



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

November 11, 2021

The Council of Park City, Summit County, Utah, met in open meeting on November 11, 2021, at 4:15 p.m. in the City Council Chambers.

WORK SESSION

Discuss Downtown Business Improvement District and City Facilities Trash and Recycling Contract:

Jonathan Weidenhamer, Economic Development Manager, Luke Cartin, Environmental Sustainability Manager, and Matt Twombly, Project Manager, presented this item. Cartin reviewed that zero-waste was the City's initiative. Currently, the Historic Park City Alliance (HPCA) reported 25% waste diversion on shared containers. He indicated a waste characterization study was performed on the residential areas as well as restaurants and bars. They found 71% of trash was compostable. Cartin explained the City would continue its current trash service for the next year. In 2023, a zero-waste strategy would be developed and waste diversion would be increased each year.

Weidenhamer stated the City would renew the contract with Republic Services for trash and it would also contract with Momentum Recycling for waste diversion and glass. He noted the Main Street merchants would see an increase in their bills for trash and facilities. He also indicated both services requested exclusivity, and that language would be in the contract when it was brought to Council for approval.

Council Member Worel asked if another waste characterization study would be needed annually to determine the City's progress in waste diversion. Cartin stated progress could be determined by trash weight. Council Member Henney asked if there was concern contracting with Republic before the County locked in its contract. Cartin indicated the County awarded the residential trash contract to Republic. Council Member Henney noted Momentum Recycling would be displacing a provider that had a long history of serving Main Street. Weidenhamer stated keeping Dave Zinn, Good Earth Recycling, on the street was fine with both Republic and Momentum and he would likely continue providing the supplemental recycling service.

Council Member Joyce asked how this proposal fit with efforts made with the other business districts. He thought this was a good first step to hopefully expanding to the County. Cartin noted the resorts were invested in recycling efforts and the County was

having conversations on recycling. Mayor Beerman indicated the community wanted a focus on zero-waste and he hoped compost pick up would follow shortly. Cartin noted commercial areas were the major drivers of waste. Mayor Beerman asked what direction the County was headed and noted they were discussing a new transfer station. Cartin stated it was important to restart the conversation with the County. Mayor Beerman asserted Recycle Utah was a strong resource and they were looking at investing in the community with a new facility. It would be good to know how that would fit in with the County's plan.

Discuss Special Event Related Code Changes:

Jonathan Weidenhamer, Jenny Diersen, and Rebecca Ward presented this item. Weidenhamer reviewed the ordinance on storefront regulations and setbacks and stated staff was clear on the details, but they would like to revise it to clarify certain areas of the code. He indicated the chain ordinance did not apply to special event permit holders, especially the Sundance vendors, but noted the vibrancy ordinance applied to all storefronts.

Council Member Henney stated the chain ordinance was successful in giving access to chains for special events and making it harder for the ambush companies to get access. Weidenhamer agreed and asserted the vibrancy ordinance was very effective as well. Mayor Beerman stated Airbnb was on Main Street and he asked if they might be able to get around the City's code, to which Weidenhamer indicated he was not aware of their intent.

Council Member Joyce was concerned about private clubs opening on Main Street and noted that would affect the vibrancy. Council Member Gerber asked if the City had a list of spaces that were in violation of the vibrancy ordinance that could be shared going into Sundance. Weidenhamer indicated there were two buildings on Main Street that were in violation. He also stated the clubs were part of the ordinance along with realtor offices. Weidenhamer proposed amendments to the Vibrant Storefront code to prohibit the temporary signs permit for storefronts that were not vibrant year-round. Amendments would also be made to the Sign code to require businesses with approved signs to maintain a current business license in order to keep the sign and require owners to remove their signs if their business licenses expired. He also requested consolidating parking permits during Sundance. The Council agreed to these changes.

Public Art Update:

Jenny Diersen, Public Art Advisory Board (PAAB) Liaison, presented this item. She stated this was an annual review of the accomplishments of the board. She noted all the public art had been inventoried and it showed what Park City was all about. Public art on utility boxes was a success and the board wanted to continue with phase two of that project by utilizing additional boxes. There was also art around crosswalks. The third

project was putting art on bus shelters. The board would be discussing major capital projects with the goal of implementing them in 2023.

Beth Armstrong, Board Member, stated it was a joy to serve on the board. Alex Butwinski, Board Member, indicated the projects reviewed were ambitious and they required resources. He knew Council had a strong commitment to art. The board would work on a timeline for these projects, but he hoped the capital project could take place in 2023.

Council Member Henney stated great progress had been made with public art over the years. People took it for granted, but it made an impact in people's lives. He wanted to see a written history of art in the City starting with bandit art, and talk about the people who started the art in this community.

Council Member Doilney indicated some of the athletic art around the county was faded and he requested the art be touched up. Diersen stated there was a section on Olympic era art in the art inventory. She talked to Bill Cranstover, local artist, and he related he would make a list of the sculptures that needed maintenance, and she would take that to the PAAB for discussion.

Council Member Worel stated she was the liaison to this board and she applauded the work and professionalism of the members. Council Member Gerber related she loved the intersection art. She thought before expanding art, the board should consider what was going in the Arts and Culture District. She noted there was not much from art bandits currently because many artists could not afford to live in the City. She wanted to make sure the City had housing for artists in the community. There was a huge Transient Room Tax (TRT) budget available when Council worked through other decisions.

Council Member Joyce liked the Arts District programming this summer and he preferred that scenario over building an Arts and Culture District. He asked that PAAB bring back a big project proposal and thought big buildings didn't have the same effect as public art.

Mayor Beerman complimented the board for installing art throughout town, on utility boxes, in tunnels, crosswalks, etc. He liked permanent art, but suggested some temporary art and opportunities for the community to engage with art.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
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Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber (via Zoom) Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II) RECOGNITION

1. Consideration to Approve Resolution 26-2021, a Resolution Proclaiming November 11, 2021, as a Day to Honor Veterans in Park City, Utah:

Michelle Downard, Resident Advocate, presented this item and stated the proposed resolution honored veterans who gave service to our country. She recognized some veterans working for the City, including Mike McComb, Asa Low, Nick Theiss, and Council Member Worel, who were in attendance at the meeting. She highlighted some things done to honor veterans, including the Field of Flags ceremony at Miners' Hospital and serving the veteran staff a hot breakfast. The veteran employees in attendance noted their appreciation for being recognized.

