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

November 7, 2019

The Council of Park City, Summit County, Utah, met in open meeting on November 7, 2019, at 2:30 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property, personnel and litigation at 2:35 p.m. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:15 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

WORK SESSION

Old Town Access and Circulation Strategic Plan Overview:
Jonathan Weidenhamer, Economic Development Manager, presented this item and asserted the Old Town circulation was broken. He thought emphasis should be given to improving public safety, balancing the interests of parking, neighborhood impacts and economic interests, and retaining the same level of access or better. Weidenhamer noted a cost had not been assigned to increased enforcement, but he could bring that back at the next meeting when the ground transportation licensing ordinance came for approval. He proposed changing the For Hire license to “Ground Transportation License,” and adopting a reciprocal license approach, where providers would only be required to have one license through any jurisdiction in the state. Another proposal was to implement several drop and load and staging (DLS) zones on Main Street during the peak winter season. Staff talked with the Historic Park City Alliance (HPCA) about having three zones on Main Street and two zones on Swede Alley. In analyzing what it would take to get these vehicles off Main Street, staff determined there needed to be additional DLS zones, so they proposed adding more. Ground Transportation vehicles and other commercial traffic would be prohibited from picking up or dropping off on Main

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Street, except for in the permitted DLS zones. Jenny Diersen reviewed the outreach efforts, including with Uber and Lyft. Staff received great feedback which formed the recommendations presented tonight.

Alexis Verson, Transportation Planner, reviewed two options for implementing a transportation plan. Option One would call for a strategic plan, which would cost $230,000-$280,000 and would include data collection, public input, modeling scenarios and identifying impactful projects. This option would have strategic implementation with vetted projects and outreach, but it would take longer to implement because project funding wouldn't be allocated until after the completion of the process. Option Two was a phased approach, which would identify the vision, goals and priority areas that would be critical for next steps. Each phase would be based on the performance and satisfaction of the progress made to that point.

Council Member Gerber asked what an Old Town data circulation study would reveal. She knew there was concern about the removal of parking spaces. She hoped to see numbers of how people were coming into town, i.e. Ubers, local cabs, etc. She was in favor of Option One if staff could get real information that would help implementation. Council Member Henney was not in favor of another study, but deferred to the experts. He felt there was "low hanging fruit" in the form of a list of things that could be done, such as public engagement and visioning in order to make progress while still doing a deeper dive with stakeholders to come to a shared vision and consensus of where the City was headed. He noted he would be fine if a phased-in study ended up costing more and taking more time as long as a good deep dive was taken. Mayor Beerman stated he preferred that less money go to studies and more money be allocated to enforcement and human resources.

Council Member Joyce was uncomfortable because there wasn't agreement on what would fix Main Street. He wanted to know what the goal was before planning for it. He gave some examples of possible strategies that might succeed or might be problematic. He asked staff to go through the first step and figure out what it would mean to have success, then drive the projects that would most accomplish that, and fund the things that needed data and infrastructure. He preferred moving forward in phases. Council Member Worel wanted specific outcome objectives from whatever option was chosen. If that could be reached with Step One, she felt that would be a good place to start. She also agreed with Mayor Beerman that enforcement was the key to success and funding needed to be allocated for that. Council Member Ware Peek favored having interim proposals and low hanging fruit put in motion first in order to see the results before spending major funds. She felt more interaction with Lyft and Uber was needed to achieve these solutions.

Mayor Beerman summarized that the majority of Council preferred the phased approach to fixing Main Street. Alfred Knotts stated the risk of a phased approach was doing the

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bigger projects without having the vision. Staff supported a plan that identified the problem as well as a solution. Council Member Gerber asked if there could be a visioning session for Main Street. Mayor Beerman indicated there were many stakeholders that needed to be included. Council Member Gerber felt a visioning session would be a benefit because the local residents could voice the reasons they didn't go to Main Street anymore and give suggestions of things that would get them to come back to Main Street.

Mayor Beerman opened this item for public input.

Betsy Wallace, Sundance Institute, favored the phased approach and indicated it made sense for Sundance. She thanked Council for that recommendation.

Luci Sosnowski, Grab a Cab, stated the drivers had been meeting for a couple of years but Lyft and Uber did what they wanted and never got involved with the stakeholder meetings.

Shirin Spangenburg, Historic Park City Alliance (HPCA) Treasurer, stated a few DLS zones were fine, but now there were several zones being planned. She knew there would be unintended consequences. She requested the number be reduced to the test number. Mayor Beerman noted the expanded zones would use 21 parking spaces versus the 12 test spaces.

Allison Kuhlow, HPCA, clarified that there was a Transit meeting and 66 parking spaces were identified as being transitioned to DLS zones.

Jon Kenworthy, HPCA President, agreed Main Street was broken and businesses welcomed suggestions for fixing it. He noted the change of use with the businesses that brought more visitors to Main Street. There was higher occupancy on Main Street and fewer parking spots for the customers.

Jake Swanton, Lyft Public Policy Director for the Mountain West, located in Denver, stated there were many thousands of active drivers in the Salt Lake Valley that serviced Park City, and only one percent of the drivers lived in Park City. It would be impossible to know which passengers were going to Park City and have the local drivers that had the parking permits pick up those passengers. He understood there was congestion on Main Street and he would like to help with that. He offered to sit down at the table, along with Uber, to look at data, see the patterns of behavior of the passengers, and figure out if they could drop off on Swede Alley instead of on Main Street. He stated he would be back to have further discussions with staff.

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Kerri Allardyce, Haute Cars and Concierge, noted that only one percent of Lyft drivers actually lived locally. She favored the DLS zones and thanked Council and staff for the stakeholder meetings.

Clive Bush stated he heard Main Street was broken, but didn't hear anything about residential streets being broken. He talked about the rideshare vehicles and felt the resort shuttles should be in a different category. He thought the statements in the staff report about becoming emotional referred to him and Peter. He was not emotional and always gave non-emotional facts in his comments.

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney thought the DLS zones would have many more patrons than having a couple cars parked in front of each Main Street business. Council Member Gerber stated there was one DLS zone below Heber Avenue, and asked why there weren't more. Weidenhamer noted that would be a good spot for future consideration. Council Member Gerber also indicated there were no DLS zones on High West on Park Avenue. She suggested looking at the broader area. She also requested outreach to the local residents on how often they came to Main Street. Council Member Ware Peek felt it would be a great benefit during the day because it would welcome back the locals.

Mayor Beerman stated Council supported the pilot program with the enhanced zones, but staff would meet with HPCA to negotiate the additional spaces used for the paid permit DLS zones as well as the non-paid DLS zones. Weidenhamer stated enforcement would cost $60,000-$70,000 for four months, working Thursday-Saturday. Council Member Gerber asked if personnel from Kane could help with enforcement, to which Diersen responded they could not because they had no authority. Council was in favor of enforcement. Wade Carpenter, Police Chief, stated there was a funding issue and a staffing issue, and indicated it was difficult backfilling shifts with other agencies. He wanted to have a long-term plan.

Matt Dias, City Manager, stated staff would return with the operational and budget plan and report on how they would meet Council's objectives.

Ground Transportation Business Licensing:
This item was discussed in the first work session item.

Downtown Curb Management - Creation of Drop, Load and Staging Areas:
This item was discussed in the first work session item.

STUDY SESSION

Flagstaff Historic Preservation Plan Update:

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Hannah Tyler and Bruce Erickson, Planning Department, presented this item. Tyler indicated in 2001, the Planning Commission approved a historic preservation plan (HPP) and a technical report. In 2019, SWCA Environmental Consultants and the Empire Pass Master Owners Association (EPMOA) submitted a historic preservation update on 19 of the 21 sites. She stated Council needed to give direction on three things: 1) to understand what the outstanding work requirements were, what hadn't been done that was required in 2001; 2) to proactively work with the EPMOA to finalize the Memorandum of Agreement (MOA) so staff could create a work plan to move forward and also create the prioritization list; and 3) to determine if Council wanted to find additional funding mechanisms to assist in the historic preservation of structures that were part of the 2001 obligation or anything beyond what was required in 2001.

Council Member Henney requested a discussion on the intent going forward instead of readdressing the original agreement, since there were amendments and technical reports that came after the original agreement. Council Member Gerber asked who the involved parties were. Erickson indicated the signatories were Deer Valley Resort and United Park City Mines. Certain rights were transferred to the developers of Empire Pass. There were also obligations to United Park City Mines and their assigns, and Deer Valley and the open space master plan to the properties outside the development areas. There were also other developers, and a determination needed to be made as to their obligation to the master agreement. United Park City Mines was foreclosed on and Redus became the successor through Wells Fargo Bank. Currently, Redus was an owner on the MOA as well as the two developers of Empire Pass.

Jon Kenworthy, Planning Commission, stated the plan was still in place for the owners. Tyler indicated the work requirements needed to be prioritized: building/structural preservation, interpretive signs and revegetation of waste dumps. An additional list could be created if Council wanted to approve additional funding. Council Member Joyce didn't want to discuss creating an additional priority list. Harrington indicated part of the discussion would include additional priorities.

Tyler stated the 2001 agreement included the preservation of the structures. The Judge Office structure roof needed to be shored up within the next few weeks. The other priority was to get interpretive signage on 11 sites. Seven waste dump sites needed revegetation, and she proposed to accomplish this task in 2020. Tyler addressed the additional priority list and explained that the agreement stated if a site was currently working, it would not be included on the preservation list. Since 2001, several sites had shut down and were deteriorating. Erickson indicated he wanted a comprehensive preservation plan moving forward.

Council Member Gerber stated it would be helpful to know which properties qualified for EPMOA funds. Erickson stated he could bring those back to Council. The priority was the roof, and the rest could be done in the spring.

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Tyler stated the draft MOA was to be a guide in working with the responsible parties to fulfill the obligations indicated in the 2001 agreement. Erickson explained an MOA would be executed and would state EPMOA would be responsible for the sites not in operation in 2001, and it would establish a timeline to achieve compliance with the 2001 HPP obligations. The 2019 HPP update was an effort to determine the outstanding work from the 2001 HPP.

Mayor Beerman stated it was determined that the current landowners should be held accountable for the preservation of these sites, as stated in the original agreement. Council Member Joyce asserted the landowners didn't own property where some of the sites were located, so this was a tricky issue.

Harrington indicated staff could do administrative enforcement, with noncompliance letters. The Council could sue for breach of contract. The Planning Commission could determine compliance with each land use application. He couldn't explain one option with any certainty and he wouldn't debate the pros and cons in an open meeting. The MOA was a blend with partners, owners, and the City, and he felt it was the most effective option. This meeting was the first chance Council had to review the MOA and he hoped for discussion to determine next steps. In the meantime, the structures suffered trauma and action needed to be taken.

Council Member Joyce asserted the MOA could be in conjunction with other legal paths. He didn't want the MOA to be a settlement agreement. Harrington referred to the 2001 agreement, and noted one party signed the agreement and other parties made donations. One party was currently in the process of executing the agreement. Council Member Joyce asked if the City would seek additional funds from Redus after current funding was met. Harrington indicated the process was not done, but the City was trying to get as much money as possible from the parties.

Mayor Beerman stated the City didn't enforce the obligation. Now, the top priority was to save the structures. The City needed to have a priority list, establish an action plan, get support from the property owners, and establish funding. The City also needed to find a path forward and create ongoing funding. Council Member Joyce stated the Planning Commission continued to see development plans and they needed answers so they could do their job.

Mayor Beerman opened the meeting for public input.

Sandra Morrison, Park City Museum, displayed photos of mine structures and the Judge Office building, and indicated there was critical need to preserve them. The roof on the Judge structure had holes and there was a lot of interior damage. She gave an estimate of $1,000,000 for the maintenance of all the sites on Flagstaff. In Technical Report Six it stated the EPMOA was responsible for the ongoing maintenance of the

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structures, yet not enough had been done. The report also appropriated 50% of real estate transfer fees, $10,000,000 in the last 20 years, to the EPMOA for this obligation. She noted the funds would continue in perpetuity for the purpose of maintaining the structures. The MOA was a good start, but she found some deficiencies, such as the limits on funding for maintenance and the time limits on maintenance requirements. These provisions were not the intent of the original agreement. She also noted in Technical Report Five, the structures were identified as protected open space, which allowed the use of open space funds for the preservation of the structures. She stated previous Councils determined 50% of monies were allocated to open space and the other 50% to Transit, but that percentage could be changed because that was not set in the agreement. Morrison indicated there had been $380,000 received from fundraising that was used to help preservation efforts, but time was against them and they needed help. She requested to not approve the MOA as written, but to direct staff to remove the limits on funding and time periods and require that the EPMOA provide sufficient funds immediately to arrest the 20 years of deferred maintenance and immediately stabilize the mine structures. She also asked to continue with the intent of the Flagstaff Annexation agreement and require the EPMOA to maintain the structures in perpetuity, adjust the 50/50 expenditure on the Open Space and Transit Management (OSTM) Fund and provide a substantial portion of the $1.6 million, and partner with the EPMOA to stabilize the structures. Without Council's direction, the structures would fall down.

Sanford Melville thanked Council for having this discussion. The intent of the Flagstaff agreement was for historic preservation for the sites. He felt the MOA was a good idea, but it should be more consistent with the original agreement. It should also be adjusted to make it consistent with 20 years of neglected maintenance. The MOA should include a preservation plan, a timeline, responsible parties, and an enforcement mechanism. He also thought some public money should be used for this effort.

Kirsten Fox indicated she had a Wines and Mines tour and she watched how visitors and local residents went on her tour to learn the history of these historic structures. She stated this was an opportunity to direct funding so the structures could be preserved.

Paige Anderson, Park City Museum Board Chair, stated the mine history brought many people to Park City. The structures not included on the original maintenance list were in good shape 20 years ago. Since then, many more had deteriorated and were in need of attention. The draft MOA capped the maintenance. She thought the preservation and maintenance intent should be kept in the agreement.

Patricia Pond was astounded when she heard only two structures needed to be stabilized, but she felt better after having heard the discussion today, where staff and Council knew maintenance for these structures was urgent.

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Donald Roll, Co-Chair of the Friends of Ski Mountain Mining History, stated his committee could only help with minor preservation projects, and talked about other structures that needed preservation attention. He indicated this was a challenge.

Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber asked what the plan would be for the collection of the real estate transfer fees after the 10 year time period was over. Erickson indicated the transfer fees would continue. The MOA was a short to mid-term process while staff figured out the long range responsibility for funding. Council Member Gerber stated $20,000 would be collected each year for the next 10 years and then when that was done, the EPMOA would be responsible for the maintenance. She asked if the City would continue requesting other funding mechanisms in the future, to which Erickson responded in the affirmative. Council Member Gerber asked if the City and the museum would be responsible for the restructure. Erickson indicated the EPMOA was responsible for maintenance. The distribution of the funds was discussed and Erickson spoke about the remaining funds from annual ongoing retention money from open space funds. Then the City would get together with its partners annually to determine what site would be funded. Council Member Gerber asked if the Planning Commission would have to address maintenance funding every time a project came before them for approval. Harrington stated the City recommendation would not change and the City would not hold up individual applications unless there was a specific degree of compliance that was associated with that developer or property. It would be a case by case determination, but to date the ones that had been seen were processed consistently with what they applied for.

Mayor Beerman asked if the EPMOA was responsible for maintaining the big structures. Harrington said it depended on which site was being identified, but the agreement as proposed discussed a long-term maintenance responsibility with agreed rights of third party property owners. He noted it was harder to maintain something that wasn't owned. The City and its partners were looking to secure the rights in order to have the long-term responsibilities. The agreement clarified that the EPMOA was responsible for the open space it owned.

Council Member Henney asked if a determination had been made on the past 20 years of obligation that tied into the original agreement. Harrington stated an obligation was trying to be assigned by site. This process would identify the priorities and the EPMOA would work with the City with regard to the maintenance.

Council Member Gerber asked if there was a conservation easement on the mine sites. Erickson stated there were some conservation easements. The underlying obligation went to the developer and property owner, but not through the conservation values of each of the easements. Of the 21 sites covered, 11 of them were parts of ski runs and

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they were revegetated. Staff looked at the underlying conservation values to determine if there was compliance or historic preservation, and it wasn't specified in those underlying values, but it was specified in the two technical reports referred to by the museum.

Mayor Beerman asked if the obligations were met for the maintenance of open space. Erickson stated that maintenance was occurring, but there needed to be some understanding of how the trails were maintained and operated. Council Member Henney agreed with the priorities as listed: structures, signage and then open space. Council Member Ware Peek thought there was a discrepancy in the allocation from the real estate transfer fee. She thought there was also discrepancy in the MOA and wanted clarity on enforcement. She wanted a turnaround on the part of the developer and the City. Council Member Gerber noted it was the 100 year anniversary for the Judge structure and it would be a good kickoff by preserving it. Council Member Joyce didn't want to sign the MOA if the other party's obligation would end after 10 years.

