**PARK CITY COUNCIL MEETING**
**SUMMIT COUNTY, UTAH**
**May 22, 2025**

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/88425830283

**CLOSED SESSION - 3:30 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**

4:40 p.m. - EPA and Richardson Flat CERCLA Site Update

5:10 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. Employee Review and Compensation Score Card
2. Iron Horse Public Works and Transit Facility Update
3. Phoston Spur and US-40 Corridor Studies Update
4. Quinns Junction Area Park and Ride 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 April 24, 2025

**V. CONSENT AGENDA**

1. Request to Authorize the City Manager to Execute a Contract with Arts Council of Park City and Summit County, in a Form Approved by the City Attorney's Office, Not to Exceed $120,000 for Three Years of Services

## VI. OLD BUSINESS

1. Consideration to Authorize the City Manager to Execute Two Construction Agreements with Calvin L. Wadsworth Construction Company, LLC, in a Form Approved by the City Attorney's Office Not to Exceed $1,476,109 to Provide All Required Services to Deliver a Working Snowmelt System within the Limits of the High School Tunnel
   (A) Public Input (B) Action

2. Discuss Proposed Bonanza Park Land Management Code Amendments
   (A) Public Hearing (B) Continue to June 26, 2025

## VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2025-09, an Ordinance Amending Park City Code Section 2-8-20, Adjusting Membership of the Police Complaint Review Committee
   (A) Public Input (B) Action

2. Consideration to Approve the 2025 Park City Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit for August 1-3, 2025
   (A) Public Hearing (B) Action

## VIII. APPOINTMENTS

1. Appointment of Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to Fill the Four Vacancies on the Park City Public Art Advisory Board (PAAB) through June 30, 2028
   (A) Action

2. Appointment of Alison Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to the Police Complaint Review Committee for three-year terms beginning on June 30, 2025
   (A) Action

## IX. 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.**

# City Council
# Staff Communications Report

**Subject: PCMC Employee Review and Compensation Overview**
**Author: Sarah Mangano**
**Department: Human Resources**
**Date: May 22, 2025**


## Summary:
This report addresses the City Council's inquiry from March 27, 2025, regarding the connection between the quarterly review process and the new compensation model.


## Background:
In December 2023, the City moved from an annual performance review process to a quarterly performance review process. This allowed for better communication between manager and employee, as well as more direct and timely feedback and coaching to employees. Employees are evaluated on 6-10 questions using a 1-5 scale. At the end of the four quarters, the review scores are averaged for a final annual performance review score.

## 5 Point Ranking

### Definitions

| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|
| **UNSATISFACTORY** | **NEEDS SUPPORT** | **MEETS ALL EXPECTATIONS** | **EXCEEDS EXPECTATIONS** | **SENSATIONAL** |
| Unable to complete the necessities of the role.<br><br>May need to seperate employment. | Work is inconsistent. Missed deadlines. Or is brand new within this type of role and is ramping up to full potential.<br><br>May require additional training or support. | Reliably produces quality work. Regularly meets all deadlines and is an asset to the team.<br><br>Is exactly what is described in the job description. | Continually takes initiative. Demonstrates strong comprehension of projects. Displays leadership qualities.<br><br>Is consistently an expert within the role. | Consistently develops innovative solutions to problems/processes. Is a significant contributor to the team.<br><br>May have outgrown the role as is or is ready for enhanced responsibilities/ promotion. |

In July 2024, Park City Municipal adopted a new compensation model comprising 14 salary bands. Each salary band is intended to take about 8 years to progress through based on experience and performance. The utilization of this model re-invigorated the pay for performance model.

Beginning in FY26, the City Manager and City Attorney will participate in this performance review process, aligning with all other organizational employees. This will also offer the City Council more frequent opportunities for performance measurement and feedback, compared to the annual review.

**Analysis:**

The City offers two types of salary increases, Cost of Living Adjustments (COLA) and merit increases. COLAs are given to all employees regardless of performance. Merit increases are based on performance with higher performers earning greater increases than lower performers.

In the case of merit increases, the Human Resources and Budget teams created the following equation to calculate increases:

FS = CS *(x)salary grade *(y)performance score * (z)merit allotment

| | |
|---|---|
| X | Score Based on Placement in Salary Band |
| Y | Averaged Performance Review Score |
| Z | % of Merit Allotment Available as Assigned by Council |

An employee who is lower in the salary band will receive a higher “x” score than an employee who is higher in the salary band.

Council sets the merit and COLA budgets annually based on the City Manager recommendation.

As an example, the formula can be applied as follows:

| Ending Salary | Starting Salary | Review Score | Salary Band | Merit Budget |
|---|---|---|---|---|
| $ 105,400.00 | $ 100,000.00 | 3 | 2nd step | 3% |
| $ 107,200.00 | $ 100,000.00 | 4 | 2nd step | 3% |

The expectation is that the City Manager and City Attorney participate in the aforementioned process.

# City Council
# Staff Communications Report

**Subject:** Iron Horse Public Works + Transit Facility
**Author:** Sara Wineman, Troy Dayley, & Tim Sanderson
**Department:** Economic Development, Public Works, & Transit
**Date:** 05/22/2025

## Background

Previous City Council discussions included exploring the feasibility, needs, and opportunities of relocating Public Works and Transit operations out of the Iron Horse campus for a variety of reasons. These discussions were part of a broader strategy analysis that considered a potential City Hall renovation or relocation, a potential new City Hall to help activate the Bonanza District, and long-term planning needs for the potential of expanded municipal services, equipment maintenance, storage, and associated staffing growth.

We projected additional square footage of a new potential Transit and Public Works facility to be 132,000 square feet (SF), from 46,000 SF for Transit, and 93,000 SF, from 64,000 SF for Public Works. The Transportation and Public Works Directors proposed this additional square footage to plan for long-term growth and service demands over the next 20 years. After further consultation, however, this square footage amount is not desired if those departments also remain on the Iron Horse campus. The amount of 132,000 SF is proposed only if Public Works and Transit are asked to build and move to a new footprint at an alternate location.

At the 2025 City Council Retreat, the Council determined that City Hall will remain at 445 Marsac Avenue for the foreseeable future (Minutes p. 2-4 | Meeting Recording). Following the Council's decision to suspend relocation discussions, additional analysis was requested to evaluate whether the Public Works and Transit facilities at Iron Horse can meet future operational demands. The information below provides an assessment of existing Iron Horse campus facilities and departments and outlines estimates of future needs after consulting further with the departmental leadership.

## Current Facility Assessment

**Public Works:**
Public Works is comprised of five departments: Streets, Stormwater, Fleet, Parks, and Building Maintenance. Together, they occupy 64,000 SF, including both finished and unfinished areas. These functions support Park City's core and essential infrastructure and are staffed by approximately 80 part- and full-time employees who provide service 24 hours a day, 365 days a year. The facility's central location at Iron Horse enables timely and frequent responses to emergencies, weather, requests for services, special events set-ups and breakdowns, and much more. The location allows the front-line team to rapidly and quickly deploy heavy equipment, such as street sweepers, chained

Unimog's, and loaders, directly from the campus without the need for loading and unloading from transport trailers and/or returning for repair and refueling during emergencies and inclement weather. This setup significantly enhances the overall efficiency of our operations.

The Iron Horse location is in the middle of the Bonanza District, which was once a light industrial commercial district with its origins in railroads and mining. Today, it is a growing mixed-use commercial district, interspersed with local small businesses, residential, and predominantly surface-area parking amid redevelopment and rezoning processes pursuant to the recently adopted Bonanza Park Small Area Plan.

**Transit Operations at Iron Horse:**
Transportation is comprised of four departments: Parking, Traffic, Transit, and Transportation Planning. Transit operations and administration are based on the first, second, and third floors of the Public Works Building at the Iron Horse campus. The square footage is approximately 46,000 SF. This campus is a very practical location for delivering reliable, daily public transit services. In total, 109 part- and full-time employees serve these functions at peak periods.

Separately, the Shortline Building provides 13 studio units for seasonal and some full-time transit operators, while the Bus Building accommodates the entire bus fleet.

**Analysis:**
Through ongoing discussions with Public Works and Transit, we determined that the Iron Horse facility adequately supports current operational needs and will continue to serve them well in the near term. Several potential growth factors were considered, such as acquiring additional electric buses, more fleet vehicles and heavy equipment, and staffing levels (seasonal and full-time). The only near-term modifications needed are electrical upgrades, which are underway and can be accommodated within the existing facility. Other factors include the following:

- We have adapted to space constraints by securing off-site storage solutions to accommodate our needs. We transition equipment on a seasonal basis, including to the Mine Bench and a parcel leased from RMP in Quinn's Junction.
- We utilize additional locations to rotate equipment, which optimizes our space while ensuring equipment remains in town and accessible when and if needed in an emergency.
- The recent completion of the 3Kings Water Treatment Plant opened up the entire second-level administrative office for other uses, presenting an opportunity to expand our space for administrative functions. It is currently occupied by Transportation Planning.

However, there is one main factor that may create demand for additional space:

- **Expansion of PC Transit** – If services are expanded, additional fleet storage and maintenance space will be necessary, as well as the staff to support the expansion, including operations and administration. Potential expansions could include regional transportation park and ride, express routes, special events, and other requests for more transit operations.

These factors do not necessitate immediate action to support the public works, parks, streets, parking, and transit functions at this time. While our preference is to maintain an operational presence in the center of town, the leadership at the Iron Horse campus is prepared to discuss a relocation if desired. For example, if the Council's goals change, or the economic or redevelopment opportunities are favored, there are some nearby or proximate locations that could be explored, as we have in the past for the Quinns area and other locations.

# City Council
# Staff Communications Report

**Subject:** Phoston Spur and Interstate 40 Study and Open House
**Author:** Transportation Department on Behalf of Utah Department of Transportation
**Department:** Transportation Planning
**Date:** May 22, 2025

## Executive Summary

The Utah Department of Transportation (UDOT) is conducting two transportation studies in Park City, Summit County, and part of Wasatch County. The first study is the US Route 40 Corridor Study, which examines growth and transportation needs along US-40 from I-80 to SR-32 (River Road) to plan for future mobility through the corridor. The second is the Phoston Spur and Rail Trail Study, funded by the Utah Trail Network (UTN), which evaluates trail connections from the unpaved Rail Trail north of SR 248 to the unpaved Phoston Spur near Richardson Flat Road. Refer to Exhibit A for study area maps. More information is available on the studies' website, by email at us40area@utah.gov, or by calling 385-446-8881. The purpose of this Staff Communication is to provide project information and encourage public participation at the Joint Study Open House.

## Joint Study Open House

UDOT will host a joint open house on June 3, 2025, from 5:00–7:00 PM at the Utah Film Studios Annex, covering both the Phoston Spur and US-40 Corridor Studies. Council members and the public are invited to attend and share their input.

## US-40 Corridor Study Background

Led by UDOT, the US-40 Corridor Study will identify long-term transportation solutions through and across the corridor to improve mobility and safety for all users—drivers, freight, transit, pedestrians, and cyclists.

UDOT is collaborating with Park City, Summit and Wasatch Counties, MIDA, and other stakeholders to gather data on travel patterns, seasonality, freight, and land use. Partners are contributing insights on current trail and transit planning. The study is expected to conclude in summer 2026.

## Phoston Spur and Rail Trail Study Background

This study is included in the initial programming of the UTN, a new program operated by the Trails Division in UDOT. It will identify a preferred trail alignment and design trail connections and a grade-separated crossing over SR-248.

Agency stakeholders are working closely with UDOT to evaluate this important trail connection. Public input, agency coordination, and maintenance planning will guide final recommendations and designs. As the plan moves forward, council will be kept informed on key milestones and included in any policy discussions.

## Exhibit A

*Figure 1: US-40 Corridor Study Area*

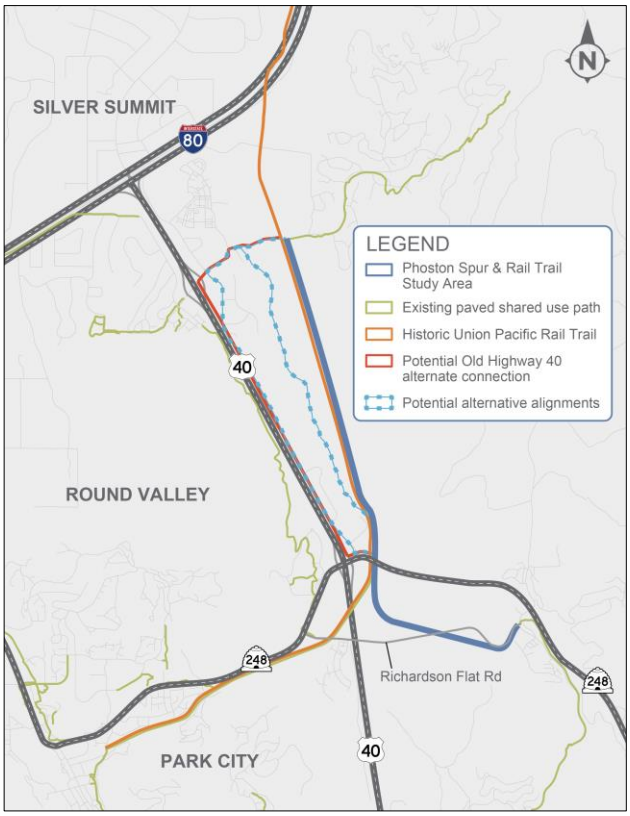


*Figure 2: Phoston Spur and Rail Trail Study Area*

**City Council**
**Staff Communications Report**

**Subject: Quinns Junction Area Park and Ride**
**Author: Conor Campobasso, Alex Roy, Julia Collins**
**Department: Transportation Planning**
**Date: 5/22/2025**

On April 10, 2025, Transportation presented general park and ride concepts for the Quinns Junction area. City Council had several questions related to the viability of developing an expanded park and ride facility at either the existing Richardson Flat park and ride and/or the Gordo property. In addition to this Report, we also procured a transit specialist to conduct the remaining technical analysis requested by the Council.

Any outstanding information will be presented at the park and ride work session scheduled for June 5, 2025. This Staff Communications is intended as an interim update.

| Council Question | Initial Response |
|---|---|
| Is there data to determine who is parking at Richardson Flat? | Using cell phone data, the majority (64%) are from Salt Lake County. Aside from Salt Lake County, the next largest visitation is from Heber at 17%, followed closely by Kamas at 8%.<br><br>*(Source: 2024 PlacerAi. Note Park City trips were removed due to impacts of return visits to Richardson Flat Park and Ride)* |
| Can the Gordo property be split to have some parking and other uses | Yes. The Gordo property can be divided to accommodate more than one use. A site plan would be necessary after a use determination is made. |
| How fast would it take people to get either location | • From the US40 / SR248 off ramp, the distance and travel time to Richardson Flat is 2.1 miles and 5 minutes.<br>• From the US40 / SR248 off ramp, the distance and travel time to Gordo is 0.7 miles and 2 minutes.<br><br>(Source: Google Maps attained at 6:45 on May 8. 2025) |

| | |
|---|---|
| What environmental analysis would it take to expand Richardson Flat | At a high level, the following would be required and the responsibility of the entity requesting expansion:<br><br>• EPA Comfort Letter<br>  ○ $5-10k in attorney fees<br>  ○ Estimate 6 months<br>• Richardson Flat Park and Ride Material management plan<br>  ○ $50-70k<br>  ○ 3+ months to develop<br>  ○ Outlines what we would do with soils as we build out the lot<br>  ○ Require coordination with EPA<br>• Geotech Study and report<br>  ○ $50k<br>  ○ 3 months<br>• Additional costs to implement the materials management plan<br>  ○ Offsite soil disposal costs $40-$50/ton |
| What is the access off Highway 40 for both locations | Scenarios will be presented on June 5th |
| What is the transit travel time to both locations | Will be presented on June 5th |
| How difficult is connecting utilities at Richardson Flat | High level estimates will be presented on June 5th |
| What infrastructure would be needed to move/prioritize buses | Will be presented on June 5th |
| Transit solutions to connect Gordo and Richardson Flat | Will be presented on June 5th |

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

**April 24, 2025**

The Council of Park City, Summit County, Utah, met in open meeting on April 24, 2025, at 2:00 p.m. in the Council Chambers.

Council Member Toly moved to close the meeting to discuss property, procurement, and personnel at 2:02 p.m. Council Member Parigian seconded the motion.

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

**CLOSED SESSION**

Council Member Rubell arrived at 2:05 p.m.

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

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

**WORK SESSION**

**3:20 p.m. - Discuss the Park City Housing Resolution and 5-Year MIHP Amendments:**
Sara Wineman and Rhoda Stauffer, Housing Department, presented this item. Stauffer reviewed the Moderate Income Housing Plan (MIHP), which was required by the state, and indicated they wanted to modify the plan by changing the focus from area median income (AMI) percentage to workforce wage (WFW), update the affordable master planned development (AMPD) language and establish a numerical goal equal to 15% of the workforce living in the City limits. Council Member Rubell asked for clarification on B and E of MIHP Goal Two. Stauffer read B: Change zoning classifications to allow for the development of affordable housing. Stauffer stated this was required for Bonanza Park and Clark Ranch to provide affordable housing. Council Member Rubell wanted an assurance this wouldn't be a blanket zoning to make neighborhoods denser. Stauffer

noted all zoning amendments would require Council approval. Stauffer read E: Change the land management code (LMC) to incentivize development of affordable accessory dwelling units (ADU). Wineman stated the Planning Commission was discussing which areas could accommodate these units. Council Member Toly referred to Implementation Strategies Goal One, State Strategy L, and noted the Studio Crossing fees had not been waived and it should be removed.

Wineman reviewed the Housing Resolution revisions, and indicated the definitions were updated for income targets for affordable rental/for-sale and attainable for-sale, and a definition added for WFW and the associated calculations. Under Fee Waivers, there was a proposed sliding scale for City contributions. A City exemption from housing obligations was added for City capital projects, and unit size maximums were eliminated and minimums were reduced.

Council Member Ciraco asked that the resolution still refer to AMI, but figure out the AMI percentage that was equal to the 100% WFW for the purpose of housing development and applying for LIHTC funding. Council Member Toly supported that. Stauffer stated she could figure that, but she wouldn't put an actual AMI percentage in the resolution or the resolution would have to be updated annually. Council Member Parigian asserted the goal was to transition to WFW. Stauffer stated they would have to transition to AMI when working externally, but for the City's governing document, she hoped to calculate the target in WFW. Council Member Toly suggested updating the housing resolution annually to reflect the 100% WFW as an AMI%. The majority of Council agreed to clarify that 100% WFW equals a certain AMI%, which in 2025 would be 60% AMI.

Council Member Toly asked if the resolution should even consider a fee-in-lieu. Stauffer stated there was a fee-in-lieu item later on the agenda this evening so at times that option was feasible. Council Member Parigian asked about the proposed maximum unit size changes. Wineman stated the minimum sizes were in line with LIHTC standards. They omitted the maximum size since developers didn't build units bigger than they had to. Wineman noted the current housing obligations were being built right at the minimum square footage. Stauffer added that the affordable units had to be approved by the City, and large units would not be approved, but noted she would not delete the maximum sizes since there were concerns.

Council Member Rubell referred to the subsidy chart and asked if it was better or worse to be prescriptive in the subsidies or to have a range that was more generic in order to obtain optimal projects. The variable was housing type. Wineman asked if he wanted to change to unit types instead of WFW. Council Member Rubell thought the subsidy should be generic and proposed saying the City would provide a subsidy up to 20% of unit cost and up to 100% of fee waiver based on the project's fit to the strategic goals of the site. Lower WFW targets would get higher subsidies and fee waivers. Council Member Parigian indicated the City was only required to build 235 units to reach the 15% goal if all the other projects in the pipeline were realized. Wineman noted that at the retreat, the Council decided to keep the 15% goal, but nothing was stopping the City

from exceeding the goal. Council Member Ciraco stated he knew the City should do more, but they didn't have limitless resources, and there would be a time where the resources would diminish. He preferred assigning a number goal instead of a percentage goal in the future.

Stauffer reviewed the next step was to send the MIHP to the Planning Commission to review, and then it would come back to Council with the Planning Commission's recommendations on June 5th for the Council's approval. Council Member Rubell asked to change the target goal language from being in the pipeline to being completed. Stauffer indicated direction at the retreat was that only entitled projects would be counted. She would revise her graph and noted there were a lot more than 235 units needed in that case.

**4:10 p.m. - Proposed FY26 Capital Budget:**

Jessica Morgan, Robbie Smoot, and Jed Briggs, Budget Team, presented this item. Smoot reviewed the February sales tax distribution was down 2.7% based on the distribution date, but the actual filing period numbers came in as the highest revenue February in reporting history. With current projections, they were moving forward with projects and purchases.

Smoot reviewed the capital improvement projects (CIP) process and this year they made changes to ensure the Council's visions were achieved. They used impact fees to pay for the Police Department parking lot expansion. They moved the Park Avenue Reconstruction Project to help fund the senior center and then senior center money was allocated for other projects since that was a fungible resource. They repurposed $7.5 million for these priorities. Smoot reviewed the sales tax revenue sources and where those funds were spent.

Briggs reviewed the SR248 corridor project and indicated some of the repurposed project funds were allocated to this project. This showed the City's commitment to alleviating traffic in this corridor. He noted federal funding got a lot of these types of projects done, but they required a local match. This funding would help prepare the City when those requests were made.