Council Member Gerber moved to approve Resolution 26-2021, a resolution proclaiming November 11, 2021, as a day to honor veterans in Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Worel thanked Downard and staff for putting together a great Veterans' Day celebration. She noted she was working with the Transit team to find solutions to the Orange Line as a result of public feedback regarding the discontinued bus service on Royal Street during the winter. In 2019, ridership data showed only 1,000 riders went from Royal Street to Snow Park during the winter season. She indicated the team was looking for a resolution to this issue.

Council Member Doilney hoped there would be a successful winter. He also recognized Rick Brough for his success over the years on KPCW.

Council Member Joyce attended the Live PC Give PC event and felt it was a great success. He enjoyed the outside party. The National Ability Center hosted a Veterans' Day program and he stressed programs that supported veterans were essential. He also attended a meeting promoting the special service contracts.

Council Member Gerber indicated she tested positive for COVID, but had very few symptoms. She encouraged people to wear masks since some who contracted the virus were asymptomatic. She stated the outdoor ice rinks were great, and asked if the lights would be on until 10:00 p.m., noting children lived nearby and the lights and noise might be disruptive for families. Amanda Angevine, Ice Arena Manager, stated the lights were on a timer. People would lock the courts at 10:00 p.m., but that time could be changed. Mayor Beerman agreed an earlier time would be better for weeknights.

Mayor Beerman stated Sundance announced they would scale back their venues for the upcoming festival. He thought there could be a better way to envision the festival for future years. He also proposed a time for the Election Canvass. The Council decided to hold the canvass via Zoom on November 16th at 4:00 p.m.

Staff Communications Report:

1. Outdoor Ice Rinks:

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

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Lynn Ware Peek, Community Engagement, honored Rick Brough as he was retiring tomorrow from KPCW. She related experiences that endeared so many in the community to Brough and indicated he had great integrity and dedication.

Myles Rademan, Leadership Director, stated Brough went on City tours for 25 years to interview attendees and host city representatives. Rademan bestowed the honor of City Tour Responsible Adult on Brough and invited him to continue to attend City Tours in future years.

Rick Brough stated he appreciated the kind words and indicated he would be attending the upcoming City Tour in the spring. He related some experiences he had over the years as he interacted with others in the City.

Nancy Dalaska eComment: "I just learned that bus service on Royal St. was discontinued. My neighbors and I did not receive notification of service cancellation. Service was also cancelled last summer without notice. Upper Deer Valley residents were not included in this process. Residents should not hear about a major change like this via word-of-mouth. We have been told: 1. One email stated that the winter service was cancelled because of low ridership during the 2019-2020 winter. 2. Another email said that a survey was conducted and that the results of that survey were the reason our service was cancelled. We weren't aware of this survey. 3. We were told that there were PSAs on KPCW. Over 85% of the owners do not live here full-time thus would not be aware of these PSAs. 4. A survey isn't the same as public notice. Whether or not notice is mandatory in this situation, respect for residents would dictate sending notice to owners to include us in the conversation. The bus has been a lifeline for skiing, dining, shopping, Sundance and generally staying out of our cars. Property owners who have already rented their homes for the upcoming ski season made representations of being on the bus line. Some notice for these owners before they made bookings would have been courteous. Upper Deer Valley properties generate millions annually in property taxes. With low primary residency, there is low usage of City or County services. Transit is one that is used and valued. Without the bus, we are left with cars which is contrary to the community goals for emissions, traffic and parking. Why was this an all or nothing decision? There must be alternatives. Please include us in the process so we can work together to find a solution that works for everyone. I respectfully ask that, with the lack of notice and questionable process, service be restored to give all parties the opportunity to voice their concerns and explore alternatives. That would allow time to work on a solution that would serve the entire community."

Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve a Three-Year Contract with EMG Management to Manage all City-owned, Employee Residential Units in an Amount Not to Exceed \$63,000 in a Form Approved by the City Attorney:

Council Member Gerber asked if all the units were filled. Dias stated not all the Transit units were filled today, but the units were a big incentive in attracting seasonal employees. Rhoda Stauffer, Affordable Housing Specialist, stated Transit was ramping up for the ski season so there were no numbers on occupancy rates at this time. There were two empty affordable housing units. Council Member Gerber thought if there were vacant Transit units after recruitment, the City might rent it to other seasonal employees since there was a housing shortage. Stauffer stated staff was working on opening the units for other staff.

Mayor Beerman opened the meeting for public input.

Andrea Barros via Zoom stated it was important to have the bus/micro bus go in both directions, and also provide transportation from Silver Lake to Snow Park to the Transit Center. She didn't go to events this summer because she didn't want to drive and had no way to get there.

Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce moved to approve the Consent Agenda. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Consideration to Adopt Resolution 25-2021, a Resolution Adopting the Urban Park District Master Plan with the Intent to Limit Zoning Changes, the Sale of and/or Material Changes to Four City Parks and the Park City Municipal Golf Course:

Tate Shaw, Assistant Recreation Director, reviewed the history of this item. He stated there were a couple changes since the code amendment was passed, and the changes were included in the new master plan for the Urban Park District. The master plan outlined the governance and oversight of the district and the procedure for land use change. He noted the master plan was congruent with the General Plan. Shaw noted the committee was supportive of this plan.

Mayor Beerman opened the public hearing.

Ed Parigian via Zoom thanked Council for considering this master plan and he thought it was a good compromise.

Mayor Beerman closed the public hearing.

Council Member Doilney noted the committee found solutions to every roadblock in this process and he commended them for their work.

Council Member Worel moved to adopt Resolution 25-2021, a resolution adopting the Urban Park District Master Plan with the intent to limit zoning changes, the sale of and/or material changes to four city parks and the Park City Municipal Golf Course. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Drop Load and Staging (DLS) Program Update:

Jenny Diersen, Special Events Manager, Johnny Wasden, Parking Manager, and Officer Casey Comer, presented this item. Diersen reviewed a lot of work was performed to address traffic circulation in Old Town. This program was for the ground transportation industry and vehicles that dropped off and picked up passengers. Last year the zones were consolidated, and she noted there were an estimated 36,000 drop offs in the DLS zones last year. Most stakeholders agreed the program was successful. Diersen stated the zones needed expansion and recommended a Bear Bench Zone. That recommendation was proposed to HPCA. They accepted that recommendation and also wanted to have a PC Live area drop off zone. The Police and Parking Departments recommended continuing this program. The Parking Department had concerns with cost recovery. There were three options for Council consideration: keep the program status quo as it was currently run, add a Bear Bench zone, and/or add a west side zone by PC Live. Diersen indicated staff was nervous that having a zone on the west side would result in increased traffic, especially in the Hillside area.

