PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 7, 2024

The Council of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually. Click here for more information.

Zoom Link: https://us02web.zoom.us/j/84225559901

CLOSED SESSION - 2:15 p.m.

The Council may consider a motion to enter into a closed session for specific purposes allowed under the Open and Public Meetings Act (Utah Code § 52-4-205), including to discuss the purchase, exchange, lease, or sale of real property; litigation; the character, competence, or fitness of an individual; for attorney-client communications (Utah Code section 78B-1-137); or any other lawful purpose.

WORK SESSION

3:00 p.m. - Kimball Junction Environmental Impact Study Update by UDOT

3:30 p.m. - Special Events Policy Update

4:15 p.m. - Review Special Service Contracts Program Recommendations

5:15 p.m. - Break

REGULAR MEETING - 5:30 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Remnant Parcel Conveyances from Summit County
2. 2023 Transit Year End Performance Stats
3. Bonanza Area Transmission Undergrounding Feasibility Study Update

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

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from February 15, 2024

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Design Professional Services Agreement with Contech Engineered Solutions LLC, as Approved by the City Attorney, for the Design, Engineering, Fabrication, Manufacturing, and Delivery of Two Pedestrian Bridges to be Installed on the Rail Trail, in the Amount of $173,100.00

VI. OLD BUSINESS

1. Gordo Property Update
   (A) Public Input

2. Review the Dining Deck Program
   (A) Public Input

3. Request to Authorize the City Manager to Execute a Construction Agreement, in a Form Approved by the City Attorney, with Silver Spur Construction to Construct the Main Street Water Line Replacement Phase 1 Project, in an Amount Not to Exceed $2,194,350
   (A) Public Input (B) Action

VII. NEW BUSINESS

1. Consideration to Accept or Deny an Annexation Petition to Bring 0.94 Acres within the Thaynes Canyon Neighborhood from Unincorporated Summit County into Park City to Create Three Lots for Single-Family Dwellings within the Single-Family Zoning District (2409 Iron Canyon Drive). PL-23-05882
   (A) Public Hearing; (B) Action

2. Consideration to Authorize the City Manager to Execute a Design Professional Services Agreement with Kimley-Horn Associates in a Form Approved by the City Attorney Not to Exceed $161,707 to Complete the Thaynes & Three Kings Drive Pathway Phase 1 Final Design
   (A) Public Input (B) Action

3. 2024 Legislative Session Update
   *Each week during the 2024 Legislative Session, the City Manager will provide an update and synopsis of the session to date. The Legislative Bill Tracking List will be updated 24-48 hours prior to the City Council Meeting and available here.

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

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

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Alternative Screening Report

Park City Council Presentation
March 7, 2024

Purpose & Need

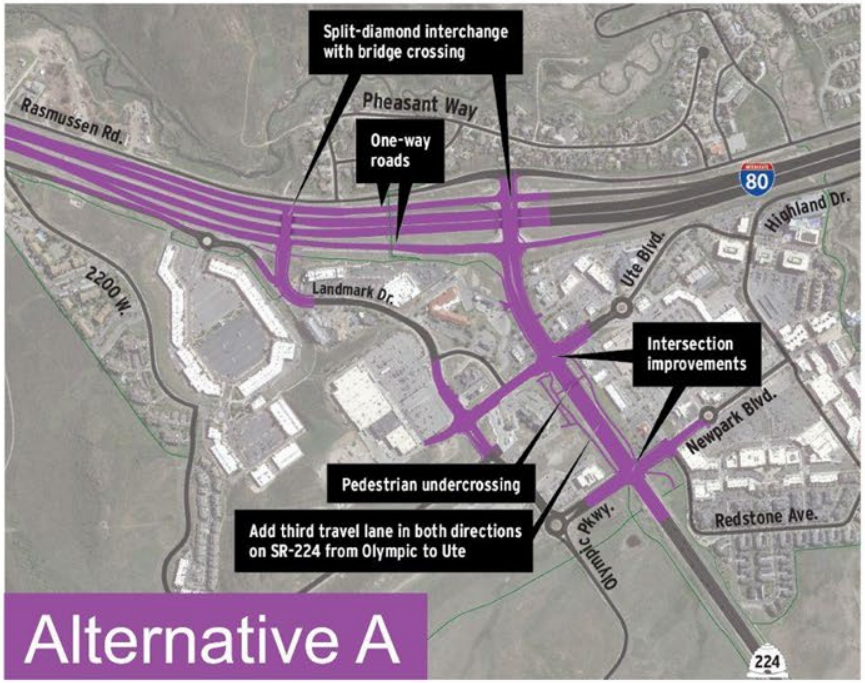
Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

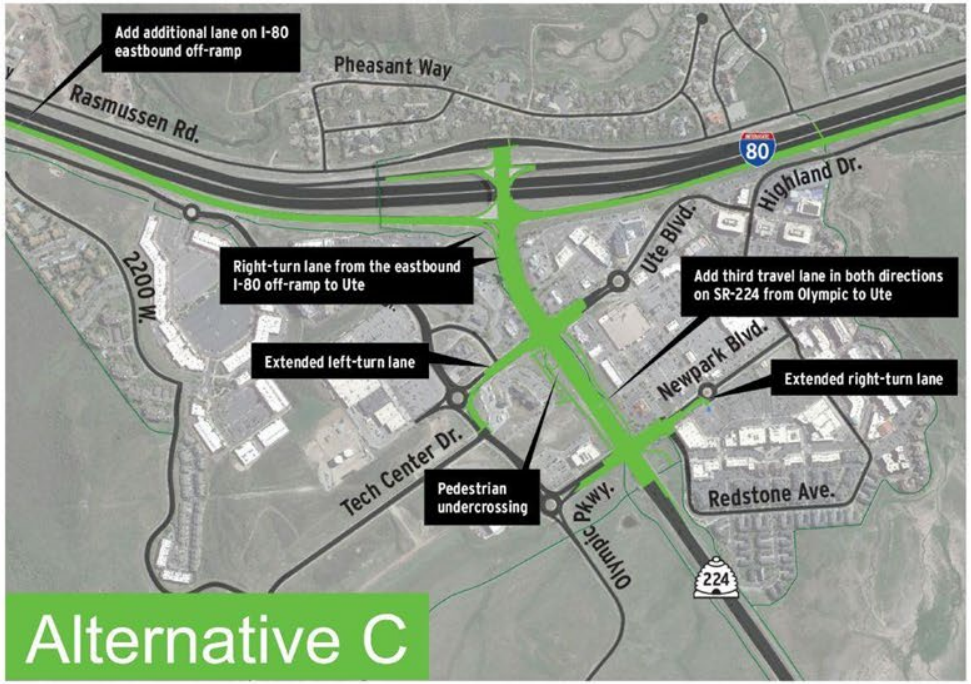
The purpose of the Kimball Junction Environmental Impact Statement (EIS) is to address transportation-related safety and mobility for all users of the Kimball Junction area by:

- Improving operations and travel times on SR-224 from the I-80 interchange through Olympic Pkwy.
- Improving safety by reducing vehicle queues on I-80 off-ramps
- Improving pedestrian and bicyclist mobility and accessibility throughout the evaluation area
- Maintaining or improving transit travel times through the evaluation area

Alternatives Moving Forward

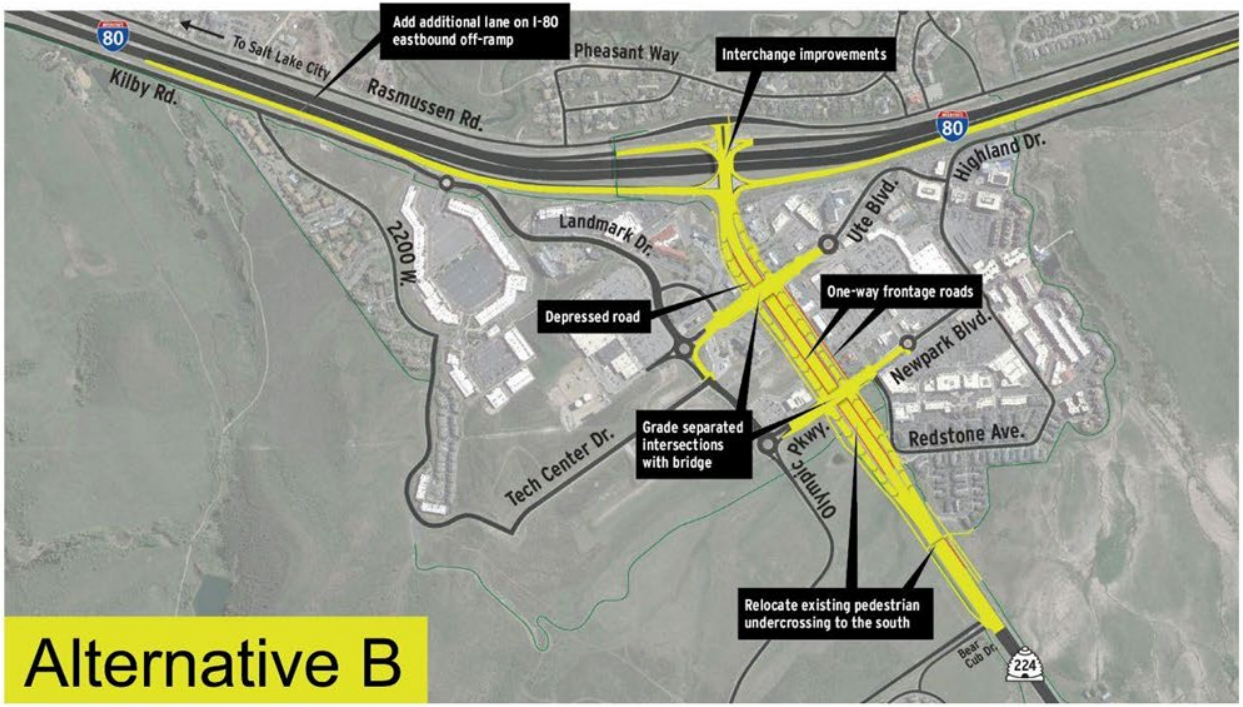
Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT





Alternative Not Moving Forward

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT



Alternative Screening Process

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Area Plan

LEVEL 1

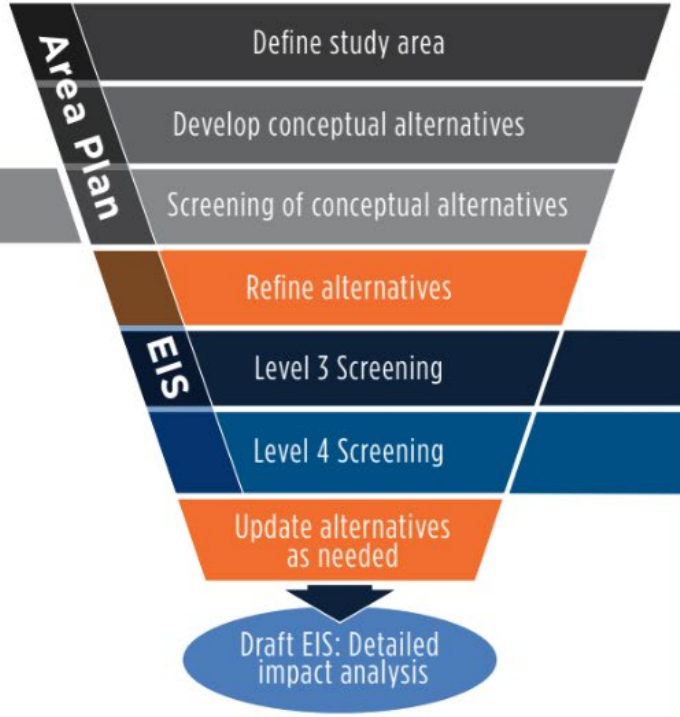
- **Fatal flaw analysis**
  - Causes irreconcilable environmental or community impacts?
  - Infeasible or unreasonable?
- **Problems & opportunities**
  - Improves interchange capacity/vehicle mobility?
  - Maintains/improves multimodal travel options, health, and safety for pedestrians, cyclists, transit users?
  - Supports operation/reliability of the SR-224 BRT?

(over 30 alternatives evaluated)

LEVEL 2

- Traffic performance, pedestrian and cyclist safety
- Preliminary environmental effects and community support

(3 alternatives advanced to EIS)



EIS

LEVEL 3 SCREENING: Purpose & Need

- Travel times and intersection operating conditions
- Vehicle queue lengths
- Improving bicycle/pedestrian mobility and accessibility

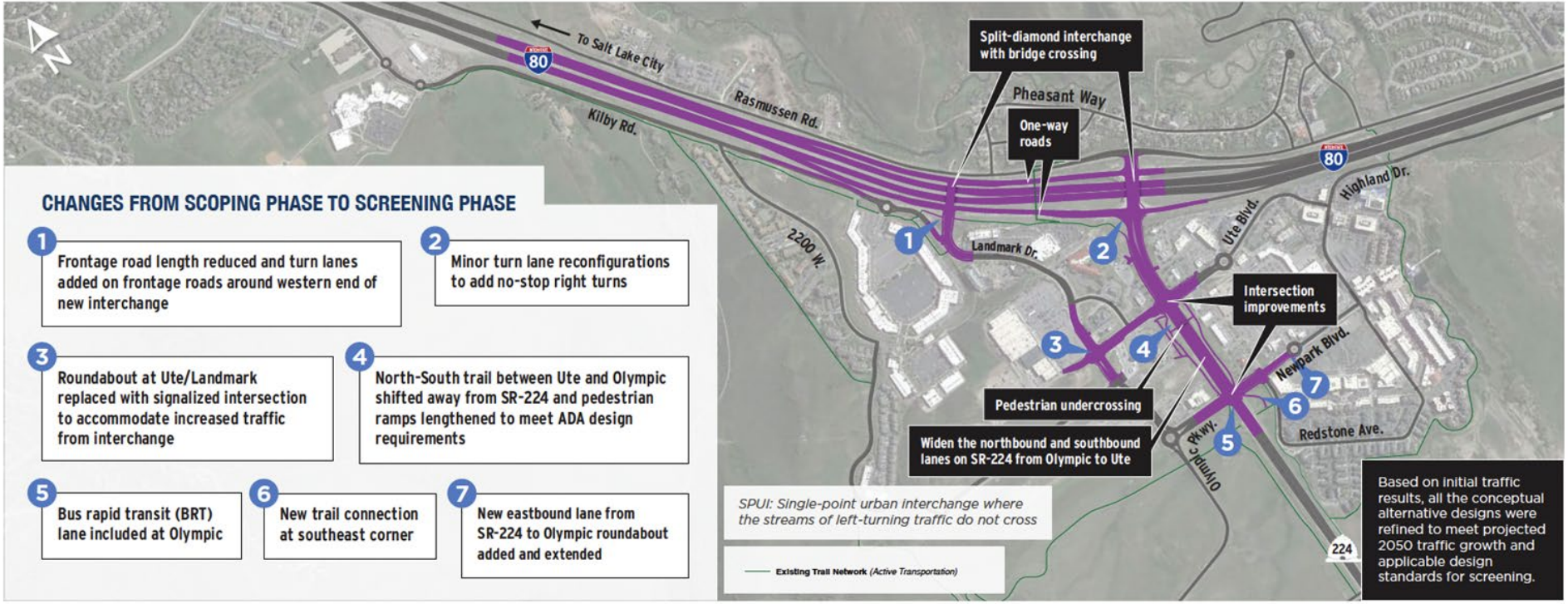
LEVEL 4 SCREENING: Impacts & Cost

- Threatened & endangered species
- Waters of the US
- Relocations
- Land use
- Cost

Alternative A (Refined)

SPLIT-DIAMOND INTERCHANGE WITH INTERSECTION IMPROVEMENTS

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

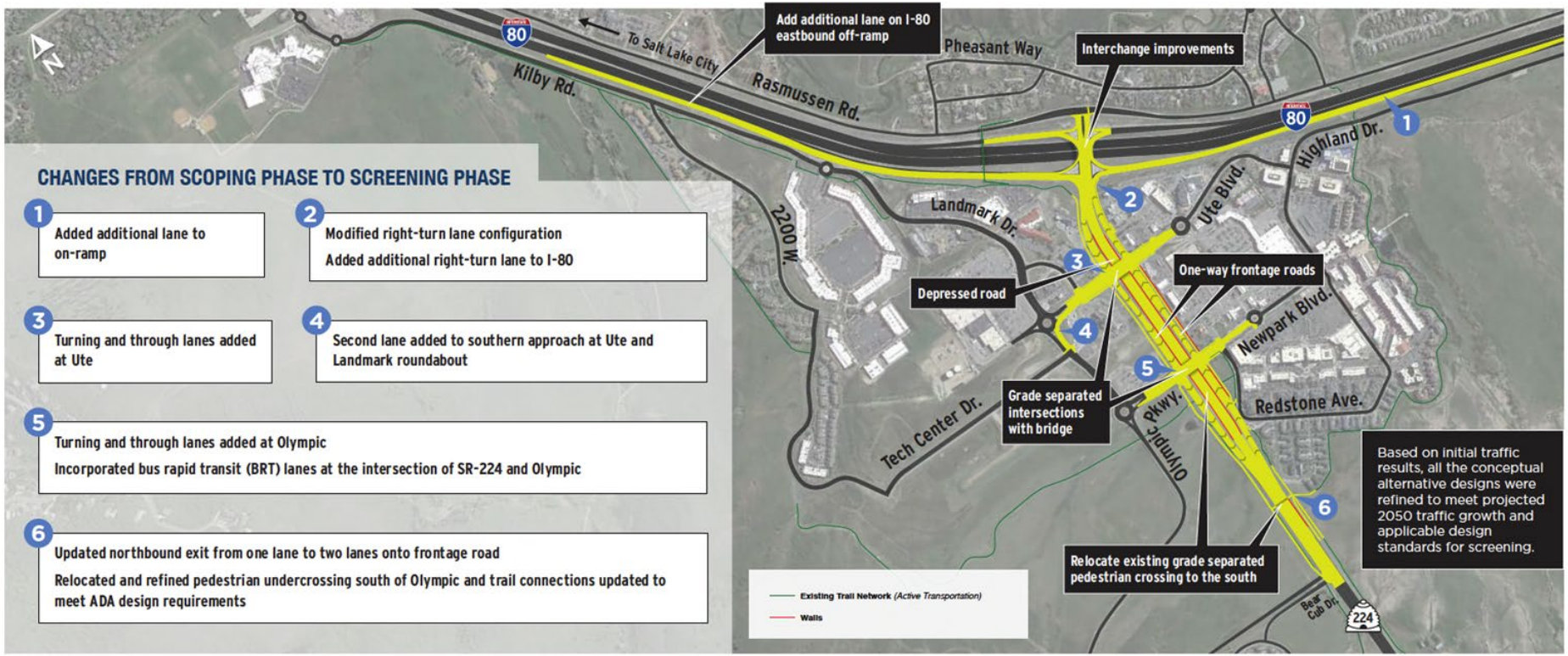


CHANGES FROM SCOPING PHASE TO SCREENING PHASE

1. Frontage road length reduced and turn lanes added on frontage roads around western end of new interchange
2. Minor turn lane reconfigurations to add no-stop right turns
3. Roundabout at Ute/Landmark replaced with signalized intersection to accommodate increased traffic from interchange
4. North-South trail between Ute and Olympic shifted away from SR-224 and pedestrian ramps lengthened to meet ADA design requirements
5. Bus rapid transit (BRT) lane included at Olympic
6. New trail connection at southeast corner
7. New eastbound lane from SR-224 to Olympic roundabout added and extended

Alternative B (Refined)

GRADE-SEPARATED INTERSECTIONS WITH ONE-WAY FRONTAGE ROADS TO THE I-80 INTERCHANGE

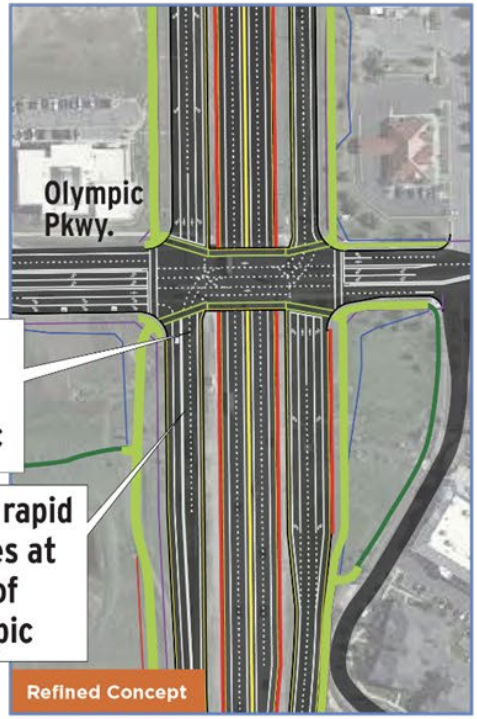


CHANGES FROM SCOPING PHASE TO SCREENING PHASE

1. Added additional lane to on-ramp
2. Modified right-turn lane configuration
   Added additional right-turn lane to I-80
3. Turning and through lanes added at Ute
4. Second lane added to southern approach at Ute and Landmark roundabout
5. Turning and through lanes added at Olympic
   Incorporated bus rapid transit (BRT) lanes at the intersection of SR-224 and Olympic
6. Updated northbound exit from one lane to two lanes onto frontage road
   Relocated and refined pedestrian undercrossing south of Olympic and trail connections updated to meet ADA design requirements

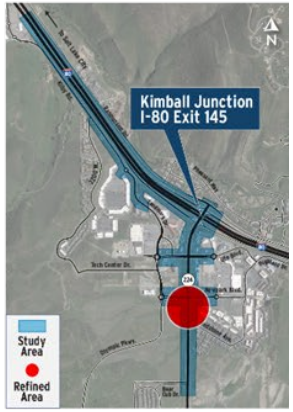
Based on initial traffic results, all the conceptual alternative designs were refined to meet projected 2050 traffic growth and applicable design standards for screening.

Alternative B (Refined)



Turning and through lanes added at Olympic

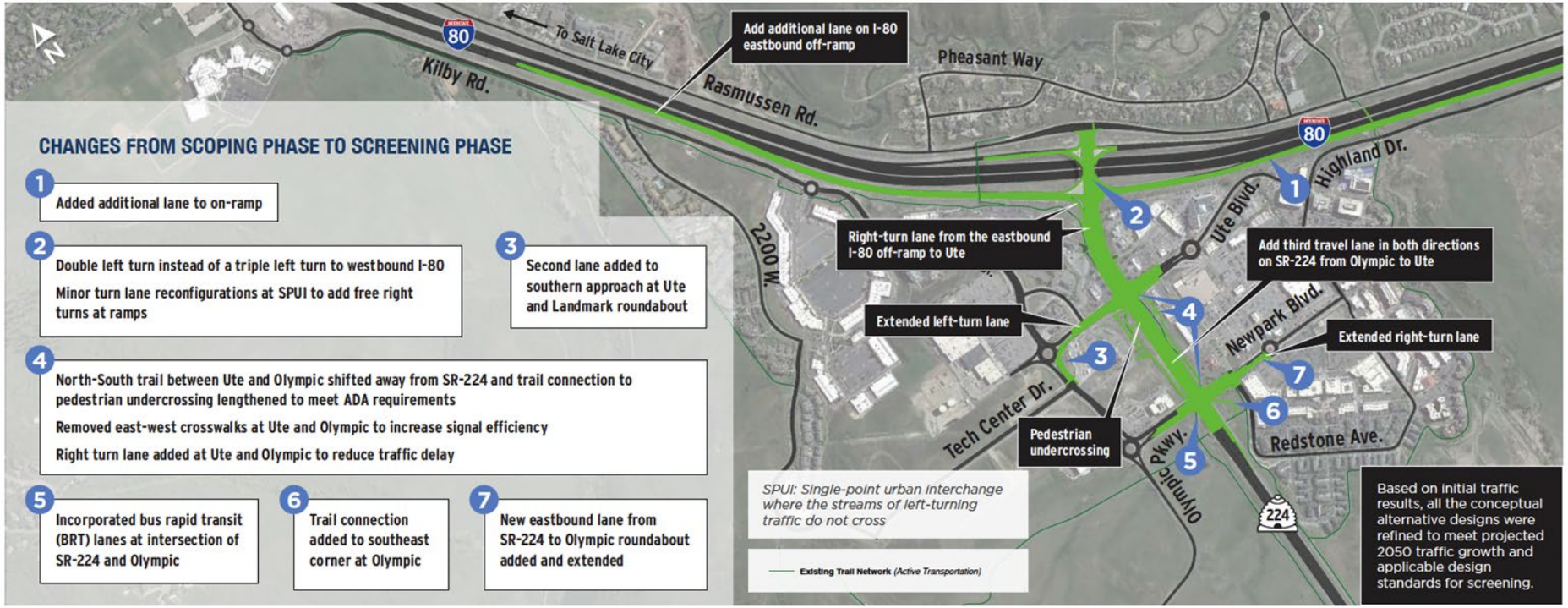
Incorporated bus rapid transit (BRT) lanes at the intersection of SR-224 and Olympic



Alternative C (Refined)

INTERSECTION IMPROVEMENTS WITH PEDESTRIAN ENHANCEMENTS

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT



Level 3 Screening - Purpose & Need

IDENTIFIES ALTERNATIVES THAT MEET THE PURPOSE AND NEED OF THE PROJECT

Kimball Junction ENVIRONMENTAL IMPACT STATEMENT

Criteria	Measures	Data Evaluated
Improving operations & travel times on SR-224 from I-80 interchange through Olympic Parkway	Does the alternative provide reliable through-traffic travel time on SR-224 during the AM and PM peak hours? (yes/no)	Travel time (average speeds on SR-224 to equate to arterial LOS
	Meet a level of service of LOS D for as many intersections as possible.	LOS Intersection LOS (overall LOS and turning LOS)
	Is the percent served improved during the peak hour? (yes/no)	Percent served
Improving safety by eliminating vehicle queues on I-80 off-ramps	Are the off-ramp vehicle queue lengths eliminated in I-80 mainline through lanes? (yes/no)	Length of vehicle queue (feet)
Improving pedestrian and bicyclist mobility and accessibility throughout the evaluation area	Does the level of traffic stress improve in the vicinity of SR-224? (yes/no)	Level of traffic stress
	Do the walk times improve for key origin-destination pairs? (yes/no)	Walk times
Maintain or improving transit travel times through the evaluation area	Does the alternative maintain or improve the SR-224 BRT transit travel times through the evaluated area? (yes/no)	Travel times

Level 4 Screening - Impacts

FOCUSES ON THE ALTERNATIVES' IMPACTS TO THE NATURAL AND BUILT ENVIRONMENT, ALONG WITH ESTIMATED PROJECT COSTS.

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Criteria	Measures
Threatened and Endangered Species	• Acres and types of habitat
Waters of the United States	• Linear feet of creeks affected • Acres and types of aquatic resources
Section 4(f) resources	• Number and type of 4(f) uses
Relocations	• Number of potential residential or business relocations
Land Use	• Compatibility with current land use plans
Cost	• Estimated project cost

Alternatives Screening Summary

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Criteria	Measure	Data	What does this mean to me?	Existing Conditions (2022)	2050 No-Action Alternative	Alternative A (Refined) *Split-Diamond Interchange With Intersection Improvements*	Alternative B (Refined) *Grade-Separated Intersections With One-Way Frontage Roads To The I-80 Interchange*	Alternative C (Refined) *Intersection Improvements With Pedestrian Enhancements*
Level 3 - Purpose & Need								
Improving operations & travel times on SR-224 from I-80 interchange through Olympic Parkway	Provides reliable through-traffic travel time on SR-224 during the AM and PM peak hour? (yes/no)	Travel time *(average speed in mph)*	*I'm not stuck in slow moving traffic*	AM SB - 6:15 (17) PM NB - 7:45 (13)	AM SB - 11:30 (9) PM NB - 9:30 (11)	Yes: AM SB - 4:30 (25) PM NB - 4:15 (23)	Yes: AM SB - 3:15 (33) PM NB - 2:45 (37)	Yes: AM SB - 3:15 (33) PM NB - 3:45 (26)
	Meets a level of service of LOS D for as many intersections as possible.	Number of intersections at LOS E or F	*I'm not sitting through multiple light cycles all the time*	AM - 1 PM - 2	AM - 1 PM - 5	AM - 1 PM - 0	AM - 0 PM - 0	AM - 0 PM - 0
Improving safety by eliminating vehicle queues on I-80 off-ramps	Is the percent served improved during the peak hour? (yes/no)	Percent served	*I can travel through the area*	99%	86%	Yes: 100%	Yes: 100%	Yes: 100%
	Are the off-ramp vehicle queue lengths eliminated on I-80 mainline through lanes? (yes/no)	Length of vehicle queue *(feet)*	*Traffic isn't backed up on the I-80 mainline*	No: 2,600	No: >5,000	Yes: 600	Yes: 900	Yes: 400
Maintaining or improving transit travel times through evaluation area	Does the alternative maintain or improve the SR-224 BRT transit travel times through the evaluation area? (yes/no)	Total BRT Travel Time (NB+SB, AM+PM) Savings from No-Action *(min:sec)*	*Public transportation will work more efficiently*	N/A	16:30	14:00 Yes: *(- 2:30)*	14:15 Yes *(- 2:15)*	14:30 Yes *(- 2:00)*
Improving pedestrian & bicyclist mobility and accessibility through evaluation area	Does the level of traffic stress improve in the vicinity of SR-224? (yes/no)	Level of Traffic Stress (LTS) *(1-4 scale, L1 - low stress, L4 - high stress)*	*Pedestrians and cyclists can travel better in the area*	Yes: *Trail - L1* *Intersections - LTS3*	Yes: *Trail - L1* *Intersections - LTS3*	Yes: *Ped Undercrossing improves Ute crossing to LTS1*	No: (same as No-Action) *Trail – LTS1* *Intersections – LTS3*	Yes: *Ped Undercrossing improves Ute crossing to LTS1*
	Do the walk times improve for key origin-destination pairs? (yes/no)	Total Walk Time Savings from No-Action for 4 O/D Pairs *(min:sec)*	*Pedestrians and cyclists have higher level of comfort*	53:30	54:00	52:30 Yes: *(- 1:30)*	57:45 No: *(+ 3:45)*	53:45 Yes: *(- 0:15)*
Level 4 Screening - Cost and Impacts to the Built and Natural Environment								
Natural Environment Impacts	Threatened and Endangered Species	Acres	*How will this impact protected species in the area?*	-	-	0	0.001	0.001
	Wetlands & Waters of the United States	Acres and types of aquatic resources *(ditches, open water, wetlands, perennial streams)*	*How will this impact federally protected wetlands and waters?*	-	-	0.131	0.186	0.012
	Section 4(f) resources	Number and type of Section 4(f) use	*Lands from a historic site or protected public resources*	-	-	0	0	0
Built Environment Impacts	Relocations	Number of potential residential or business relocations	*Potential property impacts to community members*	-	-	0	3 businesses 0 residential	0
	Land Use	Compatibility with current land use plans	*Does it meet our community land use goals?*	-	-	Yes	No	Yes
Cost	Construction Cost Estimate	$2025 in millions	*What is the expense to the statewide community?*	-	-	$108M	$201M	$41M

UDOT Keeping Utah Moving

Level 3 Summary

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Criteria	Level 3 – Purpose & Need
Measure	**Purpose & Need**
Alternative A (Refined) *Split-Diamond Interchange With Intersection Improvements*	• Substantial improvement over No-Action and Existing conditions • Least efficient among build alternatives- Most transit time savings • Most pedestrian walk time savings
Alternative B (Refined) *Grade-Separated Intersections With One-Way Frontage Roads To The I-80 Interchange*	• Shortest PM northbound travel time • No improvement to pedestrian and cyclist travel stress • Negative effect on pedestrian travel time and comfort
Alternative C (Refined) *Intersection Improvements With Pedestrian Enhancements*	• Similar AM SB travel time as Alternative B • Shortest I-80 vehicle queue

Level 4 Summary

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

Criteria	Level 4 – Impacts & Cost		
Measure	**Natural Environment Impacts**	**Built Environment Impacts**	**Cost and Complexity**
Alternative A (Refined) *Split-Diamond Interchange With Intersection Improvements*	• Medium wetland impact	• Large footprint outside of existing SR-224 corridor and parking impacts	• Medium/high cost • Medium construction complexity
Alternative B (Refined) *Grade-Separated Intersections With One-Way Frontage Roads To The I-80 Interchange*	• Highest wetland impact	• 3 business relocations • Most number of properties impacted • Wider footprint would not meet land use objective of a seamlessly connected neighborhood as well as other alternatives	• Highest cost • Highest construction complexity • High complexity drainage due to depressed road and elevated water table
Alternative C (Refined) *Intersection Improvements With Pedestrian Enhancements*	• Lowest wetland impact	• Minor right-of-way acquisitions	• Lowest cost • Low construction complexity

Schedule

Kimball Junction ENVIRONMENTAL IMPACT STATEMENT

AREA PLAN ALTERNATIVE CONCEPT DEVELOPMENT 2020 - 2021	PRE-SCOPING Spring 2022 - Fall 2022	NEPA SCOPING Winter 2022 - Spring 2023	ALTERNATIVES DEVELOPMENT & REFINEMENT Spring 2023 - Summer 2023	ALTERNATIVES SCREENING & PREPARE DRAFT EIS Summer 2023 - Spring 2024 *Current Phase*	DRAFT EIS Spring 2024 - Summer 2024	FINAL EIS AND RECORD OF DECISION Fall 2024
ONGOING STAKEHOLDER ENGAGEMENT						
• Public engagement	• Public engagement	• Council Presentations • Open house • 37-day comment period	• Public engagement • 30-day comment period	• Council Presentations • Public engagement • 30-day comment period	• Council Presentations • Public hearing • 45-day comment period	• Public engagement

REGULAR UPDATES WILL BE PROVIDED TO THE PUBLIC THROUGH EMAIL, SOCIAL MEDIA, AND THE STUDY WEBSITE

UDOT Keeping Utah Moving

Public Outreach

Kimball Junction
ENVIRONMENTAL IMPACT STATEMENT

30-DAY COMMENT PERIOD

FEBRUARY 26 - MARCH 27, 2024

UDOT is asking for public input on the Alternatives Development and Screening Report. Please provide comments on the alternative screening process in the report, the initial impacts analysis, and the alternatives advanced for detailed evaluation in the Draft EIS.

PUBLIC ENGAGEMENT ACTIVITIES:

- LOCAL GOVERNMENT PRESENTATIONS
- PUBLIC COMMENT PERIOD
- SOCIAL MEDIA
- WEBSITE

COMMENTS CAN BE SUBMITTED THROUGH:

- KimballJunctionEIS.udot.utah.gov
- KimballJunctionEIS@utah.gov
- Kimball Junction EIS c/o HDR
  2825 E. Cottonwood Parkway, Suite 200
  Cottonwood Heights, UT 84121
- 435-255-3168

UDOT Keeping Utah Moving

Kimball Junction

ENVIRONMENTAL IMPACT STATEMENT

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by UDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated May 26, 2022, and executed by FHWA and UDOT.

City Council Staff Report

Subject: **Special Event Update**
Author: **Jenny Diersen**
Department: **Special Events**
Date: **March 7, 2024**
Type of Item: **Work Session**

Recommendation

The Special Events Department will provide an overview of accomplishments from the past year and a preview of the 2024 calendar (**Exhibit A**). The City Council should provide direction on:

1. Code Amendments:
    a. Adjustments to Peak and Local Times
    b. Code Clean up removing Economic Development Director
    c. Update Community Identifying Event definition based on previous Council direction
2. Issue a drone show RFP for the Fourth of July Celebration
3. Future Planning for Major Events
4. Special Event Application Fee Increase based on previous Council direction

These items are important considerations for the FY25 budget process and future special event planning procedures.

Analysis

Event Calendar Preview and Trends

In 2023, we received 128 event inquiries and permitted 78 events. While this number of events is similar to what we saw before the pandemic, the outcome is a better balance for the community with the 2022 code changes implemented.

Over the last year, we had several significant projects, including securing long-term event contracts for the Park City Kimball Arts Festival and Park Silly Sunday Market. Outside of Special Events, we procured two long-term leases at the Park City Library for Lucky Ones and PC Tots and implemented technology upgrades at Jim Santy Auditorium. In addition, we collaborated to transition the management of tenant leases to the Library team.

The tentative 2024 Special Event Calendar is attached as **Exhibit A**. Our planning process is essential to producing successful events and creating predictability and a balanced approach to the 2024 event calendar.

- We received 61 Pre-Event Applications for 2024. This is typical for this time of year, and we often see additional Applications for other events later as those deadlines approach.
    - This is compared to 78 events in 2023 and 71 events in 2022. In summary, we are back on track with trends we saw before the pandemic. We continue to focus much of our production efforts on mitigating event

impacts and balancing the event calendar to provide residents and businesses with a better quality of life.

- Per section 4A-2-3(H), based on current applications, we anticipate 2024 event-level limits to be within the allotted amounts.
- Examples of events not continuing (applicant decision): Prospector Square Block Parties (due to construction) and other one-time events with Deer Valley, Park City Mountain, and the Sundance Institute.
- We received several inquiries about new events, including a new women's running race at Deer Valley, a Biathlon, and Dirt De Utah. We also received eight new film permit inquiries this year. We are evaluating these requests to see if they meet our code requirements and if permitting is required.
- Based on pre-planning and current applications, we do not anticipate any event conflicts this coming year.

Code Amendments

There is an extensive history regarding Special Events, and the Code has always been used to effectuate the City Council's desired outcomes. For decades, special events were a targeted economic development tool to encourage year-round vitality, generate tax revenue, and create additional overnight visitation. Over the last ten years, various code changes have been made to increase mitigation tools and create balance in the community. Today, local entities representing our community, such as art and culture festivals, sports teams, historical celebrations, neighborhood block parties, ski races, parades, and community concerts, continue to organize local and regional special events.

On September 15, 2022 (report p. 328/ minutes p. 19), the City Council approved changes to section 4A of the Special Event Code to amend the permit process to regulate and mitigate event impacts (summary of changes here). We recognize that some events bring economic benefits, but we shifted to reprioritize those focusing on community-identifying values and outcomes. The code changes create better predictability and balance, allowing us to mitigate impacts.

Since implementing these code changes, we typically receive fewer complaints from residents but increasing concerns regarding economic stability from local businesses. We consider these trends and their inherent opposition when making future policy recommendations to the Council and believe an appropriate balance exists using Special Event Peak and Local Times.

Instead of any significant policy recommendations, we recommend several minor code adjustments that we intend to return and adopt quickly after Council's feedback (**Exhibit B**). Changes include:

1. Adjustments to Peak and Local Times (4A-2-3.E and 4A-2-3.F):
    a. With the discontinuation of Autumn Aloft, the third weekend in September is no longer Peak Time. We recommend defining this weekend as a Local Time to promote community-focused events with minor transportation and public safety impacts. This means new event applications will not be considered during this time unless they are a CIE.

        i. Existing events held over this period that can remain include the Offset Bier Anniversary Celebration at City Park, Park City Cross Country Invitational at Quinn's Junction, Prospector Fall Block Party, Park Silly Sunday Market (PSSM), and Tour De Suds.
        ii. Song Summit has been permitted as a Level Two event; however, they have submitted a date change and will be held the third weekend in August moving forward.
    b. The Extreme Soccer Tournament (fourth weekend in July) is not currently defined as a Peak or Local Time. Based on complaints received, traffic data, and roadway impacts throughout Park City, Summit County, and Wasatch Back, we recommend designating this period as Peak Time. This means no other events can be approved during this time unless they are a CIE and approved by City Council or already exist on the event calendar.
        i. Events already scheduled this weekend include the Extreme Soccer Tournament, Sundance Summer Series, Deer Valley Music Festival Concerts, and Miners Park Concert Series.
        ii. While PSSM was traditionally held over this weekend, we negotiated to move the event to this weekend moving forward.
2. Code Clean up removing Economic Development:
    a. Eliminate the use of Economic Development Manager and replace it with Special Event Manager. Special Events is now a standalone department.
3. Update Community Identifying Event (CIE) definition based on the March 24, 2023, Council Meeting (report p. 5 / minutes p. 1):
    a. Refine the CIE definition (4A-1-1.11(B)(6))to clarify growth and marketing models. All CIE criteria must apply to be determined as a CIE.
        i. In 2023, of 78 events, 27 were determined CIEs. Those defined as CIEs receive exceptions in the code, such as being considered during Peak and Local Times with Council approval and reduced Application fees or eligibility for fee waivers. Special events not qualifying as CIE are still reviewed under the code but are not eligible for exceptions.
        ii. We anticipate more events to qualify as CIE in the future, as the CIE Application was not implemented until halfway through the year. This is now an annual requirement as part of our review process.

Fourth of July: Sustainability and Drones

We began programming the Fourth of July Celebration in 2015 after the Park City Ambassadors, a Park City Chamber volunteer arm, dissolved. During this time, we refocused the event to bring all aspects under one even permit. We only allow parade participation from Park City or Summit County businesses, nonprofits, and residents.

In 2023, the City Council pursued a drone show instead of fireworks. We did not pursue a Restaurant Tax Grant in 2023, as it requires out-of-area marketing and competes with other local nonprofits. We also applied for a Sustainable Tourism Grant for the drone show but were not awarded any funds.

Drone shows offer a safer alternative to fireworks, especially in a community with serious wildfire concerns. Other local entities continue to host fireworks, including

Canyons Village (with drones), Oakley Rodeo (with drones), and private shows (Glenwild, Promontory). Given the other options and the successful show last year, we plan to release a drone RFP for a 5-year term. This item is budgeted and will return to the Council for consideration later in the spring.

Future Planning for Major Events:
We anticipate a future agreement with the Sundance Film Festival after 2026, presenting a unique opportunity to coordinate and plan across numerous City departments, the community, and external partners.

Based on the direction at the October 5, 2023, Council meeting (report p. 5 / minutes p. 1), the Agreement deadline *for either party not to renew for the 2027 Festival was amended to October 1, 2024. The deadline for the 2028 Festival and so on shall remain March 1 of each subsequent year.*

The City and Sundance are working to compile debrief information and will provide a debrief of the 2024 Festival in June. Sundance will provide an update on the next steps for the future agreement by October.

In addition, we are prepared and excited to support future Olympic conversations and provide logistical and operational expertise as necessary.

Funding
The first round of Special Event Application Fee increases was approved in the FY24 budget, and the second planned increase will be reviewed during the FY25 Budget process. (Based on Council direction from September 15, 2022 (report p. 328 / minutes p. 19).

Special Event Application Fee (Processing and Analysis)

Type of Event	Current Fee FY24	Proposed Fee FY25
Level Five Event	$5,188	$10,376
Level Four Event	$1,918	$3,836
Level Three Event	$905	$1,810
Level Two Event	$488	$976
Level One Event	$410	$820
Community Identifying Event	10% of fees listed	10% of fees listed
First Amendment Event	$40	$40
Film Permit Application	$80	$80

The fee increases, combined with changes to the fee reduction process (including retroactively limiting applicants to applying for Fee reduction no more than three times with exceptions for Community Identifying Events), will have minor positive impact the General Fund and specific departmental budgets.

Specifically, if approved as part of the budget process, we anticipate a $10,000 revenue increase in Special Event Application Fees. These increases, however, will also impact the financial viability of special events, organizers, and organizations relying upon the events to generate annual funding.

As a result, we recommend the City Council continue to hold public hearings when contemplating increasing event fees to obtain input/feedback from important stakeholders. These fee amendments will come back for consideration as part of the typical budget process.

Exhibits

A 2024 Special Event Calendar
B Draft Special Event Code Changes

EXHIBIT A: 2024 DRAFT SPECIAL EVENT CALENDAR

Calendar key:

- Permitted Events
- Peak Time Period
- Local Time Period
- Contracted Events
- Resort Events (non-permitted)
- County/School Activity (non-permitted)
- Film Permitted
- Reminder

January 2024

January 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 31	Jan 1, 24 HPCA Snowglobes Peak Time Period	2	3 Council Swearing In	4	5	6
7 HPCA Snowglobes	8	9	10	11	12 Peak Time Period	13
14 Peak Time Period	15	16	17	18 Peak Time Period Sundance Film Festival	19	20
21 Peak Time Period Sundance Film Festival	22	23	24	25 Community Celebration in honor of Sundance 40th Edition	26	27
28 Peak Time Period Sundance Film Festival	29	30	31	Feb 1	2	3

February 2024

February 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March 2024

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 28	29	30	31	Feb 1	2	3
				Deer Valley FIS World Cup	Deer Valley FIS World Cup Deer Valley Activation - Lion Tree	Deer Valley FIS World Cup Deer Valley Activation - Lion Tree
4 Deer Valley Activation - Lion Tree	5 Hyundai Commercial	6	7	8	9	10 Park City Mountain 60th Anniversary
11	12	13	14	15 Deer Valley Activation - Range Rover	16 Deer Valley Activation - Range Rover Peak Time Period Deer Valley Activation - Tailgates and Tacos	17 Deer Valley Activation - Range Rover Deer Valley Activation - Tailgates and Tacos
18 Deer Valley Activation - Range Rover Peak Time Period	19 Deer Valley Activation - Range Rover	20 Deer Valley Activation - Range Rover PCSD February Recess (no school)	21 Deer Valley Activation - Range Rover PCSD February Recess (no school)	22 Deer Valley Activation - Range Rover PCSD February Recess (no school)	23 Deer Valley Activation - Range Rover PCSD February Recess (no school)	24 Deer Valley Activation - Range Rover PCSD February Recess (no school) Full Moon Snowshoe
25 Deer Valley Activation - Range Rover	26	27	28	29 Queerski at Park City	Mar 1	2

March 2024

March 2024

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 25	26	27	28	29	Mar 1 Queerski at Park City	2 DV Activation Lion Tree Cardboard Sled Derby
3 DV Activation Lion Tree	4	5	6	7 Red, White, and Snow	8 Range Rover House Park City Mountain Women's Weekend	9 Deer Valley Activation - Fire and Ice
10 Range Rover House Park City Mountain Women's Weekend Deer Valley Activation - Fire and Ice	11	12	13	14 Deer Valley Activation - High West Whiskey	15 9:00am Parks Reservations open up to public	16
17 Range Rover House Deer Valley Activation - High West Whiskey	18	19	20	21	22	23
24	25	26	27	28	29 DV Activation Apres Lounge	30
31 DV Activation Apres Lounge	Apr 1	2	3	4	5	6

April 2024

April 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2024

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 31	Apr 1	2	3	4	5 SE Deadline: Events September through February	6 Deer Valley Activation - Operation Smile Park City Mountain Pond Skim
7	8	9	10	11	12	13
14 Deer Valley Closing Day	15 PCSD Conference Compensation (no school)	16 PCSD Spring Recess (no school)	17	18	19	20
21	22	23	24	25	26	27
28 Park City Resort Closing Day	29	30	May 1	2	3	4

May 2024

May 2024

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2024

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 28	29	30	May 1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18 Running with Ed
19	20	21	22	23	24 Local Time Period	25 Local Time Period Memorial Day 5K
26 Local Time Period	27 Local Time Period	28 Midweek MTB ? Local Time Period	29 Local Time Period	30 Local Time Period	31 Local Time Period	Jun 1 Local Time Period

June 2024

June 2024

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 26	27	28	29	30	31	Jun 1 Park City Trail Series (5K)
2 PSSM	3	4	5	6	7 Local Time Period PCSD last day of school	8 Round Valley Rambler
9 Local Time Period PSSM	10	11 Noches de Verano	12	13	14 Local Time Period Offset Bier Party in the Park	15 YBDIO
16 Local Time Period PSSM	17	18 Noches de Verano	19	20	21 Peak Time Period	22 Savor the Summit
23 Peak Time Period Pride Picnic? PSSM	24	25 Noches de Verano	26	27	28	29
30 PSSM	Jul 1	2	3	4	5	6

July 2024

July 2024

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 30	Jul 1	2 Peak Time Period Noches de Verano	3	4 Fourth of July	5	6 Local Time Period
7 Local Time Period	8	9 Midweek MTB Noches de Verano	10	11	12 Local Time Period Offset Bier Party in the Park	13 Barn Tour Park City Trail Series (10K)
14 Local Time Period PSSM	15 Beethoven Music Series	16 Noches de Verano	17 Sundance Summer Series	18	19 Local Time Period	20 Jupiter Peak 25K
21 Sundance Summer Series Local Time Period PSSM	22 Beethoven Music Series	23 Noches de Verano	24 Local Time Period	25 Extreme Cup	26	27
28	29 Beethoven Music Series	30	31	Aug 1	2	3

August 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 28	29	30	31	Aug 1	2 Kimball Arts Festival Peak Time Period	3 Park City Trail Series (Half)
4 Kimball Arts Festival Peak Time Period	5 Beethoven Music Series	6	7	8	9 Local Time Period Offset Bier Party in the Park	10 Barn Tour Summer in the City
11 Local Time Period	12 Beethoven Music Series	13	14	15 Park City Song Summit	16 Local Time Period Back Alley Bash	17 Mid Mountain 50K
18 Local Time Period St Mary's Procession	19 Beethoven Music Series	20	21 Jazz in the Park	22 PCHS XC Twilight Meet ?	23 Local Time Period	24 Summit Challenge
25 Local Time Period	26 Beethoven Music Series	27	28 Jazz in the Park	29	30 Peak Time Period	31 To Sep 2 Point 2 Point

September 2024

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 1 From Aug 30 PSSM	2 Peak Time Period Miner's Day	3	4 Jazz in the Park	5	6 PCHS XC Invitational?	7
8 PSSM Tour de Suds	9	10	11 Jazz in the Park	12	13 Local Time Period Offset Bier Party in the Park	14 Barn Tour
15 Local Time Period PSSM	16	17	18 Jazz in the Park	19	20 Peak Time Period	21
22 Peak Time Period PSSM	23	24	25 Jazz in the Park	26	27 Local Time Period	28
29 Local Time Period	30	Oct 1	2	3	4	5

October 2024

October 2024

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 29	30	Oct 1	2 Jazz in the Park	3	4 Local Time Period	5 Scarecrow Festival
6 Local Time Period Peace House Domestic Violence Awareness Walk ?	7	8	9	10	11 Local Time Period	12 Shot Ski
13 Local Time Period	14	15	16	17	18 Local Time Period	19
20 Local Time Period	21	22	23	24	25	26
27	28	29	30	31 Halloween on Main Peak Time Period	Nov 1	2

November 2024

November 2024

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 27	28	29	30	31	Nov 1	2
3	4	5	6	7	8	9
			Field of Flags ?			
10	11	12	13	14	15	16
Field of Flags ?					Snow Globes	
					Live PC Give PC	
17	18	19	20	21	22	23
Snow Globes						
24	25	26	27	28	29	30
Snow Globes						To Jan 4, 25
			Peak Time Period			To Dec 1

December 2024

December 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 1 From Nov 15 Peak Time Period	2	3	4 Snow Globes	5	6	7
8	9	10	11 Snow Globes	12	13	14 Santa Comes Down Town Lift ?
15	16	17	18 Snow Globes	19	20	21
22	23 Peak Time Period	24	25 Snow Globes	26 Menorah Parade	27	28
29 Snow Globes	30 Peak Time Period	31	Jan 1, 25	2	3	4

January 2025

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 29	30	31	Jan 1, 25 Snow Globes Peak Time Period	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17 Peak Time Period	18
19 Peak Time Period	20	21	22	23 Peak Time Period Sundance Film Festival	24	25
26 Peak Time Period Sundance Film Festival	27	28	29	30	31 To Feb 2 To Feb 2	Feb 1

February 2025

February 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2025

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 26	27	28	29	30	31	Feb 1 Peak Time Period Sundance Film Festival
2 Peak Time Period Sundance Film Festival	3	4	5	6 Deer Valley World Cup	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	Mar 1

4A Special Events

4A-1 Definitions
4A-2 Special Event Permitting
4A-3 Public Outdoor Music Plazas-REPEALED BY ORD 2019-35

4A-1 Definitions

4A-1-1 Definitions

4A-1-1 Definitions

For the purpose of this Title the following terms shall have the meanings prescribed:

4A-1-1.1 APPLICANT. The person, or group of people, who is or are the organizer(s) and with whom the responsibility for conduct of the event lies. The Applicant signs the Special Event Application and all other documents relevant to the event. If the Applicant is a corporation, corporate Sponsor, business, or any other entity, which is not a natural person, then the co-applicant or responsible party must be a natural person or persons. See Sponsor.

4A-1-1.2 AMPLIFIED EVENT OR MUSIC. An event or music utilizing an amplifier or other input of power so as to obtain an output of greater magnitude or volume through speakers or other electronic devices.

4A-1-1.3 CITY PROPERTY. A property or facility owned wholly or in part by the City.

4A-1-1.4 CONCESSION. A privilege to sell food, beverages, souvenirs, or copyrighted or logoed event memorabilia at a permitted event.

4A-1-1.5 DISRUPTIVE TECHNOLOGY. An innovation that displaces an established technology and creates a new market and value network that eventually disrupts an existing market and value network, displacing established market-leading firms, products and alliances.

4A-1-1.6 FEE(S). Charges assessed by Park City for permitting, staffing, equipment use/rental, property use/rental, set-up, clean up, inspections, public employees, or public equipment related to a Special Event and established as part of the event permitting process according to the Park City Fee Schedule.

4A-1-1.7 MATERIAL CHANGE. A change to the scope of an event that requires additional review of an existing or New Special Event Application. Material Changes include increased need for public safety, transportation, or transit impacts; increased use or impacts to City property; dates that conflict with other existing events on the calendar, or that overlap with Peak and Local Times; and venue changes or additions.

4A.1.1.8 NEW EVENT. An event being proposed for the first time within City limits, an event renewal that now qualifies as a higher Level, or an event that has not been renewed for a period exceeding one year.

4A-1-1.9 PERMITTEE. The Applicant, as defined above, becomes the "Permittee" when the Special Event Permit is approved and signed by either the City Council or the ~~Economic~~

Special Event ~~Development~~ Manager or designee, upon meeting all the criteria in this Title. As the permit holder, the Permittee becomes the sole proprietor of the event and inherits the responsibilities connected with all licenses and permits, Fee assessments, and insurance liabilities connected with the permitted event.