Morgan stated the PC MARC Aquatics replacement had a higher budget and funds were allocated for that. They also requested upgraded locker rooms and a gymnasium renovation. The Ice Arena requested a lobby upgrade and a container for the outdoor ice rinks. She stated IT requested computer equipment replacement including in-gear replacement.

Smoot reviewed there was a request for McLeod Creek Bridge replacements with some of the cost coming from the Council of Governments (COG) and the rest from the City. Another request was Chambers Avenue landscape improvements on the buffer strip. Troy Dayley, Public Works Manager, indicated the Quinn's Dog Park Improvements request was accelerated so it could be done before the dedication.

Smoot explained the recurring capital projects including Empire Pass snowplowing, traffic calming, and walkability maintenance. Morgan added the Police Department would be budgeting equipment replacement, training, and cloud storage.

Council Member Ciraco referred to the IT request and asked if more people worked from home because of space constraints. Scott Robertson, IT Director, stated they had hoped to go through a network replacement cycle after COVID, but there were many manufacturing challenges with high rates of failure. They were advised by their vendor to wait on that. Another part of post-COVID was that there was now a requirement for increased processing power to meet a lot of video feeds going through the City, both in the firewall and the network. Council Member Ciraco thought the cost could be driven by space issues as well. He also referred to Quinn's Dog Park and confirmed the dedication would be for renaming the dog park. Troy Dayley stated that dedication was moved up to July. He also noted Chambers Avenue did not look good and they were going to landscape it with shrubs and an irrigation system.

Council Member Rubell referred to the recreation requests and asked if it was in the map for cost recovery or if it was in addition to that. Briggs stated cost recovery was part of operations. For capital projects, cost recovery was not considered. Council Member Rubell didn't understand the thought of not recovering those softer capital projects. Council Member Toly asked if Council Member Rubell thought the cost recovery should be lowered or if fees should be raised. Council Member Rubell stated one of those options should happen for transparency. Council Member Ciraco agreed. Council Member Toly asked what other things at the MARC would need to be replaced in the next few years. Ken Fisher, Recreation Manager, stated the track and fitness flooring as well as equipment were big expense items that needed to be replaced.

Matt Dias, City Manager, clarified there should be additional attention given from an accounting perspective and a future discussion should take place on how much of those projects should be covered from the General Fund or other sources and then try to recover more from patrons. Fisher indicated they focused on the operating side for cost recovery and noted it didn't include capital costs. User fees didn't include maintenance or snow removal. To go further, if they were an enterprise fund, they weren't including IT, HR, and the other costs associated with running the department. Dias indicated those costs could be figured. Council Member Toly was open to seeing it laid out like a small business. Council Member Parigian was fine with what the majority of Council wanted to do with this. Mayor Worel indicated there was support for Council Member Rubell's suggestion.

Council Member Rubell referred to the future park and ride project and noted $15 million was from the Deer Valley letter of intent (LOI) and the City allocated another $10 million, but the City hadn't gotten to the point of moving forward so he didn't know why we set aside so much. Dias indicated they repurposed money from other road projects for something significant. He knew a future corridor project would cost a lot and he wanted to be prepared, but it was up to Council's discretion. Council Member Rubell asked if

the $10 million could stay in the transportation account and not allocate it to a specific project, to which Dias affirmed. Collins stated having this money ready would allow the department to be nimble on both the grant side and the location, which would require significant investments. Council Member Rubell stated this project already had $30 million allocated with the additional $10 million over and above that. Council Member Toly asserted putting the extra money into this project showed the community the City was serious about this project. Council Member Ciraco wanted to leave the $10 million in the Transportation capital account. Mayor Worel summarized the majority of the Council did not want to move that amount into the park and ride project. Council Member Parigian agreed $5 million should stay in Transportation and he wanted the other $5 million to go to the senior center. Briggs stated a staff report would be presented at next week's meeting and noted they could continue that discussion.

Council Member Parigian asked what issues required a $600,000 renovation of a locker room. Fisher indicated that was an estimate, but they wanted to make it nice. He noted steam rooms were expensive. Council Member Parigian didn't see anything wrong with them. Fisher added they had received complaints on the locker sizes. Council Member Parigian didn't want to fill up the landfills with good lockers. Fisher indicated there were broken tiles and general wear and tear. Council Member Toly suggested replacing the steam room with saunas. Fisher noted a sauna was less maintenance, but a survey noted the members preferred steam.

Council Member Parigian asked about the Kearns Boulevard multipurpose trail. It was indicated this would be a 12 foot multiuse path with a 3 foot landscape buffer along Kearns Blvd from Park Avenue to Bonanza. John Robertson stated utilities would need to be relocated. They were at the high-level study at this point. Council Member Parigian didn't understand why this trail would need to connect Homestake Road to Kearns. Robertson explained they had easements along Kearns for the project and it would tie in close to Homestake as it went to Park Avenue.

Smoot discussed Additional Community Resort Tax projects and noted the Kearns trail was one of those and they recommended funding the design process. There was also the Ability Way Road Improvements project and it needed additional funding. The Transient Room Tax (TRT) projects included soils remediation for the Bonanza area. Briggs stated they were budgeting $30 million via a bond for the Bonanza area as well.

Projects from the Transportation Fund would include leasing vehicles for the Transit 2 Trails program. Additional funding would be needed for trailhead improvements and access improvements like turnaround areas. They were also purchasing an additional four buses and chargers. They recommended replacing a Toyota Tacoma for Bonanza enforcement with a Ford Lightning Electric Vehicle.

Morgan reviewed the Water Fund adjustments, including the final completion of the Main Street Waterline Replacement project. Because of water rate changes, adjustments were made to reduce capital and operations expenses for mining-

influenced water (MIW) treatment and Quinn's Treatment Plant. She indicated the Lower Park RDA budget would go to the 10th Street Retaining Wall project and they requested an additional amount to replace the stairs. Golf requests were for a new golf cart fleet. They were also repairing and replacing features on the green. Morgan noted they were also in discussions with consultants for a course renovation.

Council Member Parigian asked if $305,000 was for the Transit 2 Trails bus lease, to which Smoot affirmed. Council Member Parigian referred to Golf and asked about the irrigation project plan. Vaughn Robinson stated they currently didn't have an irrigation plan. They estimated the irrigation would need to be replaced in the next three years. Council Member Parigian referred to the Lower Park RDA and asked if more funding was available for senior center funding. Smoot stated the original funding came from the General Fund, so they took the funding out of the General Fund and then used Lower Park Avenue RDA money for the senior center. Council Member Parigian asked how to fund that project since there weren't enough funds in the RDA. Smoot indicated the rest could come from the General Fund.

Council Member Rubell asked if the bus service to Empire would replace the current Transit 2 Trails, to which Smoot affirmed. Bill DeGroot, Transit Manager, stated once they were able to lease the buses and receive delivery mid-summer, it would be a Transit option instead of a private option. Council Member Rubell referred to the golf cart request and asked if it was part of the enterprise fund, which covered operations and capital projects, to which Briggs affirmed.

## REGULAR MEETING

## I. ROLL CALL

| Attendee Name | Status |
|---|---|
| Mayor Nann Worel<br>Council Member Bill Ciraco (via Zoom)<br>Council Member Ed Parigian<br>Council Member Jeremy Rubell (via Zoom)<br>Council Member Tana Toly<br>Matt Dias, City Manager<br>Margaret Plane, City Attorney<br>Michelle Kellogg, City Recorder | **Present** |
| Council Member Ryan Dickey | **Excused** |

## II. APPOINTMENTS

**1. Appointment of Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott to the Historic Preservation Board for Three-Year Terms Through May 1, 2028:**

Rebecca Ward, Planning Director, stated Noble was being appointed for her first term, and Gackle, Stephens, and Scott were being reappointed.

Council Member Parigian moved to appoint Dalton Gackle, Douglas Stephens, Katie Noble, and Randy Scott to the Historic Preservation Board for Three-Year Terms Through May 1, 2028. Council Member Toly seconded the motion.

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

**2. Appointment of the Following to the Board of Adjustment: Ruth Gezelius to a Three-Year Term Ending in June, 2028, and Ginny Schulman to a Four-Year Term Ending in 2029:**

Rebecca Ward indicated the board member term lengths were adjusted so they would end on staggered years.

Council Member Toly moved to appoint Ruth Gezelius to a three-year term ending in June, 2028, and Ginny Schulman to a four-year term ending in 2029. Council Member Parigian seconded the motion.

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

## III. PRESENTATIONS

**1. Consideration to Approve Resolution 03-2025, a Resolution Recognizing May 2025 as Mental Health Awareness Month in Park City:**

Linda Jager, Community Engagement Manager, stated the resolution reflected the City's commitment to support mental health services. Aaron Newman, Summit County Director of Health, stated there were over 16,000 people in Summit County who were in active behavioral healthcare. Children in the school system were also receiving these services. Anna Frachou, Mental Wellness Director, stated they had a great social media campaign, and 10 events scheduled throughout May.

Mayor Worel thanked Newman for all his work on mental health. Council Member Toly stated this was a topic dear to her and she had witnessed family members who struggled with it. She encouraged kindness in the community.

Council Member Ciraco understood the epidemic of mental health issues with young people today. He spent time and resources to this effort and asked the community to be kind.

Council Member Toly moved to approve Resolution 03-2025, a resolution recognizing May 2025 as Mental Health Awareness Month in Park City. Council Member Ciraco seconded the motion.

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

## IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

**Council Questions and Comments:**

Matt Dias, City Manager, introduced Heather Sneddon and Jodi Emery, the new Deputy City Managers. He reviewed they would be getting up to speed and meeting staff and board members. He also noted their prior experience that made them great fits for the municipality. Emery and Sneddon expressed excitement for this opportunity.

Council Member Rubell referred to the Golf fees and stated he wanted the Council's support to communicate what they were proposing at the golf course. He felt there was misinformation that was distributed. He noted during the Golf fee discussion, most of the focus was on 18-hole rounds and he noted some users focused on 9-hole rounds. Council Member Toly wanted a discussion on the golf leagues as well and look at a daily rate for league play. Council Member Rubell stated that was better for the fee discussion. Council Member Toly stated another missing part was the workforce being able to use the course at a discounted rate. The Council agreed to discuss this further.

Council Member Ciraco stated he made a mistake supporting ranked choice voting. With additional research, he found concerns with voting tabulation software and asked if the Council wanted to revisit this discussion. Mayor Worel asked Michelle Kellogg, City Recorder, if the City could take back the resolution to participate in ranked choice voting. Kellogg explained the resolution could be rescinded but it must take place by April 30th, so a special Council meeting would need to be held. Council Member Ciraco requested a special meeting. Council Member Parigian indicated he was against ranked choice voting so he favored a special meeting. Council Member Toly thought the people were planning on ranked choice voting and was against revisiting it. Council Member Rubell agreed with Council Member Ciraco due to the new information they received, other jurisdictions pulling out, and the software issues. Mayor Worel stated the majority of the Council wanted a special meeting to discuss ranked choice voting.

Margaret Plane asked if the Council wanted to include experts in the software tabulation and the other information mentioned to be present at the meeting. Council Member Toly supported having experts in attendance. Council Member Ciraco stated he read the annual report from RCVC that indicated they had discrepancy in their vote counting, so if experts were brought in, he would want to see them representing both sides of the issue. He thought City elections could be close and he didn't want to create a path that would bring more distrust to the process. Council Member Rubell stated this was a

directive and not a request for research so he didn't want software experts to present at the special meeting. Council Members Parigian and Ciraco agreed with Council Member Rubell.

**Staff Communications Reports:**

**1. City Council Protocols:**

**2. Community Engagement Quarterly Update:**

**3. Main Street Area Plan Progress Update:**
Council Member Rubell stated during the retreat there was a lot of conversation on the scope, but this report did not consider that discussion. He asked that the report be clarified. Chris Eggleton, Economic Development Director, stated the directive at the retreat was lengthy and supportive and they were trying to implement that in as short of time as possible. Council Member Rubell stated the Council wanted the scope limited, but the report brushed over that. Eggleton stated the work done would be limited to the direction given at the retreat.

## V. 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.

Sheree Anshel 84098 stated she supported City businesses and recreation facilities and she wanted to express concern that the City wanted to impose a 100% increase to golf fees for nonresidents. She felt the City should strive to enhance a community and not divide it based on zip code. She thought this was a slippery slope that would poison the community.

Andrew Cross and Donna Cross 84060 via Zoom indicated there was a letter in the paper in support of the Yarrow Development and he hoped to see a world class place as the City prepared for the Olympics. He thought the City was being dogmatic in interpretation of the code for this development. He understood the need to keep the small town feel, but that development was world-class and the developers were contributing to affordable housing and parking.

Dean Focal 84098 stated he paid taxes to the school district and fire district, and didn't understand why the City wanted to discriminate against its citizens. He read a golf flyer that reported the highest annual revenue for golf. He thought this was unfair to establish an attitude against those residing outside of 84060. He also noted there was no military discount.

Dave Dudick, 84060 Men's Golf League President, represented the men's and women's golf leagues which comprised over 600 fee based users, stated golf was an enterprise fund that ran on user fees. The leagues were going to lose players because of the fee increase. The leagues supported the golf course through fees and the golf shop. He thought offering season passes and cheaper punch passes was enough preferential treatment for 84060 golfers. He felt the fee base in the past supported the course well. All league players felt the fee increase was detrimental to the golf course and the community with the loss of user fees because the fee schedule would price users out of play.

Andrea Waldmann 84098 Women's 18 Hole League Board Member, read a letter from the league president.

Mayor Worel closed the public input portion of the meeting.

Council Member Rubell wanted to clarify facts. He stated the City limits did not include 84098 and taxes from residents in 84098 did not come to the municipality. Water was paid by residents within the municipality. There were capital injections from the City. He thought it was a small increase in a fee. The plan was intended to expand the discounted golf rate to all league members. Mayor Worel noted the fee discussion would come back on May 15 for those interested in learning more.

## VI. CONSENT AGENDA

**1. Request to Authorize the City Manager to Execute an Agreement with Model 1 Commercial Vehicles, Inc. in a Form Approved by the City Attorney's Office for an Operating Lease for Transit Cutaway Buses for a Total Contract Value Not to Exceed $345,240:**

**2. Request to Approve Resolution 04-2025, a Resolution Proclaiming May 2025 as Frontline Worker Appreciation Month:**

**3. Request to Approve Resolution 05-2025, a Resolution Proclaiming May 2025 as Wildfire Awareness Month:**

**4. Consideration to Approve Resolution 06-2025, a Resolution Prohibiting the Use of Ignition Sources, Open Flames, and Fireworks in Park City:**

Council Member Rubell moved to pull Item One from the Consent Agenda. Council Member Ciraco seconded the motion.

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

Council Member Toly moved to approve Consent Agenda Items Two through Five. Council Member Parigian seconded the motion.

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

**1. Request to Authorize the City Manager to Execute an Agreement with Model 1 Commercial Vehicles, Inc. in a Form Approved by the City Attorney's Office for an Operating Lease for Transit Cutaway Buses for a Total Contract Value Not to Exceed $345,240:**

Council Member Rubell asked what the net impact was for Transit 2 Trails, specifically asking if it would be more or less expensive. Bill DeGroot, Transit Manager, stated in previous Council discussions the Council wanted the public transit option with other stops. This contract would initially lease those buses to execute that service to make sure they could perform that service. Council Member Rubell asked if Transit 2 Trails budget would be absorbed into this. Luke Cartin, Lands and Sustainability Director, indicated that through the Bonanza Flat Active Management Plan, they were moving to a paid parking system with free parking for residents. They were also rolling Transit 2 Trails into the City's Transit system, which was $80,000, and using the parking revenue to offset that cost. Julia Collins indicated once the program got running, the paid parking would cover all the cost for running up to Bonanza Flat. The lease agreement was to understand what was needed to get up there. Council Member Rubell clarified this plan included the previous Transit 2 Trails, Purple bus service, and parking revenue. Cartin noted passengers would no longer need a reservation to get up there.

Council Member Rubell moved to authorize the City Manager to execute an agreement with Model 1 Commercial Vehicles, Inc. in a form approved by the City Attorney's Office for an operating lease for transit cutaway buses for a total contract value not to exceed $345,240. Council Member Toly seconded the motion.

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

## VII. OLD BUSINESS

**1. Discuss Proposed Bonanza Park Land Management Code Amendments:**

Rebecca Ward and Alec Barton, Planning Department, Erik Daenitz, Zions Public Finance, and Sarah Hall and Bill Johnson, Planning Commissioners, were presented for this item. Ward stated the small area plan established six goals and these LMC amendments would facilitate achieving those goals. Barton reviewed the draft code included Tier A and Tier B enhancements. Tier A addressed deed-restricted affordable housing, reducing on-site parking and placing at least 90% underground, and establishing critical street connections. The draft code allowed up to 45 feet tiered

height. Tier B included project enhancements, such as a car/bike share program, trail connection, transit improvements, sustainability plan, childcare facility, incubator space for locals, and significant outdoor public space. The program requirements to qualify for increased building height up to 45 feet were two Tier A enhancements or one Tier A and at least Two Tier B enhancements. A project could qualify for reduced setbacks if additional enhancements were provided. These enhancements would need Planning Commission and City Council approval.

Ward referred to the frontage protection zone (FPZ), comprising Park Avenue, Kearns, and Deer Valley Drive, and noted height illustrations to a maximum of 35 feet or 45 feet with enhancements. Daenitz discussed the feasibility of the mixed used zoning district. He felt the City would promote and incentivize redevelopment in the zone. There were positive returns for landowners, especially if residential assets were developed in the district. He stated the increased height would add density and that was attractive. Parking reductions up to 25% would be additional cost savings and that was cashflow on the backend. There was a challenge for feasibility with future landowners because of the high land cost. He showed three scenarios using mixed use with all scenarios having underground parking. All the scenarios had a two Tier A enhancement. He stated all the scenarios had a negative rate of return with investors because of the high land cost, but the existing landowners had a high feasibility. He stated the scenario most profitable to a single investor was to implement a public infrastructure district (PID) so a levy could be implemented.

Council Member Toly asked if the scenarios included a certain lot size, noting there were 24 landowners in this area. Daenitz stated he figured parcels with three acres for housing, four acres for commercial, and three acres for a hotel. Ward indicated the incentives in the code could also apply to projects that were under the MPD threshold. Council Member Rubell stated a major development in that area wouldn't be able to redevelop even if the proposed code was in place. He asked if this proposal would accomplish what the Council was trying to accomplish. Ward indicated the draft code made this zone General Commercial, and nightly rentals would be allowed. There was a project proposing nightly rental condominiums and that would be allowed with some conditions. Also the code clarified where height was allowed on the site, in order to provide clarity to the applicants on the front end. It clarified the FPZ and noted it was intended to bring additional height into the neighborhood. Council Member Toly asked what height would be needed, or what nightly rental numbers would be needed, or what FPZ would be needed to make a project feasible. Daenitz ranked additional height/density as the top priority for developers, then nightly rentals, then FPZ. Height for pure market feasibility with zero setbacks was 72 feet. The 30% open space requirement would add another story to 84 feet in height. Council Member Toly asked what it would take to get someone to develop in this area. Daenitz stated the top incentives were additional height, parking reductions, partnerships, nightly rentals or a boutique hotel. He noted the more tools given allowed more flexibility.

Council Member Rubell asked why they should implement the code if the code was unrealistic in accomplishing the goal. Ward stated the current code was more restrictive than the draft code. Currently, an applicant could request additional height but not density. This draft could increase height and density. As long as the project enhancements were met, they could get a 45-foot height as long as it wasn't in the FPZ. The draft code reduced setbacks as well. Currently applicants could request a parking reduction because this was an area that was walkable and pedestrian friendly. The new code would give a more generous parking reduction. Nightly rentals were currently allowed. The new code would allow hotels and prohibit nightly rentals in residential units. Council Member Rubell asked for a complete table showing the existing code and the proposed code changes and felt this would help the Council understand where there was relaxing or tightening of the code. He also asked to outline the levers that Daenitz referred to and discuss ways to mitigate and promote what was trying to be accomplished.

Council Member Toly asked for assurance that development could happen here. The City needed to be conscious of how this code would affect current landowners. Johnson asked for clear direction regarding the code.

Mayor Worel opened the public hearing.

Mary Wintzer 84060 stated she was a general partner for Wintzer Wolf Properties and a property owner in the Iron Horse district and had 22 business owners in their complex. They were in the business of growing businesses. These code changes would affect their ability to successfully function and many of the changes would act as a disincentive to develop. They owned the last large piece of land in the area and she felt they were being singled out to fulfill the City's desire for this area. She stated the new code would take 20 feet of their property for trails. She thought the path for ebikes should be on the street. She stated the new code changes would increase costs for them and their small business owners.

Jim Doilney 84060 stated he served on the Citizens Open Space Advisory Committee (COSAC) from 2014-2020 and they helped acquire open space. He asked that Bonanza Park be preserved as the City's open space and suggested at least 60% of it be kept free of buildings. He said all the proposed uses were going to happen someplace else anyway, but a park would never happen there.

Jamie Peters 84060 owned two units at Homestake condos to house staff for the local ski shop businesses. She wanted Homestake included in the Bonanza Small Area Plan. The existing code allowed nightly rentals, but the HOA prohibited nightly rentals. The proposed zoning change would take away the condo policy to deny nightly rentals. Homestake was old and needed significant renovations. She knew the City's goal for affordable housing but applying new restrictions to existing communities seemed inequitable. She asked the Council to exempt Homestake Condos from the proposed code and allow them to retain their current rights.