Officer Comer indicated the zones reduced the shuttle traffic and the associated complaints. Main Street merchants had grown to support the DLS zones. Wasden was worried about cost recovery for DLS zone enforcement. He hoped parking options would be clear for users and that he could maintain the current level of service.

Council Member Henney asked what route the shuttles were taking to get back to the hotels. Officer Comer stated many shuttle companies were using the Bob Wells Plaza, then using 5th and Main and they were also utilizing 7th Street. Council Member Henney asked if DLS zones were needed above the post office. Officer Comer stated there were no zones above the post office, but there was free pickup/drop off at the Brew Pub lot and they used that location. There was another free drop off spot just below Grappa and Uber/Lyft utilized that location a lot. Diersen stated there were two large zones on the east side and she showed the zones on a map. She noted there were cab drivers who parked in front of the PC Live area and that was one reason for the HPCA request for a west side DLS zone.

Council Member Gerber asked if the City could start off with heavy enforcement and then back off as the season progressed. Diersen stated the enforcement strategy increased with events and Kane Security was brought in for major events, but there was less enforcement when there were no events. She indicated as consistency was established, enforcement would decrease. Wasden felt a good system was in place to minimize the impact of essential enforcement. Having a constant presence in the DLS zones during peak times was the challenge.

Council Member Joyce felt the signage was confusing and asked if permanent signage and painted curbs could be set up. Diersen stated since the zones were changing it was hard to paint curbs, but staff was closer to having permanent locations. Council Member Joyce encouraged staff to implement signage and paint.

Council Member Doilney struggled with Option Three because of the problem with shuttles driving up Hillside Avenue. He favored Option Two.

Mayor Beerman opened the meeting for public input.

Tana Toly, HPCA, stated PC Live would be reopening as a large bar. There were a lot of U-turns in that area and then people were dropped off on the east side and would cross the street to enter the bar. She had also seen buses stop behind the post office blocking traffic on Swede Alley.

Sam Rubin thanked Council Members Joyce and Henney, and Mayor Beerman for their service and welcomed mayor-elect Council Member Worel. He was against the DLS permit fee. He thought the DLS zones would decrease parking revenue and contracting with Kane Security would increase costs. Sundance would be scaled down and he felt this was a good year to pilot a car-free Main Street. He expressed frustration that the opinions of the For-Hire transportation service operators were not heard.

Dave Davis, Empire Express, supported Option Two. He thought Option Three would be the unofficial taxi stand so he thought Council should give it a try as well.

Mayor Beerman closed the public input portion of the meeting.

Council Member Worel only supported Option Two because of all the work and effort spent to get traffic off Hillside. Council Member Doilney agreed. Council Member Henney supported Option Two as well. He liked Option Three but didn't want to undo the progress on Hillside. Diersen stated there were signs at Hillside and she suggested the 4th Street intersection could be used to divert traffic. Council Member Joyce stated the shuttles were the key to the City's transportation success. He would like to see a circular street going up Swede Alley and down Main Street in the future. He thought if HPCA supported DLS zones, the City should try Options Two and Three. He thought outreach with Empire shuttles and lodging shuttles should be a priority to make it work.

Council Member Gerber stated the vehicles making U-turns were not the DLS vehicles. She also agreed crossing the street to the bar was a safety hazard and favored Options Two and Three or Option Two and installing a crosswalk in the PC Live area.

Council Member Worel liked Diersen's idea of using 4th Street and asked how feasible it would be to direct traffic down that narrow street. Officer Comer stated the shuttles

would have a hard time since the street was narrow, but the Ubers and single vehicles could be directed down that street. He thought it might be worth trying.

Council Member Doilney thought there could be a creative way to highlight crosswalks and asked if there were incidents of people interacting with vehicles. Officer Comer indicated there were only two incidents he was aware of. Council Member Joyce stated people crossing the street caused traffic backups.

Mayor Beerman asked if U-turns could be prohibited on Main Street. Office Comer stated drivers making U-turns would be pulled over.

Council Member Worel favored Option Two and a modified Option Three with the turn on 4th Street. Diersen stated staff would try Option Three with directing vehicles down 4th Street for a month. Council Member Doilney favored the pilot program. The Council agreed to proceed with Options Two and Three.

VII) NEW BUSINESS

1. Discuss Potential Live Park City Lite Deed Restriction Program:

Elyse Kats, Affordable Housing Department, presented this item and stated this program would incentivize new and existing residents to place deed restrictions on their property in exchange for a cash payment from the City. She indicated the properties had to have full-time residents as occupants of the units, meaning they worked 30 hours per week in the City, retirees who worked in the City for two years prior to retirement, or remote workers who had lived in the City fulltime for a minimum of five years

Kats stated staff looked at the programs Vail and Breckenridge, Colorado implemented. Local realtors estimated the cash would need to equal 20% of the home's value to incentivize property owners. She recommended an advisory committee be created to negotiate the deed restriction purchases with approval by the City Manager. Staff proposed to allocate \$1,000,000 from the Affordable Housing fund to implement this program.

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

Council Member Joyce stated originally this was for long-term residents, but this program wouldn't work for retirees because of the work requirement. He had other concerns as well, such as the status for long-term residents who worked in Salt Lake City. He asked if the City had to approve the buyers when the deed restricted homes were sold.

Council Member Worel asked if the deed restriction went with the land, to which Kats affirmed. Council Member Worel asked if additional staff would be needed to manage this program. Kats stated approximately 10 applications would be approved with the allocated funds. This was a pilot program so the workload would be evaluated, but she didn't think additional staff was needed. She also noted the other communities that implemented the program didn't see problems with workforce. An example was an employer would buy a unit and rent it to employees long-term. Regarding the question of someone with a deed restriction on their home getting a job in Salt Lake City, the City would not require them to leave the unit.

Council Member Doilney asked if the restriction could be removed if it was put on properties and subsequently a group of people was alienated. Mayor Beerman stated the goal was to keep people in homes long-term. He thought the criteria was too narrow.

Council Member Gerber stated having more restrictions on places didn't always benefit the intent of the program. She didn't think there would be a lot of interest, which was one reason to make the program broader. If there were multiple applicants, there could be a ranking based on local workforce or years worked in the community.

Mayor Beerman stated local realtors thought the City was special, but he didn't know why Park City was more special than Vail, which paid 16%-17% of the unit's value. Kats stated the advisory committee would be able to determine the value of the cash incentive as they negotiated with the owner. Council Member Gerber thought the program started in Vail, with them offering a lower percentage cash incentive and very quickly it was increased.

