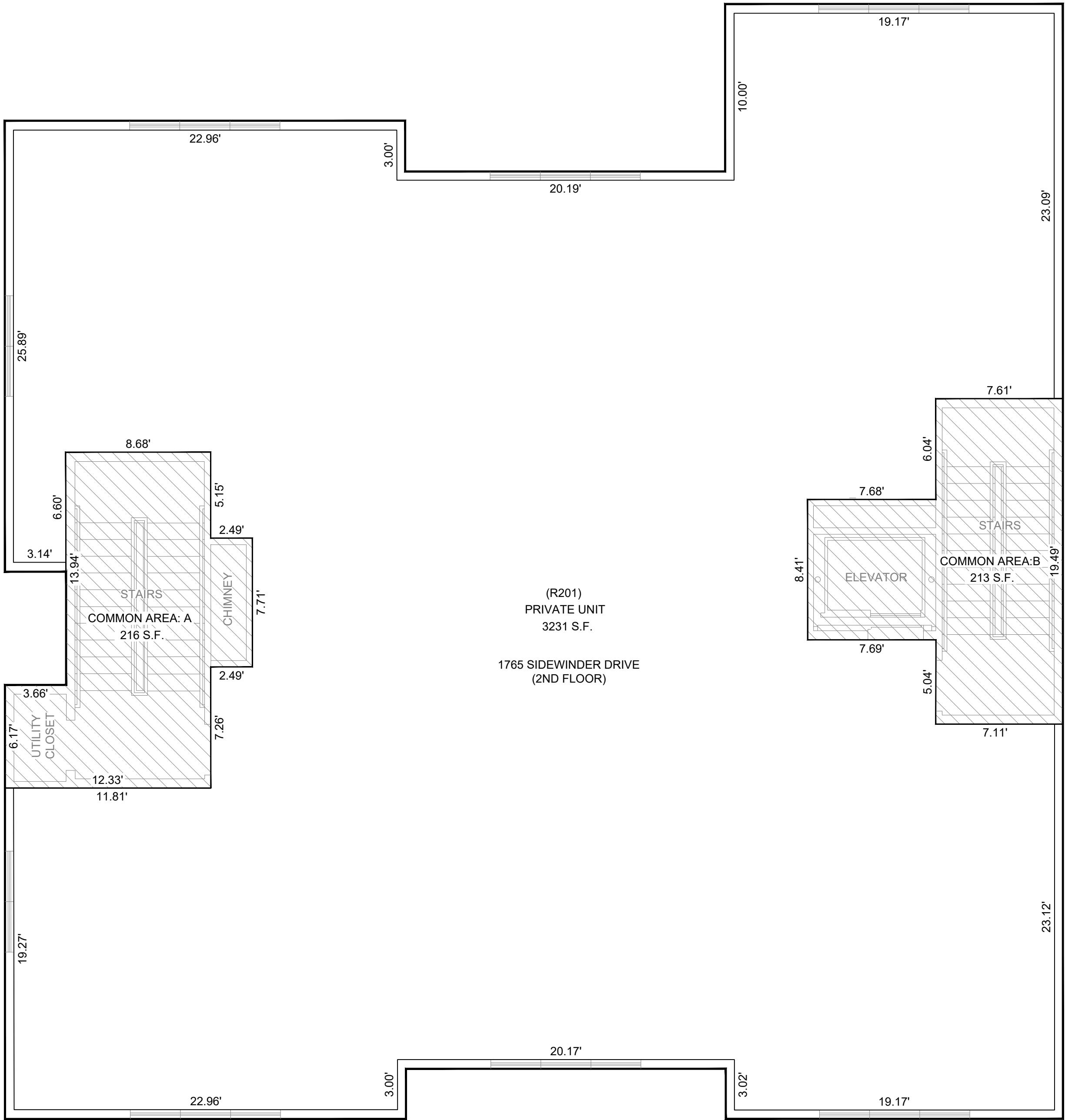
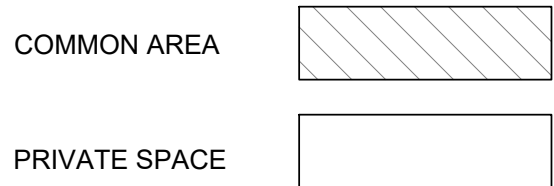
Exhibit 1 – Club Lespri- 1st Amended



CLUB LESPRI - 1ST AMENDED
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE:
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION
LOT 6, AMENDED PLAT OF PROSPECTOR SQUARE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 26, 1974 AS ENTRY NO. 125443 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

- NOTES**
1. THIS PLAT IS INTENDED TO AMEND THE 2ND FLOOR OF THE CLUB LESPRI CONDOMINIUM PROJECT, ENTRY NUMBER 633765, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE. NO OTHER FLOORS WERE AMENDED WITH THE RECORDATION OF THIS PLAT.
 2. THE EXTERIOR BOUNDARY OF CLUB LESPRI CONDOMINIUM PROJECT HAS NOT CHANGED.
 3. THIS AMENDED PLAT MODIFIES THE CURRENT COMMON AREA AND PRIVATE SPACE ON THE 2ND FLOOR.
 4. DIMENSIONS SHOWN HEREON ARE DERIVED FROM RECORD INFORMATION AS WELL AS MEASUREMENTS IN THE FIELD.
 5. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE INDICATED.
 6. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT CLUB LESPRI - AMENDED, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS _____ DAY OF _____, 2021, A.D.

BY: _____ DATE _____
G. SCOTT ROGERS - MANAGER
CLUB LESPRI (FLOORS 1 & 2)

BY: _____ DATE _____
G. SCOTT ROGERS - MANAGER
PARK CITY CLUB MEMBERS CLUB (FLOOR 3)

ACKNOWLEDGMENT

STATE OF UTAH)
) : SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS' DEDICATION WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF UTAH)
) : SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 2021 A.D., PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNATURE(S) OF THE ABOVE OWNERS' DEDICATION WHO ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS CLUB LESPRI - 1ST AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TRAVIS R. GOWER
P.L.S. 6439364

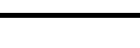
DATE _____

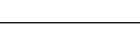
VICINITY MAP
PARK CITY, UTAH

LEGEND

SECTION CORNER (FOUND) 

SECTION LINE 

PROPERTY LINE 

LOT LINE 

SET MONUMENT 

FOUND MONUMENT 

CLUB LESPRI - 1ST AMENDED
A UTAH CONDOMINIUM PROJECT

NE 1/4 OF SEC 9, T2S, R4E, SLB&M,
PARK CITY, SUMMIT COUNTY, UTAH

epic
ENGINEERS
3341 South 4000 West
West Valley, Utah 84120
801.955.5605
50 East 100 South
Hobart City, Utah 84032
(435)554-0900

0 1" = 5' 1"