4A-1-1.10 SKI AND SUMMER RESORT AREA. An event location that is within a Master Planned Development (MPD) boundary in the Recreation Commercial (RC) Zone and Residential Development (RD) Zone.

4A-1-1.11 SPECIAL EVENT.

1. A sporting, cultural, entertainment, or other type of unique activity, whether held for profit, nonprofit, or charitable purposes, occurring for a limited or fixed duration that impacts the City by involving the use of, or having impact on, City property, or requiring City licensing or services beyond the scope of normal business, liquor regulations, or is an outdoor or temporary event that does not normally occur with the permitted Venue use as defined by this Code; or creates public impacts through any of the following:

    1. Interruption of the safe and efficient flow of transportation in Park City, including streets or public rights of way, which may include full, partial, or temporary closures or impacts on streets or sidewalks necessary for the safe and efficient flow of transportation and pedestrian movement in Park City; and /or

    2. Use of City property, parking, facilities, trails, or parks;
    3. Need for public safety staffing beyond their normal scope of operations;

2. Any organized activity involving the use of, or having an impact on, the above shall require a permit as outlined in Section 4A-2-1 of this Code. Event levels are determined by City staff based on degree of City impacts: anticipated attendance as related to type of Venue use whether private or City Property, transportation and public safety impacts. Any event may be defined as either a Level One Event, a Level Two Event, a Level Three Event, a Level Four Event, a Level Five Event, a Community Identifying Event, a First Amendment Event if it meets one or more of the listed criteria in the given category:

    1. **LEVEL ONE EVENT:**
        1. Attendance at any one time is estimated up to 250 people and occurs on one day and is not a series; and/or
        2. Has minor impact to surrounding areas and can be held within existing Venue/use area; and

3. Has minor transportation needs including minimal removal of parking, rolling road closures, and does not require increased transit; and
4. Does not require public safety staffing beyond normal operations.

2. **LEVEL TWO EVENT:**
    1. Attendance at any one time is estimated up to 500 people and the event is a series or has multiple days in consecutive occurrence;
    2. Has minor impact to surrounding areas and can be held within existing Venue/use area; and
    3. Has minor transportation needs including minimal removal of parking, but requires a transportation mitigation plan, temporary, rolling or short-term road closures, and does not require increased transit; and
    4. Does not require public safety staffing beyond normal operations.
3. **LEVEL THREE EVENT:**
    1. Attendance at any one time is estimated between 500 and 1,000 people and is no more than two consecutive days or three days in a non-consecutive series; and
    2. Has moderate impact to surrounding areas and can be held within existing Venue/use area; and
    3. Has moderate transportation needs including removal of parking, requires a transportation mitigation plan, may require offsite parking plan, temporary, rolling or short-term road closures, and does not require increased Park City transit; and
    4. May require limited public safety staffing beyond normal operations.
4. **LEVEL FOUR EVENT:**
    1. Attendance throughout the duration of the event time period is estimated between 500 and 5,000 people and the event may be a non-consecutive series or may have multiple days in consecutive occurrence; and
    2. Has moderate to major impact to surrounding areas and/or cannot be held within existing Venue/use area; and
    3. Has moderate to major transportation needs including removal of parking, requires a transportation mitigation plan, requires offsite parking plan, temporary, rolling or long-term road closures, and minor to moderate residential transportation mitigation and minor increase in service from Park City Transit and may be required to provide additional transit services from a vendor outside of Park City's existing transit; and
    4. Requires public safety staffing needs beyond normal operations including moderate to major support in the Venue and minor to

moderate traffic control. May require public safety services from outside of the City's jurisdiction.

5. **LEVEL FIVE EVENT:**

    1. Attendance throughout the duration of the event time period is estimated to be above 5,000 people and may be a series or have consecutive days of occurrences: and
    2. Has moderate to sever impacts to surrounding areas and cannot be held within existing Venue or use areas; and
    3. Has moderate to severe transportation needs including removal of parking, requires a transportation mitigation plan, requires offsite parking plan, temporary, rolling or long-term road closures, moderate to major residential transportation mitigation and requires increased Park City Transit and/or increased transportation provider outside of Park City's ability to provide services required; and/or
    4. Requires public safety staffing needs beyond normal operations including moderate to severe support in the Venue, and moderate to severe transportation mitigation as well as support of public safety personnel from outside of the City's jurisdiction.

6. **COMMUNITY IDENTIFYING EVENT:** To be defined as a Community Identifying Event, the Applicant must meet all of the following criteria.

    1. Honors Park City's unique community goals and enhances the collective goodwill that features legacy events, distinct traditions, and authentic local culture, including ties to the people, places, and history of Park City. Outside events that simply partner with a local nonprofit or business to check a box will not meet this criteria;
    2. The event fundamentally aligns with the City's Critical Priorities and Core Values as adopted by the City Council;
    3. Attendance is targeted primarily at local participation from Park City and Summit County~~ residents~~, and the Wasatch Back residents, employees and businesses. A growth or marketing model to bring attendance from outside of ~~Summit County~~the Wasatch Back region is secondary to local attendance and participation; and
    4. The event provides free or affordable options for local Park City, and Summit County attendance.
    5. The event offers free or affordable options for underserved populations.

7. **FIRST AMENDMENT EVENT:** An activity conducted for the purpose of persons expressing their political, social, religious, or other views protected by the First Amendment to the United States Constitution and Article 1, Section 15 of the Utah Constitution, including but not limited to speechmaking, picketing, protesting, marching, demonstrating, or debating public issues on any City street or other City property during the event. 'First

Amendment Events' shall not include:

1. Solicitations or events which primarily propose a commercial transaction;
2. Rallies, races, parades, or events conducted with motor vehicles or bicycles;
3. Footraces.

4A-1-1.12 SPECIAL EVENTS COORDINATOR. The City employee designated by the City Manager who, under the supervision of the ~~Economic~~ Special Event ~~Development~~ Manager and within the Special Events Department, administers the provisions in the Special Events Chapter of this Code.

4A-1-1.13 SPECIAL EVENT PERMIT. A permit sought by an Applicant for an event as defined in this Chapter, granted through the Special Events Department.

4A-1-1.14 SPONSOR. A person, group, or business which has contracted to provide financial or logistical support to any Special Event. Such agreement may provide for advertising rights, product promotion, logo promotion, exclusivity of rights, products, or logos.

4A-1-1.15 VENUE. The location or locations upon which a Special Event is held, which shall include the ingress and egress route, layout of temporary structures as approved in the conditions of the Special Event Permit.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018

4A-2 Special Event Permitting

4A-2-1 Unlawful To Operate Without A Permit; Exceptions
4A-2-2 Renewal Of Permit(s)
4A-2-3 Special Event Permit Application Procedure
4A-2-4 Standards For Permit Approval
4A-2-5 Events In Parking Structures
4A-2-6 Insurance Requirements
4A-2-7 Permit Application Supplemental Documents
4A-2-8 Conflicting Permit Applications
4A-2-9 Licenses Necessary For A Special Event Permit
4A-2-10 Fees To Be Assessed; Exceptions
4A-2-11 Fee Reductions
4A-2-12 Film-Making
4A-2-13 Criminal Penalty
4A-2-14 Revocation For Cause; Notice To Cure

4A-2-1 Unlawful To Operate Without A Permit; Exceptions

1. It is unlawful for any person to conduct a Special Event with or without charge for admission, on City or private property, without first applying for and being granted a Special Event Permit for the specific event and its Venue(s). All permits issued pursuant to this Title are non-transferrable and expire annually at the completion of the given event, or upon revocation, whichever is earlier.
2. The following are exempt from Special Event permitting:
    1. Funeral processions by a licensed mortuary;
    2. Activities lawfully conducted by a governmental agency within the scope of authority;
    3. Activities within Ski and Summer Resort Areas that are determined to have Level One, Level Two or Level Three impacts. Such activities are required to coordinate with the Special Events Department and obtain proper licensing and permitting from city, county or state jurisdictions.
    4. Filming activities if a permit for such activities has been issued by the City;
    5. First Amendment activities: If it is not reasonably possible to obtain a permit in advance of a First Amendment Event, no permit shall be required providing that the prohibitions of Subsections B, C, D, E, G and I of Section 4A-2-4 are not violated.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-2 Renewal Of Permit(s)

Permittees who successfully operate a Special Event under the provisions of this Title and who wish to have the event on an annual or periodic basis must renew each Special Event Permit annually, regardless of recurrence of previous determination. Event levels are determined by the Special Events Department through the review process, without considering any previous determination. Special Events that occur as a series, must have a Special Event Permit, specifically authorizing each activity in the series, even if the same activity is held on separate occasions or non-consecutive days.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2022-36 on 9/15/2022

4A-2-3 Special Event Permit Application Procedure

1. **PRE-APPLICATION REVIEW**. All event Applicants must complete and submit a Special Event Pre-Application Form, demonstrate the ability to indemnify the City and meet the City's insurance requirements, provide documentation of sufficient interest from the property owner, and receive preliminary authorization from the ~~Economic~~ Special Event ~~Development~~ Manager or designee to move forward with the date and Venue requested before submitting a Special Event Application. All applicants requesting to hold new or Materially changed events are strongly

encouraged to arrange a Pre-Application review with the Special Events Department no later than 30 business days before Special Event Applications are due.

2. **APPLICATION SUBMITTAL**. After receiving authorization to move forward, Applicants must complete and submit a Special Event Permit Application Form(s) to the Special Events Department. Applications must be complete by the Application Deadline with accompanying Certificate of Insurance, Hold Harmless Agreement, Community Identifying Event Application, documentation of sufficient interest and additional requirements as outlined below. The Special Events Department shall review the Application for compliance with Section 4A-2-4. After review, the Special Events Department will return a copy of the Application to the Applicant with comments and a recommendation that may include approved, approved with conditions, or denial. Incomplete Applications will be returned to the Applicant and will not be renewed.
3. **ADDITIONAL REQUIREMENTS.** In addition to an Application for a Special Event Permit, the ~~Economic~~ Special Event ~~Development~~ Manager or designee shall require the Applicant to provide as necessary:

    1. Insurance coverage, waiver and release of damages and indemnification as described in Section 4A-2-10. The Applicant shall complete the City's Hold Harmless Agreement and a current eCertificate of Insurance effective through the date of the Event. If the expiration date is prior to the event, the Applicant is required to update the certificate and resubmit 14 days before any event set-up or activity occurs;
    2. Letters of permission from property owners, and any supporting letters of recommendation from businesses, local organizations or residents.
4. **APPLICATION SUBMISSION DEADLINES**. Special Event Applications may be submitted no earlier than 18 months before the proposed marketing date of the event. All Applications must be submitted no later than the deadlines as described below. Only Applications deemed complete by the Special Events Coordinator will be reviewed.
    1.
        1. First Friday in October - Complete Applications received by the first Friday in October will either be reviewed and approved, approved with conditions, or denied no later than the last City Council meeting in February. This Application deadline is for events that may begin marketing or occur between March and August.
        2. First Friday in April - Complete Applications received by the first Friday in April will be reviewed administratively by the Special Events Department and approved, approved with conditions or denied no later than the first City Council meeting in September. This Application deadline is for events that may begin marketing or occur between September and February. Level Three, Four, and Five events will be considered annually. An Application must be submitted each year in accordance with the following Application deadlines:

3. Events that are determined to be a Level Four or Level Five within Ski and Summer Resort Area shall submit by the deadlines as described above, however, final, non-material supplemental details shall be submitted not less than 45 days before the event. Material Changes after deadlines may require approval by City Council. Examples of non-material information include talent information, vendors or sponsors, specifics of Venue site plans etc. Events within these areas shall work with the City to decrease impacts that may be caused in conjunction with other events, activities or community gatherings.

2. Level One and Level Two events must submit a Special Event Pre-Application Form and receive notice to proceed with a completed Application not less than 30 days prior to the scheduled start of their event, unless otherwise approved by the ~~Economic Development~~Special Event Manager or designee.
3. Events that are determined to be a First Amendment Event, however, shall work to submit Applications no less than 30 days prior to the start of the event, unless otherwise approved by the ~~Economic Development~~Special Event Manager or designee.
4. Exceptions to deadlines must be approved by the ~~Economic Development~~Special Event Manager or designee for Community Identifying Events. Exceptions are only granted upon a showing of good cause and for events that demonstrate unique opportunities that benefit Park City's community and culture.

5. **PEAK TIME**. Applications for any new Special Event will not be considered during the following times.
   1. Martin Luther King Jr. Holiday (Friday through Monday - dates vary annually);
   2. Sundance Film Festival (as per dates in contract - dates vary annually);
   3. Third Weekend in February (Presidents Day Weekend - Friday through Monday - dates vary annually);
   4. Fourth Weekend in June (Savor the Summit Weekend - Friday through Sunday - dates vary annually);
   5. July 2, 3, 4 and 5 (Independence Day Holiday);
   6. Fourth Weekend in July (Extreme Soccer Tournament Weekend – Thursday to Sunday, dates vary annually)
   ~~6.~~7. First Weekend of August (Arts Fest Weekend - Friday through Sunday - dates vary annually);
   ~~7.~~8. First Weekend of September (Labor Day/Miners Day Weekend - Friday through Monday - dates vary annually);
   ~~8. Third Weekend in September (Autumn Aloft Weekend - Friday through Sunday - dates vary annually);~~
   9. October 31 (Halloween on Main);
   10. Thanksgiving Holiday (Wednesday to Sunday - dates vary annually);
   11. Winter Holiday (December 23 through 26);
   12. Winter Holiday 2 (December 30 through January 1); and

13. EXCEPTIONS:
    1. Level One, Two and Three events located within Ski and Summer Resort Areas are allowed during Peak Time Periods in Section 4A-2-3(E), and are required to submit a Special Event Pre-Application Form. The Special Events Department will return a letter with event level determination and other necessary licensing requirements. However, the Applicant is not required to obtain a Special Event Permit as per Section 4A-2-1(B)(3).
    2. First Amendment events are exempt from peak time period limitations but are required to obtain a Special Event Permit.
    3. Applications for existing events that were permitted on the 2022 event calendar may be considered unless they were not renewed for a period exceeding one year and shall be evaluated annually based on the standards of approval.
    4. Community Identifying Events may be considered during Peak Times but shall be reviewed and approved by City Council.

6. **LOCAL TIME.** Applications for Level One and Two Special Events may be considered during a Local Time. Applications for any new Level Three, Four or Five Special Event which cause parking, transportation or public safety impacts will not be considered during Local Times.
    1. Last weekend in May (Memorial Day Weekend - Friday through Monday – dates vary annually);
    2. Second Weekend in June (Friday through Sunday);
    3. Third Weekend in June (Juneteenth Weekend – Friday through Monday – dates vary annually);
    4. First Weekend in July (Friday through Monday). If July 2, 3, 4 and 5 occur during a Peak Time Period, then the Peak Time Period (4A-2-3(5) shall apply);
    5. Second Weekend in July (Friday through Sunday);
    6. Third Weekend in July (Friday through Sunday);
    7. Pioneer Day (July 24);
    8. Second Weekend in August (Friday through Sunday);
    9. Third Weekend in August (Friday through Sunday);
    10. Fourth Weekend in August (Friday through Sunday);
    11. Second Weekend in September (Friday through Sunday);
    12. Third Weekend in September (Friday through Sunday);
    ~~12.~~13. Last Weekend in September (Friday through Sunday);
    ~~13.~~14. First Weekend in October (Friday through Sunday);
    ~~14.~~15. Second Weekend in October (Friday through Sunday); and
    ~~15.~~16. Third Weekend in October (Friday through Sunday).
    ~~16.~~17. EXCEPTIONS:
        1. Level One, Two and Three events located within Ski and Summer Resort areas are allowed during ~~Peak~~ Local Times ~~Periods~~ in Section 4A-2-3(D), and are required to submit a Special Event Pre-Application Form. The Special Events Department will return a letter with event

level determination and other necessary licensing requirements. However, the Applicant is not required to obtain a Special Event Permit as per Section 4A-2-1(B)(3).

~~1.~~2. ~~however, are not required to obtain a Special Event Permit as per Section 4A-2-1(B)(3).~~

~~2.~~3. Level Four and Five events located within Ski and Summer Resort Area may be considered during Local Periods in Section 4A-2-3(F) but ~~new~~ New Level Four and Five events in these locations shall be approved by City Council.

~~3.~~4. Level Four and Five Community Identifying Events may be considered during Local Periods Section 4A-2-3(F) but new Community Identifying Events shall be approved by City Council.

~~4.~~5. First Amendment events are exempt from Peak Time limitations but are required to obtain a Special Event Permit.

~~5.~~6. Applications for existing events that were permitted on the 2022 event calendar may be considered, unless they were not renewed for a period exceeding one year and shall be evaluated annually based on the standards of approval.

7. **PUBLISH PEAK AND LOCAL TIME CALENDAR**. The Special Events Department will publish a Peak & Local Time Calendar in which any new event Applications will not be considered for any date identified in Section 4A-2-3(E) and 4A-2-3(F) as a Peak or Local Time. Applicants who appeal to the ~~Economic Development~~Special EventSpecial Event Manager or designee to be held during Peak and Local Times must state hardship, good cause or extraordinary circumstance to be considered. Only if hardship, good cause or extraordinary circumstances exist, will the event be reviewed for approval or denial. The City Council will make the determination in an open public meeting after a public hearing.
8. **EVENT LEVEL LIMITS**. The City restricts the number of Special Event permits annually. An event permit may cover more than one event day. The number of Event types are limited as established below. Once limits are reached, an Application may be amended to reduce the event scope to be re-categorized into another lesser event level type that is unrestricted .
    1. Level One events are unrestricted.
    2. Level Two events are unrestricted.
    3. Level Three events are capped at 17 annually.
    4. Level Four events are capped at 10 annually.
    5. Level Five events are capped at 6 annually.
    6. EXCEPTIONS:
        1. First Amendment and Community Identifying Events are exempt from limits.
        2. Events located within Ski and Summer Resort Areas are exempt from permitting needs as per Section 4A-2-1(B)(3), and limits if determined to be a Level One, Level Two or Level Three. Events in this area that are Level Four or Level Five are not exempt from limits.

9. **CITY COUNCIL REVIEW**. The City Council of Park City shall review and either approve, approve with conditions, or deny the following Applications:
    1. Applications for New Level Four and Five Events;
    2. Applications for Level Four and Five Event permit renewals where material elements of the event have changed from the previous Application;
    3. Applications for events where the City Property Venue requires City Council review due to existing Land Use approvals; and
    4. Applications for Level Four and Five Events that are in Ski and Summer Resort Areas during Local Times;
    5. Applications for Level Four and Five Community Identifying Events that are held during Peak Times;
    6. Appeals of administrative decisions made pursuant to Subsection (J) Administrative Review;
    7. The City Council shall review Applications for compliance with the standards for permit approval described at Section 4A-2-4 as follows:
        1. Staff Review and Recommendation. Upon receipt of a complete Level Four or Five Event Application, following the administrative review of a Level Four or Five Event Application and notice to the Applicant, the Special Events Coordinator shall schedule the Application for a public hearing before the City Council.
        2. City Council Hearing. Level Four or Five Event Applications requiring City Council review and appeals of administrative Special Event decisions shall be heard at a duly noticed public hearing of the City Council. The City Council shall review the Application for compliance with the standards set forth at Section 4A-2-4 and shall record its decision with written findings of fact, conclusions of law, and condition of approval, if applicable. Written notice of the City Council's decision shall be delivered to the Applicant within 10 days of the date of decision.
10. **ADMINISTRATIVE REVIEW**. The ~~Economic Development~~Special EventSpecial Event Manager or designee is authorized to review and administratively approve, approve with conditions, or deny the following Applications:
    1. Level One, Level Two and Level Three Event Applications;
    2. First Amendment Event Applications that are found to have Level One, Level Two or Level Three impacts;
    3. Applications for Level Four or Five Event renewals where material elements of the event have not changed from the previous Application. Upon receipt of a complete Level Four or Five Event Application that has not materially changed, the Special Events Coordinator shall review the Application for compliance with Section 4A-2-4.
11. **DECISION**. Upon receipt of a complete Special Event Application, the Special Events Coordinator shall review the Application for compliance with Section 4A-2-4. Following review of the Application, the Special Events Coordinator shall record the decision with written findings of fact, conclusions of law, and conditions of

approval, to the ~~Economic Development~~Special Event Manager or designee for final administrative review. Once approved by the ~~Economic Development~~Special Event Manager or designee, the Special Event Coordinator will deliver written notice of such decision to the Applicant.

12. **APPEALS**. Any Applicant whose Application has been administratively denied may appeal the decision to the City Council by filing a written request to the Special Events Coordinator within 10 days of the date of decision. The City Council shall hear the matter de novo and with public hearing.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-4 Standards For Permit Approval

Applications for Special Event Permit(s) shall be reviewed for compliance with the standards provided. The ~~Economic Development~~Special Event Manager or designee or City Council may deny or restrict any Special Event whenever any of the conditions enumerated in this Section cannot be eliminated or sufficiently mitigated by Conditions of Approval.

A. The Special Event does not provide positive cultural or community value or is not in accordance with the goals outlined in the Park City General Plan and City Council's Biennial Strategic Plan. The cultural and community value shall be determined by the City pursuant to the following criteria in order of priority:
    1. Reasons for hosting the event in Park City and Venue/use area is consistent with Park City's goals to create a complete community through its core values and/or partnerships with businesses or organizations that support Park City's community goals, local athletic, recreational, cultural or historic celebrations, or honoring local achievements, groups or individuals. Events that use Public Property only as a backdrop or Venue, or that partner with a local organization or business only to meet the standard with no authentic tie to the local community or city goals will not meet this standard.
    2. Provides uniqueness to the event calendar by a manner not reflected by other approved events.
    3. Does not unreasonably restrict existing public access or adversely impact shared space or the public due to the number of events, the nature of the event, proposed location and/or location conditions;
    4. Is not primarily retail or solely to avoid more restrictive general zoning and license regulations.
    5. Ensures transportation access in accordance with the Park City Transportation Demand Management Plan, and public safety in accordance with the requirements of the Park City Police Department.
B. The conduct of the Special Event will substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its Venue.

C. The conduct of the Special Event will require the diversion of so great a number of police, fire, or other essential public employees from normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
D. The concentration of persons, vehicles, or animals will unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health and safety services.
E. The Special Event will substantially interfere with any other Special Event for which a permit has already been granted or with the provision of City services in support of other such events or governmental functions.
F. Where applicable, the Applicant fails to provide the following:

    1. The services of a sufficient number of traffic controllers, signs or other City required barriers or traffic devices;
    2. Monitors for crowd control and safety;
    3. Safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the Special Event will be conducted without creating unreasonable negative impacts to the area and with due regard for safety and the environment;
    4. Adequate transportation, off-site parking and traffic circulation in the vicinity of the event;
    5. Required insurance, cash deposit, or other security; or
    6. Any other services or facilities necessary to ensure compliance with City ordinance(s).
    7. Supplemental information as required by the Special Event Manager or designee, including a transportation, parking and traffic control plan, weather/emergency plan, waste and recycling plan, staff and volunteer plan, community impact outreach and notification plan, vendor or concession plan, sponsor and marketing plan, noise exemption request, or site map(s) described in Section 4A-2-7.
    8. Proof that the Applicant has obtained any applicable city, county, state, or other governmental agency approvals, permits, or licenses.

G. The event creates the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
H. The event proposes to partner with a Disruptive Technology and has not mitigated potential impacts to businesses or the community due to nature of the technology.
I. The Applicant demonstrates inability or unwillingness to conduct the event pursuant to the terms and conditions of this Title or has failed to conduct a previously authorized event in accordance with the law or the terms of a permit, or both.
J. The Applicant has not paid City Services, or State Sales Taxes if applicable from previous years.
K. The Applicant has not obtained the approval of any other public agencies within whose jurisdiction the event or a portion thereof will occur, or the applicant has not

obtained the approval of the property owner of which the event or a portion thereof will occur.

L. **EXCEPTIONS**. Applications for First Amendment Event permits will be reviewed for compliance with the standards outlined in Subsections B, C, D, E, G, and I above. In reviewing any Application for a permit for a First Amendment Event, the ~~Economic Development~~Special Event Manager or designee may place reasonable time, place, and manner of restrictions on the First Amendment Event. No such restriction shall be based on the content of the beliefs expressed or anticipated to be expressed during the First Amendment Event, or on factors such as the identity or appearance of persons expected to participate in the assembly.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-5 Events In Parking Structures

Applications for Special Events taking place within a parking structure shall be reviewed for compliance with all Codes relating to Special Events along with the standards provided below:

1. Location – Special Events or hospitality functions taking place within a parking structure shall only take place in Historic Recreation Commercial (HRC) District and Historic Commercial Business (HCB) District zones.
2. Duration – Permitted Special Events or hospitality events taking place within a parking structure may not exceed 10 calendar days in duration.
3. Frequency – Individual parking structures will be eligible to be converted into an event or hospitality use no more than two times during one calendar year.
4. Application Requirements – In addition to the Special Event Application requirements, Applicants wishing to utilize a parking structure for a temporary assembly use as part of a Special Event or hospitality function must also provide the following:
    1. An original set of design plans stamped by a Utah licensed mechanical engineer that meet the intent of required ventilation standards as per the International Mechanical Code Section 403.3.1.1 for both occupancies. This plan must be approved by the Building Official.
    2. Design plans that demonstrate plumbing systems and fixtures provided within the event space meet the intent of the plumbing fixture requirements of IBC Chapter 29. This plan must be approved by the Building Official.
    3. All plans must be approved by the Deputy Fire Marshal and shall demonstrate compliance with the International Fire Code.

HISTORY
Amended by Ord. 2022-36 on 9/15/2022

4A-2-6 Insurance Requirements

Upon receipt and review of a Pre-Application Review, the Special Event Coordinator will submit the Application with a recommendation for final authority by the City Attorney's Office for amount of liability insurance pursuant to the hazard matrix or more to be determined within 10 business days following submittal. The Special Event Coordinator will deliver written notice of such determination to the Applicant. Applicants shall provide proof of liability insurance in the determined amount to proceed with a Special Event Application. The City Attorney's Office shall require the Applicant to further name Park City Municipal Corporation as an additional insured. All Applicants shall further indemnify the City from liability occurring at the event, except for any claim arising out of the sole negligence or intentional torts of the City or its employees. Any reduction of these requirements must be approved by the City Manager or their designee prior to proceeding with a Special Event Application.

HISTORY
Amended by Ord. 2022-36 on 9/15/2022

4A-2-7 Permit Application Supplemental Documents

The Applicant is responsible for providing the following supplemental documentation to accompany the Special Event Application as the ~~Economic Development~~Special Event Manager or designee deems applicable.

1. Transportation and traffic control requirements and considerations:
    1. All traffic and transportation control is the responsibility of the Applicant. A traffic and transportation control plan shall be provided to, and approved by, the ~~Economic Development~~Special Event Manager or designee upon recommendation by the Transportation Department by the event date. Plans are determined through collaboration with the Special Events Coordinator, and shall include determinations on transit impacts and traffic control, including pedestrian, bicycle, motorized and other methods of transport required for the event;
    2. Road closures will require appropriate traffic control. Appropriate traffic control may include by uniformed state, county, or local police officers, or a private company, identified event staff, or physical devices, as determined by the ~~Economic Development~~Special Event Manager or designee;
    3. The ~~Economic Development~~Special Event Manager or designee may require an alternate route, or alternative time, if the proposed Event occurs when traffic volumes are high, active road construction is present, an alternative event is already occupying the road, a safer route to accommodate the event, or the event poses a significant inconvenience to the traveling public;
    4. The Applicant shall restore the road or trail segment, or impacted area to its original condition, free from litter and other material charges;
    5. The ~~Economic Development~~Special Event Manager or designee may monitor and ensure compliance with the terms and conditions of any Special Event Permit.
2. Contingency Plan Requirements:

1. Considering the nature of the planned Special Event, the Applicant shall develop:
    1. Contingency or emergency plans, including Emergency Medical Service, fire, and police;
    2. Operations plan and timeline including set up and breakdown of the event and its venues;
    3. Weather date and/or weather conditions plan;
    4. Residential notification and mitigation plan;
    5. Planned rest areas, water and toilet facilities, and trash and recycling cleanup;
    6. Plans to ensure that participants obey the conditions of the Special Event Permit and all other generally applicable traffic laws, lights, and signs;
    7. The ~~Economic Development~~Special Event Manager or designee may require that the Applicant provide outreach and notice to participants, bystanders, or the public of all plans related to parking, road closures, noise or other impacts. The amount of and method of notice shall be dependent on the circumstances of the Special Event Permit.

3. Special Event Site Identification and Property Use Requirements.
4. List of all vendors that are allowed as part of the event, including the business, organization, or sponsor name and primary contact information.
5. The Applicant shall provide a detailed map showing the proposed site, course and direction of the event. Locations of parking areas, signs and banners, water stations, power sources, toilet facilities, temporary structures and other appropriate information shall also be included on this map. The Applicant is responsible for obtaining appropriate permission to locate these facilities on private or Public property.

HISTORY
Amended by Ord. 2022-36 on 9/15/2022

4A-2-8 Conflicting Permit Applications

1. No more than one Special Event shall be approved for the same date(s) unless the ~~Economic Development~~Special Event Manager or designee finds that the events will not adversely impact one another and that concurrent scheduling of the events will not adversely impact the public health, safety, and welfare. In making this determination, the ~~Economic Development~~Special Event Manager or designee will apply the following criteria:
    1. Geographic separation of the events;
    2. Proposed time and duration of the events;
    3. Anticipated attendance volumes;
    4. Necessity for public personnel, equipment, and/or transportation services at the events; and
    5. Anticipated traffic and parking impacts.

2. In cases where an event double booking conflict arises, the ~~Economic Development~~Special Event Manager or designee will encourage any secondary, or subsequent, Applicant to review the feasibility of collocating with the original Applicant. If collocating proves impractical, the ~~Economic Development~~Special Event Manager or designee will encourage any secondary, or subsequent, Applicant to offer a viable alternative strategy that meets the needs of all Applicants, while also ensuring adequate public safety measures remain intact.
3. If no voluntary agreement is reached, then the ~~Economic Development~~Special Event Manager or designee shall resolve the issue based on the following order of priorities:
    1. The Special Event that provides the greatest overall community and cultural value to the City, which for recurring events may be based on annual event debrief.
    2. Special Events planned, organized, or presented by state, federal, or City governmental entities or agents shall have priority over conflicting Applications if:
        1. The Application is timely filed and processed by the City;
        2. Said governmental Application is made in good faith and not with the effect or purpose of improperly chilling constitutional rights of conflicting Applicants.
4. If no voluntary agreement is reached, then the first-in-time Application (including consecutive, prior year approval) shall be given priority. The conflicting Applicant shall be advised of other open dates on the City's events calendar.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-9 Licenses Necessary For A Special Event Permit

The Applicant/Permittee shall procure any applicable city, county, state, or other governmental agency approvals, permits, or licenses.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-10 Fees To Be Assessed; Exceptions

A. **APPLICATION FEE.** Special Event Application Fees shall be assessed according to the Fee resolution. All Application Fees are due and payable upon receipt of invoice from the Park City Special Events Department. Applications for events which have been previously permitted in park City will not be accepted unless the Applicant has paid fees in full of the previous year. An Applicant that qualifies as a new event level

is responsible for Fee amounts of the given level.

B. **CITY SERVICE FEES.** Upon receipt of a completed Special Event Application, the Special Events Coordinator will provide the Applicant with an estimate of City Service Fees based on the Park City Fee Schedule and will provide estimated costs for City services arising from the event, including but not limited to the use of City personnel and/or equipment, City transportation services, City Public Safety services, City Venues or facilities, Building inspections, and user Fees. A final assessment of City costs will occur upon completion of the Special Event. All City service Fees will be adjudged to reflect actual cost. Unless reduced pursuant to Section 4A-2-9, all City service Fees must be paid in full within 30 days of the final assessment and receipt of invoice of City costs for the Special Event.

C. **FINANCIAL SECURITY.** The ~~Economic Development~~Special Event Manager is authorized to require an Applicant to post a cash deposit or other security accepted by the Legal Department for all estimated contingent costs prior to the issuance of a Special Event Permit, as a guarantee against Fees, damages, clean up, or loss of City Property.

D. **EXCEPTIONS.** Specified Fees do not apply to an Application for a First Amendment Event permit if the Applicant demonstrates, by sufficient evidence, that the imposition of Fees would create a financial hardship on the Applicant or would have a detrimental effect on services provided to the public.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-11 Fee Reductions

1. Annually, the City will allocate up to $200,000 to reduce City Service Fees required for Special Events. The City Council may appropriate additional funds through a public process. Allocation of reduced Fees will be determined at the sole discretion of the ~~Economic Development~~Special Event Manager and Budget Manager(s), City Manager, and City Council. Unmet thresholds at the end of a year will not be carried forward to future years.
2. The City Manager may reduce the following Special Event City Service Fees up to a total of $25,000 per event after reviewing a recommendation from the ~~Economic Development~~Special Event Manager and Budget Manager upon a finding of eligibility pursuant to the criteria provided. If the total request exceeds $25,000 per event or includes other City fees outside the fees mentioned below, then the request must be approved by City Council in a Public Meeting.
    1. Special Event Application;
    2. Building permit;

3. Facility and/or equipment rentals;
4. Field and/or park rentals;
5. Special use of public parking permit;
6. Bleachers;
7. Trail; and
8. Public Safety Personnel.

3. Fee reduction requests will be reviewed during review of the Special Event Application. Fee reduction requests must be submitted to the Special Events Coordinator on a Special Event Fee Reduction Application according to the following deadlines:
    1. Level Three, Four and Five Events occurring between March and August are due the first Friday in October.
    2. Level Three, Four and Five Events occurring between September and February are due the first Friday in April.
    3. Applications that are determined to be a Level One or Level Two event shall submit fee reduction Applications at the time the Special Event Application is due.

       Applications for fee reductions must demonstrate an immediate need for reduction and provide justification to why the Application was not filed within the specified deadline.
4. Fee reduction Applications under $10,000 will be evaluated by the Special Events Department. The Special Events Manager will make a recommendation to the ~~Economic Development Manager,~~ Budget Manager(s), and City Manager. Fee Reduction Applications over $10,000 will be reviewed by a committee comprised of City Departments which the Fees directly impact and a recommendation will be submitted to the Special Events Manager. The Special Events Manager will make a recommendation to the ~~Economic Development Manager~~, Budget Manager(s), and City Manager. All decisions may be appealed with the final decision given by the City Manager for fees totaling below $25,000 and City Council for items over $25,000 or as according to the City's Purchasing Policy. The City shall annually publish a list of all organizations/businesses receiving Special Event Fee Reductions on the City's website. Eligibility for a full or partial Fee reduction shall be determined by the City pursuant to the following criteria, none of which shall be individually controlling:
    1. Reason for choosing Park City and specific Venue for the event.
    2. Charges event admission or Fees for participation and policy for attendees or participants unable to pay such Fees;
    3. Event organizers provide free programs to the community, or raises funds for organizations that provide free or low-cost programs, benefiting local youth, seniors, or under-served constituents, and/or is aligned with City Council's critical goals;
    4. Provides community and cultural event opportunities during resort off seasons defined as October 15 to November 20 and April 15 to the Thursday before Memorial Day weekend;

5. Demonstrates extraordinary efforts to reduce and mitigate environmental, transportation, and residential impacts associated with the event consistent with adopted City Council priority/policy goals and the General Plan; and
6. Demonstrates that the imposition of Fees would create a financial hardship on the Applicant or would have a detrimental effect on services provided to the public.

Fee reduction requests must be filed bi-annually, unless otherwise approved in a City Services Agreement by the City Council. Applications for fee reduction shall only be considered for the first three years of event approval, unless otherwise approved under a City Service Agreement or by City Council. If an Applicant appeals to have their Fee Reduction Application considered after three consecutive years, the ~~Economic Development~~Special Event Manager or their designee may require, by showing of good cause or extraordinary circumstances, for the Application to be considered. Approval of any fee reduction for any Application shall not create a precedent for future requests.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2018-52 on 9/27/2018
Amended by Ord. 2022-36 on 9/15/2022

4A-2-12 Film-Making

Film-making shall be considered Special Events unless such event does not create substantial public impact or require substantial City service. Any filming undertaken by any business or corporation must first be licensed as a business under Title 4 of this Code. Corporations falling under the provisions of this Title or who are specifically in film-making or promotions on private or City Property must, as a provision of their permit, provide the following: proof of insurance, shooting schedule or schedule of events, written permission of property owners, and access to any set or site for purposes of Code enforcement.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2022-36 on 9/15/2022

4A-2-13 Criminal Penalty

Any person who willfully violates any provision of this Title shall be guilty of a Class B misdemeanor. Persons conducting Special Events without having first obtained a Special Event Permit are subject to arrest and the Special Event is subject to closure.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017

4A-2-14 Revocation For Cause; Notice To Cure

A. **NOTICE TO CURE**. If the Special Events Coordinator or any sworn law enforcement officer determines that the conditions of any permit issued pursuant to this Title have been or are being violated, then notice shall be given to the Permittee, Sponsor, and designated organizer's representative of the Special Event to cure the violation.

B. **FAILURE TO CURE**. It is unlawful for the Permittee, Sponsor, or on-site organizer's representative of an authorized Special Event to fail to take reasonable steps to promptly cure any notice of violation of this Title. It is also unlawful for any participant or spectator to fail to comply with lawful directions issued by any sworn law enforcement officer or by the Permittee, Sponsor, or on-site organizer's representative to cure their violation of this Title.

C. **CLEAR AND PRESENT DANGER**. If a sworn law enforcement officer determines, after consultation with the Chief of Police or the Chief of Police's designee, that any failure to cure a violation of this Title creates a clear and present danger of immediate significant harm to life, public safety, or property which cannot be reasonably mitigated by increased public safety enforcement and which, on balance, outweighs the constitutionally protected rights of the organizers or participants in the Special Event, the Permittee, Sponsor, or on-site organizer's representative of the Special Event shall be promptly notified that the permit is revoked and that the Special Event must immediately cease and desist.

D. **VIOLATION OF CEASE AND DESIST ORDER**. If a Special Event Permit is revoked as specified in Subsection (C) above, then it shall be unlawful for any person to fail to obey the order to cease and desist from illegal activities.

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Amended by Ord. 2022-36 on 9/15/2022

4A-3 Public Outdoor Music Plazas-REPEALED BY ORD 2019-35

HISTORY
Adopted by Ord. 2017-51 on 10/5/2017
Repealed by Ord. 2019-35 on 6/27/2019

City Council Staff Report

Subject: FY25 Special Service Contracts Recommendations
Author: Hans Jasperson
Department: Budget, Debt, & Grants
Date: March 7, 2024
Type of Item: Administrative

Summary

When the most recent round of Special Service Contracts was approved at the Council Meeting on November 16, 2023, direction was given to work with the Special Service Contract Subcommittee Council Liaisons to refine the Special Service Contract process. The Subcommittee's recommendations are presented here for Council review, discussion, and approval.

Special Service Contracts Background

For decades, the City Council has appropriated funds to local non-profit organizations to help provide additional public services sought by the community that the municipality does not have the staff or expertise to provide. For reference, Utah Code 10-8-2 permits municipalities to appropriate funds to provide for the "…safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of…" their residents. Municipalities may also appropriate funds to support the arts through 10-7-85 of the Utah Code.

Historically, the funds appropriated by Council for these purposes are awarded to local non-profits through a competitive process. Currently, there are three types of contracts awarded through this process:

- **Regular Service Contracts:** Contracts for services that further core City goals and are likely desired for the foreseeable future without interruption. Contracts are awarded for up to four years. Common examples include support for local food pantries, emergency services for unemployed and underemployed residents, and safe haven support services for local victims of domestic violence.
- **DEI Special Service Contracts:** Implemented in FY2022, contracts for services that align with the Community Social Equity Strategic Plan. These contracts have been used as short-term funding for new or innovative local projects, limited to two years, in areas identified in the Social Equity Strategic Plan but otherwise not offered by the municipality.
- **Mental Health Special Service Contracts:** Contracts for mental health services provided to Park City residents. These are awarded for two years and are designed to align with the strategic goals of the Summit County Mental Wellness Strategic Plan.

The last round of Regular Service Contracts was awarded in FY21 and will expire at the end of FY24. DEI and Mental Health Special Service Contracts were awarded in November 2023 and will expire at the end of FY25 (Exhibit A).

Recommendations for Process Improvement

At the November 2023 meeting, Council gave direction to work with the Subcommittee on recommendations to improve the Special Service Contract process's efficiency, effectiveness, transparency, and clarity. On February 1, 2024, we met with subcommittee liaisons, Mayor Nann Worel and Councilmember Tana Toly, and developed the following recommendations:

- Rename the entire program from Special Service Contracts to Public Service Contracts;
- Create two types of Public Service Contracts: Core Service Contracts (replacing Regular Service Contracts) and Innovation Fund (replacing DEI and Mental Health);
- Add some types of arts & culture, mental health, and senior services to the list of Core Services;
- Prevent organizations from receiving multiple Public Service Contracts for the same type of programming;
- Allocate a greater portion of the Public Service Contract budget to core services;
- Clearly define and communicate the program and the process to apply for and obtain funding;
- Implement an interview process for all Public Service Contract applicants in order to qualify for funding; and,
- Provide greater detail on all Public Service Contract recommendations in reports to Council.

Rename the Program From Special Service Contracts to Public Service Contracts

The current program uses terms such as “Special Service Contract,” “Regular Service Contract,” and “DEI Special Service Contract.” These categories have evolved, but these terms have often confused committee members and some of our non-profit partners. The term “Public Service Contract” better encapsulates the program's purpose: to provide additional public services sought by the community that the City does not have the short-term capacity or expertise to provide. Also, this would more closely align with how the City policy names these types of contracts.

Create Two Types of Public Service Contracts: Core Service Contracts and Innovation Fund

Starting in FY25, Regular Service Contracts would be replaced with Core Service Contracts. This more aptly describes the purpose of these contracts, which is to provide services deemed core to Park City and for which, due to their importance, the City is more likely to provide ongoing financial support. Contracts would continue to be awarded for four years, providing stability to the non-profits delivering core services like food assistance, emergency financial assistance, and support for domestic violence survivors. This also cuts down on staff and Council administration and deliberation time.

Starting in FY26, the DEI and Mental Health Special Service Contracts would be replaced by the Innovation Fund. The Fund would award seed funding to non-profits offering new and unique approaches to tackling some of the City's new and more formidable challenges. Awards would only be provided for up to two years, and applicants would need to demonstrate how to sustain the program at the end of the contract period. This would encourage non-profits to be more creative and dynamic in the face of evolving community challenges. Social equity would continue to be an emphasis, but no longer exclusively.

Add Arts & Culture, Mental Health, and Senior Services to the List of Core Services

Council has designated 11 categories of core or essential services that the City would support for the foreseeable future (See Figure 1). The Subcommittee recommends adding some types of arts & culture, mental health, and senior services to the list of core services. This recommendation would merge the separate Mental Health process into the general process, increasing efficiencies and transparency and decreasing time commitments. The Subcommittee also recommends removing housing from the list. While housing affordability is a core community priority, the City already has a dedicated Housing Department that provides services.

Figure 1. Current Core Service Categories

Emergency Assistance	Education & Childcare	Food Pantries	Housing
Legal Mediation	Medical Treatment	Park City History Services	Recycling/Waste
Safe Haven	Sister City Administration	Trails Management	
Arts & Culture	Mental Health	Senior Services	

Prevent Organizations From Receiving Multiple Public Service Contracts for the Same Program

Several organizations currently have multiple Public Service Contracts, in some cases, for the same program (Exhibit B). As long as they met all the criteria, previous guidelines did not prevent organizations from receiving multiple awards for the same program. For example, Christian Center of Park City received both Regular Service Contract and DEI Special Service Contract funding for their food pantry operations in FY24.

To improve the efficiency and competitiveness of Public Service Contracts, the Subcommittee recommends that programs already receiving funding for Core Service Contracts be ineligible to apply for Innovation Funds. Non-profit programs with existing DEI or Mental Health Service Contracts would still be able to apply for Core Service Contracts in FY25. Still, they would need to account for the funding from their existing contract in their request and application materials. In a hypothetical example, a food pantry program already receiving $25,000 from a DEI Special Service Contract in FY25 would deduct this from its Core Service Contract request in FY25 (see Figure 2).

Figure 2. Accounting for Existing Public Service Contracts, Hypothetical Food Pantry Program

	FY24-25 DEI SSC Contract (Current)	FY25-28 Core Service Contract (Example)	FY26-27 Innovation Fund (Ineligible)	Total
FY25	$25,000	$25,000		$50,000
FY26		$50,000		$50,000
FY27		$50,000		$50,000
FY28		$50,000		$50,000

Allocate a Greater Portion of the Public Service Contract Budget to Core Services
In FY24, nearly 40% of the DEI Special Service Contract awards went to programs that provide a core service, such as emergency assistance, senior services, arts, or mental health. These programs were funded because they met the social equity goals stated in the RFP and demonstrated the community's need for increased resources for those core services. Many provided considerable benefits to community members.

The Subcommittee recommends reallocating these funds in future years so that a more significant percentage goes toward core services (see Figure 3). This reallocation would more adequately address the demand for core services while allowing seed funding for innovators in the non-profit community. The dual approach of allocating more funding to Core Service Contracts and preventing core service programs from applying for future Innovation Funds will strengthen the effectiveness of all Public Service Contracts.

Figure 3. Proposed Budget for Public Service Contracts

	FY25	FY26	FY27	FY28
Core Services Contracts	$380,000	$600,000	$600,000	$600,000
Innovation Fund	$0	$150,000	$150,000	$150,000
DEI Special Services Contracts	$250,000	$0	$0	$0
Mental Health Service Contracts	$120,000	$0	$0	$0
Total Budget	**$750,000.00**	**$750,000.00**	**$750,000.00**	**$750,000.00**

Clearly Define and Communicate the Program and Process
Non-profit partners have requested more transparent and frequent communication on the Public Service Contract program, priorities, and eligibility requirements. Once Council considers and approves program criteria revisions, we will hold meetings with the non-profit community and work with the Community Engagement Department to communicate the changes to the general public.

Implement an Interview Process for all Public Service Contract Applicants
The Subcommittee recommends conducting interviews with all Core Service Contract and Innovation Fund applicants who meet minimum eligibility criteria. Formal interviews would allow non-profits to present their project proposals in person. It would enable

Subcommittee members to hear directly from the non-profits, ask follow-up questions, and receive information as a group.

Provide Greater Detail on all Public Service Contract Recommendations in Reports to Council

While the Subcommittee exhaustively reviews Public Service Contract applications and recommends funding, these recommendations are and will continue to be subject to the full Council's approval. To assist the Council in thoroughly assessing future Subcommittee funding recommendations, we will provide detailed reports, including eligibility requirements, scoring and evaluation criteria, a detailed summary of each proposal, and a rationale for the funding recommendation. To provide a holistic funding summary, we will also provide the Council with updated data on all Public Service Contracts, rental subsidies, grants, and fee waivers each non-profit receives (Exhibit B).

Exhibits

Exhibit A: FY24 Special Service Contracts
Exhibit B: FY24 Total Support to Non-profits

FY2024 Special Service Contracts

DEI Special Service Contracts

(Awarded for FY24-25)

Organization	Description	FY24 Amount
Arts Council of Park City & Summit County	Project ABC 2.0 (Summit County Arts & Culture Master Plan): Project ABC 2.0 will guide the actions of the Arts & Culture sector to align with County and City priorities, with a focus on DEI and affordability issues among Park City's creative workforce. Funds will match the $45,000 committed by the Park City Chamber and will contribute to Arts Council personnel costs, a Master Planning contractor, marketing, supplies, and a lead Planning Consultant.	$ 22,500.00
Big Brothers Big Sisters of Utah	Mentoring program for at-risk youth in Park City: Program participants will show significant improvement in critical areas of youth development: Encouraging Educational Achievement, Supporting Emotional Well-Being, Building Life Skills, and Avoiding Risky Behaviors. Funds will support personnel and program costs.	$ 2,500.00
Christian Center of Park City	Food Assistance Program and Basic Needs Assistance (BNA) Program: The Food Assistance Program services include the Park City Food Pantry, Snacks in Backpacks, Mobile Food Pantry, and Food Farmacy. BNA provides holistic support to Park City residents facing financial hardship, with priority given to those facing eviction. Funds will support personnel costs.	$ 25,000.00
Egyptian Theatre	YouTheatre after-school program in PCSD elementary schools: YouTheatre drama workshops seek to make participation in the arts accessible to Park City youth, regardless of their background or ability to pay. Workshops are open to all K-5 after-school participants for free. Funding will support personnel, props, costumes, scripts, and supplies.	$ 5,000.00
KPCW	KPCW en Español, a new Spanish-language news site: Funds will provide personnel costs for a bilingual and bicultural reporter to translate KPCW news stories, emergency alerts, and public service announcements into Spanish.	$ 35,000.00
Live Like Sam	Thrive, a well-being and prevention program for middle school and junior high students in Park City: The 6-week program focuses on stress management, identifying strengths/values, goal setting, activating healthy behaviors, and cultivating positive thoughts. Funding will support program costs and provide an $80 stipend to program participants.	$ 12,500.00
Mountain Mediation Center	Let's Talk, a communication skills training developed by PC Leadership Class 29: The training aims to equip community members with communication skills to participate in conversations with people from diverse perspectives, differing ideas, and different backgrounds. Funds will support the promotion and execution of Let's Talk.	$ 5,000.00
Mountainlands Community Housing Trust	Housing Resources Center (HRC), a one-stop-shop for affordable housing options in the community: The HRC connects residents to affordable housing opportunities, with a focus on Latinx and other groups who are underrepresented in homeownership. The HRC also mobilizes diverse community members around housing affordability issues. Funds will support staffing and administrative costs.	$ 35,000.00
Park City Community Foundation	Equity Advancement Cohort: The program aims to build the capacity of participants to champion equity advancement in the community. Participants participate in the Reframing Racism workshop, administered by staff from the Center for Equity and Inclusion. Follow-up sessions are administered by Park City Community Foundation staff. Funds will support workshop and follow-up session facilitation, travel, and meal costs.	$ 10,000.00
Park City Film	Programming and outreach to the Latinx community and for the Raising Voices Film Series: Outreach efforts include regular film screens with Spanish subtitles and Spanish interpretation services for post-film discussions. The Raising Voices Film Series offers screenings of films that elevate underrepresented communities as well as post-screening discussions with diverse and inclusive panels. Funds will be used toward production costs, marketing/outreach, and staff administration.	$ 15,000.00
Park City LGBTQ+ Task Force/Equality Utah	Park City LGBTQ+ Taskforce, a coalition built to gather the local queer community and broaden awareness of community issues: Funding will support the development of an onboarding process for new members, including orientation materials, capacity to gather intent/interest from new members, and a pipeline for volunteer opportunities. The Taskforce will also develop a comprehensive outreach and engagement strategy to more fully include members of the queer community. Funds for this project were awarded under the fiscal sponsorship of Equality Utah.	$ 5,000.00
Park City Senior Center	Park City Senior Center's Program Planner: Funds will be used to staff a part-time position to organize programs at the center, including lunch for seniors multiple times a week. The Program Planner will also conduct outreach to isolated and lonely seniors and to members of the Latinx community.	$ 25,000.00

PC Tots	Expansion of affordable childcare services in Park City: Through a collaboration with PCMC, PC Tots in opening a new childcare facility at the Park City Library. Funds from this project will be used toward expanding tuition support for students and hiring additional staff.	$ 10,000.00
Park City School District Adult Education	Childcare for Park City School District (PCSD) Adult Education students: PCSD provides free childcare to adult GED and ESL students while they attend classes. This service removes a major barrier to many of these students completing their education goals. Funding will be used for staffing and supplies.	$ 5,000.00
People's Health Clinic	Community Health Worker to provide outreach to underserved communities: The Community Health Worker connects patients with healthy, fresh produce through the Food Farmacy RX program, participates in outreach events to uninsured members of the community, and assists in enrolling qualifying children in Medicaid.	$ 25,000.00
Youth Sports Alliance	Afterschool recreation programs on early release days: Funds will be used to expand programming and fee waivers to encourage youth of all genders, economic status, and race to participate in outdoor recreation.	$ 12,500.00
DEI CONTRACTS TOTAL:		**$ 250,000.00**

Mental Health Contracts

(Awarded for FY24-25)

Organization	Description	FY24 Amount
Big Brothers Big Sisters of Utah	Mentoring program for youth who have encountered adverse childhood experiences: Mentoring program seeks a reduction in depression, social isolation, loneliness, suicidal ideation, and substance use. Funds will support staff and program costs.	$ 3,500.00
Christian Center of Park City	Mental health counseling at the Counseling & Wellness Center: Funds will be used for payroll support and fee assistance for uninsured residents seeking mental health counseling.	$ 30,000.00
Holy Cross Ministries	Mental Health Counseling and wraparound support: Funds will provide payroll support for a bilingual/bicultural LCSW to provide counseling services to survivors of interpersonal violence at the Peace House.	$ 17,500.00
Jewish Family Service	Mental health support for older adults and their caregivers: Programs include Caregiver Support Groups and affordable mental health counseling for older adults and their caregivers. Funds will support staffing costs for an Older Adult Care Manager and an Older Adult Services Coordinator.	$ 7,500.00
Live Like Sam	*Thrive, a* well-being and prevention program for middle school & junior high students in Park City: The 6-week program focuses on stress management, identifying strengths/values, goal setting, activating healthy behaviors, and cultivating positive thoughts. Funding will support program costs and provide an $80 stipend to program participants.	$ 12,500.00
Peace House	Mental health counseling for survivors of interpersonal violence: Peace House provides free, accessible, and equitable mental health services. Funds will support staffing costs to provide bilingual, bicultural, and trauma-informed counseling.	$ 20,000.00
People's Health Clinic	Mental health counseling for uninsured patients: People's Health Clinic provides continuity of care for uninsured patients in need of mental health treatment. Funds will be used to support the personnel costs of a full-time Mental Health Program Director.	$ 37,500.00
Saddle of Love	Equine-Assisted Psychotherapy for adolescents: Program serves youth aged 5-18 and includes weekly sessions (up to 14 weeks) with a licensed psychotherapist who is also a certified equine interaction specialist. Funds will be used for therapy horse expansion and intensive therapeutic summer workshops.	$ 2,500.00
Summit County Clubhouse	Bilingual outreach and support for Opportunity Fund: The Clubhouse provides cost-effective opportunities for education and employment for people with a mental health diagnosis, while helping to reduce hospitalization, incarceration, and homelessness. Funds will support the Opportunity Fund for uninsured Clubhouse members as will as bilingual outreach.	$ 7,500.00
MENTAL HEALTH CONTRACTS TOTAL:		**$ 138,500.00**

Regular Service Contracts

(Awarded in FY21 for a four-year contract)

Organization	Description	FY24 Amount
Christian Center of Park City	Food Assistance Program and Basic Needs Assistance (BNA) Program: Basic Needs Assistance provides targeted rental, utility, and medical bill assistance to Park City residents in crisis. Through the Food Assistance Program, CCPC rescues food from local grocery stores, operates the Park City Food Pantry, conducts Mobile Food Pantries in high-need communities, and operates the Snacks in Backpacks program for local school students.	$ 40,000.00

Holy Cross Ministries	Promotora Outreach Program: Bilingual and bicultural outreach workers help families overcome barriers of language, trust, and affordability to access critical services, such as food assistance, housing, employment, legal aid, and immigration aid.	$ 10,000.00
Park City Education Foundation	Afterschool Program McPolin and Parley's Park Elementary Schools: Supports Park City's workforce by providing families with consistent, nurturing, quality, and affordable afterschool programs. Students receive academic support, enrichment programs, and social-emotional development support.	$ 50,000.00
PC Tots	Reduced and subsidized childcare tuition support: Supports Park City's workforce by providing affordable childcare. All children receive reduced tuition that below market rate. Children may receive deeper tuition subsidies on a sliding scale based on the family's gross annual income.	$ 50,000.00
People's Health Clinic	Healthcare services for Park City's uninsured population: Services include primary healthcare services, OB/Prenatal and women's health, patient referral services, and community referral services.	$ 40,000.00
Peace House	Emergency Shelter and Transitional Housing Programs; Prevention, Awareness, and Outreach Services: Direct, bilingual, and free services to victims of family violence and abuse, including crisis intervention, case management, basic living essentials, support groups, and post-shelter services. Prevention services include education and outreach to local schools and community groups.	$ 40,000.00
Jewish Family Service	Affordable Mental Health Counseling and Emergency Assistance: Provides comprehensive, bilingual mental health counseling on a sliding scale. Wraparound services also include emergency financial and food assistance and referrals to other agencies.	$ 20,000.00
REGULAR SERVICE CONTRACTS TOTAL:		**$ 250,000.00**

Exhibit B: FY24 Total Support to Nonprofits

Total Annual Support by Organization, Public Service Contract Recipients

Organization	Regular SSC[1]	DEI SSC[2]	Mental Health SSC[2]	Fee Reduction[3]	Est. Rental Subsidy[4]	Total Annual Support
Arts Council of Park City & Summit County	$0	$22,500	$0	$0	$0	$22,500
Big Brothers Big Sisters of Utah	$0	$2,500	$3,500	$0	$0	$6,000
Christian Center of Park City	$40,000	$25,000	$30,000	$0	$0	$95,000
Egyptian Theatre	$0	$5,000	$0	$0	$0	$5,000
Holy Cross Ministries	$10,000	$0	$17,500	$0	$0	$27,500
Jewish Family Service	$20,000	$0	$7,500	$0	$0	$27,500
KPCW	$0	$35,000	$0	$0	$0	$35,000
Live Like Sam	$0	$12,500	$12,500	$0	$0	$25,000
Mountain Mediation	$16,000	$5,000	$0	$0	$0	$21,000
Mountainlands Community Housing Trust	$0	$35,000	$0	$0	$0	$35,000
Park City Community Foundation	$0	$10,000	$0	$0	$0	$10,000
Park City Education Foundation	$50,000	$0	$0	$1,069	$0	$51,069
Park City Film	$0	$15,000	$0	$0	$260,915	$275,915
Park City Historical Society & Museum	$25,000	$0	$0	$0	$718,299	$743,299
Park City LGBTQ+ Task Force (Equality Utah)	$0	$5,000	$0	$0	$0	$5,000
Park City School District	$0	$5,000	$0	$2,160	$0	$7,160
Park City Seniors	$0	$25,000	$0	$0	$0	$25,000
Park Sister City Association	$8,550	$0	$0	$0	$0	$8,550
PC Tots	$50,000	$10,000	$0	$0	$31,830	$91,830
Peace House	$40,000	$0	$20,000	$0	$0	$60,000
People's Health Clinic	$40,000	$25,000	$37,500	$0	$0	$102,500
Recycle Utah	$50,000	$0	$0	$0	$126,000	$176,000
Saddle of Love	$0	$0	$2,500	$0	$0	$2,500
Summit County Clubhouse	$0	$0	$7,500	$0	$0	$7,500
Youth Sports Alliance	$0	$12,500	$0	$0	$0	$12,500
Total	**$349,550**	**$250,000**	**$138,500**	**$3,229**	**$1,137,044**	**$1,878,323**

[1] Regular Special Services Contracts, annual contract amount, FY21-24

[2] DEI & Mental Health Special Service Contracts, annual contract amount, FY24-25

[3] Total fee reduction granted to organization in FY23

[4] Based on lease agreements in effect in FY24

City Council
Staff Communications Report

Subject: **Summit County Parcel Conveyances**
Author: **Heinrich Deters**
Department: **Trails & Open Space Department**
Date: **March 7, 2023**

Planning and maintaining transportation-related improvements to accommodate both motorized and non-motorized traffic, as well as parking and utility upgrades, is crucial for the overall health, safety, and well-being of Park City. Typically, the dedication of rights of way enables these types of improvements to occur during or even well before the development process (both public and private) begins.