A Planning Commissioner asked to clarify that downstream developments wouldn't be held up since the agreement would be between the City and the master developer. Harrington qualified that the aforementioned assertion was correct unless there was a basis where staff recommended other consideration based on the circumstances. Council Member Henney was comfortable with not tying the other developers to the bigger agreement, but noted the bigger agreement was not balanced properly. Jon Kenworthy stated the money needed to be defined. He wanted to see the commitment from the Council since this was a core value. Council Member Joyce stated the MOA was not clear. He wanted a legal responsibility to maintain all these structures that weren't on the original list. Council Member Henney stated there would be additional meetings to follow up on this.

Mayor Beerman summarized that Council would take emergency measures to shore up the Judge structure. He knew of the obligation for the 21 sites, but thought City staff should meet with the museum and historic mine individuals to determine the appropriate priority list. The MOA was a huge step in the right direction, and Harrington and Erickson would continue working on it with the City's partners to find a solution that would benefit everyone. Council would also like a future discussion on where the real estate transfer tax went and work on getting a larger allocation that Council could agree to. He thought there should also be a discussion before the next budget session on the EPMOA, and suggested the EPMOA could donate more to catch up on some structure maintenance that hadn't happened.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

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Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
The Council and Mayor Beerman reviewed the events, activities, and meetings they attended since the last meeting. Council Member Worel requested a future work session discussion on candidate filing fees, including other cities that charged a filing fee and the cost for the 2019 Primary and General Municipal elections.

Council Member Joyce disclosed he was friends with the owner of the Aerie lot item on New Business, but indicated it would not affect his decision.

Council Member Ware Peek requested a work session discussion on additional funding for trails, as requested by the public at the last meeting. Council agreed. Council Member Henney requested that Mountain Trails take the lead on that discussion.

Staff Communication Reports:

1. Drinking Water Quality Program Update - EPA Mandated Lead and Copper Rule:

2. City Council Meeting Closed Captioning Service:

3. Transportation Planning during Peak Winter Events:

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

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Marianne Cone stated seniors should be a priority. She noted there would be a work session on November 21st on senior issues. Mayor Beerman asked that the seniors be at the visioning summit on November 20th.

Jim Tedford agreed with Cone and indicated seniors didn't seem like a priority for the City. A positive step was the senior alliance in Summit County and the work session on seniors that was scheduled for the next meeting.

Jeff Creveling stated the Recreation Advisory Board (RAB) approved the preservation of Main Street Park and areas that were park-ish.

Clive Bush stated there had been no consideration for the residential impact that the Old Town traffic created. He was concerned about the daily life in Old Town instead of the events. He read a statement from a neighbor who felt the residents were not heard by the City. He heard solutions for the business district, but not for the residential areas. He thought the report that recommended no private vehicles in the business district was a great recommendation.

Council Member Joyce stated Council was listening and he knew Bush was frustrated with the rate of the response. Things had been done with regard to Hillside, as well as other parts of town. He knew Bush wouldn't be happy with all the Council's decisions, but they were listening.

Carol Sletta had two ways to get to her house, from Hillside and Park Avenue. She requested Hillside be restricted to residents only. She thought Old Town resident access passes worked and she recommended that they be used during events to keep other vehicles off the residential streets.

Michael Faulk liked the comment by Council Member Henney that there was value in pick up and drop off zones. He requested that after 9:00 p.m. or 10:00 p.m., when the peak times were over, taxis be allowed to drop off in front of businesses on Main Street. He also suggested making Main Street a one-way street and prohibiting vehicles over 10,000 pounds from travelling on Hillside. He thought geo-fencing would be a good way to direct Uber and Lyft onto the preferred streets.

Jake Swanton, Lyft, clarified the comment that one percent of Lyft drivers were local, and stated one percent of thousands of drivers was a significant number from local neighborhoods.

Kerri Allardyce asserted the Uber drivers from the valley didn't know the Park City roads. These drivers didn't live here and didn't spend their wages here.

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Sam Madsen was not a resident of Park City, but had worked in the City and now worked in transportation. He supported the local traditional taxi drivers and agreed that many drivers should not be on these roads in winter conditions.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from October 10 and 22, 2019:
Council Member Henney indicated the October 22nd minutes, Page Seven, Line One, should read inhibit instead of prohibit.

Council Member Gerber stated the October 10th minutes, Page Five, Lines 32 and 34 should read continuum of care, not continued care, and on Page Six, Line Four, the speaker's last name was Demkowicz.

Council Member Joyce moved to approve the City Council meeting minutes from October 10 and 22, 2019 as amended. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

V) CONSENT AGENDA

1. Request to Authorize the Mayor to Sign an Updated Agreement to Allow an Enclosed Balcony over a Public Pedestrian Right-of-Way with Riverhorse on Main, Located at 540 Main Street, in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute the Third Addendum to the Design Professional Services Agreement, in a Form Approved by the City Attorney, with CH2M, Inc., for the 3Kings Water Treatment Plant (3KWTP) Phase III Design Services in an Amount Not to Exceed $565,000:

3. Request to Authorize the City Manager to Exercise a Seven Month Contract Extension in a Form Approved by the City Attorney for an Amount Not to Exceed $17,000 for City Facilities and $68,000 for the Historic Park City Alliance (HPCA) Main Street Area:

Council Member Gerber moved to approve the Consent Agenda. Council Member Worel seconded the motion.

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RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VI) OLD BUSINESS

1. 2019 Park City Kimball Art Festival Debrief
Chris Phinney, Special Events Coordinator, stated the Kimball staff worked with police and complied with the Kimball Terrace requirements.

Jory Macomber, Kimball Art Center Executive Director, stated this event was owned by the entire community. Statistics from the festival were given, including economic and environmental impacts.

Council Member Gerber asked about the tracking system. Macomber indicated not all the information was entered into the system, so it wasn't completely accurate. Council Member Ware Peek asked about international attendees. Macomber stated they did not have a zip code and couldn't be tracked. Harte indicated there were attendees from Hong Kong, Puerto Rico and a few other locations, but all the information couldn't be tracked.

Council Member Worel asked if the average amount spent included lodging, to which Macomber responded in the affirmative. Council Member Joyce asked if anything different would be done for Summit County residents next year. Macomber indicated there were plans, but they were not yet confirmed.

Mayor Beerman opened the meeting for public input.

Betsy Wallace, Sundance, thought it was a great event and the gala was very well done.

Mayor Beerman closed the public input portion of the meeting.

2. Consideration to Approve a Purchase Agreement to Acquire Five (5) Acres of the Armstrong Snow Ranch Pastures for $3,550,000 from Armstrong Holdings LLC. AND Subsequently Grant a Conservation Easement on the Five (5) Acres to Utah Open Lands, in a Form Approved by the City Attorney:
Heinrich Deters, Trails and Open Space Manager, presented this item and thanked Kerry and Herb Armstrong for the completion of this conservation project. This conservation easement would remove 50 units of density. He clarified that Kerry Armstrong would be granting a conservation easement on 14 adjacent acres to the five acres the City was purchasing. The City was granting a conservation easement on its

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five acres. Deters also stated the winter golf course cross country skiing proposed expanding the trails onto this property.

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

Council Member Ware Peek moved to approve a purchase agreement to acquire five (5) acres of the Armstrong Snow Ranch Pastures for $3,550,000 from Armstrong Holdings LLC. AND subsequently grant a conservation easement on the five (5) acres to Utah Open Lands, in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Consideration to Approve Special Service Contract Round Two Recommendations:

Jed Briggs and Josh Miller, Budget Department, presented this item. Miller stated this item was to approve social equity and innovation special service contract recommendations. There were four categories and there were applicants for all four categories.

Briggs stated the categories were based on the social equity strategic plan: housing needs, education - after school learning opportunities for working families, inclusion – focusing on events for diverse groups, and workforce development - job skills and language improvement. He stated the $165,000 that was allocated for the contracts was not completely used, and the remainder could be used for extraordinary requests.

Council Member Joyce stated the applications were well thought out and there was triple the requests than funds available for distribution. He explained the purpose of the social equity money and was pleased with the ideas presented. He noted the requests that were the same as in previous years did not get the same consideration. One committee discussion was funding within the school district, since 70% of students lived outside the City limits. He recommended more discussion on this topic.

Council Member Ware Peek asked why the Latino Arts Festival got money when other arts programs did not. Council Member Worel stated this festival was a premier event that brought the community together – every ethnicity and every age. One of the criteria was building capacity and the committee asked what the Christian Center could do to expand capacity. The Christian Center had contemplated reducing the festival to one day. They were partnering with the Summit County/Park City Arts Council because it was expensive for one organization and they needed partners. This funding helped them keep the extra day in the event.

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Council Member Gerber asked if there was an understanding that these groups should not be coming back year after year. Council Member Joyce indicated it was disclosed that this was one time funding. Council Member Gerber stated at the Mountain Towns 2030, there were discussions with communities that did a lot for childcare. She wanted to have more discussion on that. Mayor Beerman suggested childcare might be a separate discussion.

Council Member Ware Peek asked if the guidelines were clear in the application. Council Member Joyce stated the application was clear and some entities were not a fit to the intent of the contracts.

Mayor Beerman opened the meeting for public input.

Kara Cody, Park City Education Foundation, thanked Council for the contract to fund after school care for students. She reported affluent middle schoolers had 60,000 more enrichment experiences than less affluent students.

Jocelyn Scudder, Arts Council, thanked the City for supporting the Latino Festival. She wanted the festival to meet the goals of the City.

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney thanked Council Members Worel and Joyce for their work and for Council Member Joyce's explanation of the intention of the contract process. Council Member Worel thanked the nonprofits for their patience. Mayor Beerman appreciated that they called the applicants to let them know why they were or were not selected.

Council Member Worel moved to approve the Special Service Contract Round Two recommendations. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VII) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2019-54, an Ordinance Approving the Aerie Phase I, Amending Lots 9, 10 and 11, Plat Amendment, Located at 1312, 1324 and 1336 Aerie Drive, Park City, Utah:

Alex Ananth, Planning Department, and Marshall King, Alliance Engineering, presented this item. Ananth stated a condition was revised to limit the square footage of the home to 13,500 square feet, but not include the basement areas, garages and accessory building in that maximum allowance. A second condition that referred to Building Height was revised to read Height Restrictive Covenant.

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Council Member Joyce indicated the staff report verbiage was not consistent with the ordinance. Mayor Beerman asked what the total square footage would be. Ananth indicated it would be 17,000. Mayor Beerman asked what the next closest square footage in neighborhood was, and it was indicated the residence was 12,000 square feet, but the lot being considered was much bigger than the surrounding lots.

Council Member Gerber requested a discussion on affordable housing requirements for homes of this size. Council Member Ware Peek thought this home was out of scale with the rest of the area. Ananth stated the lot was almost four acres. If the lots were not combined, the three potential homes on those lots could equal the size of this one home. She also noted the home was set back and hidden. Council Member Gerber felt a house of this size took more energy, water, etc. and future homes of this size should have different requirements. Council Member Joyce stated the code would have to be changed by zone.

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

Council Member Henney asked if there were comments from the neighbors. Ananth stated there was a comment and the City responded by requiring additional setbacks. Council Member Henney stated there was a code and the approval had to be considered within the code. Council Member Gerber indicated the code was what the Council determined, so it was important to have these discussions in order to voice the discomfort of the Council members.

Council Member Joyce moved to approve Ordinance No. 2019-54, an ordinance approving the Aerie Phase I, amending Lots 9, 10 and 11, Plat Amendment, located at 1312, 1324 and 1336 Aerie Drive, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

2. Consideration to Approve Resolution 22-2019, a Resolution Adopting the 2020 Housing Assessment and Plan, the Five-Year Moderate Income Housing Plan, as an Addendum to the 2014 General Plan, and the 2019 Moderate Income Housing Report for Park City, Utah:

Jason Glidden, Rebecca Ward and Rhoda Stauffer, presented this item. Glidden stated the state passed Senate Bill 34, which required affordable housing. This bill offered 23 strategies and required the City to adopt four of those options since it had fixed route transit. The bill also stated that the City would be ineligible for State Transit Funding and State Transportation Funding if the City's plan was not updated by December 1st. He indicated the City currently addressed 20 of the 23 strategies that the state offered.

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The four strategies included in the assessment and plan included, 1) building affordable and attainable units on City-owned property through public-private partnerships, 2) developing a financial strategy to use Housing Authority bonds to build Housing Authority-owned low and moderate income rentals, 3) implementing zoning incentives for affordable units in new developments and reducing parking for certain affordable housing, and amending the Land Management Code (LMC) to incentivize the development of affordable housing and 4) encouraging affordable housing near transit - within 1/4 mile of a fixed route transit stop.

Ward reviewed the moderate income housing requirements and noted the state based those on population growth. According to the state, the City had an excess of housing for those at 50% - 80% AMI, and the City fell short on housing for those earning 30% AMI by 65 units. Glidden noted the 84098 zip code was included in the state report and staff was working to correct the error. Glidden noted the state would not allow affordable housing to be built outside the City limits, but he thought that would change if transit routes were available.

Council Member Gerber referred to the workforce wage calculator and noted wages went down in 2019. Glidden stated the workforce wage was the actual wage in Park City, and it could be indicative of an increase in lower wage jobs.

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

Council Member Gerber indicated the report showed the need for affordable housing in the City.

Council Member Ware Peek moved to approve Resolution 22-2019, a resolution adopting the 2020 Housing Assessment and Plan, the Five-Year Moderate Income Housing Plan, as an addendum to the 2014 General Plan, and the 2019 Moderate Income Housing Report for Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

3. Consideration of the Appeal of the Planning Department's Approval of the Historic District Design Review for the Construction of a New Single Family Dwelling Located at 139 Main Street:

Mayor Beerman asked Council some qualifying questions. The Council members didn't have any motions to make with regard to this appeal.

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Hannah Tyler, Senior Planner, stated Jeff Creveling was the appellant and a neighbor of 139 Main Street. Creveling displayed homes in the immediate vicinity of the subject property and requested that Council look at the slope of the roofs, the windows, etc. He reviewed the Historic District requirements in the 1980s and the subsequent revisions to present. He reviewed the wall had to be retained in its original dimensions, and read the requirements, i.e. the mass shall be at the rear of the lot, principle doors shall be compatible, windows shall be historic in size, roofs shall be visually compatible with the neighbors and of similar height, porches shall be similar to the streetscape, materials shall be similar, decks shall be constructed in inconspicuous areas, roof decks shall be visually minimized. He summarized that he and other citizens wanted the historic guidelines followed.

Tyler reviewed the design review process that ended with the approval of this project. The site was removed from the Historic Register in March, 2018. She noted a significant portion of the wall would be retained. The portion of the rock removed would be added around the corner of the driveway. The review team measured the project and the design went through four revisions before approval.

Caitlyn Barhorst, Historic Preservation Planner, indicated the placement of the stairs matched the historic stairway. She indicated the review team discouraged mimicking historic structures so people would know it was a new structure. The porch was expanded from the original design and a solid railing was added above the garage. Metal was on part of the home and was consistent with remodels and other new construction in the district. Tyler indicated staff would defend the design and she felt it complied with the LMC and the Historic District Design Guidelines.

Barry Turner, owner of 139 Main Street, stated this would be a second home because he also owned a home on Ridge Drive. He followed the code and wanted to be compliant. The architect agreed with staff's report and the asserted the process was not rubber-stamped. The design went through several revisions.

Council Member Gerber asked about the material on the front. It was indicated that was a metal shingle. Council Member Ware Peek asked if that existed on other buildings in Old Town, and the response was affirmative. Council Member Ware Peek asked about the white stone for steps. The owner stated the stone color had yet to be approved, but it would blend with the existing stone. Council Member Gerber asked about the porch definition. Barhorst stated it defined an entryway and there were many forms, but there was no requirement of the porch being a certain width.

Council Member Joyce asked about the preservation of the wall. Barhorst stated a curb cut was allowed for a driveway because a two car off-street parking requirement was applied in this zone. It was noted the wall to be removed would be used to line the driveway. Council Member Joyce asked about the glass on the house. Barhorst

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indicated the glass was consistent with the design. Council Member Joyce couldn't find another building with as much glass that this design had on the third floor. Barhorst stated the ratio was applied to the facade as a whole. There were fewer windows on the second level and more on the third. Tyler stated it was compatible with the district.

Mayor Beerman opened the public hearing.

Clive Bush agreed with Creveling and indicated the wall adjacent to his home was the foundation to the old mill and was significant. Whether the wall was on the register or not did not matter because it was 100 years old and was historic. In 2013, there was a meeting where it was determined that 20% of the wall would be removed for affordable housing. Board member Holmgren felt it was unacceptable that any of the wall be removed. He stated another new construction had a deck and windows in the back, but was completely compatible with the neighborhood in the front. This house was backwards, with the party deck and French doors on the front.

Betsy Wallace stated the house was not historic, but was next to 16 other historic homes on the street. There was a historic streetscape and the house should be compatible since it would be there a long time.

Rob Dixon stated he had a non-historic home on Main Street. He was told the wall could not be removed, but being delisted allowed for the removal of the wall. Also, now the wall could be removed for parking requirements. He did not see that provision in the historic guidelines. He thought the home should be compared to other homes on Main Street and not to the entire district.