Council Member Doilney clarified a real estate broker would not be part of the negotiations and would not receive a commission. Council Member Gerber suggested starting the program and then loosening the requirements if necessary. She noted Breckenridge took the program one step further by buying properties, putting deed restrictions on them, and then selling them. She also hoped to have a future conversation on ski era housing for lite deed restrictions and historic preservation. Kats stated there were several programs, but this was the first one staff wanted to try.

Council Member Joyce stated programs could be put in place to target different groups. He asked what group should be targeted, to which most of Council wanted the target group as long-term residents. Council Member Gerber favored moving ahead with the program, but requested the applications be prioritized and that there shouldn't be as many restrictions to start. Jason Glidden, Housing Manager, stated after the first Council discussion on this program, staff expanded it to include giving employers the opportunity to buy housing for their workforce, as well as loosening requirements for retirees. Council Member Joyce stated Council didn't want the workforce restriction in

the criteria. Glidden indicated staff tried to define retirees for the program's purpose. He asked if the long-term resident requirement included renters. Council agreed the program should include long-term renters.

Council Member Joyce liked Council Member Gerber's suggestion of prioritizing applications for this program. Glidden stressed this was a negotiation so less could be offered for smaller spaces, or other considerations.

Mayor Beerman asked if the advisory committee could follow the direction of Council or were there fair housing restrictions that the City needed to comply with. Margaret Plane stated she would consult with Mark Harrington on those requirements.

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Downtown Waste Update

City Council Work Session – 11/11/2021



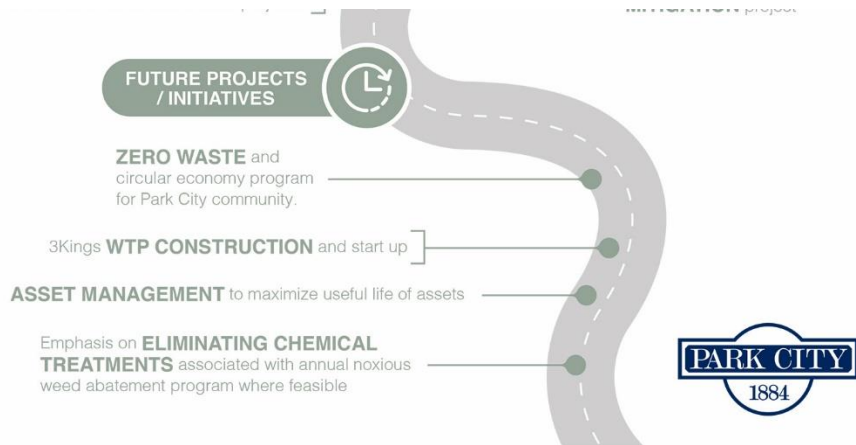
INTRODUCTION



ENVIRONMENTAL LEADERSHIP PILLAR HIGHLIGHTS

GOALS

NET-ZERO CARBON | ZERO WASTE ECONOMY
COMMUNITY | NATURAL ENVIRONMENT



ENVIRONMENTAL
LEADERSHIP

INTRODUCTION



SUMMIT COUNTY INTEGRATED SOLID WASTE MANAGEMENT



APRIL 2018

Master Plan Update

As a result, the existing working cell at Three Mile Landfill has run out of space and will be closed/capped toward the end of 2018. Efforts are underway to expand the landfill through the construction of six new lined cells; however, even with these expansions, the County estimates it has approximately 35 years left of landfill space if nothing is done to change the way the County manages solid waste. County staff estimate that around 80% of what currently goes into the landfill is recyclable materials primarily from the commercial sector. This presents an opportunity to implement programs to divert these materials from the landfill, thereby extending the life of the landfill beyond 35 years (i.e. well into the 2050's).



DIVERSION

HPCA Shared Containers 2016-2019



Waste Characterization Study

Figure 5-2 Divertibility of Restaurant & Bar Refuse

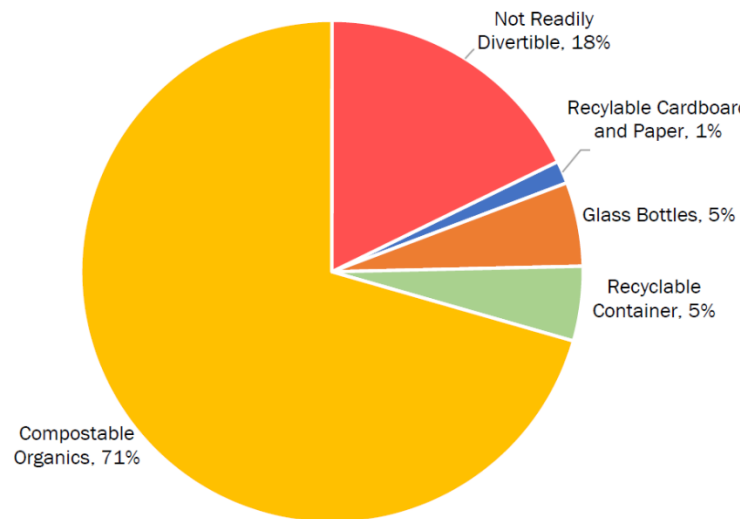


Table 4-1 Commercial Sample Retrieval Schedule

Collection Event	Date	Time of Day	# of Businesses
Monday Evening	8/18/21	8:00PM - 8:00PM	8
Monday Night	8/16/21	11:00PM - 1:00AM	6
Tuesday Morning	8/17/21	11:00AM - 1:00PM	13
Tuesday Afternoon	8/17/21	3:00PM - 5:00PM	14
Total			41