However, there may be instances where legacy property parcels, not associated with previous developments, still exist and have clouded titles, tax-related issues, or ownership disputes. Infrequently, we are presented with opportunities to evaluate these older remnant property parcels and consider acquisitions to help enhance public infrastructure, such as sidewalks, and obtain easements and encroachment agreements at the best possible terms for the community.

An example of this process took place, in 2012, when we obtained a small remnant parcel along 9th Street, which facilitated the construction of a public sidewalk. This is a quality example of the City obtaining an old or remnant parcel.

This report focuses on several remnant property parcels previously owned by United Park City Mines, which Summit County acquired through the delinquent tax parcel process. These property parcels are located in areas where development is infeasible. While these parcels are primarily and already within Park City's right-of-way (ROW), they are legally designated as metes and bounds properties and have the potential to disrupt future City maintenance and capital project delivery in the event something is contested, or an ownership dispute occurs. This is particularly true if there are other parties engaged in the improvements, such as a public-private partnership.

The proposed transfer under consideration from Summit County to the City, at no cost, is mutually beneficial and we believe in our best long-term interest. It allows Summit County to divest itself of parcels with limited development potential while providing the City with reasonably valuable assets that align with its transportation network planning and maintenance goals, and will prevent any potential disruption when making improvements to our assets.

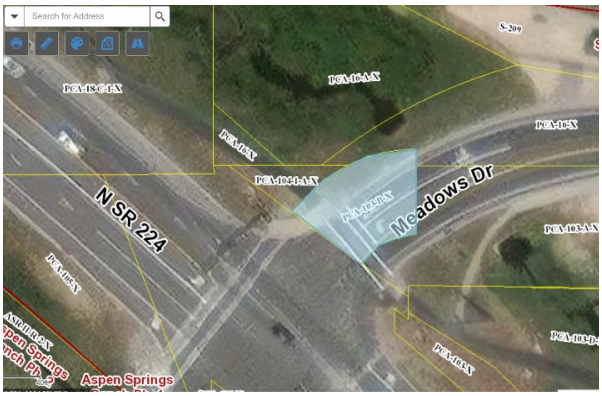
This report outlines the rationale, details of the available parcels, and the steps taken to facilitate the conveyance to Park City.

Parcels and maps identified for Council consideration include:

1. PC-519-R-X: 0.61 Acres - Deer Valley Drive
2. PC-524-C-1-X: 0.13 Acres - Empty Parcel
3. PC-525-B-1-X: 0.03 Acres - Deer Valley Drive
4. PCA-103-B-X: 0.07 Acres - Meadows Drive
5. PC-710-1-A-X: 0.10 Acres - King Road
6. PC-710-1-X: 0.01 Acres - King Road

Parcels #1 & 2

Parcel #3



Parcel #4

Environmental Assessment:

A Phase I Environmental Assessment (EA) was completed for all the parcels in question, ensuring that the conveyance process aligns with environmental standards and regulations and limits future environmental liabilities.

Conveyance Process:

Summit County proposes to convey these parcels to the City through a Quit Claim Deed (QCD) at no cost, after working with the Trails and Open Space Division. The Quit Claim Deed will transfer Summit County's interest in the properties to the City, with no warranty of title. This method is chosen to streamline the process and facilitate a smooth transfer.

City Engineer and Public Works Support:

Given that most of these parcels are within the current roadways of Park City, the City Engineer, and Public Works Director thoroughly reviewed the proposal. Both express support for acquiring ownership, as they fall within their purview for oversight and maintenance largely already. This collaboration ensures that the City can effectively manage the properties without the risk of some unforeseen ownership or damage claim.

Parcels #5 & 6

City Council
Staff Communications Report

Subject: 2023 Annual Transit Performance Statistics
Author: Kim Fjeldsted, Transit Manager
Tim Sanderson, Transportation Director
Department: Transportation
Date: March 7, 2024
Type of Item: Informational

Summary

Receive an annual update on the overall performance of the Park City Transit (PCT) system.

2023 Performance Statistics

PC Transit consistently tracks various data points (ridership, reliability, paratransit service, accidents, customer, and operator feedback) to accommodate evolving transit service needs and demands. Analysis of this data enables PCT to make appropriate service adjustments and provide strategic recommendations to the City Council to maintain cost, serve as many riders as possible, improve on-time performance, attract new ridership, and enhance customer service.

Fixed Route Service Ridership

- As a result of standing up the Richardson Flats Park and Ride and increased frequency on core neighborhood routes, annual ridership continues to trend upwards, approaching pre-pandemic levels for the first time in several years. Final ridership for 2023 was up 10% from 2022 and is only 7% below 2019, which was a previous record high. See **Exhibit A**.

Fixed Route Reliability

- In 2023, PC Transit continued to seek an industry-standard goal of 90% on-time performance. Buses are considered on time if they leave the timepoint 0 seconds early, and up to 5 minutes after the timepoint. Operations worked diligently under considerable conditions (weather, congestion, construction, etc.) and nearly met the 90% goal by reaching 82% on-time reliability across all routes. PC Transit is pursuing new ways to increase on-time reliability through strategic service planning. See **Exhibit B** for route-specific data.

Paratransit Service & On Demand

- In 2023, Park City ADA Mobility service volume increased 17% over 2022. Part of this increase is attributed to increased ridership to the Park City Senior Center and an expansion of our mobility service boundaries to citywide. Conversely, On-Demand ridership decreased 58%. This trend is expected to continue as microtransit ridership grows and has a direct impact on this type of specialized service. See **Exhibit C**.

Accident Data

- Various factors in 2023 led to an increase in avoidable accidents per hour of service. Despite the recent increase, total accidents in 2023 were at or below the number of accidents in six of the previous eight years. Regardless, we will further increase mitigation efforts to curb the upward trend. We prioritize the safety of our riders and operators and hope to see a decrease in avoidable accidents in 2024 as a result of our additional efforts. For further details, see **Exhibit D.**

Customer Feedback

- Throughout 2023, PC Transit and the Fleet Department worked to remove fare boxes

from all Transit vehicles. Instead, “No Tip” signs were installed with QR codes for the public to submit comments and suggestions, increasing the volume of positive community comments collected and tracked. At the end of 2023, 39% of all comments received were positive, referencing our skilled operators and free, frequent, and reliable transit system.

- The most common feedback received since 2018 references our mobile application and/or technology challenges for riders. We are working closely with our multiple service providers to improve in this area, and we believe great strides can be made to improve rider satisfaction. **See Exhibit E.**

Community Outreach

- During the demolition and construction of the Fresh Market and Park Ave bus stops, the Marketing and Outreach Team set up weekly booths next to the temporary DoubleTree bus stop, spreading transit information and handing out free coffee, apple cider, and PC Transit swag.
- PC Transit made extra efforts to promote the two new winter routes, the 7 Grey and 8 Brown, implementing a social media campaign, creating a video for the PC Transit website, and collaborating with the ski resorts to share important information with their guests.
- PC Transit hosted a Media Event on Wheels to showcase the new shoulder-running Transit Express Lane access on S.R. 248. This event focused on the effectiveness of using Richardson Flat Park and Ride to get to the resorts by leapfrogging the congestion while also presenting the new bus wraps.
- The 2024 Winter Try Transit Week was held from February 4 – 10, showcasing multiple events and partnerships with local businesses. During this week, educational content about trying transit was shared on social media pages and the PC Transit website.
- Transit received the American Public Transportation Association (APTA) AdWheel Award for Marketing and Communications for its rebranding campaign. The annual awards program, renowned for celebrating excellence in the public transportation industry, has honored Park City Transit as the First-Place winner in Best Workforce Development Marketing and Communications. The "Rebranding Park City Transit," showcases the organization's commitment to innovation. The initiative involved creating a new brand to capture PC Transit's past and build an exciting future that aligns its identity with values, services, and vision.

Staffing Needs

Throughout the year, filling transit operator positions continues to be a challenge on a national level. PC Transit strives to overcome this challenge by offering extensive benefits to attract qualified candidates. While increased wages have helped attract applicants, our housing program remains a top differentiator, especially amongst our local competitors. On February 1st, the City Council approved the purchase of a Carriage House residential studio for transit employees, for example. We believe finding similar opportunities to increase our supply of affordable housing for transit operators will continue to place PC Transit as a preferred winter employment destination.

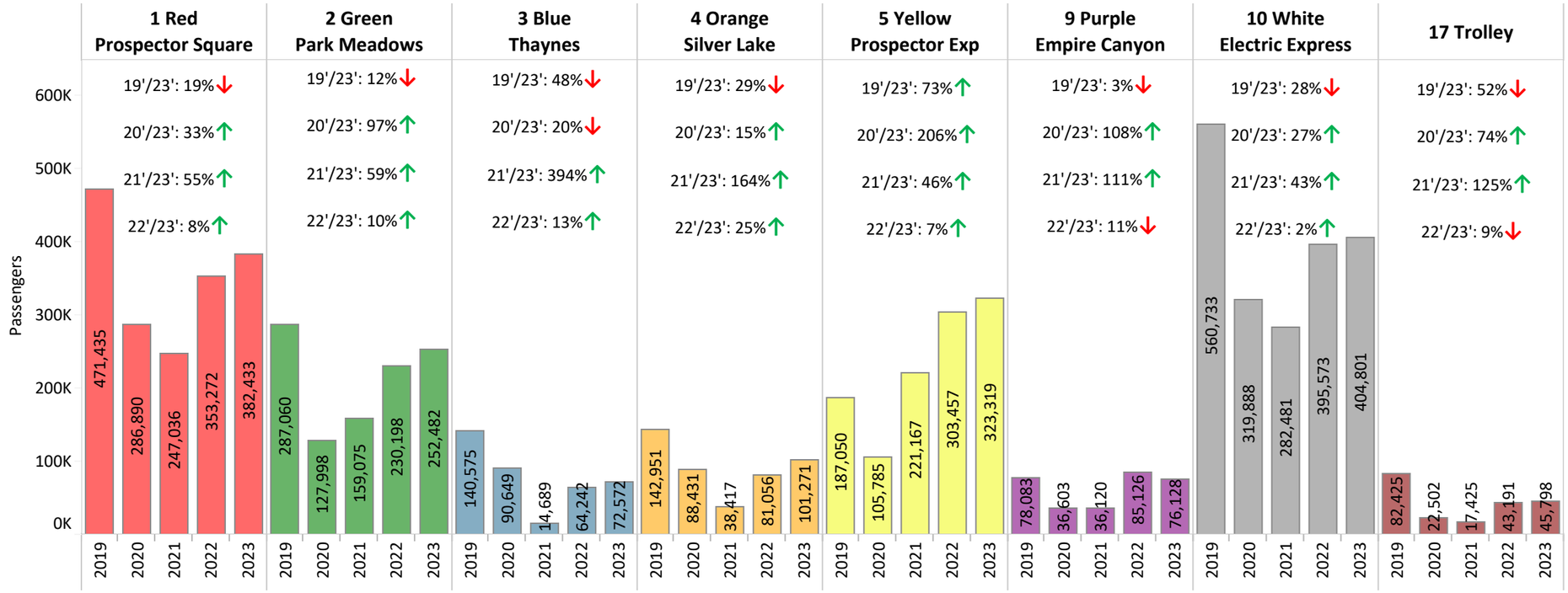
Staff Reporting Schedule for 2024

- March – Year End Performance Statistics (2023)
- May – Winter Service Performance Statistics (2023-2024)
- December – Spring, Summer, and Fall Service Performance Statistics (2024)

Exhibits

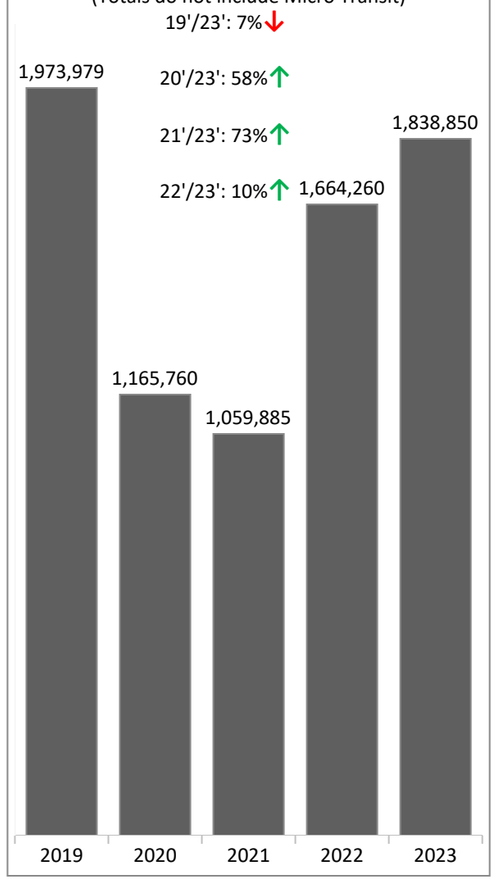
Exhibit A: 2023 Annual Ridership Report
Exhibit B: 2023 Route Reliability
Exhibit C: 2023 Paratransit/On-Demand Ridership
Exhibit D: 2023 Accident Data
Exhibit E: 2023 Customer Feedback

Park City Transit Ridership Report 2023

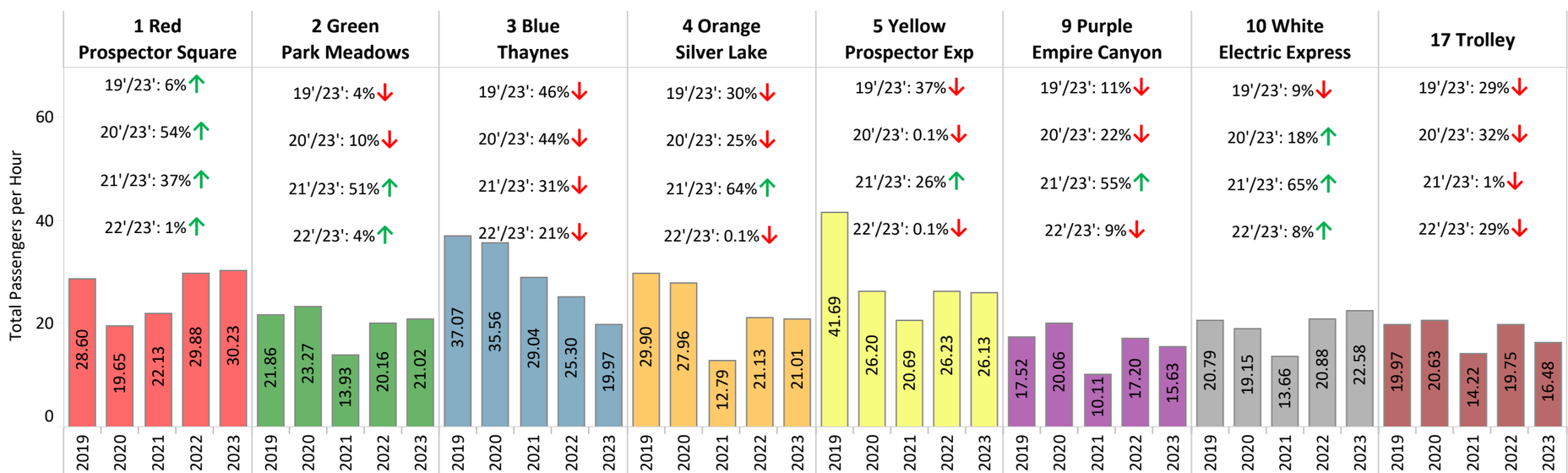


Total Ridership 2023

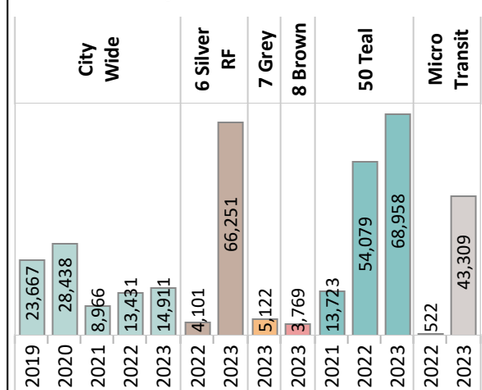
(Totals do not include Micro Transit)

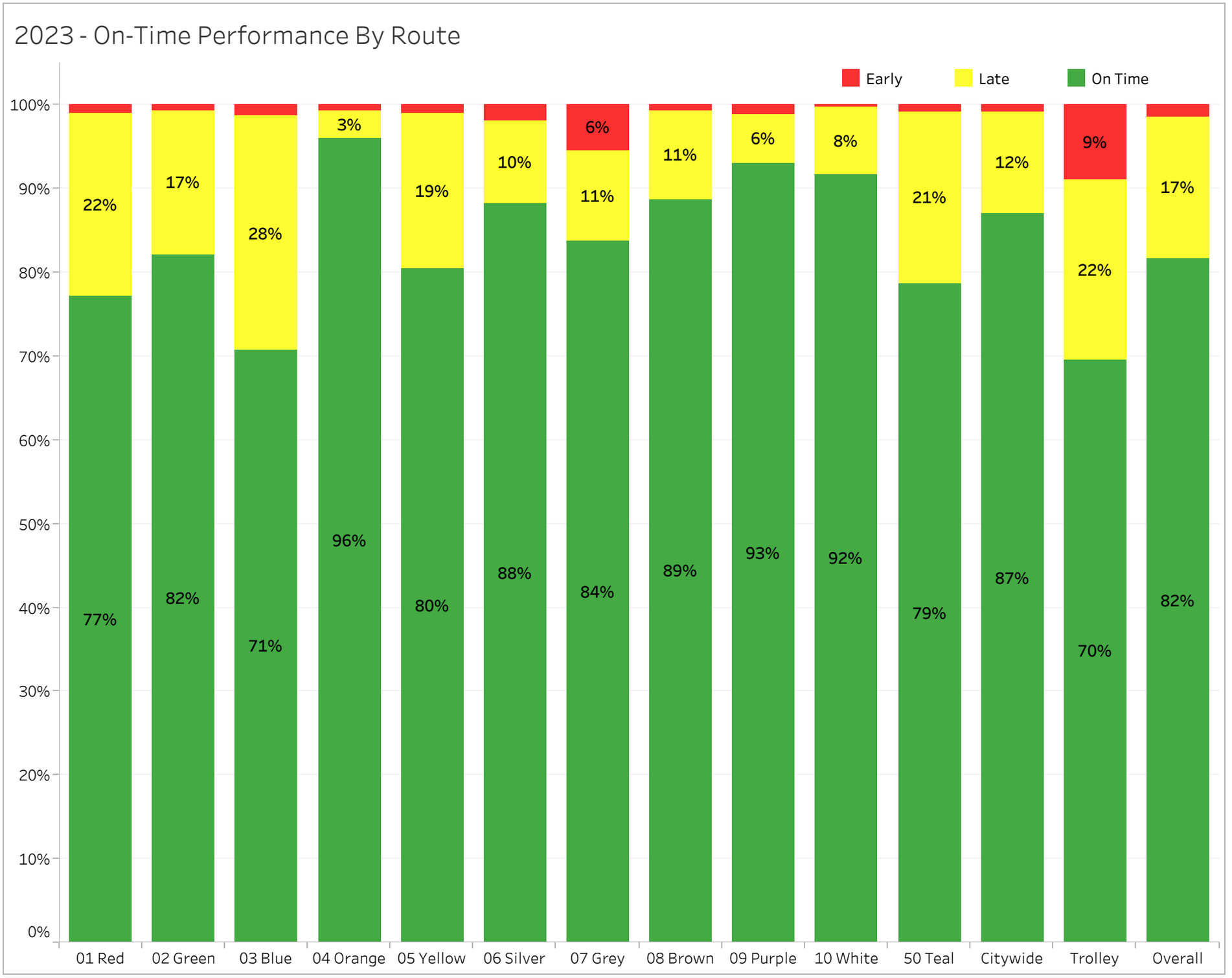


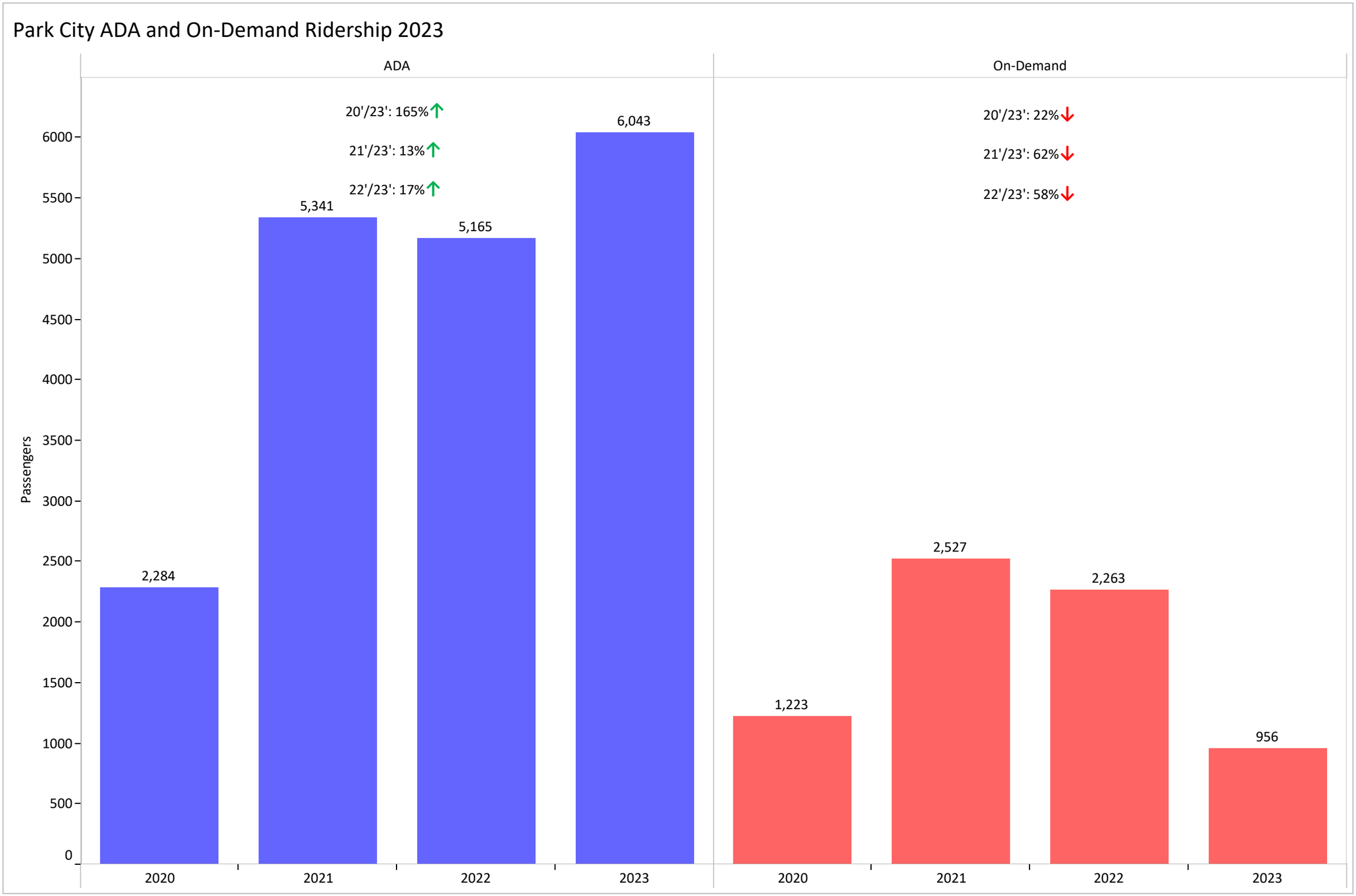
Park City Transit Passengers per Service Hour 2023



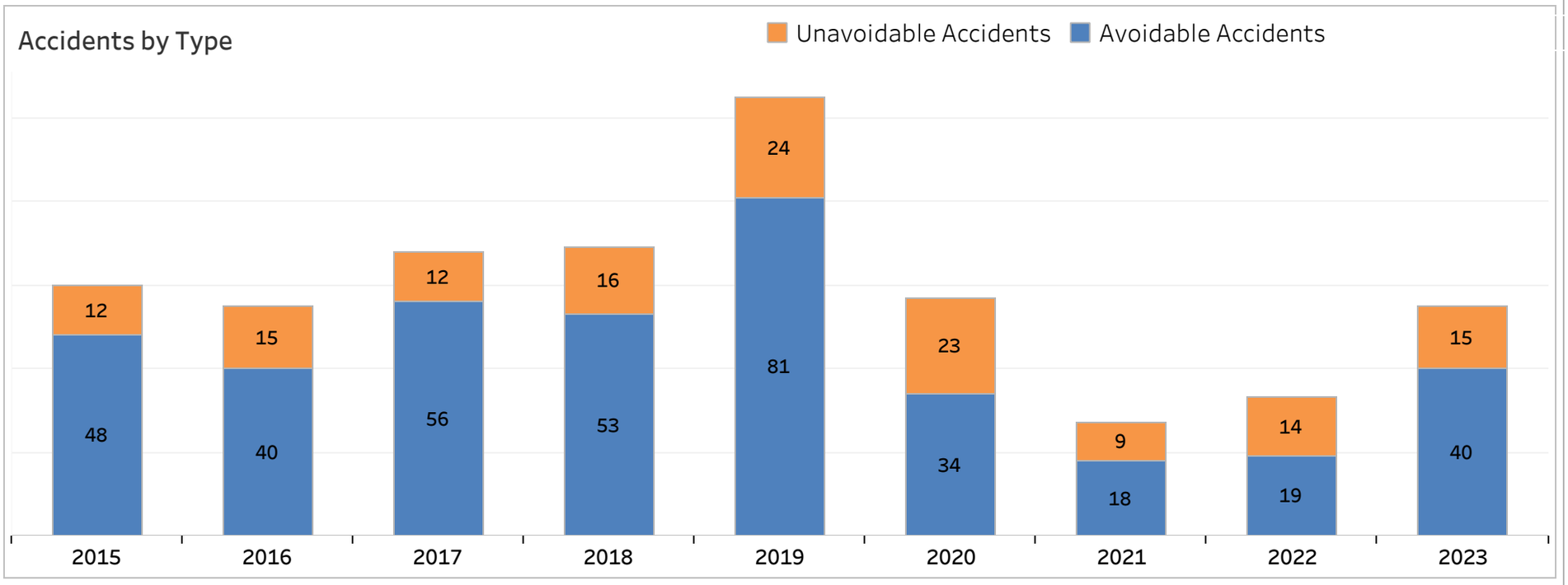
Ridership Other Routes 2023

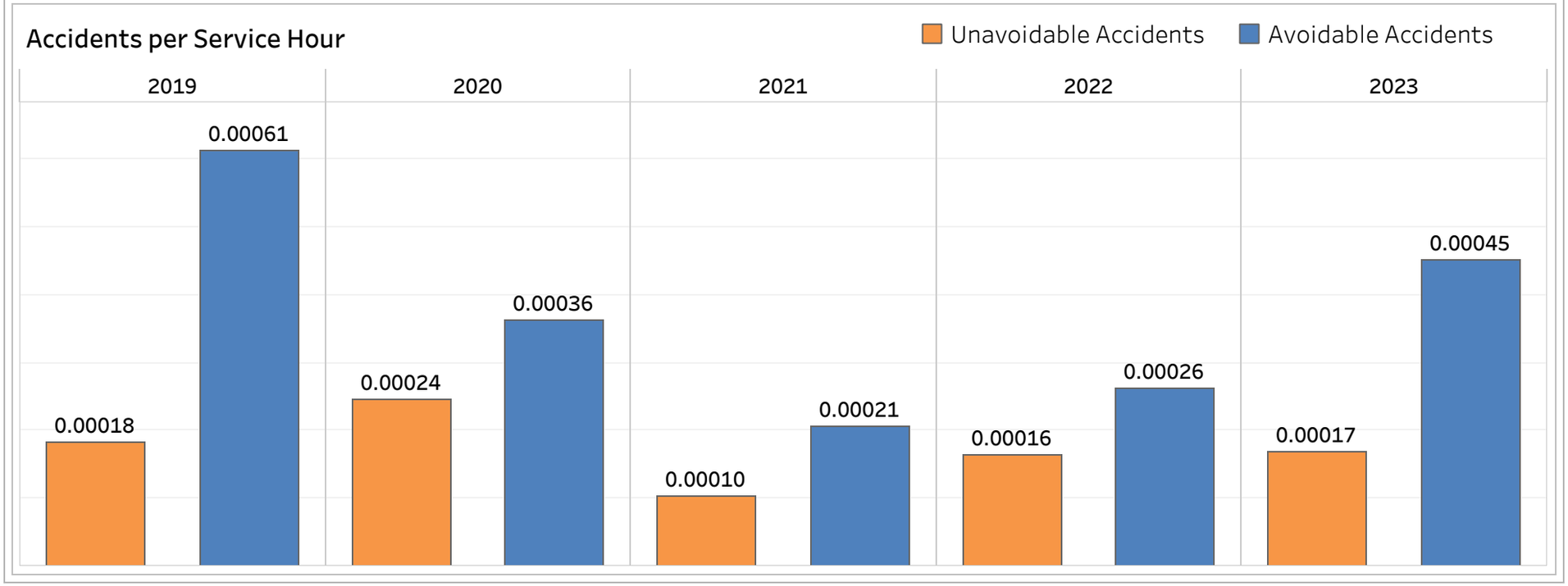


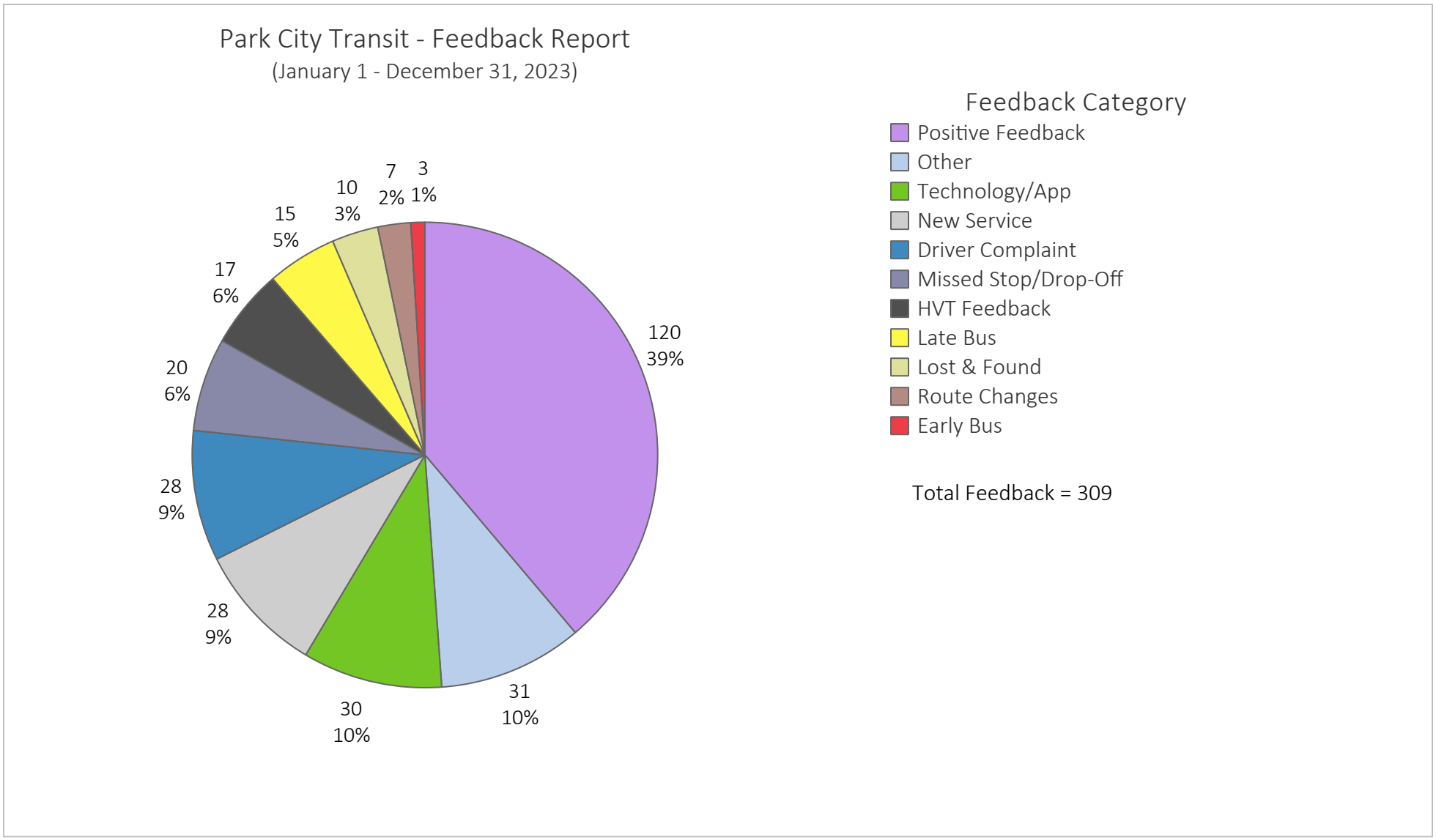

2023 - On-Time Performance By Route
Early
Late
On Time
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
01 Red
77%
22%
02 Green
82%
17%
03 Blue
71%
28%
04 Orange
96%
3%
05 Yellow
80%
19%
06 Silver
88%
10%
07 Grey
84%
11%
6%
08 Brown
89%
11%
09 Purple
93%
6%
10 White
92%
8%
50 Teal
79%
21%
Citywide
87%
12%
Trolley
70%
22%
9%
Overall
82%
17%

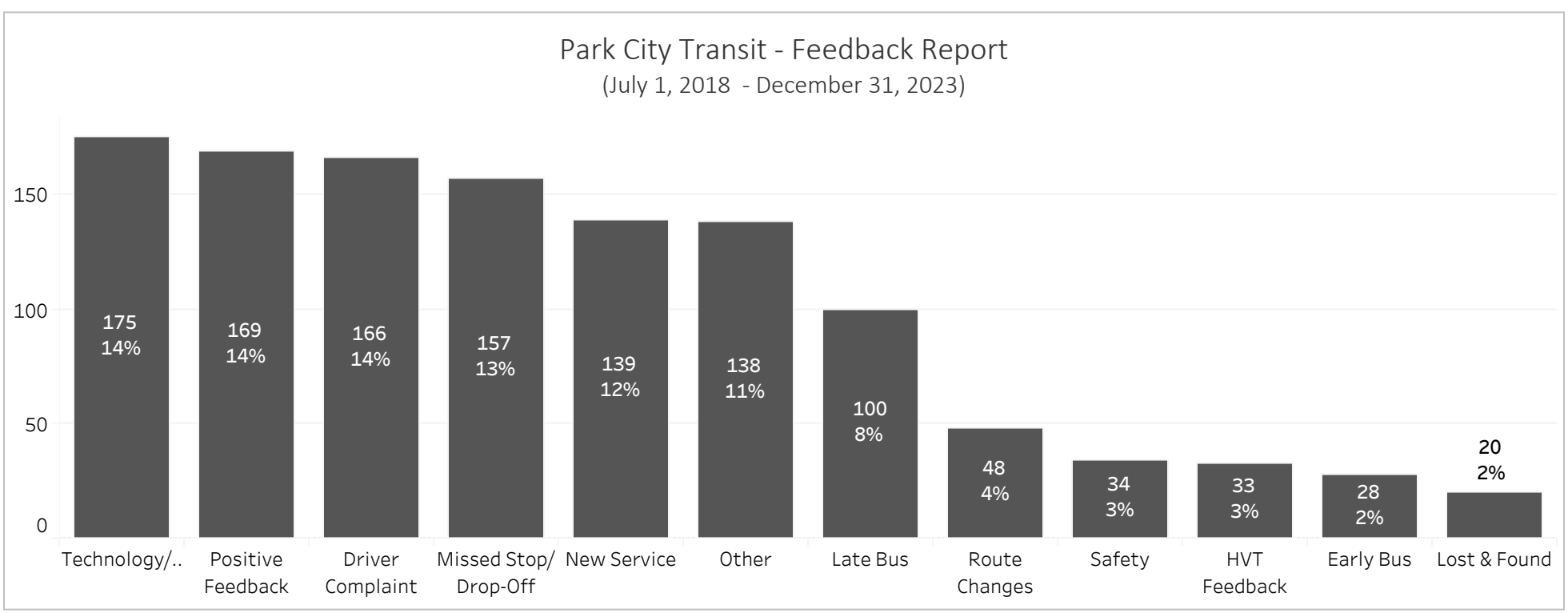

Park City ADA and On-Demand Ridership 2023
ADA
On-Demand
20'/23': 165%
21'/23': 13%
22'/23': 17%
20'/23': 22%
21'/23': 62%
22'/23': 58%
Passengers
0
500
1000
1500
2000
2500
3000
3500
4000
4500
5000
5500
6000
2,284
5,341
5,165
6,043
1,223
2,527
2,263
956
2020
2021
2022
2023
2020
2021
2022
2023

Park City Transit - Accident Reporting As of December 31, 2023






Park City Transit - Feedback Report
(January 1 - December 31, 2023)
Feedback Category
Positive Feedback
Other
Technology/App
New Service
Driver Complaint
Missed Stop/Drop-Off
HVT Feedback
Late Bus
Lost & Found
Route Changes
Early Bus
Total Feedback = 309
120 39%
31 10%
30 10%
28 9%
28 9%
20 6%
17 6%
15 5%
10 3%
7 2%
3 1%


Park City Transit - Feedback Report
(July 1, 2018 - December 31, 2023)
150
100
50
0
175 14%
169 14%
166 14%
157 13%
139 12%
138 11%
100 8%
48 4%
34 3%
33 3%
28 2%
20 2%
Technology/..
Positive Feedback
Driver Complaint
Missed Stop/ Drop-Off
New Service
Other
Late Bus
Route Changes
Safety
HVT Feedback
Early Bus
Lost & Found

City Council
Staff Communications Report

Subject: **Bonanza Area Transmission Undergrounding Feasibility Study Update**
Author: **Luke Cartin**
Department: **Sustainability**
Date: **March 7, 2024**

Summary

On November 2, 2023, the City Council approved an agreement with Rocky Mountain Power (RMP) to estimate the scope and cost of moving and undergrounding the existing transmission line from Boot Hill to the Park City substation in Bonanza. Park City and RMP have collaborated to gather necessary information and address potential challenges.

Project Areas:

- Existing Infrastructure and numerous public and private underground utilities: the Kearns Boulevard corridor has several disparate underground utilities, including natural gas, water and sewer and storm water lines, electricity, fiber optic, and communication lines. The Park City Water Department has shared detailed GIS maps with RMP to ensure proper planning and coordination, given their recent experience constructing a new water line throughout the Kearns Boulevard corridor and right of way.
- Soil Regulations: A portion of the proposed underground route falls within the City's soils ordinance zone. Working with the City's Environmental Team, RMP has received information on compliance requirements.
- Supply Chain: RMP is actively working with its suppliers to secure the necessary materials, such as wires and related infrastructure. Lead times for some of the materials, we are told, may reach 60 weeks or more given delays in the supply chain. We are waiting for RMP to update its timeline and cost estimates based on supplier feedback.

Next Steps:
A joint meeting between RMP and Park City Council Liaisons (Worel/Rubell) will be scheduled tentatively for the end of March to present the study and discuss any further needs and potential next steps for the project (schedules, equipment, cost, utilities, ROW permits, soils, etc.) prior to a City Council work session spring 2024.

Proactively, the Environmental team submitted a capital budget request to begin to create a funding source for a future capital project. This cost will be refined based on RMP's findings and feasibility study, and any funding requests will continue to be refined and presented to the City Council as soon as additional information is available.

Department Review

Sustainability, Executive

PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, UTAH 84060

February 15, 2024

WORK SESSION

The Council of Park City, Summit County, Utah, met in open meeting on February 15, 2024, at 3:45 p.m. in the City Council Chambers.

WORK SESSION

Discuss PC MARC Aquatics & City Park Community Center Design:
Ken Fisher, Heather Todd, and Jessica Moran, Recreation Department, as well as consultants Brent Tippets, VCBO, and Seth Striefel and Anne Mooney, Sparano+Mooney, were present for this item.

Council Member Ciraco arrived at 3:49 p.m.

Tippets stated the new pools would solve maintenance issues and safety issues since there would be better visibility for the lifeguards. He described the features of the pools and indicated the current pool would remain as the two new ones were being built so a season wouldn't be lost. Mayor Worel noted the City had relatively new climb and play water features and asked if those could be transferred to the new pools. Shaw stated they hadn't gotten to that level of detail, but that could be discussed.

Council Member Toly asked if six lanes in the lap pool were enough. Todd stated a lot would be lost by expanding the lanes but during busy times, patrons might need to share lanes. Council Member Toly asked how many people the hot tub held to which Tippets stated 20, which was double the current capacity. Council Member Toly asked if there would be diving boards, to which Tippets affirmed. Council Member Toly asked if the design could be broken up to allow for a quiet area. Tippets stated the site was limited and they didn't have many options for the layout. Todd noted chairs on the far side of the lap pool would allow an adult area. She noted there would be depth for diving boards, but it hadn't been determined if they would be installed.

Council Member Dickey asked how long the lap pool operated during the year. Todd indicated it was open until December and varied from year to year, depending on staffing. It would open again in April. Council Member Dickey asked if it could be open year-round, to which Tippets stated that would have a big budget increase. A bubble

could be added but the air quality was not good in that situation, and it would cost $1 million to install a bubble. Fisher indicated the lap pool used to be open year round until the Ecker School was built.

Council Member Parigian asked if the lap pool could have a bubble. Tippets stated there was footprint for a bubble. A foundation would need to be added before installing a bubble. He didn't think the Planning Commission would approve it since it would lie within the setback area. Council Member Parigian asked what would go into the space where the current lap pool was located. Fisher stated there were many possibilities, including food trucks, a sunbathing area, and a future MARC expansion area. Council Member Parigian asked if it was wise to have a family area at the top of the steps, to which Tippets stated there was a ramp. The steps were for family members to sit on. Todd indicated there were many day camps that came to swim. This area would allow them to drop their bags off and for adults to watch them.

Council Member Rubell thought it was a good design. He asked that the consultants keep in mind the goal was to serve as many people as possible. Council Member Ciraco asked if the boundary could be pushed to allow for another lane in the lap pool. Tippets stated the fence line was the property line. Fisher summarized the Council was comfortable moving forward with this design. Council Member Dickey stated he supported exploring the foundation and bubble. Council Member Parigian was concerned the steps would be a safety hazard. Dias asked if there would be timing implications with looking into a bubble, to which Fisher stated the extra work could be accommodated in the timeframe.

Regarding the new City Park building, Fisher reviewed that with the new building, the day camp could be expanded to 150 children and the day camp age could potentially be lowered. Programming space would be included, which would free up space at the MARC, there would be community space for rent, and the facility would be used year-round.

Striefel stated the footprint was 15,000 square feet. He described the floor plan. Mayor Worel asked if the current restroom would be demolished. Striefel stated it would go away and there would be multiple restrooms in the building. Shaw noted the restrooms by the bandstand would remain.

Council Member Ciraco asked how the space would be used for summer day camp. Moran indicated the day camp would be on the east side of the building. There was also a multipurpose space on the west side that could be used, but it was not a planned space for the day camp at this time. Striefel noted the floor plan was set up for multiple activities at the same time.

Council Member Rubell asked how many parking spaces would be removed before adding 40 new spaces, to which Striefel stated none. Council Member Rubell indicated this was a park and parking shouldn't take precedence. He hoped to discuss parking

before adding those spaces. He also stated the community had demanded more affordable day care. He wanted to keep pricing in mind for the recreational amenities and activities. He noted it would be beneficial to engage the community on the plan for the community center. Council Member Rubell supported updating the other restrooms in the park.

Council Member Parigian asked if the building would have solar panels, to which Striefel affirmed. Council Member Parigian noted concrete emitted CO2 and he asked the architect to consider that. He also asked them to consider fumes from cars on Deer Valley Drive since the playground was planned next to the street.

Council Member Dickey liked the design and thought it would really benefit families. Council Member Toly asked if the playground would be bigger, to which Fisher stated it would be the same square footage as the current one. Council Member Toly asked why the building was only one level and wondered if they had considered a two-story building to allow more land for outdoor uses. Striefel stated all the uses needed access to the outdoor areas. There were also concerns about meeting code requirements. Council Member Toly asked if winter kids camp would be relocated here to which Moran affirmed. Council Member Toly asked if there could be a drop-off area versus parking. Moran indicated the children needed to be checked in and out for day camp, so parents needed to come inside.

The majority of Council supported the plan. Council Member Rubell felt more work needed to be done. He wanted to see community engagement. Fisher stated they could begin schematic designs and begin outreach with the community. Council Member Rubell favored separating the two projects; moving forward with the pools because there weren't a lot of options, and slowing down on the community center until the public could weigh in. Mooney stated schematics would make the plan clearer for the public to understand. Council Member Ciraco wanted to let the community know why the new building was needed. Fisher stated staff had the direction they needed.

Discuss Spring 2024 Paid Parking Plan:

Johnny Wasden, Parking Manager, presented this item and stated the Historic Park City Alliance (HPCA) requested a paid parking holiday during April and throughout the waterline replacement project on Main Street that would last until July. He reviewed parking holidays in the past and some considerations when weighing this request, including special event rates would still apply regardless of a parking holiday and how staff would manage business and employee parking permits throughout the season. He didn't see a benefit from stopping and starting paid parking and noted the numbers of cars parked in China Bridge remained similar whether there was paid parking or not. He thought paid parking helped with promoting transit. He wanted to maintain consistency in paid parking and recommended the City keep paid parking in effect.

Council Member Rubell noted Wasden did what he was instructed to do, but it was time to change the policy. He supported maintaining paid parking but wanted the process

simplified and not segregated into time of day or location. He supported free parking during the off season for all parking, not just in China Bridge. He thought it should be free during construction as well but left it to Wasden to determine what should be free. He wanted the plan to be easy.

Council Member Parigian agreed paid parking was confusing and he supported free parking, but he didn't want the Parking Department to lose revenue. He asked if the free parking period would end before Silly Market started, to which Wasden stated it would overlap with Silly Market.

Council Member Dickey noted free parking didn't drive behavior changes and there was a hit to revenue, so he did not support the parking holiday. Council Member Toly stated there would be a hit in tax revenue. She indicated this off-season couldn't be compared to the fall statistics since there would be construction. She supported the parking holiday.

Council Member Ciraco noted there would be outreach on the waterline replacement to make sure residents were aware of the construction. Free parking during the waterline replacement was an investment and he was in favor of that. He supported a broader discussion on parking strategy around town and asked what the parking meter revenue was in the last year, to which Wasden stated $2.3 million-$2.5 million. Wasden indicated that revenue went to operations, China Bridge maintenance, and other capital improvements. Council Member Ciraco noted the off-season was a small portion of that revenue. He agreed there was confusion about parking, and he supported the parking holiday.

Mayor Worel indicated the majority of Council supported the paid holiday April 1st through July 1st. Council Member Rubell asked if HPCA would like to separate the paid parking holiday. Ginger Wicks, HPCA Executive Director, stated during the shoulder seasons they promoted bringing back locals to Main Street. She supported making paid parking easier. She understood the concern that rates increased for special events and caused confusion, but there were no events on Main Street in May and June. She stated anything to get people to the businesses was appreciated.

Council Member Rubell stated they should look at free parking during shoulder seasons, if China Bridge should be free during the water line project outside the shoulder season. Wicks indicated she respected the data gathered, but she still wanted to ask for free parking for everything during the project.

Mayor Worel asked if Council was comfortable with expanding free parking to Main Street. Council Member Dickey preferred a different marketing strategy for attracting business since free parking didn't change visitation behavior. Council Member Toly supported free parking on Main Street. Council Member Rubell supported free parking for both China Bridge and Main Street. Council Member Parigian didn't think free parking would help attract visitors. Wasden stated messaging would be necessary if

China Bridge and Main Street were both free. It was indicated only parking on one side of Main Street was available.

Council Member Toly indicated when there was free parking on Main Street, the street filled up with construction vehicles. She didn't want all the signage to be changed for three months, only to be changed back. Wasden indicated communication would be key. He felt China Bridge messaging was clear. Council Member Ciraco stated making everything free made the system simple.