Ed Godycki explained the process that went into renovating his historic home. He thought there was a whimsical nature to the approval process. He was concerned about the lack of thinking or negotiation with the design on the part of the Planning Department.

Sandra Morrison explained the wall was a great asset, and read the LMC about how a structure could be added to the National Registry. She indicated the City was great at preserving housing and she wanted attention given to preserving other structures. She stated this project could be stopped midway through and noted 569 Park Avenue was ready to pull a demolition permit when it was declared historic. She noted if the LMC was changed, the museum could begin nominating other sites as historic structures. She requested staff nominate 139 Main Street for the National Registry because of the wall.

Mayor Beerman closed the public hearing.

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Council Member Worel asked when the house was removed. Barhorst stated it was removed in 1984 or 1985. She asked if the code required that parking be onsite, to which Tyler responded in the affirmative. Council Member Henney asked if the property was cross referenced upon being delisted, to see if the City wanted to identify it as significant. Tyler indicated the City did not look at this site.

Plane stated Council should be aware the burden was on the appellant to demonstrate that the technical staff erred in their application of the design guidelines or the LMC to the project. If there was any question, the code would be construed in favor of the applicant. Council Member Ware Peek asked why the rock wall wasn't required to be reconstructed along the front. Barhorst stated it wasn't required, but the owner was reconstructing it in the driveway.

Creveling stated he respected the historic planning process. He understood the parking requirement, but this was a historic wall. The appeal wasn't because of one point, but dozens of points led to his opposition. Council Member Gerber asked about the term under-scaled entry. Tyler stated the entry needed to be seen from the street. Council Member Gerber felt this entry was under-scaled and was not welcoming or compatible. The porch element was missing. Turner stated he wouldn't have purchased the property if it had been designated historic. He did his due diligence by asking Planning if a home could be built on the property. He also performed soil testing prior to purchasing the property.

Mayor Beerman stated Council could grant the appeal, deny the appeal, or grant in part and deny in part. Council Member Joyce indicated that as long as the home met code, it didn't matter if the neighbors liked it. He didn't like the windows, but on Woodside there was a lot of glass, so he couldn't argue that. He favored denying the appeal. Council Member Ware Peek agreed. Council Member Worel stated the lot had development rights and the wall was not protected. The design met code. Council Member Henney didn't see any evidence that the Land Use Authority erred, so he felt it met code. Council Member Gerber understood about the development rights, but she was concerned it didn’t meet the guidelines and wanted those addressed. The windows were not compatible and the under-scaled porch made it feel like it wasn’t compatible. Council Member Worel did not like the guidelines because she felt they were arbitrary and left a lot of discretion to staff, but if the project met the guidelines then Council needed to allow it.

Council Member Henney moved to deny the appeal and uphold the Land Use Authority findings for the construction of a new single family dwelling located at 139 Main Street. Council Member Ware Peek seconded the motion.

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RESULT: APPEAL DENIED
AYES: Council Members Henney, Joyce, Ware Peek and Worel
NAY: Council Member Gerber

4. Consideration to Continue an Ordinance Approving The King's Crown Condominium Plat Located at 1271 Lowell Avenue, Park City, Utah:

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

Council Member Joyce moved to continue an ordinance approving the King's Crown Condominium Plat located at 1271 Lowell Avenue, Park City, Utah to November 21, 2019. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO NOVEMBER 21, 2019
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

Council Member Ware Peek moved to close the meeting to discuss property, personnel and litigation at 10:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting at 11:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek and Worel

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 11-21-2019

Old Town Access & Circulation

Council Work Session

November 7, 2019

1. Broad Study vs. Near Term Implementation (not mutually exclusive);
2. Ground Transportation & Reciprocal Business License;
3. Drop & Load (and Staging) Parking Permits;
4. Peak Day Circulation Plan (staff communication, Council will see final plan as part of Supplemental Plan approval).

Alexis Verson, Jenny Diersen, Jonathan Weidenhamer,
Johnny Wadsen, Andrew Leatham, Corey Legge

Goals

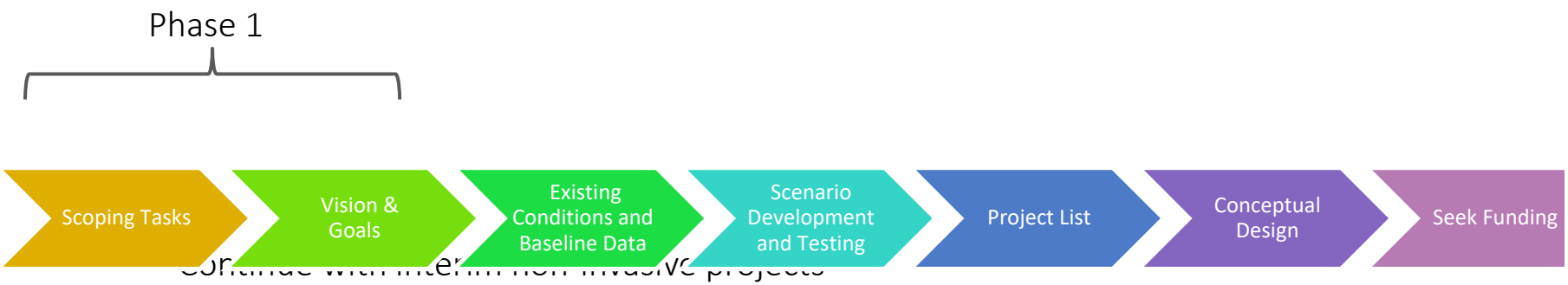
<u>Assumption:</u>

The system is broken. Today's construct is inconsistent and incompatible with Community values.

<u>Goals:</u>

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

1. Broad Plan vs. Near Term Implementation (not mutually exclusive)



- Continue with interim non-invasive projects
  - Can be done quickly
  - Long term vision may be lacking
  - Reactionary?

- Old Town Circulation Strategic Plan ($230,000-$280,000)
  - Data collection + public input → model scenarios → identify impactful projects
  - Strategic implementation plan with vetted projects & outreach
  - Takes longer, doesn't allocate funding for specific projects until after deliverables

- Alternatively:
  - Phased Approach – split into smaller pieces.
  - Identify vision & goals (and what we don't know) & priority areas critical for next steps;
  - Reward next phases based on performance and satisfaction with progress.

2. Ground Transportation & Reciprocal Business License

Recommendation:

1) Change the type of license to a “Ground Transportation license”; and

2) Adopt a reciprocal license approach, where providers only require one license through any jurisdiction in the state of Utah:

- These changes will clarify and restate baseline requirements for drivers insurance standards and alignment with State Code;

- Continue to require drivers who conduct business in PCMC to have a business license including the following which suffice:
  - PCMC GT license available at City Hall or online;
  - Parent hotel or lodging company with a business license;
  - Reciprocal business licenses from other jurisdictions; including: TNC umbrella license;
  - Ground transportation license (taxi, or other private vehicle used to transport passengers, whether or not fare charged);

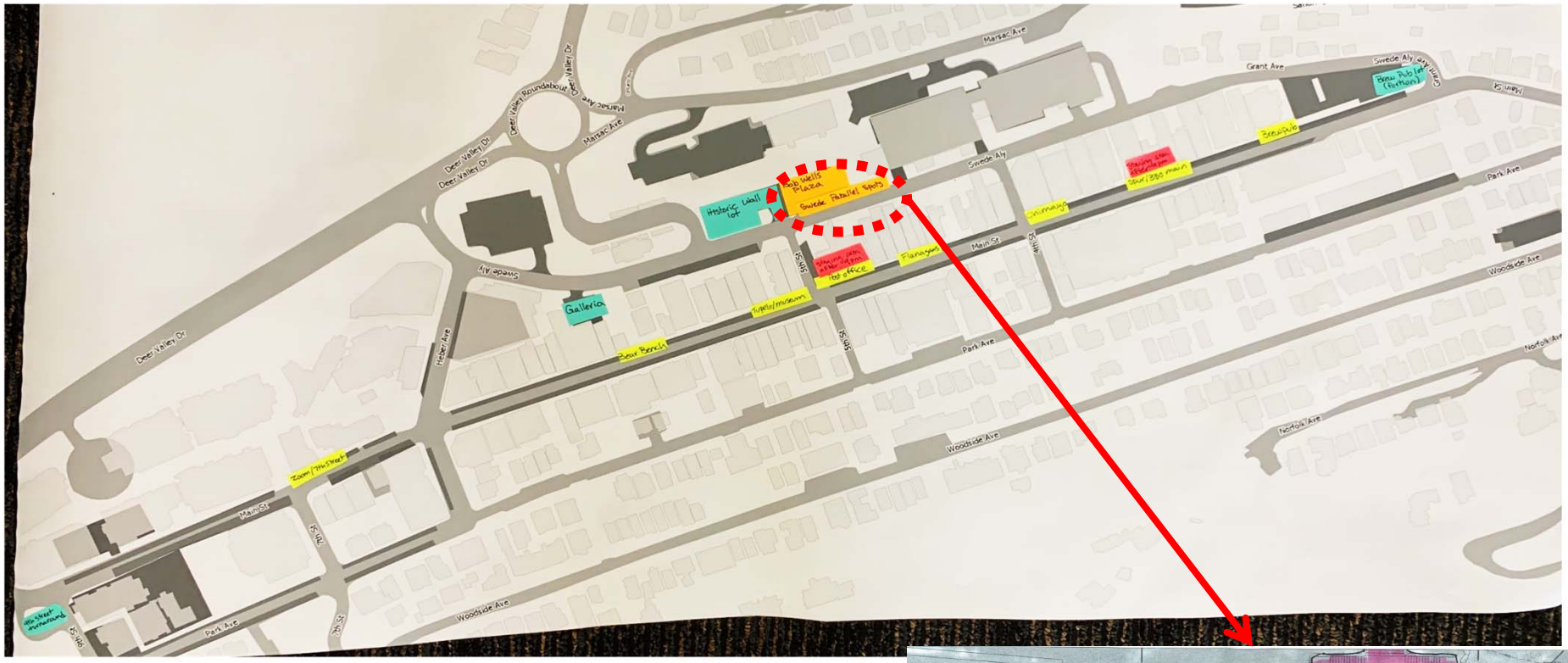
3. Drop & Load (and Staging) Parking Permits

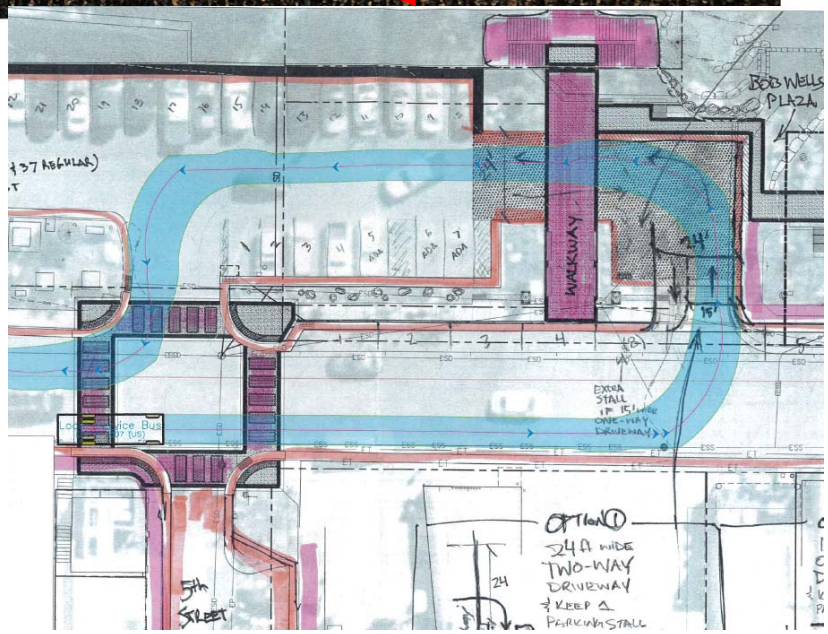
Recommendation:

- Implement several, strategic paid Drop and Load Parking and Staging (DLS) Zones on Main Street during the peak winter season.
  - 5 Base Zones on Main St. (12 parking spaces);
  - Option to expand into 3 more Main Street Zones (9 more spaces/21 total)
  - :15 minute free parking until 5:00 pm for everyone.
  - Post Office & 350 Main allow :15 staging after 5.

- Create 2 base, unpaid DLS Zones off Main.
  - Bob Wells South End (17 Spaces);
  - Parallel Parking for Oversize Vehicles (9 spaces)

- Prohibit Ground Transportation vehicles and other commercial traffic, along with oversize vehicles from pick up and drop off on Main Street, except for the permitted DLS Zones.
- Option to create additional unpaid DLS Zones
  - Brewpub (8 spaces)
  - 9th Street Turnaround (0)
  - Galleria (10)
  - Historic Wall Lot (20)





Permitted/ Paid DL

Base Free DL Zone & Oversize Vehicle DLS

Expanded Free DLS Zone

To Date:

- Ongoing Outreach
  - Multiple Council public meetings
  - Lodging
  - HPCA
  - For-Hire

- Tiered approach to projects in Old Town:
  - More signage
  - Grappa and Main street improvements/bulb out
  - DLS drop and load zones (rolling out in November)
  - Vegetation clearing for better site lines
  - 4th and 5th street treatments
  - Lodging Association actions

- Data collection for:
  - Crashes in Old Town
  - Turning movements at Hillside
  - Traffic volumes/speeds at Hillside
  - Some vehicle types counted in 2018

- Project development and costs assumptions for:
  - Hillside covered walkway
  - Microsimulations on/near Hillside
  - Roundabout conceptual designs (Main and Swede, and Trolley turnaround)
  - Pick up/drop off designs for lower Swede Alley
  - Wayfinding signage

Old Town Access & Circulation

Council Work Session

November 7, 2019

1. Broad Study vs. Low Hanging Fruit (not mutually exclusive);
2. Ground Transportation & Reciprocal Business License;
3. Drop & Load (and Staging) Parking Permits;

FLAGSTAFF MOUNTAIN RESORT

HISTORIC PRESERVATION PLAN UPDATE

City Council Study Session

November 7, 2019

Why are we here?

- The Park City Museum and members of the community have voiced concern about Historic Preservation in the Flagstaff Development Agreement Boundary and compliance with underlying 2001 obligations.

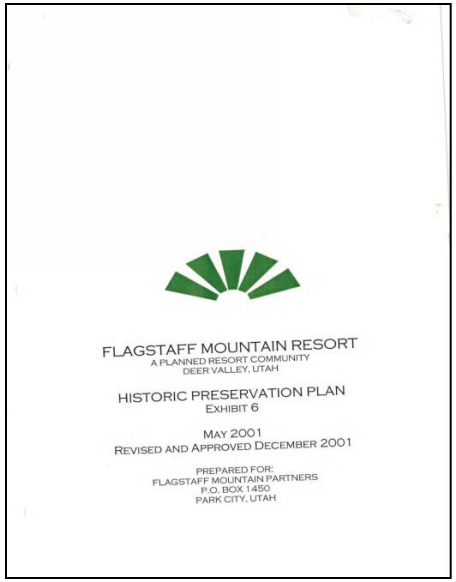
- Planning Commission requested that City Council review an updated Historic Preservation Plan to provide guidance and policy direction.

- The Memorandum of Agreement (MOA) between the City and the EPMOA stipulates that a Historic Preservation Plan Update will be submitted to the City to prioritize outstanding work requirements.

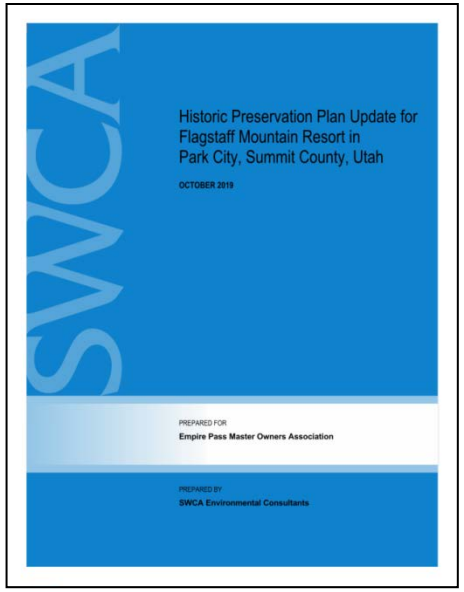
What is being updated?

- October 2001: Planning Commission approved a 127-page Historic Preservation Plan.
- December 2001: Planning Commission approved a revised 10-page Historic Preservation Plan as Technical Report 6 (Exhibit 6).
  - This included a matrix containing 21 resources that specified recommended improvements and preservation measures.

