

**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
NOVEMBER 15, 2012**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, November 15, 2012.

**Closed Session**

3:30 p.m. Personnel, litigation and property

**Work Session**

5:30 p.m. Council questions and comments

5:40 p.m. HPCA parking request P. 4 - 10

**Regular Meeting**

6:00 p.m.

**I ROLL CALL**

**II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

**III PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)**

**IV MINUTES OF MEETING OF NOVEMBER 1, 2012 P. 11 - 17**

**V APPOINTMENTS AND RESIGNATIONS**

Considerationn of the appointment of Dana Williams and Blake Fannesbeck to the Summit County Mosquito Abatement Board for a term beginning January 1, 2013 and expiring January 1, 2017 P. 18 - 19

**VI NEW BUSINESS**

1. Consideration of an extraordinary request for a special service contract for Habitat for Humanity P. 20 - 30

(a) Public hearing

(b) Action

2. Consideration of a Master Festival License for the RAGNAR 2013 Wasatch Back Relay

(a) Public hearing P. 31 - 40

(b) Action

3. Consideration of a Resolution approving City Council Rules of Order and Procedures, Park City, Utah P. 41 - 46

**VII ADJOURNMENT**

**Work Session**

Rocky Mountain Power substation expansion/relocation P. 47 - 107

(a) Public input

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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 11/12/12

see: [www.parkcity.org](http://www.parkcity.org)

**Note: This future meeting schedule is TENTATIVE and subject to change.**

12-13 *City Manager interviews held this week*

19 *Breakfast meeting*

22 **Thanksgiving**

29 General Plan update – work (20 min)

Water conservation – work (45 min)

Mine hazard update – work

Quarterly goals format - work

Municipal lighting and lighting outdoor art

Ordinance adopting additional resort sales tax

RDA meeting – (before Council meeting)

Amendment to LPARDA Plan

Main Street Streetscape Enhancement project

Acceptance of 2012 audit - regular

Annual insurance renewals – regular

1450 & 1460 Park Ave REPC – public hearing/action

Amendment to LPARDA Plan

## **December 2012**

6 Business recruitment and attraction - study

City fleet fuel strategy - work

Risner Ridge open space parcels – work

RMP substation expansion/relocation - work

UPCM affordable housing agreement – work/consent - PR

Interlocal with SBSRD for ice arena - regular

13

20

27 **Holiday recess**

## **January 2013**

3 **Holiday recess**

10 Resolutions setting forth annual meeting dates and appointment of officers

17 **No meeting - Sundance**

24

31

## **Pending Items:**

Wasatch Front and Back mountain resort expansions – Mayor Becker team

Latino Community outreach and engagement – study

RDA and other economic districts strategic plan

Resolution establishing a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety

Business recruitment – study



## City Council Staff Report

**Subject:** Historic Park City Alliance Parking  
Program Requests  
**Author:** Kent Cashel, Transit-Transportation Manager  
**Department:** Public Works  
**Date:** November 15, 2012  
**Type of Item:** Administrative

### Summary Recommendations:

Approve Historic Park City Alliance parking management requests and direct Staff to:

- Provide HPCA with 44 free Main Street parking days as requested; and
- Implement a 1 year trial program of 6 hour time limits in the covered areas of China Bridge garage.

### Topic/Description:

Parking management requests from the Historic Park City Alliance.

### Background:

In July of 2000 City Council, in response to a request from the Historic Main Street Business Alliance (HMBA), authorized the implementation of 4 hour time limits in the China Bridge Garage and Swede Alley lots.

On February 25, 2010 City Council approved an increase in the Main Street hourly parking rate from \$1.00 to \$1.50. Staff forecasted this increase would generate an additional \$160,000 in parking revenues. Council directed these incremental revenues be programmed as follows:

|                                                                                                                                      |                 |
|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. Contribution to Park City Silly Market                                                                                            | \$40,000        |
| 2. Contribution to Historic Park City Association                                                                                    | \$40,000        |
| 3. Transit Marketing Program                                                                                                         | \$40,000        |
| 4. Parking Program Cost Increases & Potential<br>Subsidies for HPCA free parking programs (such<br>As Thanksgiving thru December 15) | <u>\$40,000</u> |
|                                                                                                                                      | \$160,000       |

Staff has been meeting regularly with representatives from the Historic Park City Alliance to discuss and evaluate parking management options. The HPCA has formally requested the following (see attached letter):

1. Extension of time limited parking within the China Bridge garage from 4 to 6 hours
2. 44 free parking days on Main Street for the 2013 calendar year.

**Analysis:****6 hour time limits**

The purpose, or objective, of placing time limits on public parking is to ensure the most convenient parking is available for customers and not consumed by employees & business owners.

To accommodate the needs of employees and business owners they have been provided the option of purchasing an annual pass (\$100 per year) that allowed them to exceed the posted 4 hour time limits. Approximately 400 permits have been sold per year (generating \$40,000 in revenue).

Although the four hour time limits are easy to evade (one movement of a car in an 8 hour shift maintains compliance), staff believes the four hour time limits have been reasonably effective in achieving their objective.

The HPCA has formally requested lengthening of the time limits from 4 to 6 hours in the covered levels of China Bridge garage. The HPCA's stated objectives for this change are (see attached request letter):

1. Foster an environment that encourages longer stays;
2. Increased sales;
3. Diversified revenues; and
4. Provide for a more relaxed atmosphere for visitors to enjoy visit to Main Street.

Staff has considered what impacts a change to 6 hour limits may have on parking operations. Staff believes the potential impacts are:

1. Employees may move from the top level of China Bridge, North Marsac and Sandridge lots into more convenient parking in China Bridge. Staff believes that the lengthened time restrictions may both motivate and facilitate this change in behavior.
2. Staff believes the employee permit program should remain in place. We may experience a reduction in the number of employee permits sold, and associated reduction in parking revenue, as time limits are relaxed. The six hour limits will allow employees that begin their shift any time after 2pm to park in China Bridge without concern for time restrictions which are currently enforced only to 8PM (6 hours). One method to address this if we were to experience problems would be to extend enforcement hours to 10pm
3. Staff does not think the lengthened time limits will reduce the amount of enforcement staff time required. There is some possibility more enforcement time may be required to mitigate impacts of employees and business owners changing their parking behavior.

4. The costs associated with changing to 6 hour limits (stickers for signage, printed material and etc.) would be minimal.
5. The provision of free parking motivates the use of single occupant vehicles (SOV) as the mode of choice for visiting Main Street. The use of SOV's will contribute additional carbon emissions to the community's carbon footprint. This activity is inconsistent with some Council priorities and desired outcomes.

Forecasting the actual financial and parking impacts of this time limit change is problematic at best. Staff thinks the most prudent way for the City to approach this request is to implement a one year trial program from December 15<sup>th</sup> 2012 through December 14<sup>th</sup> 2013.

Staff will gather data regarding the benefits and impacts of the trial program during the trial and return to Council in fall 2013 with an analysis and recommendation on whether to continue the program.

#### Free Main Street Days:

The HPCA has submitted a request for calendar year 2013 for 44 free days on Main Street (see attached letter). This request represents a 6 day decrease in free days over the number of free days granted HPCA in 2012. The table below contains historical request detail including the foregone revenue associated with these free days (parking fees that would have been collected if paid parking would have been active).

| HPCA Requested<br>Free Parking Days | Free Days |      |      |      | Additional<br>Free Days<br>Requested | Incremental<br>2013<br>Foregone<br>Revenue | Total<br>2013<br>Foregone<br>Revenue |
|-------------------------------------|-----------|------|------|------|--------------------------------------|--------------------------------------------|--------------------------------------|
|                                     | 2010      | 2011 | 2012 | 2013 |                                      |                                            |                                      |
| Spring Local's Thursdays            | 0         | 0    | 9    | 8    | -1                                   | \$ (915)                                   | \$ 6,368                             |
| Fall Local's Thursdays              | 0         | 11   | 12   | 13   | 1                                    | \$ 723                                     | \$ 11,297                            |
| Free Holiday Parking                | 24        | 24   | 29   | 23   | -6                                   | \$ (2,543)                                 | \$ 17,254.43                         |
|                                     | 24        | 35   | 50   | 44   | -6                                   | \$ (2,734)                                 | \$ 34,920                            |

#### Notes

1. Foregone revenue calculated using 3 year monthly average revenues to determine estimated daily revenue rate for each requested free day.

Staff supports HPCA's request for 44 free parking days in 2013. The amount is consistent with previous requests and also with Council direction on dedication of increased funds generated by the 2010 paid parking fee increase. Staff will return to Council should HPCA request additional days for the Live-Give PC Event (as noted in their attached letter).

**Department Review:**

This report has been reviewed by the City Manager, City Attorney, Economic Development, Budget and Public Works. All comments received have been integrated into or addressed within this report.

**Alternatives:****A. Approve:**

Council could approve Historic Park City Alliance parking management requests and direct Staff to

- Provide HPCA with 44 free Main Street parking days as requested; and
- Implement a 1 year trial program of 6 hour time limits in the covered areas of China Bridge garage. This is Staff's recommendation.

**B. Deny:**

Council could deny Historic Park City Alliance parking management requests

**C. Modify:**

Council could modify Historic Park City Alliance parking management requests

**D. Continue the Item:**

Council could continue the Historic Park City Alliance parking management requests. Any delay beyond 2 weeks would make a trial program problematic to implement for 2012-2013 winter.

**E. Do Nothing:**

Council could do nothing.

**Significant Impacts:**

|                                                                                                                                                                                  | World Class Multi-Seasonal Resort Destination<br>(Economic Impact)                                                                                                                                                      | Preserving & Enhancing the Natural Environment<br>(Environmental Impact)                        | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact)     | Responsive, Cutting-Edge & Effective Government |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Which Desired Outcomes might the Recommended Action Impact?                                                                                                                      | + Balance between tourism and local quality of life<br>- Well-utilized regional public transit<br><br>(+/-) (Select Desired Outcome) | - Reduced municipal, business and community carbon footprints<br>(+/-) (Select Desired Outcome) | + Shared use of Main Street by locals and visitors<br>(+/-) (Select Desired Outcome)              | (+/-) (Select Desired Outcome)                  |
| Assessment of Overall Impact on Council Priority (Quality of Life Impact)                                                                                                        | Neutral<br>                                                                                                                          | Negative<br> | Positive<br> | (Select from List)                              |
| <b>Comments:</b> Free parking incentivizes use of single occupant vehicles and contributes to growth in community carbon footprint and hinders use of transit as mode of choice. |                                                                                                                                                                                                                         |                                                                                                 |                                                                                                   |                                                 |

**Funding Source:**

Any expenses associated with this recommendation will be drawn from existing Transit Fund approved budget.

**Recommendation:**

Approve Historic Park City Alliance parking management requests and direct Staff to

- Provide HPCA with 44 free Main Street parking days as requested; and
- Implement a 1 year trial program of 6 hour time limits in the covered areas of China Bridge garage.



September 26, 2012

Kent Cashel  
Park City Municipal Corporation  
PO Box 1480  
Park City, UT 84060

**RE: China Bridge Parking Hour Limits**

Dear Kent:

The Historic Park City Alliance would like to formally request a change to the time limits for parking within the China Bridge Parking Garage. Currently, vehicles can park for a maximum of four (4) hours in the covered areas of China Bridge. The HPCA requests Park City Municipal look at extending the time period to six (6) hours.

It has been the HPCA's goal to promote Historic Park City as a fun, friendly and vibrant destination. We wish to foster an atmosphere that encourages longer stays and gives pedestrians time to circulate throughout the district, without worrying about expired parking limits. We believe that prolonged exposure to our businesses will increase sales, diversify revenues and provide a relaxed atmosphere for people to enjoy their time on Main Street.

The request is submitted after much discussion by the HPCA's Parking Management Committee and review of the Board of Directors. We understand that this could cause a significant change to employee parking habits and parking revenues. We therefore support a one year trial, and request the trial begin for the 2012-13 winter season.

The HPCA continues to coordinate requests for free parking days on Main Street and respectfully submits the following days for free parking for the 2013 calendar year.

- Spring Locals' Thursdays - May 2, 9, 16, 23, 30 and June 6, 13, and 20
- Fall Locals' Thursdays - September 5, 12, 19, 26, October 3, 10, 17, 24, 31, and November 7, 14, 21 and 28
- Holiday Parking – November 28 through December 20

With the growth of the Live PC Give PC Event, the HPCA may return with a request for one week of fee parking in November to coordinate event in conjunction with Live PC Give PC.

The HPCA Parking Committee will continue to meet in the future to address additional issues and will provide the City's Parking Department with updates and recommendations. We request the City continue efforts to bring parking items to the committee for review prior to any significant changes.

Please feel free to contact me with any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Alison Butz". The signature is fluid and cursive, with the first name "Alison" written in a larger, more prominent script than the last name "Butz".

Alison Butz  
Executive Director

**PARK CITY COUNCIL WORK SESSION MINUTES  
SUMMIT COUNTY, UTAH  
NOVEMBER 1, 2012**

**Present:** Mayor Dana Williams; Council members Andy Beerman; Alex Butwinski; Dick Peek; and Liza Simpson

Diane Foster, Interim City Manager; Mark Harrington, City Attorney; Linda Tillson, Park City Library Director; Tegan Davis, Youth Services Librarian; Jasmina Jusic, Adult Services Librarian; Christine Youngblood, IT Coordinator; Matthew Cassel, P.E., City Engineer

**Absent:** Council member Cindy Matsumoto

**1. Council questions/comments**

Mayor Williams opened the work session asking Council members if they had any comments. Councilman Andy Beerman mentioned that Halloween on Main was awesome and thought there could have been a thousand trick-or-treaters and entourage walking up and down the street; all Council members agreed that it was a great event this year.

Councilman Dick Peek mentioned that he attended the Historical Society meeting this morning and that they transitioned in Ben Massimino as the new President of the Board of Trustees.

Councilman Alex Butwinski reported that he, Councilman Andy Beerman, Councilwoman Liza Simpson and three Park City Municipal staff members – Jonathan Weidenhamer, Economic Development Manager; Nate Rockwood, and Chad Root, Senior Building Official participated in a field trip to Boreal Ski Area for a site tour of Woodward Tahoe. Woodward Tahoe (Camp Woodward) is a youth action sports freeride and freeski instructional center and camp program that Park City Mountain Resort and parent company Powdr Corporation is considering duplicating in Park City at Park City Mountain Resort. Mr. Butwinski mentioned that the councilmembers and staff members that participated in the site tour will present an update at the Council meeting and work session on November 8<sup>th</sup>.

Mayor Williams mentioned that he attended a book signing at the Santy Auditorium for Howie Garber, Salt Lake City based photographer and author. He has been photographing the Wasatch front for a number of years, and has also photographed for National Geographic. Mr. Garber is also a conservationist; he and members of the audience participated in a conservation discussion that took place during the evening with the water shed protectionists that also attended the book signing.

Mayor Williams went on to say that he also met with the first thru fourth graders at the Park City Day School in Pinebrook for a training seminar for them on non-profits.

Also during the week he got together with the Utah Valley University that helped setup the Entrepreneurial Training program at Zion's Bank an ongoing program presently with twelve students. The meeting was broadcast live on Google. As they look toward the future with the idea of an innovative center located in town and having students possibly moving back to our area after graduation with their advanced degrees it would be great to create something here for the young people that want to begin businesses in Park City.

Mayor Williams mentioned that tomorrow (Friday, November 2nd) he, Councilman Andy Beerman and a few Park City Municipal staff members will be meeting with a few of the Mayors of the Wasatch Front cities and towns and the Governor. They will be discussing the future of transportation along the Wasatch. Tomorrow's meeting will be an update as to the current transportation status of all participating members. This discussion topic would not be limited to just bus transportation but rather, if there is a future for rail, light rail into the canyons. Additionally there will be a presentation on the seventeen permits that are now in front of Salt Lake City and Salt Lake County on the expansions of the ski resorts in Big and Little Cottonwood Canyons. He also referenced a guest editorial he read this week that indicated Park City had taken a stance on Ski-Link which Park City has not done and will not do. Although the idea of being informed as to what is taking place and happening in the Wasatch Range is a good thing for Park City.

## **2. Library Annual Report**

Linda Tillson introduced some of her library team members that will be participating in the Library Annual Report presentation to Council: Chris Youngblood, IT Manager; Tegan Davis, Youth Services Librarian; Faye Malnar, Board Member; Suzette Robarge, Board Member; Marlene Ligare O'Hare – Chair; Julie Bertagnole, Board Member.

Ms. Tillson proceeded to give Council a review of the library usage, news, program highlights and comparison statistics. The Library Board felt that it was time to revisit the mission statement for the library. Customer service has always been a high priority with the board they would always want to exceed expectations; although they felt it was important to add *high quality education opportunities for all* and this will become a high priority and major emphasis going forward. The board wanted to incorporate some of the verbiage from the biennial strategic plan "technology and information in a variety of formats to sustain a connected, knowledgeable, engaged citizenry". They wanted their mission statement to reflect a connection to the larger strategic plan for the City. Ms. Tillson also wanted the Council to know how much they appreciated the Council's participation in the Lead Posters Project. Ms. Tillson expressed to Council how much the Friends of the Library do for the library and how dedicated to the library they are. As a group they gave 1,635 hours of service this year helping with the book sale, luncheon and weekly sorting of materials. This is in addition to the work and hours the regular volunteers put in. They helped fund the e-books platform with more user friendly interface; provided community level enhancement grant funds (which assisted with staffing training and development). This was so helpful in sending staff to seminars; that in turn, staff shared the new ideas brought back with the community by being able to assist the library users more efficiently.

Ms. Tillson also wanted to share some statistics with the Council; the library has been compiling some statistics since 2006. The peer groups that they compared Park City Public Library to are other public libraries in resort communities i.e. *Aspen* Ski Resort, *Steamboat* Ski Resort, *Telluride* Ski Resort and *Vail* Ski Resort. At this point Mayor Williams asked Council if they had any questions; none at this time.