Mayor Worel summarized there was support for free parking on China Bridge. Staff would monitor parking on Main Street and the Brew Pub lot during this time and bring data back for next year's construction season.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	**Present**
None	**Excused**

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Mayor Worel thanked Council Member Toly for the 9th Street Stairs ribbon cutting ceremony. She stated Police Chief Wade Carpenter was recognized with a citation at the Utah House of Representatives and the Senate for his induction as President of the International Association of Chiefs of Police.

Staff Communications Reports:

1. Community Engagement Quarterly Update:

2. Park City Bicycle and Pedestrian Plan Update:

3. Construction Mitigation Plan Update:

Council Member Toly asked if the Council supported a work session to discuss the construction mitigation plan. All the Council agreed.

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Kris Campbell, 84098, LGBTQ Taskforce, thanked Council for tracking bills at the Legislature. He expressed concern for HB527 and HB396 regarding public employee use of correct gender pronouns. If the bill passed, employees would not be disciplined for not using correct pronouns. He felt this would be a form of bullying if the bill passed. He stated there was another religious bill that addressed pronouns in a better way.

Bob Theobald indicated he was in a lawsuit with the City and he wanted to settle. He explained what CCRs were and stated if they became part of the plat, then they became part of the law. He distributed a packet to the Council. He indicated CCRs started with the plat and the plat notes. CCRs were referenced in the ordinance nine times. In 2022, the Willow Ranch CCRs were modified and the HOA deleted all of them and started new.

Erin Ferguson, Save People Save Wildlife (SPSW), reviewed their group gave a presentation to Council and at that time, Mayor Worel asked for letters of support for a wildlife crossing. She gave Council a binder full of letters of support from the community. She felt the letters signaled a call to action. The group raised $215,000 for a project for safe wildlife crossing.

Tom Farkus 84098, SPSW board, stated UDOT did wildlife studies on SR224 and other highways. SR224 was the 5th worst highway for vehicle/wildlife collisions. He gave other study results and indicated signs had little effect on reducing collisions. The best mitigations were wildlife crossings and fencing. He indicated UDOT would not act on this until Park City made it a high priority.

Amy Mills 84060, SPSW volunteer, was concerned with the vehicle/wildlife collisions. She felt the widening of the road for bus rapid transit (BRT) would make more road area for wildlife to maneuver. She knew crossings were not simple and there needed to be coordination with multiple jurisdictions. She encouraged this collaboration.

Laura Holmes, SPSW, wanted to speak for her children who drove to high school in the dark and had to confront wildlife. The City owed a safe drive to children, locals, and tourists. She quoted UDOT officials wanting to address this need. She referred to the letters of support and asked for the City's support.

Timothy McBride eComment: "Wildlife are part of our community and we need to help them survive in Park City and Summit County by providing safe passage over/under SR 224. We have developed, and we live in, their environment; SR 224 bisects, and presents a deadly gauntlet across, the feeding, calving, and migration paths of Deer, Moose, and Elk. Wildlife enrich our lives, our community, and enhances tourism and the tourist experience in Park City. City Council members are no doubt aware that a few mile stretch of SR 224 has the 5th highest incidence of vehicle/animal collisions in the state of Utah. This grim statistic will get worse with the widening of SR 224 (up to 35% wider in places), as proposed by High Valley Transit, as there is no plans for the safe passage of animals in the proposal. It is up to us, the citizens and City Council of Park City, to create an overpass/underpass for the safe passage of wildlife, either as a requirement for the HVT proposal and/or through public/private funding. It is difficult for any city to balance growth and development while maintaining its character. In the case of Park City, this is especially true, as we want to project a rural feel and preserve and project our history. Wildlife are part of our history and create a rural feel; they warrant our concern and protection. An improvement to the existing underpass to the McPolin Barn would be an unnoticeable and lowest cost means to provide a safe passage for the animals. Further, an overcrossing would be the best solution to encourage safe passage for wildlife. Placed at the northern end of Quarry Mountain, an overcrossing would serve as a gateway or entrance to inner Park City, exposing the rural view, de-emphasizing the "urban highway" proposed by HVT, and would partly obscure the 80' high voltage towers and lines recently installed on the East side of SR 224. While these are two solutions, there are other possibilities along SR 224 to save wildlife. Many Park City residents and taxpayers share the views expressed here; please consider the wildlife in our community. I ask the City Council to make a recommendation on this topic and support the creation of a safe passage for wildlife across SR 224."

Mayor Worel closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from January 12, 2024:

Council Member Parigian moved to approve the City Council meeting minutes from January 12, 2024. Council Member Dickey seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Parigian, Rubell, and Toly

V. NEW BUSINESS

1. Review the Live Park City Lite-Deed Program:
Rhoda Stauffer, Housing Specialist, with John Guilds, Bill Pidwell, Ian Poor, and Elyse Kats, Lite-Deed Program Advisory Committee, were present for this item. Stauffer

stated this program was based on similar successful programs in other ski communities. The City had 19 applications. Eight applications were denied, 11 were offered awards and three accepted the offers.

Poor indicated he owned Intermountain Mortgage Company and reviewed the program started as interest rates skyrocketed. There were a lot of questions about the program. He noted many applications were in zones where nightly rentals were prohibited so those applications were not considered. The main factor for those who denied the offer was that the restrictions were too restrictive, including the employment boundary and the uncertainty of deeding a home to children who couldn't guarantee they would be able to comply with the requirements.

Pidwell indicated there was a lot of demand for the program and he asked that the program budget balance be increased back to the original $1 million. He also stated there would be more interest if the employment boundaries could include the school district boundaries. He suggested moving the program to award the grants on a bi-annual basis.

Council Member Parigian supported the program in general. He asked if the owner only had to be in the home for 10 months of the year. Jason Glidden indicated the owner had to be in the home 10 out of 12 months. Stauffer stated it had to be occupied and the owner had to be employed full time in the City. There was language in the restrictions that specified how long a unit could remain unoccupied before the City would provide a renter. Council Member Parigian asked if the reason the boundary was limited to the City limits was to reduce traffic, to which Poor affirmed. Council Member Parigian asked if the paperwork to process the applications was manageable, to which Stauffer indicated there were templates for everything.

Mayor Worel opened public input.

Charles Pearlman stated he lived in the City and purchased a home in Prospector because of this program. He was grateful for the program. He noted if the awards were moved to bi-annual, then the program would essentially be made for current owners and not buyers. He thought it should continue to be for those working in 84060 because it was for workforce housing.

Pidwell stated that situation was unique and asserted the funds could be used by a new buyer as well as a property owner.

Elizabeth Cohen 84060 stated she was also a program participant, and they had a landmark historic home. They used the funds to make needed repairs on their home. She thought it would be great to continue the program. She favored expanding the boundaries.

Elyse Katz, Committee Chair, felt this was an important program. Although there hadn't been a lot of applications the first year, it was growing and she felt it would continue to grow.

Megan McKenna, Mountainlands Community Housing Trust, stated they supported this program and thought there was a lot of potential to improve or change for different circumstances. Council Member Dickey asked how she considered the tradeoffs with supplying affordable housing versus deed restrictions. McKenna responded there was no one solution, but everything helped. This program was considered more of a community preservation program.

Mayor Worel closed the public input.

Pidwell acknowledged the first couple months was confusing for the committee, but they figured out a system and now it was streamlined and easy to review applications.

Council Member Parigian stated this was a tool for affordable housing and every tool counted. He favored increasing the funding to $1 million, as well as expanding the boundaries to the school district. He asked about the bi-annual concern for new buyers. Pidwell suggested a bi-annual review for owners and a case-by-case review for buyers. Glidden stated the consideration for new buyers was something to consider and for now they would keep the review process as is. Council Member Parigian favored collaborating with Summit County on this program.

Council Member Dickey thanked the committee for their work. He thought down payment assistance was good but not necessarily affordable. He wanted a "Lease to Locals" pilot. The state was becoming more favorable in helping cities with nightly rentals. He thought in the future, the City would have regulatory power and then they would be sorry they spent that money. He favored increasing the budget a little and then trying the "Lease to Locals" pilot.

Council Member Toly was excited to implement "Lease to Locals" so she supported $1 million for that pilot. She wanted to support programs that helped with affordability. Council Member Ciraco didn't think this was the best investment for the return. He supported spending the remaining funds to help others, but he wanted a program that had a broader impact. He did not favor expanding the boundary for this program. He also hoped to understand how applications were prioritized.

Council Member Rubell stated the Council agreed they wanted to mitigate losing homes to vacation homes, but he didn't know if this was the right tool to do it. He supported spending the rest of the funds, but not increasing those funds. He didn't know if the Housing Fund was the right fund for this program since it wasn't an affordable program. Mayor Worel thanked the committee members for sharing their knowledge in this pilot. She favored piloting other programs and hoped the committee could continue helping the City as they tried new things.

Council Member Parigian didn't think this was an either/or program with Lease to Locals. There were many differences, including rentals versus ownership.

2. Discuss the Park City Housing Goal:

Browne Sebright, Housing Program Manager, presented this item, and indicated the current housing goal was to provide 800 affordable housing units by 2026. Currently, there were 693 units in various stages of development. There were another 200 units that could be under construction by 2026. He reviewed statistics regarding the City's population, housing, and income.

Council Member Toly stated the housing numbers were different depending on the County, City or the study from University of Utah. She also asked what the actual workforce number was of those commuting into the City and if it was during the winter or summer. She wanted consistent numbers.

Council Member Rubell stated the City didn't separate workforce housing from generic affordable housing. He asked if workforce housing should be considered more. He also asked if all affordability was looked at or just housing. Sebright indicated he was open to looking at all different types of housing, whether it be for workforce, community, seniors, etc. Glidden stated they could bring back definitions of different types of housing so everyone had a standard to go by.

Council Member Dickey asked how other communities set housing goals. Sebright stated some cities defined it by a percentage of workforce who commuted. Other communities looked at their housing stock. It was a case-by-case basis with resort communities since each had unique problems. Glidden stated he could ask other communities how they arrived at a goal, and get back to Council with the responses. Council Member Rubell asked why a goal mattered. He asked if having a goal would change how the City approached things. Sebright stated it helped with prioritizing funding. It also helped determine the programs used. Glidden thought there needed to be a discussion on who was being targeted.

Mayor Worel wanted to define who the housing was being built for. She thought the workforce should be incentivized to live and work in Park City since neighboring areas would be competing for workforce. Council Member Parigian favored maintaining the 15% goal but reviewing it more frequently. He did not want housing only for the workforce but supported it for the complete community. He wanted to work on a percentage and then get a number from that.

Council Member Ciraco stated a specific number did no good, and noted Council was aligned that they wanted more affordable housing. It was important to determine the seasonal workforce housing need. Then they could work with the code and the City's partners to accommodate that need. He felt that would help with the rental market.

Mayor Worel opened public input.

Michael Kaplan stated he rented one of his houses to a company that rented it to foreign workers. He was paying second homeowner property taxes and was denied relief based on who he rented it to. He considered turning it into nightly rentals. He also considered building micro units for foreign workers. He suggested not focusing on units and instead focusing on pillows. He stated there was not a system for those owning property to convert the buildings to apartments.

Peter Tomai 84098 believed in goals because it was a yardstick to measure success. He was involved in affordable housing all over the country. He asked the Council to determine year-round workforce and seasonal employees. He thought the burden of housing seasonal employees should rest with the employers. The City should focus on long-term workforce housing. Location and proximity mattered because they wanted people who worked here to be part of the community. It was also a way to reduce the commuter traffic.

Megan McKenna 84060 Housing Advocate at Mountainlands Community Housing Trust, agreed housing goals were important and encouraged Council to attach a number or percentage to a goal. She stated 15% of 10,200 was 1,590 people and 12% of that was 1,224, which was 366 fewer people who could live in this community.

Becca Gerber 84060 stated she ran for Council nine years ago for affordable housing. She thought affordable housing allowed people to be part of the fabric of the community. She started out as seasonal workforce and then became a year-round employee. She knew big goals were scary, but it was possible to achieve them. She looked forward to seeing what the Council could accomplish.

Mayor Worel closed the public input.

Council Member Dickey stated 15% was a great goal and asked Sebright how many more units that would mean. Council Member Toly asked what percentage would be rentals and what percentage would be owned if 15% was the goal. Council Member Rubell thought it would be good to look at number of pillows instead of number of units. Council Member Ciraco agreed goals were important. He wanted J-1 employees to be housed by their employers. He asked Sebright to define rental versus ownership and if they were looking to provide a bridge to ownership.

Council Member Parigian asked if Glidden could bring back every possibility for affordable housing, including all City-owned parcels that were undeveloped, to which Glidden affirmed.

3. Consideration to Approve Ordinance No. 2024-05, an Ordinance Amending Land Management Code Chapter 15-11 Historic Preservation and Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites:

Caitlyn Tubbs, Senior Historic Preservation Planner, presented this item and reviewed the proposed code amendments, including the removal of conflicting statements,

replacing the word “guidelines” with “regulations”, the removal of an asterisk in the Historic Sites Inventory, replacing gender references with “their”, and correcting grammatical errors. There would also be amendments to the Design Guidelines, including clarification of driveway widths and outlines of driveway requirements for approved two-car, side-by-side garages. She noted Planning Commission voted 4-2 on this ordinance.

Council Member Dickey asked for clarification on “recommended” versus “strongly discouraged.” Tubbs stated the owners were allowed to do something that was strongly discouraged in the Design Guidelines.

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

Council Member Ciraco indicated he listened to the Planning Commission meeting yesterday and thought about the steep slope on Treasure Hill. He asked if there was thought given to the narrow roads up there and in the HR-1 zone. Tubbs stated in that zone, property owners were required to maintain snow storage on site. As applicants moved through a plat process, they sometimes offered snow storage easements.

Council Member Rubell stated the barrier between the two-car driveway would be a snow removal nightmare and asked if other options had been considered. Ward stated it would not be required for the entire length of the driveway. Council Member Parigian felt it would mean the owners would push the snow into the street. He felt the two-car driveway without the flareout was a step backwards.

Council Member Rubell moved to approve Ordinance No. 2024-05, an ordinance amending Land Management Code Chapter 15-11 Historic Preservation and Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites. Council Member Ciraco seconded the motion.

RESULT: APPROVED
AYES: Council Members Ciraco, Dickey, Rubell, and Toly
NAY: Council Member Parigian

4. 2024 Legislative Session Update:

Michelle Downard, Resident Advocate, distributed the legislative tracking sheet. She reviewed HB289 and noted the property rights ombudsman amendment set forth a requirement that damages or fees that required further litigation would go to district court and the prevailing party would get their attorney fees paid and a possible fine would be given of $250 per day. The concern was that the advisory opinion would be somewhat binding. Margaret Plane, City Attorney, stated this might have consequential damages that would be high.

Downard referred to HB511 on nightly rental application requirements. Park City didn't require the information at the time of application, but it would be simple to include that in the application. Then there was a requirement for each entity to send that information to the Utah League of Cities and Towns (ULCT). SB171 would exempt licensing if the owner proved they didn't receive compensation for the use of that unit.

Downard explained SB185 allowed a permit holder to contract with a compliance officer to provide inspections and the building official was required to accept the inspections. HB290 addressed ranked choice voting (RCV) amendments, noting it would change the sunset date to May of this year. There was no pro RCV bill at this time. HB885 would differentiate between ebikes and motorcycles.

Council Member Rubell asked why ULCT opposed HB354. Downard stated entities would be able to raise taxes without putting it on the ballot. Matt Dias, City Manager, indicated ULCT maintained there was a process in place and it should remain in place.

Council Member Rubell referred to HB180. Downard stated there were a lot of jurisdictions who didn't regulate nightly rentals. This would require them to license them. ULCT opposed this because of the restrictions on the rentals. Dias stated ULCT believed in local authority and each entity should do what they wanted on this.

Council Member Rubell referred to HB378 and thought this would require a lot administratively. Downard explained that employers of first responders would be required to provide stress management and mental health services. Many personnel were provided mental health services. The concern with this bill was defining who could receive the services, including retired personnel or those who quit their jobs. Council Member Rubell asked what the next step would be and if the City could support the outcomes, but advise on the City's opinion. Dias stated law enforcement and fire lobbyists were actively involved in this. The City could be in second position behind these lobbyists.

Council Member Ciraco referred to HB367 and asked for clarification. Dias indicated the transportation utility fee was an opportunity for cities to raise money for transportation. A city implemented this fee and it was challenged in court. The city prevailed. This would be an option for cities that wanted to do this. Plane stated this bill would apply the details into the rigor a city must go through to apply a transportation utility fee that would be upheld as legal.

VI. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

City Council Staff Report

Subject: **Contract to Manufacture the Rail Trail Pedestrian Bridges**
Author: **Heinrich Deters**
Department: **Trails & Open Space**
Date: **March 7, 2024**
Type of Item: **Consent**

Recommendation

Review and consider a request to authorize the City Manager to execute a Design Professional Services Agreement with Contech Engineered Solutions LLC, as approved by the City Attorney, for the design, engineering, fabrication, manufacturing, and delivery of two pedestrian bridges to be installed on the Rail Trail, in the amount of $173,100.00.

Executive Summary

In order to continue to support the implementation of the Rail Trail Master Plan, the City Council will consider a contract to manufacture two pedestrian bridges to replace failing structures along the Rail Trail. The Rail Trail Master Plan (Plan) identified several enhancements to the corridor's safety, usability, and environmental conditions. A critical priority within the Plan is to replace two pedestrian bridges due to their narrow structure and old decking, which can pose a safety hazard and considerable maintenance obligations.

Analysis

For the past two years, numerous improvements have been made to the Rail Trail corridor consistent with the Plan, including the installation of additional trash receptacles and mutt mitt stations, elevating our maintenance and monitoring levels of service, stair and bike ramp connections to the Prospector neighborhood, new safety crossing gates and signage at the Wyatt Earp and Richardson Flat crossings, and improved wayfinding. Proposed projects for 2024 include replacing the two failing pedestrian bridges addressed in the report, and a tree-planting program from Wyatt Earp to Comstock Drive.

On December 22, 2023, the City advertised a Request for Proposals (RFP) for the design, fabrication, engineering, and delivery of two pedestrian bridges on the U3P state procurement portal, with a January 16, 2024 deadline. The City received four proposals:

- Bridge Brothers LLC
- Contech Engineered Solutions LLC
- The Approach

- TrueNorth Steel

On January 16, 2024, a selection committee comprised of the Trails and Open Space Team and Engineering reviewed the proposals and unanimously recommended Contech Engineered Soluutions LLC. as the most qualified and cost-effective firm.

The current bridges are narrow, with loose and warped decking that no longer adheres to the structure limiting efficient maintenance and emergency access to the corridor. The proposed replacement bridges are 14' wide, mitigating these existing challenges.

Example of Replacement Bridges

Next Steps

The two structures' design, fabrication, and manufacturing will commence promptly if the contract is approved, with delivery scheduled for mid to late summer. Simultaneously, the procurement process for a contractor to install the bridges upon delivery is in progress and will be presented to the Council shortly. Lastly, the final environmental permitting for the project has been submitted to all necessary relgulatory and environmental agencies, as this is a sensitive area of Park City.

Funding

Funding for the permitting, manufacturing and subsequent construction of the project was proactively secured through grants from the Summit County RAP tax program.

Attachments

Exhibit A- Scope of Services

Exhibit A- Scope of Services

SCHEDULE A – SCOPE OF SERVICES

I. Scope of Project

The Design Professional shall provide two engineered half-through truss bridges constructed from steel, including incorporating the design elements from stakeholders and project engineer group Kimley-Horn, fabrication, finishing, and transportation of the steel truss bridge superstructures, inclusive of the necessary bearings.

The bridge deliveries shall be coordinated with PCMC's selected contractor and delivered no later than October 1, 2024. Both bridges are located on the Historic Union Rail Trail. Exact Bridge locations:

- Bridge 1
- Bridge 2

II. Detailed Specifications

a. Bridge Situation and Layout design

i. Situation and Layout design of the two bridges have been prepared by Kimley-Horn and are provided in **Schedule A2**.

b. Bridge Design

i. Vertical trusses shall be designed such that the top and bottom chord members are parallel for the entire length of bridge. The interior verticals of the trusses shall be perpendicular to the top face of the bottom chord and the end verticals of the trusses shall be plumb. Trusses shall be laid out such that diagonals shall be at an angle of 30-degrees or more with respect to the bottom chord.

ii. Diagonal Style

1. The vertical truss shall use a single-diagonal, Pratt configuration, where all the diagonals are in tension for gravity loads.

iii. Floor Beam Location

1. The bridge shall utilize an H-Section configuration where the ends of the floor beams are welded only to the interior face of the verticals. The distance from the top of deck to the bottom of the bottom chord shall be determined by the Bridge Manufacturer during final design.

c. Geometry

i. Span Length

1. The bridges span length shall be 60’-½” each (horizontal straight-line dimension), measured from end to end of the bridge truss, not including the end dam, any deck extension, or bearing that extends beyond the end of the truss.

ii. Width

1. The bridges width shall provide a minimum clearance of 14'-0” between all interior railing elements.

iii. Top of Truss Height Above Deck

1. The top of the top chord shall not be less than 4’-6” above the deck (measured from the high point of the deck). Note that this dimension may be exceeded due to truss height requirements for structural, deflection and vibration requirements.

iv. Lower Steel Clearance

1. The maximum distance from the top of the deck (measured from the highest point of the deck) to the bottom of any steel member shall be 2’-1”.

v. Truss Bay Spacing

1. The number of bays and the dimension of the panel points shall be determined by the Bridge Manufacturer.

vi. Camber

1. A single simple-span bridge shall have a vertical camber dimension at the mid span equal to 100% of the anticipated full dead load deflection rounded up to the next ¼”.

vii. Elevation Difference

1. The top of the decks at each end of the bridge shall be constructed with a vertical elevation difference to produce a grade slope along the bridge deck that matches the bridge layout plans.

d. **Structural Design Loads**

i. Dead Load

1. The bridge structure shall be designed for the total bridge weight including the final deck system.

ii. Pedestrian Loading (PL)

1. The bridge structure shall be designed for a uniform pedestrian loading of 90 psf. This loading shall be patterned to produce the maximum load effects. Consideration of dynamic load allowance is not required with this loading.

iii. Vehicle Load (VL)

1. When vehicular access is not prevented by permanent physical methods, the superstructure and deck system shall be designed for each of the following concentrated/vehicular loads:

    a. A concentrated load of 1,000 pounds placed on any area 2.5' by 2.5' square.

    b. A single truck shall be placed to produce the maximum load effects and shall not be placed in combination with the pedestrian load. The dynamic load allowance need not be considered for this loading. The truck shall be the following:

        i. H10 vehicle (20,000 pound two-axle vehicle with 80% to rear axle).

iv. Wind Load (WS)

1. Pedestrian bridges shall be designed for wind loads as specified in *AASHTO Signs*, Articles 3.8 and 3.9. The loading shall be applied over the exposed area in front elevations of both trusses including all enclosures. In addition to the wind load specified above, a vertical uplift line load as specified in *AASHTO LRFD* Article 3.8.2 and determined as the force caused by a pressure of 20 psf over the full deck width, shall be applied concurrently. This loading shall be applied at the windward quarter point of the deck width.

v. Seismic (EQ)

1. The bridge structure shall be designed for seismic loading as specified in Section 3.10 of *AASHTO LRFD*. The transverse loads shall be calculated considering the transverse period of the bridge and longitudinal loads shall be calculated using a period of zero. A response modification factor of 0.8 shall be used for the calculation of forces applied to the bridge anchorage. A response modification factor of 1.0 shall be used for the calculation of bearing reactions. The transverse seismic load shall be applied to all the bearings and the longitudinal seismic load shall be applied to the fixed bearings only. The vertical bearing reactions shall be calculated using an overturning force on the bridge based on the center of gravity of the bridge times the transverse seismic load.

vi. Fatigue Load (FL)

1. The fatigue loading shall be as specified in Section 11 of *AASHTO Signs*. The Natural Wind Gust specified in Article 11.7.1.2 and the Truck-Induced Gust specified in Article 11.7.1.3 of *AASHTO Signs* only need only be considered, as appropriate.

vii. Combination of Loads

1. The load combinations and load factors to be used shall be as specified in *AASHTO LRFD* Table 3.4.1-1, with the following exceptions:

a. Load combinations Strength II, Strength IV, and Strength V need not be considered.

b. The load factor for Fatigue I load combination shall be taken as 1.0, and Fatigue II load combination need not be considered.

e. **Structural Design Criteria**

i. Modeling

1. The bridge shall be modeled and analyzed utilizing a three-dimensional computer software which shall account for moments induced in members due to joint fixity where applicable. Moments due to both truss deflection and joint eccentricity must be considered.

ii. Lateral Frame and Member Design

1. The bridge shall be designed and proportioned such that appropriate lateral stiffness is provided locally and globally to ensure that the structure is stable. The vertical truss members, the floor beams and their connections shall be proportioned to resist a lateral force applied at the top of the truss verticals at the center of the top chord. This lateral force shall be applied as an additional load to the top of the vertical at the center of the top chord, creating a cantilever moment, which is then added to the forces obtained from the three-dimensional model. The magnitude of this lateral force shall not be less than 0.01/K times the average factored design compressive force in the two adjacent top chord members increased by a factor of safety of 1.33. The top chord shall be analyzed as a column with elastic lateral supports at the panel points, considering all moments due to in-plane and out-of-plane bending, along with moments due to eccentricities of the members. The U-Frame Stiffness of the verticals and floor beams shall be as specified in *AASHTO Ped* Article 7.1.2, assuming that the vertical and floor beam connection is rigid. This means that the following must be met:

a. On H-Section floor beam connections, the floor beam width shall be at least 80% of the vertical face width in order to prevent any deformation due to tube wall plastification of the vertical member faces under service loads. The connection design will be checked at Strength I & Strength III load combinations.

b. On Underhung floor beam connections, the vertical width shall match the bottom chord width in order to transfer vertical moments through the walls of the bottom chord to the verticals with no deformation of the chord side walls due to sidewall yielding or crippling under service loads. The connection design will be checked at Strength I & Strength III load combinations.

c. The vertical and floor beam members shall not be connected to faces of the bottom chord at a 90-degrees to one another.

d. All fixed end moments in the floor beams and verticals due to floor beam rotations, in addition to the loads derived from a U-Frame analysis have been accounted for in the strength design of the connections.

2. The vertical and floor beam members shall be proportioned such that the effective length factor, K, used in the design of the top chord shall not be greater than 2.0. The end verticals shall be designed as a simple cantilever to carry the loads obtained from the three-dimensional model, plus the cantilever moment due to a lateral load of 0.01 times the axial force in the end vertical, applied laterally at the top end of the end vertical at the center of the top chord.

3. The floor beams shall be sized for the forces obtained from a simple span, pinned end analysis, or from the forces obtained from the three-dimensional model, whichever controls.

4. The diagonals and brace diagonals shall be analyzed as pinned-end connection members.

5. Interior verticals shall be analyzed as pinned-end connections unless longitudinal forces are applied to the verticals such as when the brace diagonals are connected to floor beams on an H-Section floor beam configuration. When longitudinal forces are applied to the verticals they shall be analyzed as fixed-end connections.

6. All other members shall be analyzed as fixed-end connections. HSS member connections shall be evaluated per the requirements of *AISC 360* Chapters J & K.

iii. Deflections

1. The vertical deflection of the bridge due to the unfactored pedestrian live loading shall not exceed 1/360 of the span length. The horizontal deflection of the bridge under unfactored wind loading shall not exceed 1/360 of the span length.

iv. Fracture

1. The fracture toughness requirements and designation of Fracture Critical Member and Main Member designation are hereby waived for these structures.

v. Vibrations

1. Vibration of the structure shall not cause discomfort or concern to the users of the bridges. To assure this, the fundamental frequency (f) of the pedestrian bridge in the vertical direction, without live load, shall be greater than 3.0 hertz (Hz) to avoid the first harmonic. The fundamental frequency of the pedestrian bridge in the lateral direction shall be greater than 1.3 Hz. If the fundamental frequency cannot satisfy these limitations, then the bridge should be proportioned such that either of the following criteria are satisfied:

    a. $f > 2.86 * \ln(180/W)$ or

    b. $W > 180 * e(-0.35 * f)$

Where W is the weight of the bridge in kips and f is the fundamental frequency in the vertical direction in Hz.

f. **Deck System**

i. Deck System

1. Deck to be comprised of Reinforced Concrete designed to span from floor beam to floor beam. Reinforced concrete shall be normal weight concrete (145 pounds per cubic foot maximum) and shall have a minimum compressive strength of 4,500 psi at 28 days, with an air content of 6% +/- 1.5%.

2. Concrete mix design, materials, quality, mixing, placement, finishing and testing shall be in accordance with the requirements of Section 552 of Federal Highway Administration Standard Specifications for Construction of Roads and Bridges on Federal Highway Projects (FP-14). FP-14 can be viewed or downloaded at: http://flh.fhwa.dot.gov/resources/specs

3. The surface of deck concrete shall be finished with a sidewalk finish per Section 552.14(c) of FP-14.

4. Stay-in-place galvanized (G90 coating) metal form deck shall be used and shall be designed to support the weight of the wet concrete plus a 20 pounds per square foot construction load. Form deck shall be shop attached to floor beams via self-drilling fasteners, welding or power actuated fasteners. Welding shall not be used on painted or galvanized bridges. The longitudinal sheet laps shall be attached with self-drilling self-tapping fasteners at 36-inch maximum spacing. The attachment of the form deck to the floor beams is only necessary to keep the form deck in place during transportation and during the concrete placement. The form deck is not to be used for diaphragm action or composite action and provides no structural benefit to the truss or the deck after the concrete is set. Metal form deck panels shall be of a length to span a minimum of two bays of the truss supports. The top of deck to bottom of form deck shall be as required to support the anticipated loads but shall not be less than 5".

5. The concrete deck shall be designed to span longitudinally from floor beam to floor beam and to support the loads identified.

6. A distribution width of deck is allowed, to support the anticipated vehicle wheel loads. This distribution width (E in feet) shall be the narrower of the following:

    a. E = 4 + .06S

        i. Where S is the floor beam spacing minus one-half of the floor beam width.

    b. One-half of the total driving width of the bridge deck.

    c. 0.75 times the lateral wheel spacing of the vehicle.

    d. 0.6S + Wheel Width

        i. Where S is the floor beam spacing minus one-half of the floor beam width.

        ii. The Wheel Width (in inches) is 2.5 ∗ √(_.__∗._) , where P is the wheel load in pounds

7. Reinforcing steel shall be ASTM A615 Grade 60 epoxy coated bars. All bar bends, anchorage and splices shall be in accordance with AASHTO Specifications. Top reinforcing shall have a minimum clearance of 2" to the top of deck.

8. Bridge Manufacturer shall designate the estimated slab thickness and reinforcing requirements at time of quotation. These estimates are to be used for quoting purposes only. Actual quantities may vary during

the final design process, with costs variances due to any changes to the quantities being the sole responsibility of the contractor.

9. Contractor shall supply all concrete and reinforcing materials.

g. **Materials Of Construction**

i. Structural Steel

1. All members of the truss and deck support system shall be fabricated from square or rectangular hollow structural shapes (HSS), with the exception that floor beams may be wide flange shapes. All open ends of end posts and floor support beams shall be capped.

2. Drain holes shall be provided for all sections at the low point of the member that may become filled with water.

3. All bridges shall be fabricated using A847 for HSS sections and A588 for structural shapes and plates.

4. Minimum nominal thickness of primary hollow structural shapes shall be 1/4". Rolled shapes shall have a minimum thickness of 1/4".

ii. Fasteners

1. Structural bolts used to field splice or connect all main members shall be ASTM F3125 Grade A325. The nuts for these structural bolts shall be ASTM A563. The Bridge Manufacturer shall determine the finish of the structural bolts. They will be either Type 3 (Weathering) or Type 1 (Hot-Dipped or Mechanically Galvanized) as specified by the Bridge Manufacturer.

2. Bolts used for the connection of a wood rub rail shall be 18-8 or 316 Stainless Steel, ¼” diameter carriage bolts.

3. Screws for the attachment of wood deck shall be steel, 5/16” diameter, six lobe drive, self-tapping screws. The screws shall have flat heads for the screws in the wood and round heads for the screws on the edge cover. The screws shall have a protective coating that will prevent corrosion due to contact with treated wood and environmental exposure.

4. Self-drilling fasteners for attachment of the form decking shall be #14 x 1” zinc plated hex washer head Tek screws.

5. Power Actuated fasteners shall be Hilti sheet metal nail X-ENP-19 fastener. Other miscellaneous fasteners shall be ASTM A307 zinc plated or galvanized, as determined by the Bridge Manufacturer.

h. **Finish**

i. For corrosion resistant high-strength low-alloy (weathering) steel, no surface finish treatment is necessary. All exposed surfaces of structural steel to be cleaned in accordance with Steel Structures Painting Council Surface Preparation Specifications No. 7, SSPC -SP7 brush-off blast cleaning. Exposed surfaces of steel shall be defined as those surfaces seen from the deck or from the outside and bottom of the structure. All other surfaces to have standard mill finish. The steel will be allowed to form a protective weathering patina over time.

i. **Attachments**

i. Safety Rails

1. Safety rail system shall be placed on the inside of the structure, spaced so as to prevent a 4" sphere from passing through the side truss for the full height of the side truss, or 54", whichever is less. The top of the top chord may be considered the top of the rail system.

2. Rails system shall consist of horizontal rails. Rails shall be L 1 ¼” x 1 ¼” x 1/8” placed at a 45-degree orientation with both legs welded to truss verticals and with a maximum unsupported length of 6’-0” if placed on the inside of the structure and 7’-0” if placed on the outside of the structure. If the truss vertical spacing is greater than the maximum unsupported length, mid-bay supports will be required. When safety rails are placed on the inside of the structure and not covered by the end vertical, the ends of rail near the end of the bridge shall be mitered at a 45-degree angle, capped and ground smooth. No solid plate covering all rails as a unit will be allowed.

3. Each element of the pedestrian rail system shall be designed to support a uniformly applied load of 50 pounds per lineal foot, both transversely and vertically, acting simultaneously. In addition, each longitudinal element shall be designed to support a concentrated load of 200 pounds, which will act simultaneously with the above uniform loads at any point and in any direction at the top of the longitudinal element.

4. The posts of the pedestrian rail system shall be designed for a concentrated load applied at either the center of gravity of the upper longitudinal element or 60" above the top of the walkway, whichever is less. This concentrated load shall be equal to 200 pounds plus 0.05 times the post spacing in feet.

ii. Toe Plate

1. Toe Plates shall be steel channel shape section, 4” high by 1” wide minimum with the end of the channel legs welded directly to the inside

face of the truss verticals. The maximum unsupported length shall be 7'-0". If the vertical spacing is greater than the maximum unsupported length, mid-bay supports will be required. When the ends of the toe plates near the end of the bridge are not covered by the end verticals, they shall be capped and ground smooth. The bottom of the toe plate shall be placed 2" above the finished height of the deck. All seams of the toe plates shall be fully welded to give the appearance of a continuous member (welding should be located at a support member). If toe plates are incorporated into a safety rail system, they may be modified as needed but shall be a minimum of 4" high.

iii. Rub Rail

1. Rub Rails shall be provided at a height of 4'-6" from top of the deck to the top of rub rail.

2. Rub rails shall be steel channel shape section, 4" high by 1" wide minimum with the end of the channel legs welded directly to the inside face of the truss verticals. The maximum unsupported length shall be 7'-0". If the vertical spacing is greater than the maximum unsupported length, mid-bay supports will be required. When the ends of the rub rails near the end of the bridge are not covered by the end verticals, they shall be capped and ground smooth. All seams of the rub rails shall be fully welded to give the appearance of a continuous member (welding should be located at a support member). If rub rails are incorporated into a safety rail system, they may be modified as needed but shall be a minimum of 4" high.

iv. Expansion Joint

1. The gap between the end of the bridge deck and the back wall of the foundation system must be sized to accommodate bridge movements due to thermal expansion of the bridge over the design temperature range. The gaps shall be covered with a steel cover which attaches to the bridge and extends over the gap and onto the top of the foundation system back wall. The steel cover shall have its edges rounded or beveled at a 45-degree angle. A compression seal sized for movement and rated for pedestrian traffic may be used in place of the steel cover.

j. **Bearings**

i. Bearing Type

1. Bearing type and size shall be designed by the Bridge Manufacturer based on anticipated loads and movements.

ii. Design Temperature Range

1. The Design Temperature Range will be site specific and will be determined per *AASHTO LRFD* Article 3.12.2.

iii. Non-Shrink Grouting

1. The bridge will be supplied with a lower setting plate. This setting plate shall be leveled and shimmed to the proper elevation. The space between the lower surface of the setting plate and the foundation surface shall be filled with a non-shrink grout capable of achieving a minimum compressive strength equal to or greater than the strength of the foundation concrete. The cost of the leveling, shimming, and non-shrink grout shall be the responsibility of the Contractor.

k. **Foundations**

i. Foundation System

1. Foundation system shall utilize abutments designed by the Foundation Engineer in conjunction with the bridge bearing requirements and dimensions provided by the Bridge Manufacturer and the site-specific geotechnical information provided by the Geotechnical Engineer. All abutment dimensions and materials shall be shown on the final contract plans.

ii. Anchor Bolts

1. Bridge Manufacturer shall design the diameter and grade of anchor bolts, based on the shear and tensile strength of the anchor bolt material only. All design considerations regarding concrete breakout strength in shear and tension, pullout strength, concrete side-face blowout strength, concrete pry out strength, embedment depth, type of anchorage or any other concrete failure modes are the responsibility of the Foundation Engineer and shall be shown on the final contract plans. All anchor bolts shall be galvanized. The Foundation Engineer shall determine if the anchor bolts shall be cast in place, drilled/epoxy, or expansion anchors. Anchor bolts shall be provided and installed by the Contractor.

l. **Fabrication**

i. Welding

1. Welding procedures and weld qualification test procedures shall conform to the provisions of *AWS D1.1*. Filler metal shall be in accordance with the applicable AWS Filler Metal Specification and shall match the corrosion properties of the base metal.

ii. Welders

1. Welders shall be qualified for each process and position used while fabricating the bridge. Qualification tests shall be in accordance with AWS D1.1. All weld qualifications and records shall be kept in accordance with the Fabricator's Quality Assurance Manual which has been approved and audited by AISC as the basis for certification.

iii. Shop Splices

1. Shop splices for main truss members shall be full penetration welds all around the perimeter of the member. These shop splices shall be performed using a full perimeter backing plate. After welding of the shop splices, the weld shall be ground smooth to match the perimeter of the member. Grinding these welds smooth is required and will be grounds for rejection of the bridge upon delivery if not completed. Shop splices for all horizontal rail components to be located at the centerline of the truss verticals, each end welded to the truss vertical and seal welded together. Exposed surface of the seal welds as seen from the deck shall be ground smooth. Shop spliced for all horizontal stringers to be located at the centerline of the floor beams, each end welded to the floor beam and seal welded together.

iv. Bolted Splices

1. For shipping purposes, the bridge may be fabricated in sections. Sections shall be field assembled using bolted connections. No field welding of members shall be allowed. The chord members of the bridge shall be bolted such that at least two faces of the member are bolted. This is to provide reasonable force distribution around the perimeter of the member. Bolted splices shall be designed and fabricated such that the head of the bolt and washer are the only item exposed. No through-bolting of the member is allowed.

2. The nuts of the fastener cannot be welded to the internal splice plate and shall be held in plate with a nut capture system per Patent US 10,267,345 B2 or equal. The diagonals and brace diagonals shall be bolted utilizing a through-bolt system with plates on the exterior faces of the members. An internal stiffening plate is required to keep the member from crushing during the bolt tightening process.

3. All bolted connections are considered to be pretensioned or slip-critical connections. All bolts are to be pretensioned per the requirements of the Specification for Structural Joints Using High-Strength Bolts. Recommended tightening method of all structural bolts shall be Turn-of-the-Nut Pretensioning.

m. **Delivery**

i. Delivery shall be made via truck to a location nearest the site which is accessible to normal over-the-road equipment. All trucks delivering bridge materials will need to be unloaded at the time of arrival. Bridge manufacture is not responsible for cost of delivery of bridge from truck delivery location to installation site.

ii. Installation & Lifting Procedures.

1. The Bridge Manufacturer will provide standard typical written procedures for lifting and splicing the bridge. All actual means, methods, equipment and sequence of erection used are the responsibility of the Contractor.

n. **Warranty**

i. The Bridge Manufacturer shall warrant, at the time of delivery, that it has conveyed good title to its steel structure, free of liens and encumbrances created by the Bridge Manufacturer, and that its steel structure is free of defects in design, material and workmanship.

ii. This warranty shall be valid for a period of one year from the earlier date of delivery or 60 days after final fabrication is complete. Durable tropical hardwood decking and hardwood attachments shall carry a one year warranty against rot, termite damage, or fungal decay.

iii. This warranty shall specifically exclude all softwood and decking material such as Treated Southern Yellow Pine, Douglas Fir and Wood thermoplastic composite lumber (e.g. Trex).

iv. Paint, galvanizing and other special coatings, if warranted, shall be warranted by the coating manufacturer in accordance with their warranty provisions and are not covered under the Bridge Manufacturer’s warranty.

v. This warranty shall not cover defects in the steel structure caused by abuse, misuse, overloading, accident, improper installation, maintenance, alteration, or any other cause not expressly warranted. This warranty shall not cover damage resulting from or relating to the use of any kind of de-icing material. This warranty shall be void unless owner's records are supplied that show compliance with the minimum guidelines specified in the Bridge Manufacturer’s inspection and maintenance procedures.

vi. Repair, replacement, or adjustment, as remedy for any defects under this warranty shall be approved by PCMC prior to implementation. This warranty shall exclude liability for any indirect, consequential, or incidental damages.

o. **Manufacturer Qualifications**

i. Qualified Bridge Manufacturers must have at least five years of experience fabricating these types of structures and shall have an up to date quality

certification by AISC. All suppliers shall fabricate their product utilizing a modern fabrication facility owned and operated by the Bridge Manufacturer that includes the use of CNC beam drilling machines, no brokers are allowed.

ii. The Bridge Manufacturer shall have as a direct employee, an engineer who is experienced in bridge design to be in responsible charge of all engineering related task and design. The engineer shall have a minimum of 10 years of experience in bridge design and be a currently licensed civil or structural Professional Engineer in the State of Utah and shall be the engineer who will seal and sign the plans.

iii. Engineering drawings, 11x17 format, shall be prepared and submitted to PCMC for its review after receipt of the order. Submittal drawings shall be unique drawings, prepared to illustrate the specific portion of the bridge being fabricated. All relative design information such as member size, ASTM/AASHTO material specification, dimensions necessary to fabricate and required welding shall be clearly shown on the drawings. Drawings shall have referenced details and sheet numbers. All drawings shall be stamped, signed, and dated by the Bridge Manufacturer's Design Professional.

iv. Structural calculations for the design of the bridge superstructure shall be prepared by the Bridge Manufacturer and submitted for review. Calculations shall include complete design, analysis, and code checks for the controlling members,

City Council Staff Report

Subject: Dining Deck Update
Author: Jenny Diersen
Department: Special Events
Date: March 7, 2024

Recommendation

This is a follow-up to the City Council Work Session on December 14, 2023, regarding the Main Street Dining Deck Program. City Council should review and consider providing policy direction on the future of the Dining Deck Program, including:

1. Dining Deck Lease Cost methodology; and
2. Accommodation of Dining Decks during the Park City Kimball Arts Festival (PCKAF) and associated costs to businesses and impacts on the Festival.

Based on the City Council's policy direction, we will return to approve 2024 dining deck leases at a future meeting. In addition, amendments to the existing PCKAF Agreement may also be required.

Background

On December 14, 2023 (report p. 211 / minutes p. 14), we provided a comprehensive update regarding the Main Street Dining Deck Program, including an extensive background, Operating Requirements per the Lease Agreement (**Exhibit A and B**), Dining Deck Lease Costs (**Exhibit C**), and potential Impacts of public utility improvements on Main Street during the next three years. The City Council specifically requested:

1. A process to consider waiving or reducing the Dining Deck Lease fees (disposition of City Property at below Fair Market Value) and
2. A policy that separates Dining Decks from the fees the PCKAF charges to keep decks on the street during the Festival. This includes operational and financial impacts on the Festival and a request to consider eliminating the PCKAF's ability to charge dining decks for remaining on Main Street. This would require amending the existing agreement, as noted above.

Analysis

Dining Deck lease fees have varied yearly, and have always been based on the number of parking spaces a deck displaces and the foregone parking revenue. This valuation concept was created in 2010 and has remained in place without disruption.

Table 1

Year	Number of Participants:	Fee per Parking Space	Note
2010	3	$0	Free
2011	9	$300	Approx. 10% of estimated lost revenue.

2012 - 2014	9	$550	Approx. 20% of estimated lost revenue.
2015	7	$915	60% of $1,525 ($915): based on 2015 estimated lost revenue.
2016	8	$1,067.50	70% of $1,525 ($1,068): based on 2016 estimated lost revenue.
2017	7	$1,220	80% of $1,525 ($1,225): based on 2017 estimated lost revenue.
2018	6	$1,678	90% of $1,809 ($1,628): based on 2018 estimated lost revenue.
2019	7	$2,160	30% of $7,200 ($2,160): based on 2019 estimated parking revenue – standard fee.
2020	8	$0	Fees and operational restrictions were waived for one year due to COVID-19.
2021	9	$2,160	Standard Fee
2022	9	$2,160	Standard Fee

The most recent 2023 fees are shown below and are based on the standard fee Council directed in 2019. In addition to the fees listed, restaurants pay for Building Permits and Business Licensing fees. A Business License extension fee is generally $12 to $30 per year, and a Building Permit fee is generally $150 per year.

2023 Restaurants / 20' Parking Space	**Cost Standard Fee - $2,160/space**
Eating Establishment / 1.35 spaces	$2,916
Don Goyo / 1.2 space	$2,592
Flanagan's on Main / 1.24 spaces	$2,678.40
Shabu / 1.18 spaces	$840.42 *prorated
501 on Main / 1.0 spaces	$2,160
Kaneo / 1.25 spaces	$2,700
Main St. Pizza & Noodle / 1.56 spaces	$3,369.60
Bangkok Thai / 2 spaces	$4,320
Fletchers / 1.35 spaces (based on sq ft of space – this does not take parking spaces)	$2,916
Totals: 10.78 parking spaces	**$23,392.42**

Dining Deck Lease Fee Options:
At the December 2023 meeting, the City Council sought to continue facilitating the Dining Deck program to promote Main Street vibrancy. Analysis of several options was requested.

1. Eliminate the Lease Fee.
    a. Conduct a Public Benefit Analysis (PBA), which is required with a public hearing for for-profit entities to use the municipal property below fair market value.

2. Eliminate Permitting Fees (Building and Licensing Fees). This is allowed in the Finance and Building Department's fee code. Participants would continue to be required to obtain these permits but would not be charged a fee.

PCKAF Booth Fee

When the program began in 2010, the Kimball Art Center (KAC) voiced concerns regarding lost booth rental revenue and fire lane requirements due to the dining deck expansion into the Main Street right of way. Restaurants were also concerned with relocating Dining Decks for the three-day event (estimated $3,000 per restaurant) because of the considerable effort required to relocate the heavy structures. To balance these concerns, the Council allowed the KAC to charge a reasonable fee if the restaurants wanted to remain on Main Street. In exchange for those dining decks remaining on Main Street, the KAC actively promotes and markets them in their "Taste of Art" programming.

As of 2023, eight dining decks remain during the event, each charged $1,500. Bangkok Thai was not allowed to remain as the new owner informed the KAC too late after the event footprint was approved. As the KAC wrapped up its 2023 season, they committed to allow Bangkok Thai to remain for future events.

The PCKAF worked to accommodate all current dining decks on Main Street, estimated at $21,300 in annual booth fee loss to the event. The displaced booths cannot be moved to another area within the event footprint due to fire lanes and accessibility restrictions. The KAC will continue absorbing an annual $9,300 net revenue loss to accommodate the current eight dining decks on Main Street. To offset the remaining $12,000 revenue loss, the KAC proposes the following:

1. The City no longer charges the PCKAF the $10,000 towards City Service Fees (which is required annually as part of the PCKAF Agreement – E.10 (p. 13)).
2. Pay $2,000 to the KAC to make up the $2,000 difference in lost revenue. KAC would use these funds to pay for hard costs for the event, such as Park City Fire District Services.

If the City Council agrees to change the dining deck program during the PCKAF, an amendment to the PCKAF Agreement is required. Further discussion would be required if additional dining decks are added in future years, as they could detrimentally affect the event's operational layout and long-term financial viability.

Funding

In 2023, the Dining Deck program brought in $24,290 in City Fees, limited to a Lease Fee (2019 standard fee), Business License Extension Fee, and Building Permit. We estimated $135,000 in lost parking revenue (based on 2019 fees).

Exhibits

A Draft Operational Requirements
B Draft Dining Deck Lease
C Dining Deck Fee Analysis

Exhibit A – Street Dining Operational Restrictions

Street dining may be allowed by the Planning Department upon issuance of an Outdoor Dining Administrative Conditional Use Permit. Street dining is permitted beginning as early as April 28, and shall terminate on October 30th of each year. A total of twelve (12) street dining decks may be accommodated on Main Street based on the layout of the proposed decks. The Applicant must submit an application, pay an application fee, and provide all required materials and plans. Ongoing monitoring will be provided to ensure compliance with these parameters. The Administrative Conditional Use Permit or the Lease may be revoked for failure to comply with these restrictions.

Required Submittals:

- Dining Site Plan – This plan shall be to scale and indicate: the Applicant's building as it relates to the exact proximity of the street dining deck. The plan shall include accurate locations of proposed chairs, tables, umbrellas, planters, and any other existing public improvements (light fixtures, fire department connections, parking meters, etc.).

- Details/specifications sheets – Shall be submitted for each piece of equipment proposed with the street dining is application. This will include all tables, chairs, umbrellas, etc.

Design Standards:

1. Size. Street dining area shall be limited to the linear frontage a building has on Main Street and shall not exceed nine feet (9') in width. The encroachment of the proposed decks into street will not exceed seven feet, nine inches (7'-9") in width from the curb, as the encroachment of the proposed decks into the sidewalk will not exceed one foot three inches (1'-3"), unless approved by City Council. With the written permission of the adjacent property owner submitted to the City, they may extend into the neighbor's street frontage. Forty-four inches (44") of clear sidewalk width shall be available at all times where the street dining deck is being constructed. Each outdoor dining deck shall not exceed forty (40') feet in length.

2. Location/Proximity/Spacing. The City reserves the right to reject an application for an outdoor dining deck:

    - If the proposed deck is too close to a previously existing deck and would eliminate needed parallel parking along Main Street thus creating a concentrated parking issue.
    - If the proposed deck is for a restaurant that does not have direct access at street level.
    - If the proposed deck is for a business with existing outdoor dining space and the expansion of such is deemed excessive.

DRAFT

- If the proposed deck creates too much private use of the public right-of-way that may be deemed detrimental to the health, safety, and welfare of the area.
- The Building, Planning, and Engineering Departments will review the location, proximity, and spacing of each street dining deck as well as impacts of traffic and public safety concerns. A recommendation will be given to the City Council for final review and approval.

3. Hours of Operation. The street dining decks shall be utilized for street dining and shall serve lunch and dinner seven (7) days a week for the duration that the decks are in the Right of Way. Lunch service shall start no later than 12:00 p.m. (noon).

4. Material. Street dining decks may be built of wood or metal platforms and shall have a solid base. The design of the base shall complement the style of the building. The railing shall be painted solid to also complement the building. While outdoor dining deck is not subject to a complete Historic District Design Review (HDDR), the guidelines are applicable to the project.

5. Height. The maximum height of the deck shall not exceed thirty-six inches (36") measured from existing grade to the base/floor of the deck at any given point. The layout of the deck may include a step to meet the maximum height allowed.

6. Advertising. Additional signing or advertising beyond what is allowed by the Park City Sign Code is prohibited.

7. Furniture. All tables and chairs shall be metal, wood, or other comparable material. Plastic furniture shall not be allowed. All furniture must be approved by the Planning Department per the historic district design review.

8. Umbrellas. Umbrellas must be free standing and are prohibited from extending beyond the dining area. Any umbrellas shall be affixed permanently to the deck as required by the International Building Code requirements (including fire standards) and shall not create any public hazard.

9. Lighting. No additional electric lighting is permitted, including exterior building lighting.

10. Planters. Any proposed landscaping or atmosphere pieces shall be reviewed at the time of initial application and shall not create any public hazard or unnecessary clutter. All plant material must be maintained in a manner that ensures their viability throughout the summer outdoor dining season.

11. Use. The use of the Premises shall not conflict with any previously existing Special Events on Main Street, specifically the Arts Fest ("Kimball Art Center"). The Kimball Art Center has been leased exclusive use of Main Street August 4-6, 2023. The Premises must be vacated (i.e., removal of decks) no later than 10:00 a.m. MT on Thursday, August 3, 2023, for the duration of Arts Fest (including set-up and breakdown) unless the Kimball Art Center consents in writing to allow Tenant's use of the Premises. If the outdoor dining structure is not removed as required, the Landlord will remove the structure at the Tenant's cost. The dates of

DRAFT

the 2023 Kimball Arts Festival are subject to change and as such the vacating of the Premises shall occur at 10:00 a.m. the day prior to the Arts Festival.

12. Licensing. The additional square footage of the dining area must be added to the existing licensed area for the restaurant. The Tenant shall also adhere to other applicable City and State licensing ordinances, including the Department of Alcoholic Beverage Services. It is the responsibility of the Tenant to ensure that all licenses are properly obtained and adhered to.

13. Duration. Street dining is permitted beginning April 28 and shall terminate on October 30th.

14. Health & Safety. The Use shall not violate the Summit County Health Code, Summit County Health Orders, State of Utah Health Orders, the Fire Code, or International Building Code.

15. Music. The use of outdoor speakers and music is prohibited.

16. Maintenance. The dining area shall be clean and maintained in a neat and orderly fashion.

17. Storage. All equipment and other associated materials must be removed and stored on private property during prohibited times (off season). No material associated with the outdoor dining decks may be stored outdoors on-site during the off-season.