- **As required of the EPMOA, SWCA submitted a 2019 Historic Preservation Plan Update which analyzed 19 of the 21 sites identified in the December 2001 approved Technical Report 6.**



December 2001 Historic Preservation Plan (Technical Report #6)



2019 Historic Preservation Plan Update

Recommended Action Items:

1. Prioritizing expenditures on compliance items within the 2001 Flagstaff Mountain Resort Historic Preservation Plan (19 of 21 resources - see below) and confirm site-specific prioritization and prescribed treatment options.
2. Proactively work with responsible parties for the necessary treatments and actions to achieve compliance with the 2001 Flagstaff Mountain Resort Historic Preservation Plan.
3. Determine if City Council wishes to create additional funding mechanisms to assist in historic preservation efforts, such as:
   - General Fund
   - Repurpose Real Estate Transfer Fee
   - Grant Funding

Prioritizing Outstanding Work Requirements

- Three (3) Categories of Outstanding Work:
  1. Building/Structural Preservation
  2. Interpretive Signs
  3. Revegetation of Waste Dumps

4. Additional Priority List beyond underlying obligation

Category #1: Building/Structural Preservation

- 2 of the 21 resources required historic preservation of physical buildings or structures.

TABLE 3: Outstanding Building/Structural Treatments

Resource	2001 Recommended Building/Structural Treatment	Outstanding Building/Structural Treatments to comply with 2001 Recommended Treatments
Judge Mining and Smelting Company Office	• The building site will be cleaned of debris in summer 2001. • With the first phase of Flagstaff development the restoration of the building will be initiated, interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. • After restoration, the building is anticipated to serve as office and recreation uses for the Flagstaff development. (SWCA 2001)	• The 2001 HPP Summary recommendation relating to the restoration and reuse of the building did not take place. Instead, measures have been taken to stabilize the building in its current condition. Additional work required to achieve stabilization is outlined below.
Little Bell Ore Bin	• With the first phase of Flagstaff development the Little Bell Ore bin will be provided permanent shelter in the form of all weather roofing. • Interpretive signage will be installed to explain the history and function of this feature and describe its relationship with other historic mining-related features in the immediate vicinity. • Additional building stabilization will occur in summer 2001. (SWCA 2001)	• An all-weather roof has not yet installed or constructed over the ore bin. To reduce or eliminate snow accumulation and further moisture damage on the bin interior, the addition of a flat covering remains a recommendation; this covering could consist of weathered boards with gaps between them, or it could consist of a more impermeable roof concealed under boards or set slightly below the wall tops on the bin interior to minimize visual changes. Adequate ventilation must be maintained on the bin interior. • The majority of serious structural issues relating to the wood posts have been corrected to meet the 2001 recommendations. • (*interpretive sign still outstanding – see Category #2* below)

Figure 3. Overview of Judge Mining and Smelting Company Office, facing southwest.

Figure 9. Southeast side of Judge Mining and Smelting Company Office, facing west. Note collapsed roof and spalling concrete of wall.

Category #2: Interpretive Signs

- 11 resources still need interpretive signs:

TABLE 4: Outstanding Interpretive Signs	
Resource Name	**Resource Type**
Ontario Mine Shaft No.3	*Shaft*
Anchor (Daly-Judge) Drain Tunnel	*Structure*
Daly Mine No.1 Waste Dump	*Waste Dump*
Daly Mine No.2 Shaft	*Shaft*
Daly-West Mine Headframe, Shaft, and Hoist	*Structures (2) and Shaft*
Daly-West Mine Fire Hydrant Shacks	*Structures (3)*
Daly-West Mine Waste Dump	*Waste Dump*
Diamond-Nemrod Mine Waste Dumps	*Waste Dump (2)*
White Pine Mine Waste Dumps	*Waste Dump (2)*
Flagstaff Mine Waste Dump	*Waste Dump*
Naildriver Mine Waste Dump	*Waste Dump*

Category #3: Revegetation of Waste Dumps

- 7 resources still need additional revegetation

TABLE 5: Outstanding Revegetation		
Resource Name	**Resource Type**	**Revegetation Percentage (%)**
Ontario Mine Shaft No.3	*Shaft*	*70%*
American Flag Mine Waste Dump	*Waste Dump*	*50%*
Daly-West Mine Waste Dump	*Waste Dump*	*50%*
Diamond-Nemrod Mine Waste Dumps	*Waste Dump (2)*	*30-50%*
White Pine Mine Waste Dumps	*Waste Dump (2)*	*0-40%*
Flagstaff Mine Waste Dump	*Waste Dump*	*% not determined*
Naildriver Mine Waste Dump	*Waste Dump*	*% not determined*

Category #4: Priority List Beyond 2001 Obligation

- In collaboration with the Park City Museum, the following resources have been identified as in need of additional preservation treatments beyond the 2001 obligation:

Resource Name	Resource Type	Park City Museum's Estimated Costs:
Daly-West Mine Headframe, Shaft, and Hoist	*Shaft and Structures*	$230,000 (not including new fence)
Daly-West Mine Fire Hydrant Shacks	*Structures*	$60,000 (for all 3)
White Pine Mine Log Structure	*Waste Dump (with Structure)*	$40,000 (for all 2)
*** Explosives Bunker**	*Structure*	$40,000
*** Alliance Drain Tunnel Site – Wooden House**	*Building*	$95,000
*** Alliance Drain Tunnel Site – Pump House**	*Building*	$75,000
*** Alliance Drain Tunnel Site – Steel Building**	*Building*	$150,000
*** Ontario Mine Water Tank**	*Structure*	$60,000
*** Judge Aerial Tram Towers**	*Structure(s)*	$30,000 (for 2)
*** Judge Loading Station**	*Structure*	

Proactively Work with Responsible Parties to achieve compliance:

- The MOA states that the EPMOA is responsible for any site that was not in operation in 2001.
- The MOA establishes a timeline to achieve compliance with the 2001 Historic Preservation Plan obligations.
- The 2019 Historic Preservation Plan update is an effort to determine the outstanding work from the 2001 Historic Preservation Plan.
- Some of the sites identified on the Priority List are located within conservation easements or open space within the Flagstaff Boundary.

Funding Mechanisms to assist in compliance

TABLE 10: Memorandum of Agreement Funding Sources and Recurrence				
Source	**Beneficiary**	**Amount**	**Reason**	**Recurrence**
EPMOA	Park City Museum	$65,000	Reimbursement for preservation treatments on the Little Bell Ore Bin.	One-Time Payment
Storied Development	PCMC (in escrow)	$40,000	To be held in escrow for costs incurred by the EPMOA in stabilizing the roof structure of the Judge Mining and Smelting Office	One-Time Payment
REDUS	PCMC (in escrow)	$40,000	To be held in escrow for costs incurred by the EPMOA in stabilizing the roof structure of the Judge Mining and Smelting Office	One-Time Payment
PCMC (Open Space/Transit Management Fee)	"Maintenance Fund"	$20,000	To complete maintenance work consistent with the 2001 HPP (Technical Report #6) obligations.	Annually for 10 years from execution of the MOA
EPMOA	"Maintenance Fund"	$20,000	To complete maintenance work consistent with the 2001 HPP (Technical Report #6) obligations.	Annually for 10 years from execution of the MOA

- Additional funds have been confirmed from other developers since Monday: $40,000 (2 x $20,000)
- New Total of $120,000 on the table immediately not including Maintenance Fund.

Recommended Action Items:

1. Prioritizing expenditures on compliance items within the 2001 Flagstaff Mountain Resort Historic Preservation Plan (19 of 21 resources - see below) and confirm site-specific prioritization and prescribed treatment options.
2. Proactively work with responsible parties for the necessary treatments and actions to achieve compliance with the 2001 Flagstaff Mountain Resort Historic Preservation Plan.
3. Determine if City Council wishes to create additional funding mechanisms to assist in historic preservation efforts, such as:
   - General Fund
   - Repurpose Real Estate Transfer Fee
   - Grant Funding

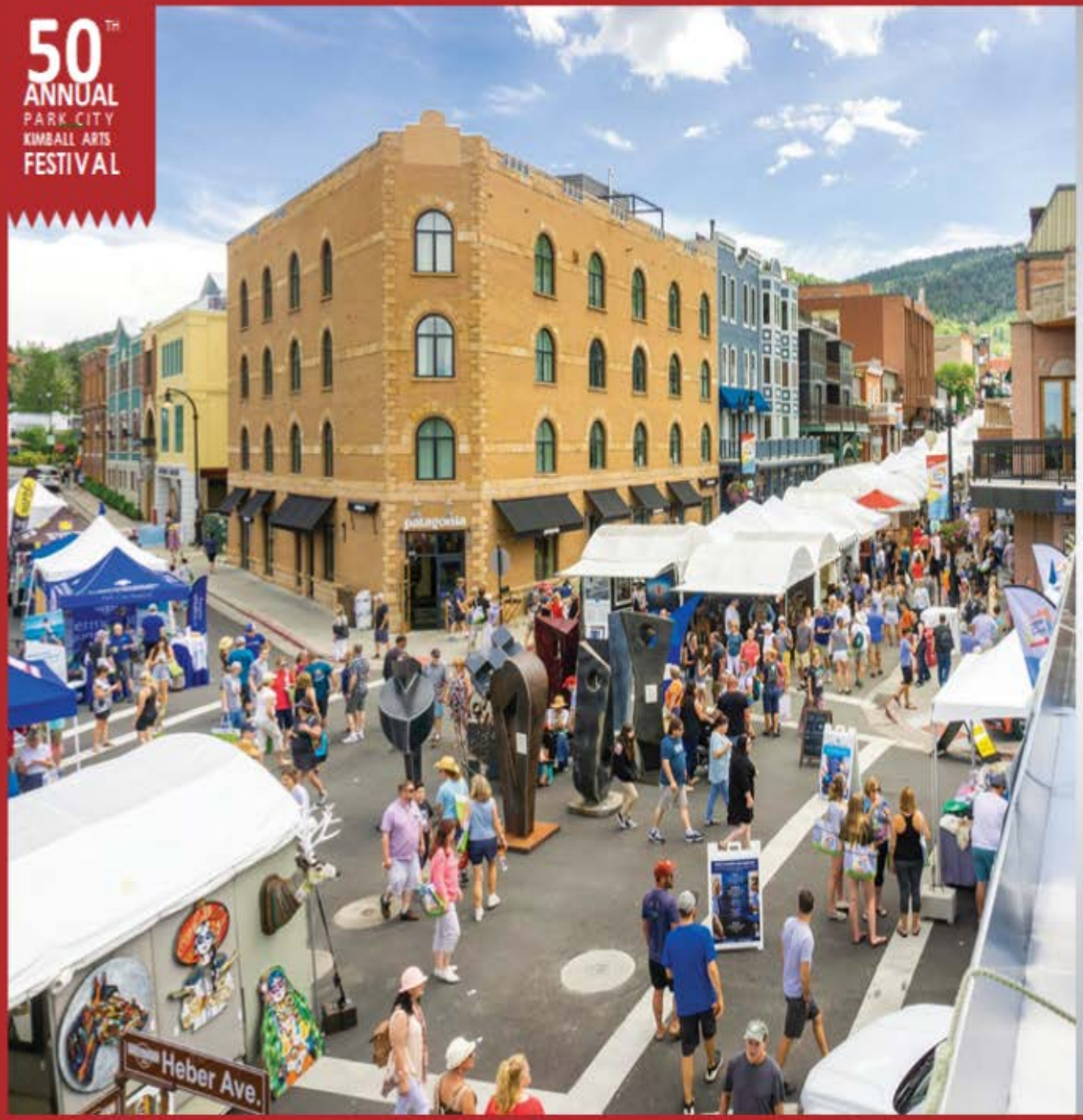
TABLE 2: Compliance Summary of Treatments Recommendations for all 17 Resources

⚒ = NOT COMPLETE N/A = NOT APPLICABLE ✓ = COMPLETE **2001 TREATMENT RECOMMENDATIONS**

NAME (listed in order of 2001 HPP Chart)	RESOURCE TYPE	SIGN	REVEGETATION (% COMPLETE)	BUILDING/ STRUCTURAL
Ontario Mine Shaft No.3	*Shaft*	⚒	⚒ (70%)	N/A
Anchor (Daly-Judge) Drain Tunnel	*Structure*	⚒	N/A	
Judge Mining and Smelting Company Office	*Building*	✓	N/A	⚒
American Flag Mine Waste Dump	*Waste Dump*	✓	⚒ (50%)	N/A
Daly Mine No.1 Waste Dump	*Waste Dump*	⚒	✓	N/A
Daly Mine No.2 Shaft	*Shaft*	⚒	N/A	N/A
Daly-West Mine Headframe, Shaft, and Hoist	*Structures (2) and Shaft*	⚒	N/A	N/A
Daly-West Mine Fire Hydrant Shacks	*Structures (3)*	⚒	N/A	N/A
Daly-West Mine Waste Dump	*Waste Dump*	⚒	⚒ (50%)	N/A
Quincy Mine Hoist Plant	*Structure*	✓	N/A	N/A
Quincy Mine Shaft and Waste Dump	*Shaft and Waste Dump*	✓	✓	N/A
Little Bell Mine Ore Bin	*Structure*	✓	N/A	⚒
Little Bell Mine Waste Dump	*Waste Dump*	✓	✓	N/A
Diamond-Nemrod Mine Waste Dumps	*Waste Dump (2)*	⚒	⚒ (30-50%)	N/A
Anchor Mine Waste Dump	*Waste Dump*	✓	✓	N/A
White Pine Mine Log Structure	*Structure*	✓	N/A	N/A
White Pine Mine Waste Dumps	*Waste Dump (2)*	⚒	⚒ (0-40%)	N/A
Flagstaff Mine Waste Dump	*Waste Dump*	⚒	⚒ (% not determined)	N/A
Naildriver Mine Waste Dump	*Waste Dump*	⚒	⚒ (% not determined)	N/A

American Flag Mine Waste Dump
Judge Mining and Smelting Company Office
Anchor (Daly-Judge) Drain Tunnel
Ontario Mine Shaft No. 3
Daly Mine No. 2 Shaft (Estimated Location)
Daly Mine No.1 Waste Dump
Diamond-Nemrod Mine Waste Dump (Diamond Waste Dump)
Diamond-Nemrod Mine Waste Dump (Nemrod Waste Dump)
Daly-West Mine Waste Dump
Daly-West Mine Headframe, Shaft, and Hoist
Daly West Mine Fire Hydrant Shacks
Naildriver Mine Waste Dump
Quincy Mine Shaft and Waste Dump
Quincy Mine Hoist Plant
Anchor Mine Waste Dump
Little Bell Mine Waste Dump
Little Bell Mine Ore Bin
White Pine Mine Log Structure
White Pine Mine Waste Dump (Downslope)
White Pine Mine Waste Dump (Ridgeline)
Flagstaff Mine Waste Dumps

50TH ANNUAL PARK CITY KIMBALL ARTS FESTIVAL



kimball arts festival park city

2019

summary

kimball arts festival park city

Our Audience

annual household income

- UNDER $50,000: 12%
- $50,000 - $99,999: 21%
- $100,000 - $149,999: 19%
- $150,000 - $200,000: 18%
- MORE THAN $200,000: 30%

age range of attendees

- 18-30: 11%
- 31-45: 16%
- 46-60: 33%
- 61-70: 22%
- OVER 70: 18%

utah attendees by county

- SALT LAKE COUNTY: 42%
- SUMMIT COUNTY: 23%
- UTAH COUNTY: 14%
- WEBER COUNTY: 5%
- DAVIS COUNTY: 12%
- WASATCH COUNTY: 1%
- WASHINGTON COUNTY: 1%
- OTHER: 2%

education level last completed

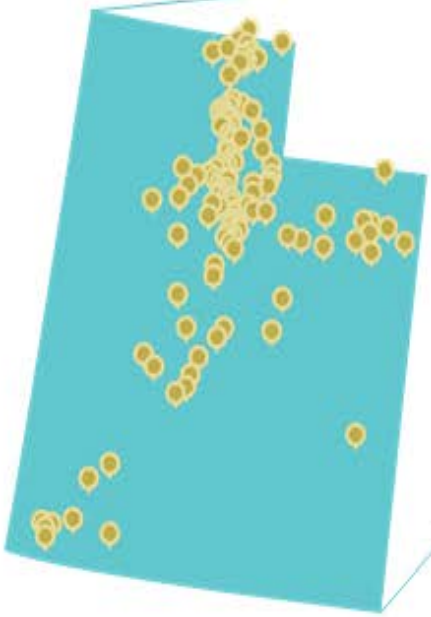
- LESS THAN HIGH SCHOOL: 1%
- HIGH SCHOOL DEGREE: 7%
- SOME COLLEGE/TECHNICAL SCHOOL: 13%
- ASSOCIATE DEGREE: 7%
- COLLEGE GRADUATE: 43%
- POST-COLLEGE GRADUATE: 29%