Peter Tomai 84068 stated this would create a downzone of the area and raise building costs. If they wanted to create a walkable and livable community, it would require affordable housing and opening up the ground plane, which meant going on a smaller footprint and higher. He thought open space should be an internal concept and not next to a highway.

Wade Budge representing Wintzer Wolf Properties, stated he thought the Council should consider if the nightly rental concept was appropriate for this area. Also, it was true less parking could be a benefit, but structured parking should be factored in. He was concerned with the owners' 8.2 acres with regard to two proposed trails, and that was an impact they alone would carry, and they wouldn't be shared with the neighbors. He thought there could be improvements on Iron Horse instead. He also asked for code language to protect the existing businesses in that area.

Lisa Plane 84060 owned two properties in Prospector and Old Town, and she suggested that the new senior center be considered for Bonanza Park.

Greg Friedman 84060 Claimjumper Condos, noted these condos were the employee housing for Park City Mountain Resort. He stated any redevelopment in the area would be required to have underground parking and retail on the first floor. He felt that was a deterrent to redevelopment. The current zoning allowed for a 35-foot height. With a 45-foot height, he was concerned someone could apply for a CUP and build even higher.

Mayor Worel closed the public hearing.

Questions for the Council's consideration:
Feasibility: Are there additional considerations the Council would like staff and the Commission to evaluate prior to the Commission's formal recommendation to Council?
Project Enhancements: Does the Council find that additional clarity on project enhancement criteria is needed?
Is Council supportive of the Commission forwarding a recommendation to Council for project enhancements?

Council Member Parigian was not concerned with developers, but he wanted to make life better for residents and thought there could be room to add more open space and room for FPZ around the perimeters of the area. Regarding nightly rentals, that was the money maker in the project. He expressed concern about regulating those. Johnson asked for feedback on the tiered structure of the project enhancements. Council Member Parigian didn't like it being changed every two years. He thought the tiers needed help, especially the Tier Two items. He indicated there should be another Tier One item, such as childcare, local incubator space, etc. He supported the Commission forwarding a recommendation to the Council.

Council Member Rubell asked what the Commission needed from the Council to drive the direction of the code changes. Johnson asked if the Council wanted to circle back on any items that had been discussed. Council Member Rubell asked them to bring back a list of things Council should make decisions on. Johnson noted the Commission stayed true to the small area plan and the FPZ. He noted they couldn't look at spot areas, but they looked at the 200 acres as a whole in making their decisions. Council Member Rubell felt the code was unrealistic and the numbers didn't work. The code as presented wouldn't result in any development. He thought the variables needed to be looked at, and which ones could be implemented to make the area developable. Hall stated the community responded that they didn't want more traffic, but with residential development there would be more traffic. The Commission couldn't please everyone, but they were giving an up-zone, residential use by right, clarifying the FPZ, and allowing for more density. Council Member Rubell wanted responsible redevelopment and he wanted to understand what the levers were in order to give the Commission strategic direction so that the code could be shaped to follow it. He wanted a code to incentivize redevelopment and not inhibit it. Ward asked if the levers - nightly rentals, parking reductions, flexibility in the FPZ and reevaluating the open space - within those components, the Commission would evaluate the feasibility so they could see the impacts as they changed the levers. She asked if there was support for a certain percentage of nightly rentals, exploring the impacts of FPZ or looking at reduced parking. Council Member Rubell stated he was open to all those discussions.

Council Member Ciraco stated the community wanted a vibrant mixed-use neighborhood with a lot of amenities that didn't pay for itself. It was never communicated to the community that they couldn't get it all. The economic data said we weren't as close as we needed to be to make this feasible. He felt two years of work would be wasted if the Commission didn't get guidance from the Council. They needed to figure out what would be acceptable to the community. He wanted feasibility to be addressed. Hall asked if nightly rentals versus a boutique hotel worked for him. Council Member Ciraco affirmed and stated he wanted the Double Tree Hotel to stay and adding another one or two hotels could work. There wasn't an answer to nightly rentals at the moment. He thought 25% parking reductions was good, but wondered if it could be better. Regarding FPZ, he thought the 30 feet next to Kearns Boulevard could be better used on the south with more sun exposure.

Council Member Toly asked if the model thought through soil issues, to which Daenitz stated no. Regarding traffic, she felt there would be more residents living in this area which would create more interior traffic. She favored parking reductions, but not with the unintended consequences of pushing parking into other areas. She preferred nightly rentals sprinkled around the area instead of a hotel. She thought having nightly rentals could take away from workforce housing in that area. She was open to looking at nightly rentals, height, and parking reductions. She asked for examples of the levers that worked with the models presented as well as the unintended consequences. Johnson noted the capacity would double the population within this 200 acre area so that was one consequence.

Mayor Worel indicated the next step would be to come back to discuss the different levers and where the Council would land with regard to those levers. Ward asked if the Council wanted the next discussion to focus on the feasibility and the levers of the draft code, or did they want a full overview of the proposed zone. Council Member Toly wanted a robust conversation. Council Member Ciraco agreed and wanted to focus on the levers with the consultant's input. Council Member Rubell was fine with discussing the levers. Council Member Parigian stated the levers were the key. He wanted to talk about the incentives to get developers to develop. Daenitz stated there was a version where you fit the model to the code or the other extreme was to fit the code to the model. He thought there was a middle option and he could work on some examples.

Mayor Worel summarized the majority of the Council wanted to come back to discuss levers. Dias stated the Council wanted to discuss the parking, FPZ, height, setbacks, open space, and density levers that would promote more opportunities and to lean into the economic models presented by Daenitz. He asked if that was uncomfortable to the Planning Commissioners. Hall stated they discussed this code over five meetings and this code was what they were comfortable with. If the Council determined this wasn't enough, they would need to hear what the Council wanted more of. Dias recommended that Council have a work meeting to discuss these levers and the Commissioners were welcome to attend and give their input. Council Member Rubell stated this was what the Council wanted to discuss months ago. It was indicated Daenitz presented to the Council two years ago at the beginning of the process. Council Member Toly asserted the presentation hit her with the reality of what needed to happen.

Johnson reviewed the presentation they received from Daenitz and noted the financing tools were not part of the presentation. He noted their role was to look at the code from a land use perspective. Dias proposed having a work session on May 22nd and the Planning Commissioners were invited to attend. Council Member Parigian wanted a second opinion on the models. Council Member Rubell didn't want to be asked about efficiency if the guidance wasn't followed, and then people were surprised when there was a slowdown in the process. Ward stated to run the feasibility of the proposed amendments they needed a code, and she thanked the Commission for the phased approach in discussing the elements of the code and creating a draft code. There was the discussion of building the code to the plan, which they did, and they would return on the 22nd with specific information on the levers and the impacts that changes to those levers could have for the feasibility of the draft code.

Mayor Worel asked if the Council wanted a second opinion on the economic models. Council Members Toly and Ciraco no. Council Member Rubell stated he wanted a punch list of the decisions to be made and let the Council make those decisions. He was comfortable with Zions doing the modeling, but he felt it was putting the cart before the horse talking about the modeling work before they made the policy decisions.

Council Member Toly moved to continue the proposed Bonanza Park Land Management Code amendments discussion to May 22, 2025. Council Member Ciraco seconded the motion.

**RESULT: CONTINUED TO MAY 22, 2025**
**AYES:** Council Members Ciraco, Parigian, Rubell, and Toly
**EXCUSED:** Council Member Dickey

Council Member Ciraco was excused at 8:10 p.m.

**2. Discuss the Irrigation Water Rate Structure Alternative:**
Mayor Worel moved this item to the April 28, 2025 special Council meeting with a start time of 4:00 p.m.

**3. Update on City Council Discussions with UDOT on SR224 Bus Rapid Transit (BRT) Project:**
Mayor Worel moved this item to a future meeting.

## VIII. NEW BUSINESS

**1. Consideration to Approve Ordinance 2025-05, an Ordinance Approving Modifications to the Master Planned Development and Development Agreement for Flagstaff Mountain to Allow for Seven Residential Units:**
Alec Barton, Senior Planner, and Wade Budge and Doug Ogilvie representing Redus, were present for this item. Barton reviewed the applicant sought seven units in exchange for open space property. If the development agreement was approved, the applicant would still need to apply for development. The Planning Commission recommended approving the development agreement amendments with the following conditions of approval: giving an in-lieu affordable housing fee, having an open space maintenance transfer fee, having an ownership or access easement for historic mining structures, having this recorded with Summit County, and requiring land use approvals. They also wanted the Council to consider Twisted Branch Road.

Mayor Worel opened the public hearing.

Steve Barsh 84060, owner at One Empire Pass, understood why Park City wanted to get these trailheads and roads. He was concerned about the view corridor if condos were constructed. He requested that any development there would not be higher than the road grade, or they should build by Moon Shadow. There was a landslide behind Moon Shadow so a couple of hiking trails were closed. It was a steep slope, and he wondered if a steep slope analysis had been conducted and if a retaining wall was needed there.

Mayor Worel closed the public hearing.

Council Member Parigian asked Ogilvie to respond to the public comment. Ogilvie stated the subsequent action would be approval to build. Plans for development would not exceed the height of the lowest floor of One Empire Pass. He noted the landslide was triggered by mining. The geotechnical report said the soil for this site was stable.

Plane noted there was one point in the development agreement that needed attention. Budge stated in the agreement there was a 1% transfer fee, of which the City received half. They proposed increasing the transfer fee for this development to 1.5%. He also noted the removal of "will" in the fee in-lieu language found in 2.2.2.5 Affordable Housing.

Council Member Rubell moved to approve Ordinance 2025-05, an ordinance approving modifications to the master planned development and development agreement for Flagstaff Mountain to allow for seven residential units as amended. Council Member Toly seconded the motion.

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

**2. Consideration to Authorize the Mayor to Enter into a Property Exchange Agreement with Redus Park City, LLC, which Includes Property in the Flagstaff Development Area in a Form Approved by the City Attorney:**

Ryan Blair, Property and Environmental Services Manager, and Wade Budge and Doug Ogilvie representing Redus, were present for this item. Blair noted Redus requested adding another open space parcel to the deal that was three acres and was located uphill from the Mine Bench property.

Budge stated they would work cooperatively to make sure the City had all the information they needed to evaluate the properties and then say yes or no at the end of the feasibility period. At that point Redus would go through the foreclosure process for the properties they currently didn't own.

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Council Member Rubell stated this was exemplary of a collaboration between a private organization and a public entity. He felt this was a win for both sides.

Council Member Toly moved to authorize the Mayor to enter into a property exchange agreement with Redus Park City, LLC, which includes property in the Flagstaff development area in a form approved by the City Attorney. Council Member Rubell seconded the motion.

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

**3. Consideration to Approve Gap Financing Assistance for the Holiday Village and Parkside Apartments (HOPA) Redevelopment Project:**

Sara Wineman, Housing Team, and Amy Rowland, CDFA, consultant for Mountainlands Community Housing Trust, were present for this item. Wineman reviewed HOPA had an average 45% AMI. Rowland stated they were unsuccessful in getting LIHTC funding the last two years, and they hoped they could get it this year. The plan was to replace 122 units with seven buildings that totaled 317 units in a seven to 10 year time period.

Rowland reviewed the scoring process for LIHTC and stated the project needed more grants to make the project work. She requested a grant-like loan of $2 million from the City. Wineman stated the City didn't have a loan program set up, so they would need to come back to Council to have a discussion on whether it was a grant or loan, and set up a loan program to help with this and other projects that could come up. Rowland noted the $2 million request would equal a $44,444 subsidy per unit and the fee waiver would equal $14,441 per unit.

Mayor Worel asked if they would come to the City in the future requesting additional help, to which Rowland affirmed. Mayor Worel asked if they could tell the City the total request for support for the project, to which Rowland responded they didn't know.

Council Member Parigian asked how they arrived at the $2 million amount. Rowland stated it depended on the amount of tax credits they could apply for. Council Member Parigian asked if the City would get any designated employee units, to which Rowland stated no, but the City would have great affordable housing. Council Member Parigian asked if they needed cash, to which Rowland affirmed.

Council Member Rubell stated in an earlier discussion, there was a 1% or 2% interest rate to offset inflation. He thought the loan commitment letter sounded more like a grant. Rowland stated she met with Cate Brabson to draft the commitment, and then they would follow the City's protocols post commitment letter. She anticipated working this out by June of 2026. Council Member Rubell didn't think the language in the letter met the intent. He asked if the letter could say the City was offering the money as a loan or a grant because he was uncomfortable approving the letter as written. Rowland suggested inserting "soft money loan", "cashflow contingent loan", or "grant from the City" instead of "contribution".

Mayor Worel opened public input. No comments were given. Mayor Worel closed public input.

Margaret Plane, City Attorney, suggested replacing “contribution” with “soft money loan, or cashflow contingent loan, or grant.” Council Member Rubell was good with that language and stated a future conversation could be had when the total City amount was known.

Council Member Toly moved to approve gap financing assistance for the Holiday Village and Parkside Apartments (HOPA) Redevelopment Project as discussed. Council Member Rubell seconded the motion.

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

**4. Consideration to Extend the Main Street Dining Deck Program for a Five-Year Term and to Waive the Lease Fees, and Authorize the City Manager to Sign Updated Leases for up to 12 Main Street Restaurants through 2030, in a Form Approved by the City Attorney:**

Dave Thacker, Building Official, and Chris Phinney, Special Events Manager, presented this item. Thacker reviewed the history of this program and the process for participating. He noted the request to waive the fees was based on a public benefits analysis performed in 2024.

Mayor Worel asked if a bar could apply since no meal service was required, to which Thacker affirmed and noted the DABS had to approve the decks. Council Member Rubell asked about the 12 restaurant cap and didn’t want restaurant 13 to be denied until the following year. Thacker stated they wouldn’t be denied, but he would have to come back to the Council for approval. Council Member Parigian asked why it was determined to waive the lease fees. Thacker stated the benefit to the community was greater than the fee. Council Member Rubell added that the sales tax revenue was higher than the parking fees the City would collect if the deck was not there.

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

Council Member Parigian asked why they wanted a 5-year lease renewal instead of an annual renewal. Phinney indicated these same applicants had been on Main Street since the program began, so the application process would not be as time consuming if the lease was extended. Council Member Parigian asked for a 3-year lease renewal period instead of the 5-year renewal that was recommended. He also asked what Arts Fest thought about it. Phinney explained they would no longer charge restaurants to have decks during Arts Fest. They would be notified that the City received two additional requests for dining decks and Arts Fest would possibly lose booth space because of that. He noted they adjusted their booth set up to allow for emergency vehicle access.

Council Member Toly moved to extend the Main Street Dining Deck Program for a three-year term and to waive the lease fees, and authorize the City Manager to sign updated leases for up to 12 Main Street restaurants through 2027, in a form approved by the City Attorney. Council Member Parigian seconded the motion.

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

**5. Consideration to Approve the Proposed 2025 Park Silly Sunday Market (PSSM) Supplemental Plan and Level Four Special Event Permit:**

Chris Phinney, Special Events Manager, and Kate McChesney, PSSM, presented this item. Phinney noted no changes were requested by the market this year and the permit was the same as last year.

Council Member Rubell asked about the number of dates at the end of the season. Phinney stated that would be addressed at the debrief in October. Last year, the Council members were supportive of discussing the contract next fall and discussing additional dates for the 2026 market season. Council Member Rubell asked if PSSM wanted to discuss the market extension sooner than October. McChesney indicated their marketing communications went out and all the reservations were filled, but she was open to having the discussion on adding dates during the mid-term review and then making a decision during the debrief in October.

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

Council Member Parigian moved to approve the proposed 2025 Park Silly Sunday Market (PSSM) Supplemental Plan and Level Four Special Event Permit. Council Member Toly seconded the motion.

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

## IX. ADJOURNMENT

With no further business, the meeting was adjourned.

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Michelle Kellogg, City Recorder

## City Council Staff Report

**Subject:** Public Art Program Manager – Contract Award Notification
**Author:** Chris Eggleton & Stephanie Valdez
**Department:** Economic Development / Public Art
**Date:** May 22, 2025

### Recommendation

Authorize the City Manager to execute a Professional Services Agreement (PSA) with Arts Council of Park City & Summit County (Arts Council), in a form approved by the City Attorney's Office, not to exceed $120,000 for three years of services ($40,000 per year).

### Executive Summary

On March 20, 2025 (minutes p. 13), the City Council approved the procurement of external expertise for a Public Art Program Manager to oversee projects and initiatives for the Public Art Advisory Board (PAAB) for an annual contract amount not to exceed $40,000, with the City continuing to provide limited administrative support through the City's Art Coordinator. A Public Art Management RFP was released on March 28, 2025, with proposals due April 30, 2025.

After reviewing three proposals, the selection committee of PAAB members Jess Griffiths (Chair) and Sam Osselaer (board member), and Budget Manager Penny Frates recommends awarding the Art Program Manager contract to the Arts Council having demonstrated a long-standing track record of their ability to manage complex projects, steward public funds responsibly, and support community-driven creative initiatives from ideation to installation.

### Analysis

Founded in 1986, the Arts Council is a nonprofit organization that conducts marketing, creative programming, public art activities, and policy/advocacy work. It is dedicated to advancing arts and culture countywide through advocacy, programming, resources, and community connection.

The Arts Council brings unmatched institutional knowledge and leadership to public art management, having served as the administrator of the PAAB from 2003 to 2014. During this time, the Council developed foundational policies, commissioned early projects, and led community engagement efforts. Although day-to-day PAAB management transitioned to the City's Special Events team in 2014, due to considerable expertise of one of the managers, the Arts Council remained deeply involved as an ex-officio advisor – attending meetings, guiding policy, and maintaining a continuous understanding of the PAAB's history and evolving goals. This long-standing role has built enduring relationships, policy fluency, and a deep familiarity with the City's collection and program priorities. Additionally, since 2017, the Arts Council has

successfully managed the Summit County Public Art Program, further demonstrating its capacity to lead regional public art initiatives in close coordination with government partners and communities.

## Scope of Services

The PSA will be for three years, effective July 1, 2025, expiring June 30, 2028. This long-term agreement affords the ability to plan, implement, and evaluate impactful public art initiatives over time in alignment with evolving City goals. Park City's *Percent For Art* program is set to allocate nearly $1 million across current and potential capital projects over the next several years and we believe that this contract duration will position the Public Art Program for greater success and strategic integration across departments and community partners.

During the term, the Arts Council will facilitate the following services:

**Oversight and Facilitation of PAAB.** Dedicated staff support will be provided to the PAAB to ensure strategic alignment and informed decision-making. Responsibilities include meeting coordination and facilitation, compliance with public meeting requirements, and the provision of expert resources and orientation for board development.

**Project Management for Public Art Projects.** Comprehensive project management delivered across all phases of public art initiatives, in coordination with City staff and PAAB. This includes RFQ/RFP development, equitable artist selection processes, progress tracking, budget oversight, installation logistics, community engagement, and alignment with City goals.

**Long-Range Planning and Policy Support.** Strategic support provided to guide the evolution of Park City's Public Art Program. Efforts focus on aligning public art with City objectives, identifying funding and partnership opportunities, developing annual work plans, and applying relevant Arts & Culture Master Plan findings.

**Documentation, Maintenance, and Collection Management.** The City's public art collection will be maintained through accurate inventory management, scheduled assessments and repairs, and thorough documentation of new works using photography, storytelling, and digital archiving.

**Community Engagement & Outreach.** Engagement strategies designed to foster community connection through public input opportunities, inclusive communications, and partnerships with local schools, nonprofits, and civic groups. Artist opportunities and program updates are promoted via multiple digital platforms and public-facing content.

**Reporting and Accountability.** Clear communication and accountability through regular coordination with City staff, including monthly check-ins, detailed annual reporting to City Council, and documentation of deliverables and outcomes.

## Funding

The PSA will procure annual services in the amount of $40,000 per year (paid in four $10,000.00 quarterly payments) for a three-year contract. Over the duration of the PSA, the total contract will be $120,000.00 for the services defined.

Park City's Public Art program uses two funding sources – Percent For Art and the Capital Improvement Projects (CIP) budget. We recommend using the existing Public Art CIP budget to fund this contract.

The Arts Council indicated that the resources will thoughtfully maximize program efficiency, impact, and sustainability. **The estimated annual breakdown of Arts Council staff time** to support the following core areas of Public Art Program & Project Management is as follows:

**Public Art Administrator – 60%**
Responsible for day-to-day management of the Public Art Program, including RFQ/RFP development, artist coordination, budgeting, documentation, and project tracking. This role also supports the PAAB and ensures continuity through regular meetings and coordination with the City's Art Coordinator.

**Executive Director, Jocelyn Scudder – 30%**
Provides strategic leadership, oversees long-term planning, and strengthens relationships with City departments and community stakeholders. This role ensures the Public Art Program remains aligned with broader civic goals and serves as a key advocate within City processes.

**Marketing & Community Engagement – 10%**
Focuses on promoting artist opportunities and sharing public art stories through digital marketing, media outreach, and event support. Will work in collaboration with the City's communications team to foster public awareness and engagement.

This allocation leverages the full strength of the Arts Council team, ensuring high-level expertise in management and public engagement while maintaining cost efficiency.