18. Removal. Decks must be completely removed from the Right-of-Way prior to the end of business day October 30. If the outdoor dining structure is not removed as required, the City will remove the structure at cost to compensate for the employees and equipment needed to complete the task.

19. Drainage. Design of the deck and its skirting shall not interfere with the existing street drainage. Deck plans shall be reviewed by the City for drainage and may be modified so as to not interfere with the existing drainage patterns of the street. Decks that have drains directly under them or downhill will be required to install screening to ensure waste does not enter the system.

20. Utilities. Access to utilities shall not be hindered by the structures. No outdoor dining decks will be approved if located in an area that blocks access to fire hydrants, etc. No new utility lines shall be installed as a result of the proposed outdoor dining.

21. Insurance Requirement. The tenant shall carry a policy of liability insurance in an amount of at least $2 million per combined single limit per occurrence and $3 million per aggregate for personal injury, bodily injury and property damage.

DRAFT

Park City Municipal Corporation shall be named as additional insured by endorsement of each policy.

22. Main Street Improvements. Due to the possible conflicts with scheduled Main Street improvements, the City may postpone approving leases until the construction schedule is finalized to be able to determine appropriate dates.

    If at any time the street dining deck needs to be removed, the City will give each affected street dining business owner a minimum of 72 hours to have their decks removed. The City will not be responsible for any associated costs involving deck removal/placement or potential lost revenue.

23. Aesthetics. Due to the Park City environment and storage of the decks over the years, the decks shall be maintained in a safe and high-quality manner. Prior to final installation and occupancy of each deck, the Tenant shall make sure that the structural members can adequately meet their original design and each deck shall look aesthetically pleasing.

24. Violations. The decks shall be in compliance with all County and State Health Orders in addition to Municipal Code § 11-19-3(H) regarding Prohibition Against Issuance of Municipal Permits. From the time that any Notice of Violation is given, the City may withhold permits for any alteration, repair or construction, which pertains to any existing or new structures or signs on the property or any permits pertaining to the use and development of the real property or the structure where a violation is located. The City may withhold permits until a Notice of Compliance has been issued by the enforcement official. The City may not withhold permits that are necessary to obtain a Notice of Compliance or that are necessary to correct serious health and safety violations.

DRAFT

Exhibit B – Draft Dining Deck Lease

STREET DINING ON MAIN
OUTDOOR DINING LEASE 2023

This Street Dining on Main Outdoor Dining Lease 2023 (the "Lease" or "Agreement") is made and executed this ____day of _____, 2023, by and between **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, (the "City", "Park City", or "Landlord") and _____, a Utah corporation, (the "Tenant") located at _____, Park City, Utah.

RECITALS

WHEREAS, the City wishes to enable opportunities for restaurants on Main Street to be able to provide additional outdoor dining opportunities; and

WHEREAS, the City's goals include the establishment of new and creative opportunities to facilitate the Main Street experience for residents and visitors alike during the shoulder and summer seasons; and

WHEREAS, the City's goals include the preservation and enhancement of Park City's character regarding Old Town and the desire to strengthen the pedestrian experience along Main Street; and

WHEREAS, the City recognizes the desire of many visitors and residents to dine outdoors along historic Main Street; and

WHEREAS, the City's General Plan recommends utilizing street design techniques to encourage slower traffic speeds and a more intimate pedestrian-oriented scale; and

WHEREAS, the City's goals include maintaining and furthering the resort community's economic opportunities, as well as enhancing the economic viability of Park City's Main Street Business District.

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

TERMS & CONDITIONS OF LEASE

Based upon good and valuable mutual consideration, the Parties agree as follows:

1. PROPERTY. The property affected by this Lease is generally described as the street area and sidewalk directly fronting Tenant's building located at _____, which has a length of ____feet (X# of parking spaces), and more specifically described in site plan **Exhibit A**, attached hereto and

incorporated herein by this reference, (the "Premises"). The length of the outdoor dining deck per restaurant may not exceed forty feet (40').

2. RENT. Annual rent is for the use of the street for the deck is _____ Dollars ($XXXX.00) per parking space of a linear length. Tenant shall be solely responsible for payment of any and all costs associated with Tenant's performance under this Lease, including but not limited to additional business licensing fees, insurance, sales taxes and other expenses.

3. TERM. Unless otherwise delayed, suspended or terminated by Summit County health order(s), the term of this Agreement shall commence on _____, 2023, and shall terminate on October 30, 2023 ("Term") unless terminated earlier as provided herein. The Premises may only be utilized for a six (6) month period commencing on _____ 2023, and terminating on October 30, 2023, except the Premises may not be used during the 2023 Kimball Arts Festival (August 4, 2023 through August 6, 2023) unless Kimball Art Center consents in writing to allow Tenant to use the Premises. Additional term restrictions are attached hereto and incorporated herein by this reference in **Exhibit B** (Street Dining Operational Restrictions). This Agreement may be terminated by Park City upon a finding of non-compliance of this Agreement or the attached operational restrictions.

   The use of the Premises shall not conflict with any previously existing Special Event recipients on Main Street, specifically the Arts Fest ("Kimball Art Center"). The Kimball Art Center has been leased exclusive use of Main Street in August. The Premises must be vacated (i.e., removal of decks) no later than 10:00 a.m. MT on Thursday, August 3rd, 2023 for the duration of Arts Fest (including set-up and breakdown) unless the Kimball Art Center consents in writing to allow Tenant's use of the Premises. If the outdoor dining structure is not removed as required, the Landlord will remove the structure at Tenant's cost. **The dates of the 2023 Kimball Arts Festival are subject to change, and as such the vacating of the Premises shall occur at 10:00 a.m. the day prior to the Arts Fest**.

4. MAIN STREET IMPROVEMENTS. If at any time the street dining deck needs to be removed due to construction related to Main Street improvements, the City will give each affected street dining business owner a minimum of seventy two (72) hours to have their decks removed. The City will not be responsible for any associated costs involving deck removal/placement or potential lost revenue.

5. USE OF PREMISES. Tenant may use the Premises only for outdoor dining services in a manner consistent with applicable Summit County health orders, Section 15-2.6-12(B)(1) of the Park City Land Management Code and the terms of this Agreement. Additional operational restrictions which must be complied with as part of the conditions of this Lease are attached hereto and incorporated

DRAFT

herein in **Exhibit B**. Park City makes no representations regarding the Premises and Tenant accepts the Premises "AS IS."

6. IMPROVEMENTS TO THE PREMISES. Tenant shall not make any improvements to the Premises without first obtaining Park City's written consent. Any improvements approved by Park City shall be completed at Tenant's sole expense and removed at Tenant's sole expense upon expiration of this Agreement. No permanent alterations to the City's property are permitted.

7. SIGNS. No signs shall be permitted on the Premises except as specifically approved by the Park City Municipal Corporation Planning Department pursuant to the Park City Sign Code and/or Tenant's Master Sign Plan.

8. INSURANCE. Tenant shall, at Tenant's sole expense, carry a policy of general liability insurance in an amount of at least Two Million Dollars ($2,000,000) per combined single limit per occurrence and Three Million Dollars ($3,000,000) per aggregate for personal injury, bodily injury and property damage. Park City shall be named as an additional insured by endorsement on each policy. Tenant's insurance is to be primary to Park City's and Park City's insurance shall be non-contributory. A certificate of insurance naming Park City as an additional insured shall be provided to Park City on or before the Lease commencement. Insurance shall be maintained continuously during the term of the Lease and should any of the above described policies be cancelled before the expiration date thereof, Tenant shall deliver notice to Park City within thirty (30) days of cancellation. Tenant may carry whatever other insurance Tenant deems appropriate. The parties agree that Tenant's sole remedy in the event of business interruptions, fire, windstorm, or other loss from hazard shall be its own insurance and Tenant will have no action against Park City. Park City is protected by the Utah Governmental Immunity Act, and nothing herein is intended to waive or limit the protection of the Act on behalf of either entity, but to the extent it is consistent with this intent, it is the purpose of this provision to protect Park City for liability or allegations arising out of the Tenant's use of the Premises.

9. HOLD HARMLESS. Tenant covenants and agrees to defend, indemnify, and hold Park City harmless from all claims, loss, damage, injury or liability (hereafter "Liability") resulting from Tenant' use and occupancy of the Premises to the full extent permitted by law and/or the Utah Governmental Immunity Act, including reasonable attorney's fees, but excluding any liability resulting from acts or omissions of Park City, its officers, employees or agents. Nothing herein shall be construed as a waiver of any of the rights or defenses under the Utah Governmental Immunity Act (Utah Code Ann. Sections 63-30-1, et seq.), as amended. The obligations hereunder shall be determined under principles of tort law including, but not limited to, the Governmental Immunity Act. In case of an emergency including but not limited to a flood, storm drain, or utility, the structure may be removed or damaged by response teams at the cost of the Tenant.

DRAFT

Tenant shall indemnify, protect and hold the Landlord harmless from and defend (by counsel reasonably acceptable to Landlord) the Landlord against any and all claims, causes of action, liability, damage, loss or expense (including reasonable attorneys' fees and costs and court costs), statutory or otherwise arising out of or incurred in connection with (i) the use, operation, occupancy or existence of the Premises or the presence of visitors, or any other person, at the Premises during the Term, (ii) any activity, work or thing done or permitted or suffered by Tenant in or about the Premises, (iii) any acts, omissions or negligence of Tenant, any person claiming through Tenant, or the contractors, agents, employees, members of the public, invitees, or visitors of Tenant or any other such person ("Tenant Party" or "Tenant Parties"), (iv) any breach, violation or nonperformance by any Tenant Party of any provision of this Lease or of any law of any kind, or (v) except to the extent resulting from any negligence or intentional torts of Landlord.

10. ASSIGNABILITY. Tenant shall not assign or transfer any interest in this Agreement without the prior written consent of Park City. Any assignment or transfer without written approval is void.

11. PROFESSIONAL PERFORMANCE. Tenant agrees to perform services under this Agreement at the highest professional standards, and to the satisfaction of Park City.

12. COUNTERPARTS. This Agreement may be executed in counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.

13. ELECTRONIC SIGNATURES. Each party agrees that the signatures of the parties included in this Agreement, whether affixed on an original document manually and later electronically transmitted or whether affixed by an electronic signature through an electronic signature system such as DocuSign, are intended to authenticate this writing and to create a legal and enforceable agreement between the parties hereto.

14. APPLICABLE LAW. This Agreement shall be governed by the laws of the state of Utah.

15. ENTIRE AGREEMENT. This Agreement constitutes the entire and only agreement between the parties and it cannot be altered or amended except by written instrument, signed by both parties.

Executed the day and year first above written.

Tenant:

_____

a Utah corporation,
dba

DRAFT

By: _____
Name Printed:
_____
Title: _____

THE CITY REQUIRES THE TENANT TO COMPLETE EITHER THE NOTARY BLOCK OR THE UNSWORN DECLARATION, WHICH ARE BELOW.

ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this_____ day of _____, 2023, personally appeared before me _____, who being duly sworn, did say that he/she is the _____ of _____, a Utah corporation, **dba** _____, and acknowledged to me that the preceding Agreement was signed on behalf of the company, and he/she acknowledged that the company did execute the same for its stated purpose.

_____
Notary Public

DRAFT

PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation

By: _____
Nann Worel, Mayor

Attest:

_____
Michelle Kellogg, City Recorder

Approved as to form:

_____
City Attorney's Office

I declare under criminal penalty under the law of Utah that the foregoing is true and correct.
Signed on the ___ day of _____, 2023, at _____
(insert State and County here).

Printed name _____

Signature: _____

DRAFT

Exhibit C: Dining Deck Fee Analysis

	Dining Deck Fee Analysis			
	Item	**One Parking Space**	**Number of Decks (9) / 10.78 spaces**	**Notes**
	Total Possible Parking Collection Per Day	$93	$1,003	
	Number of Days/lease (May 1 to October 30)	182		*These days will be reduced in future years for infrastructure work.*
	Total Possible Parking Revenue (2023)	$16,926	$0	
	Standard Fee (2019) - 30% of Main Street parking cost based on 2019 fee schedule	$2,160	$23,285	*current rate is 13% of current parking cost*
	30% of Revenue (2023) - based on current fee schedule	$5,078	$54,739	
Status Quo	Difference between Total Possible Revenue (2023) and Standard Fee	$14,766	$159,177	*If Council keeps the standard fee of $2,160 in place as is (status quo), dining decks will be subsidized $135,000 annually.*
New Lease Rate	Difference between standard fee (2019) and 30% of Revenue (2023)	$2,918	$31,454	*If Council wanted to update Dining Deck fee to align with 30% of possible revenue of current parking rates, the new standard lease rate would be **$5,078 per parking space** (based on the dates of their deck and length spaced used).*
Updated Subsidy	Difference between Total Possible Revenue (2023) and 30% of Revenue (2023)	$11,848	$127,724	*If Council chooses to waive dining deck lease fee and permitting costs based on public benefit analysis, Dining Decks will be subsidized at about $190,000 annually.*
	Kimball Art Center Annual Costs (2023)	*In 2023, the total city fees and hard cost for the Art Festival were $113,000. Of this total, the KAC pays the City $10K annually.*	*In 2023, KAC's Economic Impact was estimated at $100,000, specific to the City.*	Based on KAC's economic impact that directly benefit the City, these fees are near a net zero subsidy.
	Kimball Art Center Dining Deck Revenues	$1,500 per deck, $12,000 total		*KAC has worked with all current dining deck participants to ensure they can be accommodated on the street. This impacts the KAC, as they have lost artists booth revenue to accomidate the decks.*
	This analysis is based on the current fee schedule and the 2023 Dining Deck Program. Additional changes to the fee schedule and dates of the dining deck program will affect the total cost and subsidy. At the time of publish we did not have an economic impact analysis of the Dining Deck program, while there is likely some return in tax revenues to the City.			

City Council Staff Report

Subject: **Main Street Water Line Replacement Ph. 1**
Silver Spur Construction - Construction Agreement
Author: **Griffin Lloyd, Public Utilities Engineer**
Department: **Public Utilities**
Date: **March 7, 2024**
Type of Item: **Administrative**

Recommendation

Authorize the City Manager to execute a Construction Agreement, in a form approved by the City Attorney, with Silver Spur Construction to construct the Main Street Water Line Replacement Phase 1 project, in an amount not to exceed $2,194,350.

Executive Summary

The water infrastructure on Main Street south (uphill) of Heber Avenue is in poor condition and, due to its age and the frequency of recent failures, requires replacement to better protect the City's water system and public and private property. Most of the water infrastructure is at the end of its projected life and was last comprehensively replaced in 1984. There were 10 breaks during the summer of 2023 alone, and to avoid future disruption in water service and property damage, the City's Public Utilities team recommends replacing the entire system along Main Street from Heber Avenue to Swede Alley over the next three to four years.

An overview of this proposed infrastructure project was provided to the Council on December 14, 2023 (report p. 479). As discussed, we plan to split the project into three phases over three years to take advantage of the "shoulder season," April 1 to July 1, to minimize construction disruptions to Main Street businesses and special events.

Construction mitigation measures for the proposed project were also presented to the Council on January 16, 2024 (report p. 159). These measures, as well as Council comments received at the meeting, were outlined in the bidding documents and the recommended contractor is expected to uphold all extra mitigation efforts, including:

- Main Street will close from Heber Avenue to 5th Street from 7:00 a.m.-7:00 p.m. daily, and open to traffic at night. Traffic will be detoured to Swede Alley via 5th and 4th street.

- Contractor will allow deliveries to access businesses throughout the closure.
- Contractor will keep at least one sidewalk always open during the road closure. Any closure and change in pedestrian routing will have appropriate signage and businesses will be notified in advance. All crosswalks will always remain open.
- Parking will not be allowed in the construction area from April 1 to July 1 to offset the negative impacts of the closures to businesses, parking will be free in China Bridge throughout the project. February 15, 2024 (report p. 34).
- The Main Street Trolley will run on a loop to help circulate guests throughout the street.
- The city will collaborate with HPCA for signage to help market that businesses in the construction area are open.

In conjunction with Special Events, Community Engagement, and the Historic Park City Alliance (HPCA), Public Utilities has developed a project outreach plan currently being implemented (Exhibit B). This group will work together throughout the project to keep residents, tourists, and businesses well informed of construction activities, closures, water outages, when contractors must enter buildings, and other impacts. The plan includes a website that will serve as an informational hub, with a comprehensive contact list for critical updates, project hotline, and project updates, as well as social media posts, and regular 'boots on the ground' contact with businesses and employees.

Analysis

In accordance with the City's procurement policy, the project was publicly advertised from January 22- February 22, 2024, and a public bid opening was held on February 22 where three received bids were opened. Silver Spur Construction was the lowest responsive bidder and has shown prior experience with similar projects, including Heber Avenue. Based on the received bids and feedback from the low bidder, vendors, and the engineer, we have evaluated the bid prices and found them to be in line with current projects, given the complexity and time frame of the project.

This phase of the project is scheduled to begin as soon as April 1, 2024, and conclude by July 1, 2024.

Funding

The funding for the first phase of this project is from water service fees and is included in the adopted Water CIP budget.

Exhibits

A Main Street Water Line Replacement Ph.1 Bid Tabulation
B Main Street Outreach Plan

Exhibit A:

Main Street Waterline Replacement Project - Phase 1

Bid Tabulation

Item No.	Classification of Unit Price Work	MC Construction Total	Cliff Johnson Excavating Total	Silver Spur Construction Total
	Total Base Bid Schedule	$2,460,694.05	$2,942,559.00	$1,669,392.00
	Additive Alternate Bid Schedule			
Item No.	**Classification of Unit Price Work**	**Total**	**Total**	**Total**
A1	Mining Impacted Soils Removal, hauled to designated landfill in Coalville; Summit County	$188,100.00	$184,116.00	$164,880.00
A2	Mining Impacted Soils Removal, hauled to designated landfills in Tooele; Clean Harbors or Wasatch Regional.	$291,288.00	$225,336.00	$291,288.00
A3	Furnish and Install Two (2) 2" SDR11 Gray Conduits per UDOT Standards	$19,030.00	$29,410.00	$38,925.00
A4	Furnish and Install Type IV Concrete Fiber Vault with Manhole Lid per UDOT Standards	$15,000.00	$35,694.00	$29,865.00
	Total Additive Alternate Bid Schedule	$513,418.00	$474,556.00	$524,958.00
	Total Bid + Additive 1, 3 & 4	$2,682,824.05	$3,191,779.00	$1,903,062.00
	Total Bid + Additive 2, 3 & 4	$2,786,012.05	$3,232,999.00	$2,029,470.00
	Total Bid + Additive 1 only	$2,648,794.05	$3,126,675.00	$1,834,272.00
	Total Bid + Additive 2 only	$2,751,982.05	$3,167,895.00	$1,960,680.00
	Total Bid + All Bid Additives	$2,974,112.05	$3,417,115.00	$2,194,350.00

Exhibit B:

Main Street Water Infrastructure Replacement Project

DRAFT Communications Plan

Project Background
The publicly-owned water infrastructure underneath Main Street has not been comprehensively replaced since 1984. Due to numerous water pipe breaks, replacement of the entire system is necessary as soon as possible to prevent further disruptions.

Working with the Historic Park City Alliance (HPCA), the City chose work periods that minimize impacts to area businesses and other stakeholders. This project will be completed in the following three shoulder-seasons, which historically reflect the quietest business months on Main Street:

- April 1-July 1, 2024: Phase I – Heber Avenue to 5th Street
- April 1-July 1, 2025: Phase II– 5th Street to 3rd Street
- April 1-July 1, 2026: Phase III – 3rd Street to Swede Alley

Communication Goals

- Ensure stakeholders are aware of project details, benefits, anticipated and ongoing impacts, and construction schedule.
- Deliver information in a timely and consistent manner using a variety of platforms to reach stakeholders via their preferred method of engagement.
- Provide an accessible project information website which includes a project contact email and hotline for questions and comments, as well as a project schedule and regular status updates. Ensure that the hotline and email is monitored by a member of the project team, and that inquiries and comments are responded to within 48 hours.
- Timely response to media inquiries, and regular and proactive updates during City Council meetings, monthly HPCA meetings, and other important opportunities to increase stakeholder engagement and share project status updates.

Project Communications Contacts

- Park City Municipal, Public Utilities (Project Manager): Griffin Lloyd, Engineer, griffin.lloyd@parkcity.org
- Park City Municipal, Community Engagement: Emma Prysunka, emma.prysunka@parkcity.org
- Park City Municipal, Special Events (Main Street Liaison): Jenny Diersen, jenny.diersen@parkcity.org
- HPCA, Executive Director and Communications: Ginger Wicks, ginger@historicparkcityutah.com

Stakeholders
External

- Ginger Wicks:
    - (Historic Park City Alliance) HPCA members

    - HPCA board
    - Main Street merchants
    - Historic Park City Alliance (PCARA)
    - Park City Area Lodging Association (PCALA)
    - Delivery companies
- Residents (Swede Alley, Park Avenue, Main Street – Heber Avenue to King Road)
- HOAs (if applicable)
- Park City Chamber/Bureau (Jennifer Wesselhoff, Scott House – member services)
- Park City Fire Department (Mike Owens)
- Taxis and DLS permit holders (Jenny)

Internal
Continue to include on any regular communication.
- Building (Dave Thacker)
- Council liaisons (Bill Ciraco, Ryan Dickey, Nann Worel)
- Engineering (John Roberston, Becky Gutknecht)
- Executive (Matt Dias, Sarah Pearce)
- PCPD (Rob McKinney)
- Planning (Rebecca Ward)
- Public Works (Troy Dayley)
- Transit (Vinny Nguyen)
- Parking (Johnny Wasden)

Communication Tools and Methods
- HPCA website, newsletters, and other platforms
- Regular (weekly, bi-weekly) project email updates
- In-person updates to stakeholder groups (HPCA board, boots on the ground with flyers in English and Spanish, etc.)
- Meet the Contractor events – kick-off and mid-point at Main Street location
- On-site signage (at various points along Phase I section) explaining project with QR code and link to website
- PCMC communication platforms: project website, newsletter, social, City Brief, etc.
- PCMC Spring Open house (May)
- Pitch media coverage ahead of project and at key accomplishments
- Project hotline and email

Outreach Schedule
<u>Ongoing</u>
- Water outage notifications as needed:
    - Via flyer on business door (at least 48 hours in advance)
    - Water bill contact
    - Directly via email if available
    - Contact HPCA?

<u>January</u>

- Email to all impacted stakeholders providing project background and anticipated timeline (Ginger and PCMC)
- Present to HPCA board (Ginger and PCMC)

February
- Build stakeholder database (Ginger and PCMC)
- Create project website (Emma/Gretchen, PCMC)
- Present to HPCA board (Ginger and PCMC)

March
- Project email update
- Project postcard
- Develop/produce signage 'we're open' - noting pedestrian access
- Develop general project talking points
- Boots on the ground outreach
- Project kick-off meet the contractor event
- Meet with HPCA board, March 18
- VMS boards

April
- Project email update (bi-weekly)
- Boots on the ground check-ins (bi-weekly)
- Social post(s) as appropriate
- Meet with HPCA board
- VMS boards

May
- Project email update (bi-weekly)
- Boots on the ground check-ins (bi-weekly)
- Social post(s) as appropriate
- Meet with HPCA board
- VMS boards
- *Note: Troy's micro seal project – Main Street closed for one day (day/date tbd)*

June
- Project email update (bi-weekly)
- Boots on the ground check-ins (bi-weekly)
- Social post(s) as appropriate
- Meet with HPCA board
- VMS boards

July
- Project email update (bi-weekly)
- Boots on the ground check-ins (bi-weekly)
- Social post(s) as appropriate
- Meet with HPCA board for Phase I recap and evaluation

Evaluation

Meet with project team at conclusion of Phase I to discuss effectiveness of communication plan. Identify successes and areas for improvement. Draft plan for Phase II.

City Council
Staff Report

Subject: **Robbins Annexation Petition**
Application: **PL-23-05882**
Author: **Rebecca Ward, Planning Director**
Date: **March 7, 2024**

Recommendation
(I) Review the petition to annex 0.94 acres within the Thaynes Canyon neighborhood from unincorporated Summit County into Park City, (II) conduct a public hearing, and (III) accept or deny the petition.

Description

Applicant:	Brad Mackay, Ivory Development LLC
Location:	Parcel SS-104-B
Zoning District:	Existing Summit County Zoning: Rural Residential
	Proposed Park City Zoning: Single Family
Adjacent Land Uses:	Residential
Reason for Review:	After an applicant submits an annexation petition, the City Council accepts or denies the petition. Acceptance of the annexation petition is not approval. If the City Council accepts the annexation petition, the petition then moves through the City's review process with internal departments, utilities, and districts, Planning Commission review and recommendation, and City Council final action. If the City Council denies the petition, the review terminates.[1]

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary
Parcel SS-104-B, a 0-94-acre parcel, is zoned Rural Residential in unincorporated Summit County and could potentially be developed with one Single-Family Dwelling and accessory structures through Summit County's Development Code, pending access to Iron Canyon Drive.[2] The Applicant proposes annexing Parcel SS-104-B into Park City

[1] LMC § 15-8-4
[2] Summit County Development Code § 10-2-10

and combining the property with an adjacent parcel for access to Iron Canyon Drive to create three lots in the Single-Family Zoning District to triple the density. If the parcel is developed within Summit County, the allowable height exceeds Park City height regulations, the Sensitive Land Overlay would not apply, and future uses could include Nightly Rentals. Lastly, annexing into Park City requires the Applicant contribute to the City's affordable housing. Staff recommends the City Council consider accepting the annexation petition with direction to the Planning Commission to evaluate the petition within the following parameters:

- The density be compatible with the Thaynes neighborhood and Zoning District.
- The property be annexed into the Sensitive Land Overlay.
- The Planning Commission establish a limit of disturbance, maximum building footprint, and maximum house size based on neighborhood compatibility and Sensitive Land Overlay analysis as part of the annexation and plat review.
- Nightly Rentals be prohibited.
- The Applicant comply with Resolution 2020-25 *Affordable Housing Guidelines*.

The image below from the Applicant's submittal shows the area proposed to be annexed when viewed from the McPolin Trail:

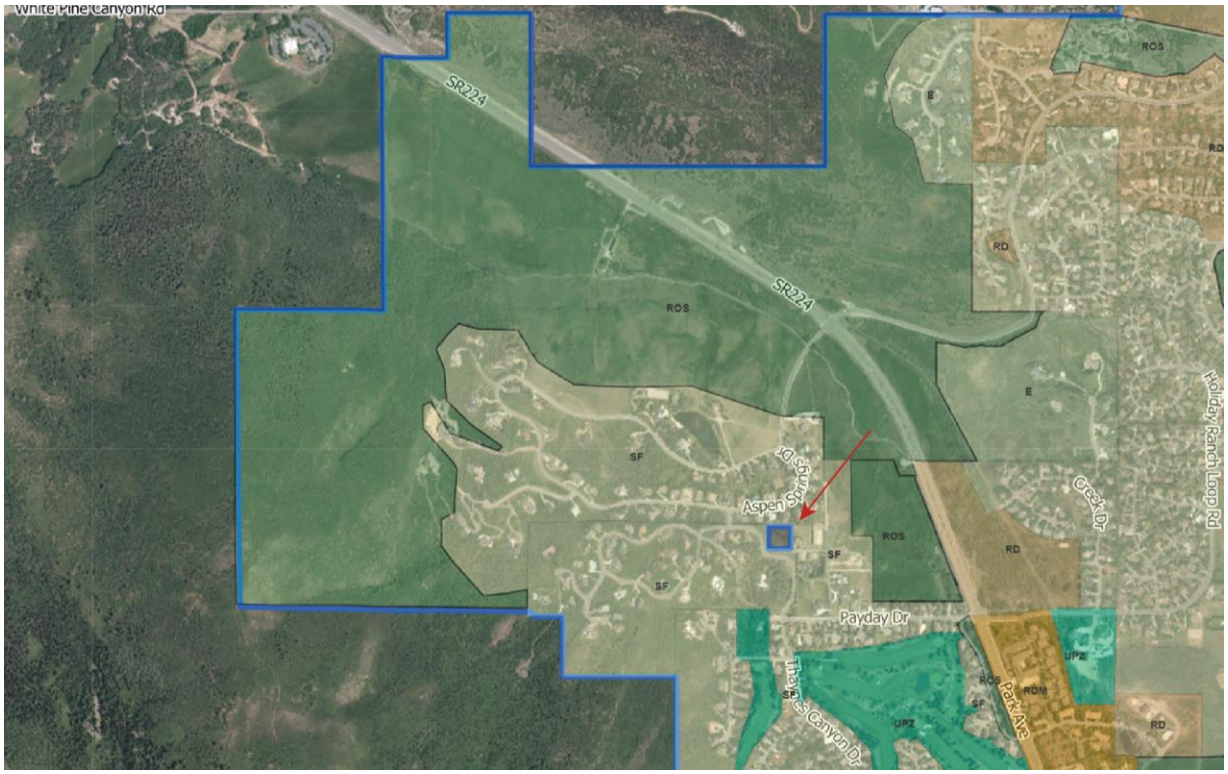
VANTAGE POINT FROM HWY 224 AND McPOLION NATURE TRAIL
PARKING TURN OFF LOOKING EAST TOWARD THE PROJECT.
40°40'17.93" N 111°31'03.78"W

The image below from the Applicant's submittal shows the area proposed to be annexed when viewed from Iron Canyon Drive:

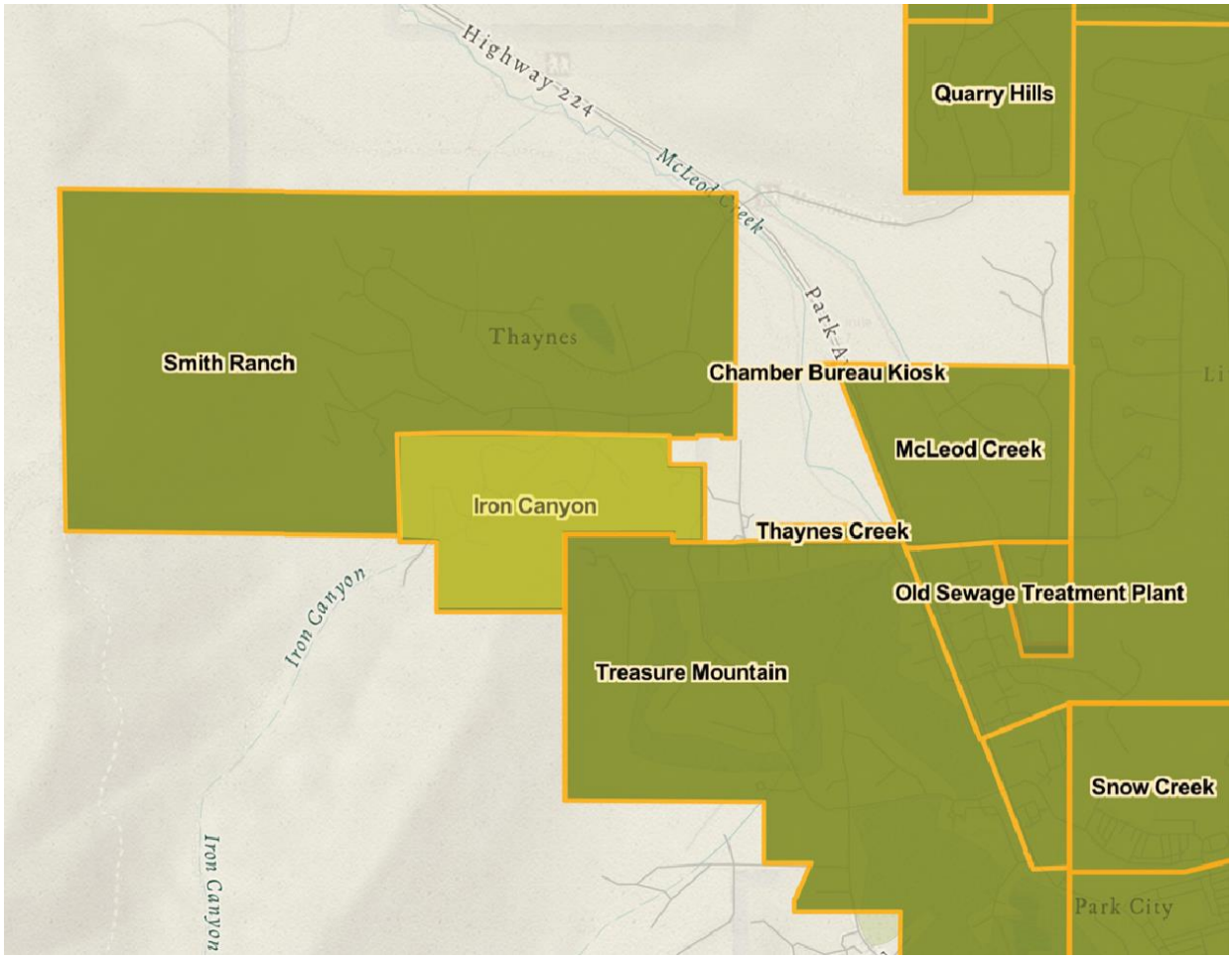
VANTAGE POINT FROM THE PROJECT LOCATED ON IRON CANYON ROAD LOOKING WEST TOWARD HWY 224.
40°40'12.22" N 111°31'21.13"W

Background

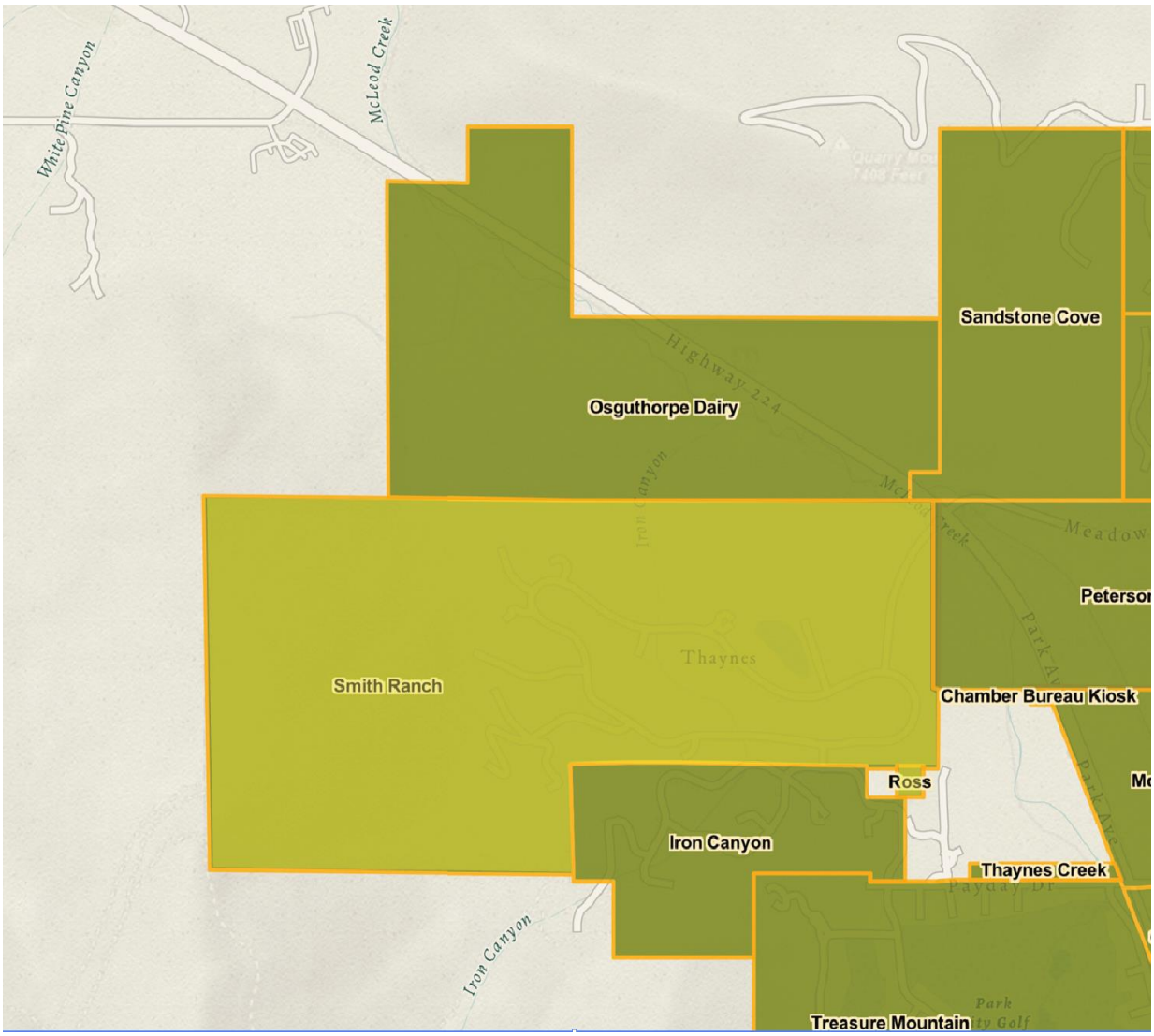
The Applicant proposes annexing a 0.94-acre square in the Thaynes Canyon neighborhood that is within unincorporated Summit County, indicated by a red arrow below, into Park City:



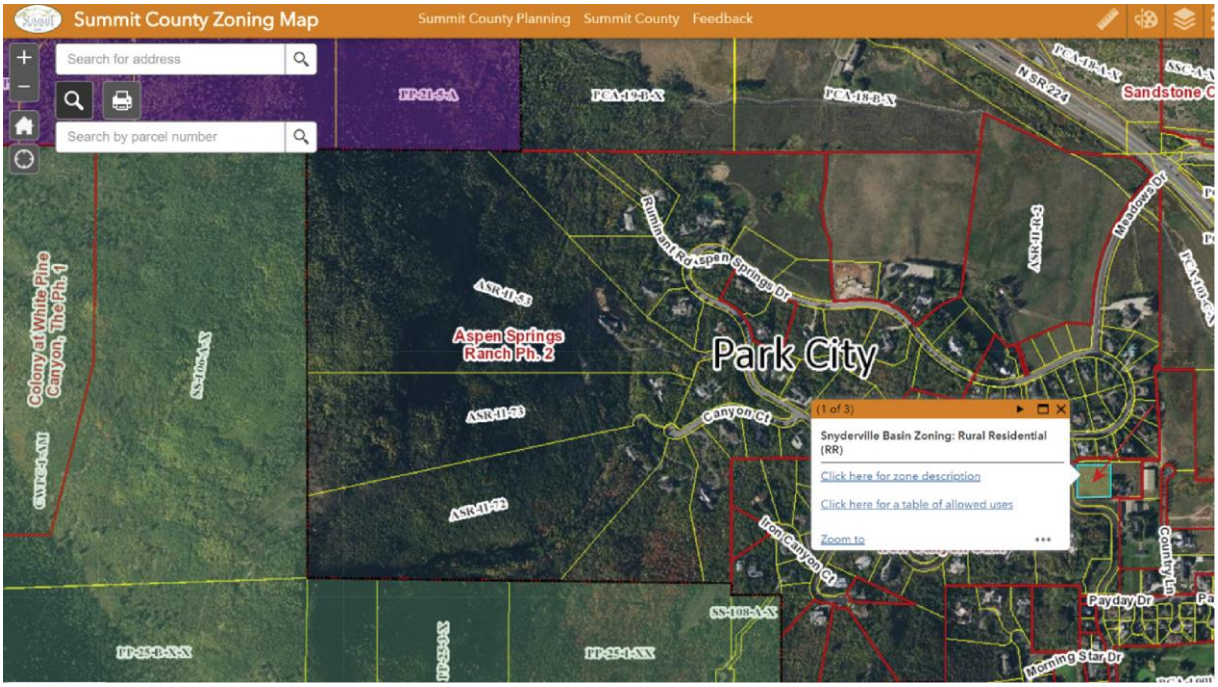
This 0.94-acre square within unincorporated Summit County is the result of three annexations into Park City from 1983 through 1993 that included acreage surrounding the property. In 1983, the City Council adopted Resolution No. 32-83, approving the 56-acre Iron Canyon Annexation (Exhibit B). The image below highlights the Iron Canyon acreage in yellow:



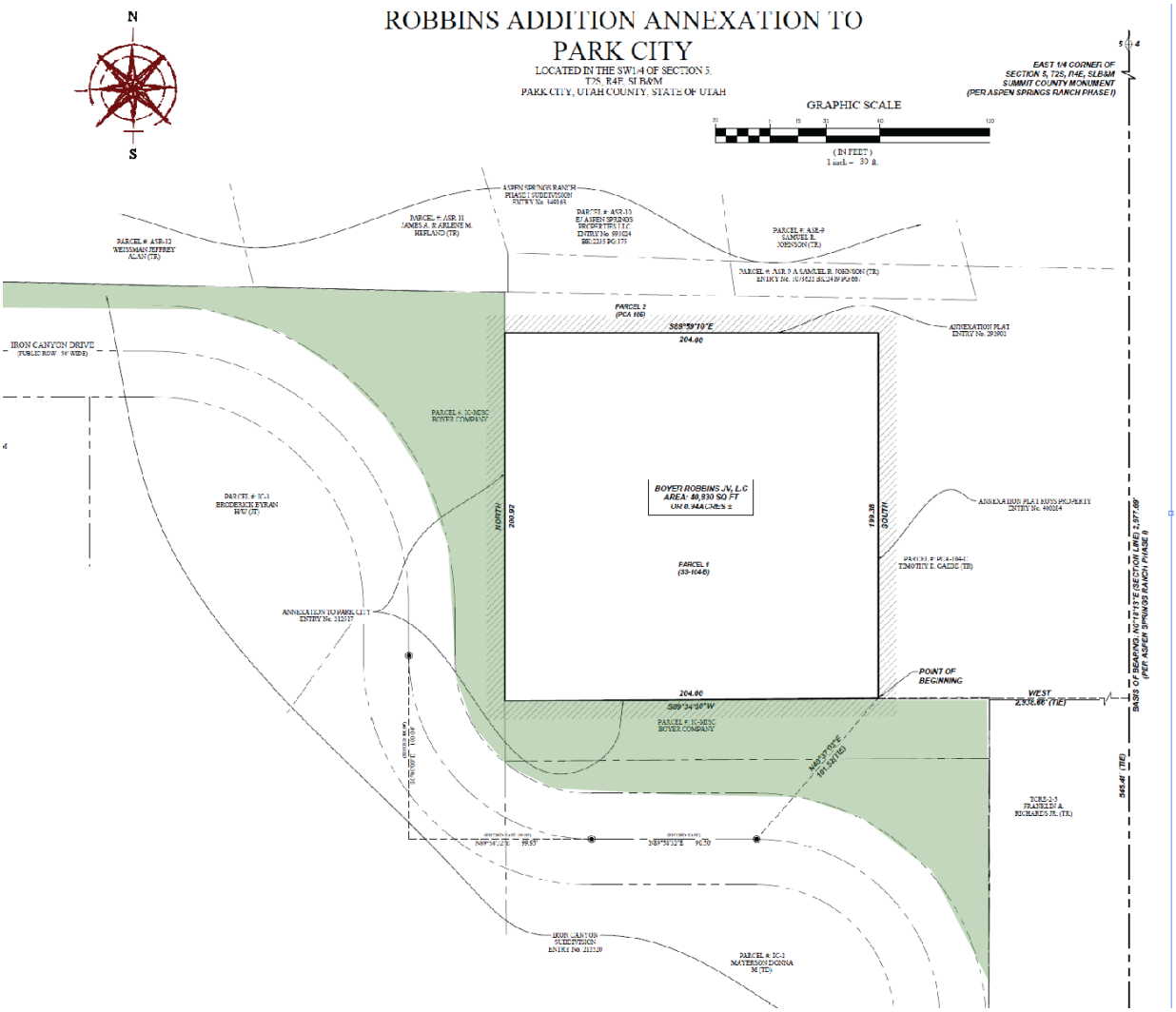
In 1988, the City Council approved Ordinance No. 88-4, annexing 278 acres known as the Smith Ranch Annexation into Park City (Exhibit C). In 1993, the City Council adopted Ordinance No. 93-4, approving the Ross Annexation, bringing an additional 0.92 acres into Park City (Exhibit D). The image below shows the City boundary in the neighborhood as of 1993 and highlights the Smith Ranch and Ross properties in yellow:



As a result, the 0.94-acre Parcel SS-104-B remains in unincorporated Summit County within the Snyderville Basin. Summit County zoned the property Rural Residential, as indicated in Summit County's online Zoning Map:



Parcel SS-104-B is landlocked. Adjacent Parcel IC-MISC is within the Park City boundary and is between Parcel SS-104-B and Iron Canyon Drive. Staff highlighted in green Parcel IC-MISC on the Applicant's proposed annexation plat below:



The Applicant proposes annexing Parcel SS-104-B into Park City and combining Parcels SS-104-B and IC-MISC totaling 1.73 acres to create three lots with access on Iron Canyon Drive: a 0.5-acre lot, a 0.67-acre lot, and a 0.56-acre lot for the development of three Single-Family Dwellings.

Annexation Petition Requirements

A petition to annex property into Park City must meet the criteria outlined in Utah Code and Land Management Code § 15-8-3, which requires the property owners owning a majority of private land and at least 1/3 the value to sign the petition. The petition must contain an accurate certified survey plat of the property to be annexed prepared by a surveyor, include a preliminary subdivision plat, state the requested zoning, disclosure of waters owned or historically utilized, and include a comprehensive review and analysis of the surrounding property. Please see Exhibit A for the Applicant's submittal.

LMC § 15-8-2 requires the following for annexation into Park City:

- The property is a logical extension of the City boundary.
- The annexation is consistent with the intent and purpose of the City's annexation requirements and the General Plan.
- The greatest amount of property possible that is a contiguous area is included.
- Piecemeal annexation is discouraged to avoid repetitious annexations.
- Islands of county jurisdiction shall not be left or created because of the annexation and peninsulas and irregular boundaries must be avoided.
- In addition to services provided by existing districts, including sewer, fire protection, and public schools, the City will provide:
    - Police protection
    - Snow removal on public streets
    - Street maintenance on existing streets when constructed or reconstructed to City standards
    - Planning, zoning, and code enforcement
    - Availability of municipal-sponsored parks and recreational activities and cultural events and facilities
    - Water services

The City must carefully analyze impacts of the annexation of an area, considering whether the area will create negative impacts on the City and whether the City can economically provide services. The proposed annexation brings a remnant 0.94-acre island from unincorporated Summit County into City jurisdiction, allowing for land use review through the lens of the Park City General Plan and the authority of the Land Management Code.

Process

Applicants proposing to annex into Park City file a petition with the City Recorder.[3] LMC § 15-8-4(B) requires the Planning Director to prepare a written recommendation for City Council consideration. The City Council may accept or deny the petition.[4] If the City Council denies the petition, the review process terminates. If the City Council accepts the petition, the petition moves to the Staff Review Team, which includes the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and Park City School District for review. The Planning Commission then holds a public hearing and makes a recommendation to the City Council on the annexation and zoning. The City Council holds a public hearing and takes final action.[5]

Analysis

(I) The Applicant proposes annexing a 0.94-acre property to combine with Parcel IC-MISC to create three single-family lots totaling 1.73 acres. Staff recommends the City Council accept the petition with the parameter that the Planning Commission review and recommend future development that is compatible with the Thaynes neighborhood and Zoning District.

[3] LMC § 15-8-4(A)
[4] LMC § 15-8-4(B)
[5] LMC § 15-8-4(E)

LMC § 15-8-1 outlines the purposes for annexations into Park City, including:

- Protecting the general interests and character of the community.
- Assuring orderly growth and development.
- Preserving open space.
- Enhancing parks and trails.
- Ensuring environmental quality.
- Protecting entry corridors, view sheds, and environmentally sensitive lands.
- Preserving historic and cultural resources.
- Creating buffer areas.
- Protecting public health, safety, and welfare.
- Compliance with the General Plan.

The 0.94-acre parcel proposed to be annexed into Park City is within the Thaynes neighborhood. The Thaynes neighborhood at the base of Iron Mountain includes the McPolin Farm and serves as the City's northern entry corridor. The primary uses include single-family dwellings and agriculture.

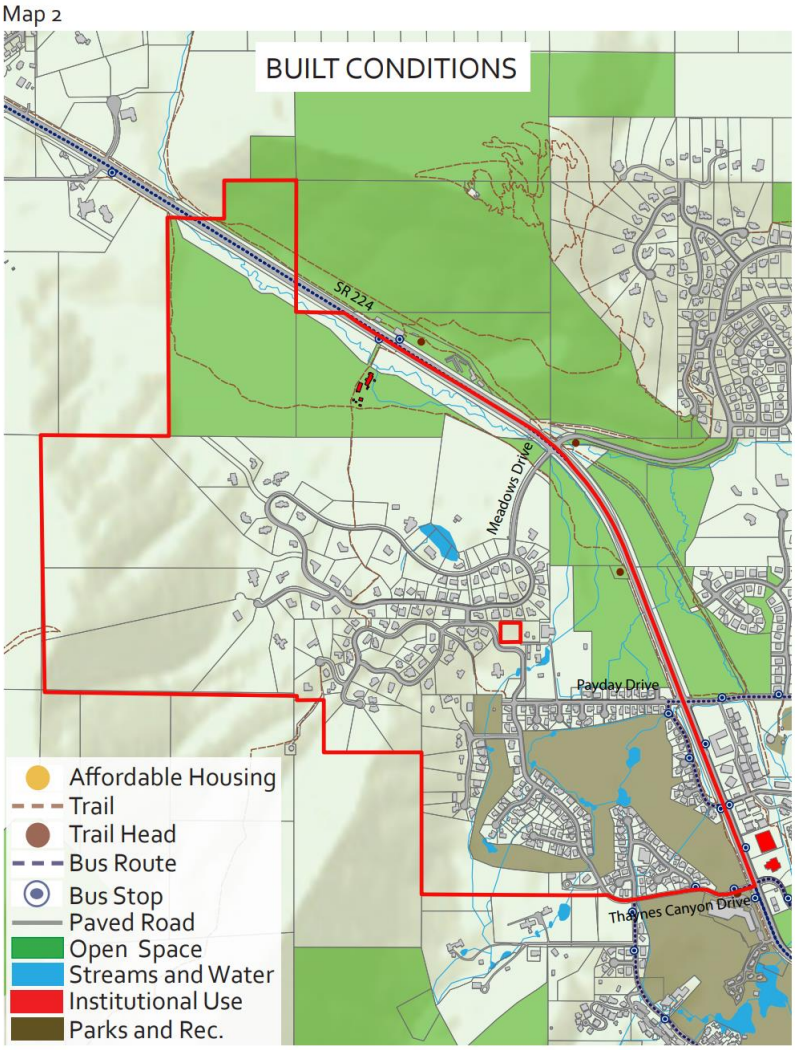


Figure 1: General Plan map of the Thaynes neighborhood with the 0.94-acre Parcel shown as a red square.

The Applicant proposes combining the 0.94-acre parcel with portions of IC-MISC to create one 0.5-acre lot, one 0.67-acre lot, and one 0.56-acre lot (1.73 acres total) for the development of three Single-Family Dwellings. While LMC § 15-2.11-3(A) allows up to three units per acre in the Single-Family Zoning District, the average lot size within the Thaynes neighborhood indicates larger lots. Subdivisions within the Thaynes neighborhood include the following with the average lot size within each subdivision shown in the right column:

Subdivision	Average Lot Size

Thaynes Creek Ranch Estates Phase 1	0.9 acres
Thaynes Creek Ranch Estates Phase 2	2.3 acres
Aspen Springs Ranch	0.6 acres
Iron Canyon Subdivision	1.1 acres

Of the 99 lots within the Thaynes neighborhood, the average lot size is 1.2 acres.

The table below outlines the lots adjacent to the area proposed to be annexed. The lot size is indicated in the right column:

Adjacent Lots	Lot Size
2423 Country Lane	1 acre
2419 Country Lane	2.7 acres
2406 Iron Canyon	4.5 acres
2410 Iron Canyon	3 acres
2554 Aspen Springs Drive	0.4 acres
2558 Aspen Springs Drive	0.4 acres
2562 Aspen Springs Drive	0.4 acres
2566 Aspen Springs Drive	0.8 acres

The average lot size for adjacent lots is 1.65 acres.

As a result, staff recommends the City Council consider accepting the annexation petition with the parameter that the Applicant's proposed density be reviewed and recommended by the Planning Commission for compatibility with the Thaynes neighborhood and proposed Zoning District.

> **The most the Applicant could develop in Summit County is one Single-Family Dwelling with a taller structure and no Sensitive Land Overlay analysis.**

The Applicant's request to annex into Park City triples the potential density for the site.

The 0.94-acre property is currently zoned Rural Residential in Summit County. The Rural Residential zone allows for one unit per 20 acres on developable land and one unit per 40 acres on sensitive lands. However, in areas that are already platted or otherwise entitled, the county will allow one Single-Family Dwelling.[6] According to the Summit County Planning Department, there is no official "Lot of Record" determination for the property. However, they indicate it is likely the property may qualify for one unit through their Lot of Record determination process.

The tables below compare the lot and site requirements outlining what could be developed if the 0.94 acres is annexed into Park City in the Single-Family Zoning District compared to the existing Rural Residential Zoning in Summit County:

Height

Park City Single-Family Zoning District	Summit County Rural Residential
28 feet from existing grade[7]	32 feet from existing or finished grade, whichever is greater[8]

Setbacks

Park City Single-Family Zoning District	Summit County Rural Residential
Front – 20 feet, 25 feet for front-facing garages	Front – 30 feet
Side – 12 feet	Side – 12 feet
Rear – 15 feet	Rear – 12 feet

In addition to less restrictive height and rear setbacks regulations in Summit County, the 0.94-acre parcel proposed for annexation is not within Park City's Sensitive Land Overlay, which would further shape development on the site.