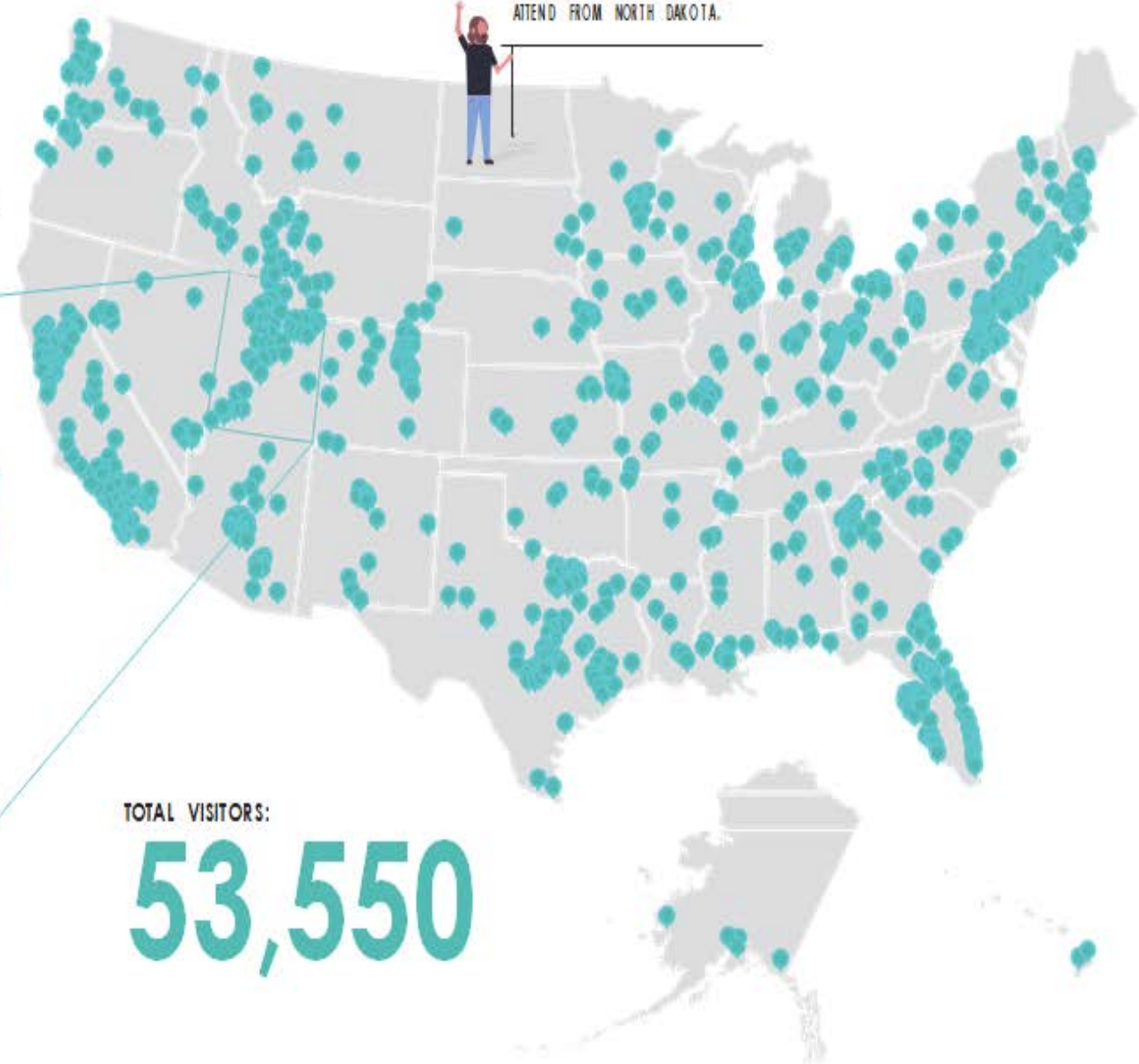
kimball arts festival park city

2020 GOAL

GET AT LEAST ONE RESIDENT TO ATTEND FROM NORTH DAKOTA.

Where do our attendees live?





TOTAL VISITORS:

53,550

Where do our locals live?

+12%

TOTAL ECONOMIC IMPACT:

$26,366,146

PARK CITY KIMBALL ARTS FESTIVAL BY THE NUMBERS

1013	$1,200,000+	13
APPLICATIONS SUBMITTED	IN ARTIST SALES	VISUAL ARTS PRESENTED

"Park City is well known for hosting the Sundance Film Festival and we'd say the Park City Kimball Arts Festival is just as glamorous!"

—LAURA BYRNE AND ANNA TATARIS DE JESUS, TAMPA BAY PARENTING

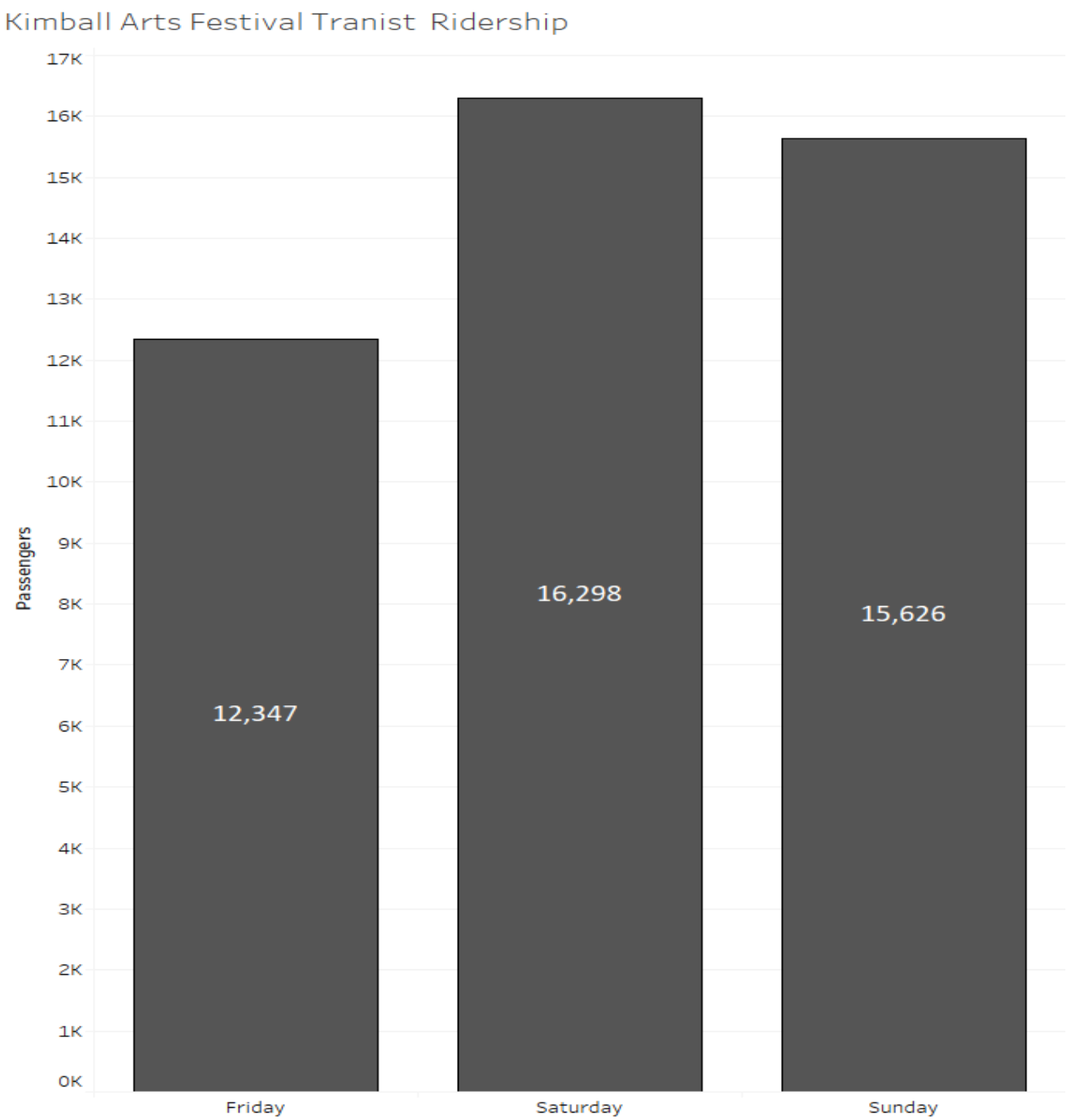
TOTAL MEDIA IMPRESSIONS:

30,000,000+

INCLUDING NATIONAL TV BROADCAST

"As an entertainment reporter, I've covered the Sundance Film Festival for years, but it's the Park City Kimball Arts Festival that really "wows" me! The talent on the red carpet rivals the artistic talent you'll find at the Park City Kimball Arts Festival."

— JERRY PENACOLI, EXTRA TV


Kimball Arts Festival Tranist Ridership
17K
16K
15K
14K
13K
12K
11K
10K
9K
8K
7K
6K
5K
4K
3K
2K
1K
0K
Passengers
12,347
16,298
15,626
Friday
Saturday
Sunday

QUESTIONS?

Armstrong Snow Ranch Pastures Conservation Easement

What is Armstrong Snow Ranch Pastures: 19 acres owned by Armstrong Holdings LLC. (Kerry and Herb Armstrong Managers)

Preservation Plan: Remove Approximately 50 units of density and preserve cultural and agricultural uses as scenic open space. Public Recreational Access in form of winter trails.

Funding: Cost associated with the project:

- $10M donation of value by Armstrong Holdings LLC.
- $3.55M public funding: Treasure/Armstrong Bond (78% approval)
- $2.45M Private fundraising by UOL

The Red Barn:

Kerry Armstrong is the owner of approximately 16 acres of adjacent property (Red Barn).

- This property and Barn is NOT part of the ASRP project Council is approving or providing funding.
- Independently of ASRP Kerry has generously stated it is her intent to donate a conservation easement on all 16 acres (includes red barn) to Utah Open Lands.

Purchase Agreement and Conservation Easements:

- City will receive 5 acres as fee title (ownership) noted in yellow as an asset.
- City will grant a conservation easement as owner to UOL. (Very similar to ASRP easement)
- Armstrong Holdings LLC. will simultaneously grant conservation easement on other 14 acres (red and blue).

Public Access/Recreation: Due to the agricultural nature of the pastures easement and adjacent golf course use, summer trail access is not recommended. (similar to Osguthorpe 120)
The conservation easement proposes expanding the winter golf course cross country option (winter 2020-21) as the public access component.

City Council

November 7, 2019

Senate Bill 34

2020 Park City Housing Assessment and Plan

2019 Moderate Income Housing Report

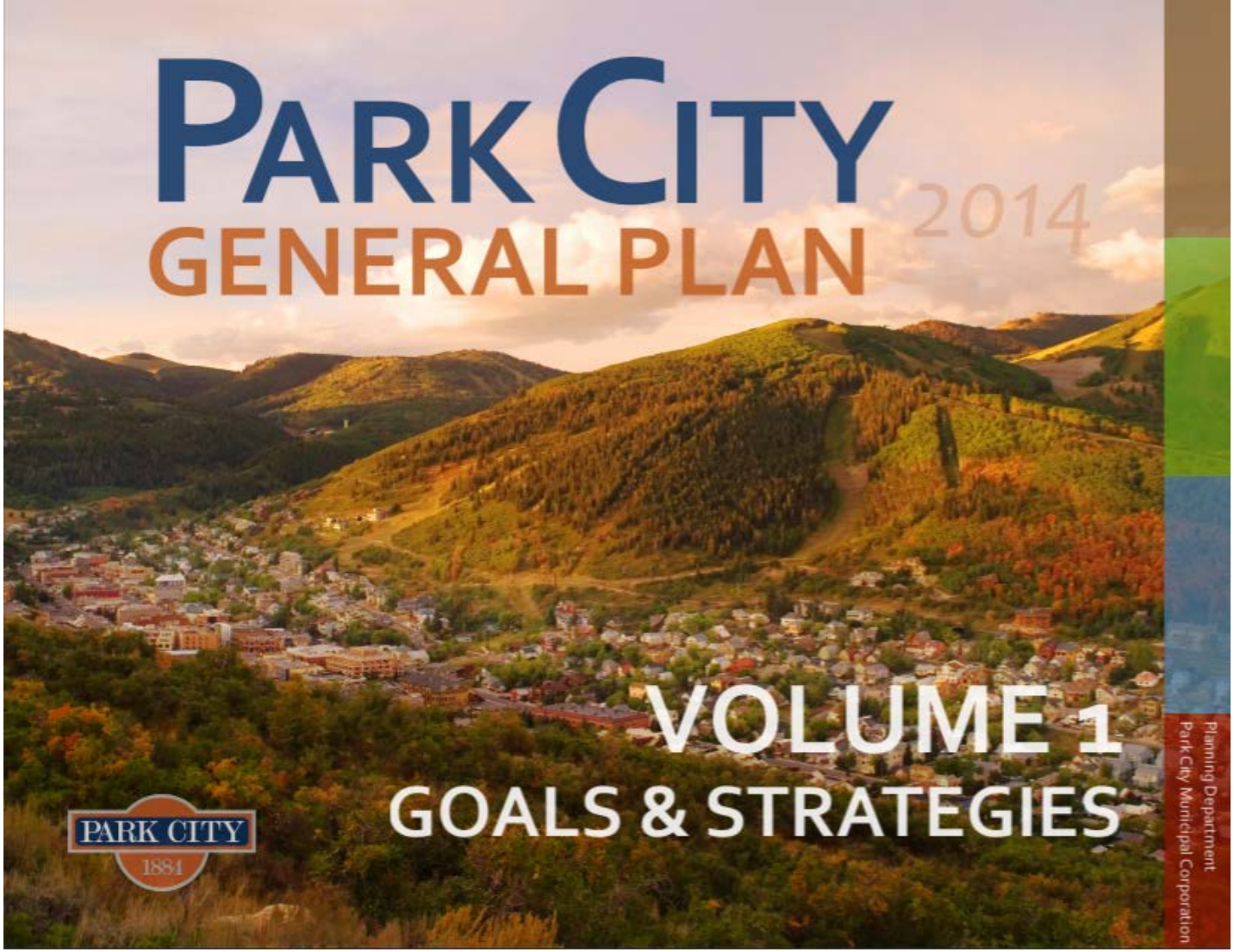
GI-19-00419

SENATE BILL 34, *AFFORDABLE HOUSING MODIFICATIONS*

The Bill requires:

- Cities with fixed route transit to select four of 23 affordable housing strategies in a Moderate Income Housing Plan, which must be adopted as part of the city's general plan.

* Cities that do not update their Moderate Income Housing Plan by December 1st are ineligible for TTIF (state transit) and TIF (state transportation) funding.



GOAL 7 Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.

GOAL 8 Workforce Housing: Increase affordable housing opportunities and associated services for the workforce of Park City.

STRATEGY: Housing Toolbox

No two communities have the same housing challenges. The many influences causing housing challenges are specific for each community and therefore it is essential that each community creates a flexible, multifaceted housing strategy that can provide different solutions for different influences.

The housing toolbox has been created primarily as a concise summary of Urban Land Institute's 2007 publication "Developing Housing for the Workforce: A Toolkit." TULI's document goes into detail about each strategy and provides a wealth of information from case studies and examples.

This summarized toolbox has been created to provide Park City with options for addressing different housing challenges as they arise.

Successful housing strategies must be able to provide solutions for unique issues facing a community, and to be flexible enough to adapt to a variety of situations.

In 2007, Park City adopted an inclusionary housing resolution requiring developers to provide affordable housing based on a percentage of the total units proposed. This plan was reviewed and updated in 2012. While this is an effective strategy for creating affordable housing, it is only effective during times of development production. Other strategies are necessary to protect existing affordable housing stock, to create housing in times when no development is taking place, and to ensure affordability into the future. This toolbox includes implementations tools appropriate for Park City's unique housing market.

Housing Inventory. The City's housing inventory should be updated at least every two years. A housing inventory should include:

- Rental-to-for-sale housing ratio.
- [illegible] community.
- Current median, lowest, and highest rents.
- New/pending rental products.
- Condition of existing rental stock.
- Current median, lowest, and highest home values.
- New/pending development ownership products.
- Condition of existing ownership stock.
- Existing affordable-housing stock.
- Condition of existing affordable-housing stock.
- Existing affordable housing stock that is "at risk" of redevelopment or conversion to higher-end housing.

Assess Workforce Housing Needs. To accurately assess workforce housing needs in an area, a regional employment study is necessary to project housing demand of the workforce.

The 2020 Housing Assessment & Plan works toward the City’s goal to provide at least 15% of the workforce with affordable housing

<u>800 Units by 2026</u>

PARK CITY
1884

2020 HOUSING ASSESSMENT AND PLAN

The Moderate Income Housing Plan,
an addendum to the 2014 Park City General Plan

Reviewed and recommended by the Planning Commission on XX

Adopted by City Council on XX, Resolution No. 2019-XX

2020 GOALS & STRATEGIES

1: Build affordable and attainable units on City-owned property through public-private partnerships.

2: Develop a financial strategy to use Housing Authority bonds to build Housing Authority-owned low- and moderate-income rentals.

3: Implement zoning incentives for affordable units in new developments; reduce parking for certain affordable housing; amend the Land Management Code to incentivize affordable housing development.