Table 5-1 Detailed Composition of Restaurant & Bar Refuse

Material Category	Mean	+/-	Material Category	Mean	+/-
Paper	9.4%	2.8%	Organics	65.5%	6.7%
Corrugated Cardboard/Kraft Paper	0.8%	0.4%	Food Waste	65.3%	6.7%
Take Out Containers, Food, and Beverage	0.3%	0.2%	Yard Waste	None Found	
Aseptic Boxes & Gable Top Cartons	0.8%	0.4%	Remainder/Composite Organics	0.1%	0.2%
Mixed Recyclable Paper	0.7%	0.3%	C&D	0.2%	0.2%
Compostable Paper	5.0%	1.9%	Wood - Treated/Painted/Stained	0.0%	0.0%
Remainder/Composite Paper	1.9%	1.6%	Wood - Untreated/Clean	None Found	
Plastic	13.2%	3.9%	Drywall/Gypsum Board	None Found	
PET (#1) Bottles and Jars	0.8%	0.3%	Asphalt Roofing	None Found	
PET (#1) Non-bottle Containers	0.4%	0.2%	Asphalt Paving, Brick, Concrete, Rock	None Found	
PET (#1) Containers - Contaminated	0.3%	0.1%	Carpet & Carpet Padding	None Found	
HDPE (#2) Natural Containers	0.9%	0.3%	Remainder/Composite C&D	0.1%	0.2%
HDPE (#2) Colored Containers	0.2%	0.2%	HHW	0.0%	0.0%
HDPE (#2) Containers - Contaminated	0.2%	0.2%	Household Hazardous Waste	None Found	
Rigid Plastic Containers #3-#7s	0.6%	0.3%	Batteries (All Types)	None Found	
Plastic Containers #3-#7s - Contaminated	0.4%	0.5%	Medically-Related Waste	None Found	
Expanded Polystyrene "Styrofoam"	0.1%	0.2%	Electronics	0.0%	0.0%
Plastic Bags and Film	5.8%	1.5%	All Electronics	None Found	
Durable/Bulky Rigid Plastics	0.0%	0.0%	Textiles	0.5%	0.3%
Remainder/Composite Plastic	3.4%	4.0%	Recyclable Textiles and Clothing	0.0%	0.1%
Metal	2.4%	1.1%	Other Textiles and Leather	0.5%	0.3%
Aluminum Containers	0.8%	0.4%	Other	3.2%	2.9%
Aluminum Foils and Trays	0.7%	0.3%	Rubber Products	0.8%	0.3%
Other Non-Ferrous Metals	0.0%	0.0%	Disposable Diapers & Sanitary Products	0.1%	0.2%
Steel Cans & Lids	0.9%	0.9%	Supremix incl. Dirt & Fines	2.0%	3.0%
Other Ferrous Metals	0.0%	0.0%	Bulky Materials	None Found	
Glass	5.6%	4.0%	Other Materials Not Elsewhere Classified	0.4%	0.2%
Glass Bottles, Jars & Containers	5.4%	3.9%			
Remainder/Composite Glass	0.2%	0.3%			
			Total	100%	



TIMELINE

Year 1 - 2022

Continue current level of service

Increase transparency of billing and district diversion rate and propose fee changes to City Council and the HPCA

Provider Project Manager

Identify 5-10 leading businesses to pilot increased waste diversion strategies, based on results of recently completed waste audit.

Year 2 - 2023

Develop a capital and operational zero waste strategy with HPCA and Park City that achieves waste diversion milestones:

- i. 40% by 2024
- ii. 60% by 2026
- iii. 80% by 2028

Refine fee schedule changes

Identify and remedy operational changes (implement Sunday waste haul, increase seasonal waste and recycling pickups, etc.)

Years 3+

Guide businesses, Park City Municipal, and HPCA on reaching diversion milestones.

Support capital and operational improvements through engagement and participation of design and capital project implementation/construction

Provide diversion rates dashboard and increase transparency.

RFP PROPOSALS

Provider	Project Manager (existing staff)	Incremental PM (new staff)		Solid Waste	Cardboard	Single Stream Recycling	Glass	Food
Momentum		x			x	x	x	x
Recyclops	x				x	x		
Republic		x		x	x	x		

CONTRACTS

REPUBLIC SERVICES

TRASH

CARDBOARD

SINGLE STREAM

November 18 Council Meeting

MOMENTUM SERVICES

GLASS

FOOD WASTE

PROJECT MANAGEMENT

Mid-Winter Council Meeting



Contract Scope



1. Current trash contract expires on 11/30/21.
2. RFP Selection committee:
 - a) City staff, HPCA, Recycle Utah;
 - b) Republic Services - solid waste, cardboard, and mixed recycling.
 - c) Momentum Recycling - food waste and glass recycling.
3. Costs:
 - a) Republic services to increase about 12.5%.
 - b) After that, Republic annual increase at 3.5%.
4. Momentum contract will include project management staffing. Staff is recommending PCMC pay for that.
5. PM Scope - One year working with individual merchants and PCMC to develop a comprehensive, BID-wide approach to trash, mixed recycling food waste diversion and glass recycling before any other changes or cost increases are considered to the program.
6. Exclusivity:
 - a) Both providers seek exclusivity to their respective services.
 - b) Current BID contract (w/HPCA) and BID creation resolution don't accommodate
 - c) PCMC can agree to not allowing other service providers in BID, but we will need more time & discussion w/ HPCA .

— Stakeholder Engagement —

- 2/20/20 – Interviews with Grappa, Riverhorse, Shabu, Patagonia on diversion efforts
- 6/25/20 – Council action - Republic contract extension. Council restates goals to have a diversion program in the BID.
- 9/2/21 – Council WS on RFP Scope. Goals and timeline for 80% diversion stated.
- 10/21/21- Staff, RU, HPCA Selection Committee
- 11/2/21– HPCA trash subcommittee & Exec. Board members review and support selection committee analysis & recommendation.
- 11/8/21 – HPCA Exec. Board members review recommendation.
- 11/11/21 – Council WS on Selection & Scope
- 11/16/21 – HPCA Board Presentation
- 11/18/21 – Council potential action on Republic Contract
- Jan/Feb./2022 – Council potential action on Momentum Contract



QUESTIONS

Event Related Regulations

Update – Nov. 11, 2021



1. Application of the CCB and Vibrancy Ordinance

- a) Storefronts & Setbacks - Return in spring 2022 with minor clarifications.
- b) Chain Ordinance does not apply to Special Event Permit holders.
- c) Vibrancy Ordinance – applies to all Storefronts.

2. Signs & Storefront Vibrancy

- a) Amend the Vibrant Storefront Code to prohibit temporary signs permit for storefront that are not vibrant year-round.
- b) Start that process with the Planning Commission.
- c) Pursue amendments to the Sign Code to require businesses with approved signs must maintain an active Business License to keep the sign.
- d) Create a requirement that property owners have to remove signs if there is an expired or unrenewed Business License.