Ms. Tillson went on to say that check-outs and collections are up and felt that was a direct result of staff choosing the right materials and having the right quantity; logins on the computers have been down since last year although have begun to increase. They felt that was attributable to the increase use of Wi-Fi; the login Wi-Fi's is almost equal to the hard wire computers and possibly a bit higher. This is a trend that will need some attention going forward. She also mentioned that the recession might have attributed to a drop in the door count with fewer

visitors and seasonal employees; although those numbers were helped in coming back up with the summer senior visitors. Councilman Butwinski asked if there is data to support visits decreasing and the idea that the upgrade of the new library will increase visits. Ms. Tillson responded that the available data indicates the upgrades completed on local Utah libraries brought about a 40% increase of visitation. She also stated she had statistics from Steamboat's major renovation that took place in 2008-2009. After Steamboat reopened the renovated library experienced a 58% increase in visitors (in 2008 they had 249,000 visitors in 2009 they increased to 394,000 visitors). Diane Foster mentioned that this is consistent with the increase they saw at the MARC when it was completed.

Mayor Williams asked Ms. Tillson if she had information on which of the peer resorts had been upgraded. Ms. Tillson responded that she had the information; Jackson Hole had completed a renovation although was not one of our comparison resorts. Aspen will begin its library renovation in 2013; Vail will complete its library renovation the fall of 2012; data is not yet available on these comparison resorts.

Mayor Williams questioned if the need was here to upgrade the number of desk top computers. Ms. Tillson feels that the hard wired computers have filled the current demand quite well although the town has not had as many seasonal workers or visitors. As the seasonal visitors and employees and those from out of the country arrive, that need will rise. Councilman Beerman wanted to know if Park City and Vail were the only two comparison resorts that had city libraries as the other resorts in the comparison had county libraries. Mr. Beerman felt that this could be the reason Park City's and Vail's visitor counts were lower. Ms. Tillson clarified that this was correct and yes the lower numbers were attributed to that comparison. He also had a few comments regarding the use of desk top computers and tablets in the library. Would the library have tablets available for guests to either use or check out? Ms. Tillson responded that tablets were supplied to staff to train them so that they could assist our visitors; when that was accomplished the mostly likely plan would be to have tablets available for use at the library and to lend to guests. Mayor Williams then asked if there were additional questions from Council, there were none.

Ms. Tillson then introduced Chris Youngblood, the Park City Library's IT Manager. Ms. Youngblood stated that one of the most time intensive projects was the new security system in the library, a radio frequency identifier. She went on to say they have placed pads at the circulation desk and at the self-check station that allows staff to check in and out many books at once. They also have pads allowing guests to check books out. Another project is the new library catalogue that has greatly improved the way staff can search for books. Along with that came a new children's search catalogue. Ms. Youngblood also mentioned that another improvement was the new website. They used grant money for the design and had a company build it so that there was more control for the library staff in making changes. The new website offers better analytics, an easier goggle calendar, library loans are easier to use, what guests are viewing, and books that get the most hits. Ms. Youngblood feels that the increase in web hits may be attributed to the new site.

Tegan Davis, the new Youth Librarian then addressed Council. Ms. Tegan expressed the importance of the youth programs offered at the library and how important it is to address the children's interest in the early years of their development. She's very excited about her position and looks forward to implementing programs. Council members welcomed Tegan to the team.

Jasmina Juric, Adult Services Librarian, then spoke about the adult programs that were offered at the library. Ms. Juric identified the Author Programs. One of the programs featured author Terry Tempest Williams and another featured Carole Masheter, author of No Magic Helicopter.

Another area that Ms. Juric participates in at the Library is computer classes for adults. She offered a few classes that have been very helpful and very powerful for our guests. Ms. Juric feels our library's role is to serve the community in offering educational programs and digital literacy skills. She also mentioned the startup of the e-book platform which is much easier to use when accessing e-books and how important it is to be able to offer what the community demands.

Councilwoman Simpson complimented the staff on the report and asked for some clarification on the book review program. Mr. Beerman asked about the e-book access program and whether it could be offered on YouTube. Ms. Juric stated that in the future she hoped that would be possible. Mayor Williams interjected that there were other topics that could be offered in an outreach program via YouTube and should be researched.

### **3. Old Town Infrastructure Study (OTIS) Update**

Matt Cassel presented a PowerPoint update to Council on the current City projects being completed and those that will be completed in spring 2013.

He began by stating that he had three items that he wanted to discuss with Council: *Empire Avenue*, the *next project coming to Council on November 8* and then discuss *OITS*.

**Empire Avenue update:** Mr. Cassel informed Council that the main road paving will be complete today, November 1<sup>st</sup> - from Silver King to Manor Way with paved surface, curb and gutter included; the only item left to complete on this section of the project is paving the one inch asphalt cover which will be completed next summer as a brand new road.

Manor Way to 9<sup>th</sup> Street is a section that was not completed; all utilities were installed except the water line and that line will go in next summer along with curb and gutter with the paved surface.

On 9<sup>th</sup> Street to Lowell Avenue, the transition line and the PRB station were both installed and there is a short section of water line to be installed next summer. Other than that, it is predominantly complete. Councilwoman Simpson asked if it would all get a layer of asphalt, Mr. Cassel responded that it would.

The landscaping, the final parking lot work at Park City Mountain Resort, and the bulb-out at the corner of Manor Way still need to be completed. This work will begin next April 15, 2013 when the ski area closes. Mr. Cassel is confident that the work will be completed; the contractor stated that they can do the above in a forty-five day timeframe (not calendar days but working days). Councilman Butwinski stated that he was on site today and had a question regarding what the consequences were for the contractor; is the City just hoping they complete their work next year? Mr. Cassel stated that the contract identified the stop work date as November 1st of this year. The contractor will begin accruing financial damages as of today, November 1, 2012; the City anticipates thru change orders there are approximately ten days additional of work thru November 10. When the contract begins in the spring the damages will be assessed. The City and the contractor agreed on forty-five days to complete the work next spring. The contractor

has about twenty-five days of damages against it but if the work is completed within the timeframe the City will waive the damages. If the contractor does not complete the work, the City will charge the contractor the damages, including any additional days. Mr. Cassel clarified that the ten days were *weather days* and were factored in the additional days added to the contract. He went on to say that the damages charged need to be accountable for each day equal to an actual cost i.e. in a day's time the City may have an inspector out on site for 8 to 11 hours, including the City Engineer's time and the testing agent's time. If he was to add those costs up it would be \$1,000 to \$1,500 a day at a cost to the City. Because there is no revenue loss associated with the project not being completed in its timeframe, the City cannot tie it into the damages. Additional conversation ensued regarding the damages. Councilman Butwinski questioned charging damages when the City is not pursuing collecting the damages. City Attorney Mark Harrington suggested a separate meeting to discuss the penalties and how they are to be administered. Mr. Butwinski had a question regarding the bulb-out signage. Mr. Cassel stated that there will be a sign stating "*no right turn from 3pm – 6pm*" to influence traffic to head north and not turn right.

**Next OTIS Project** - Mr. Cassel continued to address Council to discuss the next OTIS project. The Engineering Department has been working with Public Works, Sustainability and Snyderville Basin to identify the next project. The group looked for a project that was high on the list and small in scope and selected 10<sup>th</sup> and 11<sup>th</sup> Streets road reconstructions. The project was a good choice because Snyderville Basin would not need to get involved other than streets. The project will go relatively quickly, very similar to the Sandridge Project taking approximately four to six weeks of construction. The two streets butt up close to Empire although it's short enough in nature that if Empire is completed by the end of June, these projects can start in early August and be complete by the middle of September. Alliance Engineering is the recommended consultant. This project will go before Council on November 8, 2012.

**OTIS Program Discussion** – Mr. Cassel explained to the Council that because this part of his presentation was very difficult to read on the overhead he prepared hard copies of the spreadsheets. He pointed out that the first sheet shows projects that are up and coming; the second sheet outlines the elements of the projects, and the third sheet summarizes all the projects that the City has done and are color-coded for better identification. The map shows how extensive the projects are and how they wrap around the City. Councilwoman Simpson asked for clarification on whether conduits will be included in any of the future projects. Mr. Cassel explained that they will evaluate on a project by project basis and make a determination. Although he mentioned that presently they are not planning on it.

Councilman Butwinski was interested in knowing what the limiting factors were in finishing the numerous projects and length of time to complete. Mr. Cassel explained that there are two considerations that come into play in regard to scheduling these projects. The first consideration is the man power needed to oversee the projects and the second consideration is traffic impact. The City would want to schedule these projects so that there is as little impact on the community in regard to traffic circulation as possible and to not compound the construction impacts against each other. There is always the opportunity to select projects that are spread out and to do them in combination to help move the projects forward on a quicker timetable.

Mr. Butwinski also wanted clarification on the funding and the timetable for these projects. Mr. Rockwood, Capitol Budget, Debt and Grants Manager explained that the funding for these projects would be in place by 2018. The projects might go a year or two after all the funding is in place then the projects may run into 2020. He continued to state that if the projects were

accelerated the City could actually do all of the projects in 2018. Mr. Butwinski was also interested in knowing hypothetically how quickly the City could complete these projects from a manpower management perspective if all funding was available today. He asked if the City has looked at this as an option. Mr. Cassel stated no, the City had not looked into this. Mr. Butwinski explained that this was a never-ending project and his interest is in having it completed. Additionally he wanted to know if there was a sequence as to when these projects will be completed. Mr. Cassel explained that in 2002 the projects were broken out based on three year increments. Then he further explained that the increments were close in terms of dollar value. They then revisited this again in 2011 and prioritized based on needs. Utilities usually surfaced first then Public Works determined road needs and which projects would then go second, third and fourth.

Ms. Foster interjected that she and Phyllis Robinson, Community and Public Affairs Director have been working on the agenda for Council Visioning that will take place in February, and a few of the items to be discussed are possible future capital projects. She went on to mention the following potential projects: the lower Park Avenue RDA, Bonanza Park, the sub-station, and potential improvements to Main Street. Ms. Foster went on to say that all parties might want to be looking at these projects from a holistic perspective and take into consideration the financial impacts, construction impacts, community impacts from an all-inclusive perspective and not just OTIS. She felt that the Council Visioning meetings might be a good time to look at the schedule to determine if the City has enough going on from the impacts and keep as is. Mayor Williams mentioned that in 2002 the City had to look at the logistics of the traffic impacts and the circulation and make sure the City did not create more of an issue. Mr. Butwinski felt that Ms. Foster's suggestion was a good one.

Councilman Butwinski asked about the snow storage near the intersection of Norfolk and 10<sup>th</sup> Street. It was pointed out that Public Works shovels the stairs.

With no further business, the regular meeting of the City Council was adjourned.

## **MEMORANDUM OF CLOSED SESSION**

The City Council met in closed session at approximately 3:30p.m. Members in attendance were Mayor Dana Williams, Andy Beerman, Alex Butwinski, Dick Peek, and Liza Simpson. Cindy Matsumoto was absent and excused. Staff present was Diane Foster, Interim City Manager; and Mark Harrington, City Attorney; Brooke Moss, Human Resources Director; Phyllis Robinson, Community and Public Relations Director; Jonathan Weidenhamer, Community Development Director; Jason Glidden, Ice Rink Business Development Manager; Kent Cashel, Public Works Director; and Tommy Youngblood, Special Events Projects Manager. Liza Simpson, "I move to close the meeting to discuss personnel, litigation and property". Andy Beerman seconded. Motion carried. The meeting opened at approximately 5 p.m. Liza Simpson, "I move to open the meeting". Andy Beerman seconded. Motion carried.

|                 |        |
|-----------------|--------|
| Andy Beerman    | Aye    |
| Alex Butwinski  | Aye    |
| Cindy Matsumoto | Absent |
| Dick Peek       | Aye    |

Liza Simpson

Aye

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Jody L. Morrison, Assistant City Recorder



## City Council Staff Report

**Subject:** Appointments to the Summit County Mosquito Abatement Board  
**Author:** Janet M. Scott, City Recorder  
**Department:** City Manager  
**Date:** November 15, 2012  
**Type of Item:** Administrative

### **Summary Recommendations:**

Staff recommends Council appoint Mayor Dana Williams and Blake Fannesbeck to the Summit County Mosquito Abatement Board for four year terms beginning January 1, 2013.

### **Background:**

See attached letter from Manager Bryan Stephens who was recently hired by the Board.

Dana Williams and Pace Erickson have served on this Board for the past four years. If the Mayor is not in office in 2014, the City Council will need to appoint another City representative.

It is important to the Mayor that Park City has two representatives and our office contacted Mr. Stephens to remind him about also appointing a replacement for Pace who retired in late September. Operations Manager Blake Fannesbeck has agreed to serve. Board members are provided a stipend for attending meetings.

### **Department Review:**

City Manager's Office and Legal Department

### **Alternatives:**

- A. Approve:** This is the recommended action;
- B. Deny:** The City would not have representation on the Mosquito Abatement Board;
- C. Continue the Item:** A continuance is fine as long as the appointments are made before 2013;
- E. Do Nothing:** This would have the same effect as denial.

### **Recommendation:**

Staff recommends Council appoint Mayor Dana Williams and Blake Fannesbeck to the Summit County Mosquito Abatement Board for four year terms beginning January 1, 2013.

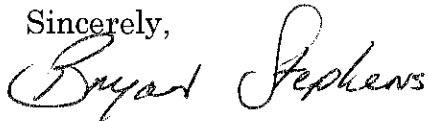
## Summit Mosquito Abatement District

Park City Council  
445 Marsac Avenue  
Park City, Utah 84060

Dear Park City Council,

My purpose for this letter is to make the Park City Council aware that Dana Williams' term on the Summit Mosquito Abatement District (SMAD) Board of Directors ends at the close of 2012. Over the years, Dana has provided excellent representation for the city and citizens of Park City. Furthermore, Dana's work, along with that of fellow board members, has been key to ensuring the success of the district. I hope that the city council will reappoint Dana for another term as one of Park City's representative on the SMAD board. To ensure this matter is finalized by the end of the year, would you please make this an agenda item at the next council meeting for discussion and approval. Please contact me with any questions that you may have. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Bryan Stephens".

Bryan Stephens, Manager  
Summit Mosquito Abatement District  
435-336-8911  
summtmad@allwest.net



## City Council Staff Report

**Subject:** Special Service Contract Request  
**Author:** Nate Rockwood - Capital Budget, Debt & Grants Manager  
**Department:** Budget, Debt, & Grants  
**Date:** November 15, 2012  
**Type of Item:** Administrative

### **Summary Recommendations:**

The Special Service Contract Subcommittee recommends that Council award a special service contract extraordinary request in the amount of \$10,000 for FY 2013 to Habitat for Humanity to provide funding for unanticipated contaminated soils handling related to the construction of an affordable housing unit at 156 Marsac Avenue.

### **Topic/Description:**

Extraordinary Requests – Special Service Contracts

### **Background:**

As part of the two-year budget cycle, Council approved the recommendation from the Special Service Contract Subcommittee regarding which organizations would receive funding through a Special Service Contract (SSC). As outlined in the Budget Document's Policies & Objectives section, Council may consider SSC extraordinary requests every six months if there are unallocated funds:

**Deadlines:** All proposals for Special Service Contracts must be received no later than March 31. A competitive bidding process conducted according to the bidding guidelines of the City may set forth additional application requirements. If there are unallocated funds, extraordinary requests may be considered every six months during the two-year budget cycle, unless otherwise directed by Council.

Extraordinary requests received after this deadline must meet all of the following criteria to be considered:

1. The request must meet all of the normal Public Service Fund Distribution Criteria and qualify under one of the existing Special Service Contract categories;
2. The applicant must show that the requested funds represent an unexpected fiscal need that could not have been anticipated before the deadline; and
3. The applicant must demonstrate that other possible funding sources have been exhausted.

There is currently \$10,000 available for Fiscal Year 2013 in the special service contracts budget. During the current six-month period staff received one SSC extraordinary requests from Habitat for Humanity to provide funding for unanticipated contaminated soils handling related to the construction of an affordable housing unit at 156 Marsac Avenue.

**Analysis:**

The Special Service Contract Subcommittee (Liza Simpson, Cindy Matsumoto, Nate Rockwood and Heinrich Deters) reviewed the application from Habitat for Humanity and found that the program substantially meets the SSC criteria. The Subcommittee found that the organization also meets the criteria set forth as an extraordinary request. The site project plan included a soils mitigation plan which included an approximate \$7,000 budget. After testing, it is currently estimated that the soils remediation on site will actually cost approximately \$27,000. The \$10,000 SSC request represents half of the \$20,000 additional unanticipated soils costs. The other half will be covered through other Habitat donors.

**Department Review:**

The Legal Department, Sustainability and the City Manager reviewed this report.

**Alternatives:****A. Approve:**

Approve the amount (\$10,000 FY2013) requested by Habitat for Humanity to provide funding for unanticipated contaminated soils handling related to the construction of an affordable housing unit at 156 Marsac Avenue. **SSC Subcommittee Recommended.**

**B. Deny:**

Deny the SSC Extraordinary Request application from Habitat for Humanity and reserve the remaining budgeted amount for future extraordinary requests to be used at Council's discretion.

**C. Modify:**

Council may at its discretion modify the existing funding recommendation.

**D. Continue the Item:**

Council may continue the item in order to obtain any additional information which it deems necessary. Council may instruct the SSC Subcommittee to reevaluate the application with additional information.

**E. Do Nothing:**

This has the same effect as Alternative B.