4: Encourage affordable housing near transit. Locate City housing projects within ¼-mile of a fixed route transit stop.

MODERATE INCOME HOUSING REPORT

The State bases Moderate Income Housing requirements on *population growth*.

The City's affordable housing goal is *to provide housing for at least 15% of the workforce*.

According to State reporting templates, the City has an excess of 230 affordable units for those at 50% of AMI and an excess of 310 affordable units for those at 80% of AMI.

- Staff disagrees with the State's numbers, has worked with the State to clarify these numbers, and has included accurate numbers in the 2020 Housing Assessment & Plan.

According to the State reporting templates, the City falls short in housing for those at or below 30% AMI by 65 units.

- Goal 2 of the 2020 Plan is aimed to meet this community need through Housing Authority bonds for low- to moderate-income rental units.

PROCEDURE:

The Planning Commission conducted a work session and public hearing on October 16, 2019 and forwarded a positive recommendation to City Council.

Staff recommends the Council review the 2020 Housing Assessment and Plan, conduct a public hearing, and consider adopting the Plan.

Staff also recommends the Council review and consider approving the 2019 Moderate Income Housing Report.

139 MAIN STREET

Appeal of Planning Department's Approval of a Historic District Design Review (HDDR)

City Council

November 7, 2019

Main Points of Appeal

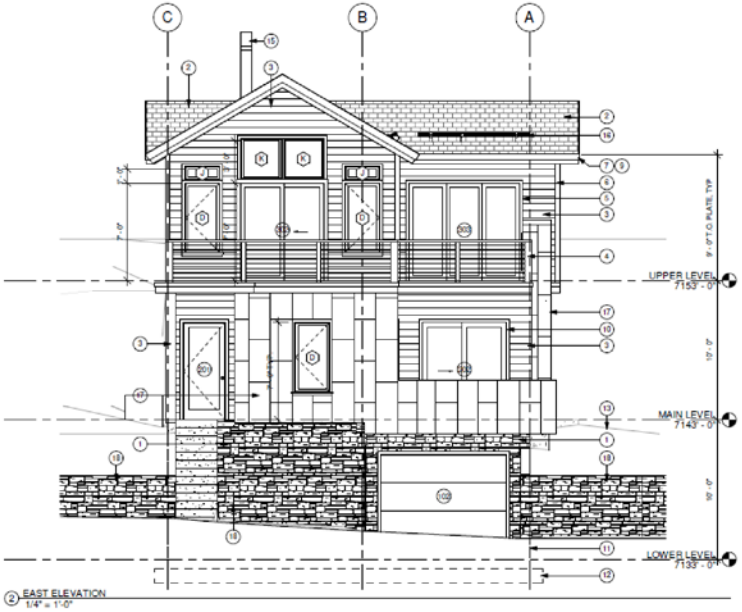
- The Staff Report outlines the entire Letter of Appeal and Staff's Response to each paragraph.
- Staff has included the following main points from the Report
  - Existing Rock Wall
  - Windows & Doors
  - Materials
  - Building Form & Building Height
  - Noticing Requirements
  - Scale & Compatibility
  - Ratio of Openings-to-Solid
  - Porch

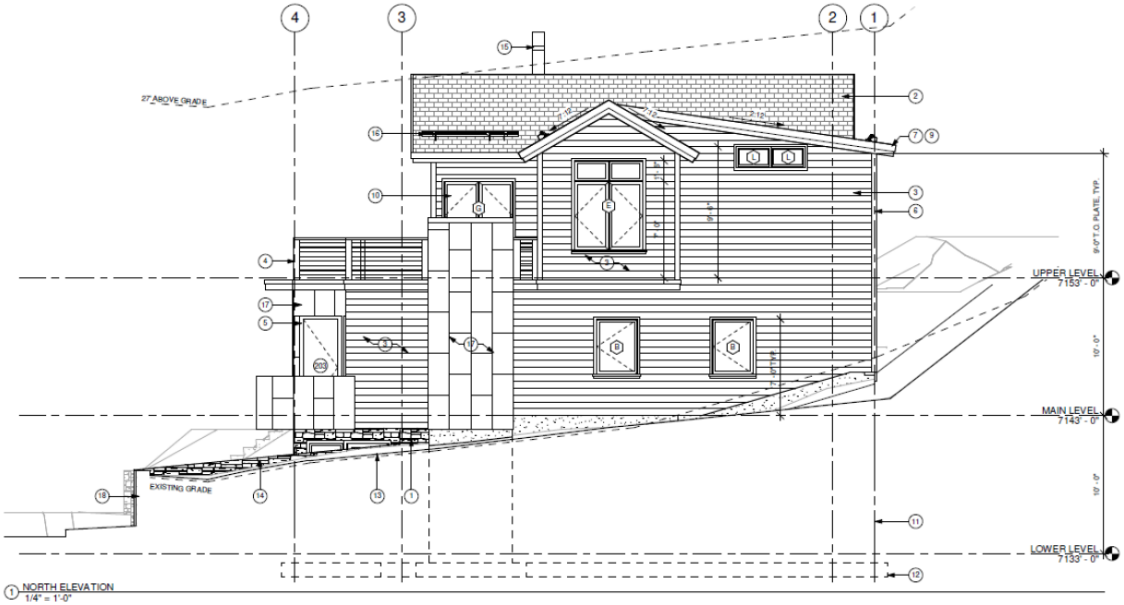
Existing & Proposed Rock Wall

Proposed Wall

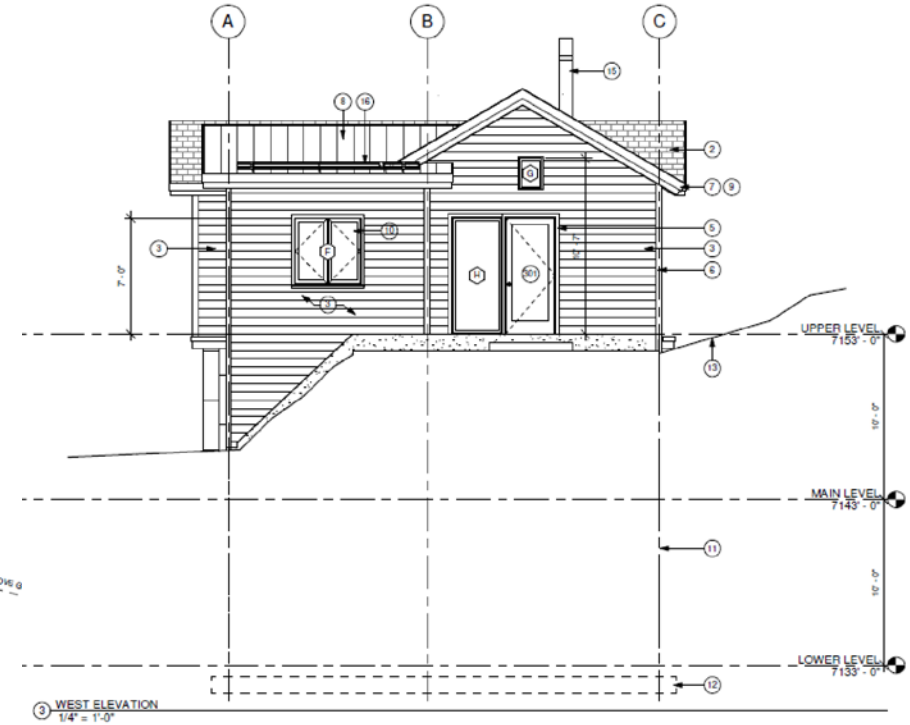
Existing Wall

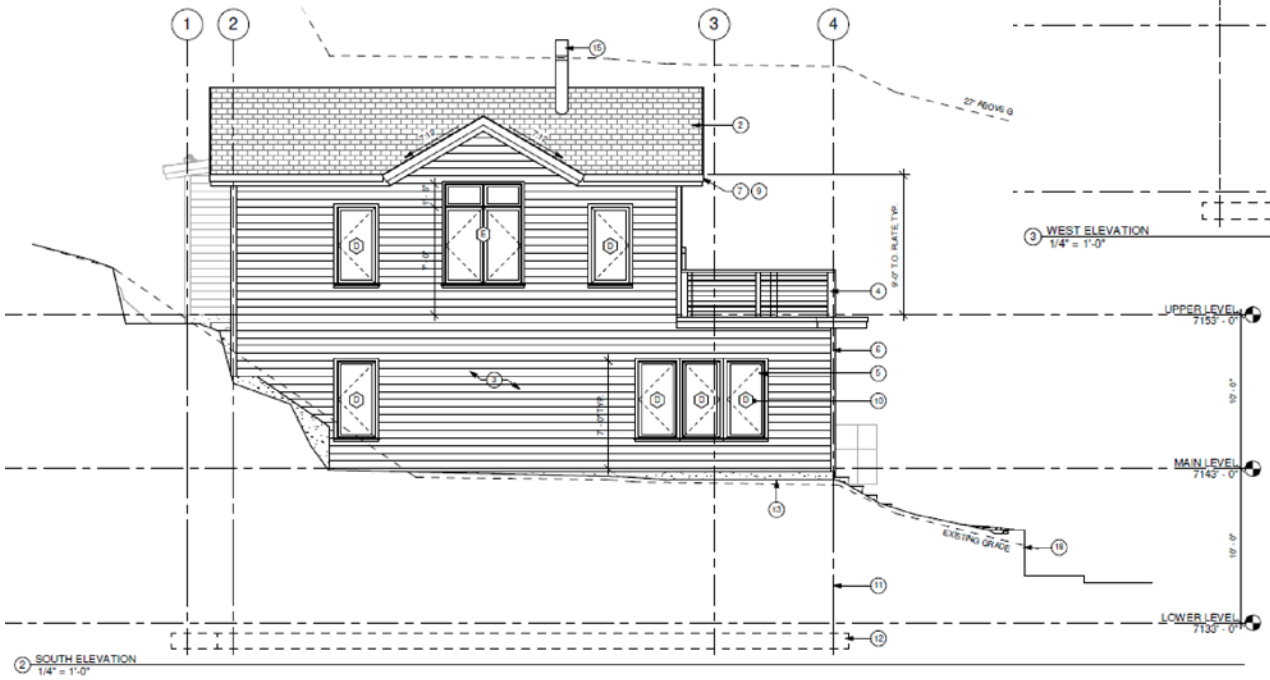
Proposed Elevations – East & North





Proposed Elevations – West & South



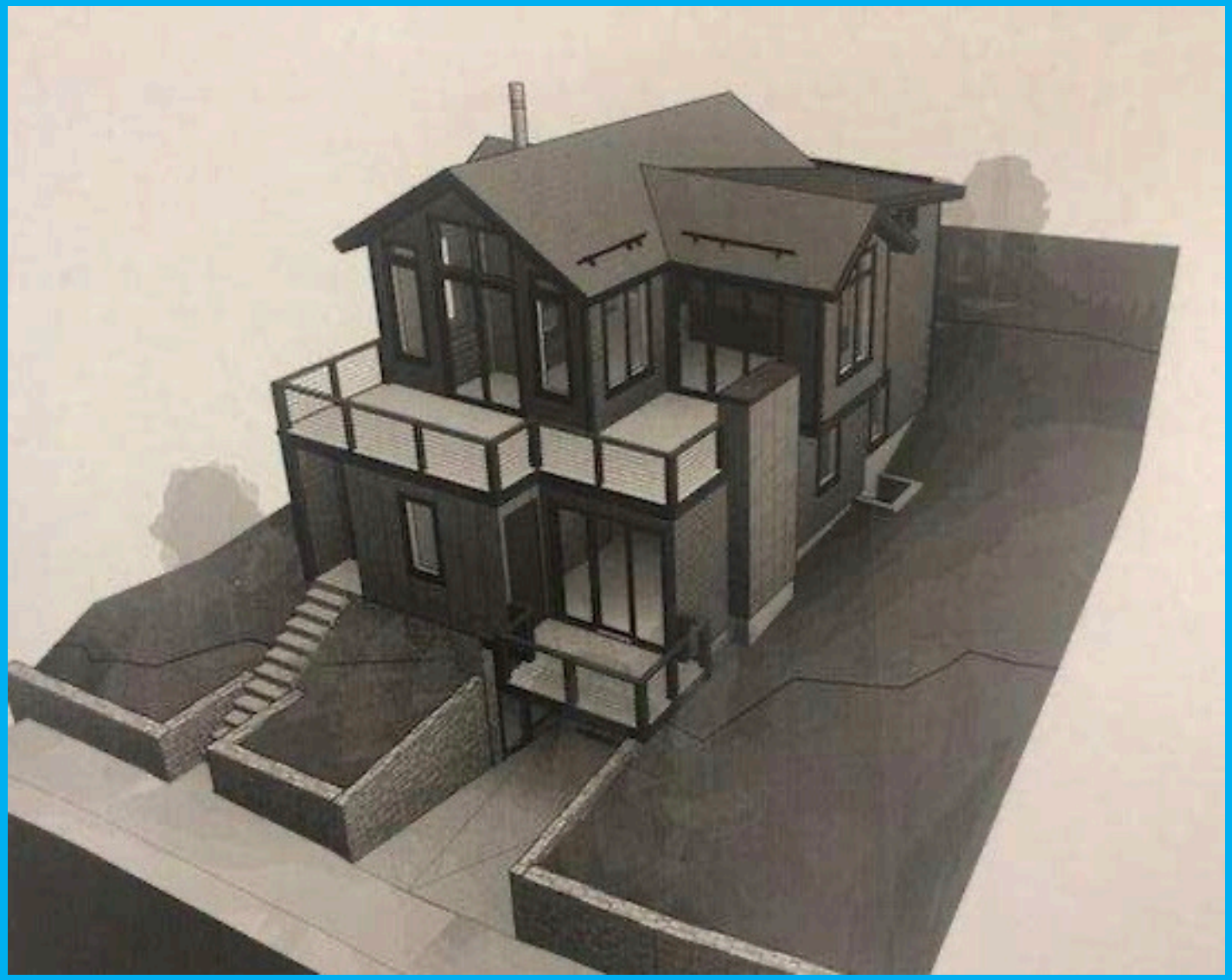


139 Main
Appeal of Planning Approval

Park City Council

November 7, 2019

As Proposed



Four score and seven years ago our fathers brought forth on this continent, a new nation, conceived in Liberty, and dedicated to the proposition that all men are created equal.

Now we are engaged in a great civil war, testing whether that nation, or any nation so conceived and so dedicated, can long endure. We are met on a great battle-field of that war. We have come to dedicate a portion of that field, as a final resting place for those who here gave their lives that that nation might live. It is altogether fitting and proper that we should do this.

But, in a larger sense, we can not dedicate—we can not consecrate—we can not hallow—this ground. The brave men, living and dead, who struggled here, have consecrated it, far above our poor power to add or detract. The world will little note, nor long remember what we say here, but it can never forget what they did here. It is for us the living, rather, to be dedicated here to the unfinished work which they who fought here have thus far so nobly advanced. It is rather for us to be here dedicated to the great task remaining before us—that from these honored dead we take increased devotion to that cause for which they gave the last full measure of devotion—that we here highly resolve that these dead shall not have died in vain—that this nation, under God, shall have a new birth of freedom—and that government of the people, by the people, for the people, shall not perish from the earth.