DRAWN: JF
CHECKED: TG

PROJECT #: LESPRI
DATE: 09/16/2021
SHEET NO: 1 OF 2



CLUB LESPRI - 1ST AMENDED

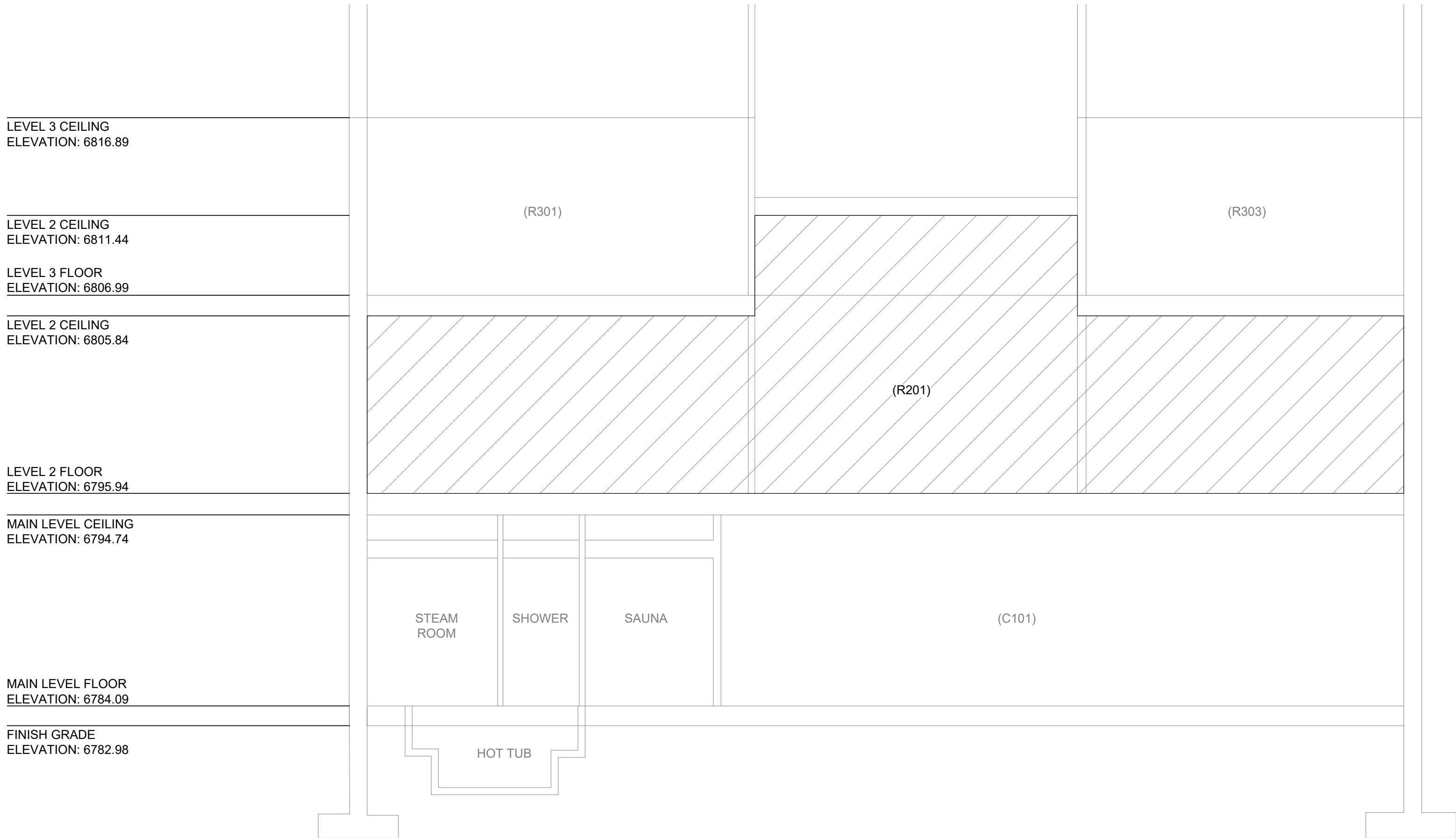
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE:

NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST

SALT LAKE BASE AND MERIDIAN,

PARK CITY, SUMMIT COUNTY, UTAH



LEGEND

SECTION CORNER (FOUND)

SECTION LINE

PROPERTY LINE

LOT LINE

SET MONUMENT

FOUND MONUMENT

CLUB LESPRI - 1ST AMENDED

A UTAH CONDOMINIUM PROJECT

NE 1/4 OF SEC 9, T2S, R4E, SLB&M,
PARK CITY, SUMMIT COUNTY, UTAH

3341 South 4000 West
West Valley, Utah 84120
(801) 955-5605
50 East 100 South
Heber City, Utah 84032
(435) 854-0900

0 1" = 5' 1"

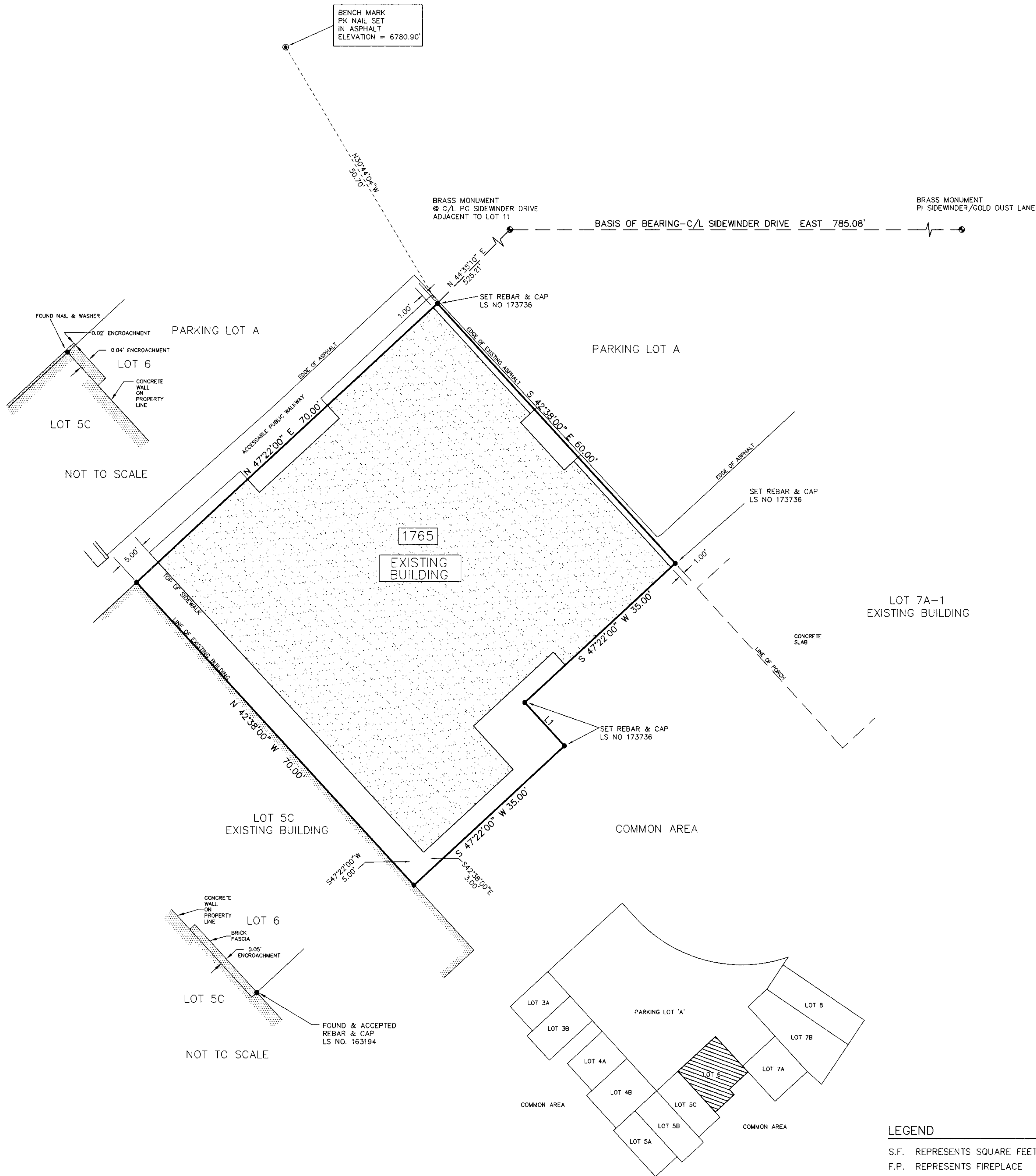
DRAWN: JF

CHECKED: TG

PROJECT #: LESPRI

DATE: 09/16/2021

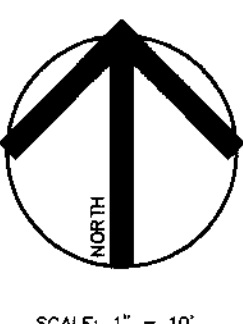
SHEET NO: 1 OF 2



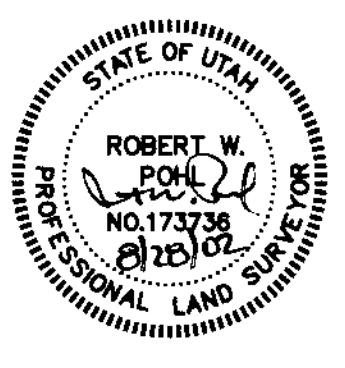
- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY DESIGN SOLUTIONS GROUP, INC. ENGINEERS.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
 3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK.
 4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 6. BENCH MARK: SEE SHEET 1 OF 5 FOR LOCATION AND ELEVATION.
 7. ALL FLOOR ELEVATIONS ARE ABOVE SEA LEVEL.
 8. UNLESS OTHERWISE INDICATED, ALL BUILDING TIES TO PROPERTY LINE ARE PERPENDICULAR.
 9. [1765] INDICATES STREET ADDRESS ON SIDEWINDER DRIVE.
 10. CLUB LESPRI IS SERVICED BY A PRIVATE COMMON SEWER LATERAL. THE CLUB LESPRI OWNER'S ASSOCIATION IS SOLELY RESPONSIBLE FOR THAT LATERAL.