**Significant Impacts:**

|                                                                           | World Class Multi-Seasonal Resort Destination<br>(Economic Impact)                            | Preserving & Enhancing the Natural Environment<br>(Environmental Impact) | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact)                          | Responsive, Cutting-Edge & Effective Government |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Which Desired Outcomes might the Recommended Action Impact?               | + Balance between tourism and local quality of life                                           |                                                                          | + Diverse population (racially, socially, economically, geographically, etc.)<br><br>+ Residents live and work locally |                                                 |
| Assessment of Overall Impact on Council Priority (Quality of Life Impact) | Positive<br> | (Select from List)                                                       | Positive<br>                         | (Select from List)                              |
| Comments:                                                                 |                                                                                               |                                                                          |                                                                                                                        |                                                 |

The special service contract budget has adequate funding to award the contract. Awarding the contracts will deplete the special service contract remaining budget and will limit Councils ability to fund future SSC extraordinary requests. If approved, the total remaining budgeted funds in FY 2013 for special service contracts will be \$0.

#### **Consequences of not taking the recommended action:**

The SSC subcommittee found that the Habitat for Humanity program substantially meets the requirements of a SSC and the requirements of an extraordinary request. Denying the request would require Habitat for Humanity to seek other funding sources to complete the project.

#### **Recommendation:**

The Special Service Contract Subcommittee recommends that Council award a special service contract extraordinary request in the amount of \$10,000 for FY 2013 to Habitat for Humanity to provide funding for unanticipated contaminated soils handling related to the construction of an affordable housing unit at 156 Marsac Avenue.

#### **Attachments:**

A – Habitat for Humanity SSC extraordinary request application



**APPLICATION**  
**TO**  
**PARK CITY MUNICIPAL CORPORATION**  
**FOR**  
**SPECIAL SERVICE CONTRACT FUNDS (EXTRAORDINARY REQUEST) FOR**  
**SUPPORT OF HABITAT’S CONSTRUCTION PROJECT LOCATED AT 156 MARSAC AVENUE**

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## Special Service Contract Application Form (extraordinary request)

### Park City Municipal Corporation

Please provide six (6) copies of this application and all other requested information to the Budget, Debt, and Grants Office by the 6 month evaluation period deadline.

#### (1) Organization Contact Information

Name Habitat for Humanity - Summit & Wasatch Counties  
Address 1351 Kearns Blvd.  
P.O. Box 682704 Park City, UT 84068  
Phone 435-658-1400 Fax \_\_\_\_\_  
E-mail lschneider@habitat-utah.org

#### (2) Indicate the applicable Special Service Contract category for this proposal:

- |                                                           |                                                                           |
|-----------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Youth Programming                | <input type="checkbox"/> Victim Advocacy Services/Legal Services          |
| <input type="checkbox"/> Arts                             | <input checked="" type="checkbox"/> Affordable Housing/Community Services |
| <input type="checkbox"/> Recycling                        | <input type="checkbox"/> History/Heritage                                 |
| <input type="checkbox"/> Information and Tourist Services | <input type="checkbox"/> Health                                           |

(3) Proposed Total (two-year) Contract Amount: \$ 10,000

#### (4) In addition to the above requested information, applications must address the following components:

1. Specific detail of how the requested funds will be used (attach summary – *one page maximum*);
2. Financial information for your organization including annual budget and other sources of potential funding. Please also include a 3 year balance sheet and income statement history (attach relevant documents);
3. Quantitative and/or qualitative goals (with specific targets) that can be used to measure the degree to which the funds were used for their intended purpose (attach summary – *half page maximum*); and

4. Summary of how your proposal meets the criteria described in the City's Public Service Contract Policy (specific criteria components are outlined below, please attach no more than one page for each criterion):

**Criterion 1:** Accountability and Sustainability of Organization - The organization must have the following:

- a. Quantifiable goals and objectives.
- b. Non-discrimination in providing programs or services.
- c. Cooperation with existing related programs and community service.
- d. Compliance with the City contract.
- e. Federally recognized not-for-profit status.

**Criterion 2:** Program Need and Specific City Benefit - The organization must have the following:

- a. A clear demonstration of public benefit and provision of direct services to City residents.
- b. A demonstrated need for the program or activity. Special Service Funds may not be used for one-time events, scholarship-type activities or the purchase of equipment.

**Criterion 3:** Fiscal Stability and Other Financial Support - The organization must have the following:

- a. A clear description of how public funds will be used and accounted for
- b. Other funding sources that can be used to leverage resources.
- c. A sound financial plan that demonstrates managerial and fiscal competence.
- d. A history of performing in a financially competent manner.

**Criterion 4:** Fair Market Value of the Services - The fair market value of services included in the public service contract should equal or exceed the total amount of compensation from the City unless outweighed by demonstrated intangible benefits.

5. Please describe how the requested funds represent an unexpected fiscal need that could not have been anticipated before the *regular* SSC deadline.

6. Demonstrate that other possible funding sources have been exhausted.

Signed: LISA R. Schneider Date: November 1, 2012

## **STATEMENT OF PURPOSE**

### **Background & Unexpected Need**

On July 11<sup>th</sup>, 2012 Habitat dedicated the first of two registered LEED for homes 'green' homes constructed on Marsac Avenue, which received LEED Platinum certification by the US Green Building Council in September 2012. Construction of 156 Marsac and the second home located at 154 Marsac Avenue is possible because of a generous donation of land from Park City Municipal Corp. and because of the ongoing financial and partnership support of Habitat's affordable housing mission in the community.

The Marsac properties are deed restricted to keep them in the local affordable workforce/community-based housing pool and deed restricted to comply with the Park City Soils Ordinance. To keep these homes affordable and avoid costly contaminated soils disposal at a licensed hazardous waste facility, Habitat's aim is to contain as much soil as is feasible and safe on site following the protocol outlined in the Park City Soils Ordinance. Habitat's current build, at 154 Marsac, has a potential 117 cubic yards excess of contaminated soils. Habitat's early estimates indicated approximately half this amount would remain after excavation and Habitat believed that soils could be contained on site.

The construction project is in 'dry-in' phase and excess soils have been moved to the south side of the lot. Additional soils from the road cuts across Ontario and Marsac Avenues that enabled Habitat to connect sewer, water, and gas are being temporarily held on the dirt parking lot north of 154 Marsac. Habitat is eager to remove excess soils that cannot be contained on site to a suitable location as soon as possible so that the home can be dried in by its scheduled date of December 14<sup>th</sup> 2012. However, because of the unexpected volume of soils that need to be moved, Habitat is facing a concerning cost overrun on this project that will impact Habitat's budget for this project and possibly the affordability of the home.

### **Project Plan and Budget**

Habitat has contracted with Resource Management Consultants (RMC) to help manage its soils on the 154 Marsac project. In consultation with RMC, Habitat estimates it will cost approximately \$27,000 to safely contain soils on site and to move excess soils to a suitable location. This figure exceeds Habitat's budget by \$20,000 and Habitat seeks financial assistance through Park Cities' special Service Contract – Extraordinary Request program to help offset this unexpected expense.

### **Use of Funds Requested**

We are requesting Special Service Contract funds in the amount of \$10,000. One hundred percent of funds requested will be used to pay for direct costs associated with mitigation of contaminated soils at the affordable housing project located at 154 Marsac. Although Habitat is continuously fundraising through its annual campaign, events, grant submissions, and through partnerships that may increase sponsorship revenues, Habitat has not yet been able to make up for this \$20,000 unexpected budget increase. In fact, this year, Habitat is seeing a decrease in giving and in event revenues one-third below our projected budget. It is critical that Habitat continue construction up through dry-in because we have received commitments of \$25,000 in grants and sponsorships that are tied to the Cars for Homes National Build week November 12 – 18. Should Habitat's schedule become delayed because of inability to contain or move contaminated soils to a suitable location, Habitat risks losing these much needed grant and sponsorship funds.



## **2012/2013 SOURCES OF POTENTIAL FUNDING**

**Events & and individual contributions:** (Overall Ball Gala, Nickels for Nails, Holiday Gift Wrapping, LIVE PC GIVE PC, Cars for Homes National Build Week): **\$85,000**

**Foundations & Government Grants** (US Bank, Zions Bank, Wal-Mart Foundation, Park City Foundation, UARHOF, Rotary, Wells Fargo Foundation, Raymond Foundation, Thrivent Financial, Goldman Sachs, Park City Foundation, Sotheby's Real Estate, Promontory foundation, PCMR Legacy Fund, Habitat for Humanity International): **\$150,000**

**Corporate Sponsorships & Home Sponsorships:** **\$65,000**

**Mortgage Income:** **\$36,000**

**In-Kind Contributions:** **\$75,000**

## SUMMARY OF CRITERION

### **Accountability and Sustainability**

Habitat for Humanity of Summit & Wasatch Counties (“Habitat”), through its construction and mortgage lending programs sets highly quantifiable goals and objectives. Foremost, the framework of our programs is to construct affordable housing that serves families in need earning between 30-60% of the local area median income (AMI). To meet this goal we construct simple, decent homes with zero interest mortgages. Habitat mortgages are structured such that homeowners do not have to contribute more than 30% of their income toward the principal amount of their mortgage. Every mortgage dollar received is intended to go back into the “Fund for Humanity” to support the next home build project. Further, Habitat for Humanity International (HFHI) guidelines recommends that affiliates build at least one home every three years. Since 1995 Habitat has built 11 homes serving 16 adults and 27 children, exceeding this recommendation. Habitat’s business structure maintains policies and quality assurance reviews to ensure the above outlined goals are met and maintained.

Habitat is an Equal Housing Lender and abides by the Equal Credit Opportunity Act (ECOA), fair housing laws, the Fair Credit Reporting Act, Privacy Act, and Americans with Disabilities Act. Habitat’s compliance with local and federal non-discrimination laws is reviewed annually by (HFHI) through its Quality Assurance reporting process.

Habitat’s affordable housing programs are unique in our service area and viewed as complementary to existing affordable housing programs, such as through Mountain Lands Community Housing Trust or through Park City Municipal Corporation’s affordable housing programs. Habitat staff and Board members regularly attend County Council, Planning Commission and Affordable Housing Task Force meetings and strive to identify ways to collaborate with other agencies in our service area to economize resources and to provide more comprehensive services. Habitat’s Board of Directors and Family Selection Committee include Ex-officio council members who are liaisons from Summit County and Park City governments. The active participation of local government leaders serves to keep open lines of communication and further build relationships in the community. Often times we learn of families in need through our community relationships - governments, churches, and other non-profit service organizations.

Habitat is a registered 501c-3 non-profit organization with IRS tax ID #87-0539094. Compliance with the City Special Services Contract will be monitored by the Executive Director who is overseen by a Board of Directors.

## SUMMARY OF CRITERION

### Program Need and Specific City Benefit

The cornerstone of Habitat programs is: “provide a hand up- not a hand out” to benefit working members of our community who are in need of an affordable housing solution; who are willing to partner with Habitat and the community to construct their home; and who are able to take on the responsibilities associated with home ownership. We now have the exciting opportunity to address the affordable housing needs in Park City by completing the second Habitat home within the city limits. This opportunity would not be possible without the generous donation of land from Park City Municipal Corporation and without tremendous community support behind the need for additional affordable housing in Park City.

The Local Affordable Housing Analysis is updated and many of the statistics are clear. In Park City alone there are 784 cost-burdened renter households (paying more than 30% of household income on rent). According to the 2012 Analysis, “Most jobs in summit County generate an annual household income of about \$57,187. This will support a purchase price of about \$230,500 which is about 1 percent of the housing stock in the Snyderville Basin.” Notably, the median single-family home sales price in 2011 was \$682,000 and the median condominium sales price was \$327,000 and these figures are rising. Habitat’s 2011 & 2012 home application documents show that all applicants are severely cost-burdened - paying 50% or greater of their incomes toward rent in Park City. Habitat’s 2012 area median income guidelines (AMI) for a family of four serve those earning 30-60% of local AMI (Summit Co. median income is \$100,300) – in dollars - \$30,100 to \$60,200 annually to financially qualify for home ownership through Habitat for Humanity.

Habitat’s current home owners are people who hold critical jobs in Habitat’s service area. They include municipal employees, local contractors and a nurse. Almost all grew up in Utah, many in Summit and Wasatch Counties. Applicants for Habitat homes have included, in addition to government workers and contractors, school district employees, non-profit employees and employees of local businesses.

Habitat offers a permanent affordable housing solution for qualifying families in need. Importantly, Habitat’s Park City Green Build homes are deed restricted to remain in the local affordable workforce housing pool even if the qualified Habitat home owner should need to sell their home. Moreover, the Habitat home ownership model structures the homes’ mortgages via a shared equity model that encourages long-term home ownership and makes a “flip” sale of the house with high profits an impossibility for the Habitat home owner. The affordable housing needs are clear and Habitat is the only affordable housing agency offering zero interest mortgage loans to families earning below 47% AMI and providing decent, healthy, energy efficient, and affordable home ownership to working families earning low and very low incomes in our community.

## **SUMMARY OF CRITERION**

### **Fiscal Stability and Financial Support**

The funds requested are intended only for use on the construction project located at 156 Marsac Avenue for costs directly related to mitigation of contaminated soils. Additional potential funding sources for the project are detailed on the Sources of Additional Funding document included in this funding request.

Habitat follows generally accepted accounting principles in its bookkeeping practices, as per HFHI Quality Assurance Guidelines and engages an outside accounting firm for preparation of its 990 tax return and for financial compilations/reviews and/or audits. The requested funds through Park City's Special Services Contract – Extraordinary Request program will be deposited into a separate Restricted Fund Account held at Wells Fargo bank. This account is used specifically for construction project funds. Habitat has a board approved written policy of fiscal safeguards practiced by the affiliate, internal controls in place, and adequate segregation of duties.

Habitat follows its approved annual budget, including the approved construction budget with oversight by the Executive Director, Treasurer, and Finance Committee (Executive Committee). Financials are reviewed monthly and during construction are reviewed bi-weekly in conjunction with detailed review of invoices.

Habitat has a track record of meeting construction project milestones within projected time-frame and approved budget. This is the only way Habitat can provide affordable housing within the local area median income guidelines we are required to follow.

### **Fair Market Value of Services**

Habitat anticipates that the fair market value of services will exceed the total amount of compensation from this Special Services Contract, should it be awarded, because the total cost of contaminated soils removal at 156 Marsac Avenue is estimated at two times this funding request.

## City Council Staff Report



**Subject:** Ragnar Events, LLC. Wasatch Back Relay  
**Author:** Tommy Youngblood  
**Department:** Sustainability  
**Date:** November 15, 2012  
**Type of Item:** Administrative/ Master Festival License

### **Summary Recommendations:**

Staff recommends the City Council review the Master Festival License application, conduct a public hearing, and approve the license for the Ragnar Events LLC; Wasatch Back Relay, on June 21 & 22, 2013, with a limit of 500 Teams on Friday June 21, and 1000 Teams on Saturday June 22 as conditioned based on the Findings of Fact, Conclusions of Law and Conditions of Approval included at the end of this report.

### **Topic/Description:**

#### **Application Timeline:**

The application was received on June 2012; this meets the 90 day submittal requirement for Master Festival License Application.

### **Background:**

#### **Overview**

This is the original race of the Ragnar Race Series which began in 2004 and currently consists of approximately 35,000 participants in 14 races per year nationwide. The following chart demonstrates the evolution of the event since its inception:

| <b>Year</b> | <b>Venue</b>                                 | <b>Participants</b> | <b>Approval</b>       |
|-------------|----------------------------------------------|---------------------|-----------------------|
| 2004        | Town Lift Plaza                              | 400-600             | Admin – Special Event |
| 2005        | South City Park                              | 400 – 700           | Council - MFL         |
| 2006        | Lower main 7 <sup>th</sup> & 9 <sup>th</sup> | 3000                | Council - MFL         |
| 2007        | Lower main 7 <sup>th</sup> & 9 <sup>th</sup> | 3600                | Admin - MFL           |
| 2008        | Quinn's Sports Complex                       | 6600                | Council - MFL         |
| 2009        | Quinn's Sports Complex                       | 8000                | Admin - MFL           |
| 2010        | Canyons                                      | 12,600              | Admin - MFL           |
| 2011        | PCHS/Dozier Field                            | 12,600              | Council - MFL         |
| 2012        | PCHS/Dozier Field                            | 12,600              | Admin - MFL           |

### **Changes requested for 2013 Event**

The race organizers are requesting to move their event one week later to avoid Father's Day weekend. This move would place the event on same Saturday as 'Savor the Summit'. In the event debrief with the Savor organizers, Staff identified that the event growth requires arrangement of an off-site parking lot to replace the 300 space parking deficit created by the event and the increased non-dining traffic created. The Savor organizers believe that they can coexist with the Wasatch Back Relay if the parking and traffic impacts can be resolved. Staff has included this into the conditions of this

approval.

The event is also requesting to add an additional day (Friday June 21, 2012) with 500 Teams as follows: Friday – 500 Teams (5,875 participants – 1000 vehicles) Saturday - 1000 Teams (11,750 participants – 2000 vehicles)

### **Debrief of 2012 Event**

Staff received reports of minor traffic delays at certain times along 248 at the entrance to the finish line as well as unwanted parking in the Prospector and Silver Meadows neighborhood adjacent to the School. These issues will be addressed in the 2013 plan. Ragnar organizers also registered 76 teams over the approved numbers, however only 46 (552 people - 92 vehicles) additional teams participated. They have agreed to reduce the number of teams for 2013 on Saturday to 1000 instead of 1050. There were no other major negative issues reported in the Park City limits.

RAGNAR Events, LLC submitted an application requesting a Master Festival License to end their 200 mile team relay race from Logan to Park City with Finish Line location at the Park City High School. The finish line will be at Dozier Field and RAGNAR will also use of the all school district surface parking at the campus including Park City High School, McPolin Elementary School, and Treasure Mountain Middle School.