Abraham Lincoln

Appeal of Approval

A. Neighborhood
    - Streetscape
    - Historic

B. Constitution
    - 1980 Comprehensive Plan
    - 1983 Historic District Design Guidelines
    - 2009 Design Guidelines for Historic District
    - 2019 Design Guidelines for Historic District Amended
    - Appeal Narrative

C. Elements
    - Wall
    - General
    - Doors
    - Windows
    - Roof
    - Porches
    - Materials
    - Decks
    - LMC

D. Summation

Neighborhood

108

104

129
ED
Park City Council
LOCAL
MOTION

133
ED
Park City Council
LOCAL MOTION

122
Tyvek
Tyvek

Tom Ward
35-647-3727

NO
PARKING

150

158

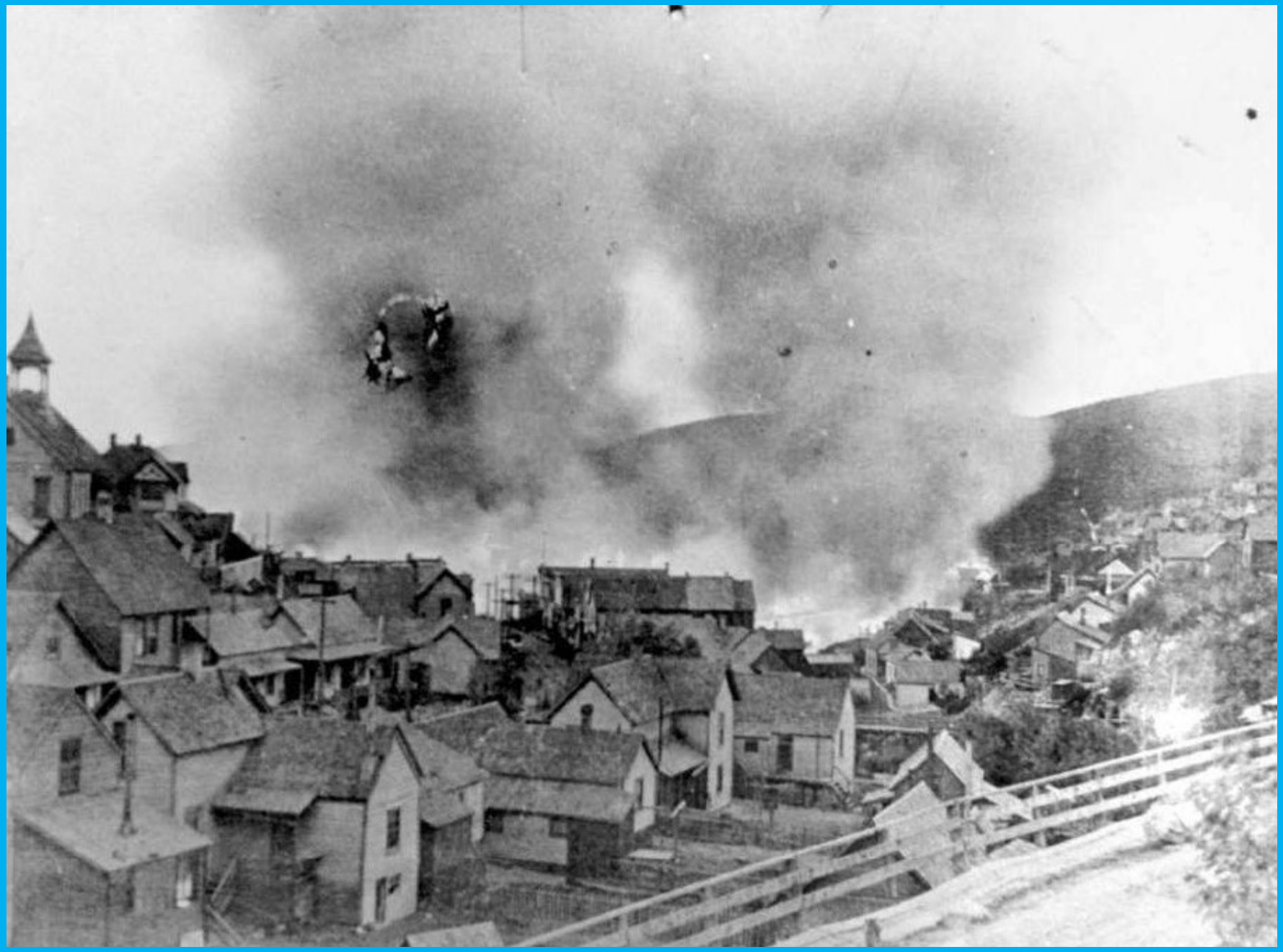
1630

176

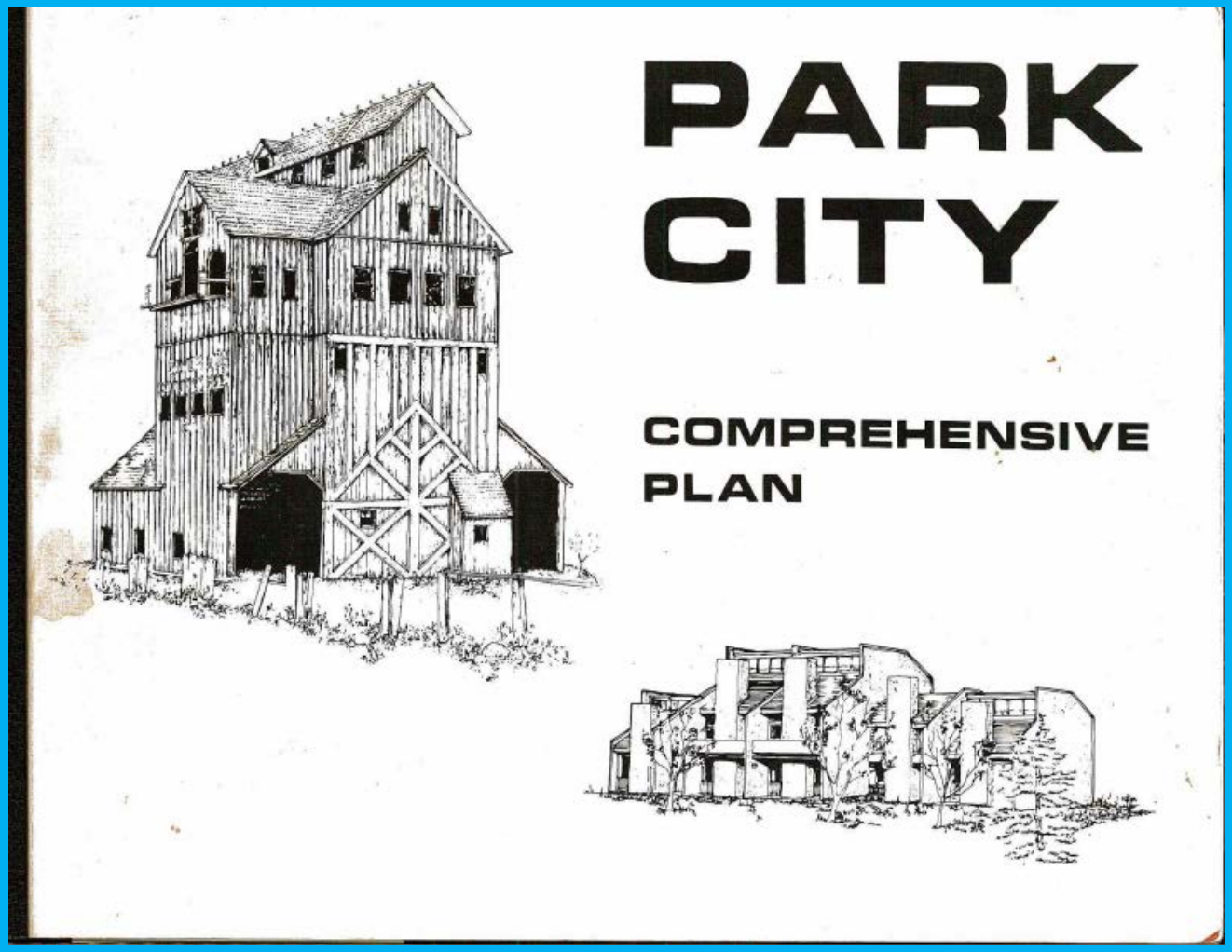
DANGER
NOTICE
24 HOUR VIDEO SURVEILLANCE
DANGER
CONSTRUCTION AREA
KEEP OUT
Made in the USA
BMC
Tyvek

Historic

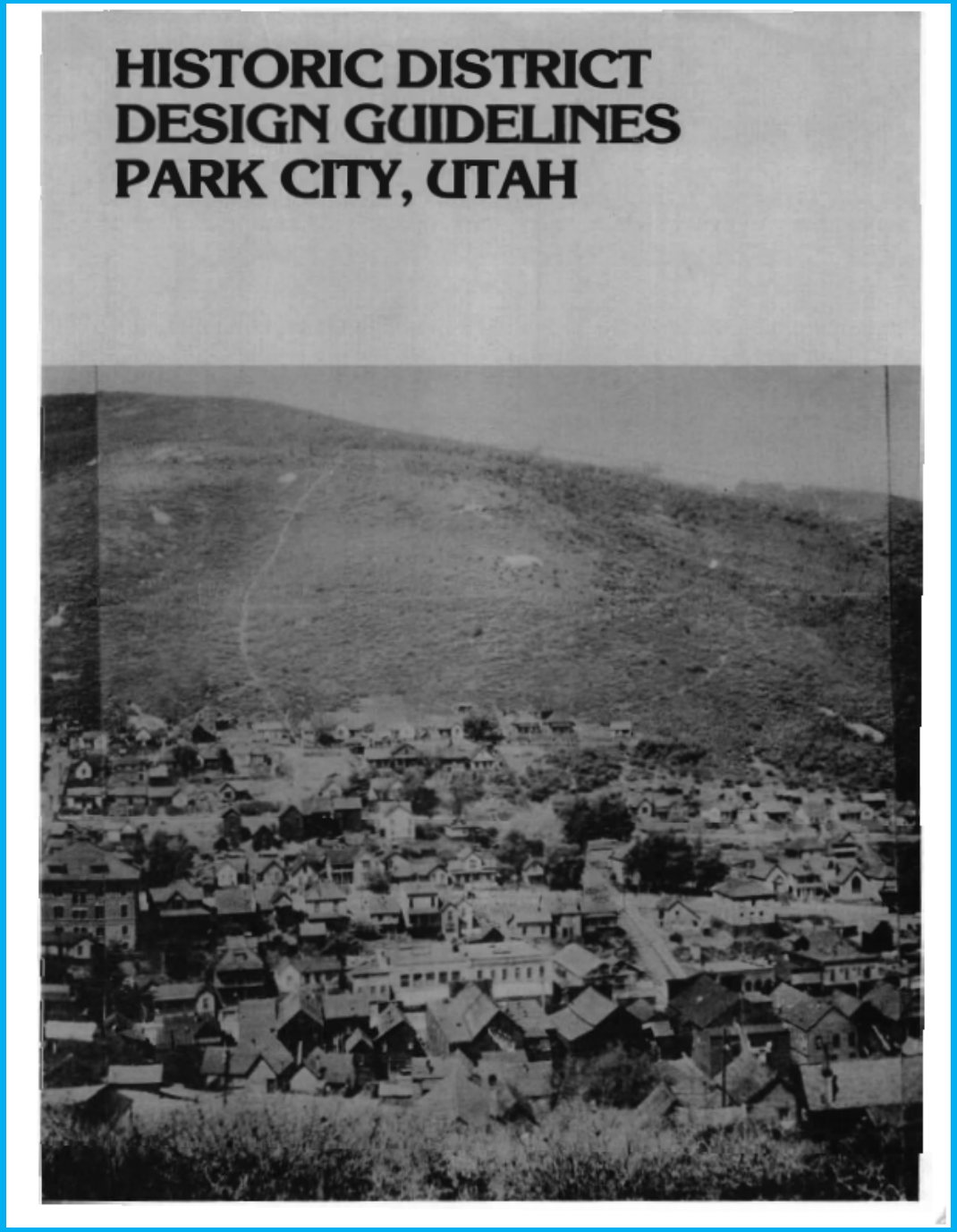
MOONLIGHT VIEW, OCT. 20, '96. OF
PARK CITY UTAH. LOOKING NORTH.
HOWER, PHOTO.



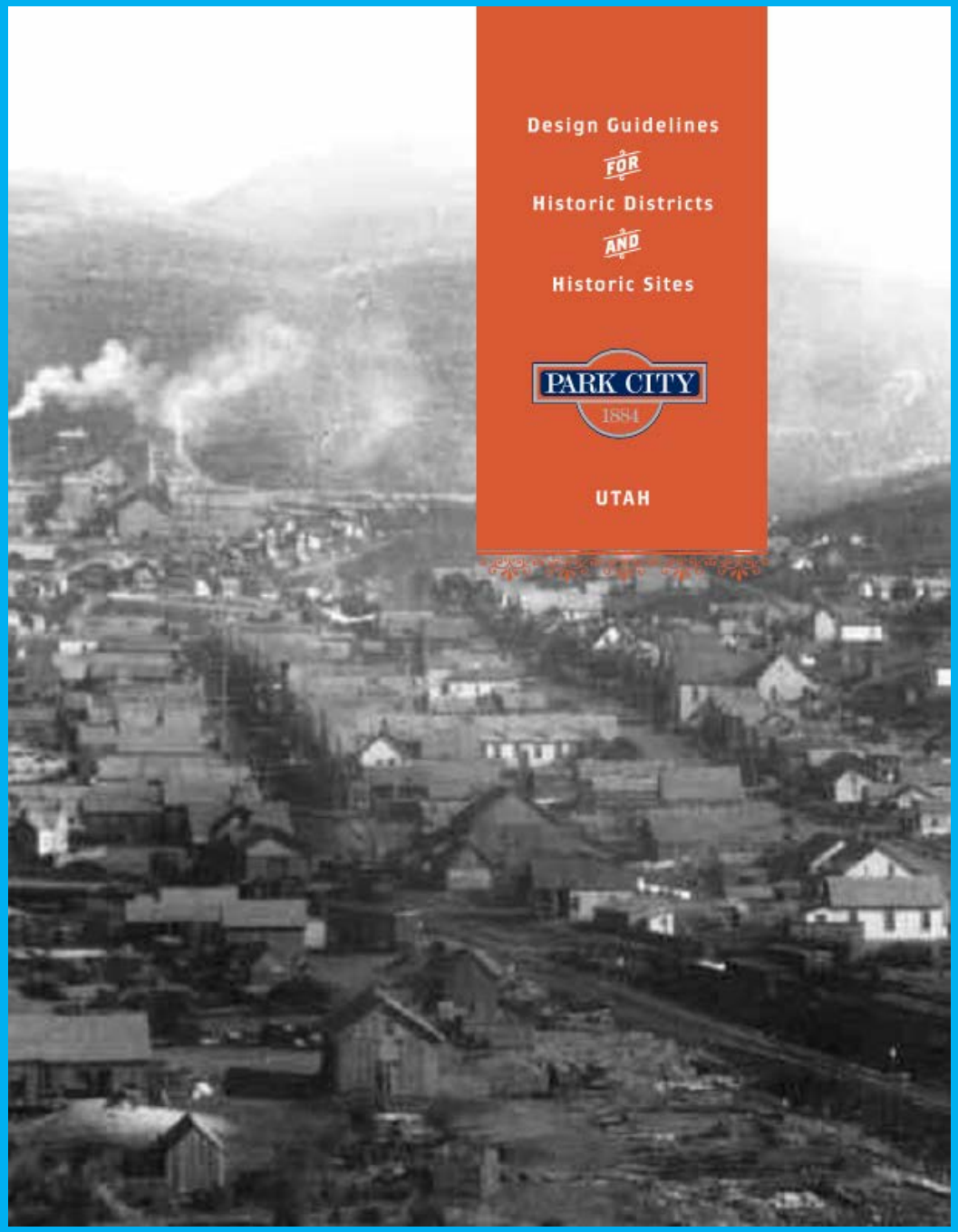
Constitution



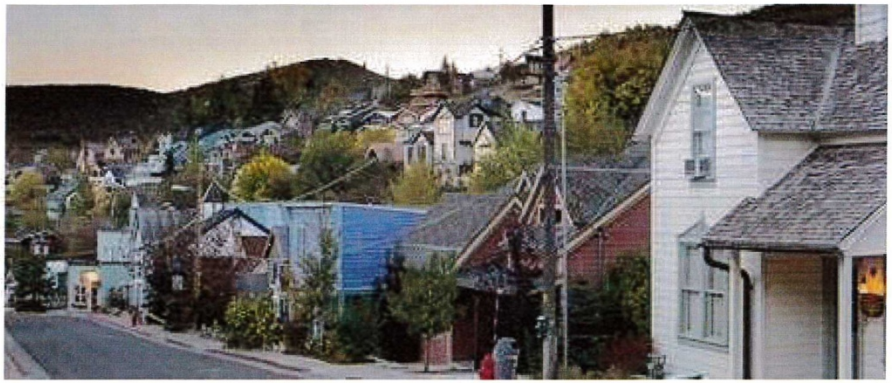
"Park City must accept the responsibility to invest time and resources in planning today that will yield a high return in terms of satisfaction on the part of the citizen in the future. Combined with the ski industry, the robust mining town atmosphere offers a superb experience to the recreation seeker as well as to the residents of the city. If the "mining town" atmosphere which exists in the city were to disappear, Park City could possible turn into just another modern ski town, lacking an identity of its own."



"Park City recognizes the historic district as a special place, to be protected as a community resource, because its history is an important part of our heritage and because it's unusual character creates the identity of Park City today."



"The goal of the Design Guidelines for Historic Districts and Historic Sites is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects…"



AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING THE DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND HISTORIC SITES IN CHAPTER 15-13 and DEFINITIONS IN CHAPTER 15-15

"New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment."

Appeal Narrative

EXISTING STREETSCAPE

PROPOSED STREETSCAPE

Elements

Wall

HDDG 6.19.2009

Landmark Sites are those with structures that are at least fifty years old (As of 6/19/2009), retain their historic integrity as defined by the National Park Service for the National Register of Historic Places, and are significant in local, regional or national history or architecture. Landmark Sites have structures that exemplify architectural styles or types that were constructed during significant eras in Park City's past.

HDDG Amended 5.16.2019

<u>15-13-2 Design Guidelines for Historic Residential Sites</u>

B. Specific Design Guidelines

1. Site Design

d. Retaining Walls

(2) Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.

ST. MARY'S
CATHOLIC
CHURCH
1881

General

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

A. Universal Design Guidelines

1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City's Historic Sites.

4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.

7. Scale and height of new infill residential buildings shall follow the predominant pattern and respect the architecture of the Streetscape or character area with special consideration given to Historic Sites.