COMMON OWNERSHIP
PRIVATE OWNERSHIP

LINE	BEARING	DISTANCE
L1	S 42°38'00" E	10.00



LEGEND
S.F. REPRESENTS SQUARE FEET.
F.P. REPRESENTS FIREPLACE



SURVEYOR'S CERTIFICATE

I, Robert W. Pohl, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 173736 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, this Record of Survey Map of CLUB LESPRI, a Utah Condominium Project in accordance with the provisions of Section 57-8-13 of the Utah Condominium Ownership Act. I further certify the buildings and property are shown correctly.

Robert W. Pohl 01/28/02
Robert W. Pohl L.S. 173736 Date

BOUNDARY DESCRIPTION

Block 6, Amended Plat of Prospector Square, according to the official plat thereof, recorded December 26, 1974 as entry no. 125443 of the official records in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: that the undersigned CLUB LESPRI, L.L.C., a Utah Limited Liability Company, formerly known as Georgetown Lofts, L.L.C., the owner of the tract of land described herein as the CLUB LESPRI Condominiums, a Utah Condominium Project located on said tract of land, has caused a survey to be made and this Record of Survey Map to be prepared does hereby give its consent to the recordation of the Record of Survey Map and submit this property to the Utah Condominium Ownership Act. Further, the owner does hereby irrevocably offer for dedication to Park City Municipal Corporation, the Snyderville Basin Water Reclamation District, the Park City Fire Protection District, a non-exclusive easements over the utility easements, public trail easements, and snow storage easement shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and for trail access by the general public, in accordance with an irrevocable offer of dedication. The owner further certifies all buildings will be built as shown.

In witness whereof, the undersigned has set its hand on this 29 day of August, 2002.

CLUB LESPRI, L.C., a Utah Limited Liability Company

By: Randa Investments Limited, L.L.P.,
a Utah Limited Partnership, Manager

By: G. Scott Rogers
G. Scott Rogers, General Partner

ACKNOWLEDGMENT

State of Utah) ss:
County of Summit)

On the 29th day of August, 2002, personally appeared before me the undersigned Notary Public in and for the said State and County, G. Scott Rogers, who after being duly sworn, acknowledged to me that he is the General Partner of Randa Investments, L.L.P., the manager of CLUB LESPRI, L.C., a Utah Limited Liability Company, the owner of the herein described tract of land, and that the foregoing instrument was signed on behalf of said limited partnership by authority of its Limited Partnership Agreement.

Susan L. Toller
Notary Public
My commission expires: _____



RECORD OF SURVEY MAP
CLUB LESPRI

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

SHEET 1 OF 5



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 30th DAY OF August, 2002 A.D.
BY B. D. CO
S.B.S.I.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF Sept, 2002 A.D.
BY Chris Jam
CHAIRMAN

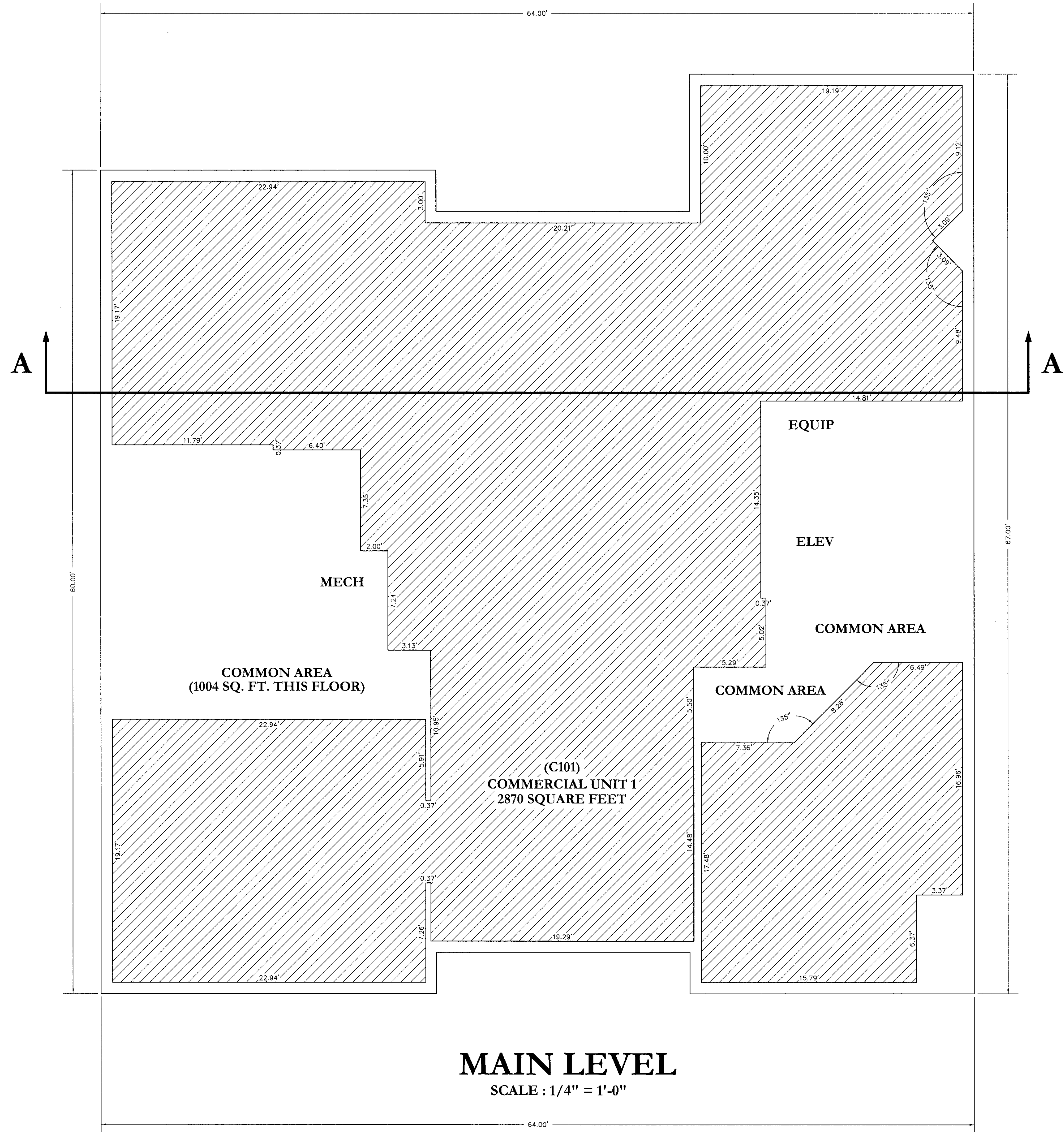
ENGINEERS CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 9th DAY OF SEPTEMBER, 2002 A.D.
BY Eric W. O'Hara
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 10th DAY OF SEPTEMBER, 2002 A.D.
BY Timothy C. Turner
PARK CITY ATTORNEY

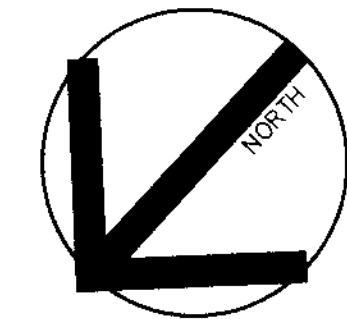
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 11th DAY OF JULY, 2002 A.D.
BY David M. Scott
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 11th DAY OF JULY, 2002 A.D.
BY Dana Williams
MAYOR