The event begins in Logan, UT on Thursday, June 20 and the first wave of runners and vehicles would begin to arrive in Park City at around 8:00 am on the morning of Friday June 21. The runners would continue to arrive in Park City throughout the day until about 7:00 pm on Friday evening. The second wave of runners and vehicles would depart Logan on Friday June 21 and begin arriving on the same schedule as the previous day. The highest traffic and congestion time along Hwy 248 for both days will be from 2pm – 5pm.

The Deer Valley Resort Parking Lots will be used as the last of 35 exchange points and participant parking along the race route, where all teams switch runners. Exchange points are the only places team vans can switch out runners. Additional spectator offsite parking will be located at the Canyons lower cabriolet lot, and the Richardson Flats Park and ride lot and will be integrated with a connecting private shuttle system.

The Wasatch Back Relay is consistent with City Council's Goals of Preservation of Park City Character and to promote Park City as a multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events.

### **Analysis:**

The event organizers have requested to hold their event on June 21 & 22, 2013. The Park City portion would begin at 6:00 am at Dozier Field, Deer Valley Parking Lots and other locations and conclude at around 9:00 pm on June 21<sup>st</sup> and 22<sup>nd</sup>. The applicant would begin their build out of the finish line and other structures for support of the event at Dozier Field on Thursday June 20, 2013. Pre-event message signs will be in place along Hwy 224 and Hwy 248 up to a week prior to the event to notify the public.

This application is being reviewed as a Master Festival License due to the request for the additional event day and increase in overall operations; change in dates to take place in conjunction with an existing MFL, amplified music, attraction of large crowds which causes significant public impacts via disturbance, crowd, traffic, and parking and use of City property and the use of off-site parking facilities.

### **Race Route**

The runners and participant vehicles will enter Park City via Guardsman Pass from the Heber Valley. Runners will continue down Royal Street to the final exchange point at the lower Deer Valley Parking Lots. Participant vans will access the Lower Deer Valley parking lots via Marsac Ave, Runners will continue up Solamere Road to connect to the Park City rail trail in Prospector, continue out to Round Valley, entering Park Meadows from the east down to Dozier field to complete the final leg of the relay. Participant vehicles are strongly discouraged from using residential neighborhoods. Increased signs and barricades are implemented as well as a Ragnar fining system if offenders are caught.

The applicant has met with Park City Police, Utah Highway Patrol; Summit County Sheriff's to determine any staffing needs at key intersections. The applicant has implemented a race management plan which includes a private shuttle system for event spectators and participants.

### **Dozier Field and School District Activities**

The events finish line will be at Dozier Field and school district properties along Kearns Blvd activities will include the participant and staff parking, timing area, vendor booths, sponsor tents, concession area, a massage table area, shade tents, and the placement a stage for entertainment and announcements, staff, participant parking, and spectator drop off. A barricade plan along Hwy 248, Monitor Drive, and Lucky John Drive will be implemented to discourage errant parking along those roadways and in the adjacent residential neighborhoods. It will be similar to the barricading we do for the Sundance Film festival in those areas. The organizers have also reserved use of the LDS Church Lot on Monitor for overflow and staff parking.

### **Deer Valley Exchange Point and Participant Van Parking**

The lower Deer Valley parking lots will be used as the final exchange point. Runners and Van 2 will come from the Heber Valley exchange point over Guardsman Pass continuing down Royal Street to the lower Deer Valley parking lots. Once parked, the participants will be shuttled to and from the finish line at Park City High School to reduce traffic congestion. From the Deer Valley parking lots runners will continue up Solamere Road to connect to the Park City rail trail in Prospector, continue out to Round Valley, entering Park Meadows from the east at Sunny Slopes Drive and continue down Meadows Drive to Dozier field to complete the final leg of the relay. Participant vehicles will not be allowed in residential neighborhoods. The applicant will have approved signs and infrastructure for runner and vehicular safety within residential neighborhood.

### **Parking**

Due to the amount of vehicles needed to run a race of this nature, Friday, 1000 team vehicles, Saturday, 2,000 team vehicles and 1,500-2,500 spectator vehicles per day,

the comprehensive parking plan that has been successful for the past 2 years has been expanded to the additional day. 90% of the spectators are expected to arrive via I-80 from the Salt Lake Valley and will be directed to use the Canyons and will then be shuttled to Dozier Field. Those arriving using Hwy 40 will be directed to Richardson Flats Park and Ride Lot and will then be shuttled to Dozier Field. Spectators who do not park at the assigned locations and proceeded into town will be redirected back to spectator parking; however provisions have been made to include spectator parking and queuing in all of the use parking lots if traffic congestion occurs. The organizers have arranged for a private transportation company to provide shuttles to bring spectators and participants between all parking lots. The runner's vehicles of Van 1 (Friday - 500, Saturday - 1,000 vehicles) can be accommodated on site at the School District Parking located on Kearns Blvd. The runner's vehicles of Van 2 (Friday - 500, Saturday - 1,000 vehicles) will be accommodated at the Deer Valley exchange site. All parking locations will be actively managed. Once parked at Deer Valley the participants will be shuttled to and from the finish line. The organizers have employed the services of a Parking Management Company to maximize the efficiency of parking at each site.

#### **Impacts of additional day on other jurisdictions and governmental agencies**

The Park City Special Events Department met with the following governmental entities involved in the operation of the Wasatch Back Relay: Summit, Wasatch, Morgan, Weber and Cache County Sheriffs; Park City Fire District, Weber County Fire District, Logan City Police, Logan City Planning Dept., Summit County Planning Dept., Utah Highway Patrol and the race organizer. Most Public Safety departments concerns were with their ability to staff the additional day of the event to ensure the safety of the participants and the public. The Park City Special Events Departments understands that the approval of this event by Council in no way supersedes other jurisdictional approval processes or the limits that may be placed on the event by those entities. All entities have been notified of our recommendation. Ragnar Events, LLC continues to work with these groups to manage operations along the route.

#### **Impacts to conflicting MFL holders on Saturday June 21, 2012**

Ragnar has chosen to move its date off of Father's Day weekend in 2013 in order to attempt to increase the number of overnight stays by participating teams. In previous years, most teams with Utah ties have chosen to return home for Father's Day celebrations rather than spend the weekend in Park City. The request for Ragnar to move their date off of Father's Day weekend places them on a day that 3 other MFL's exist. These three events have coexisted for 2 years with no negative impact on each other and manageable impacts to the community. This year's 2012 Savor the Summit drew increased participants and general onlooker traffic that presented various parking problems throughout the old town area. In the debrief with Savor it was identified that the very nature of the event removes approximately 300 spaces from the parking inventory and the operational planning was not taking this into account in the traffic, transit and pedestrian management plan for the event. It was decided that a plan for off-site parking with enhancement in the city transit system to accommodate would lessen the negative impact created by the parking deficit. Operationally, Ragnar leases most of the available parking that could be used for the enhancement of the Savor event. The organizers of both events are working together to resolve this issue. Ragnar representatives have committed to work on a mutual solution that will incorporate some or all of their leased spaces.

Ragnar has also agreed that they shall not advertise or post dates for their 2014 event until a full debrief of the 2013 operations are completed. Staff understands that pre-posting of dates is vitally important to the planning of this event; this debrief, with all parties, shall take place no later than July 12, 2013 at which time an operational assessment will be made as well as a determination of the success of the overall traffic management plan based on the following criteria:

1. Report and determination by Park City Transit Department, Park City Parking Enforcement and Park City Police Department on overall traffic impact of the event day, including but not limited to; parking availability in city controlled spaces, report of any transit or traffic delays based on event activity; increase in use of illegal or unsafe parking areas;
2. Debrief with Savor the Summit related to participant and merchant feedback of their event parking and access experience; and
3. Debrief with Ragnar Inc. of parking, transit, and traffic management related issues.

Upon review Staff shall make a determination on the continued coexistence of the events. If Staff recommends the addition of Ragnar does not meet the requirements of Municipal 4-8-6, Conflicting License Applications; Ragnar will be asked to work with Staff to find an alternate date for their event. These items have been included into the conditions of approval.

### **Economic Impact**

Ragnar Relay continues to work with the Park City Chamber/Bureau to explore opportunities to increase the positive economic impact of the event on the Park City community. One thousand teams have already committed to participate in the Ragnar Relay Wasatch Back June 21-22, 2013. These teams are primarily from Utah so Ragnar Relay is creating a post-race 10-year Anniversary Celebration (on Saturday evening, June 22) in order to encourage these Utah teams to stay the weekend in Park City, celebrate their accomplishments with fellow team members, and experience all that Park City has to offer. As part of its 10-year Anniversary Celebration, Ragnar Relay would like to add to the race an additional 600 teams that would race June 20-21, 2013, just 24 hours prior to the wave of 1000 teams that will race on the same course June 21-22, 2013. If the additional contingent of 500 teams is approved, Ragnar Relay feels confident that it can fill those 500 highly-coveted spots primarily with out-of-state teams that are currently on wait lists for other Ragnar Relays.

### **Department Review:**

PCMC event operational departments consisting of Special Events, Police, Planning, Building, Business Licensing, Parks, Building Maintenance, Public Works, Parking Services, Transit and the appropriate external governmental agencies have reviewed the application for the Wasatch Back Relay application and their comments have been incorporated into the report.

### **Alternatives:**

#### **A. Approve:**

Approve the Master Festival License allowing the Wasatch Back Relay as described. **This is staff's recommendation**

#### **B. Deny the Request:**

Deny the Master Festival License, preventing the addition of the Wasatch Back Relay to Park City's schedule of events.

**C. Continue the Item:**

The City Council may continue the discussion in order to receive additional information.

**D. Do Nothing:**

Organizer could be administratively granted approvals form 2012 with no operational changes

**Significant Impacts:**

|                                                                           | World Class Multi-Seasonal Resort Destination<br>(Economic Impact)                                                                                                                                                                                                                                                       | Preserving & Enhancing the Natural Environment<br>(Environmental Impact) | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact) | Responsive, Cutting-Edge & Effective Government |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------|
| Which Desired Outcomes might the Recommended Action Impact?               | <ul style="list-style-type: none"> <li>+ Accessible and world-class recreational facilities, parks and programs</li> <li>+ Balance between tourism and local quality of life</li> <li>+ Multi-seasonal destination for recreational opportunities</li> <li>+ Internationally recognized &amp; respected brand</li> </ul> |                                                                          |                                                                                               |                                                 |
| Assessment of Overall Impact on Council Priority (Quality of Life Impact) | Positive<br>                                                                                                                                                                                                                          | (Select from List)                                                       | (Select from List)                                                                            | (Select from List)                              |
| Comments:                                                                 |                                                                                                                                                                                                                                                                                                                          |                                                                          |                                                                                               |                                                 |

**Funding Source:**

Organizer of Event is responsible for all related fee payments

**Consequences of not taking the recommended action:**

The Wasatch Back Relay would not take place within Park City as described.

**RECOMMENDATION:**

Staff recommends the City Council review the Master Festival License application, conduct a public hearing, and approve the license for the Ragnar Events LLC; Wasatch Back Relay, on June 21 & 22, 2013, with a limit of 500 Teams on Friday June 21, and

1000 Teams on Saturday June 22 as conditioned based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. The Wasatch Back Relay finish will be held on Friday & Saturday June 21 & 22, 2013. The event will last from 8:00 am to 10:00 pm each day and will occur at Dozier Field and school district property along Kearns Blvd. Activities at this location will include the participant and staff parking, finish line and timing area, vendor booths, sponsor tents, concession area, a massage table area, shade tents, and the placement a stage for entertainment and announcements, staff, participant parking, and spectator drop off.
2. Parking for the anticipated crowd 17,625 participants; Friday – 500 Teams (5875 participants – 1000 vehicles); Saturday - 1000 Teams (11,750 participants – 2000 vehicles) plus 2,500 - 4,500 spectators (1,000-2,500 vehicles) will be accommodated as follows: 90% of the spectators are expected to arrive via I-80 from the Salt Lake Valley and will be directed to use the Canyons and will then be shuttled to Dozier Field. Those spectators arriving using Hwy 40 will be directed to Richardson Flats Park and Ride Lot and will then be shuttled to Dozier Field. Spectators who do not park at the assigned locations and proceeded into town will be redirected back to spectator parking. Provisions have been made to include spectator parking at the other three use parking lots. The organizers have arranged for a private transportation company to provide shuttles to bring spectators and participants between all parking lots. The runner's vehicles of Van 1 (Friday - 500, Saturday - 1,000 vehicles) can be accommodated on-site at the School District Parking located on Kearns Blvd. The runner's vehicles of Van 2 (Friday - 500, Saturday - 1,000 vehicles) will be accommodated at the Deer Valley exchange site. All parking locations will be actively managed. Once parked at Deer Valley the participants will be shuttled to and from the finish line. The organizers have employed the services of a Parking Management Company to maximize the efficiency of parking at each site.
3. The events associated with the Wasatch Back Relay will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. There are other Master Festival and Special Event Licenses that have been granted for June 22, 2013. The table below will show in column (A) - Geographic separation of events; column (B) - Proposed time and duration of the events; column (C) - Anticipated attendance. The Wasatch Back Relay will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

| DATE    | EVENT            | A – Geographic Separation                          | B - Proposed Time & Duration | C – Anticipated Attendance |
|---------|------------------|----------------------------------------------------|------------------------------|----------------------------|
| June 22 | Savor the Summit | Main Street                                        | 3pm – 9pm                    | 2000                       |
| June 22 | MTB Bike Race    | Quinn's Sports Complex & Round Valley Trail System | 4pm – 8pm                    | 400                        |

6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant will work with City Staff to orient the activities so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:
  - (A) The program manager, or his/her designee, shall provide on-site management for each aspect of the event.
  - (B) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty-five feet (25') in front of the stage.
  - (C) All events except race fee entry shall be open to the public and free of charge.
3. Applicants shall provide proof of liability insurance in the amount of four million dollars (\$4,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
4. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by June 14, 2013.
5. The applicant is responsible for a Race Operation, Parking and Pedestrian Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.
6. Applicant shall arrange for an operational meeting with Park City Police Department, Summit County Sheriffs, Utah Highway Patrol, and Wasatch County Sherriff's, and Park City Fire District on Friday June 21 at 9am & 6pm & Saturday June 22 at 9:00am to review operations along the complete route with reports from all jurisdictions involved.
7. Ragnar Events, LLC will work with the organizers of 'Savor the Summit' to jointly file an operational parking and transportation plan to be submitted to the Special Event Department for approval by April 15, 2013. The plan must mitigate parking and traffic impacts where operational and event timelines overlap, particularly on Old Town residential streets, Deer Valley Drive/Roundabout, and public parking facilities.

Ragnar has also agreed that they shall not advertise or post dates for their 2014 event until a full debrief of the 2013 operations are completed. This debrief shall

take place no later than July 12, 2013 at which time an operational assessment will be made as well as a determination of the success of the overall traffic management plan based on the following criteria:

- a. Report and determination by Park City Transit Department, Park City Parking Enforcement and Park City Police Department on overall traffic impact of the event day, including but not limited to; parking availability in city controlled spaces, report of any transit or traffic delays based on event activity; increase in use of illegal or unsafe parking areas.
- b. Debrief with Savor the Summit related to participant and merchant feedback of their event parking and access experience.
- c. Debrief with Ragnar Inc. of parking, transit, and traffic management related issues.

Upon review Staff shall make a determination on the continued coexistence of the events. If Staff recommends the addition of Ragnar does not meet the requirements of Municipal 4-8-6, Conflicting License Applications, Ragnar will have to find an alternate date for their event due to the priority of Savor the Summit.

8. Applicant will supply the Special Events Department with confirmation of use of all private property use areas required for operations by June 14, 2013.
9. Applicant is advised they are utilizing city open space protected by Conservation Easements. Race activity shall be limited to existing trails and approved rights-of-way and easements. Participants and spectators shall be advised to stay on trails and minimize impacts. Writing/spray painting messages (other than official pre-approved trail markings) and discarding water bottles, empty food packets or other litter on trails is prohibited. Applicant accepts the use of all public rights of way; easements and trails in an "as is" condition and Park City make no representations regarding fitness for particular purposes authorized herein.
10. The Park City Trail Coordinator may cancel use of the Trail System if it is determined that such use by the event may harm the trails due to there current condition and/or potential weather that would effect that condition.
11. The applicant use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
12. All Summit and Wasatch County permit approvals required for this event shall be secured by June 14, 2013 and submitted to Park City Municipal.