## Exhibit

**A.** Proposal - Park City Public Art Program and Project Management

ARTS COUNCIL
PARK CITY
SUMMIT COUNTY

# Proposal for Public Art Program & Project Management

Submitted by: Arts Council of Park City & Summit County
Submitted to: Park City Municipal Corporation
April 30, 2025

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## INTRODUCTION

The Arts Council of Park City & Summit County ('Arts Council') is pleased to submit this proposal in response to Park City Municipal Corporation's ('PCMC') Request for Proposals for Public Art Program and Project Management. As the designated Local Arts Agency for the entire Summit County region—including Park City, North Summit, and South Summit/Kamas Valley—we have a proven track record of managing impactful, community-centered public art programs and projects. Our mission is to serve the Arts & Culture community by driving creative programming, providing valuable resources, and cultivating connections across diverse communities. We envision a community where Arts & Culture is critical, where creatives thrive, and where all people connect through the arts.

We believe public art plays a transformative role in shaping the cultural identity of a place and building inclusive, thriving communities. Our goal is to enhance Park City's vibrant cultural landscape through innovative and strategic public art planning and project execution, in close collaboration with City departments, the Public Art Advisory Board ('PAAB'), and community stakeholders.

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# EXPERIENCE & QUALIFICATIONS

The Arts Council of Park City & Summit County brings decades of experience in managing public art programs and projects throughout Summit County. Since 2017, we have served as the contracted manager and administrator of the Summit County Public Art Program, coordinating with County departments, local communities, and artists to bring meaningful and impactful public art to the region. Our long standing track record demonstrates our ability to manage complex projects, steward public funds responsibly, and support community-driven creative initiatives from ideation to installation.

Our history with Park City's public art efforts stretches back to 1999, when the Arts Council established the first *Art in Public Places* plan, creating a visionary framework for what would become a strong and enduring public art program. In July 2003, the Arts Council successfully advocated for and helped secure an initial $200,000 in seed funding to launch the Park City Public Art Program. Later that year, in December 2003, Park City Council formally adopted a Public Art Policy that established the Public Art Advisory Board (PAAB), with the Arts Council designated as the administrator.

From 2003 to 2014, the Arts Council managed and administered the PAAB, overseeing the development of foundational policies, early project commissions, and community engagement strategies. In 2014, Park City Municipal transitioned the management of PAAB to its internal Special Events team with arts expertise. Since that time, the Arts Council has served as an ex-officio liaison to the PAAB, attending monthly meetings, advising on policy matters, and maintaining deep knowledge of the board's history, operations, and evolving goals. This long-standing involvement has given our team a unique and comprehensive understanding of the Park City public art landscape, including relationships with past and current board members, familiarity with critical policy documents, and intimate knowledge of the City's public art collections and programmatic priorities.

We serve as the designated Local Arts Agency for Park City, North Summit, and South Summit/Kamas Valley and are the only nonprofit with the sole mandate to advance Arts & Culture across the entirety of Summit County. Our work spans creative programming, marketing and cultural tourism, arts advocacy, and public art strategy and implementation. We are deeply embedded in our

community, which allows us to identify opportunities, build strong partnerships, and facilitate meaningful engagement across diverse populations.

A list of public art projects we have supported includes:

**Summit County Public Art Program Projects**

- **Jeremy Ranch Roundabout Sculptures** — Two steel sculptures created by DKLA Design of Santa Fe, NM, representing local wildlife to be installed in the newly constructed Jeremy Ranch Roundabouts at exit 141 off I-80 (February 2024 - Summer 2025). While this project is not yet complete, it is on track to be installed within the projected timeline. Budget: $200,000.

- **Washakie: Through the Lens of Time** — A year-long traveling exhibit hosted by Summit County Libraries (Kimball Junction, Kamas, Coalville) in partnership with the University of Wyoming's American Heritage Center featuring historic photographs of Chief Washakie who was a prevalent Eastern Shoshone leader during the mid-19th century in Utah (August 2024–May 2025). Budget: $3,000.

- **Art Pianos for All** — A series of 8 art pianos throughout the County. In addition to developing piano artwork, tuning, and maintaining the pianos, the SCPAAB programs mobile piano concerts in partnership with Utah Symphony | Utah Opera, Mountain Town Music, and local schools to promote accessible music for all people (ongoing). The budget varies for the development of new pianos (average $2,000 per piano). The SCPAAB budgets $2,500 annually for ongoing piano maintenance and tuning.

- **Ledges Event Center Sculpture** — A modern sculpture by Romeo Sosa and Sasha Primo depicting the Coalville ledges geographic landmark, in honor of the building's namesake, developed in partnership with local Indigenous tribal members and Coalville residents (August 2022 - August 2024). Budget: $38,000.

- **Hoytsville Public Works Mural** — A 300 foot historical mural created by Sasha Primo in collaboration with Hoytsville residents, along with the Ute and Eastern Shoshone Nations located at the Summit County Public Works Building (September 2021 - June 2022). Budget: $10,000.

- **George Beard Photography Exhibit** — A permanent collection of historical photographs by renowned Summit County photographer George Beard located at the Ledges Event Center in Coalville (September 2020 - June 2021). Budget: $6,000.

- **Kamas Library Sculpture** — A hanging sculpture by Utah artist Day Christensen consisting of hundreds of multi-colored leaves and grasses made from brass, copper and aluminum, floating throughout the overhead space in the Kamas Library lobby (March 2018 - February 2019). Budget: $60,000.

- **Summit County Collection Traveling Exhibits** — Rotating displays from the Summit County Collection hosted at County libraries and public buildings (ongoing). Budget: $1,500 for 3

rotating exhibits annually.

- **The Future is Now Mural Project** — A tunnel mural on the Millenium Trail in Kimball Junction created by New York street artist Bisco Smith and Summit County youth expressing hopes for the future in partnership with Basin Recreation and Skullcandy (June 2017 - June 2018). Budget: $12,000.

- **Annual Fine Arts Exhibit at the Summit County Fair** — Supports acquisition of new work for the County Collection (ongoing). Budget: $750 annually.

- **Temporary Public Art Installations** — Including a community photography project *The View from My Door* in locations throughout the County (2017), *Dark Storefronts* portrait project in Newpark (2018), and *Project Your Voice* poetry projections in Park City, Kamas, and Kimball Junction (2019). Budgets: varied based on scope ranging from $2,000 - $8,000.

**Partner Projects Outside the Summit County Public Art Program**

- **Art Snow Globes & Gondolas** — Winter-sports / holiday themed gondola cabins and snow globes featuring local artists in partnership with the Canyons Village Management Association (CVMA) and Historic Park City Alliance (HPCA) (Winter Seasons 2023 & 2024). Budget: $4,000 per structure.

- **Go Together Mural** — A mural and bike sculpture created by local artists Emily Miquelon and Zafod Beatlebrox located at the DABS building in Prospector raising awareness around LGBTQ+ youth mental health in collaboration with Encircle, Communities that Care, and Parents Empowered (April - September 2022). Budget: $7,500.

- **Racial Equity Murals** — Park City contracted the Arts Council to help facilitate a series of 4 temporary street murals during the pandemic in lieu of a 4th of July parade that addressed issues surrounding social and racial equity in light of the Black Lives Matter movement and nation-wide protests, showing solidarity and support for the diversity that exists in Utah (July 2020). Budget: $12,500.

- **Chalk Your Walk** — A neighborhood public art project produced during the pandemic, creating a contest and virtual exhibit of neighborhood sidewalk chalk artwork in collaboration with the Summit County Public Art Board, Park City Public Art Board, and Park City Leadership (Spring/Summer 2020). Budget: $0, time and website development donated by project partners.

- **Coalville Community Arts Day** — A community sidewalk mural project highlighting themes of togetherness, community empowerment, and wellness painted by North Summit Elementary students in partnership with North Summit School District, and Summit County Health Department (May 2019). Budget: $500.

These projects reflect our capacity to manage a wide variety of creative initiatives, including site-specific commissions, temporary installations, community murals, and traveling exhibits. Whether working with municipal entities, nonprofit partners, local businesses, or Indigenous communities, our

team brings the cultural competence, project management expertise, and creative insight needed to deliver successful public art outcomes.

**Organizational Strengths:**

- A seasoned team with public art planning, project management, and community engagement expertise.
- Existing infrastructure for managing public art RFPs, artist contracting, and installation processes.
- Strong connections to artists, creative businesses, local governments, and cultural nonprofits/associations throughout Summit County, Utah.
- Deep relationships with local and regional artists cultivated through years of collaboration on public art projects and creative programs, including CREATE PC Local Artist Collective, Summit Arts Market, Art on the Trails, Summit County Fair Fine Art Show, Día de los Muertos Celebration, and the Latino Arts Festival.
- Proven track record of producing high-quality events and public art installations—consistently delivering projects on time, within budget, and with strong community and stakeholder support.

# PLAN OF OPERATION / PERFORMANCE

The Arts Council of Park City & Summit County proposes a comprehensive, collaborative, and community-oriented approach to managing Park City's Public Art Program. Our method balances strategic planning, administrative oversight, and creative engagement to support both the Public Art Advisory Board (PAAB) and the City's vision for public art.

To ensure continuity, consistency, and meaningful long-range planning, the Arts Council respectfully requests a 3–5 year contract term with Park City, with annual check-ins. A longer-term agreement allows for the development of deeper relationships, alignment with evolving City goals, and the ability to plan, implement, and evaluate impactful public art initiatives over time. We believe that this stability will position the Public Art Program for greater success and strategic integration across departments and community partners.

**1. Oversight and Facilitation of PAAB**

We will provide dedicated staff support to PAAB, ensuring the group is well-informed, strategically aligned, and empowered to guide public art decisions. This includes:

- Scheduling and facilitating all PAAB meetings with the City's Art Coordinator.
- Preparing agendas in coordination with PCMC staff.
- Facilitating PAAB meetings compliance with Open Public Meetings Act requirements.

- Providing research, case studies, and expert guidance on best practices in public art.
- Supporting board development, including orientation for new members.

**2. Project Management for Public Art Projects**

We will provide strategic and logistical support for all phases of public art projects, working in close partnership with PCMC staff, the City's Art Coordinator, and the PAAB. This includes:

- Supporting the development and distribution of Requests for Qualifications/Proposals (RFQs/RFPs) by advising on scope, goals, and timelines, and ensuring alignment with the project vision.
- Assisting with artist selection processes, including coordinating selection meetings and ensuring equity and transparency throughout.
- Serving as a liaison to selected artists, helping them navigate City procedures and community expectations from concept through installation.
- Overseeing project progress, tracking timelines and deliverables within budget, and providing on-the-ground support for fabrication and installation.
- Facilitating community engagement activities, including outreach, workshops, and interpretive materials, as appropriate to each project.
- Coordinating with relevant City departments to align public art projects with planning, engineering, sustainability, and parks initiatives.

**3. Long-Range Planning and Policy Support**

We will continue to help refine Park City's Public Art Program and related policies, including:

- Supporting alignment of public art strategies with City goals and planning documents.
- Research and advise on potential public-private partnerships and funding strategies.
- Developing annual strategic work plans in consultation with PAAB and PCMC staff.
- Applying Arts & Culture Master Plan findings relevant to the PAAB to help guide future projects.

**4. Documentation, Maintenance, and Collection Management**

We will help maintain Park City's public art collection with a focus on stewardship and accessibility:

- Keeping inventory records up to date.
- Supporting maintenance scheduling, assessments, restoration planning, and ongoing repairs.

- Documenting new projects through photography, storytelling, and digital archiving.

**5. Community Engagement & Outreach**

We believe in building authentic connections between art and community. Our outreach will include:

- Facilitating opportunities for public input on relevant projects.
- Developing accessible materials and communications to keep the public informed.
- Collaborating with local schools, nonprofits, and civic groups to deepen engagement when appropriate.
- Promoting open calls and artist opportunities across Arts Council networks and channels including our monthly CREATE newsletter, social media, website, and RFP portal subscriptions.
- Raise awareness of the Park City Public Art Program ongoing through digital storytelling, blogs, and public speaking opportunities.

**6. Reporting and Accountability**

We will maintain clear communication with City staff and the PAAB through regular reporting, including:

- Monthly check-ins with PCMC staff.
- Annual reports/presentations to City Council summarizing completed projects, spending, and outcomes.
- Clear documentation of all contracted work and deliverables.

# REFERENCES

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# ADDITIONAL INFORMATION

**Arts Council Team & Capacity**
Our experienced staff, combined with a highly engaged Public Art Advisory Board and a strong network of creative contractors, artists, and partner organizations, positions us to scale, adapt, and deliver impactful public art projects across disciplines and geographies. We manage project timelines, budgets, and stakeholder relationships with a balance of diligence and creativity.

A key strength of engaging the Arts Council in this role is the collaborative power of our full team. Our marketing department will lead RFP/RFQ promotion and play a vital role in telling the story of public art in Park City through digital content, press outreach, and visual storytelling. Our events staff will support the production of public engagement events, helping ensure these gatherings are accessible, inclusive, and well-executed. Our Public Art Administrator brings deep expertise in public art project management, including writing RFPs, managing artist contracts, coordinating selection processes, and overseeing installations through completion.

As part of the Arts Council's organizational culture, every team member actively contributes to and supports public art initiatives as it is a core part of our mission and daily operations. This collective commitment ensures that Park City's Public Art Program receives the attention, energy, and cross-functional support it deserves.

**Jocelyn Scudder, Executive Director (FTE)**
Jocelyn joined the Arts Council team in August 2017, and has been Executive Director since 2019. She has worked in the Arts & Culture sector for over 20 years, starting her arts career in NYC and CT. She has worked in the Park City/Summit County arts sector since 2013. Before joining the Arts Council, Jocelyn managed the Kimball Art Center's Education Department for 5 years. Jocelyn has a Bachelor of Arts (B.A.) in Fine and Studio Arts from St. Lawrence University. Currently, she serves on the Chamber of Commerce Board of Directors, and is the Chair of the Summit County Heritage and Landmark Commission. She is also certified as a Change Leader with the Utah Division of Arts & Museums, and a member of Park City Leadership Class 22.

**Emma Brake, Events & Accessibility Manager (FTE)**
Emma joined the Arts Council team in November 2019 after years of volunteering for local art events. Emma runs all of the Arts Council's events and programs including the CREATE PC Local Artist Collective, Summit Arts Showcase, Art on the Trails, Monster Drawing Rally, Summit County Fair Fine Arts Show, and Art & Music Gallery Strolls. She also provides expertise and support on the Latino Arts Festival and Día de los Muertos Celebration. Emma's professional background includes hospitality and event planning. In addition to overseeing events, Emma also oversees our organization's Accessibility Plan, and has completed accessibility trainings including the Breaking Barriers Program provided by the Utah Division of Art & Museums and Art Access.

**Kendall Kelley, Marketing & Community Relations Manager (FTE)**
Kendall joined the Arts Council team as the Marketing and Community Relations Manager in May 2024. A New Mexican native, Kendall moved to Park City in 2014, bringing with her a degree in Organizational Communications and over two decades of professional experience in the hospitality and marketing industries. Her tenure as Market Director for local media outlet Dishing Park City highlighted her skills in marketing and community engagement. Kendall now channels that expertise into fostering Arts & Culture in Summit County as the Marketing & Community Relations Manager, overseeing all Arts Council marketing activities including event marketing, cultural tourism marketing campaigns, website development, e-newsletter development, and social media.

**Theodosia Henney, Grants & Public Art Coordinator (PTE)**
Theodosia (Thea) joined the Arts Council team in February of 2020 as a part-time grant writer, and was promoted to her current role at the Arts Council as Public Art Administrator & Grants Coordinator in June 2021. She holds an MFA in Poetry from the University of Minnesota, and has experience as an event coordinator, small press poetry editor, book reviewer, and instructor of undergraduate literature courses. In addition to providing grant writing support for the Arts Council, Thea manages the Summit County Public Art Advisory Board, writing meeting agendas, taking meeting minutes, executing artist contracts, developing public engagement strategies, writing RFQ/RFP's, tracking budgets, and overseeing the installation of public art projects through completion.

**Andrea Zavala, Latino Arts Fest Director, Community Inclusion & Engagement Coordinator (PTE)**
Andrea joined the Arts Council team in March 2022. Originally from Ecuador, Andrea has lived in Park City since 2004. She has a degree in Hospitality Management and a food & beverage background—working at Deer Valley Resort and eventually transitioning to a Sales & Event Coordinator position at 350 Main and The Spur leading events big and small, including their events with the Sundance Film Festival. Andrea speaks Spanish, English, and Portuguese, leading the Arts Council's efforts to be inclusive of the local Latino community through our programming. She oversees all production and operations for the Latino Arts Festival and Día de los Muertos Celebration. She also serves on the Park City Library Board and owns Lola Eclectic Market on Park City's Main Street, which features creative goods from Latin America. She is passionate about ensuring that all communities are celebrated and represented through the arts.

**Claire Wiley, Content & Public Relations Specialist (Contract)**
Claire has supported the Arts Council's marketing department since 2022, helping tell the story of our work, mission, and impact. Claire developed a love for journalism at an early age, which led to a career in television news. As a broadcast journalist, she refined her interviewing and storytelling skills, earning her an Associated Press award. Claire's next on-air gig was as a radio show co-host. From there, Claire turned to the world of PR and marketing, helping with brand strategies and creative content. Now, Claire focuses on creating and sharing compelling stories through film and photography. She's currently the on-air personality for KPCW's *Local View*, and volunteers with the Egyptian Theatre annually to write and act in the Park City Follies.

**Marissa Day, Development & Events Specialist (Contract)**
Marissa Day brings over a decade of experience in creative direction, exhibit design, and community programming to her role as Events & Development Specialist at the Arts Council of Park City & Summit County. At the Arts Council, Marissa supports the production of public events and plays a key role in fundraising and donor engagement initiatives, helping to bring people together around Arts & Culture. Prior to joining the Arts Council, Marissa served as Creative Director at The Leonardo Museum in Salt Lake City, where she led strategy and development for exhibitions, public programs, and educational outreach. She holds a Master's degree in Narrative Studies from New York University and a B.A. in Russian Language and Literature from Boston University. Marissa lives in Park City and is actively involved in the nonprofit sphere, including serving on the board of the Swaner EcoCenter, volunteering with Nuzzles & Co., and serving on the Park City Library Board.

**Budget Breakdown**
The City's annual allocation of $40,000 will be managed thoughtfully to maximize program efficiency, impact, and sustainability. We propose an estimated annual breakdown of staff time to support the following core areas of Public Art Program & Project Management:

- **Public Art Administrator – 60% ($24,000/year)**
  Oversight and execution of day-to-day program management, including RFQ/RFP development, artist coordination, Public Art Advisory Board support, budgeting, documentation, and project tracking with the support of the City's Art Coordinator. The Public Art Administrator and/or Executive Director will attend monthly Public Art Advisory Board meetings and other relevant check-ins as needed to ensure alignment and continuity.

- **Executive Director – 30% ($12,000/year)**
  Strategic oversight, partner and stakeholder engagement, long-range planning, and program advocacy within City processes and the broader community. The Executive Director provides leadership on public art strategy and will aid with coordination across city departments and community partners, with support from the City's Art Coordinator.

- **Marketing & Community Engagement – 10% ($4,000/year)**
  Promotion of artist opportunities to local, regional, and national artists, as well as public art storytelling through marketing campaigns, digital content, and media outreach in collaboration with PCMC's Community Engagement team. Includes support for producing inclusive and

engaging community events related to public art installations and activations when appropriate.

This budget leverages the full strength of the Arts Council team, ensuring high-level expertise in management, creative storytelling, and public engagement while maintaining cost efficiency and transparency.

**Arts & Culture Planning & Advocacy**
The Arts Council is actively engaged in regional Arts & Culture planning efforts that inform and support public art initiatives. We are collaborating with the Summit County Planning Department to develop the *Historic Union Pacific Rail Trail Arts and Culture Phasing and Implementation Strategy*, which is scheduled for completion in late Spring 2025. This strategy provides a geographic phasing framework for Arts & Culture activation along the Rail Trail. Concurrently, we are leading the development of the *Arts & Culture Master Plan for Park City and Summit County*, a comprehensive roadmap that will guide the future of Arts & Culture in our region. Set for completion in Summer 2025, the Master Plan will highlight public art as a key component, identifying goals and strategies related to creative spaces, community identity, and the integration of art into everyday life.

**Vision for the Future of Public Art in Park City**
We envision a public art program that embraces bold ideas, reflects our community, supports local creatives, and strengthens Park City's character and identity. From murals to site-specific artworks and functional public art (playscapes, benches, bus shelters), we're eager to collaborate with the City to advance a public art program that is both deeply rooted in Park City history and culture while also being forward-looking. This includes exploring the potential for more public art on Park City trails, examining current policy to provide increased opportunities for temporary public art projects, and working closely with city departments to find creative ways to integrate public art in capital projects.

**Commitment to Inclusive Community Engagement**
The Arts Council is deeply committed to public art that reflects the full diversity of our community. Our engagement philosophy centers on listening first, then co-creating with residents, artists, and community partners to ensure projects are authentic, inclusive, and accessible. This has included partnerships with Tribal leaders, LGBTQ+ youth, BIPOC communities, and rural towns across Summit County.

**Additional Work / Contracting / Insurance**
The Arts Council is always open to considering additional work beyond the scope outlined in this proposal. Should additional responsibilities or projects arise, we will collaborate with the City to define the scope of work and agree upon associated fees in writing prior to initiating any new tasks. We understand the importance of clarity and mutual agreement when it comes to expanding roles, and we are committed to a transparent, collaborative process. The Arts Council can meet all insurance requirements outlined in the RFP and accompanying documents. We have reviewed the City's standard service contract in full and are prepared to comply with all stated terms and conditions.