> **Staff recommends if the City Council consider annexation, the proposal be reviewed within the Sensitive Land Overlay**

General Plan Goal 1 is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.[9] City Implementation Strategy 1.13

[6] Summit County Development Code § 10-2-4(B)
[7] LMC § 15-2.11-4
[8] Summit County Development Code § 10-2-4(D)
[9] General Plan, Small Town, p. 26

recommends annexing land to shape growth reflective of the City's goals for land use.[10] While the Applicant could apply to develop one single-family dwelling through Summit County, annexing the 0.94-acre property into Park City would allow for local review of Park City specific standards, including the Sensitive Land Overlay, which requires evaluation of slopes, wetlands, and visibility from designated vantage points.

The General Plan recommends the following: "[t]o maintain the natural and built environment of the Thaynes neighborhood, regulations limiting building pads should be adopted. Building pads should be located to follow the pattern of the street, typically maintaining Open Space toward the rear of the lot. Shared view corridors should be maintained . . . . Barns and secondary structures should maintain view corridors and be located near the primary building on a lot."[11] As a result, staff recommends the City Council consider accepting the proposed annexation so that future development can be considered within the Sensitive Land Overlay regulations.

The General Plan recommends the Thaynes neighborhood be a quiet residential neighborhood.

The General Plan concludes the Thaynes neighborhood primarily includes full-time residents and that the neighborhood "should remain a quiet residential neighborhood dominated by single family homes."[12] If the property is developed in Summit County, future uses could include Nightly Rentals. Staff recommends the City Council consider accepting the petition so that future uses can be evaluated that are compatible with the goals of the General Plan and Nightly Rentals may be prohibited.

Resolution No. 25-2020 requires contributions to the City's affordable housing.

Resolution 25-2020 Affordable Housing Guidelines establishes two triggers for affordable housing obligations: development and annexation. The Applicant has indicated a willingness to coordinate with the Affordable Housing Team to create a plan for City Council consideration that contributes to Park City's affordable housing stock.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Notice

On February 13, 2024, Summit County certified they completed the process outlined in Utah Code Section 10-2-403, which requires a notice of intent to annex and a map of the area proposed to be annexed to be mailed to property owners within 300 feet (Exhibit B). The Applicant also mailed a notice of intent to affected entities and provided the proposed annexation petition to the Snyderville Basin Planning Commission and

[10] General Plan, Small Town, p. 31
[11] General Plan, Neighborhoods 1, p. 151
[12] General Plan, Neighborhoods 1, p. 149

Park City Planning Commission Chairs.

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on February 15, 2024. Staff mailed notice to property owners within 300 feet on February 15, 2024. The *Park Record* published notice on February 17, 2024.[13]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The City Council may accept the annexation petition, initiating the review process;
- The City Council may deny the annexation petition, terminating the review process.

Exhibits

Exhibit A: Annexation Petition
Exhibit B: Resolution No. 32-83, approving the 56-acre Iron Canyon Annexation
Exhibit C: Ordinance No. 88-4, approving the 278-acre Smith Ranch Annexation
Exhibit D: Ordinance No. 93-4, approving the 0.92-acre Ross Annexation
Exhibit E: Summit County Notice of Intent Certification

[13] LMC § 15-1-21

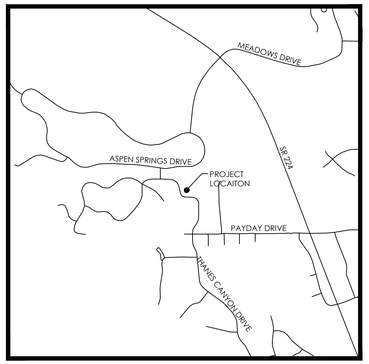
IRON CANYON LOT SPLIT

PREPARED FOR:

IVORY DEVELOPMENT

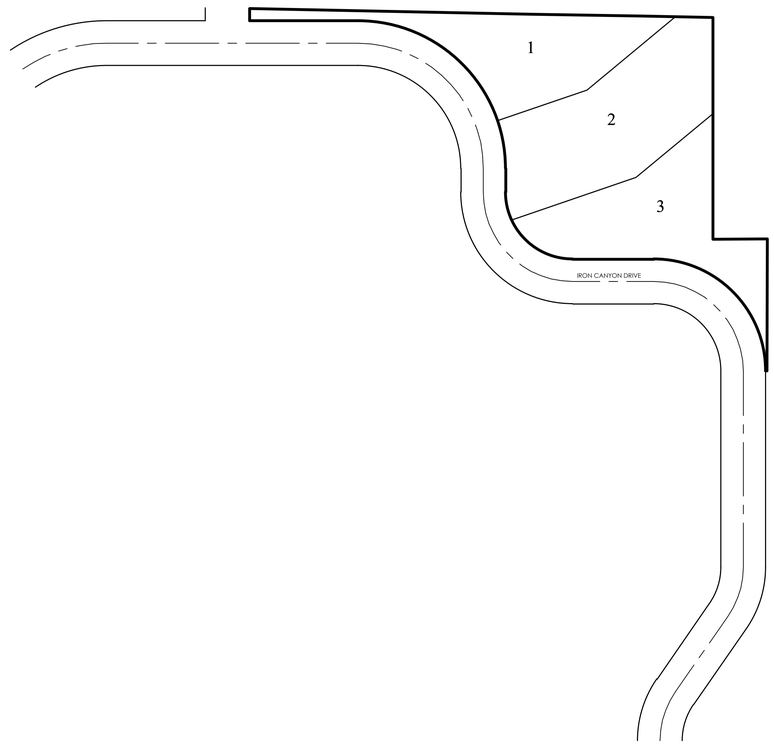
LOCATED IN:

PARK CITY, UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
EX.1	SITE PLAN
EX. 2	UTILITY PLAN
EX. 3	COMMUNITY FACILITIES
EX. 4	EXISTING ACCESS POINTS
EX. 5	SLOPE MAP
EX. 6	CONSTRUCTION MITIGATION PLAN
EX. 7	SENSITIVE LANDS EXHIBIT
EX. 8	VISUAL ASSESSMENT

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO XXXX STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
IVORY DEVELOPMENT
9178 WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 407-6841
CONTACT: BRAD MACKAY

N

S

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
COVER

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

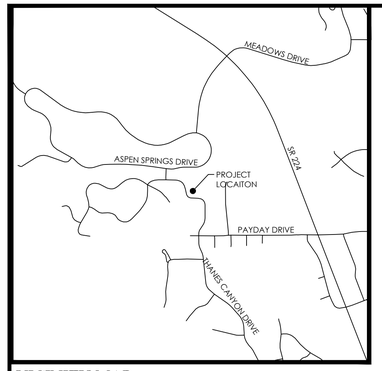
COVER

Scale:	1"=80'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	C1		

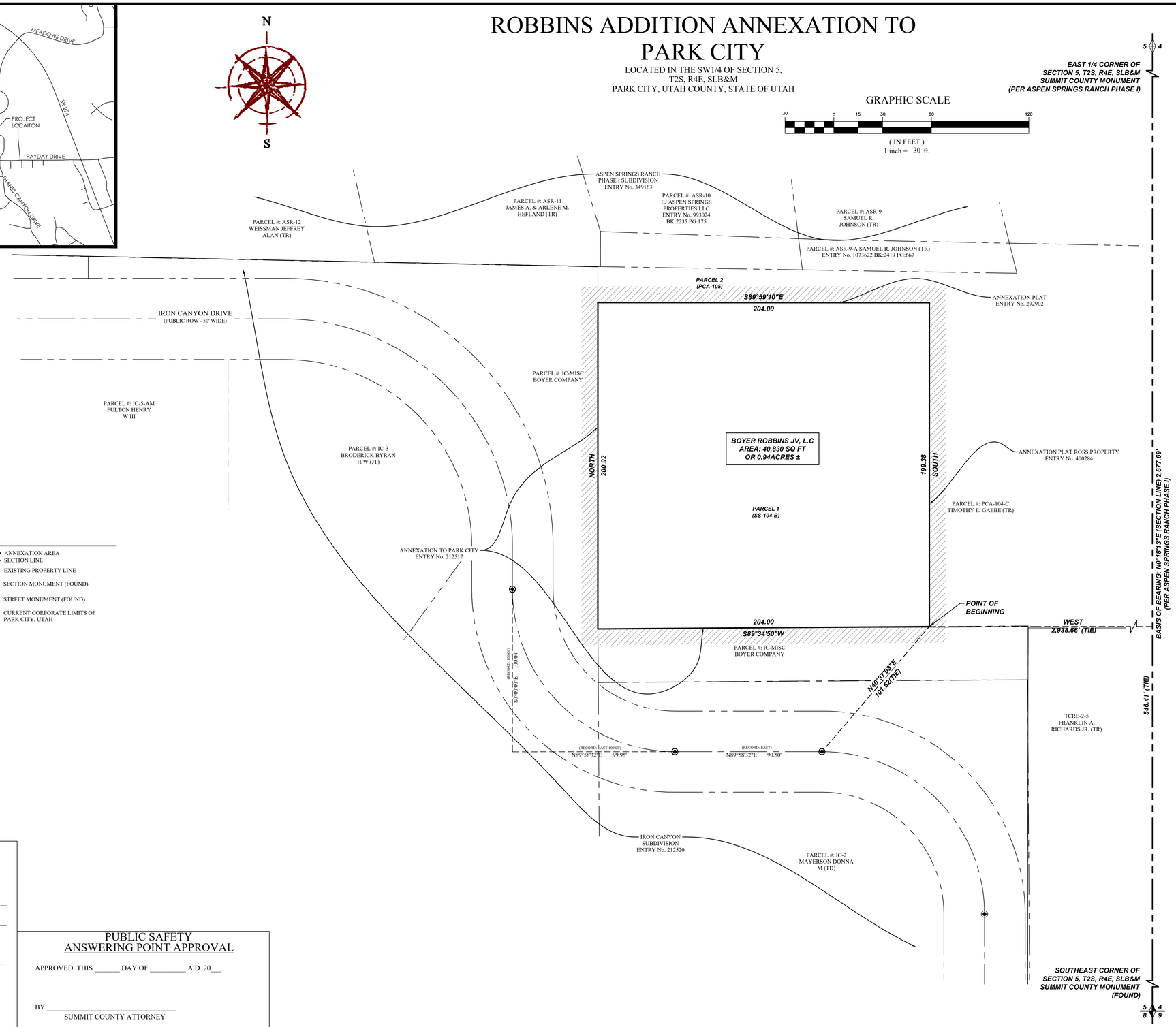
Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg \sheet\C1 COVER.dwg

ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1/4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH



VICINITY MAP
N.T.S



LEGEND

- ANNEXATION AREA
- SECTION LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- CURRENT CORPORATE LIMITS OF PARK CITY, UTAH

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Park City, County of Summit, State of Utah.

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 204.00 feet; 2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH, according to the Official Plat thereof recorded July 14, 1988 as Entry No. 292902 in the Office of the Summit County Recorder; 3) S89°59'10"E (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 400284 in the Office of the Summit County Recorder; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

05/10/23
DATE

PROFESSIONAL LAND SURVEYOR 05/10/23 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH

SURVEYOR'S SEAL

FINAL FOCAL ENTITY PLAT APPROVAL

APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF THE UTAH CODE ON THIS _____ DAY OF_____ A.D. 20___

BY ACTING SUMMIT COUNTY SURVEYOR
(SUMMIT COUNTY SURVEY MANAGER)

DATE

SURVEYOR'S SEAL

RECORDED

STATE OF UTAH,
COUNTY OF SUMMIT
FILED AT THE REQUEST OF

FEE RECORDER

DATE_____ TIME_____

ENTRY NO._____

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20___

BY _____
SUMMIT COUNTY ATTORNEY

PLAT PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20___

BY_____
SUMMIT COUNTY ATTORNEY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE PARK CITY ENGINEER

CERTIFICATE TO ATTEST

I CERTIFY THAT THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS_____ DAY OF_____A.D. 20__

BY_____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF_____A.D. 20___

BY_____
MAYOR

PLANNING COMMISSION

RECOMMENDED BY BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF_____ A.D. 20__

BY_____
CHAIRPERSON

FINAL LOCAL ENTITY PLAT

ROBBINS ADDITION ANNEXATION TO PARK CITY

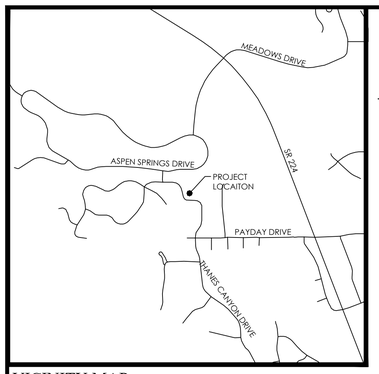
LOCATED IN THE SW1/4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 20'

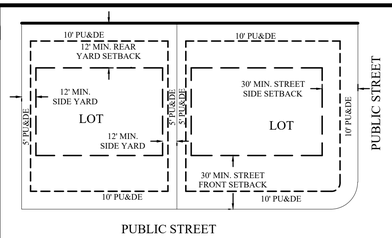
IRON CANYON LOT SPLIT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

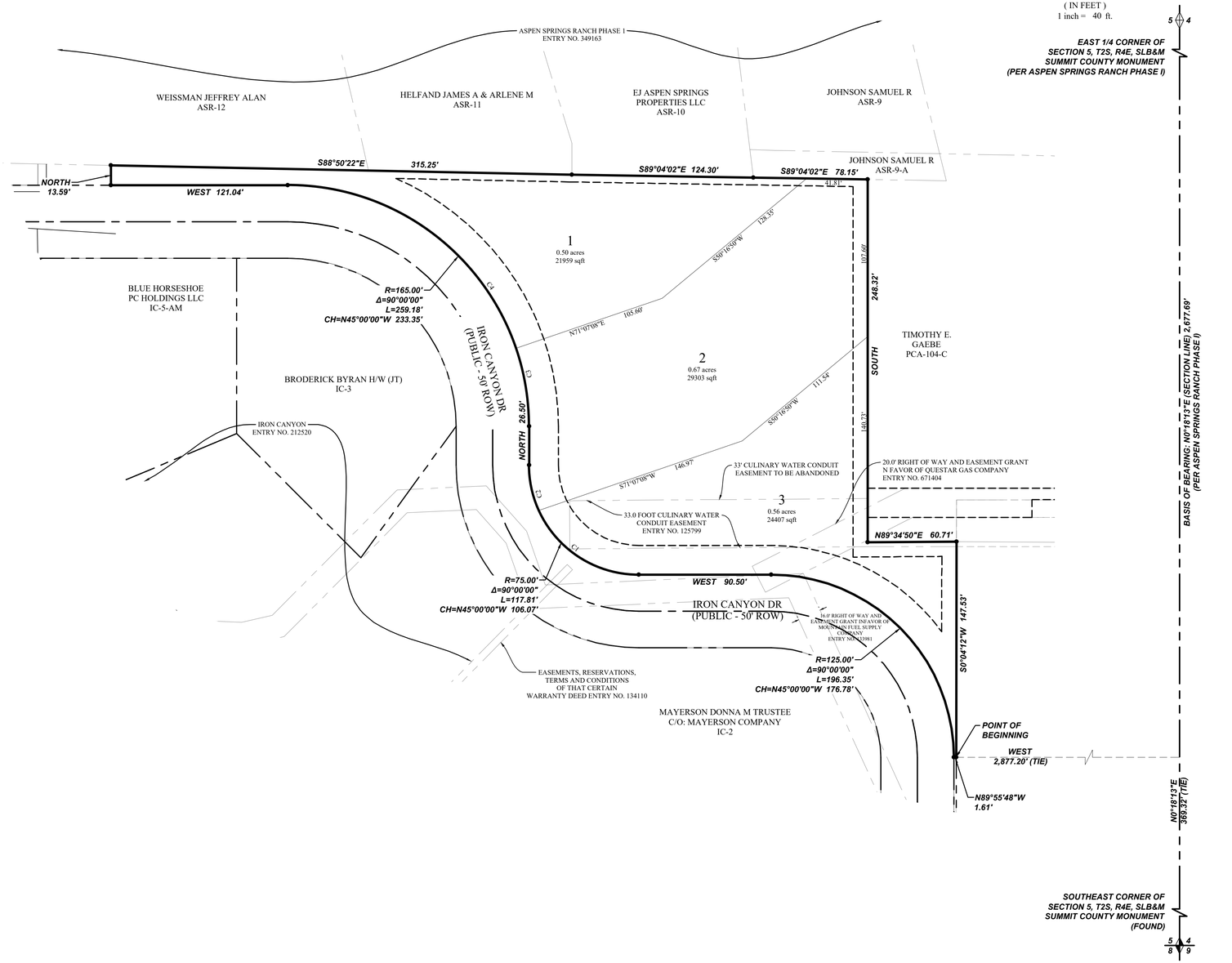
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	75.00	65°33'49"	85.82	S57°13'05"E	81.22
C2	75.00	24°26'11"	31.99	S12°13'05"E	31.75
C3	165.00	18°52'52"	54.37	S09°26'26"E	54.13



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on a Easterly line of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

Contains: 75,669 square feet or 1.74 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

IRON CANYON LOT SPLIT
SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

PRINTED FULL NAME OF NOTARY

PREPARED FOR

OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

IRON CANYON LOT SPLIT
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
THIS _____ DAY OF _____ 20__

BY:_____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF_____ A.D. 20__

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF_____ A.D. 20__

PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF_____ A.D. 20__

PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF_____ A.D. 20__

PARK CITY MAYOR

RECORDED # _____

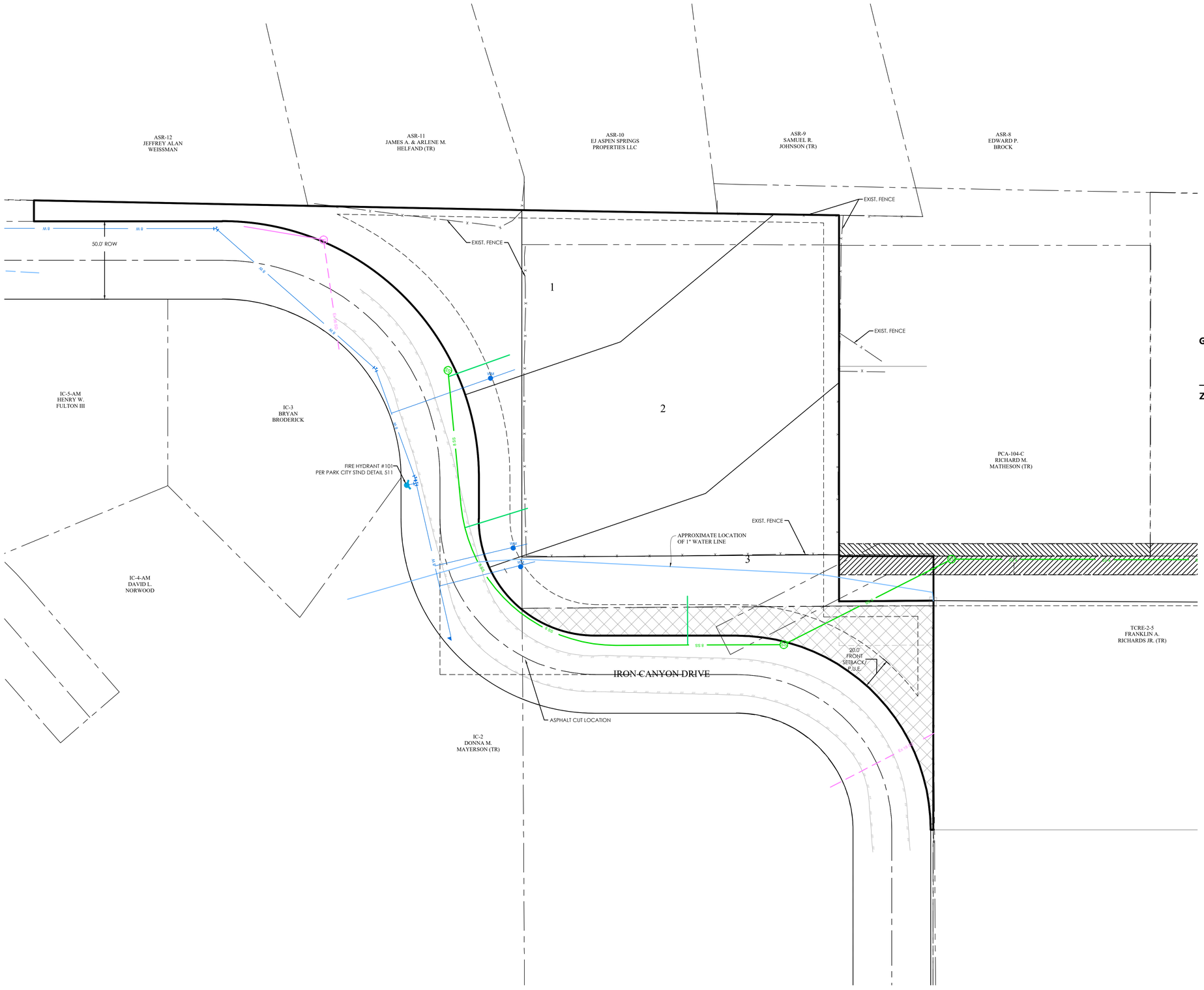
STATE OF UTAH, COUNTY OF SUMMIT , RECORDED AND FILED AT THE REQUEST OF

DATE_____ TIME_____ BOOK_____ PAGE_____

FEE

SUMMIT COUNTY RECORDER

z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheets\C2- final plat.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

GENERAL PROPERTY INFO

TOTAL ACREAGE	±1.73 ACRES
TOTAL SF UNITS	**3**
TOTAL DENSITY	**1.73 UNITS/ACRE**

ZONE & LOT REQUIREMENTS

ZONE	SINGLE FAMILY (SF)
MAX DENSITY	3 UNITS/ACRE
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
INTERIOR SIDE SETBACK	12'

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
SITE PLAN

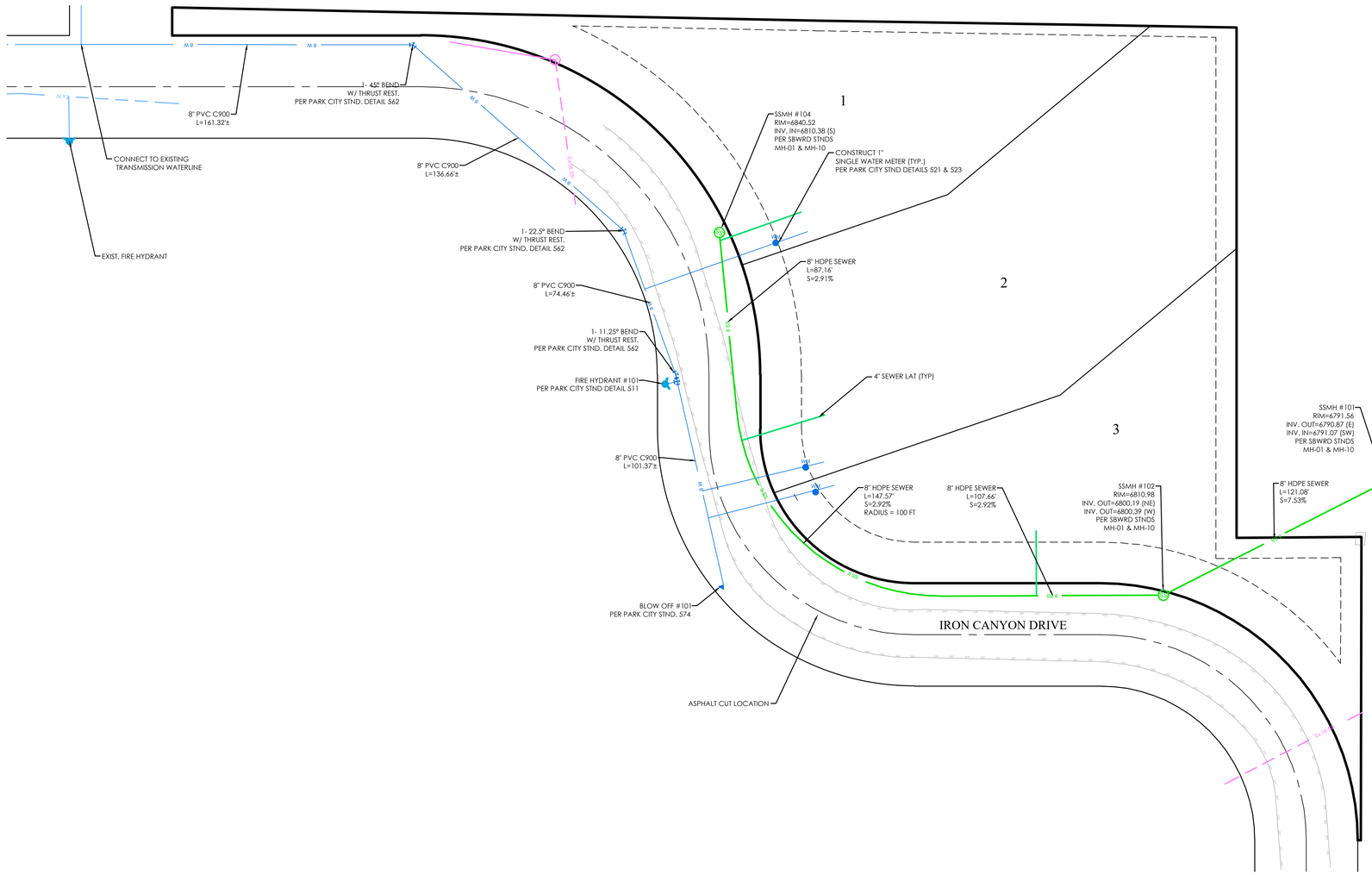
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX.1		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheet\C3 - SITE PLAN.dwg



LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

UTILITY PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 2		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheets\UTILITY PLAN.dwg

PROJECT LOCATION

DISTANCE FROM PROJECT LOCATION

SCHOOLS

PARLEY'S PARK ELEMENTARY SCHOOL	3.0 MI
McPOLIN ELEMENTARY SCHOOL	2.4 MI
PARK CITY HIGH SCHOOL	2.2 MI
TREASURE MOUNTAIN JR. HIGH SCHOOL	2.4 MI

FIRE STATIONS

PARK CITY FIRE DISTRICT STA. 36	2.4 MI
PARK CITY FIRE DISTRICT STA. 38	3.5 MI
PARK CITY FIRE DEPT. STA. 31	0.7 MI

PARKS

WILLOW CREEK PARK	3.2MI
MATT KNOOP MEMORIAL PARK	2.7 MI
ROTARY PARK	0.2 MI
NEW PROSPECTOR PARK	2.5 MI
PROSPECTOR PARK	2.6 MI
CITY PARK	1.8 MI
ACOUSTIC PARK	1.9 MI
9TH ST AND PARK AVE PARK	2.2 MI
MINER'S PARK	2.7 MI

HOSPITALS

PARK CITY HOSPITAL	4.7 MI

LIBRARIES

PARK CITY LIBRARY	2.0 MI

CITY HALL

PARK CITY - CITY HALL	2.7 MI

N

S

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch =1000 ft.

Know what's **below.**
Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12330191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
COMMUNITY FACILITIES

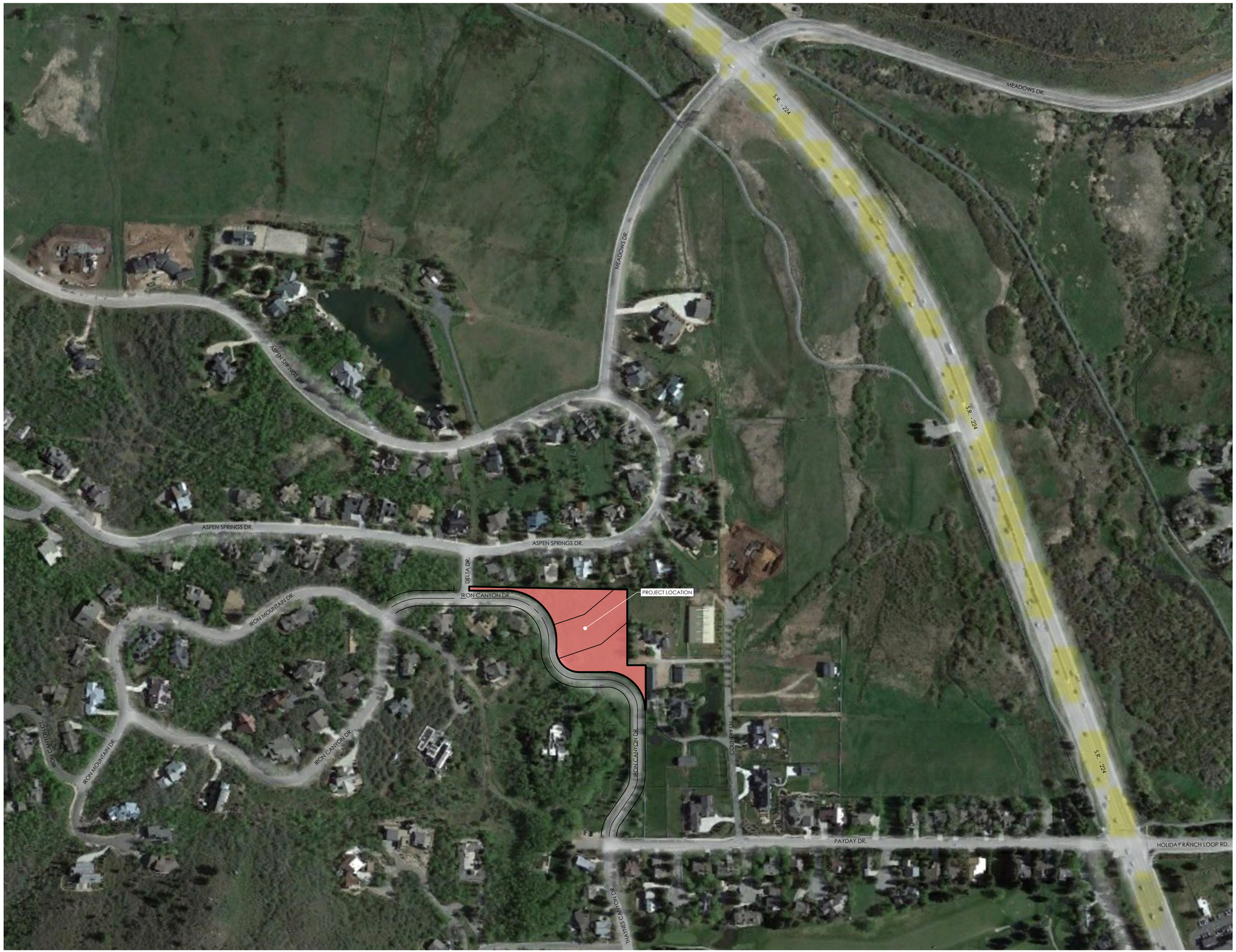
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COMMUNITY FACILITIES

Scale:	1"=1000'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 3		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\exhibits\20-0230 Iron Canyon Community Facilities.dwg



N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

811
Know what's **below.**
Call 811 before you dig.

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
EXISTING ACCESS POINTS

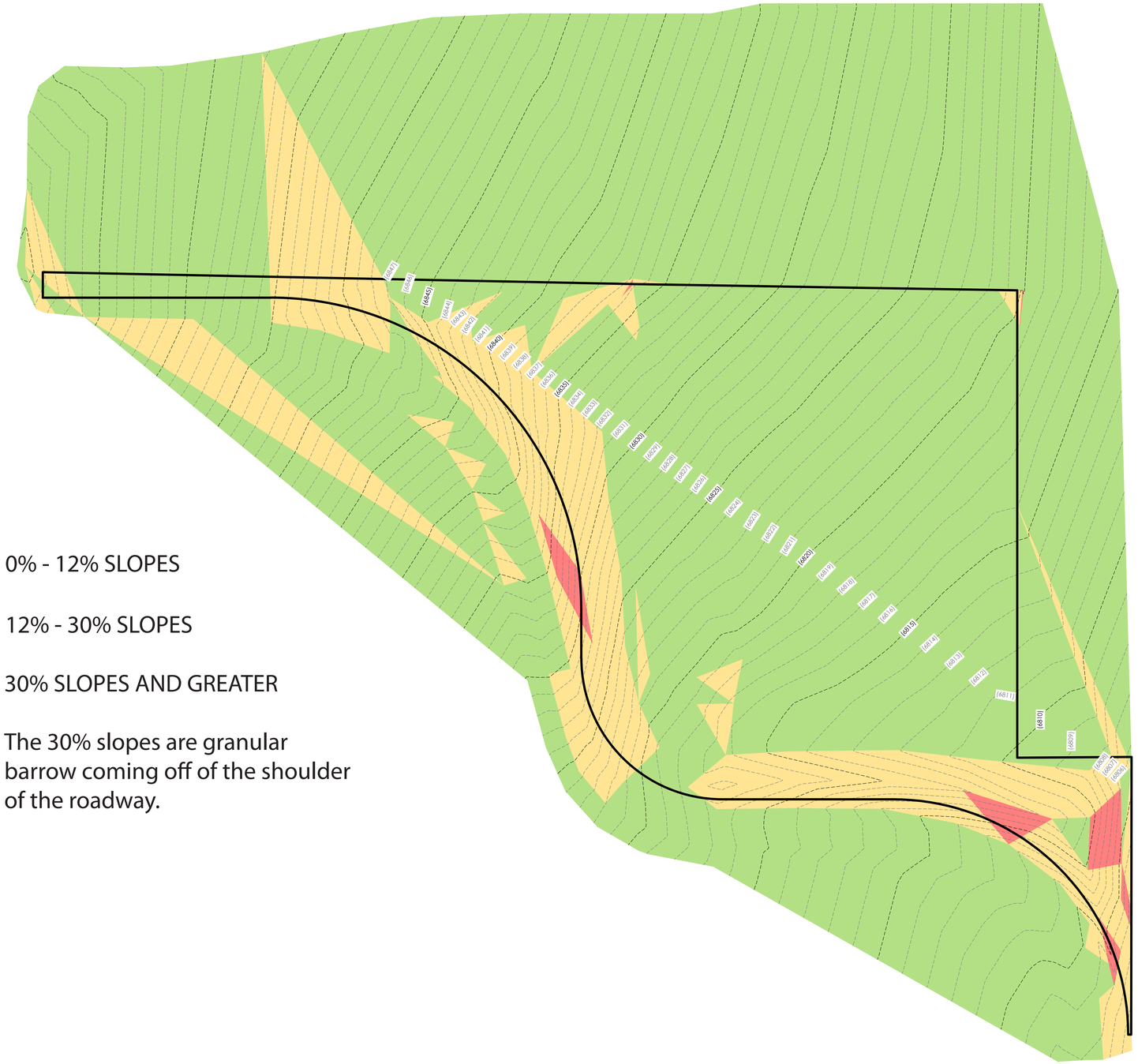
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EXISTING ACCESS POINTS

Scale:	1"=150'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 4		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\exhibits\20-0230 Iron Canyon Existing Access Points.dwg



0% - 12% SLOPES

12% - 30% SLOPES

30% SLOPES AND GREATER

Note: The 30% slopes are granular barrow coming off of the shoulder of the roadway.

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT

PARK CITY, UT

SLOPE MAP

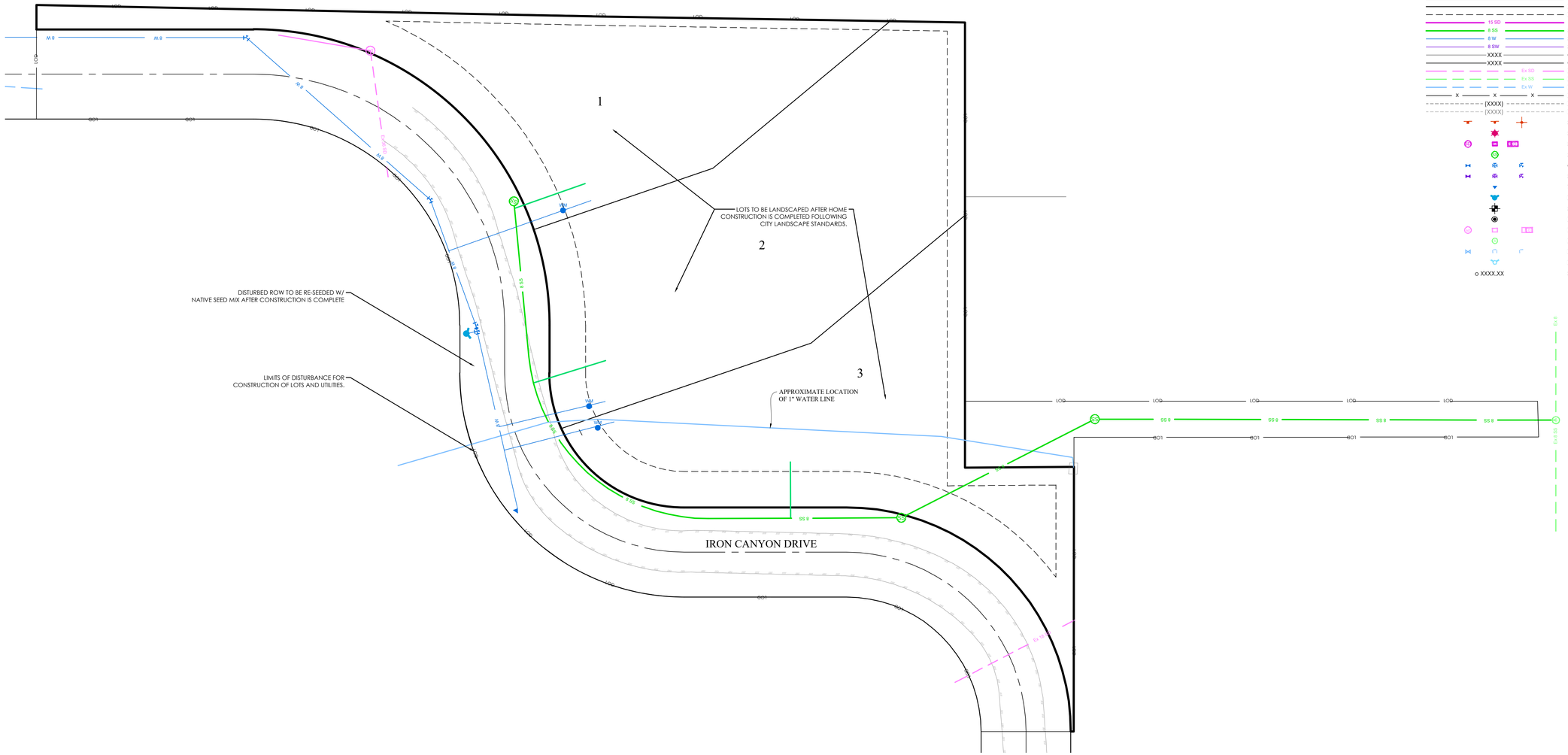
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SLOPE MAP

Scale:	1"=20'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 5		

Z:_2020\20-0230 2 Lot Split on Iron Canyon Subdivision\design 20-0230\dwg\sheets\SLOPE MAP.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Know what's **below.** Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
CONSTRUCTION MITIGATION PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

CONSTRUCTION MITIGATION PLAN

Scale:	1"=30'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 6		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheets\C4 - CONSTRUCTION MITIGATION PLAN.dwg

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X X X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
o XXXX.XX	SPOT ELEVATION

VEGETATIVE COVER:
THERE ARE TWO STANDS OF EXISTING DECIDUOUS ASPEN TREES AS LABELED ON THIS SHEET. THE REST OF THE SITE IS SAGE, GRASSLAND. THE TWO STANDS OF ASPEN TREES SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION.

RIDGE LINE AREAS:
THERE ARE NO RIDGE LINE OR HILL AREAS WITHIN THIS SUBDIVISION.

WETLANDS:
NO WETLANDS HAVE BEEN FOUND WITHIN THIS SUBDIVISION BOUNDARY.

WILDLIFE HABITAT AREAS:
WITH THE SIZE AND LOCATION OF THIS SUBDIVISION BEING SURROUNDED BY A ROAD AND RESIDENTIAL HOMES WE BELIEVE THE NEED FOR A WILDLIFE HABITAT REPORT TO BE NEGLIGIBLE. THE IMPACT WILL BE IDENTICAL TO THE NEIGHBORING PROPERTIES.

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
SENSITIVE LANDS EXHIBIT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SENSITIVE LANDS EXHIBIT

Scale:	1"=30'	Drawn:	MEF
Date:	12/15/23	Job #:	20-0230
Sheet:	EX. 7		

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheet\C5 - vegitative cover plan.dwg

VANTAGE POINT FROM HWY 224 AND McPOLION NATURE TRAIL
PARKING TURN OFF LOOKING EAST TOWARD THE PROJECT.
40º40'17.93" N 111º31'03.78"W

VANTAGE POINT FROM THE PROJECT LOCATED ON IRON
CANYON ROAD LOOKING WEST TOWARD HWY 224.
40º40'12.22" N 111º31'21.13"W

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 12530191-2202
BENJAMIN B. DUZETT
12/15/23
STATE OF UTAH

IRON CANYON LOT SPLIT
PARK CITY, UT
VISUAL ASSESSMENT

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

VISUAL ASSESSMENT

Scale: 1"=20'	Drawn: MEF
Date: 12/15/23	Job #: 20-0230
Sheet: EX. 8	

Z:_2020\20-0230 2 lot split on iron canyon subdivision\design 20-0230\dwg\sheets\VISUAL ASSESSMENT.dwg

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Development Timetable

It is expected that lot improvement and utility access for the three lots in the proposed Iron Canyon annexation will be completed in 2024. It is also expected that construction of the homes will begin in 2024.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation School Impact Study

Executive Summary: FOCUS Engineering & Surveying has conducted a school impact study for the proposed Iron Canyon three-lot residential subdivision located along Iron Canyon Drive in Park City, Utah. We have concluded that this development will have a negligible impact on neighboring schools.

Findings & Assumptions:

1. The U.S. Census estimates the average person-per-household from 2017 to 2021 in Park City to be 2.92. We will round this up to an average of three persons-per-household.
2. Based on this average, we estimate this development will yield an additional one student per household.
3. We also estimate the neighboring schools could see an increase of three total students based on this information.

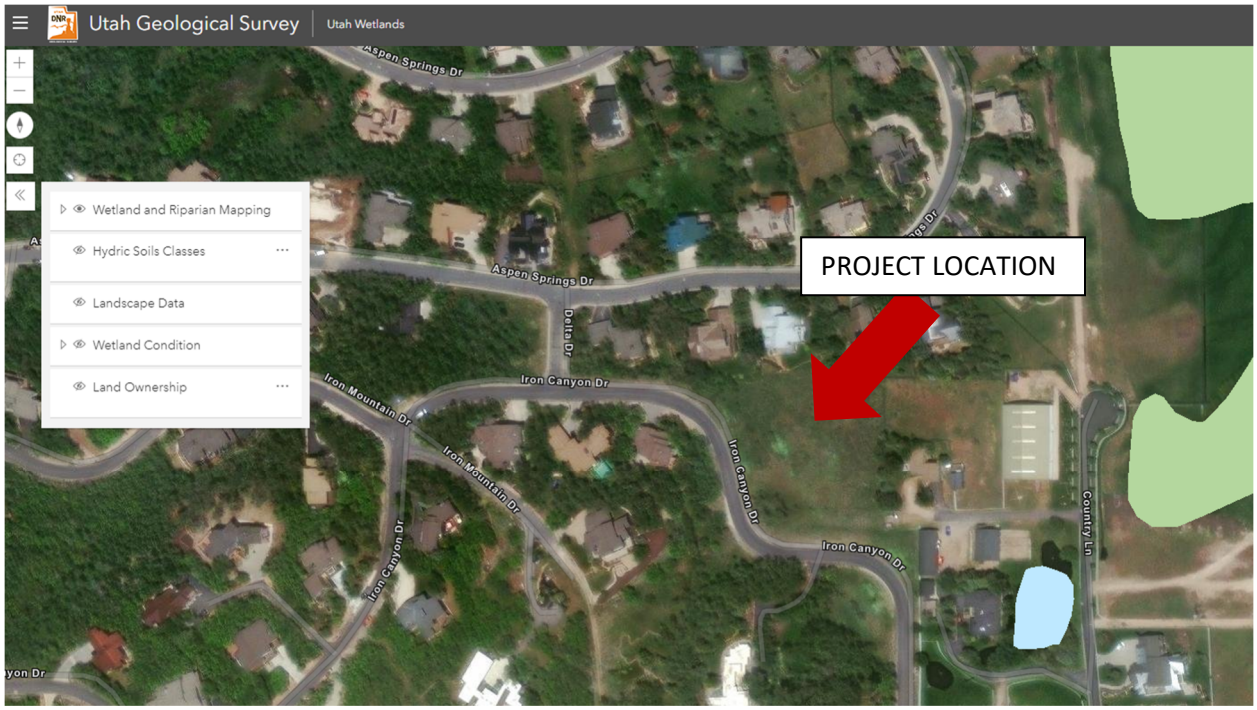
Conclusion: Based on the above findings, the Iron Canyon three-lot subdivision will have a negligible impact on the neighboring schools. The estimated three additional students could potentially be split between multiple schools resulting in even less of an impact on any single school.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Natural Features Omission

FOCUS Engineering & Surveying has performed an analysis of the proposed Iron Canyon development and has determined that none of the following that will be impacted as part of this development: wetlands, natural drainages, vegetation, wildlife habitat, view corridors, or significant geological features. None of these features were found on the site during in-person site visit and inspections performed by FOCUS.

Focus Engineering has also reviewed the Utah Division of Natural Resources Wetlands Map and has confirmed that there are no existing delineated wetlands on the property. See image below:



In addition to this map, FOCUS found no evidence of a wetland existing on the property. There were no existing bodies of water, drainages, or vegetation typical to a wetland area.

A slope map, included in this packet of information, shows the slope of the Iron Canyon annexation area and illustrates natural drainages, berms, etc. None of these will be impacted by the proposed development.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Open Space Omission

The proposed Iron Canyon annexation will add three single-family residential lots to the existing Iron Canyon subdivision, which is part of the larger Thaynes neighborhood. The Thaynes neighborhood features a variety of public and private open space areas, including McPolin Farm, Frank Richards Farm, Aspen Springs Open Space, Rotary Park, McPolin Farm Trail, Thaynes Canyon Trail, a connection to McLeod Creek Trail, and the Park City Golf Course.

Because the proposed Iron Canyon annexation will include only three single-family residential homes, FOCUS Engineering & Surveying has determined that there is not a need to provide additional open space, recreational areas or trails.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Historical & Cultural Resources Omission

Research done by FOCUS Engineering & Surveying has determined that there are no historical and/or cultural resources located on the property associated with the area of the proposed Iron Canyon annexation. As a result, this item is not applicable for consideration as part of the proposed annexation.

FOCUS conducted a site investigation of the property. During this site investigation there were no historical artifacts or materials found on site. There are no existing structures on the site and therefore no historical buildings.

This property is also surrounded by development. There are homes surrounding this property. As such, the adjacent properties were not on registered historical or cultural land. Because of the lack of evidence for any historical or cultural resources on this site we believe it is appropriate to omit the full historical and cultural study.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Consistency with Park City General Plan

FOCUS Engineering & Surveying has determined that the development associated with the proposed Iron Canyon annexation is consistent with the Park City General Plan. The following outlines our reasoning for this determination.

The proposed development aligns with the community's core values of Small Town, Natural Setting, Sense of Community, and Historic Character. It is also consistent with the current Neighborhood Portfolio.

The proposed development is located within the Thaynes neighborhood in the Iron Canyon subdivision. Assuming the annexation is approved, it will be incorporated into a neighborhood with existing infrastructure and resources, including recreation areas, schools, businesses, etc. The proposed development will consist of three single-family residential lots, which are consistent in size with the rest of the neighborhood. All Single-Family District requirements will be met, including the protection and/or remediation of any existing vegetation and view corridors, and no wildlife corridors should be affected by this development.

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Annexation Affordable Housing Plan Omission

FOCUS Engineering & Surveying has determined that there is not a need for an Affordable Housing Plan for the development associated with the proposed Iron Canyon annexation.

Per the information taken from the Thaynes Neighborhood General Plan below, there is no requirement for any affordable housing within the neighborhood. As a result, not including an Affordable Housing Plan for the proposed development will be consistent with the Thaynes Neighborhood General Plan.

Total Area (sq. miles)	0.97 square miles
Total Area (acres)	620 acres
Total Units	250
Unbuilt Units	99
% of Total Park City Units	2.7%
Average Density	3.16 units per acre
Range of Density	0.1 - 7.7 units per acre
Population	418
Total Businesses	17
% of Total Park City Businesses	2%
Housing Type	Single Family and Agriculture
Historic Sites	McPolin Barn
Affordable Housing	None
Occupancy	65% Primary residence 59% Owner-occupied 6% Renter-occupied
Neighborhood Icons	McPolin Farm, Rotary Park, Hiking Trails, Streams, Park City Golf Course
Parks	Rotary Park
Amenities	McPolin Farm, Frank Richards Farm, Aspen Springs Open Space
Trails	McPolin Farm Trail and Thaynes Canyon Trail, Connection to McCleod Creek Trail
Walkability	Internal streets and trails; few amenities within 1/4 mile that would decrease Vehicle Miles Traveled
Sub-Neighborhoods	Aspen Springs, Iron Canyon, Thaynes Canyon, Thaynes Creek Ranch

6949 S. High Tech Drive Suite 200
Midvale, UT 84047
P (801) 352-0075 F (801) 352-7989

Iron Canyon Existing Water Analysis

FOCUS Engineering & Surveying has performed an analysis of the proposed Iron Canyon development and has determined that the property being annexed into Park City does not have any water shares owned or being used at this time. The proposed subdivision will be joining the city's public utilities and purchasing water for the 3 subdivided lots.

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

April 5, 2023

Brad Mackay
Ivory Development LLC
978 Woodoak Ln
Salt Lake City, UT 84107

RE: Iron Canyon Annexation
Wastewater System Capacity

Dear Mr. Mackay,

As requested, the Snyderville Basin Water Reclamation District has evaluated the impact of developing Parcel SS-104-B by subdividing it into three lots and connecting the three lots to the existing wastewater system in Country Lane. At this time there is adequate capacity in the adjacent sewer lines, trunk lines and treatment facilities to serve the proposed development.

As we previously discussed, an extension of the wastewater main line system will be required, with the main lines being extended to each proposed lot. A Line Extension Agreement (LEA) and additional off-site easements will be required.

Please contact Cory Shorkey to begin the LEA process.

Sincerely,

Kevin Berkley, P.E.
District Engineer

cc: Alexandra Ananth, Park City Planning Department
John Robertson, Park City Engineering Department
Chris Gamvroulas, Ivory Development LLC
Project File

Economic Analysis- Iron Canyon

1. Property Details:

Location: Park City, Utah
Lot Sizes: Lot 1 (0.5 acres), Lot 2 (0.67 acres), Lot 3 (0.56 acres)
Zoning: Residential

2. Market Analysis:

The Park City real estate market has exhibited a strong and consistent demand for residential properties, making it an attractive location for potential real estate development and investment. According to recent data from Redfin, the average sales price for residential properties in Park City stands at approximately $1.79 million. This substantial average sales price reflects the desirability of the location, the quality of life it offers, and the potential for high-end living.

Further analysis reveals that the average price per square foot (sf) in Park City is estimated to be around $721. This metric provides insight into the value that buyers place on the available living space, taking into account the unique features and amenities that Park City has to offer. The relatively high average price per square foot underscores the premium nature of the properties in the area, likely fueled by its scenic landscapes, recreational opportunities, and upscale lifestyle.

3. Operating Costs:

Property Taxes: Utah's state sales tax is 4.85%, and Park City's property tax is 1.130% for a secondary residence and . 55% for a primary residence
Maintenance Costs: Maintenance will cost about 1% of the property value per year

4. Conclusion and Recommendations:

In light of the comprehensive economic analysis conducted for the residential lots located in the desirable area of Park City, Utah, it is evident that this investment opportunity holds substantial potential. The analysis considered various factors, from property details and market analysis to development and operating costs. Based on the results, these residential lots are a promising venture in Park City.

Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah, 84020
Phone (801) 748-4044 | Fax (801) 748-4045
www.igesinc.com

Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah

IGES Project No. 02058-212

June 20, 2023

Prepared for:
Ivory Development
978 Woodoak Lane
Salt Lake City, Utah 84117
Attn: Brad Mackay

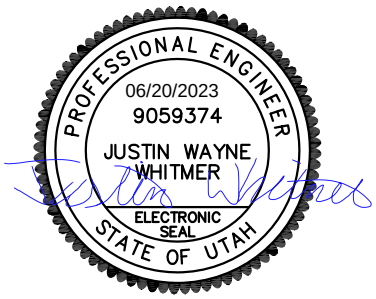
Copyright © 2023 IGES, Inc.

Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah

IGES Project No. 02058-212

June 20, 2023

Prepared by:



Justin W. Whitmer, P.E.
Project Engineer

Reviewed by:

David A. Petersen, P.E.
Project Engineer

Copyright © 2023 IGES, Inc.

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 2
2.1 PURPOSE AND SCOPE OF WORK 2
2.2 PROJECT DESCRIPTION 2

3.0 METHODS OF STUDY 3
3.1 FIELD INVESTIGATION 3
3.2 LABORATORY INVESTIGATION 3
3.3 ENGINEERING ANALYSIS 3

4.0 GENERALIZED SITE CONDITIONS 5
4.1 SURFACE CONDITIONS 5
4.2 SUBSURFACE CONDITIONS 5
4.2.1 Earth Materials 5
4.2.2 Groundwater 5
4.2.3 Chemical Testing 5

5.0 GEOLOGIC CONDITIONS 7
5.1 GEOLOGIC SETTING 7
5.1.1 Regional Geology 7
5.2 SEISMICITY AND FAULTING 8
5.3 OTHER GEOLOGIC HAZARDS 10
5.3.1 Liquefaction 10

6.0 ENGINEERING CONCLUSIONS AND RECoMMENDATIONS 11
6.1 GENERAL CONCLUSIONS 11
6.2 EARTHWORK 11
6.2.1 General Site Preparation 11
6.2.2 Excavations 12
6.2.3 Excavation Stability 12
6.2.4 Structural Fill and Compaction 12
6.3 FOUNDATIONS 13
6.4 SETTLEMENT 14
6.5 EARTH PRESSURES AND LATERAL RESISTANCE 14
6.6 CONCRETE SLAB-ON-GRADE CONSTRUCTION 15
6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE 16
6.8 PRELIMINARY SOIL CORROSION POTENTIAL 16

7.0 CLOSURE 17
7.1 LIMITATIONS 17

Copyright © 2023 IGES, Inc.