## **Attachments**

Exhibit A - Event Application – Page 1

## Exhibit A - Event Application

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <h3 style="margin: 0;">Park City Municipal Corporation</h3> <h4 style="margin: 0;">Master Festival &amp; Special Event Application</h4> | <p><b>Special Events</b><br/>435.615.5150<br/>specialevents@parkcity.org</p>                                          |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <p>Master Festival (MFL) &amp; Special Event Applications <b>MUST</b> be complete and submitted to the Special Events Department no Less than <b>90 Days Prior</b> to a MFL and no less than <b>60 Days Prior</b> to a Special Event for staff review. Applications not submitted within that timeframe may not be granted approval. Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questions<br/>This application <b>DOES NOT</b> constitute a valid permit until approved by the Special Events Department and/or Park City Council</p> |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <b>APPLICATION FEES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <p>All new applications require a \$100.00 non-refundable application processing fee<br/>All applications for returning events require a \$50.00 non-refundable application processing fee<br/>Additional fees for other services, including Health Department, Fire Department, and City Services will be estimated and provided to the applicant.</p>                                                                                                                                                                                                                                           |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <b>EVENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <b>MASTER FESTIVAL CRITERIA</b><br>(PUBLIC EVENT)<br><br>(If one box is checked the event is automatically an MFL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/><br><br>Attraction of crowds over 500 participants and or spectators                                 | <input checked="" type="checkbox"/><br><br>Requires Partial or Full Street Closure or use of Public Right of Way      | <input type="checkbox"/><br><br>Use of City park, buildings or other properties or transportation system                                                                                                | <input checked="" type="checkbox"/><br><br>Use of off-site parking facility                                                   | <input checked="" type="checkbox"/><br><br>Use of Amplified Music in or adjacent to a residential neighborhood |
| <b>SPECIAL EVENT CRITERIA</b><br>(PUBLIC OR PRIVATE EVENT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/><br><br>Causes significant public impacts via disturbance, crowd, traffic, and or parking            | <input checked="" type="checkbox"/><br><br>Disruption of the normal routine of the community or affected neighborhood | <input checked="" type="checkbox"/><br><br>Necessitates temporary business or liquor licensing in conjunction with public impacts                                                                       | <input checked="" type="checkbox"/><br><br>Necessitates the use of city personnel                                             |                                                                                                                |
| <b>EVENT TYPE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <input type="checkbox"/><br>Street Fair/Festival                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/><br>Run - Walk                                                                                       | <input type="checkbox"/><br>Parade                                                                                    | <input type="checkbox"/><br>Trail Event<br><small>Additional regulations required; see Special Event Planning Guide for details or visit <a href="http://www.parkcity.org">www.parkcity.org</a></small> | <input type="checkbox"/><br>Concert                                                                                           | <input type="checkbox"/><br>Road Bike Event                                                                    |
| Other Type of Event ( Please Specify):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <b>APPLICANT AND SPONSORING ORGANIZATION INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| NAME: <u>Tanner Bell</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |                                                                                                                       | POSITION: <u>Co-Founder</u>                                                                                                                                                                             |                                                                                                                               |                                                                                                                |
| STREET ADDRESS: <u>1188 W Sportsplex Drive #201</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                         |                                                                                                                       | CITY, STATE, ZIP CODE: <u>Kaysville, UT 84037</u>                                                                                                                                                       |                                                                                                                               |                                                                                                                |
| MAILING ADDRESS: (If different from above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                         |                                                                                                                       | CITY, STATE, ZIP CODE:                                                                                                                                                                                  |                                                                                                                               |                                                                                                                |
| TELEPHONE (WORK): <u>801-608-2486</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                         | MOBILE PHONE: <u>801-608-2486</u>                                                                                     |                                                                                                                                                                                                         | OTHER:                                                                                                                        |                                                                                                                |
| EMAIL ADDRESS: <u>tanner@ragnarrelay.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                         |                                                                                                                       | FAX NUMBER: <u>801-499-5023</u>                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| SPONSORING ORGANIZATION: <u>Ragnar Events, LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                         |                                                                                                                       | Is organization a registered non-profit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>( If yes, please provide copy of registration paperwork)                                |                                                                                                                               |                                                                                                                |
| ONSITE CONTACT: (day/s of event) <u>Tanner Bell</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                         |                                                                                                                       | MOBILE PHONE: <u>801-608-2486</u>                                                                                                                                                                       |                                                                                                                               |                                                                                                                |
| NAME OF EVENT: <u>Ragnar Relay Wasatch Back</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <input type="checkbox"/> FIRST TIME EVENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                         | <input checked="" type="checkbox"/> ANNUAL EVENT (How many years?) <u>10</u>                                          |                                                                                                                                                                                                         | Will a fee be charged for attendance or participation?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                                                                                                                |
| Overall Event Description (Briefly explain event and activities): <u>200 mi relay race from Logan to Park City, teams of 12 run in a relay format.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| <b>EVENT DATES AND TIMES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |
| EVENT DATE(S): <u>June 21-22, 2013</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                         | EVENT HOURS - START TIME: <u>8 AM</u>                                                                                 |                                                                                                                                                                                                         | END TIME: <u>10:30 PM</u>                                                                                                     |                                                                                                                |
| SET-UP DATE/S: <u>June 19-20</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                         | TIME/S: <u>8am-6pm</u>                                                                                                |                                                                                                                                                                                                         | BREAKDOWN DATE/S: <u>June 22</u>                                                                                              |                                                                                                                |
| ESTIMATED ATTENDANCE - PARTICIPANTS: <u>Fri: 500 SAT: 11750</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                         | SPECTATORS: <u>Fri 21st: 2500 SAT 22nd: 4500</u>                                                                      |                                                                                                                                                                                                         | TOTAL: <u>Fri: 8375 SAT: 16,250</u>                                                                                           |                                                                                                                |
| EVENT LOCATION: <u>Park City High School (Oozier Field) - 1750 Kearns Blvd &amp; Parking in surrounding school lots.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |                                                                                                                       |                                                                                                                                                                                                         |                                                                                                                               |                                                                                                                |

EVENTS WITH ATTENDANCE HIGHER THAN 500 REQUIRES A SUMMIT COUNTY MASS GATHERING PERMIT



## City Council Staff Report

**Subject:** City Council Rules of Order and Procedure  
**Author:** Mark Harrington, City Attorney  
**Department:** Legal  
**Date:** 11/15/12  
**Type of Item:** Administrative

### **Summary Recommendations:**

Review and consider approving the attached Resolution which adopts Rules of Order and Procedure for City Council meetings.

### **Topic/Description:**

Meeting procedures

### **Background:**

The City Council conducts its meetings in accordance with "City Council Procedures" as codified in the Title 2, Chapter 3 of the Municipal Code and Meeting Rules and Protocols reviewed each year at the annual Vision Session. Additional regulations regarding ethics are codified in Title 3 of the Municipal Code.

### **Analysis:**

No substantive changes are proposed. The rules are consolidated into one document in order to make them more accessible to the public at City Council meetings. Web links have been included where several code sections are incorporated by reference.

### **Department Review:**

The Legal and Executive Departments reviewed this matter.

### **Alternatives:**

#### **A. Approve:**

This is the recommended action.

#### **B. Deny:**

Rejecting the Resolution will make the rules less accessible to the public.

#### **C. Modify:**

Council may propose new or changed provisions.

#### **D. Continue the Item:**

If the Council would like additional information, the Council may continue the matter.

#### **E. Do Nothing:**

This is not recommended.

**Resolution No. \_\_-12**

**A RESOLUTION APPROVING CITY COUNCIL RULES OF ORDER  
AND PROCEDURE, PARK CITY, UTAH**

WHEREAS, Utah Code § 10-3-606 requires the legislative body to adopt rules of order and procedure; and

WHEREAS, the City Council wishes to consolidate its rules of procedure into one document so as to make such rules easily accessible to the public;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Park City, Utah that:

SECTION 1. APPROVAL. Pursuant to Utah Code § 10-3-606, the City hereby adopts the Rules of Order and Procedure to govern the meetings of the City Council as attached as Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective immediately.

PASSED AND ADOPTED this 15<sup>th</sup> day of November, 2012.

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Mayor Dana Williams

Attest:

\_\_\_\_\_  
Janet M. Scott, City Recorder

Approved as to form:

\_\_\_\_\_  
Mark D. Harrington, City Attorney

## Significant Impacts:

|                                                                                    | World Class Multi-Seasonal Resort Destination<br>(Economic Impact) | Preserving & Enhancing the Natural Environment<br>(Environmental Impact) | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact) | Responsive, Cutting-Edge & Effective Government                                                                                                                                                                       |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Which Desired Outcomes might the Recommended Action Impact?                        |                                                                    |                                                                          |                                                                                               | <ul style="list-style-type: none"> <li>+ Streamlined and flexible operating processes</li> <li>+ Engaged and informed citizenry</li> <li>+ Ease of access to desired information for citizens and visitors</li> </ul> |
| Assessment of Overall Impact on Council Priority ( <i>Quality of Life Impact</i> ) | (Select from List)                                                 | (Select from List)                                                       | (Select from List)                                                                            | (Select from List)                                                                                                                                                                                                    |
| Comments:                                                                          |                                                                    |                                                                          |                                                                                               |                                                                                                                                                                                                                       |

## Funding Source:

N/A

## Consequences of not taking the recommended action:

Staff will need to make several documents available for the public at Council meetings.

## Recommendation:

Review and consider approving the attached Resolution which adopts Rules of Order and Procedure for City Council meetings.

## **PARK CITY**

### **CITY COUNCIL RULES OF ORDER AND PROCEDURE**

Pursuant to Utah Code § 10-3-606, the City hereby adopts the following rules of order and procedure to govern the meetings of the City Council.

#### **RULE NO. 1. UTAH AND MUNICIPAL CODE REQUIREMENTS**

The City must comply with all required procedures contained in “City Council Procedure,” as contained in Title 2, Chapter 3 of the Municipal Code of Park City and the Utah Code, including the following sections, as amended:

**Utah Code Sections 10-3-502, 10-3-504, 10-3-505, 10-3-506, 10-3-507, 10-3-508. 10-3-607, and 10-3-608.**

The Municipal Code and Utah Code are available for public view at [www.parkcity.org](http://www.parkcity.org) and <http://le.utah.gov/UtahCode/chapter.jsp?code=10>. In the event of a conflict, the Utah Code shall control.

#### **RULE NO. 2. AGENDA**

The agenda for the meeting will be the guide to the meeting. While matters not on the agenda may at times come up for discussion, no final action can be taken on any matter not on the agenda.

#### **RULE NO. 3. PARLIAMENTARY ORDER AND PROCEDURE**

Matters considered in a City Council meeting are shown on an agenda, published in advance. Meeting agendas may be reviewed on the City’s website, <http://www.parkcity.org>, and the Utah Public Notice website, <http://www.utah.gov/pmn/index.html>. Agenda items ordinarily are considered in the order listed, but may be considered in a different order. City Council meetings are chaired by the Mayor. In conducting its business, the Council follows a simplified Roberts Rules of Order. Council members may speak after being recognized by the Chair and may make motions that propose Council action. For example, a Council member may move to adopt or amend an ordinance or resolution, consider a substitute motion, close a public hearing, ask for more information, continue discussion to a later time, or adjourn a meeting. A motion may be discussed and voted upon only if it is seconded by another Council member. The mayor may or may not, at his or her discretion, allow members of the public or staff to participate in the discussion. When the mayor has confirmed there is no further discussion, the mayor can call for the vote on the matter. Unless otherwise specified by applicable law or ordinance, a motion passes if a majority of Council members present vote in favor.

#### **RULE NO. 4. ETHICAL REQUIREMENTS**

City Council members must comply with the Municipal Officer's and Employees' Ethics Act (Utah Code § 10-3-1301 to 10-3-1312) and Title 3 of the Park City Municipal Code. These laws establish ethical standards of conduct for City officers, employees, and volunteers. They are available for public view at [http://le.utah.gov/code/TITLE10/htm/10\\_03\\_130100.htm](http://le.utah.gov/code/TITLE10/htm/10_03_130100.htm).

#### **RULE NO. 5. RULES OF DECORUM**

- (1) Public comments should be directed to the agenda item under consideration. The Mayor or mayor pro tem will rule on the germaneness of the citizen comments.
- (2) All remarks must be addressed to the Council as a whole and not to any single member, unless in response to a question from a member.
- (3) In order to afford all persons an opportunity to speak regarding an agenda item, the Mayor or mayor pro tem may impose a reasonable limit upon comments made by members of the public, and/or may limit the number of times a member of the public may speak regarding an agenda item.
- (4) Persons addressing the Council must not make personal, impertinent, unduly repetitive, slanderous or profane remarks to the Council, any member of the Council, staff or general public; nor utter loud, threatening, personal or abusive language; nor engage in any other disorderly conduct that disrupts, disturbs or otherwise impedes the orderly conduct of any Council meeting.
- (5) Persons addressing the Council shall not interrupt the Mayor or Council members while they are asking questions or otherwise addressing the speaker.
- (6) Members of the public shall be courteous to their fellow citizens and the proceedings while the Council is in session by avoiding conversations within the Council Chambers and the entrance hallway into the Chambers.
- (7) No person in the audience at a Council meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts, which disturb, disrupt or otherwise impede the orderly conduct of any Council meeting.
- (8) Signs, placards, banners, or similar items will not be permitted at any time in the Council Chamber. Exhibits, displays, and visual aids used in connection with presentations for matters on the agenda are permitted.
- (9) Unless addressing the Council or entering or leaving the Council Chamber, all persons in the audience should remain sitting in the seats provided, or when necessary, standing in the rear in a manner which does not block exits.
- (10) A time may be established for public comments for citizens to address the Council on any item which is not on the agenda for that meeting. A time limit may be imposed and citizens are subject to the same rules of conduct as described above. If a prepared statement is available, a copy should be given to the City Recorder. Generally, members of the Council will not comment upon the comments made by a member of the public. If

## EXHIBIT A

they are administrative issues, the Council will typically refer them to the City Manager's Office for a response.

- (11) At the discretion of the Mayor or mayor pro tem, or upon a majority vote of the Council, the Mayor or mayor pro tem may order removed from the Council Chamber any person who fails to observe these rules of decorum, including committing any of the acts defined herein as disruptive conduct in respect to a regular, adjourned regular or special meeting of the City Council.
- (12) Disobedience of any lawful order of the Mayor or mayor pro tem, which shall include an order to be seated or to refrain from addressing the Council and any other unlawful interference with the due and orderly course of that meeting is grounds for removal.
- (13) Any person removed at the direction of the Mayor or mayor pro tem will be excluded from further attendance at the meeting from which he or she has been removed, unless permission to attend is granted upon motion adopted by a majority vote of the Council, and such exclusion shall be executed by any peace officer and/or police upon being so directed by the Mayor or mayor pro tem.
- (14) Any person removed on the basis of disruptive conduct described above may not be allowed to address the Council for up to a maximum of ten (10) meeting days of the Council during which the Council has convened in regular session. The period of prohibition from addressing the Council will be determined by the Mayor or mayor pro tem, and the Council upon a vote, based on the number and severity of prior incidents of disruptive conduct.
- (15) If a speaker is removed from the meeting for disorderly conduct, the Council may elect to postpone voting on the issue being discussed at the time of removal in order to avoid the appearance of retaliatory action.



## City Council Staff Report

**Subject:** Discussion of Rocky Mountain Power's  
Substation Location  
**Authors:** Matthew Cassel, P.E., City Engineer  
Thomas Eddington, Planning Director  
**Date:** November 15, 2012  
**Type of Item:** Informational

### **Recommendations:**

This discussion is about the final location of the Park City Substation currently located in the Bonanza Park (BoPa) re-development area and proposed to be moved to the 1555 Lower Iron Horse Drive location. Staff recommends that Council discuss and provide direction to relocate the substation to 1555 Lower Iron Horse Drive or to expand the existing substation.

### **Topic/Description:**

With the existing Park City substation nearing capacity, Rocky Mountain Power's (RMP) goal is to have the expanded/relocated Park City substation on line by the fall of 2015. To meet this timetable, RMP is looking for direction by the end of January to either upgrade the existing substation or relocate the substation to 1555 Lower Iron Horse Drive.

### **Background:**

Rocky Mountain Power (RMP) owns the Park City Substation in the Bonanza Park area which is critical to the City's power grid. It takes transmission line energy and converts it to distribution level charges that flow to homes and businesses in a significant portion of Park City. The substation is currently running nearly full. According to state law, RMP is under obligation to provide service and has determined that the Park City power grid must be upgraded. The upgrades are according to a regional power grid improvement and service area upgrade master plan that area officials helped shape about three (3) years ago.

RMP created a Summit Wasatch Electrical Task Force in 2009, which spent over a year developing a long range plan for Summit and Wasatch Counties. Park City was represented on this task force. The purpose of the plan was to integrate local government's long-term land use development plans with future electrical network requirements. Principles from this plan may not necessarily reflect the position of each particular jurisdiction, but those involved support it as a good-faith effort to balance community and regional quality of life and economic development consideration with the need to ensure that all jurisdictions in Summit and Wasatch Counties have a safe, adequate and reliable supply of electricity.

This discussion is the first phase of a much larger discussion concerning the future of overall power in Park City. This phase focuses entirely on the relocation/expansion of the existing PC substation located in the Bonanza Park area. Once the substation location is determined, staff will be returning to City Council with the next phase, which will address power pole alignment to the substation, power pole height through Old Town, and the upgrade of the Judge Substation.

RMP approached the City approximately eighteen (18) months ago indicating that the Park City Substation is extremely close to capacity and is in need of expansion. The goal is to have the substation expansion occur within the next two (2) years – to be up and running in 2015. Staff recognized that this was the opportunity to investigate the possibility of moving the substation. Discussion took place concerning relocation options available for Park City including:

- If the substation is moved less than a ¼ mile from its current site, the magnitude of the cost impacts might be reasonable.
- The possible combination of the Judge Substation (located at the top of Daly Avenue) and the Park City Substation into one and relocating it to the Judge Site. RMP saw this as a very expensive option because the new transmission lines would need to be routed up to the site and new distribution lines would need to be routed out from the substation.
- The possible combination of the Judge Substation and the Park City Substation into one and relocating it to a “better” site. Again, RMP saw this as a very expensive option because the new transmission lines would need to be routed up to the new site and new distribution lines would need to be routed out from the substation.

As staff has continued to work through this process, the goals of PCMC for the Bonanza Park area were taken into account. Staff recognized the importance of ensuring that all infrastructure projects are well thought out and planned to effectuate the City's BoPa Plan. Moving the substation is an important first step in this ongoing process. Accordingly, RMP, staff and community stakeholders identified seven (7) possible sites within a ¼ mile of the existing substation. It should be noted that staff site selections only included un-developed or partially developed sites. The proposed sites included:

- Current location looking to expand to the north (Recycle Center);
- Current location looking to expand to the west (Mark Fischer's property);
- 2125 Monitor Drive - directly behind the cemetery (to the northeast of the Boothill Water facility);
- 1100 Snow Creek - between Snow Creek Shopping Center and behind Zion's Bank;
- A site adjacent to our Aeries water tank;
- Powdr Corporation's property off Munchkin Road; and
- 1185 Lower Iron Horse (the property located at the end of Lower Iron Horse).