3. Special use of parking permit

- a) Remove Blue Permit (antiquated);
 - b) Create efficiencies for applicants and enforcement;
 - c) Allows event permittees to be eligible = consistency.
-
- a) Updates in Licensing Code & Parking Codes



Exhibit C – Storefront & Conventional Chain Definition

Property, Storefront. A separately enclosed space, Floor Area, tenant space or unit that has a storefront window or storefront entrance that fronts on a Public Street. Storefront Property includes the entire Floor Area associated with the storefront window or storefront entrance that fronts on the Public Street. For purposes of this provision, the term “fronts on a Public Street” shall mean a separately enclosed space, Floor Area, tenant space or unit with:

- For Vertical Zoning, a storefront window and/or storefront entrance at the adjacent Public Street, or within fifty lateral/horizontal feet (50') of the adjacent Public Street measured from the edge of pavement to the storefront window or storefront entrance; or
- For Storefront Enhancement Zoning, a storefront window and/or storefront entrance at the adjacent Public Street, or within thirty lateral/horizontal feet (30') of the adjacent Public Street measured from the edge of pavement to the storefront window or storefront entrance; and
- A storefront window and/or storefront entrance that is not more than eight feet (8') above or below the grade of the adjacent Public Street and where such entrance is not a service or emergency entrance to the Building.
- In the case of split-level, multi-level or multi-tenant Buildings with only one primary storefront entrance, only those fully enclosed spaces, Floor Areas, tenant spaces, or units that directly front on the Public Street, as set forth above, shall be designated as a “Storefront Property.” The Planning Director or designee shall have the final determination of applicability.

CONVENTIONAL CHAIN BUSINESS. Conventional Chain Business is a business, including but not limited to retailers or restaurants, which maintains one or more of the following standardized items which causes it to be substantially identical to more than 10 other businesses regardless of ownership or location at the time of the application: (1) standardized menu or merchandise with 50% or more of in stock merchandise from a single distributor bearing uniform markings; or (2) a standardized array of products or merchandise; or (3) uniform apparel; or (4) standardized architectural design, layout of facade, decor or color scheme and/or signs; trademarks, and service marks or logos, or similar standardized features.

Historic Commercial Business (HCB) Zoning District		
	Address	Business
1	333 Main Street	Helly Hanson
2	333 Main Street	Lulu Lemon
3	333 Main Street	Gorsuch Ski Shop
4	354 Main Street	Berkshire Hathaway
5	355 Main Street	Gorsuch Home
6	405 Main Street	Shirt Off My Back
7	408 Main Street	Roots
8	510 Main Street	Rocky Mountain Chocolate Factory
9	515 Main Street	The North Face
10	545 Main Street	Overland Sheepskin Company
11	545 Main Street	Summit Sotheby's
12	570 Main Street	Athleta
13	625 Main Street	Summit Sotheby's
14	632 Main Street	Patagonia
15	440 Main Street	Fjallraven (LOI Signed)
16	525 Main Street	7-Eleven
17		
UPDATED October 22, 2021		

Exhibit D – Existing Chain List

Historic Recreation Commercial (HRC) Zoning District		
Address		Business
1	693 Main Street	Keller Williams Real Estate
2	675 Main Street	L.L. Bean, Inc.
3	675 Main Street	Free People
4		
5		
6		
7		
UPDATED July 21, 2020		

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly in shades of brown, tan, and green. The surrounding landscape is a vast, snow-covered mountain slope. The sky is a pale, hazy blue.

URBAN PARK DISTRICT MASTER PLAN

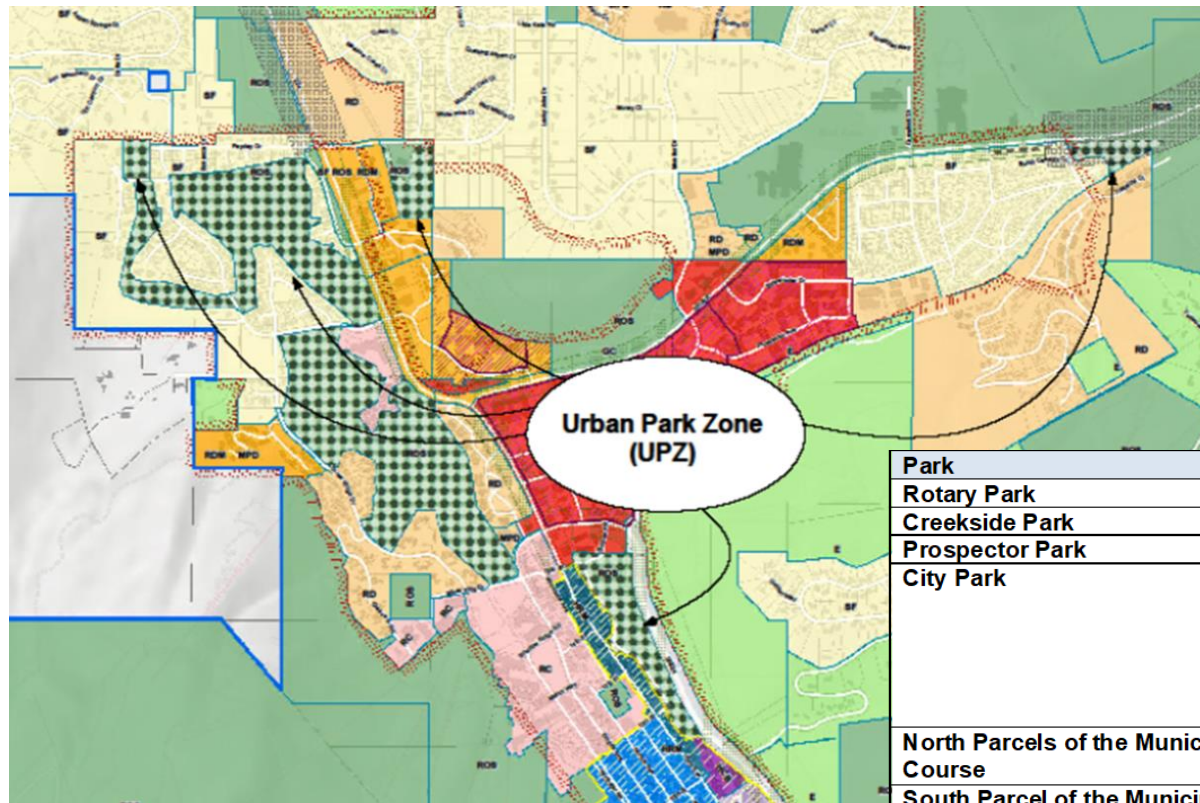


HISTORY

How we got here:

- **Library Field Conservation Easement- March 2017**
- **Recreation Advisory Board Annual Visioning- 2017, 2018, 2019**
- **Recreation Advisory Board study and research**
 - **Trends in Cities and Western Communities and National Forums**
 - **1995 Entry Corridor Plan- McPolin Farm**
- **Discussion and alignment with Planning, Trails and Open Space and Legal- 2019**
- **Work session with Council on Urban Park District Master Plan development- March 2019**
 - **Direction to work with Planning Department to 'clean up' ROS zoning**
- **Work session with Council on Development of proposed new UPZ zone- January 2020**
- **Work session with Planning Commission in May 2020**
- **Council consideration of Ordinance 2020-39 to create new LMC chapter 15-2.26 – August 2020**
- **Planning Commission requested Council delay action on proposed Zoning Map Amendment for further review of Traffic Impact Study- September 2020**
- **Adoption of Ordinance 2020-39 to create the Urban Park Zone and LMC chapter 15-2.26- November 2020**
- **Final development, staff and legal review of Urban Park District Master Plan, 2021**