633765 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title DATE 10-2-2002 TIME 8:34 AM BOOK --- PAGE ---
FEE \$16.00 RECORDER Deanne M. Dunn
Chop LESPRI 1005



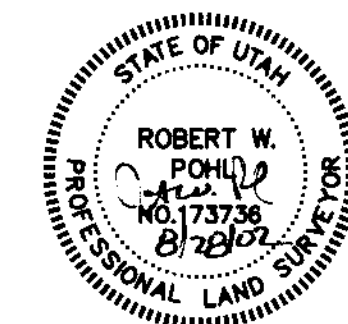
- NOTES:
1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY DESIGN SOLUTIONS GROUP, INC. ENGINEERS.
 2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE INDICATED.
 3. ALL UNIT EXTERIOR WALLS ARE 0.5 FEET THICK.
 4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
 5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
 6. BENCH MARK: SEE SHEET 1 OF 5 FOR LOCATION AND ELEVATION.
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- COMMON AREA / FACILITIES
- PRIVATE OWNERSHIP

RECORD OF SURVEY MAP
CLUB LESPRI

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

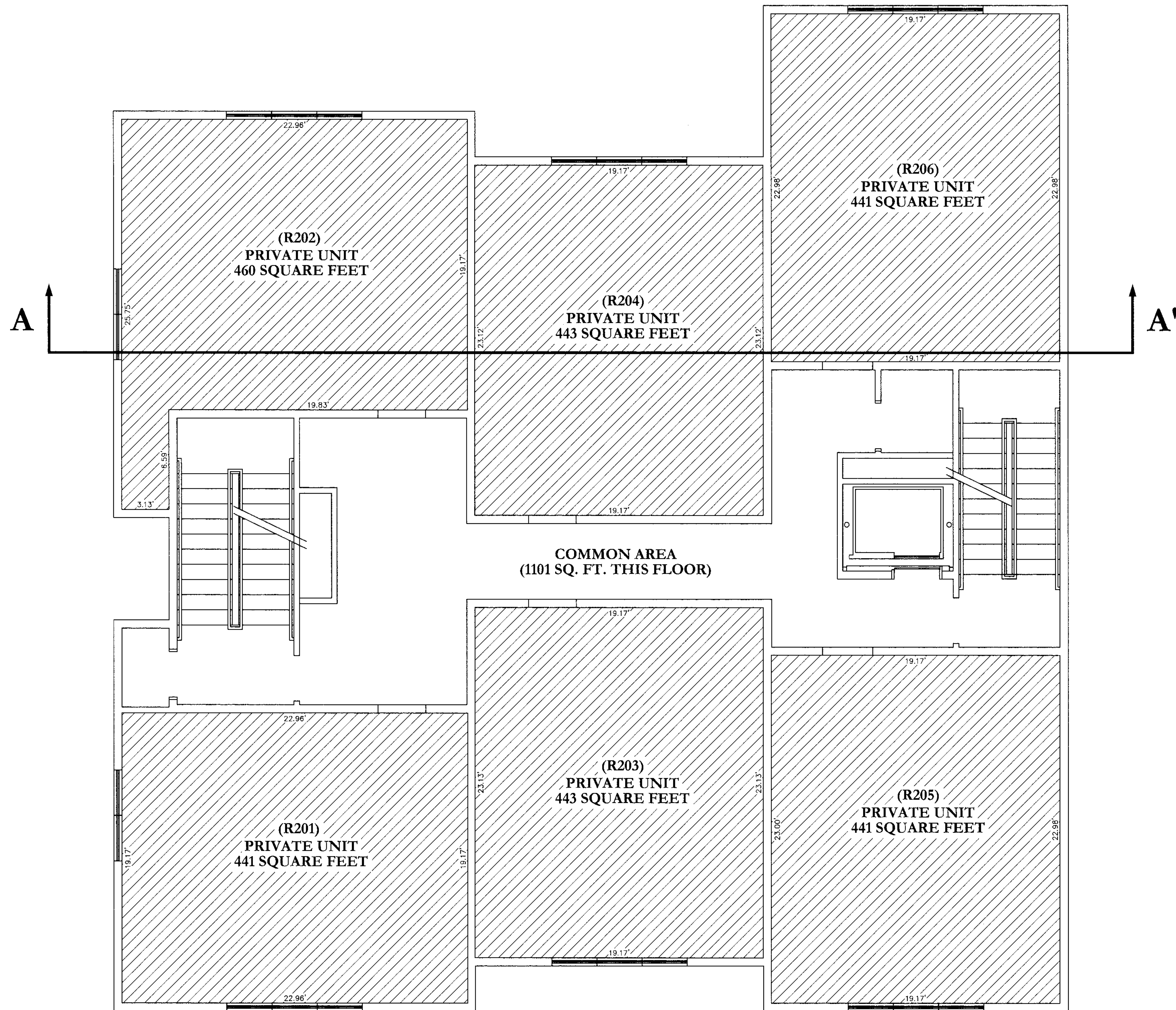


#633765 RECORDED

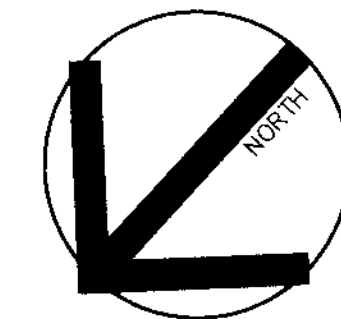
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 10-2-2022 TIME 8:32 AM BOOK --- PAGE ---

416122 FEE Denise M. Dinn Deputy Recorder

JOB# DWG



- NOTES:
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- COMMON AREA / FACILITIES
- PRIVATE OWNERSHIP

RECORD OF SURVEY MAP

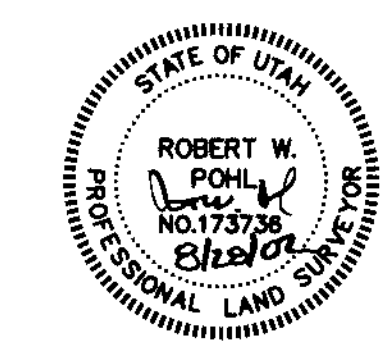
CLUB LESPRI

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

SECOND LEVEL
SCALE: 1/4" = 1'-0"