Each of these sites was rated by staff using the Summit Wasatch Electrical Plan Scorecard provided in the RMP Long Range Plan. Once the sites were selected and evaluated, the scorecard was turned over to RMP so they could start their analysis of each site. With four (4) staff members scoring, the site rankings using the RMP score sheet are as follows (the higher the score, the more desirable):

|                                                                 |     |
|-----------------------------------------------------------------|-----|
| • Existing location (Recycle Center or Mark Fischer's Property) | 104 |
| • 2125 Monitor Drive                                            | 93  |
| • 1100 Snow Creek                                               | 92  |
| • Site adjacent to Aerie tank                                   | 86  |
| • Powdr Corporation's property                                  | 85  |
| • 1185 Lower Iron Horse                                         | 54  |

After an April 25, 2011 meeting between local land owners and RMP, Mark Fischer offered his property located at 1555 Lower Iron Horse Drive as a potential location for the substation. Staff prepared GIS drawings for RMP showing zoning, property lines, setback requirements and other environmental concerns. After RMP had a chance to review the maps, staff and RMP visited each of the sites on Mark Fischer's property to determine the feasibility (as determined by RMP criteria) of each. Through their evaluation, RMP eliminated all but two (2) sites. A map is included in the exhibits showing the location of these two sites.

The two (2) final sites identified do have a total of three (3) alternatives as described below:

- 1555 Lower Iron Horse Drive with the incoming transmission power lines remaining in their existing alignment,
- 1555 Lower Iron Horse Drive with the incoming transmission power lines moved to the east of Bonanza Drive, and
- Expansion of the existing substation.

On September 12, 2011, the Mayor, City Council Member Simpson and the City Manager asked RMP to consider moving the substation to 1555 Lower Iron Horse Drive. This request was consistent with recent discussions about Bonanza Park redevelopment. While Park City has been working with Rocky Mountain Power on the analysis of the two (2) identified sites, Mark Fischer has also been dealing directly with Rocky Mountain Power. Park City is not involved with Mark Fischer's deal negotiation with RMP.

On December 1, 2011, RMP and staff provided information to City Council during the work session. This discussion included how the final two sites were selected, why the substation needs to be expanded/relocated, how the sites might look, positives and negatives of the sites and the next steps to be taken in the process.

Since the December 1, 2011 meeting, RMP has been evaluating these two (2) sites and three options, including site visits, survey and trying to fit their pieces of equipment on

both sites. RMP has worked cooperatively with staff evaluating these sites and indicated that they do not have a preference between either site. A lot of work has been done over this last year, and in September 2012, staff was finally comfortable that the information was robust enough to start the stakeholder and public meetings and to come to Council for further discussion.

RMP, though, is pushing for a decision by January 1, 2013 so they can then change their focus to the alignment design for the overhead power lines coming into the substation. Until the final substation site is determined, RMP has indicated that they cannot start on the overhead power line alignment design.

October 11 Study Session – The study session with City Council was the first opportunity for staff to discuss the layout and cost of each site. RMP had supplied this information just a couple of weeks before the meeting.

October 15 Stakeholder Meeting – Staff and RMP representatives prepared a presentation to stakeholders immediately surrounding the proposed 1555 Lower Iron Horse Substation. The question and answer discussion focused on the two sites and the advantages and disadvantages of each site.

October 23 Community Meeting – The community meeting was held in an open house format with a total of five stations providing a varying amount of information. The five stations included:

1. Why there is consideration for both sites,
2. Expansion of the existing substation,
3. Relocation of the substation to 1555 Lower Iron Horse Drive,
4. Other valuable information including EMF data and an estimate of construction costs,
5. A sign-in and comment card station.

Numerous comment cards were received back from attendees and are attached to this staff report.

### **Analysis:**

The following analysis provides summary information with numerous exhibits to tell the full story.

#### ***Why should the City Consider Moving the Substation?***

The reasons for considering the relocation of the substation include:

- The City's Planning Department completed the Bonanza Park Area Plan in January 2012,
- The Plan recommends the creation of a mixed-use (e.g. commercial and residential uses) neighborhood for this area,
- The current substation is in the heart of the Bonanza Park Area Plan and impacts past and future decisions for this Area Plan,

- This is the most opportune time to consider moving the substation. When expanded/relocated, the new substation will have a life of up to 100 years. If after the substation is expanded and then there is a decision to move it, the cost would significantly increase.

### ***Site Layout of Proposed and Existing***

Included in the exhibits are the site layouts and renderings for both the 1555 Lower Iron Horse Drive site and the existing site. The exhibits include:

- 1555 Lower Iron Horse Drive Site
  - o Site plan of substation site,
  - o Existing view looking north on Bonanza Drive,
  - o Rendered view looking north on Bonanza Drive,
  - o Existing view looking north from Fireside parking lot, and
  - o Rendered view looking north from Fireside parking lot,
- Existing Site
  - o Site plan of substation site,
  - o Existing view looking south from Munchkin Drive,
  - o Rendering view looking south from Munchkin Drive,

RMP has recently confirmed that the modified layout of the 1555 Lower Iron Horse Drive will work, which will allow for the access drive for the Iron Horse apartments to be located to the north of the substation. In the development of this substation site, staff identified four possible alignments for the access road around the substation and servicing the Iron Horse apartments. These alignments will be shown during the work session meeting but their order of preference is as follows:

1. Aligning the road between Silver Creek and the proposed substation with egress either at the original Lower Iron Horse Drive location or at the Upper Iron Horse Drive location,
2. Aligning the road between the hillside and the proposed substation with egress either at the original Lower Iron Horse Drive location or at the Upper Iron Horse Drive location,
3. Aligning the road between Silver Creek and the proposed substation with egress near the intersection of the Rail Trail and Bonanza Drive, and
4. Construct a bridge across Silver Creek and the Rail Trail. The bridge's approximate location would be just east of the Iron Horse apartments and would land in the Prospector Square just west of Lot G.

Because of the technical nature of this project, staff has hired Steve Nash with ICPE to assist the city in reviewing the technical and cost information provided by RMP. Because they have just been hired, they are busy getting up to speed on the project but will be available during the work session meeting to help clarify issues for Council

### ***Positives and Negatives of the Expansion/Relocation***

During the December 1, 2011 work session meeting with Council, staff provided a list of positive and negatives for both the expansion in the current location and for relocation to 1555 Lower Iron Horse Drive. This list is included below for Council's reference.

| ROCKY MOUNTAIN POWER'S SUBSTATION LOCATION                                                       |                                                                                                                                                           |                                                                                                                                     |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| IMPACTS FOR<br>1555 LOWER IRON HORSE DRIVE                                                       | POSITIVES                                                                                                                                                 | NEGATIVES                                                                                                                           |
| The property at 1555 Lower Iron Horse Drive is currently a fueling station and laundry facility. | The substation will significantly decrease traffic in the area.                                                                                           | Higher structures located in the substation will need to be mitigated.                                                              |
|                                                                                                  | Without traffic & other outdoor uses, the noise levels will significantly reduce.                                                                         | The traditional walking shortcuts used by the neighborhood would be lost to the substation.                                         |
|                                                                                                  | Substation would have a minimum amount of light, thus helping to meet our night sky ordinance.                                                            | Aeries subdivision, Iron Horse Condos and Fireside Condos will see the substation facility if not properly screened and landscaped. |
|                                                                                                  | EMF Issue - This substation location could have a larger buffer from existing resident.                                                                   | Economic justice issues related to lower income housing that could be impacted.                                                     |
|                                                                                                  | This site would not locate the substation in a view corridor.                                                                                             | The potential public costs to the City if the relocation plan is more expensive.                                                    |
|                                                                                                  | Because of the potential to shorten the length of transmission lines into the substation, the opportunity to bury more power lines appears to be greater. | Development of an alternative access road to the apartment complex would be required.                                               |
|                                                                                                  | A good wall/fencing/screening system could hide the substation at ground level.                                                                           | The large fenced or walled substation may be susceptible to vandalism such as graffiti.                                             |
|                                                                                                  |                                                                                                                                                           | The substation will create a different sense of place in the immediate location of the property.                                    |

| ROCKY MOUNTAIN POWER'S SUBSTATION LOCATION                                                  |                                                                                                         |                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IMPACTS FOR EXISTING SUBSTATION SITE                                                        | POSITIVES                                                                                               | NEGATIVES                                                                                                                                                                                                     |
| The existing substation location is currently in the heart of the future BoPa redevelopment | Without traffic and other outdoor uses on the property, the noise levels will significantly reduce.     | Higher structures will be located in the substation, which will be potentially visible throughout the BoPa re-development.                                                                                    |
|                                                                                             | The substation would have a minimum amount of light and thus assist in meeting our night sky ordinance. | EMF Issue - It is highly likely that residents will be increasingly closer in this location as the re-development attempts to maximize footprint usage and thus reduce the buffer area around the substation. |
|                                                                                             | A good wall/fencing/screening system could hide the substation at ground level.                         | The existing substation is in a view corridor.                                                                                                                                                                |
|                                                                                             |                                                                                                         | Expansion of the existing substation location would be right in the heart of the BoPa re-development and thus not allowing the re-development to reach its full potential.                                    |

| ROCKY MOUNTAIN POWER'S SUBSTATION LOCATION                                |                                                                                                 |                                                                                      |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| IMPACTS TO CITY                                                           | POSITIVES                                                                                       | NEGATIVES                                                                            |
| Is this a positive or negative deal for Park City to move the substation? | Minimal costs for expansion at existing location for RMP.                                       | Cost to move existing substation to 1555 Lower Iron Horse location.                  |
|                                                                           | Opens up BoPa for opportunities with relocation to 1555 Lower Iron Horse location.              | BoPa Area Plan would have to be revisited with expansion at existing location.       |
|                                                                           | Contaminated soil cost at existing location for RMP.                                            | Additional distribution lines may be required.                                       |
|                                                                           | Power lines into 1555 Lower Iron Horse can remain overhead while power lines out may be buried. | Cost to bury overhead power lines will be greater at existing location.              |
|                                                                           | Less transmission poles and lines may be installed by RMP at 1555 Lower Iron Horse location.    | Access development required for apartment complex at 1555 Lower Iron Horse location. |

| ROCKY MOUNTAIN POWER'S SUBSTATION LOCATION                                                                                       |                                                                                     |                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| IMPACTS TO MARK FISCHER                                                                                                          | POSITIVES                                                                           | NEGATIVES                                                                  |
| Mark Fischer is the 3rd party involved. He offered his property at 1555 Lower Iron Horse Drive. Is this a positive deal for him? | Existing substation property adjacent to his BoPa parcel.                           | Contaminated soils cost at 1555 Lower Iron Horse Drive location.           |
|                                                                                                                                  | Greater potential for the existing substation property adjacent to his BoPa parcel. | Loss of revenue from 1555 Lower Iron Horse Drive if this location is used. |
|                                                                                                                                  | Clear his property in the BoPa area of power poles and lines.                       |                                                                            |

### ***Property Ownership Adjacent to 1555 Lower Iron Horse Drive***

The properties with ownership surrounding the proposed location at 1555 Lower Iron Horse Drive (Ironhorse Industrial) include:

- Rail Trail (Park City Municipal Corporation)
- Iron Horse Park (Iron Horse Apartments),
- Iron Horse Condominiums (individually owned),
- Fireside Condominiums (individually owned),
- Ironhorse Park Commercial Subdivision (Wintzer-Wolfe Properties), and
- Bonanza Place (Mark Fischer is now owner).

One issue that is being worked through between the Iron Horse Apartments owner and 1555 Lower Iron Horse owner is the ownership of a section of Lower Iron Horse Drive. The most recently recorded plats show the road to be an easement across the Ironhorse Industrial Subdivision while the owners of Iron Horse Apartments indicate that they own the road.

### ***Economic Impacts***

While a detailed analysis of the existing site's development potential has not been completed, a quick-back-of-the-napkin analysis indicates the .83 acre lot that the current substation sits upon could house approximately 144,000 SF of development based upon the proposed Bonanza Park Area Plan. Assuming the building contained the following uses and layout, one could anticipate annual property (real estate) and sales taxes generated to be approximately \$913,000 per year (\$220,000 for Park City specifically):

|                                                                                       | % of Bldng | SF       | \$ / SF (sale)               | Actual     | Assessed   |
|---------------------------------------------------------------------------------------|------------|----------|------------------------------|------------|------------|
| Retail                                                                                | 20%        | 28,800   | 175                          | 5,040,000  | 5,040,000  |
| Office                                                                                | 20%        | 28,800   | 175                          | 5,040,000  | 5,040,000  |
| Residential (Affordable)                                                              | 20%        | 28,800   | 200                          | 5,760,000  | 3,168,000  |
| Residential (Primary)                                                                 | 30%        | 43,200   | 325                          | 14,040,000 | 7,722,000  |
| Residential (Second Home)                                                             | 10%        | 14,400   | 500                          | 7,200,000  | 7,200,000  |
|                                                                                       |            | 144,325  |                              | 37,080,000 | 28,170,000 |
| Property (Real Estate) Taxes                                                          |            |          |                              |            |            |
| PC Share                                                                              |            |          |                              |            |            |
| Area Real Estate Tax Rate                                                             | 0.009546   | 0.001431 |                              |            |            |
| PCMC, School District, Summit County,<br>PC Fire, Weber Basin, and Mosquito Abatement |            |          |                              | Total      | PC Share   |
|                                                                                       |            |          | Estimated Annual RE Taxes    | \$268,911  | \$40,311   |
| Sales Taxes                                                                           |            |          |                              |            |            |
| Commercial - Retail SF                                                                | 28,800     |          |                              |            |            |
| Estimated \$ / SF per Design Workshop Study                                           | 250        |          |                              |            |            |
| Utah General Sales Tax                                                                | 0.047      |          |                              |            |            |
| Summit County Options Sales Tax                                                       | 0.0025     |          |                              |            |            |
| Summit - Recreation, Arts, and Parks Tax                                              | 0.001      |          |                              |            |            |
| Summit - Restaurant Tax                                                               | 0.01       |          |                              |            |            |
| Summit - Motor Vehicle Rental Tax (NA)                                                | 0.025      |          |                              |            |            |
| Summit - Transient Room Tax (NA)                                                      | 0.03       |          |                              |            |            |
| PC Share                                                                              |            |          |                              |            |            |
| Resort Sales Tax Rate (2012+)                                                         | 0.016      | 0.016    |                              |            |            |
| Local Option Sales Tax                                                                | 0.01       | 0.006    |                              |            |            |
| Mass Transit Tax                                                                      | 0.003      | 0.003    |                              |            |            |
|                                                                                       |            |          |                              | Total      | PC Share   |
|                                                                                       |            |          | Estimated Annual Sale Taxes  | \$644,400  | \$180,000  |
| Total Taxes                                                                           |            |          |                              |            |            |
|                                                                                       |            |          |                              | Total      | PC Share   |
|                                                                                       |            |          | Total Annual Taxes Estimated | \$913,311  | \$220,311  |

Note that this is a very rough analysis; however it is indicative of the loss of revenue that would occur if the substation remained in its current location. In addition to this direct loss of revenue, the negative externalities of the substation in its current location include eliminating development opportunities surrounding it. One could conclude that no restaurants (high dollar revenue generators at \$400/SF) would locate directly surrounding the substation. It is highly unlikely that any development would take place directly adjacent to or across the street from the substation with the exception of possible storage, archival, similar spaces that would not require windows/views out toward the facility. Assuming this area was the length of the two sides of the substation boundary (the other side is the proposed park per the Bonanza Park Area Plan where development is not proposed), this would equate to

approximately 620 linear feet and assume a depth (or setback) of 35 feet for lost development opportunities. This would equate to an area that is approximately a half acre in size. Using the same back-of-the-napkin analysis noted above, this would equate to an additional \$132,000 in lost property and sales tax revenues (annually) for the City. The total lost revenue for the City (for the RMP site and the area immediately surrounding the site) would be approximately \$352,000 annually. This does not take into consideration additional losses that cannot be predicted; such as an estimate of the overall impacts to the Bonanza Park area given that the substation maintains an “industrial” look and feel. Many new developments may stay away from this overall area as they look at location, location, location challenges.

In addition to the economic/revenue losses for the City are the qualitative losses for the City in terms of aesthetics, streetscape, and park layout/design. The proposed Bonanza Park Area Plan envisions this area as one of lively streets, an open park area, mixed use development opportunities, etc. If the substation remained, the impact on the streetscape would be severe; likely to the point of severely decreasing walkability on the streets surrounding it. In addition, the aesthetics of the area would be severely compromised as the views of the substation from future buildings as well as the park would be undesirable. There are no hillside slopes or natural buffers to mitigate these views in its current location. Ultimately, the substation at its existing location would compromise the entire Bonanza Park Area Plan; the proposed park/open space would have to be relocated, building setbacks would have to be altered, and the proposed mix of uses would be reduced for the area surrounding the substation.

#### ***Previous Move of the Substation from Lower Main Street***

On December 15, 1983, Park City Municipal Corporation entered into an agreement with Utah Power and Light (currently RMP) to move the electrical substation from its location near Park Avenue and the Depot to its current location. One consideration of the agreement was that Utah Power and Light abandon its plans to relocate the electrical substation to a location near the intersection of SR-224 and Holiday Ranch Loop Road. In recent meetings with RMP, they have indicated that Park City initiated the move, but the May 19, 1983 City Council meeting minutes do not shed more light on the issue. Information found does not indicate why the substation was moved.