# CONCLUSION

The Arts Council has been a trusted leader and partner in shaping Park City's public art landscape for over 25 years. From crafting the City's first *Art in Public Places* plan in 1999, to managing the Public Art Advisory Board through its formative years, to serving as a consistent ex-officio liaison and advocate ever since, our organization has played an integral role in building the foundation of Park City's vibrant public art program.

Today, we are uniquely positioned to lead the next chapter of Park City's public art journey. With deep historical knowledge, strong community trust, professional project management expertise, and a bold vision for the future, we are ready to steward a dynamic and inclusive public art program that continues to evolve with the community it serves.

We look forward to the opportunity to partner with Park City Municipal Corporation, the Public Art Advisory Board, and the broader community to deliver innovative projects, foster deeper civic engagement, and ensure that public art remains a vital and celebrated part of Park City's identity.

Thank you for considering our proposal.

## CONTACT

Jocelyn Scudder
Executive Director, Arts Council of Park City & Summit County
jocelyn@pcscarts.org
413-847-0975

## WORK SAMPLES

Los alrededores son hermosos. La gente es amable.
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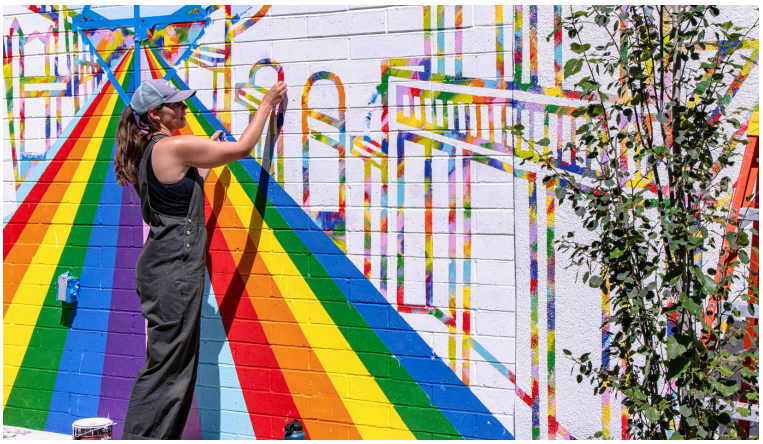
Gondola
PARK CITY



## City Council Staff Report

**Subject:** **High School Tunnel Snow Melt Repair - Construction Agreements with Cal Wadsworth Construction**
**Author:** **John Robertson, City Engineer**
**Department:** **Engineering**
**Date:** **May 22, 2025**

### Recommendation

Authorize the City Manager to execute two construction agreements with Calvin L. Wadsworth Construction Company, LLC (Contractor), in a form approved by the City Attorney's Office, not to exceed $1,476,109 ($517,301 – Snowmelt Repair, $958,808 – Demo/Concrete Repair) to provide all required services to deliver a working snowmelt system within the area of the S.R. 248 (High School) Tunnel. The contracted work will be performed in accordance with the State of Utah's Cooperative Contract requirements.

### Executive Summary

In the spring of 2019, Park City began constructing a new tunnel for safe and direct access for Park City High School students and pedestrians to get under Highway 248. Though the tunnel has been operational for several years, the snowmelt system was installed with deficiencies. Ongoing efforts were made to get the system working correctly, but over time, it became clear that a more comprehensive fix would be necessary.

Working with the Contractor, Engineering determined an appropriate and cost-effective solution: replacing the old system with a new snowmelt radiant heat system installed on the existing tunnel and ramp floors. A new layer of concrete will be poured on top of the new tubing, creating a new walking surface through the tunnel. This work requires a request from the FY26 Transportation Fund's Asset Maintenance and Replacement CIP budget.

### Analysis

During construction, the contractor damaged the snow-melt system while placing handrail footings. After the damaged sections were repaired, the entire system briefly worked. In early winter 2021, however, it became obvious that additional sections of the snowmelt system were no longer functional.

Following an in-depth inspection by a third-party electrical contractor, all power to the system was turned off. Since then, snow has been manually removed during the winter. The defective snowmelt system resulted in litigation between the contractor and the City. That litigation is ongoing

Engineering worked with a civil engineer and the Contractor to determine the most cost-effective solution to remedy the defective system. We recommend replacing the existing snow melt system by installing a new snow melt tubing system on top of the existing concrete and encasing it in another layer. Demolishing and replacing the existing stairs will be required to accommodate the increase in the tunnel floor's elevation. See Figure 1 for a cross-section of the proposed work.

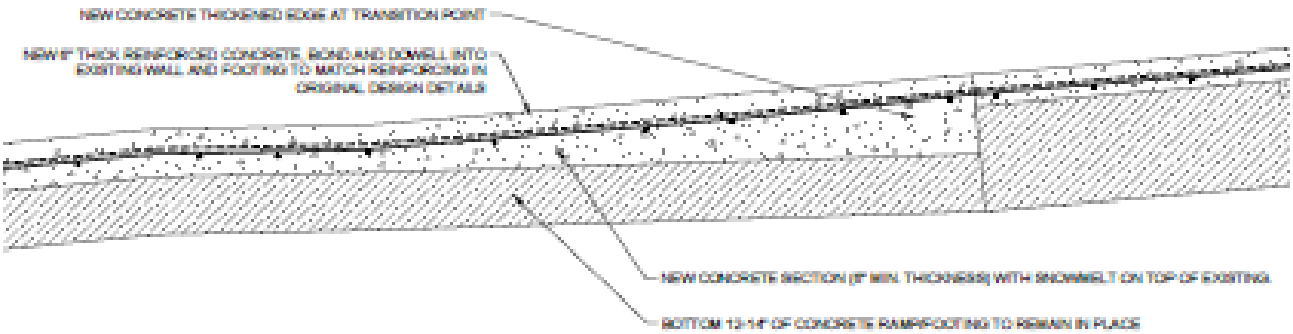



Figure 1: Proposed Snow Melt Replacement

The majority of existing handrails will be reused. Two electric boilers will be placed in housing units on either side of the road to connect to the new snowmelt tubing.

Given the amount of construction work occurring in the tunnel, all access must be shut down, which will take place when school is out of session. The Contractor will install a temporary, pedestrian-activated crosswalk signal nearby to allow pedestrians and cyclists to move north to south during construction. The Contractor plans to start the project the week after students are out for summer break and anticipates that the work will be substantially complete before students return in the fall.

## Funding

We recommend increasing the FY25 request in the Transportation Fund's Asset Maintenance and Replacement CIP to cover the costs. The adopted Tentative Budget sets aside $800,000 for this project; we propose another $800,000 in the Final FY26 Budget, raising the total appropriation to $1.6M. This will provide contingency for any unforeseen construction issues. Even with this additional draw, the Transportation Fund will remain well above its policy reserve, and the project will not delay other programmed transportation work or require support from the General Fund.

## Exhibits

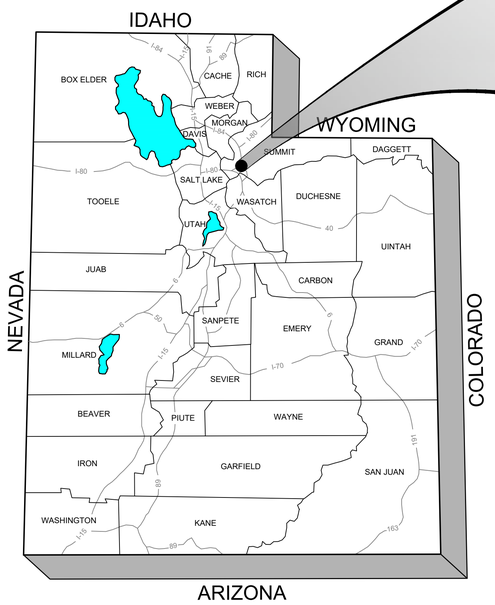
A 248 High School Ped Tunnel-Snow Melt Repair Construction Exhibits

# CONSTRUCTION PLANS

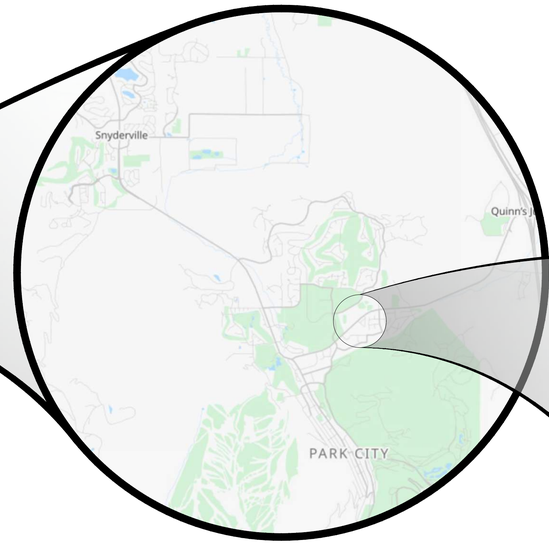
FOR

# HS PEDESTRIAN TUNNEL FINAL DESIGN

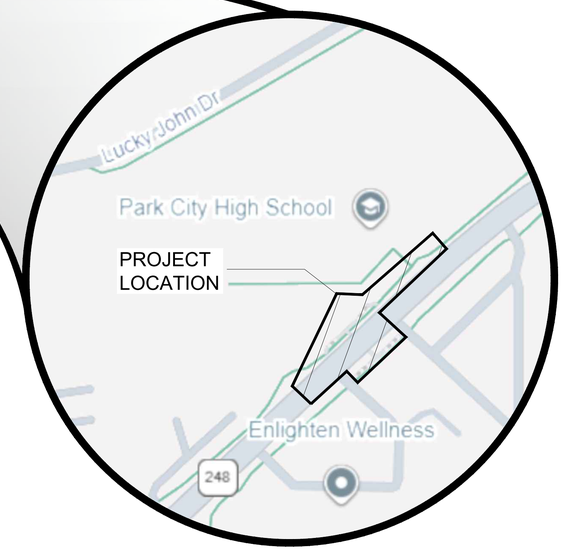
## PARK CITY, UTAH




**STATE MAP**




**VICINITY MAP**




**PROJECT SITE**

**ENGINEER:**

**HORROCKS ENGINEERS**
2162 West Grove Parkway, Suite 100
Pleasant Grove, UT 84062
(435)659-4771
CONTACT: Zach Scott, PLA
Trevor Price, PE

**OWNER:**

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue
Park City, UT 84060
(435) 615-5317
CONTACT: Philip Adams

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**Sheet List Table**

| Sheet Number | Sheet Title |
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| C0.1 | NOTES |
| C0.2 | LEGEND |
| C1.1 | PLAN & PROFILE - NORTH |
| C1.2 | PLAN & PROFILE - SOUTH |


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REVISIONS
REV # | DATE
*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 04/25/2025
DESIGNED ZS
DRAWN ZS
CHECKED ZS
PROJECT UT-11183-25

PRELIMINARY
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HS PEDESTRIAN TUNNEL FINAL DESIGN
PARK CITY, UTAH
COVER SHEET

C0.0

PAGE#PAGE #

## GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST VERSION 2007)
2. ITEMS NOT COVERED IN PARK CITY STANDARDS AND SPECIFICATIONS SHALL COMPLY WITH APWA STANDARD PLANS AND SPECIFICATIONS 2007 EDITION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
3. ALL PUBLIC SEWER SHALL COMPLY WITH THE CURRENT DEVELOPMENT PROCEDURES DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR WASTEWATER FACILITIES IN THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT.
4. ALL CONSTRCTION WITHIN THE UDOT RIGHT OF WAY (CURB, ASPHALT, DRAINAGE ETC.) SHALL COMPLY WITH THE LATEST UDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
5. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
7. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
8. CLASS 4000 CONCRETE SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 4000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT. ANY CONCRETE PLACED BETWEEN OCTOBER 1ST AND MARCH 1ST MUST BE A 7.3 BAG MIX MINIMUM & 5000 PSI CONCRETE.
9. CONTRACTOR SHALL COMPLY WITH AND OBTAIN PERMITS AS OUTLINED IN CONTRACT DOCUMENTS SECTION 01030.
10. EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 100' WHEN HAND FORMING CURB, AND 300' WHEN SLIPPING CURB. ALL OTHER JOINTS PER UDOT STANDARDS
11. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
12. HOT MIX ASPHALT DESIGN PER UDOT SPECIFICATIONS
13. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.
14. APPLICATION FOR INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. DUE TO THE CONDITION OF THE EXISTING STREETS, THE PROPOSED GRADES SHALL BE STAKED AND ENGINEER NOTIFIED PRIOR TO SETTING FORMS IN ORDER TO MAKE ANY FINAL ADJUSTMENTS IN CURB LAYOUT. A 2' MINIMUM SAWCUT REMOVAL OF EXISTING AC IS REQUIRED BUT CONTRACTOR SHALL ANTICIPATE POSSIBLE ADDITIONAL EXCAVATION OF ROADWAY IN POOR CONDITION IN ORDER TO FACILITATE PROPER GRADES AT CURB RETURNS.
16. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
17. WORK WITHIN THE UDOT RIGHT OF WAY SHALL BE CLOSELY COORDINATED WITH THE CITY AND UDOT TO ENSURE MINIMUM IMPACTS TO TRAVEL ON ROADWAY. HOURS OF CONSTRUCTION MAY BE RESTRICTED BASED ON SPECIAL EVENTS OR OTHERWISE HEAVY TRAFFIC DAYS - TO BE DETERMINED BY PARK CITY AND UDOT PERSONNEL.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
19. EXISTING UTILITIES ARE LOCATED ON PLANS FOR THE CONVENIENCE OF THE CONTRACTORS ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
20. ALL GRADING AND PAVEMENT SURFACE CROSS SECTIONS SHALL CONFORM TO THE GEOTECHNICAL REPORT:

    ENGINEER: GERHART COLE
    DATE: OCTOBER 10, 2018
    JOB NUMBER: 18-1020

22. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. IMMEDIATELY AFTER THE FIRST GRADING WORK IS ACCOMPLISHED AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO UDOT STANDARDS AND TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES-CURRENT EDITION AND BE APPROVED BY THE PARK CITY BEFORE CONSTRUCTION BEGINS.
23. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
24. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS.
25. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
26. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
27. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
28. ALL ADA ACCESSIBILITY SHALL COMPLY WITH DEPARTMENT OF JUSTICE CODE OF FEDERAL REGULATIONS 28 CFR PART 36 - ADA STANDARDS FOR ACCESSIBLE DESIGN.
29. NO WORK WITHIN THE ROW OR WORK WHICH SHALL IMPEDE SCHOOL PEDESTRIAN TRAFFIC MOVEMENTS SHALL BEGIN PRIOR TO SCHOOL SUMMER BREAK **(JUNE 4TH - GRADUATION.)** ALL SUCH WORK SHALL BE COMPLETED PRIOR TO SCHOOL STARTING **(AUGUST 24TH)**
30. CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE OUTLINING THE TIMING OF THE PROJECT COMPONENTS FOR APPROVAL PRIOR TO MOBILIZATION. SCHEDULE SHALL BE APPROVED BY PARK CITY MUNICIPAL CORP.
31. ALL MATERIALS TESTING AS OUTLINED IN SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
32. CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE OUTLINING THE TIMING OF THE PROJECT COMPONENTS FOR APPROVAL PRIOR TO MOBILIZATION. SCHEDULE SHALL BE APPROVED BY PARK CITY MUNICIPAL CORP.
33. ALL MATERIALS TESTING AS OUTLINED IN SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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## UTILITY NOTES

### WATER

1. ALL UNUSED WATER LINES SHALL BE COMPLETELY REMOVED.
2. WATER METER SETTER BOXES MAY BE RE-USED OR SALVAGED.
3. EXISTING WATER LATERALS MAY BE ABANDONED IN PLACE UNLESS SPECIFICALLY FORBIDDEN BY JURISDICTIONAL ENTITY.
4. PROPOSED WATER LATERALS SHALL BE ALL NEW PIPE OF THE MATERIAL TYPE SHOWN ON PLANS AND/OR REQUIRED BY THE JURISDICTIONAL ENTITY.
5. WATER VALVES MAY BE RE-USED AS APPROVED BY THE JURISDICTIONAL ENTITY.
6. FIRE HYDRANTS MAY BE RE-USED AS APPROVED BY THE JURISDICTIONAL ENTITY.
7. RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.
8. ALL BACKFLOW ASSEMBLY INSTALLATION AND TESTING SHALL COMPLY WITH THE BACKFLOW REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
9. 12 GAUGE COPPER LOCATE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATION PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
10. ALL REMOVED EXISTING WATER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

### SEWER

1. ALL NEW SEWER SYSTEMS WILL BE MANDREL AND AIR TESTED.
2. SEWER LENGTHS AND SLOPES ON THE PROFILE VIEWS ARE MEASURED FROM CENTER-CENTER OF MANHOLES.
3. ALL REMOVED EXISTING SEWER UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.
4. ALL ABANDONED OR UNUSED SEWER MANHOLES SHALL BE COMPLETELY REMOVED AND REPLACED WITH SUITABLE BACKFILL MATERIAL THAT MEETS PROJECT SPECIFICATIONS.
5. SEWER MANHOLES MAY BE RE-USED IF APPROVED BY THE JURISDICTIONAL ENTITY.
6. SEWER MAINS ABANDONED IN PLACE SHALL BE CUT AT EACH END, AND SHALL EITHER BE PLUGGED OR CAPPED WITH A PLASTIC OR CONCRETE CAP.
7. SEWER LATERALS TO BE REMOVED SHALL BE CUT AT THE MAIN AND CAPPED ON BOTH ENDS AS INDICATED IN NOTE 6 ABOVE.
8. THE EXISTING SANITARY SEWER LINES CROSSING THROUGH THE PROJECT ARE OWNED AND OPERATED BY SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) WHICH SERVES THE PARK CITY AREA. CONTRACTOR SHALL TAKE EVERY PRECAUTION DURING CONSTRUCTION TO PROTECT THE EXISTING PIPE AND MANHOLES AND CAUSE NO DISRUPTION TO WASTEWATER FLOW.
9. AN SBWRD INSPECTOR SHALL BE ON SITE AT ALL TIMES DURING EXCAVATION/DIRECTIONAL DRILLING NEAR THE EXISTING TRUNK LINE.
10. PROVIDE ACCESS FOR SBWRD PERSONNEL TO THE MAIN LINES THROUGH THE PROJECT SITE AT ALL TIMES.
11. CONSTRUCTION OF ALL EXTERIOR SANITARY SEWER LINES SHALL CONFORM TO SBWRD.
12. DIRECTIONAL DRILLING UNDER SR248 SHALL REQUIRE ADDITIONAL LOCATION EFFORTS OF THE SNYDERVILLE BASIN SEWER MAIN IN ORDER TO DETERMINE DEPTH AND LOCATION. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ENSURING THAT THE DIRECTIONAL DRILLING UNDER THIS LINE DOES NOT IMPACT OR COME IN CONTACT WITH PIPE. POT-HOLING OF LINE SHALL BE APPROVED THROUGH UDOT REGION 2.
13. LOCATIONS OF LATERALS ON PLANS ARE BASED ON AS-BUILTS AND MAY NOT BE EXACTLY REPRESENTED.
14. ALL EXTERIOR SANITARY SEWER SYSTEM CONSTRUCTION SHALL BE INSPECTED BY SBWRD. CONTACT BRYAN ATWOOD, DISTRICT ENGINEER, AT (435) 649-7993 TO COORDINATE THESE INSPECTIONS.
15. BYPASS PUMPING REQUIRED AS OUTLINED ON SHEETS C12.0 AND C12.1.

### IRRIGATION

1. RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.
2. ALL IRRIGATION PIPE SHALL BE INSTALLED AND AIR TESTED IN THE SAME MANNER AS THE CULINARY WATER SYSTEM PER THE JURISDICTIONAL ENTITY.
3. METER SETTERS MUST BE INSTALLED WITHIN METER BOX CLEARLY MARKED "IRRIGATION".
4. ALL IRRIGATION PIPING INCLUDING SERVICE MATERIALS MUST BE PURPLE IN COLOR AND CLEARLY MARKED "IRRIGATION".
5. ALL IRRIGATION MATERIALS, SPECIFICATIONS, AND INSTALLATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTIONAL ENTITY.
6. 12 GAUGE PURPLE LOCATE WIRE SHALL BE TAPED TO ALL IRRIGATION MAINS FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX.
7. ALL REMOVED EXISTING IRRIGATION UTILITIES SHALL EITHER BE SALVAGED OR PROPERLY DISPOSED OF ACCORDING TO GOVERNING REGULATIONS.

### POWER

1. CONTRACTOR TO FOLLOW ALL BLUE STAKES PROTOCOLS
2. ALL POWER CONNECTIONS AND DESIGN SHALL BE PERFORMED BY THE LOCAL ENERGY SERVICES. SEE UTILITY CONTACTS SECTION ON THIS SHEET FOR MORE INFORMATION.
3. ANY WORK BEING PERFORMED AT THE REQUEST OF THE LOCAL ENERGY SERVICES SHALL BE PERFORMED TO THE REQUIREMENTS AND SPECIFICATIONS OF SAID ENERGY SERVICE.
4. ANY ELECTRICAL DESIGN WORK REQUIRED SHALL BE PERFORMED BY A LICENSED ELECTRICAL ENGINEER UNLESS OTHERWISE CONVEYED AS NOT REQUIRED BY THE LOCAL ENERGY SERVICES.
5. ACCESS TO EXISTING ELECTRICAL EQUIPMENT MUST BE MAINTAINED THROUGHOUT THE PROJECT.
6. CONTACT LOCAL ENERGY SERVICES FOR ANY REQUIRED CHANGES OR CONFLICTS WITH EXISTING ELECTRICAL INFRASTRUCTURE.
7. CHANGES MADE TO EXISTING INFRASTRUCTURE WILL BE DONE TO THE LOCAL ENERGY SERVICES STANDARDS AND COMPLETED BY A PRE-QUALIFIED CONTRACTOR OR ENERGY SERVICES.