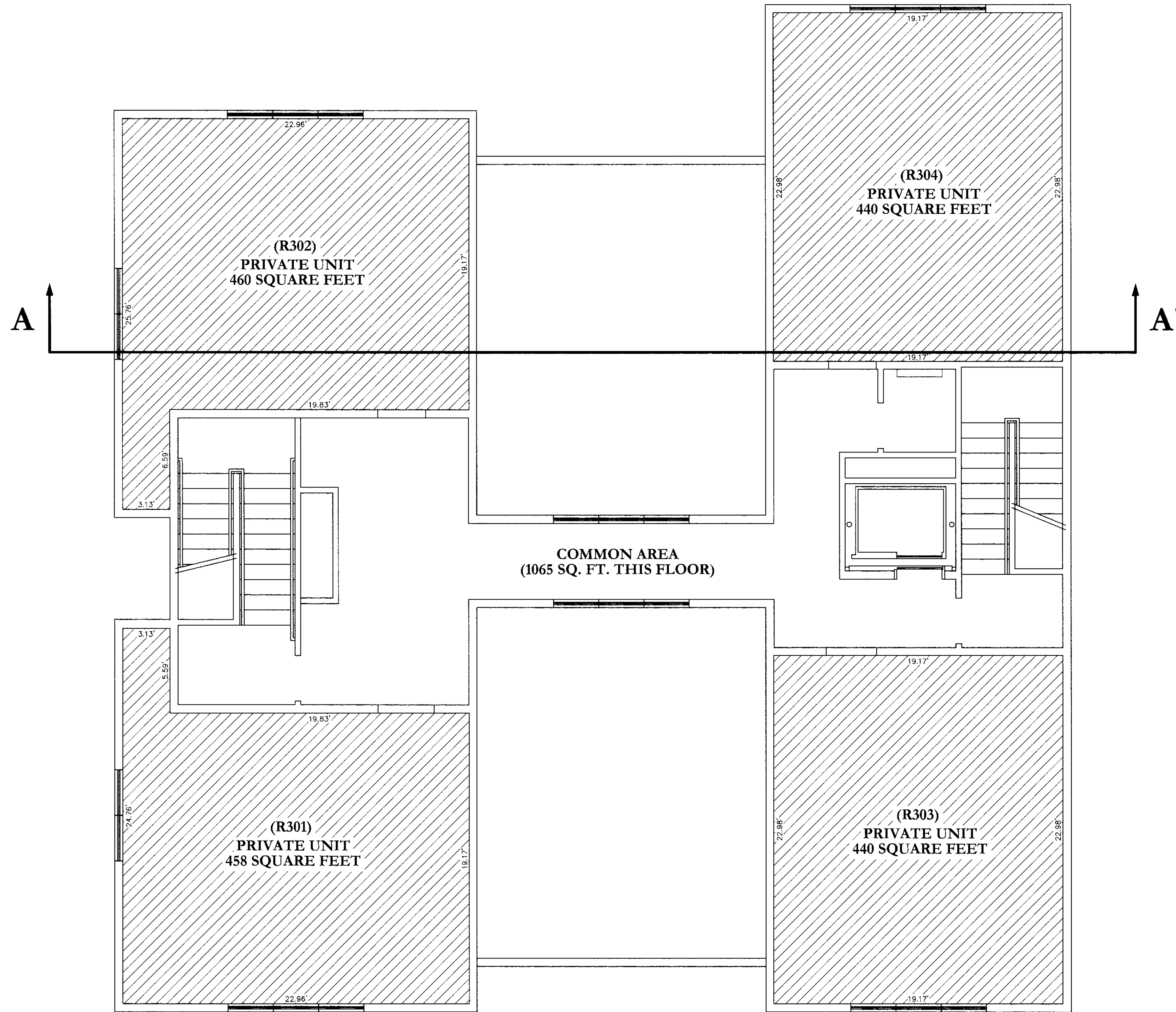
#633765

RECORDED

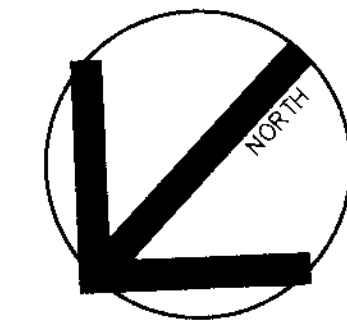
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 12-2-2022 TIME 8:33 AM BOOK --- PAGE ---

FEE \$161.00 RECORDER Danere M. Danner Deputy

JOB# DWG



- NOTES:
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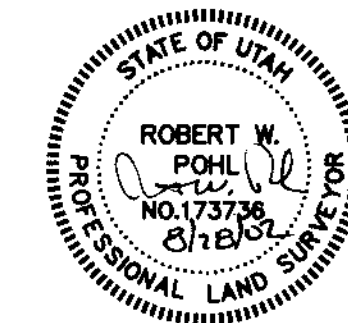
- COMMON AREA / FACILITIES
- PRIVATE OWNERSHIP

RECORD OF SURVEY MAP

CLUB LESPRI

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

THIRD LEVEL
SCALE: 1/4" = 1'-0"



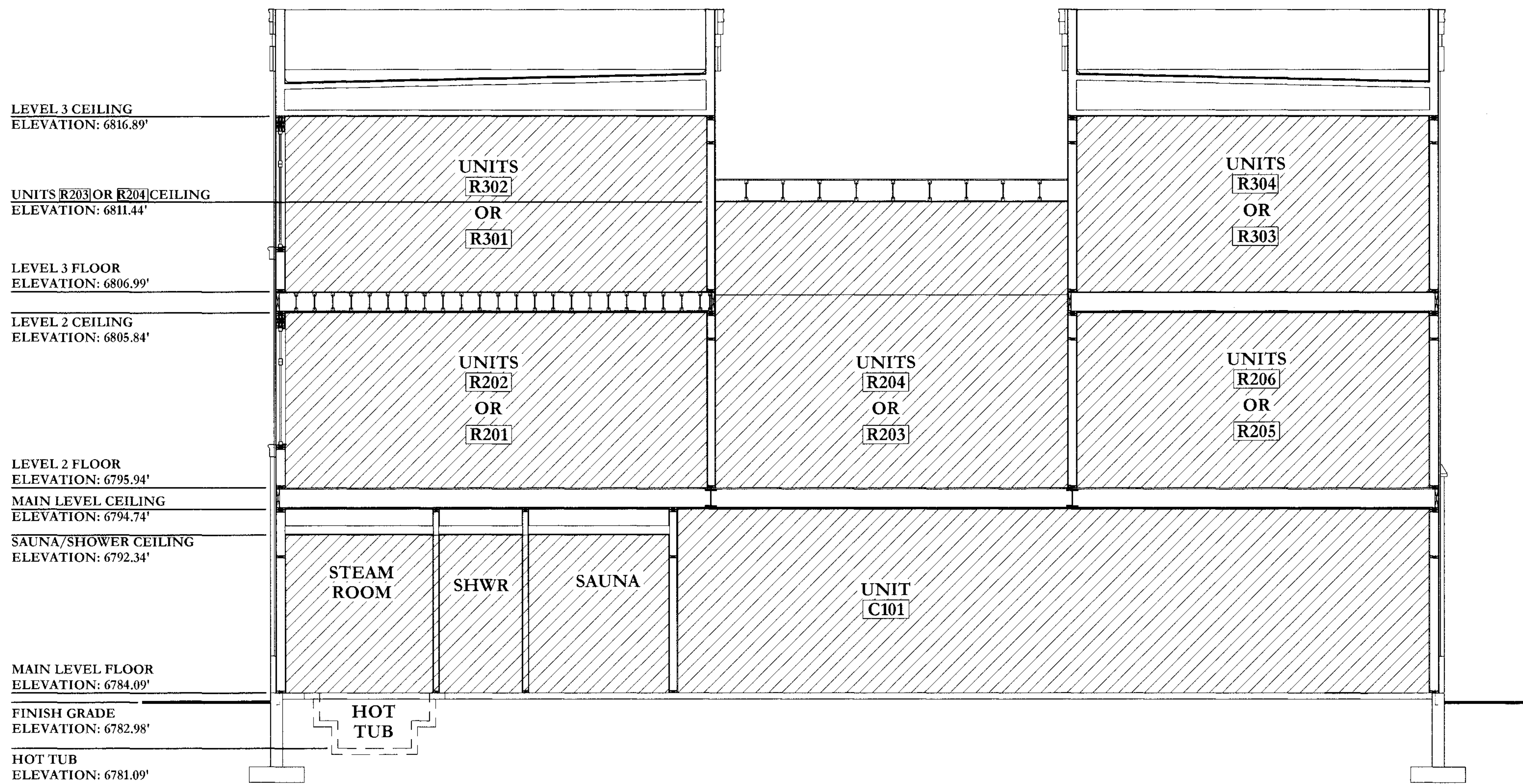
#633765 RECORDED

STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 12-02-2002 TIME 8:32AM BOOK --- PAGE ---

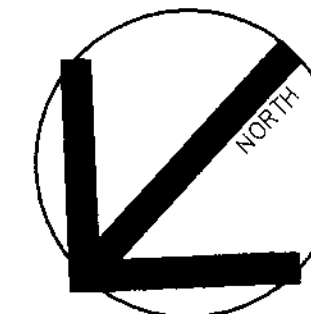
Valle FEE Deane M. Simon RECORDER Deputy

JOB# DWG

SHEET 4 OF 5



- NOTES:
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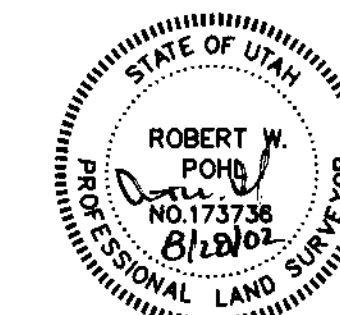
- COMMON AREA / FACILITIES
- PRIVATE OWNERSHIP

SECTION A-A'
SCALE: 1/4" = 1'-0"

RECORD OF SURVEY MAP
CLUB LESPRI

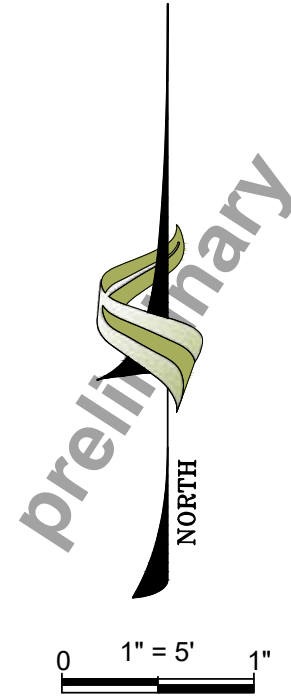
A UTAH CONDOMINIUM PROJECT
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SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH
Recorded concurrently herewith is the Declaration of Condominium of Club Lespri.