#### ***Electric and Magnetic Fields***

During the October 23 Community Meeting, the fourth information station had a discussion item concerning the effects of electric and magnetic fields (EMF) created by power lines. Margaret Oler, from RMP, staffed the station and provided information to those attending the meeting. The board provided at the meeting is attached in the exhibits. The following information was provided on the board:

**“What have scientists concluded about EMF and health?”**

Respected scientific organizations have not concluded that EMF is known to cause any disease. Neither have these organizations proposed any exposure limits nor required new measures to reduce EMF exposures in community settings. These conclusions are the results of more than 30 years of extensive studies conducted by large groups of scientists in numerous national and international organizations. These organizations include:

- U.S. National Institute of Environmental Health Sciences
- National Academy of Sciences
- International Agency for Research on Cancer
- Health Council of the Netherlands"

### ***Buried versus overhead***

Throughout the discussions concerning the substation, buried power lines versus overhead power lines has been for the most part, set to the side. This section discusses this issue and attempts to put a very approximate cost to this alternative. There four sections of power lines to be evaluated; transmission power into and out of 1555 Lower Iron Horse Drive site and transmission power into and out of the existing substation site. Included in the exhibits is a map showing the two potential routes into and out of the proposed 1555 Lower Iron Horse Drive site and the transmission lines into and out of the existing site.

#### **1555 Lower Iron Horse Drive Substation Site**

- The transmission line into this site will be moved to the east of Bonanza Drive. With this overhead transmission line outside of the BoPa area, it is staff's recommendation that this line remains overhead.
- The transmission line out of this site could be buried because it does cross through the BoPa area. It is approximately 1,057 feet from this proposed substation site across Bonanza Drive and then north to SR-248. RMP is estimating the cost to bury transmission lines at a minimum of \$8,000,000 per mile. The estimate to bury this section of transmission line is \$1,601,500.

#### **Existing Substation Site**

- The transmission line into this site will remain to the west of Bonanza Drive. It is recommended that the transmission line be buried starting at the intersection of Iron Horse Drive and Bonanza Drive and ending at the existing substation. It is approximately 1,048 feet from this intersection to the existing substation. At \$8,000,000 per mile, the estimate to bury this section of transmission line is \$1,587,900.
- The transmission line out of this site could be buried because it does cross through the BoPa area. It is approximately 1,100 feet from the existing substation site and then north to SR-248. At \$8,000,000 per mile, the estimate to bury this section of transmission line is \$1,666,700.

### ***Cost Discussion***

Included in the exhibits is the comparison cost estimate for the expansion/relocation of the substation. These numbers have been provided by Rocky Mountain Power and have not yet been reviewed by our consultant. The bottom line cost from the spreadsheet is summarized below along with other potential costs of the project that need to be acknowledged:

|                                                           | Expansion at Existing Site | Relocation to 1555 Lower Iron Horse site (Power lines west of Bonanza) | Relocation to 1555 Lower Iron Horse site (Power Lines east of Bonanza) |
|-----------------------------------------------------------|----------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|
| Cost to expand/relocate substation                        | \$0                        | \$2,553,456                                                            | \$3,770,056                                                            |
| Cost to move road, utilities, construct retaining walls   | \$0                        | \$865,000                                                              | \$865,000                                                              |
| Total Cost to either expand or relocate Substation        | \$0                        | \$3,418,456                                                            | \$4,635,056                                                            |
|                                                           |                            |                                                                        |                                                                        |
| Bury transmission lines out of 1555 Lower Iron Horse site | \$0                        | \$1,601,500                                                            | \$1,601,500                                                            |
| Bury transmission lines into existing site                | \$1,587,900                | \$0                                                                    | \$0                                                                    |
| Bury transmission lines out of existing site              | \$1,666,700                | \$0                                                                    | \$0                                                                    |
| Option 1                                                  |                            |                                                                        |                                                                        |
| Cost with all overhead transmission lines                 | \$0                        | \$3,418,456                                                            | \$4,635,056                                                            |
| Cost with buried transmission lines                       | \$3,254,600                | \$5,019,956                                                            | \$6,236,556                                                            |
| Option 2                                                  |                            |                                                                        |                                                                        |
| If land costs do not materialize for each option          | -\$0                       | -\$150,000                                                             | -\$954,600                                                             |
| Cost with all                                             | \$0                        | \$3,268,456                                                            | \$3,680,456                                                            |

|                                                                       |             |             |              |
|-----------------------------------------------------------------------|-------------|-------------|--------------|
| overhead transmission lines                                           |             |             |              |
| Cost with buried transmission lines                                   | \$3,254,600 | \$4,869,956 | \$5,281,956  |
| <b>Option 3</b>                                                       |             |             |              |
| If construction costs paid upfront                                    | -\$0        | -\$82,765   | -\$111,963   |
| Cost with all overhead transmission lines                             | \$0         | \$3,335,691 | \$4,523,093  |
| Cost with buried transmission lines                                   | \$3,254,600 | \$4,936,191 | \$6,124,593  |
| <b>Option 4</b>                                                       |             |             |              |
| If land costs do not materialize and construction costs paid up front | -\$0        | -\$232,765  | -\$1,066,563 |
| Cost with all overhead transmission lines                             | \$0         | \$3,185,691 | \$3,568,493  |
| Cost with buried transmission lines                                   | \$3,254,600 | \$4,787,191 | \$5,169,993  |

Funding for this project has not been currently identified. Preliminary discussions with RMP about funding options offered by the utility revealed that they do not provide any programs that help municipalities to finance projects. Staff recognizes that funding strategies for this project will need to be a key item for discussion.

### **Next Steps**

RMP needs a decision to be made by January 1, 2013 so they can maintain their schedule. Once a decision is made to expand/relocate the substation RMP next two steps will be:

- RMP will submit an application for a CUP, which will go before the Planning Commission; and
- RMP would then turn their focus on the overhead power lines alignment and pole location.

### **Staff's Recommendation**

Staff is requesting council discussion and direction on the following issues/questions:

- What additional information does Council need? (Staff is already planning on returning to Council with a detailed discussion of costs, once our consultant has had an opportunity to do that analysis.)

- Does Council support the relocation of the substation?
- Under what conditions would Council support the relocation?

### Department Review:

This report has been reviewed by City Manager, Planning, Sustainability and Legal. All comments have been integrated into this report.

### Significant Impacts

|                                                                           | World Class Multi-Seasonal Resort Destination<br>(Economic Impact)                                                                                                                                      | Preserving & Enhancing the Natural Environment<br>(Environmental Impact)                                                                                                                                                                    | An Inclusive Community of Diverse Economic & Cultural Opportunities<br>(Social Equity Impact)                                                                                                             | Responsive, Cutting-Edge & Effective Government                                                                                     |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Which Desired Outcomes might the Recommended Action Impact?               | <ul style="list-style-type: none"> <li>+ Unique and diverse businesses</li> <li>+ Safe community that is walkable and bike-able</li> <li>+ Balance between tourism and local quality of life</li> </ul> | <ul style="list-style-type: none"> <li>- Managed natural resources balancing ecosystem needs</li> <li>+ Economically and environmentally feasible soil disposal</li> <li>+ Abundant preserved and publicly-accessible open space</li> </ul> | <ul style="list-style-type: none"> <li>+ Residents live and work locally</li> <li>+ Cluster development while preserving open space</li> <li>+ Physically and socially connected neighborhoods</li> </ul> | <ul style="list-style-type: none"> <li>+ Fiscally and legally sound</li> <li>+ Well-maintained assets and infrastructure</li> </ul> |
| Assessment of Overall Impact on Council Priority (Quality of Life Impact) | Very Positive<br>                                                                                                     | Positive<br>                                                                                                                                              | Very Positive<br>                                                                                                      | Very Positive<br>                               |
| Comments:                                                                 |                                                                                                                                                                                                         |                                                                                                                                                                                                                                             |                                                                                                                                                                                                           |                                                                                                                                     |

The above recommendation grid is based on the substation being moved to the 1555 Lower Iron Horse Drive location. The significant impacts from moving the substation include:

- By moving the substation to a location that currently houses a fueling station and laundry facilities, the open space in in BoPa can be fully realized,
- Locating the substation near the rail trail and along Bonanza Drive will create challenges in trying to soften and/or hide the proposed facility to reduce its visual impacts to the trail users and those entering the City,

### Recommendation:

This discussion is about the final location of the Park City Substation currently located in the Bonanza Park (BoPa) re-development area and proposed to be moved to the 1555 Lower Iron Horse Drive location. Staff recommends that Council discuss and provide direction to relocate the substation to 1555 Lower Iron Horse Drive or to expand the existing substation.

**Exhibits –** *EXHIBIT A* - Comments from October 23 community meeting  
*EXHIBIT B* - Map of both sites (provided by RMP)

1555 Lower Iron Horse Drive site information including:

*EXHIBIT C1* - Site plan of substation site  
*EXHIBIT C2* - Existing view looking north on Bonanza Drive  
*EXHIBIT C3* - Rendered view looking north on Bonanza Drive  
*EXHIBIT C4* - Existing view looking north from Fireside parking lot  
*EXHIBIT C5* - Rendered view looking north from Fireside parking lot

Existing site information including:

*EXHIBIT D1* - Site plan of substation site  
*EXHIBIT D2* - Existing view looking south from Munchkin Drive  
*EXHIBIT D3* - Rendering view looking south from Munchkin Drive

*EXHIBIT E* - Map of Power Line Routes (provided by RMP)  
*EXHIBIT F* - EMF Discussion Panel (provided by RMP)  
*EXHIBIT G* - Rocky Mountain Power cost evaluation (provided by RMP)

ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012

EXHIBIT A

*Comments, Questions, Suggestions*

move Substation to 1555 Tean Horse -  
Look for out of the box ways to stealth the  
Substation & Transmission lines!

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

Excellent job of PCMC & RMP  
staff of presenting info. in lay-  
person terms.

Also, Kudos for the collaboration  
towards most optimal solution to  
increased demand.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

**Optional**

**Name:**

Lisa Yoder

**Email or Phone:**

lisa.yoder@comcast.net

**Neighborhood:**

Summit Park



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

*Visual impacts are critical.  
Put a great deal of effort into  
shielding the project from public  
view and diminishing public concerns.*

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012

*Comments, Questions, Suggestions*

PLEASE PUT THE NEW SUBSTATION AS FAR AS POSSIBLE  
BACK FROM THE ROAD SO POWER POLES CAN ALL BE  
ON EAST SIDE OF BONAZZA

PLEASE MAKE SURE EMF AND STRAY CURRENT ISSUES ARE  
MITIGATED AS MUCH AS POSSIBLE - MY OFFICE IS THE CLOSEST  
BLDG TO THE NEW STATION LOCATION

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name:

MARC K. FISCHER

Email or Phone:

410 336 9981

Neighborhood:

Bonanza Basin



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

Move the substation to the proposed location  
but with lines run underground

Heavy landscape beam

— [Signature] —

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***  
**Name:** \_\_\_\_\_  
**Email or Phone:** \_\_\_\_\_  
**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

The Substation needs to be moved to a location where it isn't as visible. The wires need to be underground and station itself needs to be hidden behind landscaping. I feel the Iron Horse location.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

The movement to the new location seems very appropriate and reasonable, making the least visual impact and opening up the central area of Bonanza Park to be redeveloped in a more thought full manner.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

After attending the 3 meetings on this topic + seeing the extensive research done by City staff, I agree that relocating the power substation is this community's best option. The new ~~site~~ Iron Horse site shields the power station much better than at its current location. I also am excited to see the redeveloped Bannock Park done to its fullest potential. That development will be enjoyed ~~by~~ by visitors and locals during all 4 seasons.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

**Optional**

**Name:**

**Email or Phone:** Matt Kelly  
matt@transactionexpertkw.com

**Neighborhood:**

Park meadow



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Moving the sub station to ~~the~~ new location is a fantastic way to spur + receive a new economy + neighborhood. Also preserving the view for everyone of our ridge line in its current location.

**Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.**

**Optional**

**Name:**

Laura Lewis

**Email or Phone:**

lleelewis2@yahoo.com

**Neighborhood:**

Park Meadows



*8/20*

**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

*With Out Question, the substation is the perfect fit on the Ironhorse  
Location.*

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

*Suggestion -*

*Modernize the existing substation + use the  
money saved to put some of the powerlines  
underground.*

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

***Name:***

***Email or Phone:***

***Neighborhood:***

*PETER WRIGHT*

*PWRIGHT.J@COMCAST.NET*

*PARK MEADOWS*



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

moving it to Iron Horse is a good decision  
for the city.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

*Optional*

Name: Christine Dwyer

Email or Phone: 435-659-7864

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

I think moving it is the only smart decision.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

*Optional*

Name:

Email or Phone:

Neighborhood:

Candy Poyer  
508-7276861



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

it needs to be moved now. The city of PC  
will benefit.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

**Name:**

**Email or Phone:**

**Neighborhood:**

435  
655  
5561  
F. J. Dwyer



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

**Comments, Questions, Suggestions**

I have a very serious concern that moving the substation / effectively puts the ugliness right under an area populated by a poorer population in our community while benefiting development for the wealthier part of our community. As such it is simply unfair.

Park City should be above this type of thing.  
And no - I am not affected personally.

**Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.**



**Optional**

**Name:**

**Email or Phone:**

**Neighborhood:**

PETER W RIGHT

PWRIGHT@COMCAST.NET

PARK MEADOWS



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

MAKE SENSE TO MOVE.  
BONANZA LOCATION NEEDS BETTER SCREENING

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



Optional  
Name: BONSONI  
Email or Phone: \_\_\_\_\_  
Neighborhood: PARK MEADOWS



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

I THINK THIS DEVELOPMENT WILL BE A GREAT ASSET  
TO THE COMMUNITY

Move to 1555 Iron Horse

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



**Optional  
Name:**

**Email or Phone:**

**Neighborhood:**

*Josh Papp*

*PARK MEADOWS*



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

*Great idea. Great site, I approve 100%*

*Move to 1555 from Horse*

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

***Optional***

**Name:** *Michael Lynch*

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** *PARK MEADOWS*



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

*I am not in favor of having a sub station located  
on a main entrance to Park City.*

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

*In favor of expansion in place because:*

- No cost to City except (possibly) relocation of Recycle Center.
- Redevelopment of BOPA (when and IF) can take substation into account.
- Existing residential @ North Horse severely impacted
- Potential access to North Horse through Rail Trail - either City Open Space or State Parks. Also creates access to two parcels with potential development
- Visual impact along Bonanza is tremendously bad. Not many residents know where existing substation is, in my opinion
- Not City's role to create greater profits for private developer
- Dumping substation into area with high percentage of affordable housing (few, if any at Open House) is not socially equitable.

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012

*Comments, Questions, Suggestions*

MOVING THE EXISTING STATION  
SEEMS TO BE THE BEST SOLUTION  
FOR ALL INVOLVED.

PROGRESS COMES IN STEPS -  
THERE WILL BE GROWING PAINS  
THAT HOPEFULLY WILL BE MINIMIZED  
FOR SURROUNDING RESIDENTS

INFORMATION & COMMUNICATION IS  
ALWAYS KEY IN RE ASSURING THAT  
CONCERNS & QUALITY OF LIFE WILL BE ADDRESSED

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

THANK YOU FOR THIS COMMUNITY MEETING

*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012

*Comments, Questions, Suggestions*

As property manager of Sun Creek Condos, 1885 Prospector Ave., and as an owner of a condo at Sun Creek, and ~~on~~ on the behalf of the Sun Creek Condos HOA and it's board, I (we) strongly disapprove of any re-location of the <sup>RMP</sup> substation which would result in a road being built next to or near the Sun Creek condos and Lot G to provide ingress/egress for the Trohhorse condos residents/guests. This is entirely too much additional vehicle traffic directed onto Prospector Ave (a side street!), which is already heavily ~~traffic~~ traveled.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

*Optional*

Name:

Email or Phone:

Neighborhood:

Scott Sherwood / Wasatch Mtn Properties

435-659-8362

Prospector



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

move the power plant. Bonanza Park  
need to be all that it can be.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



Optional  
Name: Costanzo  
Email or Phone: 435-640-1903  
Neighborhood: Prospector Park



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

- ← I would love to see the power station moved to the bonanza location. Having a proper downtown development would be much more successful with that area cleaned up.
- Only concern would be in regards to the health of people who never asked for the move but live close to the new site.
- I would pay extra to bury the lines vs. keeping the overhead
- One more thing - It's ugly no matter where you put it. Is there a way through sponsoring renewable energies to reduce expected loads on the system?

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***



***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

So why is the city involved in the movement of the substation?  
This is a private matter for private developers & landowners.  
In my conversation with power company they specifically said they  
don't "need" to move. So if a private developer wants to  
"encourage" them to move then as long as that developer pays for  
it all. it should not impact other private residents.  
↳ allowed

***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Move it! ~~Wagner~~

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

*Move it*

*[Handwritten signature]*

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

move it

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Move substation to knowhouse location  
But move away from road + soften as  
much as possible with landscaping.  
Underground is good!

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Please move the sub station  
~~away from~~ but not near a  
neighborhood.  
I can wash that is better

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Please move the  
substation.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

I think it would be a  
great idea to move the  
substation.

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*

*Optional*

Name: \_\_\_\_\_

Email or Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

***Comments, Questions, Suggestions***

\* Social Equity Concerns must be prioritized ABOVE  
Development  
View Corridors

\* If we move it, cost must be matched by residents AND  
those that will most benefit  
Developers  
Land Owners

\* Is there ANY other option? Conservation? Renewable? I'd  
rather spend significantly more for a project that  
moves us forward (sustainability) versus the same old  
***Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.***

Soon to be at-date technology.

***Optional***

**Name:** \_\_\_\_\_

**Email or Phone:** \_\_\_\_\_

**Neighborhood:** \_\_\_\_\_



**ROCKY MOUNTAIN POWER SUBSTATION  
COMMUNITY MEETING  
TUESDAY, OCTOBER 23, 2012**

*Comments, Questions, Suggestions*

Decisions must be made rapidly - How would ~~we~~ we pay for this? underground seems to be prohibitively expensive - but what about the EMF ramifications for the lower Iron Horse neighborhood?

How would a 2-year construction project affect Bonanza (again)?

Probably more questions to come - - -

Thank you!