### QUESTAR GAS

1. CONTRACTOR NEEDS TO CONTACT QUESTAR GAS MARKETING DEPARTMENT, PRIOR TO BREAKING GROUND, FOR GAS SIGN UP. SEE UTILITY CONTACTS SECTION ON THIS SHEET FOR MORE INFORMATION.
2. CONTRACTOR WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY AND PAID FOR BY THE PROJECT. A MAP WILL BE AVAILABLE AT QUESTAR GAS FOR CASING LOCATIONS.
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED.
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTRACTOR WILL CONTACT QUESTAR GAS AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *****IMPORTANT NOTICE***** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR THE DIGGING AREA:

    BEFORE DIGGING THE CONTRACTOR WILL CALL THE LOCAL QUESTAR GAS REPRESENTATIVE.

## UDOT NOTES

1. NO WORK IS PERMITTED IN THE UDOT RIGHT OF WAY UNLESSA PPROVED BY THE CITY AND THE PROJECT ENGINEER. AT THAT POINT, THE FOLLOWING ITEMS APPLY AND SHALL BE ADHERED TO BY THE CONTRACTOR.
2. WORK ON THE UDOT RIGHT-OF-WAY IS RESTRICTED FROM OCTOBER 15 – APRIL 15.
3. ANY NEW PAVEMENT MARKINGS OR PAVEMENT MARKINGS THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
4. WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 – 9:00 AM AND 3:30 – 6:00 PM).
5. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE PER UDOT STANDARD DRAWING SN 11. BASE IS SLB1 AND POSTS MUST MEET THE SN 10 AND FOR INTERSTATE SIGNING, REFER TO THE SN 14 SERIES.
6. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, AND OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION TWO PERMITS OFFICE, AND PROVIDE PROOF OF LIABILITY INSURANCE IN THE UTAH DEPARTMENT OF TRANSPORTATIONS NAME. THE MINIMUM AMOUNT IS $1,000,000.00 PER OCCURRENCE AND $3,000,000.00 IN AGGREGATE. FOR DETAILS CONTACT 801-975-4808.
7. FOR EXCAVATIONS OUTSIDE OF THE ASPHALT OR CONCRETE - BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE COMPACTING IN 6" LIFTS AND MEET 97% COMPACTION.
8. CONTRACTOR SHALL HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITH IN THE UDOT RIGHT OF WAY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT OF WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY CONSTRUCTION OF THIS PROJECT.
10. WORK ON A TRAFFIC SIGNAL OR SIGNAL INSTALLATION WILL REQUIRE A SEPARATE BOND THAT WILL BE DETERMINED ONCE THE WORK HAS BEEN APPROVED. AN INDEPENDENT INSPECTION COMPANY WILL BE REQUIRED FOR YOU TO HIRE FOR INSPECTION OF THE WORK ON AND/OR INSTALLATION OF THE TRAFFIC SIGNAL. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTSCONTACT DAVE MOUNT WITH UDOT REGION 2 TRAFFIC SIGNALS AT 801-887-3659.
11. FOR CONCRETE PANEL REPLACEMENT, YOU MUST REPLACE THE ENTIRE PANEL PER UDOT STANDARDS AND SPECIFICATIONS, AND UDOT STANDARD DRAWINGS PV 2-5.
12. DOUBLE CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVERCUTS. OVERCUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
13. FOR ALL WORK WITHIN THE ASHALT PORTIONS OF THE UDOT ROADWAY (SR-248) THE CONTRACTOR SHALL REPLACE ASPHALT WITH THE STANDARD T-CUT WITH MILL AND OVERLAY FROM EDGE OF PAVEMENT TO THE CLOSEST JOINT IN THE ROADWAY. OVERLAY SHALL BE CONSTRUCTED WITH A LAY DOWN MACHINE. MINIMUM DISTANCES ARE REQUIRED. REFER TO PLAN DETAILS.
14. ASPHALT PAVEMENT IN THE UDOT ROW SHALL MEET THE UDOT SPECIFICATIONS FOR 7" HMA (UDOT PG-6434). REPAVED SURFACES SHALL UTILIZE EXISTING BASE UNLESS DISTURBED. 2" MINIMUM UTBC SHALL BE INSTALLED PRIOR TO PAVING UNLESS APPROVED BY THE ENGINEER. ASPAHTL REPLACEMENT IN THE CITY STREETS SHALL MEET THE APWA PLAN NO. 255 FOR ASPHALT AND DRIVEWAY RESTORATION.

## TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND UDOT STANDARDS.
2. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC SERVICES STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE SCHOOL NEEDS TO BE NOTIFIED AND THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.
3. ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS.
4. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
5, THE CONTRACTOR SHALL PROVIDE TO CITY, ENGINEER AND UDOT A PROPOSED TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION WITHIN SR-248, COMSTOCK DR AND SCHOOL APPROACH. PLAN SHALL BE APPROVED PRIOR TO ANY CONSTRUCTION WITHIN THESE ROADWAYS. TRAFFIC CONTROL PLAN SHALL INCLUDE PEDESTRIAN MOVEMENTS, BICYCLE MOVEMENTS AND ACCOUNT FOR SPECIAL EVENTS (TO BE COORDINATED WITH THE CITY.)
6. ALL TRAFFIC SIGNAL CONTROLS, LOOPS, AND OTHER APPURTENANCES THAT ARE TO BE REMOVED OR RE-CONSTRUCTED SHALL HAVE PROPER SYSTEMS IN PLACE TO FACILITATE TRAFFIC CONTROL PRIOR TO REMOVAL OR DISCONNECTION.
7. ALL TRAFFIC LOOPS TO BE RE-INSTALLED SHALL BE CONTINUOUS LOOP AND NOT SPLICED ONTO EXISTING SECTIONS NOT REMOVED DURING CONSTRUCTION.

## GENERAL STRUCTURES NOTES

1. THESE ARE GENERAL NOTES AND ARE SUPERCEEDED BY THE NOTES ON PAGES S01.0 TO S01.6.
2. USE COATED DEFORMED BILLET-STEEL BARS CONFORMING TO AASHTD M 284 OR M 111 AND M 31 GRADE 60 FOR ALL REINFORCING STEEL.
3. CHAMFER ALL EXPOSED CONCRETE CORNERS 3/4" EXCEPT WHERE NOTED OTHERWISE.
4. PROVIDE 2" CONCRETE COVER TO REINFORCING STEEL EXCEPT WHERE NOTED OTHERWISE.
5. USE CLASS AA(AE) CAST-IN-PLACE CONCRETE EXCEPT WHERE NOTED OTHERWISE.

## STRUCTURE/BOX CUVLERT NOTES

1. THESE ARE GENERAL NOTES AND ARE SUPERCEEDED BY THE NOTES ON PAGES S00.0 TO S01.7.
2. BOX CULVERT CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AS SET FORTH BY UDOT 02645 PRECAST CONCRETE BOX AND THREE-SIDED CULVERT STRUCTURES.
3. CONTRACTOR SHALL SHOP DRAWINGS OF PROPOSED BOX CULVERT FROM MANUFACTURER FOR FINAL APPROVAL PRIOR TO ORDERING AND INSTALLING.
4. CONSTRUCTION OF UNDERDRAIN SYSTEM SHALL COMPLY WITH UDOT 02622 AND SHALL MEET MINIMUM STANDARDS SET FORTH IN CONSTRUCTION PLANS
5. ALL TRENCHING, BACKFILL, BEDDING OF CULVERT AND RE-PAVING OF SR-248 SHALL COMPLY WITH ALL STANDARDS AND SPECIFICATIONS OF UDOT AND THOSE OUTLINED IN THE CONSTRUCTION PLANS.
6. USE UDOT STRUCTURE NUMBER E-2752 FOR PEDESTRIAN UNDERPASS.

## UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTIONS, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER AND/OR CONTRACTOR IS REQUIRED TO HIRE AND INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

## GRADING & DRAINAGE NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
2. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
3. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL MATERIAL TO BE OFF-HAULED SHALL BE COORDINATED WITH CITY OF PARK CITY AND SHALL BE NADLED PER THE PARK CITY SOIL ORDINANCE FOR CONTAMINATED SOILS. RE-USE OF EXCAVATED MATERIAL SHALL COMPLY WITH ALL HANDLING AND CAPPING REQUIREMENTS SET FORTH IN THE SOIL ORDINANCE.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
7. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
8. CONTRACTOR SHALL PERFORM AND MEET ALL REQUIRED TESTING REQUIREMENTS OF SOILS, MATERIALS AND CONSTRUTION AS REQUIRED BY UDOT AND PARK CITY. TEST RESULTS SHALL BE SUBMITTED TO ENGINEER AND APPLICABLE JURISDICTIONS AS OUTLINED IN CONSTRUCTION STANDARD SPECIFICATIONS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE AND PERFORM ALL NECESSARY TESTING AND INSPECTIONS.
10. CONTRACTOR SHALL OBTAIN A COPY OF AND COMPLY WITH ALL GRADING AND INSPECTION RECOMMENDIATIONS AS OUTLINED IN THE SITE GEOTECHNICAL REPORT.
11. CONTRACTOR SHALL ADHERE TO ALL COMPACTION REQUIREMENTS FOR FOOTING, SLAB AND FILL DURING CONSTRUCTION AND PLACEMENT OF MATERIAL,. ALL FILL IN FOUNDATION AREAS SHALL MEET COMPACTION OF 95% MAX DRY DENSITY PER ASTM D 1557 AND ALL OTHER FILL AND BACKFILL MATERIAL SHALL MEET COMPACTION OF 92% MAX DRY DENSITY PER ASTM D 1557
12. **PROPOSED SITE IS WITHIN PARK CITY CONTAMINATED SOIL ORDINANCE ZONE. ALL SOIL SHALL BE HAULED OFF AND DISPOSED OF IN ACCORDANCE WITH THE SOIL REMOVAL PLAN IN THE SPECIFICATIONS.**
13. CONTRACTOR SHALL REFER TO GROUNDWATER CONDITIONS SECTION (PAGE 4) OF GEOTECH REPORT AND SHALL COMPLY WITH MEASURES AS NECESSARY TO SATISFY ENGINEERING RECOMMENDATIONS FOR DEWATERING TO ENSURE PROPER BASE STABILITY OF ALL STRUCTURES AND WALLS.
14. CONTRACTOR SHALL BE REPONSIBLE FOR ALL NECESSARY INSPECTIONS BY GEOTECHNICAL ENGINEER IN ORDER TO ADEQUATELY CERTIFY COMPACTION AND PAD PREPARATION.
15. CONTRACTOR TO NOTIFY ENGINEER WHEN CURBS ARE STAKED FOR VERIFICATION PRIOR TO POURING CONCRETE.
16. REFER TO LANDSCAPE PLANS FOR LANDSCAPING NOTES.

## REVISIONS

| REV No. | SHEET No. | DATE OF REV | DESCRIPTION |
|---|---|---|---|
| # | | | |

### PROJECT SPECIFICATIONS AND STANDARDS

1. PARK CITY MUNICIPAL CORPORATION STANDARD SPECIFICATIONS AND DRAWINGS 2007
2. 2017 APWA SPECIFICATIONS
3. PROJECT SPECIFIC SPECIFICATIONS
4. SNYDERVILLE BASIN WATER RECLAMATION DISTRICT.
5. UTAH DEPARMENT OF TRANSPORTATION.
6. PARK CITY WATER DEPARTMENT.

## UTILITY CONTACTS

**WATER & SEWER**
SNYDERVILLE BASIN WATER AND SEWER
BRYAN ATWOOD
435-214-5245

**POWER**
ROCKY MOUNTAIN POWER
SHAWN GRAFF
801-220-4043

**NATURAL GAS**
QUESTAR/DOMINION
KYLE SECRETAN
801-324-3389

**TELEPHONE**
COMCAST
PAUL CABIBI
801-401-3041

**CATV SERVICE**
CENTURY LINK
TERESA HINTON
801974-8181

**OWNER**
PARK CITY PUBLIC UTILITIES
435-615-5305

### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWING BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

### LEGAL NOTICE TO CONTRACTOR

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE TO HORROCKS ENGINEERS, AND HORROCKS ENGINEERS SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

Horrocks.
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocks.com

WARNING
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS
REV # | # | DATE
*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 04/25/2025
DESIGNED ZS
DRAWN ZS
CHECKED ZS
PROJECT UT-11183-25

PRELIMINARY
NOT FOR CONSTRUCTION

# HS PEDESTRIAN TUNNEL FINAL DESIGN

PARK CITY, UTAH

NOTES

**C0.1**

PAGEPAGE #

## SEWER

| EXISTING | | PROPOSED |
|---|---|---|
| ss | UNKNOWN | SS |
| 4" ss | 4 INCH | 4" SS |
| 6" ss | 6 INCH | 6" SS |
| 8" ss | 8 INCH | 8" SS |
| 10" ss | 10 INCH | 10" SS |
| 12" ss | 12 INCH | 12" SS |
| 14" ss | 14 INCH | 14" SS |
| 15" ss | 15 INCH | 15" SS |
| 16" ss | 16 INCH | 16" SS |
| 18" ss | 18 INCH | 18" SS |
| 24" ss | 24 INCH | 24" SS |
| 30" ss | 30 INCH | 30" SS |
| 36" ss | 36 INCH | 36" SS |
| | SERVICE LATERAL | |

## POWER

| EXISTING | | PROPOSED |
|---|---|---|
| ohp | OVERHEAD | OHP |
| bel | UNDERGROUND | BEL |
| | 2 INCH | 2" BEL |
| | 3 INCH | 3" BEL |
| | 4 INCH | 4" BEL |
| | 6 INCH | 6" BEL |
| | 8 INCH | 8" BEL |
| | 10 INCH | 10" BEL |
| A-1/0 | 1 PH A 1/0 | A-1/0 |
| A-4/0 | 1 PH A 4/0 | A-4/0 |
| B-1/0 | 1 PH B 1/0 | B-1/0 |
| B-4/0 | 1 PH B 4/0 | B-4/0 |
| C-1/0 | 1 PH C 1/0 | C-1/0 |
| C-4/0 | 1 PH C 4/0 | C-4/0 |
| ABC-4/0 | 3 PH ABC 4/0 | ABC-4/0 |
| ABC-750 | 3 PH ABC 750A | ABC-750 |
| SEC | SECONDARY | SEC |
| SL | STREET LIGHT | SL |

## HATCH PATTERNS

- BUILDING / PAD
- CONCRETE SIDEWALK / FLATWORK
- DECORATIVE BRICK / SIDEWALK / FLATWORK / LANDSCAPE AREAS
- POOL DECK
- XERISCAPE
- LANDSCAPE AREAS / GRASS
- HEAVY DUTY PAVEMENT SECTION
- LIGHT DUTY PAVEMENT SECTION
- ADA ACCESS RAMP TRUNCATED DOMES
- RIPRAP
- GRAVEL

## STANDARD SYMBOLS

| EXISTING | | PROPOSED |
|---|---|---|
| e | ELECTRICAL MANHOLE | E |
| fo | FIBER OPTIC MANHOLE | FO |
| t | TELEPHONE MANHOLE | T |
| tv | CABLE TV MANHOLE | TV |
| pp | ELECTRICAL POWER POLE | PP |
| sg | SIGNAL POLE | |
| e | ELECTRICAL BOX | E |
| fo | FIBER OPTIC BOX | FO |
| jb | JUNCTION BOX | JB |
| tb | TELEPHONE BOX | T |
| tp | TELEPHONE PEDESTAL | T |
| tv | CABLE TV BOX | TV |
| | LIGHT POLE | |
| | LIGHT POLE OPT 2 | |
| | LIGHT POLE OPT 3 | |
| g | GAS MANHOLE | G |
| g | GAS METER | G |
| co | CLEANOUT | CO |
| s | SEWER MANHOLE | S |
| ir | IRRIGATION MANHOLE | IR |
| ir | IRRIGATION BOX | IR |
| w | WATER MANHOLE | W |
| w | WATER METER | W |
| | FIRE HYDRANT | |
| | FIRE HYDRANT OPT 2 | |
| | GATE VALVE | |
| | GATE VALVE OPT 2 | |
| | CROSS | |
| | TEE | |
| | 90° BEND | |
| | 45° BEND | |
| | 22.5° BEND | |
| | 11.25° BEND | |
| | WYE | |
| | REDUCER | |
| | CAP & PLUG | |
| sd | STORM DRAIN MANHOLE | SD |
| | AREA DRAIN ROUND | |
| | AREA DRAIN SQUARE | |
| | DROP INLET | |
| | CURB INLET | |
| | CURB INLET OPT 2 | |
| | CURB INLET OPT 3 | |
| | CURB DOUBLE INLET | |
| | CURB DOUBLE INLET OPT 2 | |
| SD | COMBO BOX | SD |
| | OIL/WATER SAND/GREASE | |
| | OIL/WATER SAND/GREASE OPT 2 | |
| | FLARED END LARGE | |
| | FLARED END SMALL | |
| | SIGN | |
| | BOLLARD | |
| | BORE HOLE | |
| | TEST PIT | |

## ABBREVIATIONS

| | |
|---|---|
| ABC | AGGREGATE BASE COURSE |
| AC | ASPHALTIC CEMENT OR CONCRETE |
| BC | BUILDING CORNER |
| BCR | BACK OF CURB RETURN |
| BFE | BASE FLOOD ELEVATION |
| BFF | BASEMENT FINISH FLOOR ELEVATION |
| BLDG | BUILDING |
| BM | BENCHMARK |
| BV | BUTTERFLY VALVE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION |
| BVCS | BEGIN VERTICAL CURVE STATION |
| BVW | BOTTOM OF VISIBLE WALL |
| C&G | CURB & GUTTER |
| CL | CENTERLINE |
| CB | CATCH BASIN |
| CLR | CLEAR |
| CO | CLEANOUT |
| CONC | CONCRETE |
| Cu | COPPER |
| C.Y. | CYCUBIC YARD |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| DWG | DRAWING |
| E | EAST OR EASTING |
| EA | EACH |
| EL | ELEVATION |
| EOP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EVCE | END VERTICAL CURVE ELEVATION |
| EVCS | END VERTICAL CURVE STATION |
| EX | EXISTING |
| FF | FINISHED FLOOR ELEVATION |
| FE | FLANGE END |
| FG | FINISHED GRADE ELEVATION |
| FL | FLOW LINE |
| FJ | FLANGE JOINT |
| FM | FORCE MAIN |
| FPS | FEET PER SECOND |
| FT | FOOT OR FEET |
| FUT | FUTURE |
| G | GAS LINE |
| GB | GRADE BREAK |
| GFF | GARAGE FINISHED FLOOR ELEVATION |
| GV | GATE VALVE |
| HGL | HYDRAULIC GRADE LINE |
| HRZ | HORIZONTAL |
| HP | HIGH POINT |
| HWM | HIGH WATER MARK |
| ID | INSIDE DIAMETER |
| IN | INCH(ES) |
| LF | LINEAR FEET |
| L/S | LANDSCAPE |
| LP | LOW POINT |
| L | LEFT |
| MAX | MAXIMUM |
| MFR | MANUFACTURER |
| MGD | MILLION GALLONS PER DAY |
| MH | MANHOLE |
| MIN | MINIMUM |
| MJ | MECHANICAL JOINT |
| N | NORTH OR NORTHING, FRICTION FACTOR |
| N/A | NOT APPLICABLE |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| PC | POINT OF CURVE |
| PCC | POINT OF COMPOUND CURVE |
| PH | PHASE |
| PI | PRESSURED IRRIGATION / NON-POTABLE |
| PL | PROPERTY LINE |
| PRC | POINT OF REVERSE CURVE |
| PT | POINT OF TANGENCY |
| PUE | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| PVI | POINT OF VERTICAL INTERSECTION |
| Q | RATE OF FLOW |
| R/W | RIGHT OF WAY |
| REV | REVISION |
| R | RIGHT |
| S | SLOPE |
| S/W | SIDEWALK |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SEC | SECTION |
| SPEC | SPECIFICATIONS |
| SSMH | SANITARY SEWER MANHOLE |
| SS | SANITARY SEWER |
| S/L | STREETLIGHT |
| STA | STATION |
| STD | STANDARD |
| SVE | SIGHT VISIBILITY EASEMENT |
| TBM | TEMPORARY BENCH MARK |
| TC | TOP OF CONCRETE |
| TBC | TOP BACK OF CURB |
| TEMP | TEMPORARY |
| TA | TOP OF ASPHALT |
| TF | TOP OF FOOTING |
| TG | TOP OF GRATE |
| TRW | TOP OF RETAINING WALL |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UTC | UNTREATED BASE COURSE |
| V | VELOCITY |
| VC | VERTICAL CURVE |
| VRT | VERTICAL |
| WTR | WATER |
| W/ | WITH |