SHEET 5 OF 5

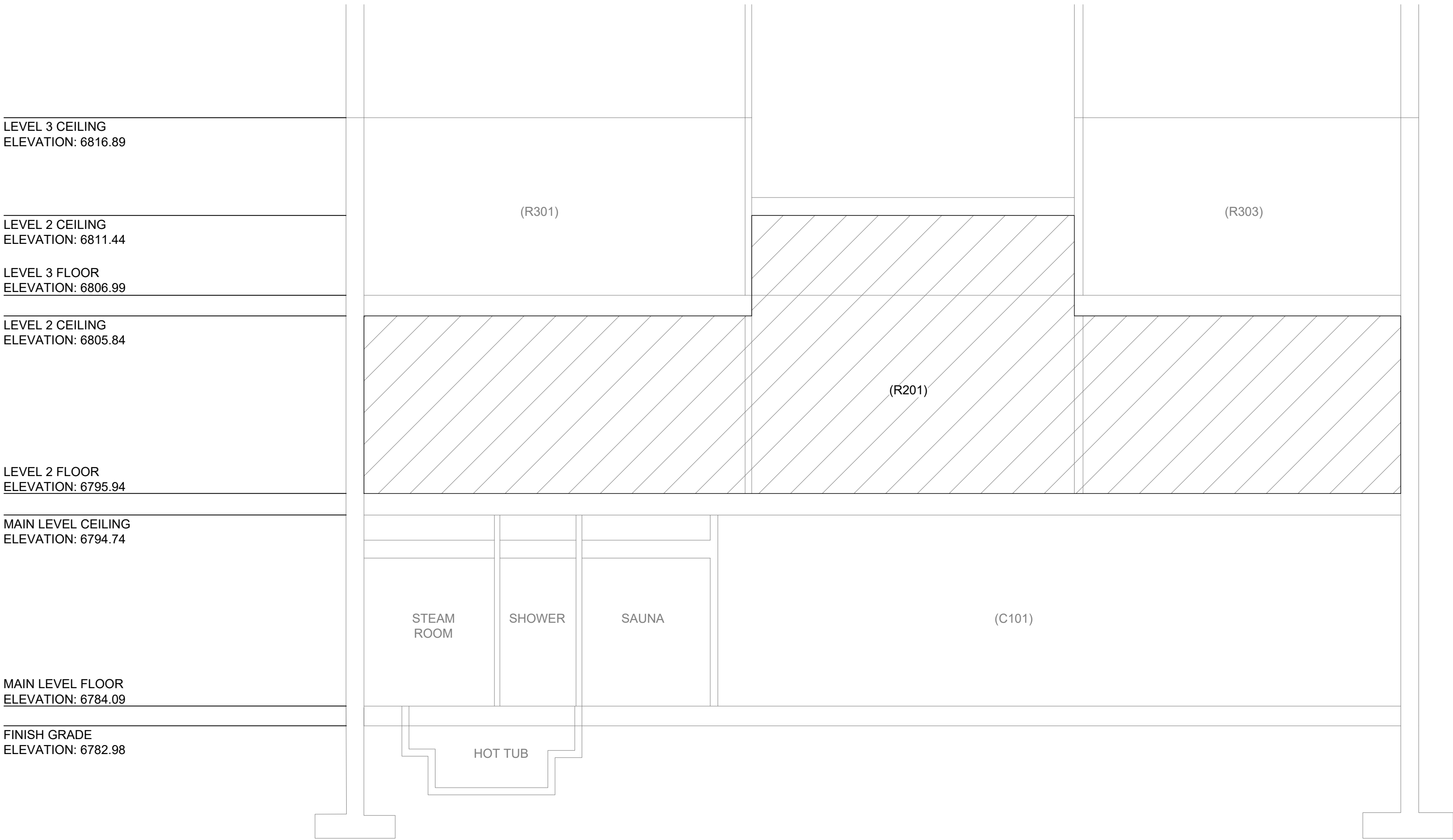


#633765 RECORDED
STATE OF UTAH, COUNTY OF SUMMIT AND FILED
AT THE REQUEST OF Coalition Title
DATE 10-2-2002 TIME 8:32AM BOOK --- PAGE ---
FEE 516.00 RECORDER Deanna M. Dunn
Deputy

JOB# DWG



CLUB LESPRI - 1ST AMENDED
 A UTAH CONDOMINIUM PROJECT
 LOCATED IN THE:
 NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE AND MERIDIAN,
 PARK CITY, SUMMIT COUNTY, UTAH



N:\PROJECTS\CLUB LESPRI\DWG\SHEETS\CONDO PLAT 2021\0809.DWG

LEGEND

SECTION CORNER (FOUND)

SECTION LINE

PROPERTY LINE

LOT LINE

SET MONUMENT

FOUND MONUMENT

CLUB LESPRI - 1ST AMENDED
 A UTAH CONDOMINIUM PROJECT

NE 1/4 OF SEC 9, T2S, R4E, SLB&M,
 PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
 3341 South 4000 West
 West Valley, Utah 84120
 (801) 955-5605
 50 East 100 South
 Heber City, Utah 84032
 (435) 854-0900

0 1" = 5' 1"

DRAWN: JF
 CHECKED: TG

PROJECT #:
LESPRI

DATE:
09/16/2021

SHEET NO:
1 OF 2



Department of Community Development
Engineering • Building Inspection • Planning

July 12, 2001

Scott Rogers Club Lespri
2710 Silver Cloud Drive
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Address: 1765 Sidewinder Drive
Project Description: Conditional Use Permit for a Timeshare
Date of Meeting: July 11, 2001

Action Taken By Planning Commission: Approved in accordance with the Findings of Fact and Conclusions of Law as outlined in the staff report; and Conditions of Approval as written below:

Conditions of Approval:

1. All standard conditions of project approval shall apply to this project (see Exhibit D).
2. No changes to the building as approved by the Community Development Department on September 28, 2000 are approved as part of this application.
3. This approval shall be null and void as of July 11, 2002, unless the applicant has received a building permit for the project.

Any person who submitted written comment on a proposal, the owner of any property within three hundred (300) feet of the boundary of the subject site, or the owner of the subject property may appeal to the City Council any action pertaining to the approval or denial. The petition must be filed in writing with the City Recorder within ten (10) calendar days of a Planning Commission decision.

Best Regards,

A handwritten signature in dark ink, appearing to read "Ray Milliner".