8.0 REFERENCES CITED..... 18

APPENDICES

Appendix A	Figure A-1	Site Vicinity Map
	Figure A-2	Geotechnical Map
	Figure A-3	Site Photos
	Figures A-4 through A-6	Test Pit Logs
	Figure A-7	Key to Soil Symbols and Terminology
Appendix B		Laboratory Test Results
Appendix C		Spectral Analysis Summary

Copyright © 2023 IGES, Inc.

1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. Based on the subsurface conditions encountered, the subject site is suitable for the proposed construction provided that the recommendations presented in this report are complied with. A brief summary of the critical recommendations is included below:

- Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 a layer of Lean CLAY (CL) was observed underlying the gravel.
- Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. This water appeared to be perched from the winter snowmelt.
- Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils.
- Shallow spread or continuous wall footings constructed as described above may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions.

Recommendations for general site grading, design of foundations, slabs-on-grade, moisture protection and soil corrosivity as well as other aspects of construction are included in this report.

NOTE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

Copyright © 2023 IGES, Inc.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils, and to provide recommendations for design and construction of foundations and slabs-on-grade. As well as assess settlement, lateral earth pressures, and identify any geotechnical issues such as fill, collapsible soils and groundwater.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report. Our services were performed in accordance with our proposal and signed authorization.

The recommendations presented in this report are subject to the limitations presented in the **Limitations** section of this report (Section 7.1).

2.2 PROJECT DESCRIPTION

The subject property is located at approximately 2420 Iron Canyon Drive in Park City, Utah. (See Figure A-1, *Site Vicinity Map*). Our understanding of the project is based on information provided by the Client. The property has a total area of approximately 1.74 acres. It is our understanding that the proposed construction will consist of residential development comprised of 3 single-family homes as currently conceived. The homes will use the existing Iron Canyon Drive to access the lots; construction of roadways is not planned for this development. Construction plans were not available for our review at the time this report was prepared; however, we assume that the buildings will be multi-story wood-framed structures with basements, founded on conventional strip and spread footings. It is our understanding that cut and fill sections at this site will not exceed 3 feet.

Copyright © 2023 IGES, Inc.

3.0 METHODS OF STUDY

3.1 FIELD INVESTIGATION

As a part of this investigation, subsurface soil conditions were explored by completing 3 exploratory test pits 9.5 to 12.5 feet below the existing site grade. The approximate locations of the explorations are shown on Figure A-2 (*Geotechnical Map*) in Appendix A. Photos of our test pits taken at the time of our field investigation are included on Figure A-3. Exploration points were placed to provide optimum coverage of the site. Logs of the subsurface conditions encountered in the explorations were recorded at the time of excavation by a member of our technical staff and are presented as Figures A-4 through A-6 in Appendix A. A *Key to Soil Symbols and Terminology* is included as Figure A-7.

The test pits were completed using a JCB-4CX backhoe with an extend-a-hoe. Soil sampling was completed to collect representative samples of the various layers observed at the site. Disturbed samples were placed in plastic baggies and relatively undisturbed soil samples were collected with the use of a 6-inch-long brass tube attached to a hand sampler driven with a 2-lb sledgehammer. All samples were transported to our laboratory to evaluate the engineering properties of the various earth materials observed. The soils were classified in accordance with the *Unified Soil Classification System* (USCS) by our field personnel. Classifications for the individual soil units are shown on the attached test pit logs (Figures A-4 through A-6).

3.2 LABORATORY INVESTIGATION

Geotechnical laboratory tests were conducted on selected relatively undisturbed and bulk soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests conducted during this investigation include:

- Particle Size Distribution (ASTM D6913)
- Atterberg (ASTM D4318)
- Corrosion Testing-sulfate and chloride concentrations, pH and resistivity (ASTM D4972, D4327, D4327, C1580 and EPA 300.0)

The results of the laboratory tests are presented on the test pit logs in Appendix A (Figures A-4 through A-6) and the laboratory test results presented in Appendix B.

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classifications. Analyses were performed using formulas, calculations and software that

Copyright © 2023 IGES, Inc.

represent methods currently accepted by the geotechnical industry. These methods include settlement, bearing capacity, lateral earth pressures and trench stability. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

Copyright © 2023 IGES, Inc.

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

At the time of our field investigation the property was open land covered with native trees, sagebrush, grass and native soil. The subject site is located at an elevation of approximately 6,810 to 6,870 feet above mean sea level. The site has a maximum topographic relief of approximately 60 feet vertical over approximately 450 feet horizontally.

4.2 SUBSURFACE CONDITIONS

4.2.1 Earth Materials

Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 the gravel was underlain by a layer of Lean CLAY (CL).

The gravel was generally dense and moist. The clay was generally very stiff and moist.

The stratification lines shown on the enclosed exploratory logs represent the approximate boundary between soil types (Figures A-4 to A-6). The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations. Additional descriptions of these soil units are presented on the exploratory logs (Figures A-4 through A-6 in Appendix A).

4.2.2 Groundwater

Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. Due to the season of our investigation, we anticipate groundwater levels to be near the seasonal high. The groundwater appears to be perched from the heavy winter and recent snow melt. Seasonal fluctuations in precipitation, irrigation, surface runoff from adjacent properties, or other on or offsite sources may increase the groundwater elevation several feet. Groundwater conditions can be expected to rise or fall several feet seasonally depending on irrigation and the time of year.

4.2.3 Chemical Testing

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results indicated that the sample tested has a minimum

Copyright © 2023 IGES, Inc.

resistivity of 3,424 OHM-cm, soluble chloride content of 85.4 ppm, soluble sulfate content of 60 ppm and a pH of approximately 7.3.

Copyright © 2023 IGES, Inc.

5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

5.1.1 Regional Geology

The site is located at an elevation between 6,810 and 6,870 feet in the western part of Summit County, Utah just northwest of downtown Park City. Kimball Junction is next to Parleys Park in the Snyderville Basin. The Snyderville Basin has terrain ranging from steep mountains cut by deep canyons in the south to broad valley bottoms in the center and low hills in the north. Pleistocene glaciation in areas at higher elevation deposited alluvium and glacial outwash by streams flowing out of the Wasatch Range. Erosion-resistant sedimentary and igneous rock form the steep mountain ridges while the gentle slopes of the low hills in the north are due to being underlain by less-resistant shale, mudstone, and siltstone (Ashland et al., 2001). The Syderville Basin is part of a larger area that represents a transition between the dissimilar Wasatch Range and Uintah Mountains.

Much of the area north and east of the basin is dominated by the Keetley Volcanics, extrusive rocks erupted during the Oligocene Epoch in an area of considerable paleotopographic relief. As such, the rocks, consisting of rhyodacite and andesite flows, volcanic breccia, and tuffs lie unconformably over the older mostly Paleozoic and Mesozoic units (Hintze, 1993, Stokes, 1987, Biek, 2019, and Biek et al., 2022). The Keetley Volcanics were intruded by various porphyries and plugs. In some drainages Quaternary-aged alluvium and colluvium overly the Keetley Units.

The site is located on the west side of the basin, which is the east side of the Wasatch Range. The Wasatch Mountains contain a broad depositional history of thick Precambrian and Paleozoic sediments that have been subsequently modified by various tectonic episodes that have included thrusting, folding, intrusion, and volcanic activity, as well as scouring by glacial and fluvial processes (Stokes, 1987). The uplift of the Wasatch Mountains occurred relatively recently during the Late Tertiary Period (Miocene Epoch) between 12 and 17 million years ago (Milligan, 2000). Since uplift, the Wasatch Range has seen substantial modification due to such occurrences as movement along the Wasatch Fault and associated spurs (Hintze, 1993). The site is in the Central Wasatch segment at its intersection with the Uinta Mountains trend. The central segment is the widest section of the Wasatch Range due, in large part, to great intrusions of igneous rock not found elsewhere in the range (Stokes, 1987). The site is located in an area dominated primarily by Mesozoic sedimentary units overlying the Paleozoic and Precambrian units that are exposed elsewhere along the Wasatch Range.

Surface sediments on the site are mapped as Landslide deposits (Qms). Qms is described as unsorted, locally derived material deposited by rotational and translational movement;

Copyright © 2023 IGES, Inc.

composed of clay- to boulder-size debris as well as large bedrock blocks; characterized by hummocky topography, numerous internal scarps, chaotic bedding attitudes, and common small ponds, marshy depressions, and meadows (Biek, et al., 2022).

5.2 SEISMICITY AND FAULTING

There are no known active faults that pass under or immediately adjacent to the site (Hecker, 1993; Black et al, 2003). An active fault is defined as a fault displaying evidence of movement during Holocene time (eleven thousand years ago to the present). The closest mapped fault is the Salt Lake City section of the of the Wasatch Fault Zone, which is mapped approximately 13.6 miles west of the site. The Wasatch Fault Zone is mapped along the western flank of the Wasatch Mountains. The Salt Lake City section, which has an overall length of 27 miles, was reportedly last active approximately 1,100 years ago and has a recurrence interval of approximately 1,300 years. Analyses of ground shaking hazard along the Wasatch Front suggest that the Wasatch fault zone is the single greatest contributor to the seismic hazard in the region.

Following the criteria outlined in the 2018 International Building Code (IBC, 2018), spectral response at the site was evaluated for the risk-targeted *Maximum Considered Earthquake* (MCE_R), which represents the spectral response accelerations in the direction of maximum horizontal response represented by a 5% damped acceleration response spectrum that equates to a 1% probability of building collapse within a 50-year period. The MCE_R spectral accelerations were determined based on the location of the site using the *ASCE-7 Hazard Tool*; this software incorporates seismic hazard maps depicting probabilistic ground motions and spectral response data developed for the United States by the U. S. Geological Survey. These maps have been incorporated into the *International Building Code* (IBC) (International Code Council, 2018).

To account for site effects, site coefficients that vary with the magnitude of spectral acceleration and *Site Class* are used. Site Class is a parameter that accounts for site amplification effects of soft soils and is based on the average shear wave velocity of the upper 100 feet (30 meters, Vs_{30}); site classifications are identified in Table 5.2.1A.

Table 5.2.1A
Site Class Categories

Site Class	Earth Materials	Shear Wave Velocity Range (Vs_{30}) m/s
A	Hard Rock	>1,500
B	Rock	760-1,500
C	Very Dense Soil/Soft Rock	360-760
D	Stiff Soil	180-360

Copyright © 2023 IGES, Inc.

Site Class	Earth Materials	Shear Wave Velocity Range (Vs_{30}) m/s
E	Soft Soil	<180
F	Special Soils Requiring Site-Specific Evaluation (e.g. liquefiable)	n/a

Based on our field exploration and our understanding of the geology in this area, native soils at the site are best represented as Site Class D. However, lacking site-specific shear wave velocity measurements, IBC requires a conservative approach, thus default values for Site Class D must be used. Based on the assumed Site Class D site coefficients, the short- and long-period *Design Spectral Response Accelerations* are presented in Table 5.2.1B. For geotechnical practice, the geo-mean peak ground acceleration (PGA_M)[1] is presented in Table 5.2.1C.

It should be noted that, for certain structures, particularly those with a longer fundamental natural period, a site-specific *ground motion hazard analysis* (GMHA) may be required; the Structural Engineer should review ASCE-7-16 11.4.8 to assess whether Exception #2 is applicable for their structure. If the simplified approach and mapped spectral accelerations as allowed by Exception #2 are not applicable to this project, IGES should be contacted regarding the completion of a site-specific GMHA, which would necessarily include on-site shear wave velocity measurements.

Table 5.2.1B
Spectral Accelerations for MCE_R, Risk-Targeted Values (Structural)

Mapped B/C Boundary S_a (g)		Site Coefficient (Site Class D*)		Design Sa (g)		
Ss	S_1	F_a	F_v	PGA	S_{DS}	S_{D1}
0.595	0.213	1.324	2.174	0.210	0.525	0.309

*assumed
1) T_L=8
2) Exception #2 taken, see ASCE-7-16 11.4.8-2, a site-specific ground-motion hazard analysis may be required for some structures

[1] The PGA_M is based on a uniform hazard approach and represents the probabilistic PGA with a 2% probability of exceedance in a 50-year period (2PE50) (as opposed to the risk-targeted MCE_R, which is based on a uniform risk approach).

Copyright © 2023 IGES, Inc.

Table 5.2.1C
Spectral Accelerations for MCE, Geo-Mean (2PE50) Values (Geotechnical)

Mapped B/C Boundary PGA (g)	Site Coefficient F_{PGA} (Site Class D*)	PGA_M (g)
0.261	1.339	0.35

*assumed

5.3 OTHER GEOLOGIC HAZARDS

Geologic hazards and conditions can be defined as naturally occurring geologic conditions or processes that could present a danger to human life and property or result in impacts to conventional construction procedures. These hazards and conditions must be considered before development of the site. There are several hazards and conditions in addition to seismicity and faulting that if present at a site, should be considered in the design of critical and essential facilities. The hazards considered for this site include liquefaction.

5.3.1 Liquefaction

Certain areas within the Intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlement of overlying layers after an earthquake as excess pore water pressures are dissipated. The primary factors affecting liquefaction potential of a soil deposit are: (1) level and duration of seismic ground motions; (2) soil type and consistency; and (3) depth to groundwater.

Referring to the *Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah* published by the Utah Geological Survey, the site is located within an area currently designated as "very low" to "low" for liquefaction potential. The upper 12.5 feet are not considered liquefiable based on our field observations and laboratory testing; however, deeper deposits may be more susceptible. A full liquefaction study was not part of the scope of work and is beyond the standard of care for the project.

Copyright © 2023 IGES, Inc.

6.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL CONCLUSIONS

Based on the subsurface conditions encountered at the site, the subject site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. We recommend that as part of the site grading process any undocumented fill, topsoil or otherwise unsuitable soils currently present at the site be removed from beneath proposed footings, or that footings be deepened to extend below the unsuitable soils. We also recommend that IGES be on site at key points during construction to see that the recommendations in this report are implemented. Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. The client should follow the moisture protection and surface drainage recommendations contained in Section 6.7 of this report to minimize the potential for water to infiltrate underlying soils.

The following sub-sections present our recommendations for general site grading, design of foundations, slabs-on-grade, lateral earth pressures, moisture protection and preliminary soil corrosion.

6.2 EARTHWORK

Prior to the placement of foundations, general site grading is recommended to provide proper support for foundations, exterior concrete flatwork, and concrete slabs-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in minimizing the risk of differential settlement of foundations as a result of variations in subgrade conditions.

6.2.1 General Site Preparation

Within the areas to be graded (below proposed structures, fill sections, and concrete flatwork), any existing surface vegetation, debris, asphalt, or undocumented fill (if any) should be removed and the upper 8 to 12 inches should be grubbed to remove the majority of the roots and organic matter. Any existing utilities should be re-routed or protected in-place. The exposed native soils should then be proof-rolled with heavy rubber-tired equipment such as a loader. Any soft/loose areas identified during proof-rolling should be removed and replaced with structural fill. An IGES representative should observe the site preparation and grading operations to assess whether the recommendations presented in this report have been complied with.

Copyright © 2023 IGES, Inc.

6.2.2 Excavations

Undocumented fill, soft, porous, or otherwise unsuitable soils beneath foundations or concrete flatwork may need to be reworked to remove the collapse potential or over-excavated and replaced with structural fill. The excavations should extend a minimum of 1-foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond slabs-on-grade. Structural fill recommendations are presented in this report (Section 6.2.4).

6.2.3 Excavation Stability

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Soil types are expected to consist of mainly of *Type C* soils (granular soil) in the top 10 feet. Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. Sloping of the sides at 1.5H:1V (34 degrees) in *Type C* soils may be used as an alternative to shoring or shielding.

6.2.4 Structural Fill and Compaction

All fill placed for the support of structures or flatwork should consist of structural fill. Structural fill may consist of the on-site native granular soils or an approved imported material. Structural fill should be free of vegetation and debris and contain no rocks larger than 4 inches in nominal size (6 inches in greatest dimension). Topsoil may not be used as structural fill; this material must be kept segregated from other soils intended to be used as structural fill.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. These values are *maximums*; the Contractor should be aware that thinner lifts may be necessary to achieve the required compaction criteria. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill placed beneath footings and pavements should be compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D-1557. The moisture content

Copyright © 2023 IGES, Inc.

should be at or slightly above the optimum moisture content (OMC) for all structural fill – compacting dry of optimum is discouraged. Any imported fill materials should be approved by IGES prior to importing. Also, prior to placing any fill, the excavations should be observed by IGES to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report.

All utility trenches backfilled below pavement sections, curb and gutter and concrete flatwork, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches, including landscape areas, should be backfilled and compacted to a minimum of 90 percent of the MDD (ASTM D-1557).

Backfill around foundation walls should be placed in 12-inch loose lifts or thinner and compacted to 90 percent of the MDD at or slightly above the OMC as determined by ASTM D1557. Failure to properly moisture-condition and compact foundation wall backfill may result in settlements of up to several inches.

Specifications from governing authorities having their own precedence for backfill and compaction should be followed where applicable.

6.3 FOUNDATIONS

Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. Finished floor elevations should be a minimum of 3 feet above high groundwater. All footing excavations should be observed by IGES or other qualified geotechnical engineer prior to constructing footings.

Shallow spread or continuous wall footings constructed on undisturbed native soils or on structural fill founded on native soil may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions. Native soils may need to be stabilized before constructing footings or placing structural fill for the support of footings.

A one-third increase may be used for transient wind and seismic loads. If required, all fill beneath the foundations should consist of structural fill/reworked native soils and should be placed and compacted in accordance with our recommendations presented in Section 6.2.4 of this report.

Copyright © 2023 IGES, Inc.

All foundations exposed to the full effects of frost should be established at a minimum depth of 42 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (i.e., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

6.4 SETTLEMENT

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of total settlement over a distance of 30 feet.

6.5 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance, a coefficient of friction of 0.45 should be used for concrete in contact with native granular soil and imported granular structural fill.

Ultimate lateral earth pressures from backfill acting against footings and foundation walls may be computed from lateral pressure coefficients or equivalent fluid densities. In general, foundation and other walls that are fixed at the top should be designed using at-rest lateral earth pressures. However, in accordance with the International Building Code (IBC, 2018), foundation walls for buried or partially buried structures may be designed for active pressures if no more than 8 feet of the wall extends below grade and is laterally supported by flexible diaphragms.

Based on an assumed internal angle of friction of 36 degrees for the native granular soil, the ultimate lateral earth pressures for native fine-grained soils acting against buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 6.5A:

Table 6.5A – Recommended Lateral Earth Pressure Coefficients for Static Conditions

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active*	0.26	32
At-rest**	0.41	52
Passive*	3.85	480

* Based on Coulomb's equation

Copyright © 2023 IGES, Inc.

** Based on Jaky

These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

The coefficients and densities presented in the table above for static conditions assume no buildup of hydrostatic pressures, a vertical wall face and flat back slope. The force of the water should be added to the presented values if hydrostatic pressures are anticipated. Proper grading and other drainage recommendations provided previously in this report will help to reduce the potential for buildup of hydrostatic pressures if implemented.

6.6 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to provide a capillary break beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel. The upper 12-inches of the exposed soils should be reworked by scarifying and adding the required moisture to bring the soil to within ±2% of optimum and compacting to at least 95% of the MDD as determined by ASTM D-1557. The gravel should consist of free draining gravel with a 3/4-inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The slab may be designed with a Modulus of Subgrade Reaction of **250 psi/inch**.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fiber mesh. Slab reinforcement should be designed by the structural engineer. We recommend that concrete be tested to assess that the slump and/or air content is in compliance with the plans and specifications. If slump and/or air content are measured above the recommendations contained in the plans and specifications, the concrete may not perform as desired. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI).

Our experience indicates that use of reinforcement in slabs and foundations can generally reduce the potential for drying and shrinkage cracking. However, some cracking can be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce

Copyright © 2023 IGES, Inc.

the potential for shrinkage cracking; saw cuts in the concrete at strategic locations can help to control and reduce undesirable shrinkage cracks.

6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE

As part of good construction practices, moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the structure should be implemented as follows:

1. Backfill around foundations should consist of native soils placed in maximum 12-inch loose lifts. The backfill material should be moisture conditioned to at or above optimum moisture content and compacted to approximately 90 percent of the maximum dry density as established by the Modified Proctor (ASTM D1557) in landscaped areas and a minimum of 95 percent beneath concrete slabs or other structural elements. Compacting by means of injecting water or "jetting" is not recommended.
2. Rain gutters should be installed and maintained to collect and discharge all roof runoff a minimum of 10-feet from foundation elements or as far away as is practically possible. If 10-feet cannot be achieved then a pipe, swale or some other conveyance feature should be installed to carry the water away from the foundation.
3. The ground surface within 10-feet of the foundations should be sloped to drain away from structure with a minimum fall of 6 inches (5%). If 10-feet cannot be achieved, then the ground surface should be sloped to the property line or as far as practical and a conveyance feature used to carry the water to the front or rear of the property.
4. All pressurized irrigation lines and valves should be placed outside the limits of the foundation backfill. It is recommended that Desert landscaping or xeriscape be used in this zone.

Good landscaping and irrigation practices are provided on the localscapes website (http://localscapes.com).

6.8 PRELIMINARY SOIL CORROSION POTENTIAL

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results are presented in Section 4.2.4 of this report. Based on the results, the onsite native soil is considered to be *Corrosive* when in contact with ferrous metal and are expected to exhibit a *negligible* potential for sulfate attack on concrete. A conventional Type I/II cement can be used for all concrete in contact with native soils at this project site.

Copyright © 2023 IGES, Inc.

7.0 CLOSURE

7.1 LIMITATIONS

The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute IGES's best professional opinions and recommendations based on the available data and design information available at the time they were developed. IGES has developed the preceding analyses, recommendations and designs, at a minimum, in accordance with generally accepted professional geotechnical engineering practices and care being exercised in the project area at the time our services were performed. No warrantees or guarantees are made.

The information contained in this report is based on limited field testing and understanding of the project. The subsurface data used in the preparation of this report were obtained from the explorations made for this project. It is likely that variations in the soil, rock, and groundwater conditions exist between and beyond the points explored. The nature and extent of the variations may not be evident until construction occurs and additional explorations are completed. If any conditions are encountered at this site that are different from those described in this report, IGES must be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction or grading changes from those described in this report, our firm must also be notified.

This report was prepared for our client's exclusive use on the project identified in the foregoing. Use of the data, recommendations or design information contained herein for any other project or development of the site not as specifically described in this report is at the user's sole risk and without the approval of IGES, Inc. It is the client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

We recommend that IGES be retained to review the final design plans, grading plans and specifications to determine if our engineering recommendations have been properly incorporated in the project development documents. We also recommend that IGES be retained to evaluate, construction performance and other geotechnical aspects of the projects as construction initiates and progresses through its completion.

Copyright © 2023 IGES, Inc.

8.0 REFERENCES CITED

Ashland, F.X., 2003, Characteristics, causes, and implications of the 1998 Wasatch Front landslides, Utah: Utah Geological Survey Special Study 105, 49 p.

Ashland, F.X., Bishop, C.E., Lowe, M., and Mayes, B.H., 2001, The Geology of the Snyderville Basin, Western Summit County, Utah, and its relation to ground-water conditions: Utah Geological Survey Water Resource Bulletin 28.

Biek, R.F., 2019, Interim Geologic Map of the Heber City Quadrangle, Summit and Wasatch Counties, Utah: Utah Geological Survey Open-File Report 712DM, Scale 1:24,000.

Biek, R.F., Yonkee, W.A., and Loughlin, W.D., 2022, Geologic Map of the Park City West Quadrangle, Summit and Salt Lake Counties, Utah: Utah Geological Survey Map 297DM, Scale 1:24,000.

Black, B.D., Hecker, S., Hylland M.D., Christenson, G.E, and McDonald, G.N., 2003, Quaternary fault and fold database and map of Utah: Utah Geological Survey Map 193 DM.

Christenson, G.E. and Shaw, L.M., 2008, Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah: Utah Geological Survey Supplemental Map to Circular 106, Scale 1:250,000.

Elliot, A.H. and Harty, K.M., 2010, Landslide Maps of Utah, Salt Lake City 30’ X 60’ Quadrangle: Utah Geological Survey Map 246DM, Scale 1:100,000.

Hecker, S., 1993, Quaternary Tectonics of Utah with Emphasis on Earthquake-Hazard Characterization: Utah Geological Survey Bulletin 127.

Hintze, L.F., 1993, Geologic History of Utah: Brigham Young University Geology Studies Special Publication 7, 202 p.

International Building Code [IBC], 2018, International Code Council, Inc.

Milligan, M.R., 2000, How was Utah’s topography formed? Utah Geological Survey, Survey Notes, v. 32, no.1, pp. 10-11.

Copyright © 2023 IGES, Inc.

Stokes, W.L., 1987, Geology of Utah: Utah Museum of Natural History and Utah Geological and Mineral Survey Department of Natural Resources, Salt Lake City, UT, Utah Museum of Natural History Occasional Paper 6, 280 p.

United States Geological Survey, Park City West, Utah, Quadrangle Map 7.5 Minute Series.

Copyright © 2023 IGES, Inc.

APPENDIX A

BASE MAP: PARK CITY WEST, UTAH - U.S.G.S. 7.5 MINUTE QUADRANGLES, 2020

0 1,000 2,000

SCALE 1" = 2,000'
($8\frac{1}{2}$"x11" ONLY)

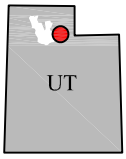
N

IGES EST. 1998

PROJECT NUMBER: 02058-212

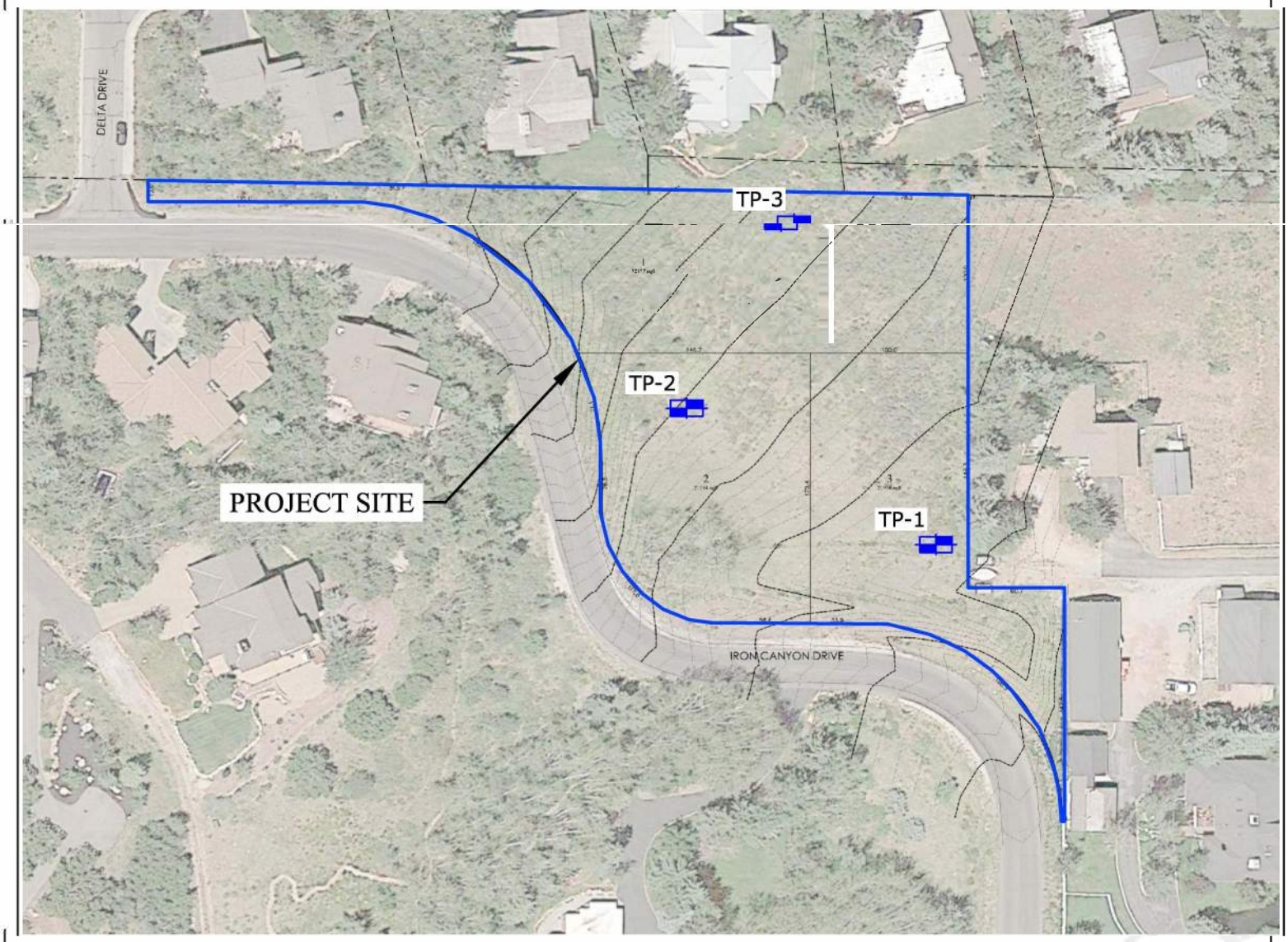
SITE VICINITY MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH



FIGURE

A-1



oncept plan C

Note. This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts

FOCUS ENGINEERING AND SURVEYING, LLC

THIS PLAN VIEW IS FOR REFERENCE ONLY AND DOES NOT REPRESENT A BOUNDARY OR TOPO SURVEY. BOUNDARY BACKGROUND. ALL FEATURES AND PROPERTY LINES ARE APPROXIMATE. IMAGE PROVIDED BY CLIENT.

LEGEND:

APPROXIMATE TEST PIT LOCATION

N

IGES EST. 1998

PROJECT NUMBER: 02058-212

GEOTECHNICAL MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH

0 120 240

SCALE 1" = 120'
(8½"x11" ONLY)

FIGURE

A-2

PHOTOS TAKEN ON MAY 11, 2023

PROJECT NUMBER: 02058-212

SITE PHOTOS

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH

FIGURE

A-3

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-1

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.669897 / -111.521612
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6810.1'

Depth (Feet)	Graphic Log	USCS	Visual Classifications and...	Remarks	Depth of Sample	Sample Number	Sampler	% Fines	Atterberg Limits	Moisture Content (%)	Dry Density
		CL	Topsoil, **Lean Clay** with **Sand** (CL) 1.5								
		GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 1.5 feet in diameter, clasts angular to subround 12.5		3'		■	21.6		9.32	
5					7'		■	17.1		8.59	
10					11'		■				
			Bottom of test pit at 12.5 feet, no groundwater was observed								

Plastic Limit ▲ 0 50 100
Liquid Limit ■ 0 50 100
Moisture Content ● 0 50 100

CL	■ Grab Sample
GC	-

Depth	Comment
-	-
-	-

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-2

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.670015 / -111.522256
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6822.0'

Depth (Feet)	Graphic Log	USCS	Visual Classifications and Remarks	Remarks	Depth of Sample	Sampler	% Fines	Moisture Content (%)
		CL	Topsoil, **Lean Clay** with **Gravel** (CL) 1.0					
		GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround 9.5		4'	■	15.5	9.16
5					8'	■	28.4	10.58
10			Bottom of test pit at 9.5 due to practical refusal on boulders, water observed seeping at 7.5 feet					

Samples | Lab

Plastic Limit ▲ 0 50 100
Liquid Limit ■ 0 50 100
Moisture Content ● 0 50 100

1st Encounter	GC
CL	■ Grab Sample

Depth	Comment
7.5	Water encountered @ 7.5' on 05/11
-	-

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Soil Boring: TP-3

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.670375 / -111.521975
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6824.3'

Depth (Feet)	USCS	Visual Classifications and Re...	Remarks	Samples: Depth of Sample	Samples: Sampler	Lab: Atterberg Limits	Lab: Moisture Content (%)
	CL	Topsoil, **Lean Clay** with **Sand** (CL) 1.0					
	GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround 8.0		5'	■		11.4
	CL	Stiff, reddish brown, moist, **Sandy Lean Clay** (CL) 9.0					
	CL	Stiff, reddish brown, moist, **Lean Clay** (CL) 12.5		11'	■	47-16-31	
		Bottom of test pit at 12.5 feet, water observed in bottom of test pit					

Plastic Limit ▲ 0 50 100
Liquid Limit ■ 0 50 100
Moisture Content ● 0 50 100

1st Encounter	GC
CL	CL

Depth	Comment
12	Water encountered @ 12' on 05/11
-	-

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			USCS SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SANDS (More than half coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
			SC	CLAYEY SANDS SAND-GRAVEL-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)		ML	INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid limit greater than 50)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

LOG KEY SYMBOLS

BORING SAMPLE LOCATION

TEST-PIT SAMPLE LOCATION

WATER LEVEL (level after completion)

WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKELY	CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE
MODERATELY	CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE
STRONGLY	WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE

OTHER TESTS KEY

C	CONSOLIDATION	SA	SIEVE ANALYSIS
AL	ATTERBERG LIMITS	DS	DIRECT SHEAR
UC	UNCONFINED COMPRESSION	T	TRIAXIAL
S	SOLUBILITY	R	RESISTIVITY
O	ORGANIC CONTENT	RV	R-VALUE
CBR	CALIFORNIA BEARING RATIO	SU	SOLUBLE SULFATES
COMP	MOISTURE/DENSITY RELATIONSHIP	PM	PERMEABILITY
CI	CALIFORNIA IMPACT	-200	% FINER THAN #200
COL	COLLAPSE POTENTIAL	Gs	SPECIFIC GRAVITY
SS	SHRINK SWELL	SL	SWELL LOAD

MODIFIERS

DESCRIPTION	%
TRACE	<5
SOME	5 - 12
WITH	>12

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
DRY	ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH
MOIST	DAMP BUT NO VISIBLE WATER
WET	VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE

STRATIFICATION

DESCRIPTION	THICKNESS
SEAM	1/16-1/2"
LAYER	1/2-12"

DESCRIPTION	THICKNESS
OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

GENERAL NOTES

1. Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
2. No warranty is provided as to the continuity of soil conditions between individual sample locations.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.

APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPT (blows/ft)	MODIFIED CA. SAMPLER (blows/ft)	CALIFORNIA SAMPLER (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
VERY LOOSE	<4	<4	<5	0 - 15	EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
LOOSE	4 - 10	5 - 12	5 - 15	15 - 35	DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
MEDIUM DENSE	10 - 30	12 - 35	15 - 40	35 - 65	EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
DENSE	30 - 50	35 - 60	40 - 70	65 - 85	DIFFICULT TO PENETRATE 12" WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
VERY DENSE	>50	>60	>70	85 - 100	PENETRATED ONLY FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER

CONSISTENCY - FINE-GRAINED SOIL		TORVANE	POCKET PENETROMETER	FIELD TEST
CONSISTENCY	SPT (blows/ft)	UNTRAINED SHEAR STRENGTH (tsf)	UNCONFINED COMPRESSIVE STRENGTH (tsf)	
VERY SOFT	<2	<0.125	<0.25	EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND.
SOFT	2 - 4	0.125 - 0.25	0.25 - 0.5	EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE.
MEDIUM STIFF	4 - 8	0.25 - 0.5	0.5 - 1.0	PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE.
STIFF	8 - 15	0.5 - 1.0	1.0 - 2.0	INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT.
VERY STIFF	15 - 30	1.0 - 2.0	2.0 - 4.0	READILY INDENTED BY THUMBNAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMBNAIL.

IGES EST. 1998

KEY TO SOIL SYMBOLS AND TERMINOLOGY

FIGURE

A-7

APPENDIX B

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(ASTM D4318)

© IGES 2004, 2023

Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: BRR
Grooving tool type: Plastic
Liquid limit device: Mechanical
Rolling method: Hand

Boring No.: TP-3
Sample:
Depth: 11.0'
Description: Reddish brown lean clay
Preparation method: Air Dry
Liquid limit test method: Multipoint
Screened over No.40: Yes
Larger particles removed: Dry sieved

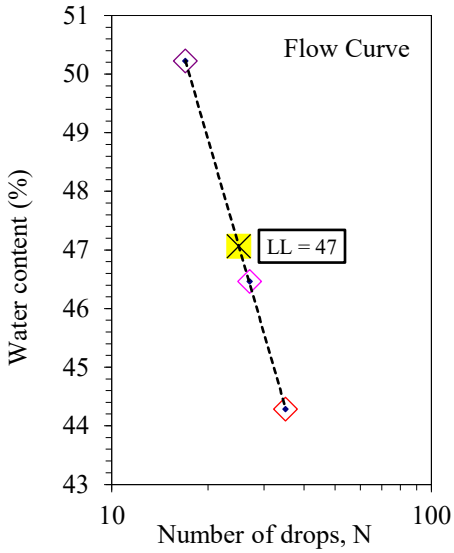
Plastic Limit

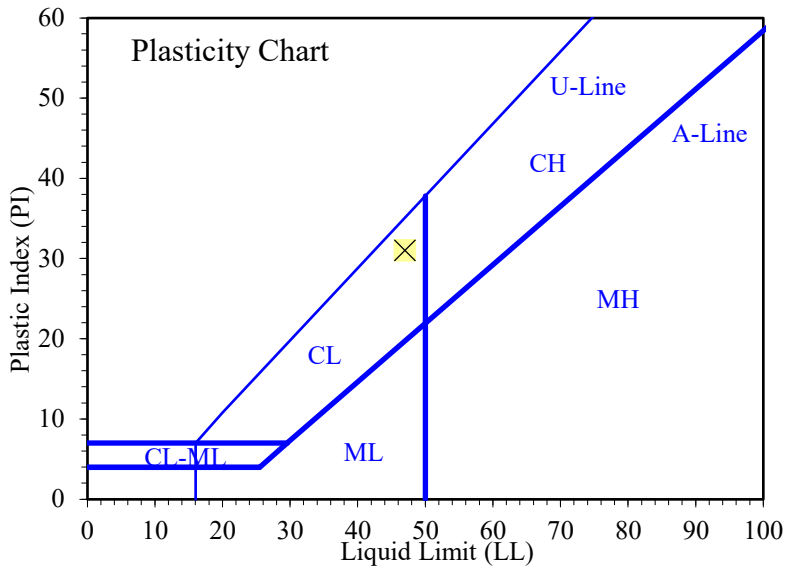
Determination No	1	2				
Wet Soil + Tare (g)	14.01	15.27				
Dry Soil + Tare (g)	13.06	14.24				
Water Loss (g)	0.95	1.03				
Tare (g)	7.03	7.63				
Dry Soil (g)	6.03	6.61				
Water Content, w (%)	15.75	15.58				

Liquid Limit

Determination No	1	2	3			
Number of Drops, N	35	27	17			
Wet Soil + Tare (g)	14.13	13.64	13.90			
Dry Soil + Tare (g)	11.96	11.54	11.64			
Water Loss (g)	2.17	2.10	2.26			
Tare (g)	7.06	7.02	7.14			
Dry Soil (g)	4.90	4.52	4.50			
Water Content, w (%)	44.29	46.46	50.22			
One-Point LL (%)		47				

Liquid Limit, LL (%)	**47**
Plastic Limit, PL (%)	**16**
Plasticity Index, PI (%)	**31**





Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[ALv2.xlsm]1

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

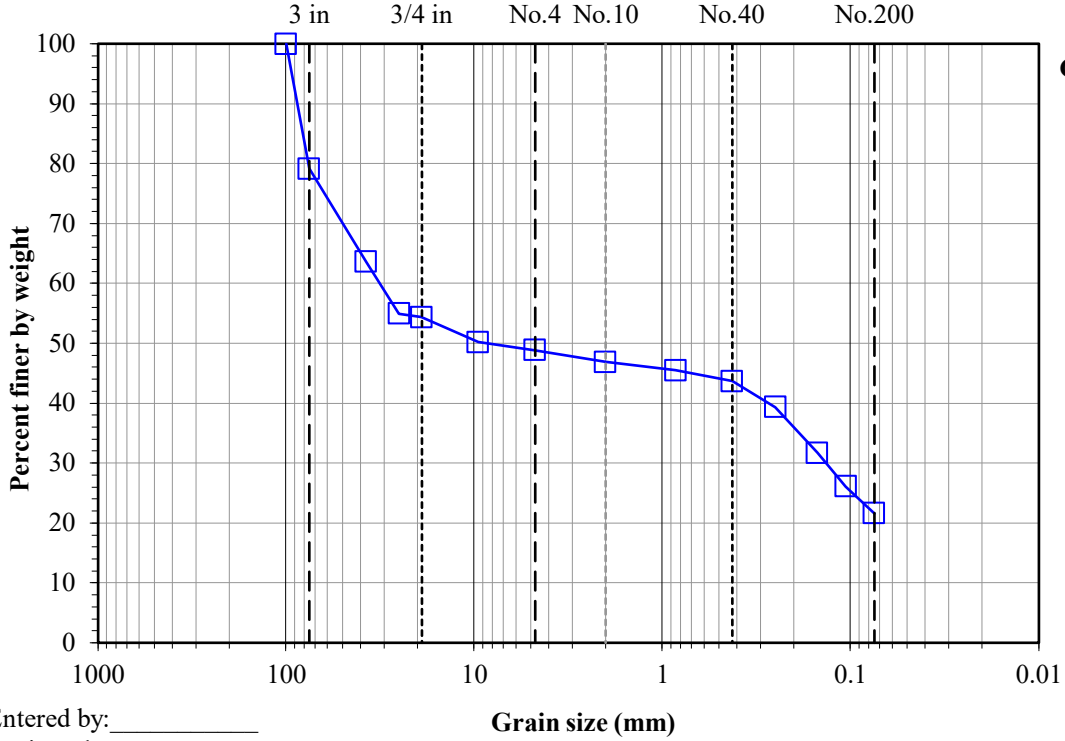
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: LM

Boring No.: TP-1
Sample:
Depth: 3.0'
Description: Brown clayey gravel with sand

Split:	Yes	
Split sieve:	3/8"	
	Moist	Dry
Total sample wt. (g):	4851.57	4437.27
+3/8" Coarse fraction (g):	2296.40	2211.43
-3/8" Split fraction (g):	231.98	202.08
Split fraction:	0.502	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2705.80	358.82
Dry soil + tare (g):	2620.85	328.92
Tare (g):	409.81	126.84
Water content (%):	3.8	14.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	100.0	
3"	926.56	75	79.1	
1.5"	1616.10	37.5	63.6	
1"	1999.32	25	54.9	
3/4"	2024.40	19	54.4	
3/8"	2211.43	9.5	50.2	←Split
No.4	5.28	4.75	48.9	
No.10	13.14	2	46.9	
No.20	18.83	0.85	45.5	
No.40	26.24	0.425	43.6	
No.60	43.64	0.25	39.3	
No.100	74.26	0.15	31.7	
No.140	96.93	0.106	26.1	
No.200	114.99	0.075	21.6	



Gravel (%): 51.1
Sand (%): 27.2
Fines (%): 21.6

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]1

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

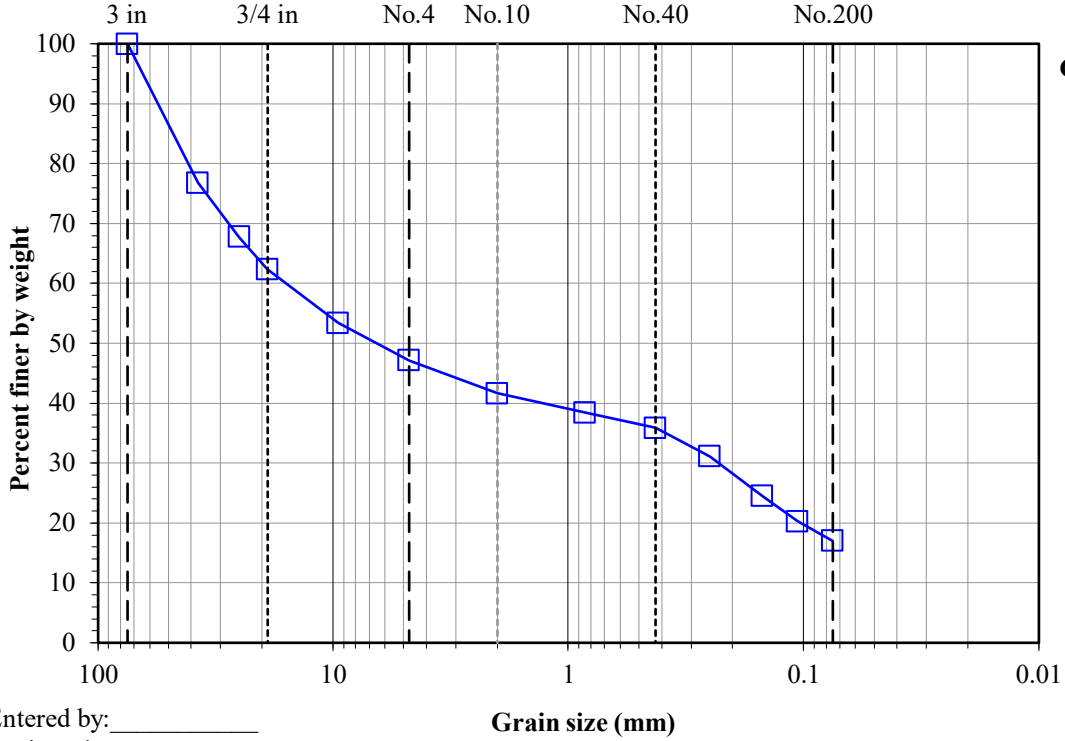
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: LM

Boring No.: TP-1
Sample:
Depth: 7.0'
Description: Brown clayey gravel with sand

Split:	Yes	
Split sieve:	3/8"	
	Moist	Dry
Total sample wt. (g):	4826.70	4444.82
+3/8" Coarse fraction (g):	2154.27	2071.23
-3/8" Split fraction (g):	200.94	178.47
Split fraction:	0.534	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2369.26	328.23
Dry soil + tare (g):	2286.22	305.76
Tare (g):	215.02	127.29
Water content (%):	4.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	-	
3"	-	75	100.0	
1.5"	1030.57	37.5	76.8	
1"	1433.39	25	67.8	
3/4"	1673.67	19	62.3	
3/8"	2071.23	9.5	53.4	←Split
No.4	20.83	4.75	47.2	
No.10	39.33	2	41.6	
No.20	49.98	0.85	38.4	
No.40	58.58	0.425	35.9	
No.60	74.50	0.25	31.1	
No.100	96.51	0.15	24.5	
No.140	110.80	0.106	20.2	
No.200	121.43	0.075	17.1	



Gravel (%): 52.8
Sand (%): 30.1
Fines (%): 17.1

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]2

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

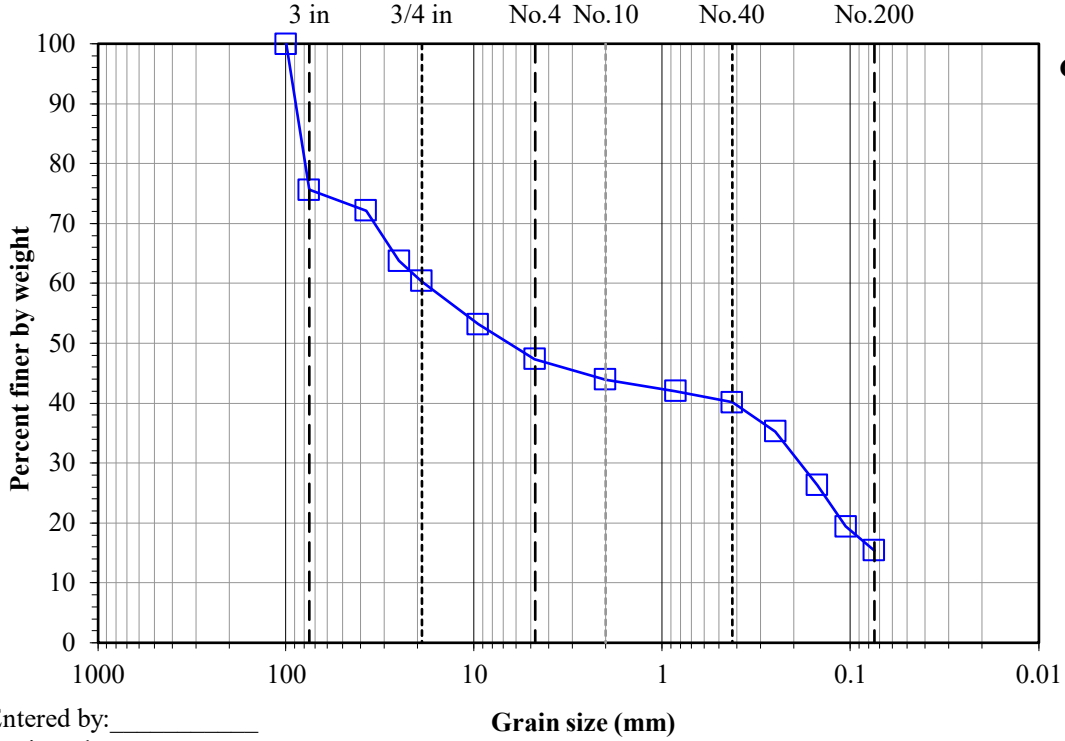
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: JJ

Boring No.: TP-2
Sample:
Depth: 4.0'
Description: Reddish brown clayey gravel with sand

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2355.60	322.71
Dry soil + tare (g):	2258.17	299.59
Tare (g):	219.38	121.90
Water content (%):	4.8	13.0

	Moist	Dry
Split:	Yes	
Split sieve:	3/8"	
Total sample wt. (g):	4309.27	3947.79
+3/8" Coarse fraction (g):	1936.90	1848.56
-3/8" Split fraction (g):	200.81	177.69
Split fraction:	0.532	

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	100.0	
3"	962.30	75	75.6	
1.5"	1100.53	37.5	72.1	
1"	1431.63	25	63.7	
3/4"	1564.13	19	60.4	
3/8"	1848.56	9.5	53.2	←Split
No.4	19.48	4.75	47.3	
No.10	30.84	2	43.9	
No.20	37.32	0.85	42.0	
No.40	43.62	0.425	40.1	
No.60	59.70	0.25	35.3	
No.100	89.71	0.15	26.3	
No.140	112.81	0.106	19.4	
No.200	126.05	0.075	15.5	



Gravel (%): 52.7
Sand (%): 31.9
Fines (%): 15.5

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]3

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

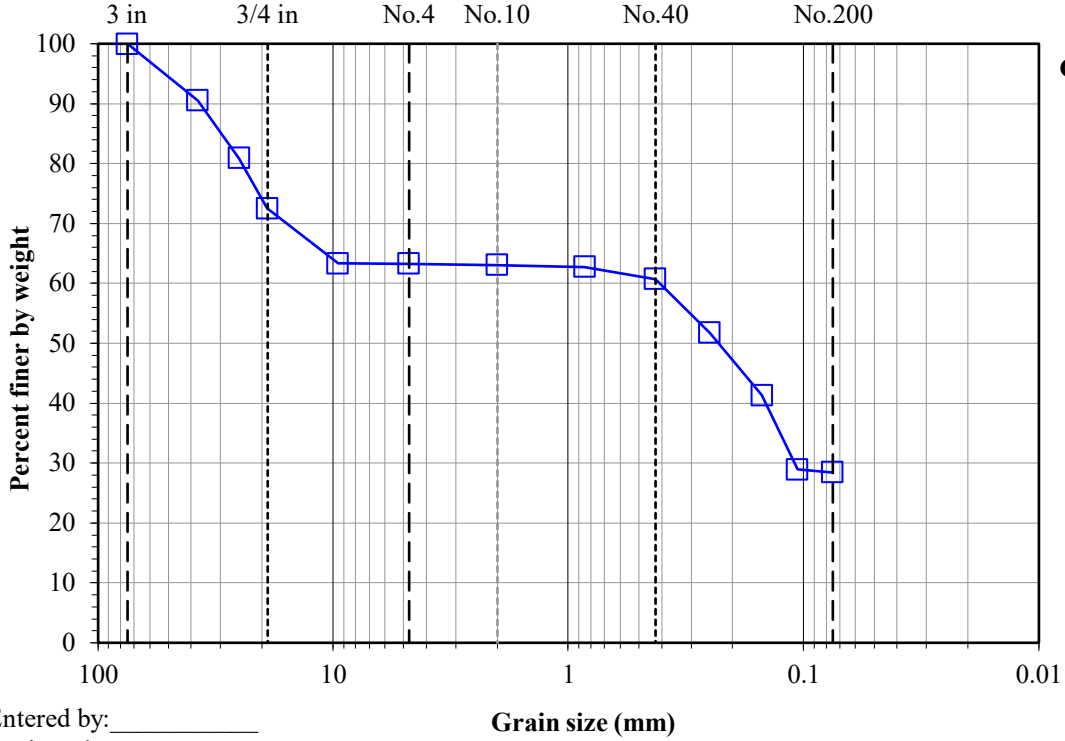
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: RH

Boring No.: TP-2
Sample:
Depth: 8.0'
Description: Red clayey gravel with sand

Split:	Yes	
Split sieve:	3/8"	
	Moist	Dry
Total sample wt. (g):	4479.62	4052.04
+3/8" Coarse fraction (g):	1551.65	1485.31
-3/8" Split fraction (g):	228.25	200.09
Split fraction:	0.633	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2001.91	348.98
Dry soil + tare (g):	1930.28	320.82
Tare (g):	326.60	120.73
Water content (%):	4.5	14.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	-	
3"	-	75	100.0	
1.5"	383.74	37.5	90.5	
1"	774.45	25	80.9	
3/4"	1114.60	19	72.5	
3/8"	1485.31	9.5	63.3	←Split
No.4	0.21	4.75	63.3	
No.10	0.84	2	63.1	
No.20	1.89	0.85	62.7	
No.40	8.34	0.425	60.7	
No.60	36.64	0.25	51.7	
No.100	69.55	0.15	41.3	
No.140	108.72	0.106	28.9	
No.200	110.32	0.075	28.4	



Gravel (%): 36.7
Sand (%): 34.9
Fines (%): 28.4

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]4

Minimum Laboratory Soil Resistivity, pH of Soil for Use in Corrosion Testing, and Ions in Water by Chemically Suppressed Ion Chromatography *(AASHTO T 288, T 289, ASTM D4327, and C1580)*

© IGES 2014, 2023

Project: **GTI Iron Canyon Development**
No: **02058-212**
Location: Park City
Date: 5/19/2023
By: LM

Sample info.	Boring No.	TP-03							
	Sample								
	Depth	5.0'							
Water content data	Wet soil + tare (g)	67.20							
	Dry soil + tare (g)	63.44							
	Tare (g)	30.38							
	Water content (%)	11.4							
Chem. data	pH	7.3							
	Soluble chloride (ppm)	85.4							
	Soluble sulfate (ppm)	60							
Resistivity data	Pin method	2							
	Soil box	Miller Small							
		Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)	Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)
		As is	10300	0.67	6901				
		+3	6340	0.67	4248				
		+6	5110	0.67	3424				
		+9	5350	0.67	3585				
	Minimum resistivity (Ω-cm)	**3424**							

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[RESv3.xlsx]1

APPENDIX C

ASCE 7 Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 40.67017
Longitude: -111.521936
Elevation: 6817.371656649981 ft (NAVD 88)

Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.595	S_{D1} :	N/A
S_1 :	0.213	T_L :	8
F_a :	1.324	PGA :	0.261
F_v :	N/A	PGA_M :	0.35
S_{MS} :	0.788	F_{PGA} :	1.339
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.525	C_v :	1.097

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Wed Jun 07 2023

Date Source: USGS Seismic Design Maps

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

Fee Exempt per Utah Code
Annotated 1953 21-7-2

Recorded at the request of and return
to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060

Entry No. 212513
Park City
REQUEST OF
FEE
ALAN SPRIGGS, SUMMIT CO. RECORDER
$ D H By Loretta L. Petersen
RECORDED OCT 28 1983 at 4:07 M

RESOLUTION

Resolution No. 32-83

A RESOLUTION ANNEXING THE AREA KNOWN AS IRON CANYON TO THE CORPORATE LIMITS OF PARK CITY, UTAH

A 11-48 Sec. 5-A 8-A

WHEREAS, a petition was filed by the owners of the land included within the area described on the attached Annexation Plat requesting the City to annex that land to the City and provide all municipal services in that area; and

WHEREAS, the land is included within the City's Annexation Policy Declaration Statement and Annexation Boundary area; and

WHEREAS, numerous public hearings, as required by law, were held before the Planning Commission and the City Council, at which hearings a Supplemental Annexation Policy Statement and Annexation Agreement were agreed to; and

WHEREAS, the conditions of annexation imposed by that agreement have either been satisfied, or adequate assurances and security for satisfaction provided, and

WHEREAS, the land in question is not included within any other jurisdiction, and there have been no protests to the annexation filed by any other jurisdiction;

NOW, THEREFORE BE IT RESOLVED by the City Council of Park CIty, Utah that the following described land be, and is hereby annexed to the corporate limits of Park City:

Following a combined perimeter description of Parcel A & B: A parcel of land located in the Southwest Quarter

BOOK 277 PAGE 143-57

of Section 5 and the Northwest Quarter of Section 8 Township 2 South, Range 4 East, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the south line of the Southwest Quarter of said Section 5, said point being South 89°21'00" West 246.55 feet from the South Quarter Corner of said Section 5 to the prolongation of an existing wood rail fence running northerly; thence along the prolongation of said fence South 0°04'12" West 11.37 feet to the northerly line of the Quit Claim Deed, Exhibit "B", as stated in Book M 58, Page 60, or recorded document in the Summit County Recorder's Office; thence West 244.02 feet; thence North 44.00 feet to the Northwest Corner parcel of land described in Book F, Page 389, as recorded in the Summit County Recorder's Office; thence West 840.00 feet to the Northwest Corner of Thaynes Canyon Subdivision No. 3 as shown on said subdivision plat; thence South 600.00 feet; thence West 1020.00 feet; thence North 543.50 feet to the South line of said Section 5; thence South 89°21'00" West 278.64 feet to the Southwest Corner of said Section 5; thence North 0°12'32" West along said section line 842.84 feet, to a point on the boundary line agreement as stated in Book M 230, Page 626 and recorded in the Summit County Recorder's Office; thence North 88°50'23" East 376.77 feet; thence North 89°19'58" East 395.03 feet; thence South 88°50'22" East 1350.28 feet to a point that is defined in the boundary line agreement recorded in Book M 230, Page 626 in the Summit County Recorder's Office, the South Quarter Corner of said Section 5 as referenced in said boundary line agreement is located West 2639.77 feet from the Southeast Corner of said Section 5; thence South 222.96 feet to the prolongation of an existing fence running easterly; thence along said fence and the prolongation of said fence North 89°34'50" East 264.75 feet to the prolongation of an existing rail fence running southerly; thence along said prolongation and said fence line South 0°04'12" West 579.66 feet to the point of beginning. Contains 56.21 acres more or less.