*Your Comments, Questions, & Suggestions are greatly appreciated. Thank you.*



*Optional*

Name:

Strike

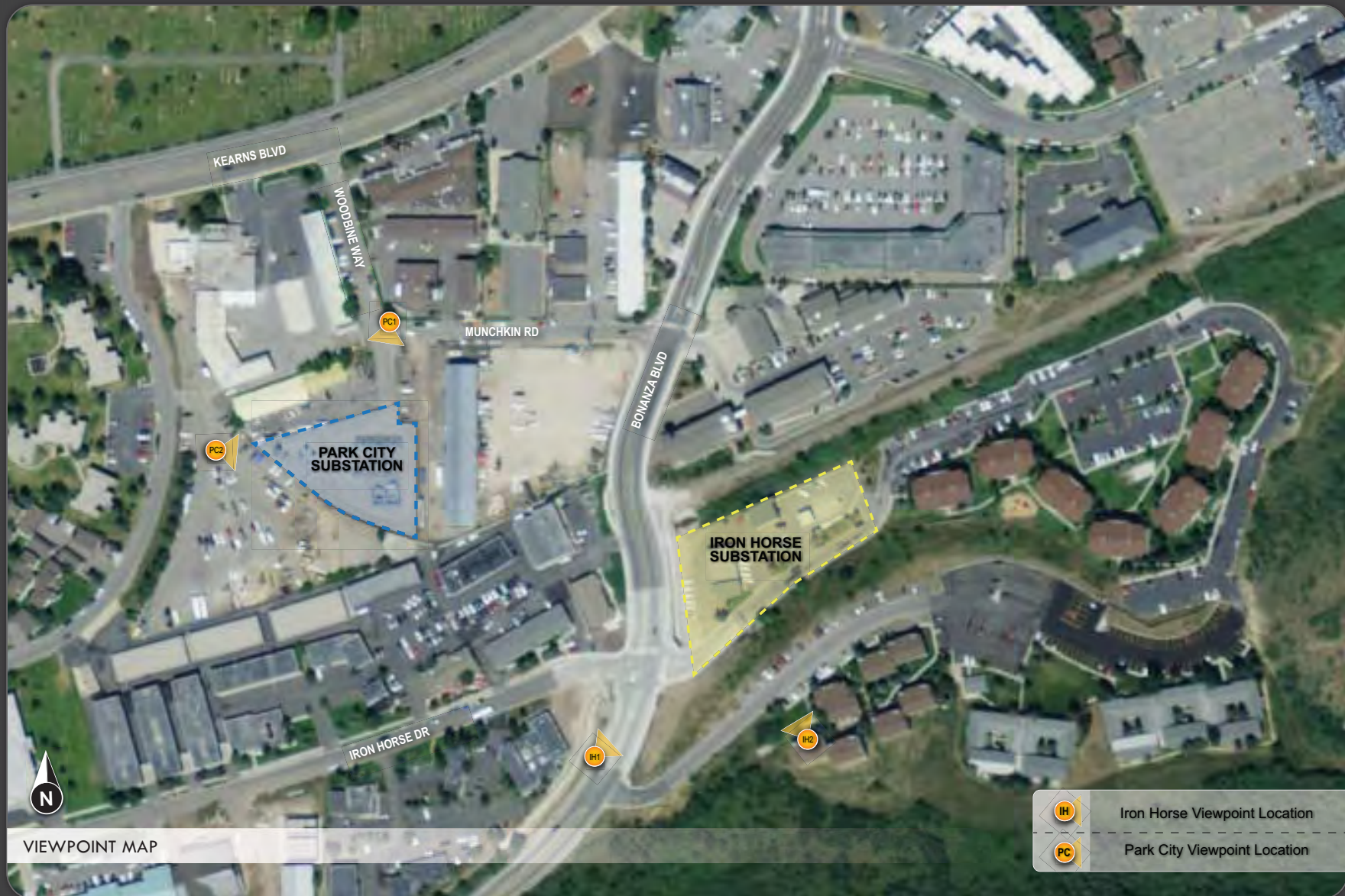
Email or Phone:

strike7676@yahoo.com

Neighborhood:

Old Town





## IRON HORSE / PARK CITY SUBSTATIONS

# EXHIBIT C1





EXISTING CONDITIONS

**KOP 1**

DATE: 9/19/2012

TIME: 05:45 PM

CAMERA LENS LENGTH: 50mm.

VIEW LOOKING: East

## IRON HORSE SUBSTATION





PROPOSED OVERHEAD CONDITIONS

## KOP 1

DATE: 9/19/2012  
TIME: 05:45 PM  
CAMERA LENS LENGTH: 50mm.  
VIEW LOOKING: East

## IRON HORSE SUBSTATION





EXISTING CONDITIONS

**KOP 2**

DATE: 9/19/2012

TIME: 10:23 AM

CAMERA LENS LENGTH: 28mm.

VIEW LOOKING: North

## IRON HORSE SUBSTATION



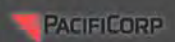


PROPOSED OVERHEAD CONDITIONS

**KOP 2**

DATE: 9/19/2012  
TIME: 10:23 AM  
CAMERA LENS LENGTH: 28mm.  
VIEW LOOKING: North

## IRON HORSE SUBSTATION



## FUTURE SITE PLAN OF EXISTING SUBSTATION SITE





EXISTING CONDITIONS

**KOP 1**

DATE: 9/20/2012  
TIME: 11:53 AM  
CAMERA LENS LENGTH: 28mm.  
VIEW LOOKING: South

## PARK CITY SUBSTATION



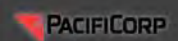


PROPOSED UNDERGROUND CONDITIONS

## KOP 1

DATE: 9/20/2012  
TIME: 11:53 AM  
CAMERA LENS LENGTH: 28mm.  
VIEW LOOKING: South

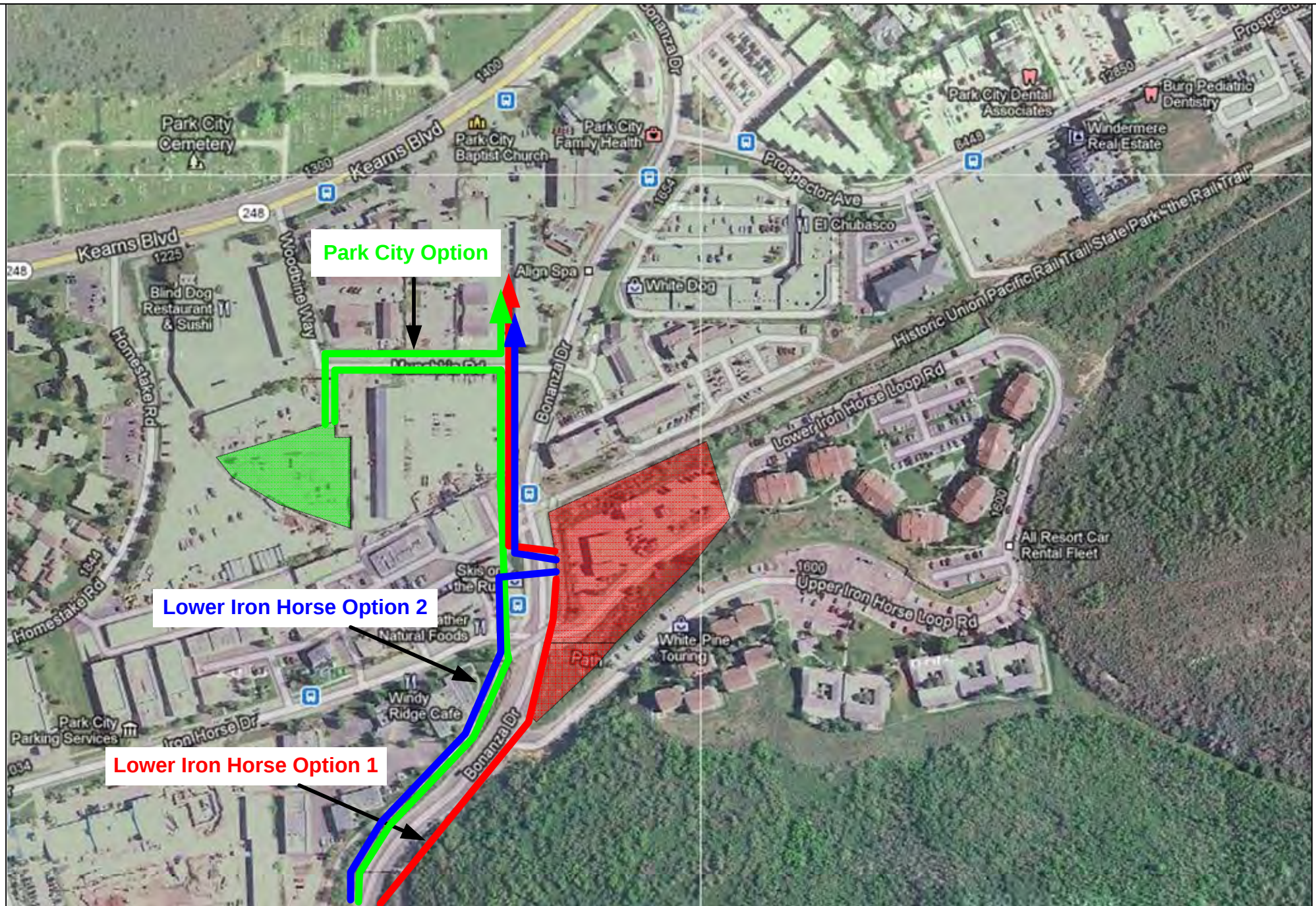
## PARK CITY SUBSTATION



# Park City Substation Options

(with transmission line routes)

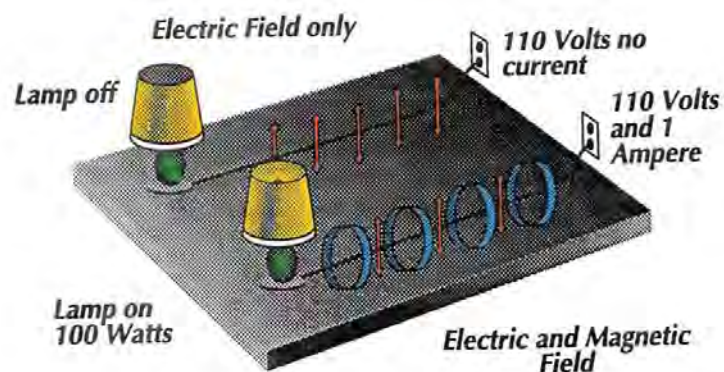
## EXHIBIT E



# Electric and Magnetic Fields

## How are they produced?

*Electric fields* are created by voltage and are found near any electrical device that is plugged into an electrical outlet. For example, plugging an appliance (lamp, hair dryer) into an electrical wall outlet applies voltage to the cord, which is then surrounded by an electric field. Electric fields are strongest closest to the source.



*Magnetic fields* are created by flowing current and are found near the cord and electrical device (appliance) plugged in and operating. For example, turning on the appliance creates a flow of current that causes a magnetic field. Magnetic fields are greater for appliances that draw more current. Magnetic strength decreases rapidly as you move away from the source.

## What are typical fields?

The strength of the field depends on the amount of current flowing through the electrical device and the voltage level. Fields are strongest immediately surrounding an electric wire or device. Field levels rapidly weaken as you move farther from the source. Electric fields are measured in units of volts per meter, while magnetic fields are measured in gauss or milligauss (1/1,000 gauss).

Field exposure lessens with increased distance from source

| Electrical Device | 1.2 inches away | 12 inches away | 39 inches away |
|-------------------|-----------------|----------------|----------------|
| Microwave oven    | 750 to 2,000    | 40 to 80       | 3 to 8         |
| Clothes washer    | 8 to 400        | 2 to 30        | 0.1 to 2       |
| Electric range    | 60 to 2,000     | 4 to 40        | 0.1 to 1       |
| Fluorescent lamp  | 400 to 4,000    | 5 to 20        | 0.1 to 3       |
| Hair dryer        | 60 to 20,000    | 1 to 70        | 0.1 to 3       |
| Television        | 25 to 500       | 0.4 to 20      | 0.1 to 2       |

SOURCE: Adapted from Gauger 1985  
NOTE: Measurements are in milligauss

Typical values of fields around distribution and transmission lines

|                    |                                          |
|--------------------|------------------------------------------|
| Distribution lines | 1 to 80 milligauss under the line        |
| Transmission lines | 1 to 300 milligauss edge of right-of-way |

NOTE: Maximum values may be lower for some utilities

## What have scientists concluded about EMF and health?

Respected scientific organizations have *not* concluded that EMF is known to cause any disease. Neither have these organizations proposed any exposure limits nor required new measures to reduce EMF exposures in community settings.

These conclusions are the results of more than 30 years of extensive studies conducted by large groups of scientists in numerous national and international organizations. These organizations include:

- U.S. National Institute of Environmental Health Sciences
- National Academy of Sciences
- International Agency for Research on Cancer
- Health Council of the Netherlands

# EXHIBIT G

## Park City Substation Relocation Cost Evaluation

### Rocky Mountain Power Cost Evaluation

DRAFT v10.05.2012

|    |                                                                                                                     | Park City Conversion | Lower Iron Horse (East Route) | Variance to Park City (East Route) | Lower Iron Horse (West Route) | Variance to Park City (West Route) | Numbers Provided By | Variability Driver           |
|----|---------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|------------------------------------|-------------------------------|------------------------------------|---------------------|------------------------------|
|    |                                                                                                                     | RMP Costs            | RMP Costs                     | RMP Costs                          | RMP Costs                     | RMP Costs                          | RMP                 |                              |
| 1  | Substation Material                                                                                                 | \$2,451,421          | \$3,294,208                   | \$842,787                          | \$3,126,209                   | \$674,788                          | RMP                 |                              |
| 2  | Substation Equipment not transformer)                                                                               | \$486,991            | \$1,443,778                   | \$956,787                          | \$1,443,779                   | \$956,788                          | RMP                 | Commodity Price              |
| 3  | Transformers                                                                                                        | \$1,692,430          | \$1,692,430                   |                                    | \$1,692,430                   |                                    | RMP                 | Transformer Market           |
| 4  | Equipment Salvage***                                                                                                | -\$8,000             | -\$10,000                     | -\$2,000                           | -\$10,000                     | -\$2,000                           | RMP                 | Salvage Value                |
| 5  | Transmission Cost                                                                                                   | \$280,000            | \$168,000                     | -\$112,000                         | \$0                           | -\$280,000                         | RMP                 | Commodity Price              |
| 6  | Labor (Engineering, Project Management, Internal Crews)                                                             | \$450,924            | \$596,714                     | \$145,790                          | \$558,806                     | \$107,882                          | RMP                 | Labor Rate                   |
| 7  | Contract Labor                                                                                                      | \$3,422,297          | \$4,045,698                   | \$623,401                          | \$3,882,210                   | \$459,913                          | RMP                 | Labor Rate                   |
| 8  | Distribution (Material, Labor, Construction)                                                                        |                      | \$1,077,165                   | \$1,077,165                        | \$1,077,165                   | \$1,077,165                        | RMP                 | Commodity Price / Labor Rate |
| 9  | Land Acquisition                                                                                                    | \$350,000            | \$500,000                     | \$150,000                          | \$500,000                     | \$150,000                          | RMP/Park City       |                              |
| 10 | (1) Park City Substation Property<br>(0.838 Acres @ \$30/sq ft. = \$1,095,090)                                      |                      |                               |                                    |                               |                                    | RMP                 | Land Value                   |
| 11 | Cost to Vacate Existing Property and Remove Equipment                                                               |                      | \$500,000                     | \$500,000                          | \$500,000                     | \$500,000                          | RMP                 | Disposal Cost / Labor Rate   |
| 12 | Cost to remove equipment and stay at Park City.                                                                     | \$350,000            |                               | -\$350,000                         |                               | -\$350,000                         |                     |                              |
| 13 | (2) Lower Iron Horse Property *<br>Land Value Difference from Park City<br>(2.06 Acres @ \$15/sq ft. = \$1,346,000) |                      | \$0                           |                                    | \$0                           |                                    | RMP                 | Land Value                   |
| 14 | Construction Overhead                                                                                               | \$792,867            | \$919,180                     | \$126,313                          | \$876,575                     | \$83,708                           | RMP                 |                              |
| 15 | AFUDC (Interest During Construction)                                                                                | \$516,916            | \$628,879                     | \$111,963                          | \$599,681                     | \$82,765                           |                     |                              |
| 16 | Transmission ROW (Substation Interconnect Only)                                                                     | \$0                  | \$804,600                     | \$804,600                          | \$0                           |                                    | RMP                 | Land Value                   |
| 17 | Sub Totals                                                                                                          | \$7,467,509          | \$11,237,565                  |                                    | \$10,020,965                  |                                    |                     |                              |
| 18 | Actual Excess Cost for Relocating Substation                                                                        |                      |                               | \$3,770,056                        |                               | \$2,553,456                        |                     |                              |
| 19 | Actual Excess Cost for Relocating Substation if Paid Upfront (≈7% Cost Savings)                                     |                      |                               | \$3,506,152                        |                               | \$2,374,714                        |                     |                              |

\* Park City/Mr. Fischer will be providing the Lower Iron Horse property + bank owned property as one parcel to RMP. The site is expected to be at grade, existing structures removed and the existing road relocated. The company will vacate the existing Park City Substation upon completion. Park City will be responsible for the cost difference between the Park City substation site and the Lower Iron Horse property.

\*\* The site is expected to disturb 2777 cubic yards.

\*\*\* Transformers and distribution breakers will be kept as spare inventory. The remaining equipment will be salvaged. Current market price for scrap steel is \$200 a gross ton.

\*\*\*\* These costs do not reflect any costs associated with a block wall or landscaping at either site.

Draft – The figures represented are very high level estimates only and are strictly for discussion purposes only.