Ray Milliner
Planner

**AN ORDINANCE APPROVING A CONDOMINIUM CONVERSION FOR THE PROPERTY
LOCATED AT 1765 SEWINDER DRIVE.**

WHEREAS, the owner, Scott Rogers, of the property known as 1765 Sidewinder Drive, has petitioned the City Council for approval of a condominium conversion; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on June 26, 2002 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed condominium conversion allows the property owner to convert an existing building into ten (10) separate condominium units; and

WHEREAS, it is in the best interest of Park City Utah to approve the plat amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The proposed condominium is located in the General Commercial Zone.
2. The structure was originally approved as a hotel which is an approved use in the GC zone, and received a building permit on September 28, 2000.
3. The Planning Commission granted a conditional use permit for a timeshare for the building on July 11, 2001
4. The Planning Commission forwarded a positive recommendation to the City Council for the Condominium Conversion on June 26, 2002.
5. The structure is a 9,031 square foot building constructed on a 4,550 square foot lot with 10 units.
6. Parking for the structure is provided by the Prospector Square Subdivision common parking lots.
7. The maximum height for the GC zone is 35 feet above grade.
8. The height of the existing structure is 35 feet above grade.
9. Building setbacks for the Prospector Square subdivision are zero (0).
10. The proposed plat changes the type of ownership of this property to condominium ownership.
11. The Park City Land Management Code and General Plan allow condominium conversions to commercial buildings in the GC zone when all minimum code requirements are met.
12. The applicant abandons the July 11, 2002 Planning Commission CUP approval for a timeshare use.
13. The applicant stipulates to all Conditions of Approval

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. This approval as conditioned is consistent with the requirements of Section 15.7 of the

- Land Management Code as well as the General Plan.
2. This approval as conditioned does not adversely affect the health, safety, or welfare of the citizens of Park City.
 3. Neither the public nor any person will be materially injured by this plat amendment.
 4. There is good cause for this condominium plat.
 5. The plat is consistent with the Park City Land Management Code and applicable State Laws regarding condominium plats.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit A is hereby adopted with the following Conditions of Approval:

1. All standard conditions of project approval shall apply to this project.
2. This approval shall render the July 11, 2001 CUP approval for a timeshare null and void.
3. No changes to the building (as approved by the Community Development Department on September 28, 2000) are approved as part of this application.
4. This condominium record of survey plat shall not be recorded until all issues pertaining to water, sewer, and other utilities are fully resolved with the City Engineer and Chief Building Official.
5. This approval shall expire one year from the date of City Council approval, unless this condominium plat is recorded prior to that date.
6. The City Attorney and City Engineer's review and approval of the condominium plat and CC+R's for compliance with the Land Management Code, State Law and conditions of approval, is a condition precedent to recording the plat.

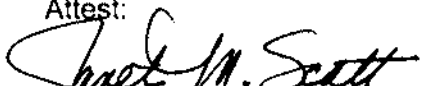
SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 11th day of July, 2002.

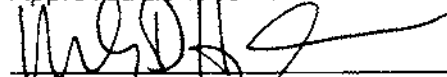
PARK CITY MUNICIPAL CORPORATION

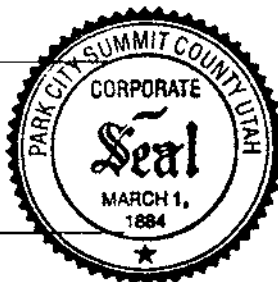

Dana Williams, Mayor

Attest:


Janet M. Scott, City Recorder

Approved as to form:


Mark D. Harrington, City Attorney



ACTION BY WRITTEN CONSENT

Club Lespri Condominiums Association

Effective Date of August 31, 2021

The undersigned hereby consent in writing to the taking of the following actions without holding a meeting and hereby adopt the following resolutions in accordance with Article II of the Bylaws of Club Lespri Condominiums Association, adopted on September 6, 2002, and Article VI and Section 12.03 of the Condominium Declaration and Covenants, Conditions and Restrictions of Club Lespri Condominiums Association recorded in the Office of the County Clerk of Summit County, Utah on October 2, 2002 as Document No. 00633766, as amended on February 11, 2003, recorded in the Office of the County Clerk of Summit County, Utah on February 13, 2003 as Document No. 00648029 and as amended on December 9, 2003, recorded in the Office of the County Clerk of Summit County, Utah on December 19, 2003 as Document No. 00683431 (collectively, the “**Declaration**”).

Whereas, the undersigned desire to approve the replating of the 6 residential condominiums on the 2nd floor of the Club Lespri building into a single, two-bedroom condominium suite attached hereto as Exhibit A and incorporated herein by this reference; and

Whereas, the undersigned collectively represent a 67% majority of the Total Votes of the Association as specified by the Utah Condominium Ownership Act (although only a 50%+ majority is required by the Declaration).

Now, therefore be it resolved, that the undersigned hereby consent to and approve the replating of the 6 residential condominiums on the 2nd floor of the Club Lespri building into a single, two-bedroom condominium suite attached hereto as Exhibit A and incorporated herein by this reference.

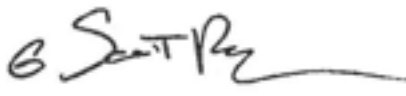
Further resolved, that the undersigned, hereby consent to and approve the resolutions set forth herein effective as of the date first set forth above, notwithstanding the actual date of signing, these resolutions may be executed in any number of counterpart signature pages, each of which together shall constitute a single instrument, and signatures delivered via facsimile, pdf copy, or via electronic signature shall be effective as if originals.

[Remainder of page intentionally left blank; Signature pages and Exhibit A follows]

For Units CL-C-101

CL-R-201 / CL-R-202 / CL-R-203 / CL-R-204 / CL-R-205 / CL-R-206

At the Club Lespri Condominiums

By: _____

Name: G. Scott Rogers

Title: Manager of WT Capital Ventures, LLC
the Manager of Club Lespri, LLC

EXHIBIT A

Replat of 6 residential condominiums on the 2nd floor of the Club Lespri building into a single, two-bedroom condominium suite

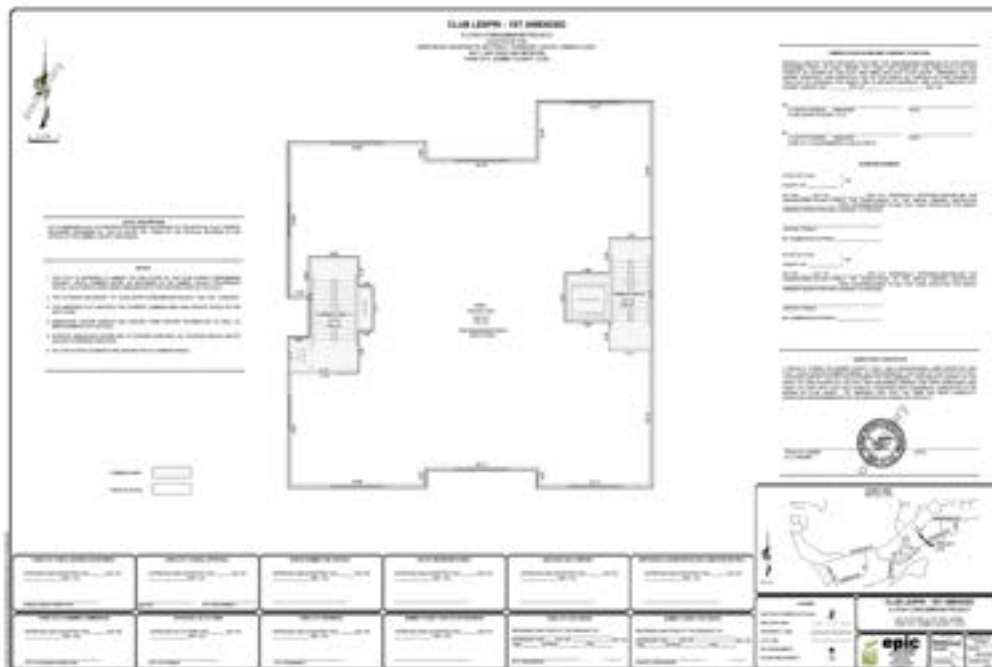


Exhibit A
Club Lespri Condominiums Association

ACTION BY WRITTEN CONSENT

Club Lespri Condominiums Association

Effective Date of August 31, 2021

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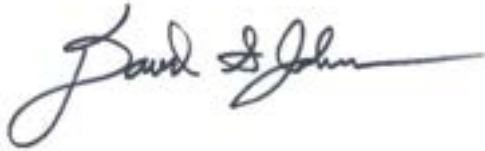
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[Remainder of page intentionally left blank; Signature pages and Exhibit A follows]

**For Units CL-R-301 / CL-R-302 / CL-R-303 / CL-R-304
At the Club Lespri Condominiums**

A handwritten signature in dark ink, appearing to read "David G. Johnson", written over a horizontal line.

By: _____

Name: David G. Johnson

Title: Director

Park City Members Club, Inc.