## STORM

| EXISTING | | PROPOSED |
|---|---|---|
| sd | UNKNOWN | SD |
| 4" sd | 4 INCH | 4" SD |
| 6" sd | 6 INCH | 6" SD |
| 8" sd | 8 INCH | 8" SD |
| 10" sd | 10 INCH | 10" SD |
| 12" sd | 12 INCH | 12" SD |
| 15" sd | 15 INCH | 15" SD |
| 16" sd | 16 INCH | 16" SD |
| 18" sd | 18 INCH | 18" SD |
| 24" sd | 24 INCH | 24" SD |
| 30" sd | 30 INCH | 30" SD |
| 36" sd | 36 INCH | 36" SD |
| 42" sd | 42 INCH | 42" SD |
| 48" sd | 48 INCH | 48" SD |
| 54" sd | 54 INCH | 54" SD |
| 60" sd | 60 INCH | 60" SD |
| 66" sd | 66 INCH | 66" SD |
| 72" sd | 72 INCH | 72" SD |
| ld | LAND DRAIN | LD |

## GAS

| EXISTING | | PROPOSED |
|---|---|---|
| g | UNKNOWN | G |
| | 1 INCH | 1" G |
| 2" g | 2 INCH | 2" G |
| 3" g | 3 INCH | |
| 4" g | 4 INCH | 4" G |
| 6" g | 6 INCH | 6" G |
| 8" g | 8 INCH | 8" G |
| 12" g | 12 INCH | 12" G |
| hpg | HIGH PRESSURE | HPG |

## SURFACE FEATURES

EXISTING/PROPOSED

- CUT — CUT LINE
- FILL — FILL LINE
- LOD — LIMITS OF DISTURBANCE
- DITCH
- GB — GRADE BREAK
- HWM — HIGH WATER MARK
- 1YR — HIGH WATER MARK - 1 YEAR EVENT
- 5YR — HIGH WATER MARK - 5 YEAR EVENT
- 10YR — HIGH WATER MARK - 10 YEAR EVENT
- 25YR — HIGH WATER MARK - 25 YEAR EVENT
- 50YR — HIGH WATER MARK - 50 YEAR EVENT
- 100YR — HIGH WATER MARK - 100 YEAR EVENT
- FENCE - BARBED
- RAILING - TYPE 1 (ORNAMENTAL GUARDRAIL)
- RAILING - TYPE 2 (SOLAR PANEL GUARDRAIL)
- RAILING - TYPE 3 (PEDESTRIAN HANDRAIL)
- WALL - BLOCK
- WALL - CONCRETE
- WALL - PANEL
- WALL - ROCK
- R/W — RIGHT OF WAY
- CENTERLINE (ROAD/ENTITY)
- CURB & GUTTER
- PARCEL LINE
- PROPERTY BOUNDARY
- 10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
- PAINT STRIPE - SOLID
- PAINT STRIPE - DOUBLE SOLID
- PAINT STRIPE - BROKEN
- PAINT STRIPE - BIKE LANE INTERSECTION
- PAINT STRIPE - LANE DROP
- PAINT STRIPE - LANE LINE EXTENSION
- DET — TRAFFIC SIGNAL - DETECTION CONDUIT
- FUT — TRAFFIC SIGNAL - FUTURE CONDUIT
- LTG — TRAFFIC SIGNAL - LIGHTING CONDUIT
- PED — TRAFFIC SIGNAL - PEDESTRIAN CONDUIT
- PWR — TRAFFIC SIGNAL - POWER SOURCE CONDUIT
- SIG — TRAFFIC SIGNAL - SIGNAL CONDUIT

## WATER

| EXISTING | | PROPOSED |
|---|---|---|
| w | UNKNOWN | W |
| 3/4" w | 3/4 INCH | 3/4" W |
| 1" w | 1 INCH | 1" W |
| 1-1/2" w | 1-1/2 INCH | 1-1/2" W |
| 2" w | 2 INCH | 2" W |
| 3" w | 3 INCH | 3" W |
| 4" w | 4 INCH | 4" W |
| 6" w | 6 INCH | 6" W |
| 8" w | 8 INCH | 8" W |
| 10" w | 10 INCH | 10" W |
| 12" w | 12 INCH | 12" W |
| 14" w | 14 INCH | 14" W |
| 16" w | 16 INCH | 16" W |
| 18" w | 18 INCH | 18" W |
| 24" w | 24 INCH | 24" W |
| 30" w | 30 INCH | 30" W |
| 36" w | 36 INCH | 36" W |
| 48" w | 48 INCH | 48" W |
| 60" w | 60 INCH | 60" W |
| 72" w | 72 INCH | 72" W |
| | SERVICE LATERAL | |

## COMMUNICATIONS

| EXISTING | | PROPOSED |
|---|---|---|
| ctv | OVERHEAD CABLE TV | CTV |
| bctv | UNDERGROUND CABLE TV | BCTV |
| fo | OVERHEAD FIBER OPTIC | FO |
| bfo | UNDERGROUNG FIBER OPTIC | BFO |
| tel | OVERHEAD TELEPHONE | TEL |
| btel | UNDERGROUND TELEPHONE | BTEL |

## IRRIGATION

| EXISTING | | PROPOSED |
|---|---|---|
| ir | UNKNOWN | IRR |
| 1" ir | 1 INCH | 1" IRR |
| 2" ir | 2 INCH | 2" IRR |
| 4" ir | 4 INCH | 4" IRR |
| 6" ir | 6 INCH | 6" IRR |
| 8" ir | 8 INCH | 8" IRR |
| 10" ir | 10 INCH | 10" IRR |
| 12" ir | 12 INCH | 12" IRR |
| 18" ir | 18 INCH | |
| 24" ir | 24 INCH | |
| 30" ir | 30 INCH | |
| 36" ir | 36 INCH | |
| | SERVICE LATERAL | |

## MISCELLANEOUS

| EXISTING | | PROPOSED |
|---|---|---|
| | DEMO | |
| pipe | UNKNOWN PIPE | |
| jt | JOINT UTILITY TRENCH | JUT |
| toe | TOE OF SLOPE | TOE |
| top | TOP OF SLOPE | TOP |
| | DIRECTIONAL FLOWLINE | |
| | EDGE OF PAVEMENT | |
| | GUARDRAIL | |
| | RAILROAD TRACKS | |
| 4002 | CONTOUR - MAJOR | 4002 |
| 4002 | CONTOUR - MINOR | 4002 |

## CONSTRUCTION KEYNOTE TAGS

| | | | |
|---|---|---|---|
| D00 | OR | D99 | DEMO PLAN |
| G1 | OR | G9 | GRADING PLAN |
| 01 | OR | 35 | SITE PLAN |
| 36 | OR | 50 | WATER |
| 51 | OR | 65 | SEWER |
| 66 | OR | 80 | STORM DRAIN |
| 81 | OR | 90 | IRRIGATION |
| 91 | OR | 93 | CABLE TV |
| 94 | OR | 96 | TELEPHONE |
| 97 | OR | 99 | GAS |
| 00 | OR | 00 | POWER |
| A | OR | Z | MISCELLANEOUS |

## CALLOUTS

- FFE: XXXX.XX — PROPOSED BUILDING FINISHED FLOOR ELEVATION
- 75.19 — PROPOSED TBC SPOT ELEVATION (@ PC'S, PT'S & PL
- 75.19 — PROPOSED EOP SPOT ELEVATION (@ EDGE OF
- # — PARKING STALL COUNT

## DETAIL REFERENCE

X / - DETAIL NAME
SCALE: NTS

MATCHLINE STA. XX+XX.XX
SEE SHEET PP-XX

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# HS PEDESTRIAN TUNNEL FINAL DESIGN

PARK CITY, UTAH

LEGEND

C0.2

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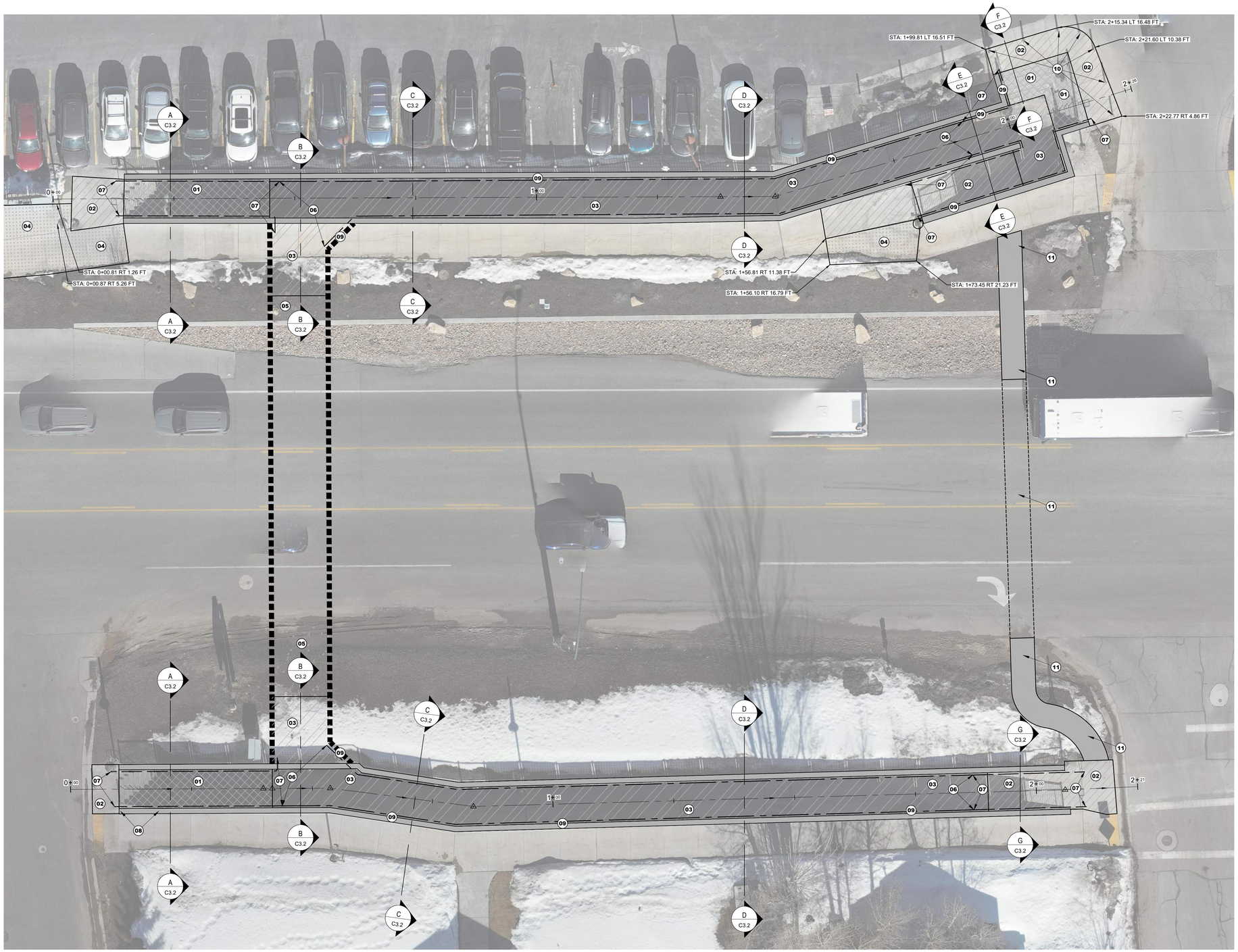


SCALE: 1" = 10'

## LEGEND:

01 — CUT AND REMOVE EXISTING STEPS. REPLACE STEPS AND INSTALL NEW SNOWMELT SYSTEM

02 — CUT AND REMOVE CONCRETE. REPLACE TO MATCH EXISTING SECTION (INCLUDING REINFORCING) AND INSTALL NEW SNOWMELT SYSTEM

03 — INSTALL NEW CONCRETE FLATWORK AND SNOWMELT SYSTEM ON TOP OF EXISTING RAMP. MIN. 5" THICK, 4000 PSI NON-REINFORCED.

04 — CUT AND REMOVE CONCRETE. REPLACE TO MATCH EXISTING SECTION. NO SNOWMELT SYSTEM IN THESE AREAS.

05 — INSTALL NEW CONCRETE FLATWORK OVER EXISTING. MIN. 5" THICK, MAX 6" THICK. MAINTAIN EXISTING DRAINAGE.

### CONSTRUCTION KEYNOTES

06 REMOVE AND RELOCATE HANDRAIL TO MATCH EXISTING HEIGHT. PATH EXISTING ANCHOR HOLES AND DRILL AND EPOXY NEW ANCHORS PER DETAILS.

07 REMOVE AND RECONSTRUCT HANDRAIL TO MATCH EXISTING. SEE DETAILS.

08 REMOVE AND RECONSTRUCT FENCE PANEL TO MATCH EXISTING. SEE DETAILS.

09 FULLY SECURE EXISTING STAINLESS STEEL PANEL TO CONCRETE WALL. ADD ANCHORS WHERE MISSING. REMOVE AND REPLACE FAULTY ANCHORS. ADD CAULK SEAL BETWEEN PANEL AND WALL PRIOR TO REINSTALLATION.

10 REMOVE AND REPLACE BOLLARDS, REPLACE WITH IMPROVED MODEL PER DETAILS.

11 FURNISH, INSTALL, AND REMOVE AFTER CONSTRUCTION, TEMPORARY SIDEWALK CONNECTION AND CROSSWALK WITH ASSOCIATED HAWK SIGNAL. DETECTABLE WARNING SURFACES, ETC. RESTORE AFFECTED AREAS TO PRE-CONSTRUCTION CONDITION. MAINTAIN HAWK SIGNAL THROUGHOUT CONSTRUCTION.

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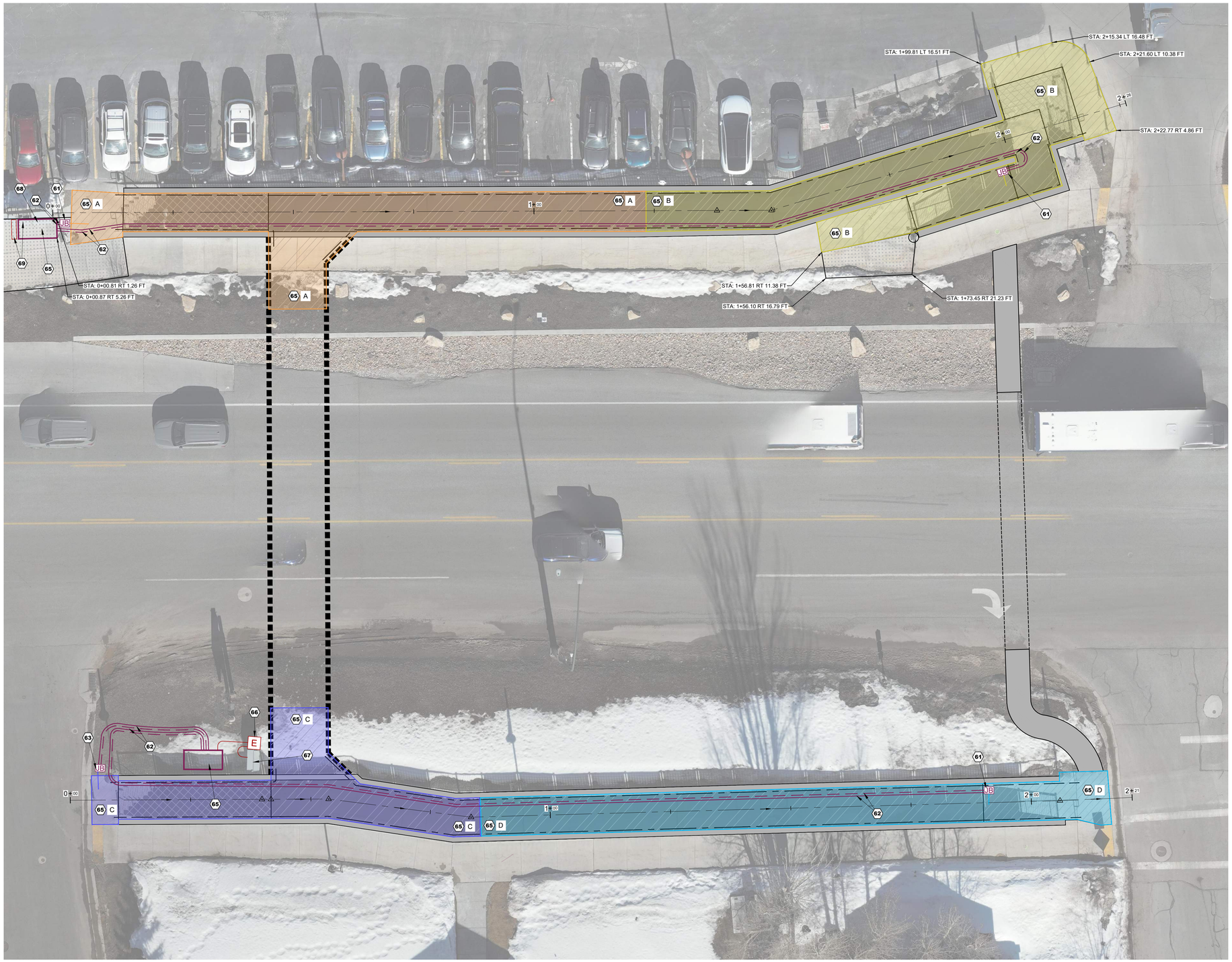
# HS PEDESTRIAN TUNNEL FINAL DESIGN

PARK CITY, UTAH

OVERALL SITE PLAN

C1.0

PAGE PAGE #




## SNOWMELT SYSTEM KEYNOTES

61. INSTALL SNOWMELT MANIFOLD AND TRAFFIC RATED BOX INTO NEW CONCRETE SECTION PER DETAILS.
62. 1.5" POLY SUPPLY AND RETURN LINES PER SUPPLIER. SURFACE MOUNT TO EXISTING CONCRETE. PROVIDE A MINIMUM OF 3" OF COVERAGE WITH NEW PAVEMENT SECTION.
63. INSTALL SNOWMELT MANIFOLD AND TRAFFIC RATED BOX IN LANDSCAPE AREA PER DETAILS.
64. PREFABRICATED ENCLOSURE FOR SNOWMELT BOILER AND PUMPS. INSTALL ON MINIMUM 5.5" THICK CONCRETE PAD PER DETAILS. CABINET AND LAYOUT PER SUPPLIER.
65. SNOWMELT ZONES PER SUPPLIER. EXACT TUBING LAYOUT VARIES. TYP. 9" TUBING SPACING ON CENTER WITH TUBES PLACED IN NOSE OF STAIR TREAD.
66. STEP DOWN TRANSFORMER PER ELECTRICAL PLANS
67. RECONFIGURE EXISTING PANEL FOR NEW SNOWMELT SYSTEM PER ELECTRICAL PLANS
68. REMOVE/RECONFIGURE EXISTING ELECTRICAL PANEL FOR EXISTING SNOWMELT SYSTEM PER ELECTRICAL PLANS.
69. RECONFIGURE/RELOCATE EXISTING LIGHTING CONTROL PANEL PER ELECTRICAL PLANS TO ALLOW FOR PLACEMENT OF SNOWMELT CABINET.