Urban Park District



Park	Parcel	Acres
Rotary Park	PCA-108-C-X	2.82
Creekside Park	CRKSD-2-X	6.71
Prospector Park	PCA-3-3107-PC-X	4.67
City Park	SA-235-1-X	7.80
	SA-224-G-5-X	1.65
	SA-224-2-X	3.90
	SA-265-A-X (East of Park Ave)	4.18
	SA-400-4-1-X	5.98
	SA-360-A-X	9.08
North Parcels of the Municipal Golf Course	PCA-1001-D-X	57.02
	PCA-1001-6-X	10.55
South Parcel of the Municipal Golf Course	PCGCBNS-1-X	67.75
TOTAL		182.11

PURPOSE

Formerly known as the Local Parks Preservation Master Plan (draft plan), the new title of Urban Park District Master Plan speaks directly to the new Urban Park Zone

The purpose of the Plan is to manage/guide the happenings of the properties in the Urban Park District and reinforce the Land Management Code

The purposes of the Urban Park Zone (UPZ) District are to:

- **promote the preservation of Historic Buildings, Structures, Sites, or Objects;**
- **preserve the vegetation and habitat of natural Areas;**
- **provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;**
- **establish and preserve districts for land Uses requiring substantial Areas of Open Space covered with vegetation that are substantially free from Accessory Buildings, Streets, and Parking Lots;**
- **permit recreational Uses and preserve recreation land;**
- **encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and**
- **encourage sustainability, conservation, and renewable energy.**

MASTER PLAN

Urban Park District Master Plan will:

- **Allow for trends in Recreation**
- **Provide additional governing requirements in the case of...**
 - **Sale of the property**
 - **Transfer of the land**
 - **Material changes**
 - **Re-zoning**
- **Ensure a public process allowing the community voice to be heard.**
- **The goal: Keep parks for future generations**

MASTER PLAN DETAILS

The Urban Park District Master Plan details the following:

- Operation and management oversight
- Governing Requirements
- Process of zoning changes, sale of property, transfer of property or material changes
- Easements and Use Agreements
- Process to add park spaces to the Urban Park District
- Prohibitions
- Specific details pertinent to each park space

MASTER PLAN DETAILS

The Plan outlines:

Adding property to the Urban Park District:

- Follow LMC amendment process
- Planning Commission recommendation
- Council adoption/amendment

Administrative Allowances:

Activity, amenity and structural uses or changes warranted that are in line with UPZ zoning requirements and the Land Management Code give City Staff, Boards and Commissions opportunity to allow for temporary or permanent conditional use or change.

Examples include:

- permitted events
- amenity replacement or change in trends
- easements and use agreements
- additional needs or adaptations (ex: shade)
- temporary use for health, life and safety (ex: wildfire staging)

LAND USE CHANGE

The Master Plan process has specific measures ensuring that the community voice is heard.

Process for a future change would follow the Governing Requirement language:

No sale, change of ownership or material change in the 'recreation and open space' character of current Urban Park Zoning Districts pertaining to the City-owned properties included in this Urban Park District Plan, or changes in the intent of this Plan to protect park spaces may occur before a non-binding opinion question is submitted to the registered voters of Park City and until at least six (6) months after the conclusion of a public hearing in order to provide an opportunity to explore other alternatives to the proposed sale, change of ownership, or change in character.

Nothing in this provision shall affect bonds currently secured by the property or preclude or hinder the City using this property as security or collateral for future bonding, as long as the basic intent of maintaining recreation and open space is upheld.

Sale, Change of Ownership or Change in Character Process:

No decision making will be allowed unless a Public Hearing triggers the Governing Requirements. If occurs...

- a minimum of five (5) public meetings must been held during a six (6) month cooling off period
- coinciding with a non-binding opinion question submitted to all registered voters as noted in the Governing Requirements.
- The non-binding opinion question will be written by the Planning Department and Community Engagement Manager and submitted to the registered voters under the supervision of the City Recorder.

GENERAL PLAN COMPLIANCE

Volume I of the General Plan contains goals, objectives, and strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character.

Small Town

- *Goal 1: Park City will protect undeveloped lands; discourage sprawl, and direct growth inward to strengthen existing neighborhoods. The Master Plan outlines how we protect these properties.*

Natural Setting

- *Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting. The Master Plan outlines how we will maintain the character of the recreational and open space uses of these properties.*

Sense of Community

- *Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors. The purpose statements of the UPZ zoning district encourages parks, trails, and other recreational uses as well as the preservation and enhancement of environmentally sensitive lands. The Master Plan outlines how we this will be managed.*

RECOMMENDATION

Staff and the Recreation Advisory Board recommend:

Council to hold a public hearing and consider Resolution No. 25-2021 to adopt the Urban Park District Master Plan with the intent to limit zoning changes, the sale of and or material changes to four City parks and the Park City Municipal Golf Course.



Live Park City- “Lite” Deed Restrictions

November 2021



Recommendation

- Receive a briefing, take public input, and provide additional consideration of a potential Live Park City - Lite Deed Restriction Program. Staff will use the discussion, pending Council direction, to potentially return with the final construct of a pilot program for approval.

Summary

- **Park City Housing's Goal** is to facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels
 - This program would help Park City maintain a sense of community by incentivizing new and existing residents to place deed restrictions on their property in exchange for a cash payment from the city
- **This program would promote:**
 - More full-time residents, employee housing, and down payment assistance for those just out of the market
 - While not an “affordable housing” program, the program incentivizes community vitality and long-term rental opportunities

Lite Deed Restrictions Background

- Park City is in a housing crisis, prices continue to rise
- Other communities, such as Breckenridge and Vail have been successful with similar programs
- The deed restriction would restrict properties to “full-time” residents, meaning they work a minimum of 30 hours per week within City limits
 - Could also be a long-term renter (greater than 6 months)
 - Or a retiree
 - Or a remote worker who has lived here a minimum of 5 years.
- Deed restrictions would exist in perpetuity and would be purchased as a cash incentive

Deed Restriction Purchasing & Language

The amount of money paid in exchange for the deed restriction being placed on the property depends on several variables including the current market. Valuations are based on market value and how much the property location aligns with the City's goals.