Replat of 6 residential condominiums on the 2nd floor of the Club Lespri building into a single, two-bedroom condominium suite

Replat of 6 residential condominiums on the 2nd floor of the Club Lespri building into a single, two-bedroom condominium suite



Exhibit A
Club Lespri Condominiums Association

October 18, 2021

Park City Planning Department
Park City, UT

RE: CLUB LESPRI STRUCTURAL OBSERVATION FOR AMMENDED PLAT

To Whom it May Concern:

I was asked to provide a structural observation letter regarding the changes to the condo plat at the Club Lespri building located at 1765 Sidewinder Drive, Park City UT. I visited the site on October 18, 2021. The plat amendment concerns the 2nd floor of the building.

The changes to the plat amendment include removing a wall. This wall is not load bearing and can be removed. The proposed changes do not affect the overall structural design or integrity of the building. The existing 2nd floor of the building is in very good shape and no structural issues were observed during my structural observation. I am recommending that the plat as designed and the as-built condition of the 2nd floor can remain as built.

If you have any questions or concerns, please feel free to contact me at your convenience.
Respectfully,



Epic Engineering, P.C.
Adam Huff, S.E.

RESOLUTION: AUTHORIZATION OF PLAT AMENDMENT

WesternTrust, L.P., being the sole member of Club Lespri, LLC, a Utah limited liability company, hereby makes the following resolution:

WHEREAS, Club Lespri, LLC is the owner of 6 residential condominiums on the 2nd floor of the Club Lespri building located at 1765 Sidewinder Drive, Park City, UT 84060 (Units: CL-R-201 / CL-R-202 / CL-R-203 / CL-R-204 / CL-R-205 / CL-R-206).

WHEREAS, WesternTrust, L.P. is the sole member of Club Lespri, LLC, which does not have an operating agreement; it is hereby

RESOLVED, that the plat amendment to the 2nd floor of the Club Lespri building, combining the 6 existing studio residential condominiums into a single two-bedroom condominium occupying the entire 2nd floor of the Club Lespri building, be approved as outlined in the Condominium Plat Application delivered to the Park City planning department on September 7, 2021.

The undersigned hereby certifies that he is authorized to execute this Resolution as the manager of WT Capital Ventures, LLC, the General Partner of WesternTrust, LP, the sole member of Club Lespri, LLC, a Utah limited liability company, and that the foregoing is a true record of a resolution made on the 15th day of October 2021, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I, G. Scott Rogers, have executed my name this 15th day of October, 2021.



Manager of WT Capital Ventures, LLC
General Partner of WesternTrust, L.P.
Sole Member of Club Lespri, LLC

**AMENDMENT TO CONDOMINIUM DECLARATION AND COVENANTS,
CONDITIONS AND RESTRICTIONS OF
CLUB LESPRI CONDOMINIUMS**

The undersigned has executed this Amendment to the Condominium Declaration and Covenants, Conditions and Restrictions of Club Lespri Condominiums (this “**Amendment**”) to be effective as of the date of recording in the Office of the Summit County Clerk, Utah, pursuant to Article XXIII of the Declaration and Covenants, Conditions and Restrictions of Club Lespri Condominiums recorded in the Office of the County Clerk of Summit County, Utah on October 2, 2022 as Document No. 633766, as amended and recorded in the Office of the County Clerk of Summit County, Utah on February 13, 2003 as Document No. 648029 and as amended and recorded in the Office of the County Clerk of Summit County, Utah on December 19, 2003 as Document No. 683431 (collectively, the “**Declaration**”). Capitalized terms used herein but not defined shall have the respective meanings set forth in the Declaration.

WHEREAS, the Declaration governs that certain real property located in Park City, Utah consisting of residential and commercial condominiums in the Club Lespri building, each as legally described on **Exhibit A** attached hereto and incorporated herein by reference (collectively, the “**Property**”);

WHEREAS, for purposes of acknowledging the replat of the 6 studio residential condominium units located on the 2nd floor of the Club Lespri building (R-201 / R-202 / R-203 / R-204 / R-205 / R-206) into a single 2-bedroom residential condominium (R-200), including impact on defined common areas;

WHEREAS, the Owners therefore desire to amend the Declaration to clarify and confirm the ownership and voting rights outlined in Exhibit “C” of the Declaration; and

WHEREAS, as required by Article XXIII of the Declaration, this Amendment has been approved by owners having ownership of not less than two thirds (67%) of the undivided interest in the Common Areas and Facilities.

NOW, THEREFORE, the Declaration is amended as follows:

1. Exhibit “C” of the Declaration outlining Ownership and Voting Rights is hereby amended and restated to read in its entirety as follows:

EXHIBIT “C”

OWNERSHIP AND VOTING RIGHTS

Unit #	Unit Square Footage*	Percentage Share of Voting Rights and Ownership of Common Area & Facilities**	Share of 2022 Annual Budget
C-101	2,870	25.0%	\$45,000
R-200	3,231	45.0%	\$81,000
R-301	458	7.5%	\$13,500
R-302	460	7.5%	\$13,500
R-303	440	7.5%	\$13,500
R-304	440	7.5%	\$13,500
TOTAL	7,799	100.0%	\$180,000

*** Unit Square Footage**

The Unit Square Footage above is shown as it appeared in Exhibit “C” of the original Declaration for units C-101 / R-301 / R-302 / R-303 / R-304 and is shown as it appeared on the Club Lespri – 1st Amended plat map for unit R-200.

**** Share of Voting Rights and Ownership**

The percentage share of voting rights and ownership in the Common Area and Facilities shown above are based upon the percentage share of voting rights and ownership in the Common Area and Facilities as shown in the original Declaration, but with the valued of former units R-201 / R-202 / R-203 / R-204 / R-205 / R-206 being combined into the newly platted unit R-200.

2. Except as expressly amended by this Amendment, the Declaration, as amended, is and remains in full force and effect. References to section numbers or Articles refer to section numbers or Articles contained in the Declaration, unless otherwise expressly provided to the contrary.

IN WITNESS WHEREOF, the undersigned member of the Board of Trustees hereby certifies pursuant to Article XXIII of the Declaration that the vote required for this Amendment has occurred.

By: _____
Name: David G. Johnson
Title: Member of the Board of Trustees

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by David G. Johnson, in his capacity as a Member of the Board of Trustees, on this _____ day of _____, 20____.

Witness my hand and official seal.

Notary Public
My commission expires: _____

CONSENT TO RECORD

The undersigned, HOME SAVINGS BANK, holder of a deed of trust on property subject hereto, does hereby consent to the recordation of this Amendment to the Declaration.

By: _____
Name: _____
Title: _____

STATE OF _____)
)ss.
COUNTY OF _____)

On the ____ day of _____, 20____, personally appeared before me _____, signer of the above Consent to Record , who being duly sworn did confirm to be the _____ of Home Savings Bank, and that the Consent to Record was signed in behalf of said bank under authority granted by its Board of Trustees, and duly acknowledged to me that said Bank executed the same.

Witness my hand and official seal.

Notary Public
My commission expires: _____

EXHIBIT A
Legal description of the Property

Unit C-101 Club Lespri Condominium; according to the official plat on file in the Summit County Recorder's office containing 2,870 sq ft together with an undivided 25% interest in the common area (Club Lespri LLC fka Georgetown Lofts as shown on the owners dedication of the official plat) 1639-79 2175-255.

Unit R-200 Club Lespri – 1st Amendment; according to the official plat on file in the Summit County Recorder's office containing 3,231 sq ft together with an undivided 45.0% interest in the common area _____.

Unit R-301 Club Lespri Condominium; according to the official plat on file in the Summit County Recorder's office containing 458 sq ft together with an undivided 7.5% interest in the common area 1545-19781588-1206-1207 1591-511.

Unit R-302 Club Lespri Condominium; according to the official plat on file in the Summit County Recorder's office containing 460 sq ft together with an undivided 7.5% interest in the common area (Club Lespri LLC fka Georgetown Lofts as shown on the owners dedication of the official plat) 1591-513.

Unit R-303 Club Lespri Condominium; according to the official plat on file in the Summit County Recorder's office containing 440 sq ft together with an undivided 7.5% interest in the common area 1507-898 1588-12091591-511.

Unit R-304 Club Lespri Condominium; according to the official plat on file in the Summit County Recorder's office containing 440 sq ft together with an undivided 7.5% interest in the common area 1507-898 1588-12101591-511.