Basis of bearings being the south line of Section 4, Township 2 South, Range 4 East, Salt Lake Base & Meridian, which has a bearing of South 89°49'21" West.

The land so annexed shall be entitled to receive all City services on the same basis as other land within the City, and shall be subject to all City levies and assessments on the same basis as other land within the City,

subject to the terms of the Annexation Agreement and Supplemental Annexation Policy Declaration, attached as Exhibit A.

This resolution shall take effect upon passage, provided that the annexation shall not be deeded completed until the resolution is recorded in the office of the Summit County Recorder together with the Annexation Map.

DATED this 20th day of October, 1983.

PARK CITY MUNICIPAL CORPORATION

Mayor John C. Green, Jr.

Attest:

William R. Gotheim

City Recorder

BOOK 277 PAGE 145

EXHIBIT "A"

IRON CANYON SUPPLEMENTAL ANNEXATION

POLICY DECLARATION AND ANNEXATION AGREEMENT

THIS AGREEMENT, is made pursuant to the provisions of Section 10-2-414 of Utah Code Annotated to set forth the terms and conditions under which Park City agrees to annex the land described on the attached Exhibit "A" to the corporate limits of the City. This Agreement shall serve as part of a supplemental annexation policy declaration when executed by all parties. The owners of the land described on Exhibit "A", which is referred to as the subject property, have properly petitioned the City Council for annexation to the City. This petition was submitted to the Council on August 26, 1982. Since that time, the petitioners have been before the City Planning Department and Planning Commission for approval of a site specific development plan for the subject land, and received final approval of the site plan in February of 1983.

A public hearing was held on March 17, 1983 before the City Council, pursuant to proper public notice. At the hearing there were no appearances other than representatives of the property owners and the City Council and staff. No objections to the proposed annexation were stated at that time or have been subsequently received.

Based on the information presented at the hearing and at the various stages of the planning process for the development on the subject land, the City has made the following findings:

1. The subject land is contiguous to the existing City boundaries;

BOOK 277 PAGE 146

2. The land is now primarily vacant land, but is susceptable to urbanization, and will require municipal type services as the land is developed;

3. No other municipality exists that is logically able to provide services, and that services now are being provided by Summit County and special service districts organized within the County. The subject land is not within any other municipality's boundaries or annexation policy declaration area.

4. The annexation of the subject land will not create either islands or peninsulas of jurisdiction between the City and the County or any other municipality;

5. The service demands and tax bases of the Park City School District, Park City Fire Protection District, and Snyderville Basin Sewer Improvement District will not be adversely affected by the annexation;

6. Park City is in a position to expand its services to serve the new area, subject to the conditions set forth below;

7. The subject property is within the boundary proposed by the Park City Annexation Policy Declaration and Boundary Map adopted in February of 1982.

Based on these findings of jurisdiction, the Council has determined that it can act favorably on the annexation of the subject land, provided that certain commitments are made to mitigate the initial impact of adding this land and service area to the City limits on existing City services, so that a dilution of services does not occur. The terms and conditions of annexation are as follows:

1. The subject land is to be zoned RD under the Park City Land Management Code, and all development within the subject land will be required to conform to the requirements of that zone as minimum requirements. The planned unit development option is available for developments within the RD zone, and the plan approved is under that option.

2. The Planning Commission has approved a site plan as of February 1983, showing 45 single family lots within the subject property, internal circulation, stream channels, road stubs to adjoining lands that may annex in the future, and interconnections to existing City streets. The petitioners agree that they will construct according to this plan, or that if this plan is abandoned or substantially modified, new conditions of approval may be required or the conditions modified to reflect the increased or decreased density of the new site plan. Any new site plan is required to go through the normal planning process to obtain approval. Annexation is not contingent on construction of the approved plan of February 1983.

3. The petitioners are required to provide two low cost housing units, either on site or off site, which comply with the standards adopted for the Moderate Income Rental or Sales Program by the Park City Housing Authority. In lieu of construction or acquisition of these units (which shall not be units now under the MIRSP), the petitioners may make a payment of $10,000 per moderate income unit required into the Employee Housing Trust Fund, administered by the Park City Housing Authority. The employee housing units shall be funded as follows:

(a) One employee housing unit shall be funded for construc-

tion and under construction or the fee in lieu of one employee housing unit paid to the Housing Authority at the time of subdivision plat approval.

(b) The second employee housing unit shall be funded for construction and under construction or the fee in lieu of one employee housing unit paid to the Housing Authority before issuance of the seventh (7th) building permit for houses within the subdivision. To insure compliance with this provision, petitioner's agree to record or have recorded, a restrictive document which will put all buyers on notice of the restriction on building permits pending full compliance with this article.

4. The petitioners shall pay to the City for Park Development purposes a fee of $360 per unit approved in the project, and to the City for the acquisition of Park land, a fee of $675 per unit approved in the project. Payment shall be due as follows:

(a) One-half (1/2) of the fees to be paid for Park Development and Park Acquisition shall be paid at the time of subdivision plat approval.

(b) The remaining one-half (1/2) of the fee shall be paid before issuance of the seventh (7th) building permit for houses within the subdivision. To insure compliance with this provision, petitioner's agree to record or have recorded, a restrictive document which will place all buyers on notice of the restriction on building permits pending full payment of the Park Development and Park Acquisition fees.

5. Petitioner will dedicate an easement for and building a pedestrian pathway to connect the existing Rotary Park (City

Grove Park) at the main access road through the property to the end of the subdivision at the top (west) end of the subdivision. The location of this path shall be noted on the subdivision plat, and shall be dedicated as a public easement at least 5 feet in width. Dedication shall occur at the time of subdivision plat approval. The pathway shall be graveled and located on the right hand side of the paved road. All costs, including construction, associated with the pathway shall be paid by petitioners.

6. A credit of up to $28,425 will be granted against the park related fees for the dedication of a hiking trail through the property and donation of Park land.

7. A soft surfaced emergency vehicle access route will be constructed as shown on the plat. This roadway may be blocked with crash gates at either or both ends to prevent general access, but shall be maintained and kept open for access by emergency vehicles until such time as a secondary access is provided by the completion of roadways through the land to the north of the subject property where and if that land to the north is developed. At the time the second access is provided through the land to the north, the soft surfaced emergency vehicle acess easement may be vacated to the underlying property owners.

8. All fees for building permit and inspection fees, planning application, and review, and water connection and development are required of construction within the project as provided by ordinance. A credit will be given for donated water rights as provided by ordinance.

9. Roads within the subdivision will be dedicated to

the public as public streets, and the City will provide snow removal services on those roads in accordance with the snow removal priorities developed by the City. The owner's association may provide supplemental snow removal services as it sees fit. Snow removal will be provided by the petitioner or owners association at their cost until 22 of the 45 (including the two existing houses) lots are improved and the houses are occupied, at which time the City will undertake snow removal services.

10. City ordinances give the City the option of accepting a payment of money or a dedication of water rights for projects in the City. On annexations, the City policy has been that annexed land is required to dedicate a water right sufficient to meet the needs of that project, regardless of size, and further, that the water right dedicated be such that it is usable by the City from existing points of supply on the City water system. All costs of filing and obtaining approval of change applications, or other governmental approvals shall be borne by the petitioners, including all legal and engineering fees incurred with respect to the transfer of those rights, including defending title to the rights if a title dispute arises because of the transfer. City agrees to cooperate fully and completely with Petitioners in obtaining State Engineer approval, including the signing of the appropriate applications.

The water rights dedicated must meet the following standards:

(a) The total rights dedicated must permit a year-round diversion of between 27 and 30 acre-feet. Within that range, the City will accept petitioners'

engineer's statement as the actual needs of the subdivision given the terrain and vegetation.

(b) The rights must have an approved point of diversion at an existing or proposed water source for the City water system. Petitioners have irrigation rights in the Stahle Spring and also a contract for domestic rights with Weber Basin Water Conservancy District. These rights will require changes in use, place of use, and point of diversion to be used. The location of the diversion shall be approved by the City's engineer as being suitable for use within the City system. The City will permit application to be filed in its name by the petitioner. The points of diversion shall be Theriot Spring, Spiro Tunnel and Park Meadows Well. The City engineer will provide legal descriptions of diversion points.

(c) The rights have to be approved for year-round diversion for municipal uses or domestic uses by the State Engineer. The Stahle right is presently approved as an irrigation right only.

(d) The petitioners will warrant title and right to use the water rights dedicated for a period of five years following approval of the change or exchange applications. Petitioners will obtain approval of the Weber Basin District on the exchange application.

(e) If the dedicated rights can be introduced to the City system through an existing well, spring, or mine tunnel intake point, no additional work is necessary. If the approved diversion point is at some point other than an existing point of diversion into the City system, the petitioner is required to provide the mechanical means of conveying that water to a point on the City system where it can be used, including pipelines, pumps, and wells, if necessary. Lines may be sized to accommodate future growth under sound engineering practice, provided that the City will assist in refunding a portion of the costs as later developments extend or connect to the line.

(f) The timing of the dedication of rights is to coincide with the approval of the annexation resolution. Both parties recognize the difficulties inherent in obtaining State Engineer approval of the necessary applications. The City will give subdivision or planned unit development approval upon dedication of the water rights but will issue building permits for no more than six (6) houses within the subdivision before State Engineer approval is received. The existing houses will be counted in that six only when and if they connect to the City water system. Further, petitioner agrees to record or have recorded, a restrictive document which will put all buyers on notice of the unavailability of building permits pending State

Engineer approval. The water dedication for each house within the subdivision is approximately 6/10ths of an acre-foot per house, connected to the City water system.

11. The petitioners will be required to construct a water storage tank that is suitable for delivery of water to Iron Canyon. The tank is to be built to City approved specifications and approved as to location and size. The size must be large enough to meet the State Board of Health standards and the fire flow needs of the subdivision. The minimum tank size acceptable will be $300,000 gallons, regardless of State standards. The tank must be complete before occupancy permits are issued for any new houses in the subdivision. The City reserves the right to require a cash contribution of no more than $150,000.00 in lieu of construction of tank, provided the City can provide comparable or better water storage facilities by combining Petitioner's contribution with other water storage projects and provided further that the City is able to provide water service to Petitioners in a timely fashion.

12. The petitioners agree to pay Five Thousand Dollars ($5,000) as a general annexation fee to offset the City's costs in preparation of the original annexation policy statement, this supplemental policy statement and the other costs associated with the annexation at the time the resolution of annexation is adopted.

DATED this 20th day of October, 1983.

PARK CITY MUNICIPAL CORPORATION

John C. Green

Mayor John C. Green, Jr.

Attest: William R. Gatherum

William R. Gatherum
City Recorder

BOOK 277 PAGE 154

IRON CANYON PETITIONERS

Marjorie Mackey

Don A. Mackey

H. Rowe Bryce

Alexandra C. Ockey

Iris C. Fuss

Ellen L. Bayas

George J. Condas

Mary E. Lehmer

BOOK 277 PAGE 155

IRON CANYON PETITIONERS

THE BOYER COMPANY, a Utah
General Partnership

By _____
H. Roger Boyer
General Partner

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On this 20th day of October, 1983 A.D. personally appeared before me H. ROGER BOYER, as general partner of THE BOYER COMPANY, a Utah General Partnerhsip, the signer of the within instrument, who duly acknowledged to me that he executed the same, for and on behalf of THE BOYER COMPANY, a Utah General Partnership, as general partner therein.

My commission expires:
4/28/85

_____
Residing in Salt Lake City

BOOK 277 PAGE 156

STATE OF UTAH)
:
COUNTY OF SUMMIT)

I, William R. Gatherum, the duly qualified City Recorder of Park City, Utah, do hereby certify, according to the records of Park City in my official possession, that the above and foregoing constitutes a true and correct copy of the Iron Canyon Supplemental Annexation Policy Declaration and Annexation Agreement.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the corporate seal of Park City this 20th day of October, 1983.

William R. Gatherum
William R. Gatherum
City Recorder

BOOK 277 PAGE 157

ORDINANCE

Ordinance No. 88-4

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF PARK CITY, UTAH TO
INCLUDE THE SMITH RANCH ANNEXATION

WHEREAS, the owners of the Smith Ranch Property petitioned the City Council of Park City for annexation of a 227.82 acre parcel contiguous with the Iron Canyon Subdivision to be zoned Recreation Open Space (ROS) and Single Family (SF) under the Land Management Code; and

WHEREAS, notice was duly published for six consecutive weeks beginning on the 17th day of March and being completed on the 21st day of April, 1988; and

WHEREAS, a public hearing was held on the annexation on the 21st day of April, 1988; and the City Council finds that the annexation and zoning designation as requested at the time of the hearing are in the best interest of the community;

NOW, THEREFORE, BE IT ORDAINED that the official zoning map of Park City, Utah be amended as follows:

SECTION 1. AMENDMENT TO OFFICIAL ZONING MAP. The land designated on the attached Annexation Plat as "ROS Zoning" shall be annexed and zoned as Recreation Open Space (ROS), and the zoning map is hereby amended to reflect this change.

The land designated on the attached Annexation Plat as "RDSF Zoning" shall be annexed and zoned as Single Family (SF), and the zoning map is hereby amended to reflect this change.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 12th day of May, 1988.

PARK CITY MUNICIPAL CORPORATION

Hal W. Taylor, Mayor

Attest:

Anita L. Coletti
City Recorder

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

Ordinance No. 93-4

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH TO INCLUDE .92 ACRES KNOWN AS THE ROSS PROPERTY

WHEREAS, the owner of the Ross property, Vicki Ross, petitioned the City Council of Park City for annexation of a .92 acre parcel contiguous with Park City to be zoned as Single Family (SF); and

WHEREAS, notice was duly given and published in the Park Record six weeks in advance of public hearings before the City Council and Planning Commission in accordance with notice provisions of the Land Management Code; and

WHEREAS, a public hearing was held on the annexation on July 8th, 1993, before the City Council and on May 26th before the Planning Commission, and the City Council finds that the annexation and zoning designations, as requested at the time of the hearings, are in the best interest of the community;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah that the Official Zoning Map of Park City, Utah be amended as follows:

SECTION 1. AMENDMENT TO OFFICIAL ZONING MAP. The land designated on the attached Annexation Plat shall be annexed and zoned as Single Family and the zoning map of Park City, Utah is hereby amended to reflect the change.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 5th day of August, 1993.

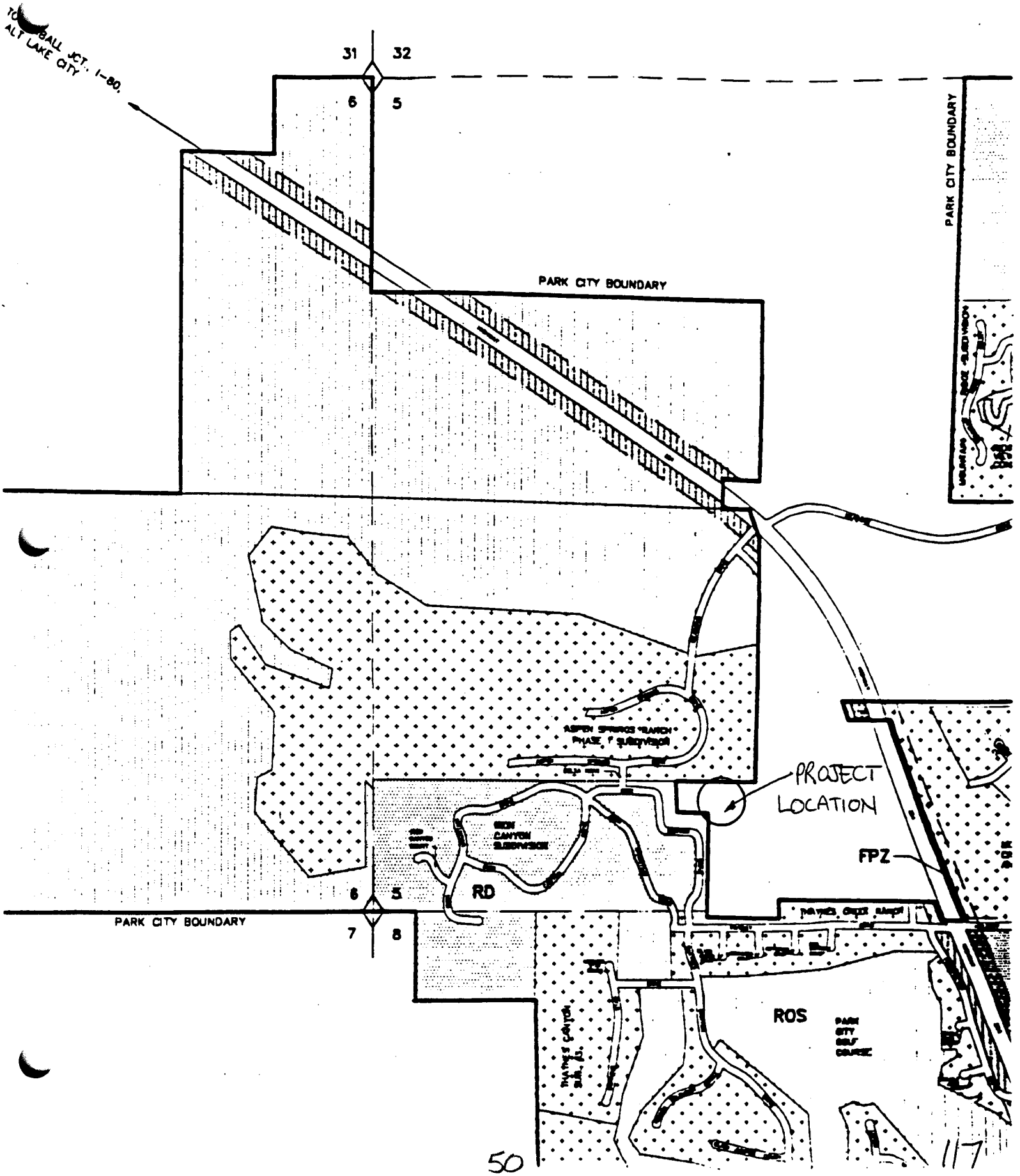
PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Anita L. Sheldon, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE SEAL


TO SALT LAKE CITY
BALL JCT., I-80.
31
32
6
5
PARK CITY BOUNDARY
PARK CITY BOUNDARY
ASPEN SPRINGS RANCH
PHASE, 1 SUBDIVISION
PROJECT LOCATION
FPZ
RD
6
5
PARK CITY BOUNDARY
7
8
ROS
PARK CITY GOLF COURSE

50

117

MARK ZAMMERON

TOM FRY

50 0 50 100 FEET

Iron Canyon

ROBBINS PARCEL
ENTRY 150262 M121 P530

ROSS PARCEL 1
ENTRY 244318 M88 P535

Fence line

QUIT CLAIM LAND

EQUITY PROPERTIES CURRENT PLAT TO EXISTING FENCE

DON QUIXOTE II
(CHUCK DAVINP

Aspen Springs Ranch

LOT 11

LOT 10

LOT 9

LOT 8

EQUIPMENT STORAGE

CORRALS

6-STALL BARN

CORRALS

BARN
24 X 36

FRANK RICHARDS INDOOR ARENA

COW & HORSE CORRALS

FRANK RICHARDS

BARN

HORSE CORRALS

TO PAYDAY DRIVE

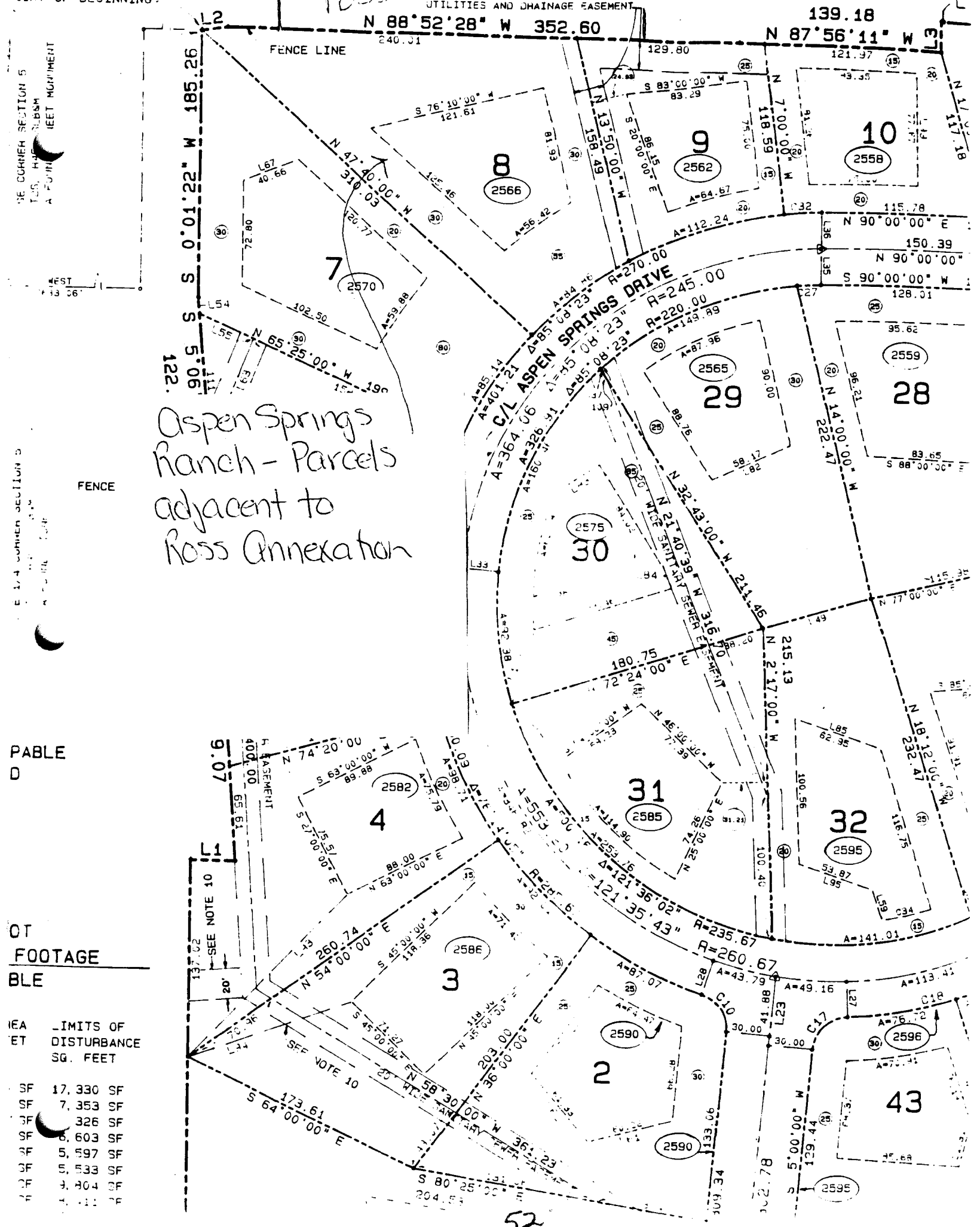
DEEDED RIGHT-OF-WAY

RECEIVED
NOV 5 1993
PLANNING DEPT.

No other recorded owners in Aspen Springs on adjoining Lots #8, 10, 11

118

51


Aspen Springs Ranch - Parcels adjacent to Ross Annexation
C/L ASPEN SPRINGS DRIVE
UTILITIES AND DRAINAGE EASEMENT
FENCE LINE
FENCE
N 88°52'28" W 352.60
N 87°56'11" W 139.18
S 0°01'22" W 185.26
N 90°00'00" E 115.78
N 90°00'00" 150.39
S 90°00'00" W 128.01
N 14°00'00" W 222.47
N 32°43'00" W 211.46
N 21°40'39" W 316.70
N 2°17'00" W 215.13
N 18°12'00" W 232.47
N 54°00'00" E 260.74
N 36°00'00" W 203.00
N 58°30'00" W 364.23
S 64°00'00" E 173.61
S 80°25'00" E 204.53
R=270.00
R=245.00
R=220.00
R=235.67
R=260.67
A=121°36'02"
A=121°35'43"
A=141.01
A=112.24
A=149.89
A=364.06
A=401.21
A=326.91
A=160.31
A=59.88
A=56.42
A=64.67
A=87.96
A=43.79
A=49.16
A=113.41
A=76.72
A=87.07
A=54.47
A=14.96
A=253.16
A=71.41
A=75.79
A=88.21
A=55.53
A=92.38
A=85.14
A=84.46
A=85°08'23"
A=85°08'23"
A=85°08'23"
SEE NOTE 10
SEE NOTE 10
20' WIDE SANITARY SEWER EASEMENT
20' WIDE SANITARY SEWER EASEMENT
HEASEMENT
400.00
9.07
122.
2
3
4
7
8
9
10
28
29
30
31
32
43
2558
2559
2562
2565
2566
2570
2575
2582
2585
2586
2590
2595
2596
52

Eve Furse
Summit County Clerk
efurse@summitcounty.org
435-336-3203

60 North Main Street
Po Box 128
Coalville, UT 84017

CERTIFICATE OF MAILING

I do hereby certify that I mailed a true and correct copy of the Park City Proposed Robbins Addition Annexation Notice to the following by first class mail on February 13, 2024:

RICHARD VALLIERE
ARLENE & JAMES HELFAND
JEFFREY WEISSMAN
RJM SLETTA INVESTMENT CO
DALE & NICOLE ROGERS
CHERRILL & KYLE KAWAKAMI
MARIA ALLIEVI
SCOTT & AMY HATHORNE
TOM WALKER
JANET & MARK VANHARTESVELT
ARMSTRONG & ROGER ARMSTRONG
MARIA GUARNIERI & ANTHONY MARTINO
EDWARD BROCK
SAMUEL JOHNSON
SAMUEL JOHNSON
ASPEN SPRINGS RANCH CORP
RONALD & DONNA RUE
DONNA MAYERSON
BYRAN & JENNIFER BRODERICK
DAVID & TERESA NORWOOD
HENRY & SIOBHAN FULTON
BOGAN & JEFFREY BOGAN
2408 IRON MOUNTAIN LLC
BOYER ROBBINS JV LC
RICHARD MATHESON & TRICIA IRREVOCABLE
BOYER ROBBINS JV LC
BOYER ROBBINS JV LC
FRANKLIN D RICHARDS & FRANKLIN RICHARDS FAMILY
CRAIG & LINDA NIELSEN
FRANKLIN RICHARDS
FRANKLIN RICHARDS
SMITH & DANIEL SMITH
PARK CITY MUNICIPAL

DATED this 13th day of February, 2024.

Signature
Amy Price
Chief Deputy Clerk
On behalf of Eve Furse
Summit County Clerk

City Council Staff Report

Subject:	**Thaynes & Three Kings Pathway Phase 1 Final Design Consultant Contract**
Author:	**Conor Campobasso, Julia Collins, John Robertson P.E.**
Department:	**Transportation Planning, Engineering**
Date:	**March 7, 2024**
Type of Item:	**New Business**

Recommendation

Consider a request to authorize the City Manager to execute a Design Professional Services Agreement (DPSA) with Kimley-Horn Associates (Consultant) in a form approved by the City Attorney not to exceed $161,707 to complete the design of the Thaynes & Three Kings Drive Pathway Phase 1 Final Design (Project), prepare all required construction documents for bidding purposes, and advertise the project for construction.

Executive Summary

A Request for Statements of Qualifications (RSOQ) prepared by Transportation Planning and Engineering was issued on January 24, 2024, to procure final design and construction document preparation services for the Project. The RSOQ was advertised on the Utah Public Procurement Place and the Park City website in accordance with City policy. The RSOQ was advertised for two weeks with a February 7, 2024, closing date. Two professional consultant firms (Kimley-Horn and Meridian Engineering) responded to the request.

A five-member selection committee comprised of Transportation Planning and Engineering members met to review proposals concerning the project goals and selection criteria identified in the RSOQ. Committee members then independently scored the proposals on February 9, 2024. Having received the higher average score, Kimley-Horn was selected. After notification of selection, the Consultant provided the scope of services and fee shown in Exhibit A.

Based upon the State of Utah Grant obtained by the City, the scope of the Project will design a 12-foot pathway on the south side of Thaynes Canyon Drive from Three Kings Drive to SR-224 and a 6-foot sidewalk on the south/west side of Snow Creek Drive from SR-224 to the McLeod Creek Trail, located just over the McLoed Creek bridge. The Thaynes Canyon section will include traffic calming measures due to observed speeding, especially eastbound. The traffic calming will consist of lane narrowing and a proposed raised crossing at the existing mid-block crossing. To accommodate the new sidewalk, the Snow Creek section will also include minor roadway narrowing in key locations adjacent to the McLeod Creek bridge and near the Chevron gas station.

We have developed an ambitious schedule (Figure 1) and anticipate delivering the project for complete construction in 2024. In order to achieve this, we will need to finalize plans by early June so that a contractor can be selected and mobilized in time to complete project work. With a focus on an expedited schedule, the Consultant has assumed one month to develop each submittal and provide the City one week for review at each milestone. The Consultant will begin bid package preparation concurrent with 100% submittal and finalize the package after final review.

Figure 1 - Project Schedule

Despite the proactive measures in place, it is essential to acknowledge the potential for project timing and schedule delays, especially in the context of utilities or right-of-way considerations. Recognizing this, contingency plans have been established. The project team stands prepared to address any unforeseen challenges swiftly and efficiently. As part of our commitment to transparency, it's imperative to acknowledge that a mid-2025 completion stands as a potential alternative timeframe in the event of unexpected challenges.

This diligent planning and consideration of potential challenges underscore the commitment to delivering a successful walkability project that adheres to an expedited schedule and accounts for the unpredictability inherent in complex construction projects.

Background

In 2020, the City submitted a grant application to the Utah Department of Transportation (UDOT) for funding from the Transportation Investment Fund. We were awarded $960,000 to create a safe pedestrian and bicyclist connection between the McCleod Creek pathway and the Park City base area along Thaynes and Three Kings Drives. The grant funding requires a 40% match, and the project was delayed due to COVID.

Upon securing TIF funds, the City comprehensively explored parking needs and mitigation strategies. On April 28, 2022, the Council endorsed a long-term plan, collaborating with the Neighborhood and Hotel Park City, to investigate overflow parking along Thaynes Canyon Drive. Extensive outreach was conducted during the parking study to determine public opinions and needs for the area. The study identified various locations around the Golf Course suitable for parking. Given the earmarking of TIF funds for pathway and safety improvements, the parking study integrated path and parking concepts along Thaynes Canyon.

This information was presented during the July 13, 2023, Council meeting. Ultimately, the Council was still unsure if increasing parking in the area was the right direction for the city; however, the Council unanimously agreed that the implementation of parking between the driving range and Thaynes was not worth the identified impacts. Council ultimately gave direction to proceed with the Thaynes Pathway project.

Conceptual Planning

With the project's direction clarified, the project's phases were determined. Phase 1 would prioritize addressing the less challenging section of Thaynes Canyon Drive from Three Kings Drive to SR224 and Snow Creek Drive from SR224 to the McLeod Creek Trailhead segment.

Transportation Planning led the Conceptual Planning for a Pathway-only option. Leveraging their experience from the parking study, Kimley-Horn was chosen to develop the concepts. A Notice To Proceed (NTP) was issued on December 23, 2023, initiating the project. Simultaneously, Engineering executed a contract with Alliance Engineering to conduct survey work before snowfall. City Staff and Kimley-Horn used the survey results to further expedite the Conceptual Planning effort and develop highly accurate concepts.

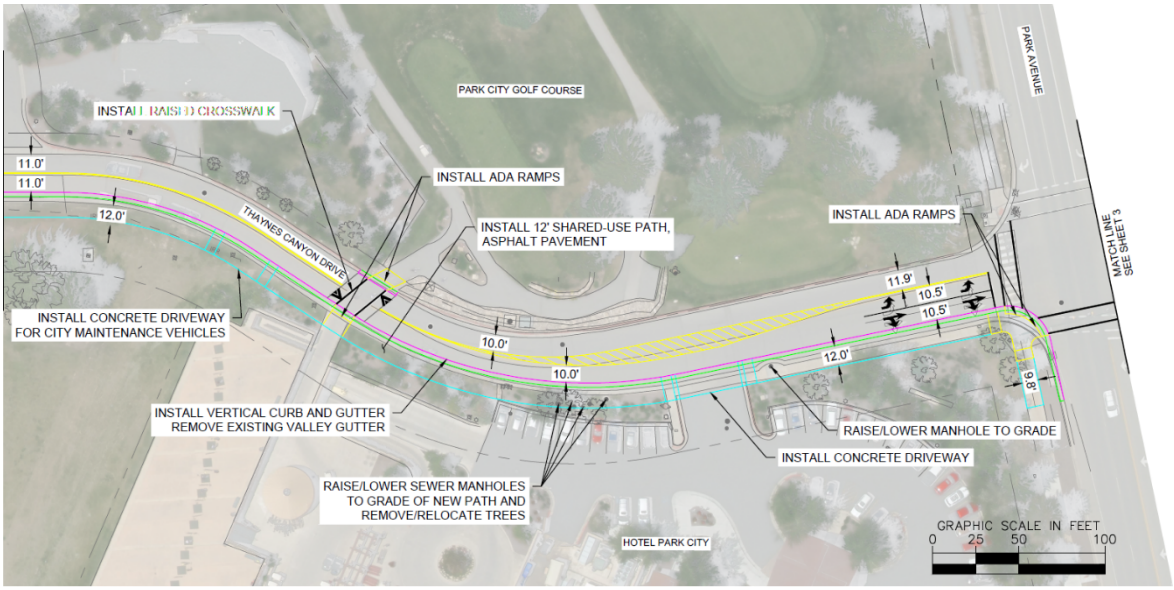


Figure 2 - Sheet 2 of the Pathway Concept Plan depicting the eastern section of Thanyes Canyon

In Summary, Transportation Planning and Engineering will design and construct the project in a phased approach to expedite the timeline. There are three primary advantages. First, the project uses State TIF funds secured in 2020 and pressure from the State to use the funds or risk forfeiture. Second, the Phase 1 section is quicker to implement. Lastly, it will coincide with an adjacent project around the police station, potentially providing another pedestrian connection to the McLeod Creek Trail. Additionally, it will be designed as the primary pedestrian and bicycle connection to and

from the neighborhoods. This phased approach ensures the prudent use of secured grant funds and aligns with the community's immediate needs.

Engineering obtained topographical survey and right-of-way data in parallel with conceptual planning to expedite the project timeline. This dual-track approach, coupled with close collaboration between Transportation Planning and Engineering, has resulted in the development of concepts that integrate major existing utilities, prevent the need for extensive right-of-way acquisitions, and enhance connections to the broader trail network. The project anticipates requiring only a small section of temporary easements or access for construction.

Looking ahead, we will undertake a vision plan/study for future phases in the surrounding area as part of the concept planning contract for Phase 1. This initiative aims to offer insights into potential issues and impacts. Additional outreach is planned to ensure community engagement, with future phases delving into more residential sections.

Funding

Funding for the project is primarily UDOT TIF funds, using the Transportation Fund and the Third Quarter County Sales Tax as the local match.

Final Design Tasks and Fees are as follows:

Category	Fee	
Task 1 - Project Management	$	30,938
Task 2 - Shared-Use-Path (SUP) and Roadway Design	$	35,799
Task 3 - Irrigation/Drainage Design	$	21,037
Task 4 - Traffic Signal Design	$	17,464
Task 5 - Complete Project Plans and Documents	$	48,432
Task 6 - Design Support During Construction	$	2,514
Total Design Services	$	156,182
Other/Sub-Contractor Fees	$	5,525
Total Fee	**$**	**161,707**

Exhibits

Exhibit A: Consultant Scope of Services
Exhibit B: April 28, 2022, Council Packet
Exhibit C: July 13, 2023, Staff Report

Thaynes Pathway Phase 1 Final Design

February 2024

Executive Summary

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been selected by Park City Municipal Corporation (PCMC) for final design services on Phase 1 of the Thaynes Pathway. The project includes design of a Shared-Use-Path (SUP) or sidewalk along the south side of Thaynes Canyon Dr and Snow Creek Dr from Three Kings Dr to the existing Path at McLeod Creek. The design of this project is based on the concept phase design that was completed by Kimley-Horn for PCMC.

Project scope includes Final Design on the SUP including final layout, modeling and grading design, utility design/coordination, Signing/Striping, Signal design, and development of plans, specs, and an advertising bid package. Kimley-Horn will also provide construction support services to assist in review or design modification based on any field changes.

Kimley-Horn is the prime consultant on the contract with Alliance Engineering as a subconsultant for Survey and Right-of Way support.

General Project Assumptions

- The project will follow APWA and Park City 2021 supplemental plans and specifications.
    - Work within the SR-224 ROW will follow UDOT standards
    - Project special provisions will be developed as necessary
- Assume one project field visit to assess existing conditions
- Existing Survey and Existing Right-of-Way mapping from the concept phase of the project will be used for design. At this time no supplemental survey is anticipated.
- Geotechnical Engineering and Pavement design are not included in this contract. Pavement design will be provided by PCMC or provided based on other adjacent projects.
- Due to local funding, no environmental/NEPA clearance is required for the project.
- The irrigation ditch located at Three Kings Dr. and Thaynes Canyon Dr. is considered an irrigation/drainage facility and does not require a stream alteration permit.
- Landscaping design is not included and will be handled by PCMC on their property, or through the ROW acquisition/easement process.
- Sprinkler irrigation design is not included and will be handled by the Golf Course or through the ROW acquisition/easement process.
- Public Involvement is not included in the proposed scope of work
- No structural design is included beyond minor landscape/retaining walls
- Alliance Engineering will add additional existing parcel mapping for the area on the SE corner of Snow Creek Dr and SR-224 to define limits of both the PCMC and the Snow Creek Marketplace parcels to fully determine project impacts to these parcels.
- Alliance Engineering will prepare legal documents for Acquisition and/or Easements on up to two parcels. Alliance will assist PCMC with the property offer and/or acquisition process for these parcels if needed.

Project Fee Type

This project will be a lump sum fee type.

Task 1 - Project Management

Overview

Kimley-Horn will conduct regular client meetings and internal team meetings. Kimley-Horn will provide interdisciplinary coordination for project delivery and QA/QC for all design efforts. Task also includes project setup activities and monthly invoicing.

Project Management Assumptions

- Assume 10 hours for project setup
  - Includes 4 hours for project file and CADD setup
  - Includes 6 hours for initial project contracting and accounting setup
- Assume biweekly Client meetings for duration of project phases (March-July, assume 10 meetings)
  - Meetings will be one hour in length in virtual format
  - Kimley-Horn will prepare meeting agendas and minutes
- Assume biweekly internal team meetings (10 one hour meetings)
- Project Design Submittals and Reviews:
  - Kickoff Meeting – will review and confirm concept design
  - 60% Review – To be held during regular client meeting time
    - PCMC will be given 1 week for submittal review and comments
    - Kimley-Horn will evaluate and provide responses to PCMC review comments
    - Any design changes will be incorporated into 90% review package
  - 100% Review – To be held during regular client meeting time
    - PCMC will be given 1 week for submittal review and comments
    - Kimley-Horn will evaluate and provide responses to PCMC review comments
    - Any design changes will be incorporated into Final Bid package
  - Final Bid Package
    - Kimley-Horn will prepare final bid package including plans, specifications, and estimate
- Monthly invoicing – assume 2 hrs per month (8 months including construction support)

Deliverables:

- Schedule updates
- Project action items updates
- Monthly Invoices
- Meeting Agendas and Minutes

Tasks Include:

- Create Agenda, schedule and conduct Team and Internal Meetings and produce and distribute Meeting Minutes and Action Items
- Monthly schedule updating
- Review and process Invoices
- Coordination between disciplines and subconsultants

Task 2 Shared-Use-Path (SUP) and Roadway Design

Overview

Kimley-Horn will complete the SUP and Roadway design including alignment development, geometric layout, 3D modeling, and plan production. Work includes finalizing intersection geometry, pedestrian ramp design, lane configurations, and tie-ins to adjacent property. Vertical side tie-ins will be evaluated and slopes or minor retaining features will be designed. Utility features will be identified for reconstruction or adjustment and signing/striping design will be completed. Define proposed ROW limits. Develop preliminary plan set.

SUP and Roadway Design Assumptions

- No SUP/roadway profiles will be created, vertical geometry will be shown on grading sheets.
- Pavement design will be provided by PCMC or provided based on other adjacent projects.
- Utilities will be reconstructed to proposed grade as necessary; no vertical underground utility data will be collected as part of the project.
- Roadway signs impacted from the project design will be replaced/relocated as necessary. No additional wayfinding signs will be included in the project scope.
- Landscaping design is not included and will be handled by PCMC on their property, or through the ROW acquisition/easement process.

Deliverables:

- SUP/Roadway design
- Removal Sheets
- Typical Sections
- SUP/Roadway Plan Sheets
- Signing/Striping Sheets
- Grading Sheets
- Front-End Sheets
- Proposed Right-of-Way limits (CAD file)
- QA/QC Documentation

Tasks Include:

- Conduct project site visit
- Finalize SUP/Roadway design
    - Including horizontal layout, striping configuration, intersection layout, grading, side treatments, and pedestrian ramps
    - Develop design for golf crossing “tabletop”
- Finalize SUP/roadway model
- Create title, horizontal control, cross reference, index, signature, and abbreviation and legend sheets
- Develop typical sections and side treatment details
- Develop SUP/roadway sheets
- Develop grading sheets
- Develop removal sheets
- Layout sign design

  - Identify relocated signs, sign removals, and new signs
- Develop preliminary signing and striping sheets
- Identify right-of-way needs, define limits, and coordinate with ROW Engineer
- Perform QC/QA and complete QC Documentation

Task 3 Irrigation/Drainage Design

Overview

Complete irrigation and drainage design to accommodate the new SUP construction. The project will maintain existing drainage patterns and outfalls and adjust as needed for new grading. The irrigation ditch near Three Kings Dr. and Thaynes Canyon Dr will be piped to accommodate the SUP in the area.

Irrigation/Drainage Design Assumptions

- Assume one project field visit to assess existing conditions
- Existing drainage patterns and outfalls will be maintained.
- No detention/retention will be designed as part of the project.
- The irrigation ditch located at Three Kings Dr. and Thaynes Canyon Dr. is considered an irrigation/drainage facility and does not require a stream alteration permit.
- No water quality analysis will be performed. The project will use existing outfalls and/or stormwater BMPs to match existing drainage patterns.
- No jurisdictional features requiring any type of permitting/coordination are anticipated.
- Assume storm drain improvements will stay with the project limits.
- Assume erosion control will be shown on the drainage sheets and not have their own set of EC sheets.
- No drainage report or memo will be required.

Deliverables:

- Irrigation/Drainage design
- Irrigation/Drainage plan sheets
- QA/QC Documentation

Tasks Include:

- Conduct project field visit to assess existing conditions
- Evaluate site and grading design for drainage patterns
- Develop design for irrigation at corner of Three Kings Dr and Thaynes Canyon Dr.
- Assess and develop drainage design at golf crossing “tabletop”
- Develop SUP/Roadway drainage design plan
- Develop erosion and sediment control design
- Develop Irrigation and Drainage plan sheets
- Perform QC/QA and complete QC Documentation

Task 4 Traffic Signal Design

Overview

Develop design for traffic signal at SR-224 to accommodate roadway shift due to SUP construction. Design will include any necessary traffic signal head adjustments, traffic signal signage, and pedestrian

level improvements needed for a fully functional traffic signal system. Work includes coordination with UDOT Region 2 on signal and intersection modifications.

Traffic Signal Design Assumptions

- Traffic signal design will conform to UDOT standards
- Assume 2 one-hour meetings for UDOT coordination, and an additional 4 hours of general UDOT coordination.
- Existing traffic signal poles will remain and only heads will be modified for lane shift. Mast arm extension may be used if needed.
- Pedestrian push buttons will be relocated as needed for proximity to ADA ramps.
- Traffic signal items will be coordinated with UDOT through the State Furnished items warehouse
- A formal encroachment permit will not be required by UDOT; traffic signal design and work will be coordinated with UDOT Region 2 Region Traffic and Safety for approval.

Deliverables:

- Traffic Signal Design
- Traffic Signal Plan sheets
    - Layout
    - Circuit (if needed)
    - Labor tables
    - State-Furnished Tables
    - Details
- State Furnished Order Form
- QA/QC Documentation

Tasks Include:

- Conduct project field visit to assess existing conditions
- Identify traffic signal design needs
- Design traffic signal modifications
- Develop Signal Sheets
- Coordinate with UDOT for design review and approval
- Identify State-Furnished signal items
- Perform QC/QA and complete QC Documentation

Task 5 Complete Project Plans and Documents

Overview

Following the 60% review, respond to comments and update the plans. Develop project details and complete the project plan set. Prepare and assemble roadway project documents including project specifications. Create project cost estimate.

Project Plans and Documents Assumptions

- Assume 5 miscellaneous project details will be created
- PCMC will provide a template for bid package

Deliverables:

- 100% complete plan package

- Project cost estimate
- Project specifications
- Measurement and Payment (M&P) for bid items
- Final Bid Package
- QA/QC Documentation

Tasks Include:

- Incorporate review comments
- Complete SUP/roadway sheets
- Complete Irrigation/Drainage sheets
- Complete grading sheets
- Complete removal sheets
- Complete typical sections
- Complete Detail sheets
- Create summary sheets
- Create engineers estimate
- Create M&P
- Prepare specifications
- Prepare/compile 100% review package
- Prepare Final Bid Package
- Perform QC/QA and complete QC Documentation

Task 7 Design Support During Construction

Overview

Respond to contractor RFI's related to construction questions, during the duration of the construction season. Construction is anticipated to occur Summer/Fall of 2024 for a total of 3 months.

Design Support During Construction Assumptions

- Assume 8 hours for Design Support during Construction

Deliverables:

- RFI responses
- Updated plan sheets with clouded changes if needed

Tasks Include:

- Attend Pre-construction meeting
- Review and Address RFI's

Design Fee

The total design fee for the above proposed work, including subconsultants is $161,707. See below for breakdown of cost per task:

Task #	Task name	Task Cost
1.01	Project Setup	$ 1,964
1.02	Client Meetings	$ 9,297
1.03	Team Meetings	$ 9,068
1.04	60% Review Meeting (Prep, agenda, and minutes)	$ 3,349
1.05	100% Review Meeting (Prep, agenda, and minutes)	$ 3,349
1.06	Monthly Invoicing	$ 3,911
2.01	Project Site Visit	$ 4,119
2.02	Refine Horizontal Layout	$ 4,919
2.03	Design crossing "tabletop"	$ 1,924
2.04	Develop Alignment	$ 1,119
2.05	Develop Vertical Model/ Grading Design	$ 5,455
2.06	Develop Typical Sections	$ 1,791
2.07	Develop Front End Sheets	$ 1,791
2.08	Develop Removal Plan	$ 1,791
2.09	Develop SUP/Roadway Sheets	$ 4,655
2.1	Develop Grading Sheets	$ 1,791
2.11	Signing Design	$ 2,997
2.12	Develop Signing/Striping Sheets	$ 2,730
2.13	Identify ROW Needs	$ 717
3.01	Develop Irrigation Design	$ 6,803
3.02	Design for Drainage at crossing "Tabletop"	$ 2,372
3.03	Develop SUP/Roadway Drainage Design	$ 4,745
3.04	Develop EC Design	$ 2,372
3.05	Develop Irrigation/Drainage Plan Sheets	$ 4,745
4.01	Design Traffic Signal Modifications	$ 6,803
4.02	Develop Signal Sheets	$ 6,803
4.03	Coordinate with UDOT	$ 2,514
4.04	Complete State-Furnished Items Summary	$ 1,344
5.01	Incorporate 60% Review Comments	$ 11,994
5.02	Develop Project Details	$ 7,067
5.03	Update Plan Sheets	$ 6,622
5.04	Create Summary Sheets	$ 4,385
5.05	Create Engineer's Estimate	$ 2,866
5.06	Create M&P	$ 717
5.07	Prepare Specifications	$ 4,475
5.08	Compile 100% Package	$ 4,475
5.09	Prepare Final Bidding Documents	$ 5,831
6.01	Design Support During Construction	$ 2,514
	Total Design Services	$156,182

Reimburseable Expenses (Mileage, Supplies)	$ 275
Subconsultant - Alliance Engineering*	$ 5,250
Total Kimley-Horn Fee	$161,707

*5% markup is added to subconsultant fee for coordination and management

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

21 Feb 2024

Chris Price, P.E.
Kimley-Horn
801-718-1559
chris.price@kimley-horn.com

RE: Proposal for surveying services for Thaynes/Snow Creek Trail Project

Dear Mr. Price,

We appreciate the opportunity to submit a proposal for surveying services for the Thaynes/Snow Creek Trail Project.

We will:

1. Provide research on ownership records/deeds as requested.
2. Prepare easements and record these with Summit County.
3. Provide any exhibits as requested.
4. Optional: Provide amendments to plats as necessary (cost on a case-by-case basis).

For the above-mentioned services, our estimated cost is $5000. Any additional work beyond this amount will be charged at our normal, hourly rate.

Sincerely,

ALLIANCE ENGINEERING

Rich Stephens, PE, Survey Manager Date

Approved – Kimley-Horn Representative Date