9. New construction activity shall not physically damage nearby Historic Sites.

10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.

Doors

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

2. Primary Structures

c. Doors

(1.) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.

(2.) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.

(3.) Doors shall be designed and finished with trim elements similar to those used historically.

Windows

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

2. Primary Structures

d. Windows

(1.) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.

(2.) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historically buildings in the neighborhood Historic District.

(3.) The placement and grouping of windows shall be similar to those seen historically.

(4.) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.

Roof

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

2. Primary Structures

e. Roofs

(6). Roofs of new residential infill buildings shall be visually compatible with the roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.

(7.) Roof pitch shall be consistent with the style of architecture chosen for the structure and with the surrounding Historic Sites adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.

(8.) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.

(12.) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.

Porches

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

2. Primary Structures

i. Porches

(1.) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

(2.) Porches on primary and secondary facades shall be compatible with the a building's style and shall respect the scale and proportions found on historic buildings in the area.

(3.) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

(4.) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.

(5.) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.

(6.) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of six inches and a maximum of eight inches square.

Materials

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

2. Primary Structures

j. Architectural Features

(1.) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.

4. Materials

a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

c. Building materials shall be applied in the manner similar to that they were used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.

Decks

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

7. Decks

a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear elevation tertiary façade. When built on a side elevation secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.

b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.

c. Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.

Balcony & Roof Decks

HDDG Amended 5.16.2019

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

B. Specific Guidelines

8. Balcony & Roof Decks

a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.

b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

c. A roof deck shall be visually minimized when viewed from the primary public right-of-way.

LMC

A. CONTRIBUTORY ROOF FORM

15-2.3-6 C ROOF PITCH.

The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.

There is no Contributory Roof Form for a constant 20'.

B. SECONDARY ROOF FORM

15-2.3-6 C.1 …Secondary Roof Forms may be Rooftop Decks…

Roof Top Deck is a Secondary Roof Form. Therefore any Roof Top Deck cannot occur within the first 20' of the building structure.

C. HDDG A PART OF LMC

15-11-11 Design Guidelines For Park City's Historic Districts And Historic Sites

The HPB shall promulgate and update as necessary Design Guidelines for Use in the Historic District zones and for Historic Sites. These guidelines shall, upon adoption by resolution of the City Council, be used by the Planning Department staff in reviewing Historic District/Site design review Applications. The Design Guidelines for Park City's Historic Districts and Historic Sites shall address rehabilitation of existing Structures, additions to existing Structures, and the construction of new Structures.

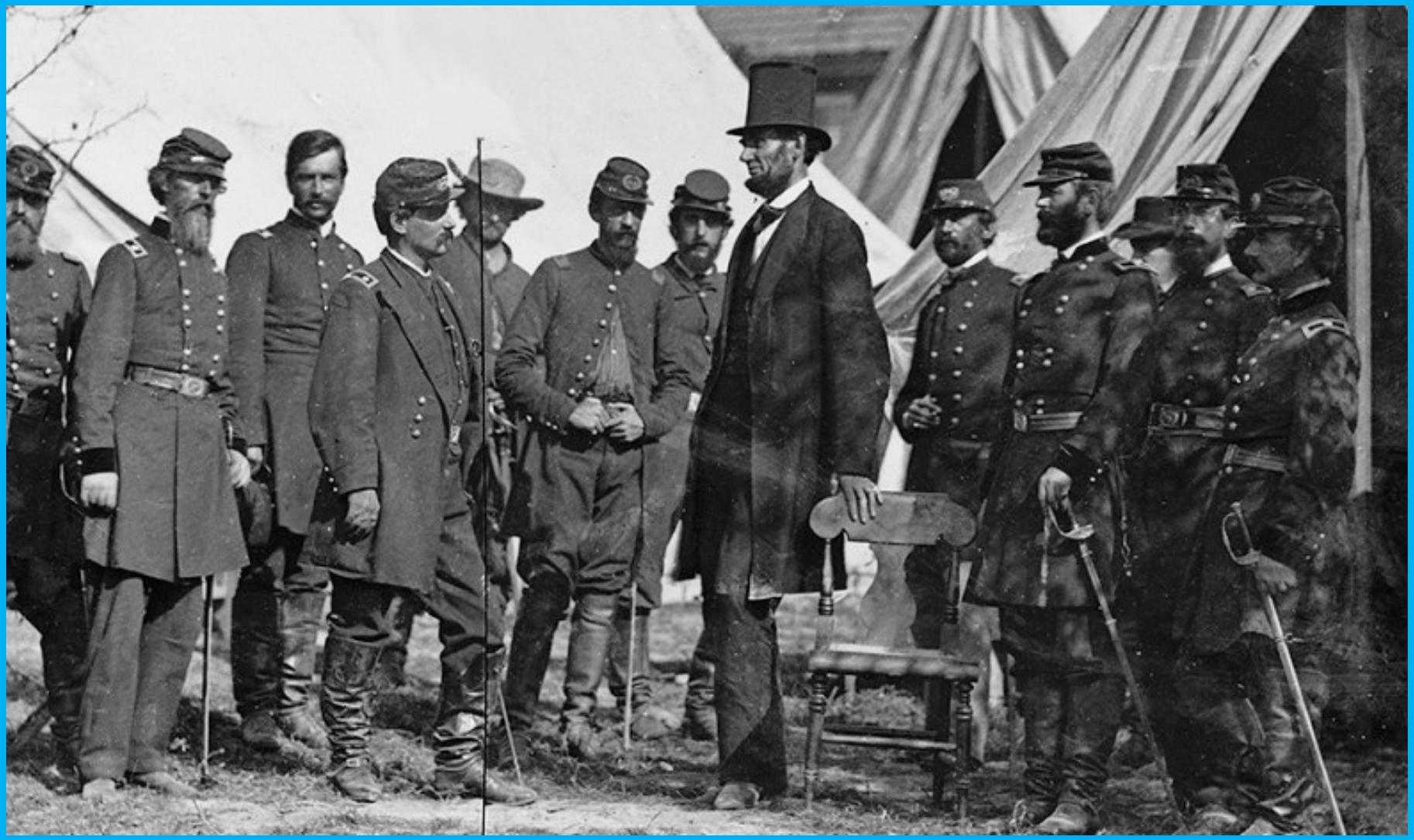
Ordinance 2019-06. May 16, 2019

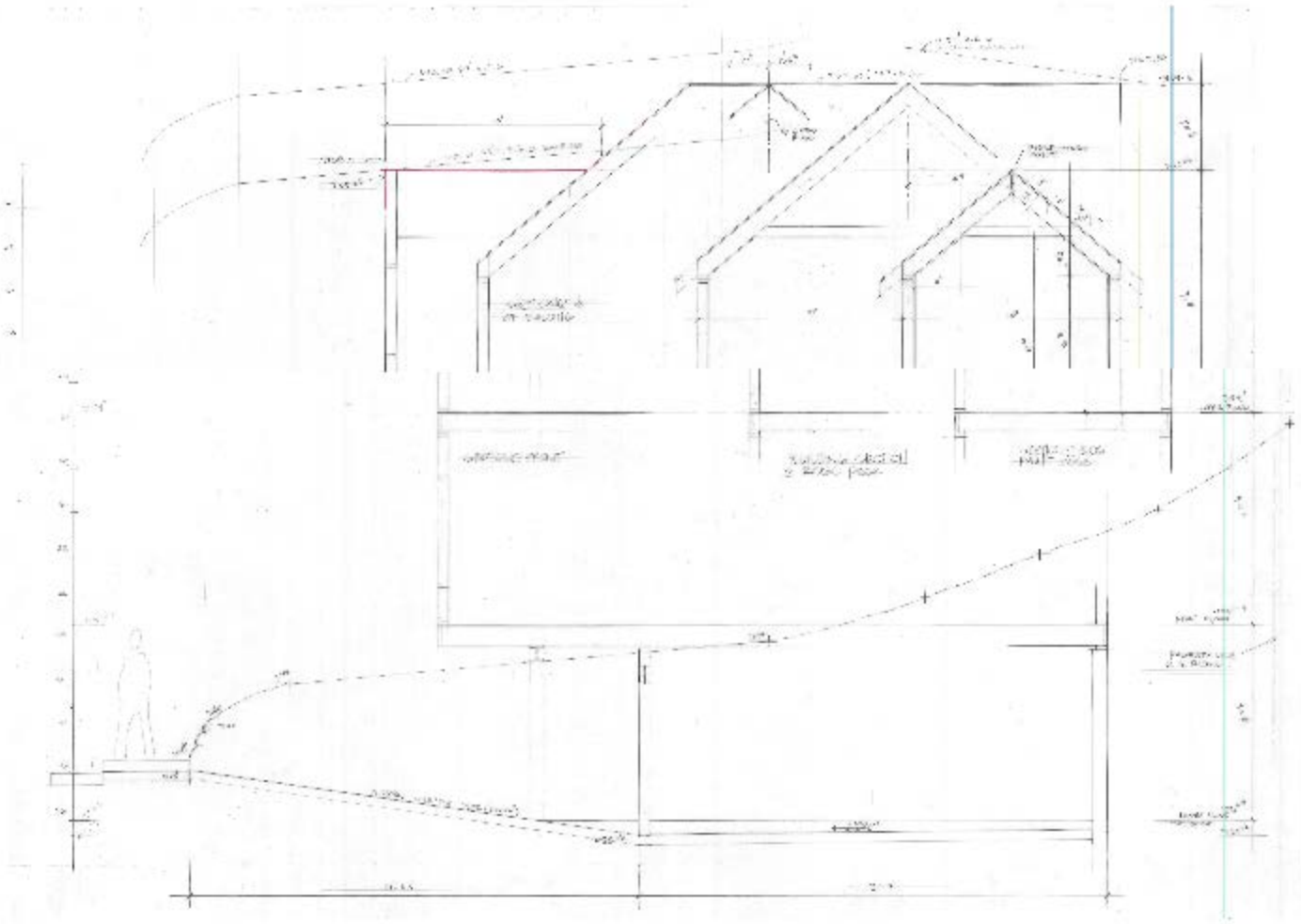
The Design Guidelines are incorporated into this Code as Chapter 15-13.

Summation

15-13-7 Design Guidelines for New Residential Infill Construction in Historic Districts

A. Universal Design Guidelines
3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the selected style. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided.





November 5, 2019

Laura Kuhrmeyer | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480

Subject: 139 Main Street Application

Ms Kuhrmeyer,

I have been a resident of Park City Area for over 22 years and I am currently the owner of White Pines Real Estate (a local Real Estate Brokerage and Property Management Company) and the Park City Hostel located in Prospector Square. I also have an MBA from the University of Chicago and I am a Chartered Financial Analyst ("CFA"). As a Principal Broker with the Division of Utah Real Estate, a local Business owner, a long term member of the Park City Chamber Business Organization, and a CFA, I can assure you I have my finger on the pulse of Park City's significance of being a historic minded town in the global sense. I recommend Old Town as a unique experience on a daily basis to our guests and clients.

For you, as a member of the organization tasked with maintaining the historic culture of this community and specifically Main Street, I urge you to reconsider the design of the 139 Main Application as this location is a high profile site and it just doesn't seem to fit with exiting standards which everyone else has complied with over the years. In my opinion, the key problem with the design includes a rooftop deck and doors, windows, and an entry way that is not consistent with the rest of Park City Main Street.

I would attend the hearings but must leave town for a memorial service.

Respectfully submitted,

Maria Johnson

Digitally signed by Maria Johnson
DN: cn=Maria Johnson, o, ou, email=MariaJohnsonNCJ@gmail.com, c=US
Date: 2019.11.05 18:34:51 -07'00'

Maria Johnson, CFA
White Pines Real Estate, LLC /Park City Hostel ,LLC
3412 West Daybreaker Drive
Park City, UT 84098
801.865.3176
MariaJohnsonNCJ@GMail.com

To: Park City Council
From: Sandra Morrison, Executive Director
Park City Museum
Date: November 6, 2019

RE: 139 Main Street -- Appeal of Planning Department approval of Historic District Design Review for the construction of a new Single Family Dwelling on a vacant Lot

Honorable Mayor and City Council:

You are asked to review the Planning Department's Approval of the Historic District Design Review (HDDR) Application for the construction of a new Single Family Dwelling on a vacant Lot at 139 Main Street. However this lot is not vacant. The lot contains a beautiful historic wall. The Land Management code Chapter 11-15-9 Preservation Policy states that these historic structures (including walls) "are among the City's most important cultural, educational, and economic assets."

In the staff report under Analysis (see page 590) it states : "The site is currently vacant". It is not. The site contains a beautiful historic wall. The report also states on page 592 "the Site is not listed on the HSI and thus was reviewed under LMC § 15-13-8, Design Guidelines for New Residential Infill Construction in Historic Districts."

Since the adoption of the Historic Sites Inventory in 2009, many sites have been found missing from the Inventory and have been added. This site qualifies per the Land Management Code Section 15-11-10(A)

(2): **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or **Structures** may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
b) It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
    1) It previously received a historic grant from the City; or
    2) It was previously listed on the Historic Sites Inventory; or
    3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources

139 Main Street qualifies as a Significant Site possessing a Structure, the historic wall, which is 50 years old. Part (b) above - Demonstration of the Essential Historic Form - is provided (see # 3 above) as this site was listed and is still listed on the National Register of Historic Places which is an intensive level survey of historic resources. This site was also included in Park City's 1982 reconnaissance level survey.

Many other walls are listed on the Inventory such as the historic wall at 517 Park Ave. In fact the adjoining historic wall at 133 Main Street is included on the Inventory. That 139 Main Street and this historic wall is not included on the Historic Sites Inventory is

obviously an oversight. Since adoption in 2009, many other sites have been found to be missing from the Historic Sites Inventory and have been added, including some slated for demolition. When it was discovered they were missing but eligible for the Inventory, the demolition permit was not issued, the applications halted, and staff nominated the site to the Historic Preservation Board. One such instance is the historic house at 569 Park Ave. We continue to find buildings and structures not listed. The Historic Sites Inventory is a living document and it was always expected that structures would continue to be nominated and added.

(As an aside: per the Land Management Code, the Park City Museum is not eligible to nominate structures to the inventory, so we rely on staff. Council may want to consider expanding those eligible to make these nominations to include the Park City Museum, thereby reliving some of the burden from staff.)

Page 502 of the Staff report states that the applicant is only "removing a small section to allow for a driveway access onto the property". From the plans, this small section appears to be half the wall? The image in the staff report shows both the historic wall at 139 Main Street and the historic wall at the property immediately next door to the north, 147 Main Street. Certainly, losing any part of this historic wall is not the intention of the Land Management code. These historic structures (including walls) "are among the City's most important cultural, educational, and economic assets."

We ask Council to approve this appeal and direct staff to nominate 139 Main Street to the Historic Preservation Board (who have not reviewed any of these applications for 139 Main Street) to be listed on the Historic Sites Inventory.

Sincerely,

Sandra Morrison

Sandra Morrison
Executive Director

NOTICE

October 31, 2019

Hello All,

We now have additional system controls and microphones in Council Chambers to address inadvertent steaming of audio and improved back-room recordings.

1. WEB STREAM & PRESS FEED: Located by the City Recorder station are two physical switches to control audio feeds. Also, a small blue ceiling light indicates when WEB STREAM is enabled.

2. CEILING MICROPHONE: Located in West-side of Chambers is a new ceiling array replacing the corded floor microphone; this represents the latest technology for distance recording.

Additional enhancements are underway and include a dedicated presentation computer.

I strongly recommend that system users familiarize themselves and perform pre-meeting tests. Please let me know if you require additional information.

Thanks,
IT Team

Scott W. Robertson
Director of Information Technology
Park City Municipal Corporation
435-615-5255

Judge M & S Office Building

Water Tank C

Water Tank D

Daly West Headframe

Priority of Expenditures for Needed Historic Preservation Work on Flagstaff Mine Sites

Restore Judge Mining & Smelting Office Building $350,000.

2001 Obligation - see Staff Report Tables 3 & 6, and Exh. F/Museum list

Additional Structures Now Needing Immediate Stabilization Due To Lack of Maintenance and Passage of Time:
(*See Staff Report Table 6 and Exh. F/Museum List)*

- Ontario Mine Water Tank	$ 60,000
- Explosives Bunker	$ 40,000
- Daly West Headframe	$230,000
- Daly West Fire Shacks	$ 60,000
- Log Structures	$ 40,000
- Judge Mine Complex - Wooden House	$ 95,000
- Pump House	$ 75,000
- Alliance Steel Building	$150,000

Lower Priority due to Recent Stabilization Work
(*See Staff Report Table 6 and Exh. F/Museum List)*

- Little Belle Ore Bin roof	
- Judge Loading Station	
- Judge Aerial Tram Towers	$ 30,000

Lowest Priority since less time-critical

- Revegetation - *see Staff Report Table 5*
- Signs - *see Staff Report Table 4*

Little Bell Ore Bin

Explosives Bunker