- In Vail and Breckenridge, compensation for deed restriction ranges from 16-17% of the home appraised value on average
- Based on conversations with local realtors, staff estimates that deed restrictions would be valued at around 20% of the appraised value in Park City
- Condition, location, and other factors will all contribute to the calculation of deed restriction price - as described in the Advisory Committee Resolution draft

Deed restriction language would mirror the City's typical template, with changed criteria to reflect no income, net worth, or household size requirements.

Benefits of the Program

As other municipalities have demonstrated, this program can help to incentivize full-time residency and increase long term rental opportunities by:

- Allowing for a mixed approach to deed restrictions in Park City, with this program not having income or appreciation caps, will create a more comprehensive deed restriction program that helps various socioeconomic classes in Park City.
- Creating a more vibrant community that has more full-time residents and fewer empty units throughout town
- Lowering traffic levels - more people living in town, less driving
- Helping with employee recruitment – provides workforce housing options

Users of the Program

- **Existing Homeowners-** can apply to have a deed restriction placed on their property, which could be used to remodel or make repairs as a form of equity.
- **Future Homeowners-** can be used as a form of down payment assistance.
- **Property Investors-** because long-term rentals are allowed, investors could use this funding to make workforce housing pencil.
- **Local Employers-** could be used to buy employee housing for certain companies, which would help with recruitment and worker retention.
- **Retirees-** seniors could use this funding to make improvements, and to protect their home and community, or to downsize

Advisory Committee

- To speed up negotiating and purchasing deed restrictions, Staff proposes forming an advisory committee who would recommend action to the City Manager for approval.
- The advisory committee will be approved through resolution
- The advisory committee would include the following members:
 - Mountainlands
 - Habitat for Humanity
 - Board of Realtors
 - A local lending/ banking professional
 - An appointed Council member

Application Process

Step by Step Live Park City Application Process

Fill out Application

1

Fill out application for Live Park City program, which can be found under the Live Park City tab on the PCMC Housing Department's website. It is important to specify any importance dates and details like closing dates, amount applied for, and correct contact information.

Application Review

2

This application will be sent to Elyse Kats, Housing Specialist for Park City Municipal Corporation, for review by Staff and by the Advisory Committee and City Manager.

Recording of Deed Restriction

3

If your application is accepted, you will enter a Notice of Deed Restriction Purchase with PCMC. If your application is denied, you will be notified via email.

Recommendation & Funding

- Receive a briefing, take public input, and provide additional consideration of a potential Live Park City Lite Deed Restriction Program. Staff will use the discussion, pending Council direction, to potentially return with the final construct of a pilot program for approval.
- **Proposed Funding**
 - Staff proposes to allocate \$1,000,000 from the Affordable Housing Fund for the initial pool of funds.
 - If approved, the Budget Department will return with a budget adjustment and to codify a policy for the City Manager to have final approval after the Advisory Committee recommendation.

Veteran's Day

November 11, 2021



AUSTIN WALL

Parks Department

Lance Corporal
United States Marine Corps
2nd Battalion 23rd Marines





CASEY COLEMAN

Streets Department

Staff Sergeant, United States Army
2nd Battalion 187th Infantry Rakkasan



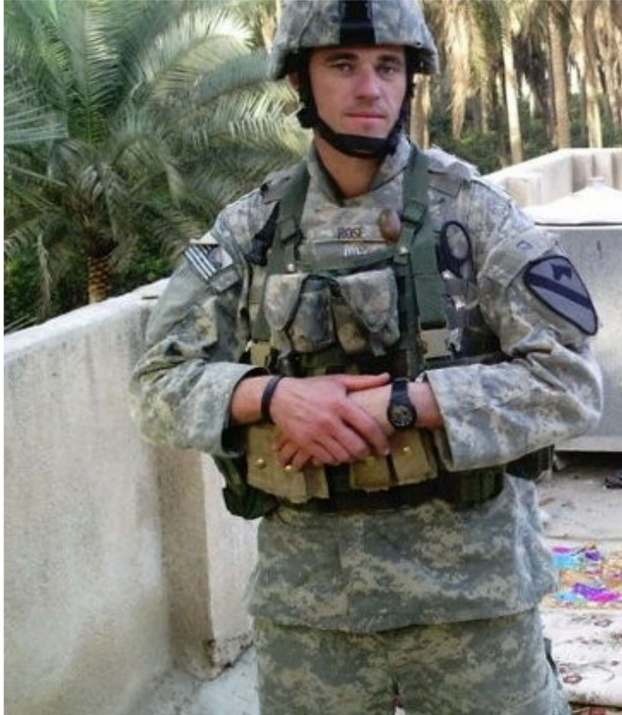
BEN HENRIE

Building Department



Specialist E4
United States Army
1st 148th Artillery Headquarters
Battery





JASON ROSE

Police Department

Sergeant, United States Army

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



ASA LOW

Building Maintenance Department

Specialist
United States Army
3rd Battalion of 124th Cavalry



—JACQUELINE BITTNER—

Police Department



Captain

United States Air Force

305th Security Forces Squadron

McGuire Air Force Base, NJ





NICK THEISS

Parks & Streets Department

Staff Sergeant, United States Air Force
72nd SFS Battalion



MIKE MCCOMB

Emergency Management

Lieutenant Commander
United States Navy

Duty Stations:

Naval Station Norfolk VA

Naval Criminal Investigative Service (STAAT) Detachment Sicily

Naval Security Guard Battalion **Operation ENDURING FREEDOM**

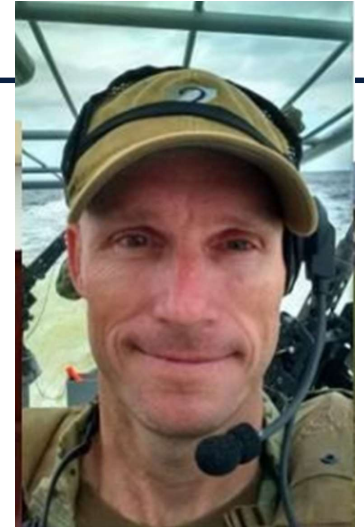
Center for Information Dominance

USS JOHN F. KENNEDY (CV 67) **Operation ENDURING FREEDOM**

Commander, SIXTH Fleet (on board USS LASALLE (AGF 3))

Commander, Middle East Naval Forces (on board USS LASALLE (AGF 3)) **Operation DESERT STORM**

U.S. Naval Academy/Naval Station Annapolis MD





NANN WOREL

Council Member and Mayor-elect

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



*We thank our veterans and
military families*