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# HS PEDESTRIAN TUNNEL FINAL DESIGN

PARK CITY, UTAH

OVERALL UTILITY PLAN

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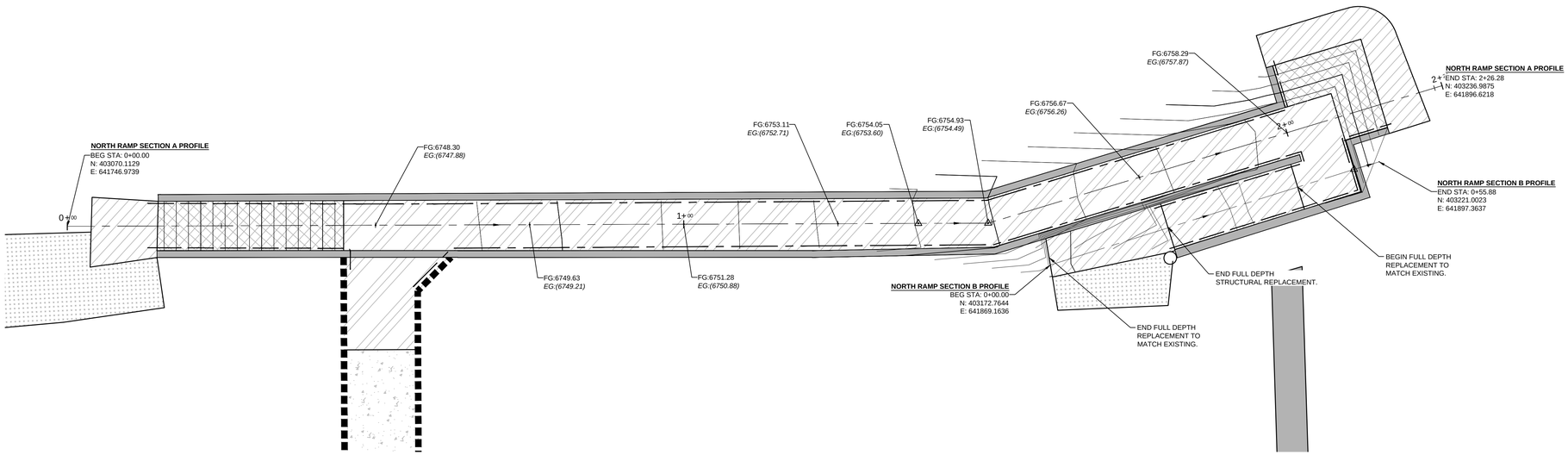
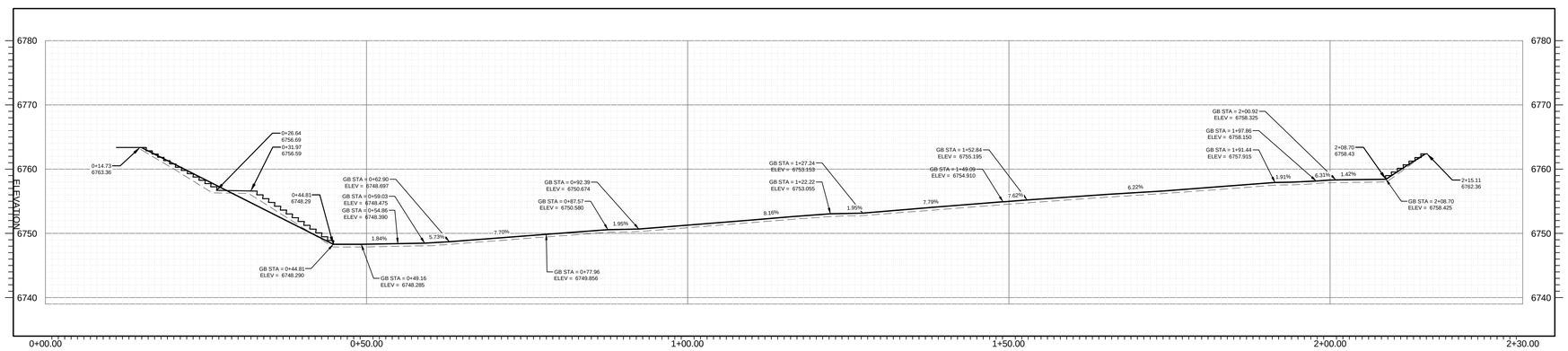
**C1.1**

PAGE#PAGE #

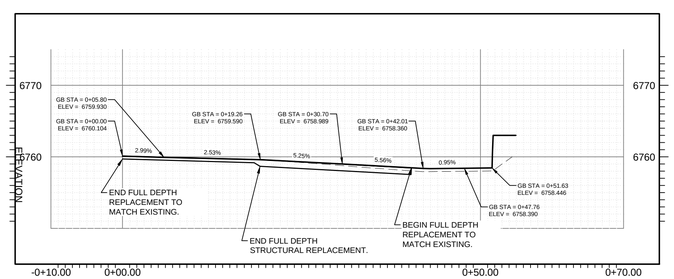
Q:\!2025\ut-11183-25 pcmc - hs ped tunnel final design\project data\sheet_files\UT-11183-25_Overall Site.dwg - C1.1 OVERALL UTILITY PLAN - 4/26/2025 02:48pm, zach.scott




North Ramp Section A
**STA: 0+00.00 TO STA: 2+30.00**

STATION




North Ramp Section B
**STA: -0+10.00 TO STA: 0+70.00**

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HS PEDESTRIAN TUNNEL FINAL DESIGN
PARK CITY, UTAH
PLAN & PROFILE - NORTH

C1.2

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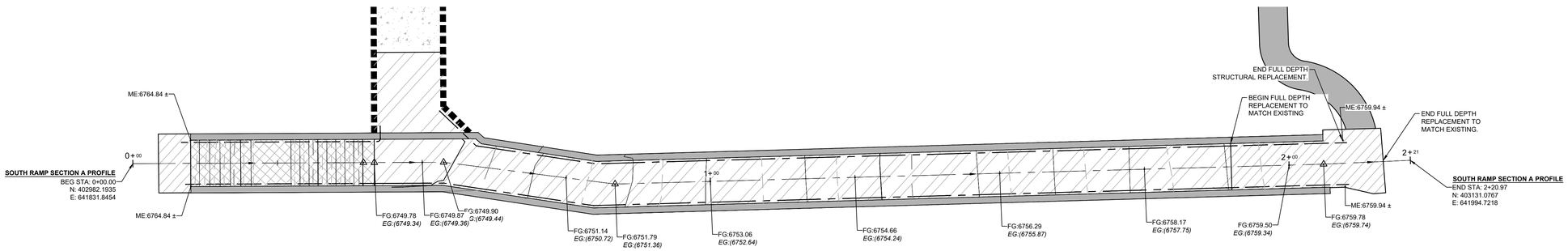


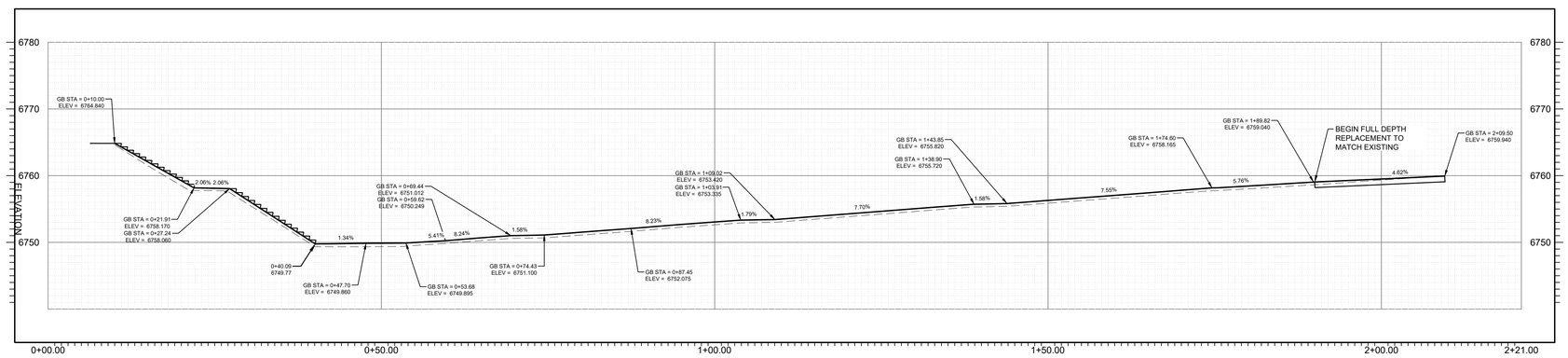


**South Ramp Section A**

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**HS PEDESTRIAN TUNNEL FINAL DESIGN**

PARK CITY, UTAH

PLAN & PROFILE - SOUTH

**C1.3**

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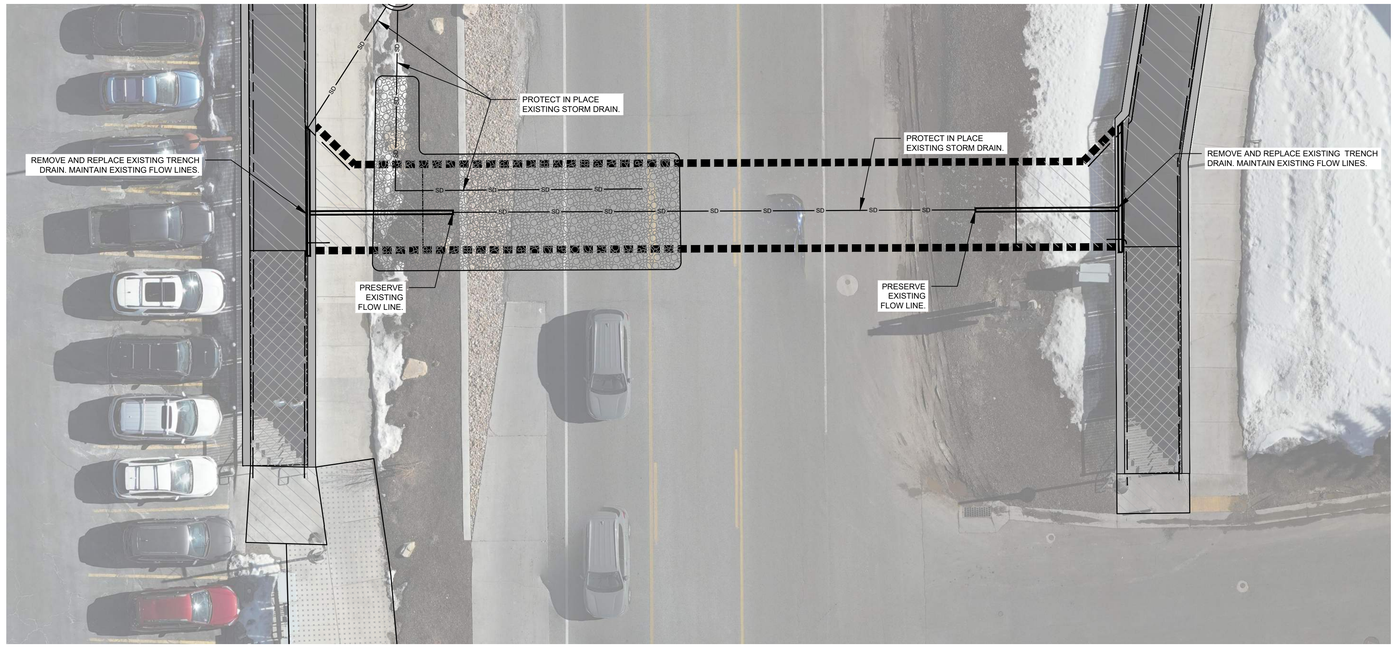
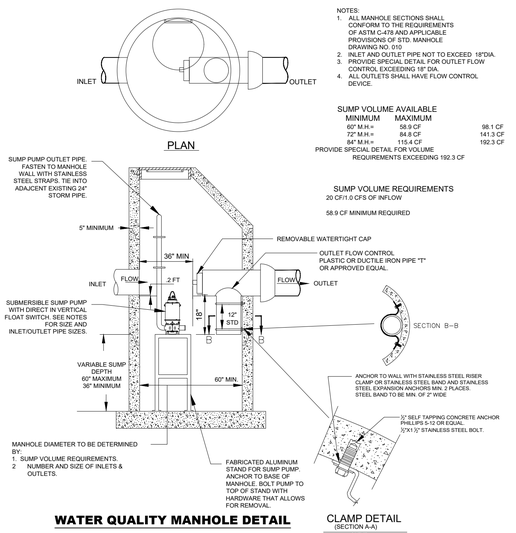



NOTES:
1. ALL MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND APPLICABLE PROVISIONS OF STD. MANHOLE DRAWING NO. 010
2. INLET AND OUTLET PIPE NOT TO EXCEED 18"DIA.
3. PROVIDE SPECIAL DETAIL FOR OUTLET FLOW CONTROL EXCEEDING 18" DIA.
4. ALL OUTLETS SHALL HAVE FLOW CONTROL DEVICE.

SUMP VOLUME AVAILABLE

| | MINIMUM | MAXIMUM | |
|---|---|---|---|
| 60" M.H.= | 58.9 CF | | 98.1 CF |
| 72" M.H.= | 84.8 CF | | 141.3 CF |
| 84" M.H.= | 115.4 CF | | 192.3 CF |

PROVIDE SPECIAL DETAIL FOR VOLUME REQUIREMENTS EXCEEDING 192.3 CF

SUMP VOLUME REQUIREMENTS
20 CF/1.0 CFS OF INFLOW

58.9 CF MINIMUM REQUIRED

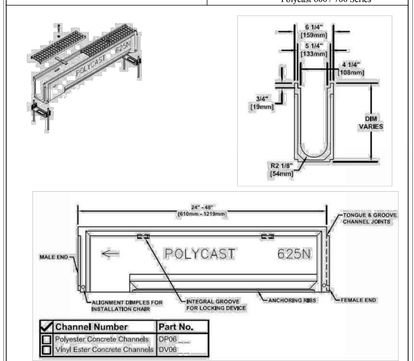
**WATER QUALITY MANHOLE DETAIL**

## GENERAL DRAINAGE NOTES

1. ALL DRAINAGE IMPROVEMENTS ARE SUBJECT TO THE CURRENT STANDARDS OF PARK CITY MUNICIPAL CORPORATION.
2. STORM CALCULATIONS WERE DETERMINED BASED ON THE FOLLOWING CRITERIA:
   - 2.1. INFILTRATION RATE - 1 INCH PER HOUR
     - 2.1.1. ACTUAL INFILTRATION MAY BE HIGHER. THIS RATE WAS USED AS A CONSERVATIVE RATE BASED ON THE GEOTECHNICAL REPORT.
   - 2.2. DRAINAGE AREA - 3676 SQUARE FEET
   - 2.3. RUN-OFF COEFICIENT - 0.95
   - 2.4. SUMP AREA - 760 SQUARE FEET
3. THE 100 YEAR STORM EVENT WAS CALCULATED FOR DURATIONS RANGING FROM 5 MINUTES TO 24 HOURS. IT WAS DETERMINED THAT A DURATION OF 2 HOURS HAD THE GREATEST STORAGE REQUIREMENT OF 543 CF.
4. THE SUMP AREA SHOWN IS 760 SQUARE FEET WITH A DEPTH OF 1.8 FEET. AND PROVIDES 547 CF OF STORAGE ASSUMING A THE GRAVEL HAS A 40% STORMWATER CAPACITY.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AT LEAST 543 CF OF STORAGE AS A MINIMUM REQUIREMENT.
6. SUMP PUMP SHALL BE REQUIRED. CONTRACTOR TO SUBMIT SPECIFICATION FOR PROPOSED MODEL AND LAYOUT THAT MEETS THESE MINIMUM REQUIREMENTS:
   - 6.1. SUMP PUMP SHALL BE A 220V POWER PUMP WITH 2" INLET AND 2" OUTLET.
   - 6.2. OUTLET SHALL BE ROUTED INTO ADJACENT EXISTING 24" STORM PIPE. SEE PLAN ABOVE.
   - 6.3. INLET SHALL BE MAINTAINED A MIN. OF 6" ABOVE THE WATER QUALITY MANHOLE OUTLET. USE FABRICATED ALUMINUM STAND TO MAINTAIN PROPER HEIGHT. STAND AND PUMP SHALL BE LOCATED ADJACENT TO THE WALL OF THE MANHOLE TO MAINTAIN AS MUCH OPEN SPACE IN THE CENTER OF THE MANHOLE AS POSSIBLE.
   - 6.4. THE SUMP PUMP SHALL BE EQUIPPED WITH A DIRECT-IN VERTICAL FLOAT SWITCH. POSITION SWITCH SO THAT THE PUMP IS ACTIVATED WHEN THE WATER LEVEL EXCEEDS 4" ABOVE THE WATER QAULITY MANHOLE OUTLET.
   - 6.5. PUMP SHALL BE CAPABLE OF MAINTAINING A FLOW OF 150 GPM @ 20' OF VERTICAL HEAD (ESTIMATED 2HP MAX).
   - 6.6. CONTRACTOR TO PROVIDE 220V POWER FROM METERED SOURCE.

## TRENCH DRAIN DETAILS

| Number | Series |
|---|---|
| DP0600 | TPC600 / 700 Channel Polycast 600 / 700 Series |




| Channel Number | Part No. |
|---|---|
| ☑ Polyester Concrete Channels | DP06____ |
| ☐ Vinyl Ester Concrete Channels | DV06____ |

**Manufacturer**: POLYCAST®

**Specification**: POLYCAST 600 SERIES PRE-SLOPED TRENCH DRAIN IS A .65% SLOPED TRENCH DRAIN SYSTEM WITH 6 1/4" WIDE X A NOMINAL 48" LONG POLY-ESTER POLYMER CONCRETE CHANNELS WITH TONGUE AND GROOVE CONNECTIONS. CHANNELS 605/610/615/620/625 AND NON-SLOPING (NEUTRALS) WILL BE SUPPLIED WITH DRILL OUTS FOR 4" BOTTOM OUT-LET. INSTALLATION CHAIRS RECOMENDED FOR INSTALLATION.

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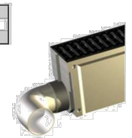
| Number | Series |
|---|---|
| DA0670 & DA0670M Endcaps | TPC600 / 700 Endcaps Polycast 600 / 700 Series |

Polycast end caps are used to enclose or provide piping transitions to outlet or inlet ends of the channel whenever catch basins are not being used. End caps output to a 4" pipe. Material is ABS plastic.

Contact the factory for information on polymer concrete end caps.

| Description | Part Number |
|---|---|
| Cap for outlet channel | DA0670 |
| Cap for inlet channel | DA0670M |



**Manufacturer**: POLYCAST®

**Specification**: POLYCAST DA0670 AND DA0670M ENDCAPS ARE USED TO ENCLOSE OR PROVIDE PIPING TRANSITIONS TO OUTLET OR INLET ENDS OF THE CHANNEL WHENEVER CATCH BASINS ARE NOT BEING USED. END CAPS OUTPUT TO 4" PIPE. MATERIAL IS ABS PLASTIC

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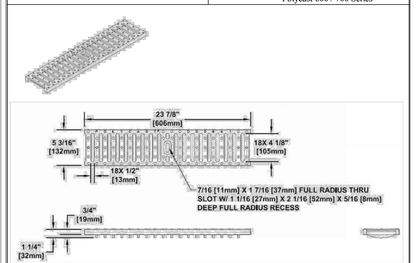
| Number | Series |
|---|---|
| DG0641 | TPC600 / 700 C Class Ductile Iron Grate Polycast 600 / 700 Series |




DIN APPLICATION LOAD CLASS C:
Curb sides, highway shoulders, and parking areas
Designed for a distributed pressure of 56.200 lbs (250 kN).

Meets the following Standards & Specifications:
- DIN 19580 / DIN EN 1433 Drainage Channels for Vehicular and Pedestrian Areas.
- Australian Standard AS 3996-2006 Clause 3.3.6

**Manufacturer**: POLYCAST®

**Specification**: POLYCAST DG0641 IS APPROPRIATE FOR MANY GENERAL USE CONDI-TIONS. GRATE LOCKING DEVICE PART NO DA0642B SHOULD BE USED AND MAINTAINED SECURE. THE GRATE HAS 39% (40INZ) OF OPEN AREA. THE GRATE IS MADE OF ASTM A48 GR. 30-B OR GR. 35-B AND WEIGHS APPROXIMATELY 14LBS. THE GRATE IS ONLY AVAILABLE IN A 24 (610mm) LENGTH. MEETS LOAD CLASS C.

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|---|---|
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| DESIGNED | ZS |
| DRAWN | ZS |
| CHECKED | ZS |
| PROJECT | UT-11183-25 |

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# HS PEDESTRIAN TUNNEL FINAL DESIGN

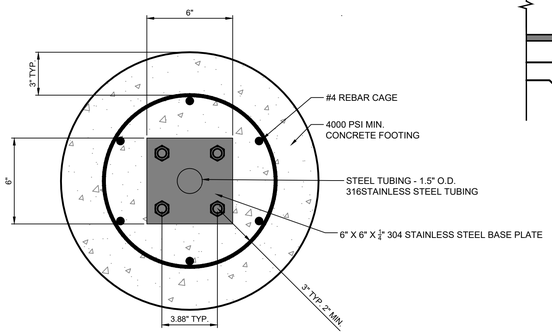
PARK CITY, UTAH

DRAINAGE

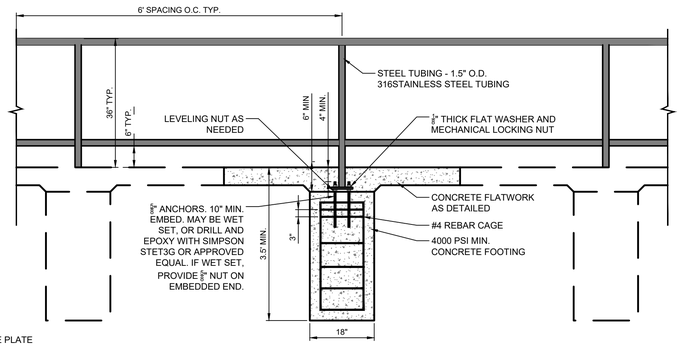
**C2.0**

PAGE PAGE #

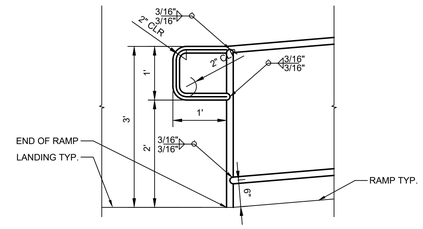
**SECTION A-A**



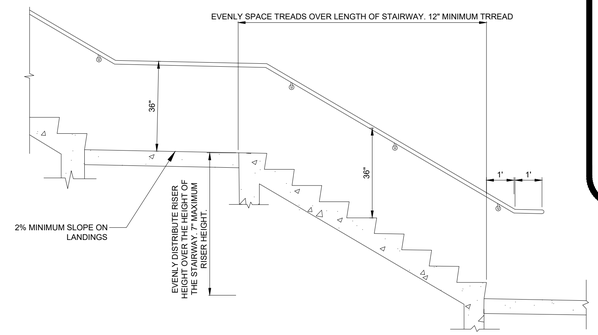

**SECTION B-B**




**SECTION C-C**



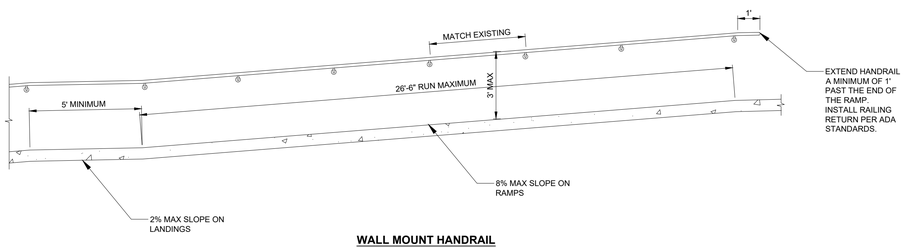

**HANDRAIL END TERMINATION VIEW**



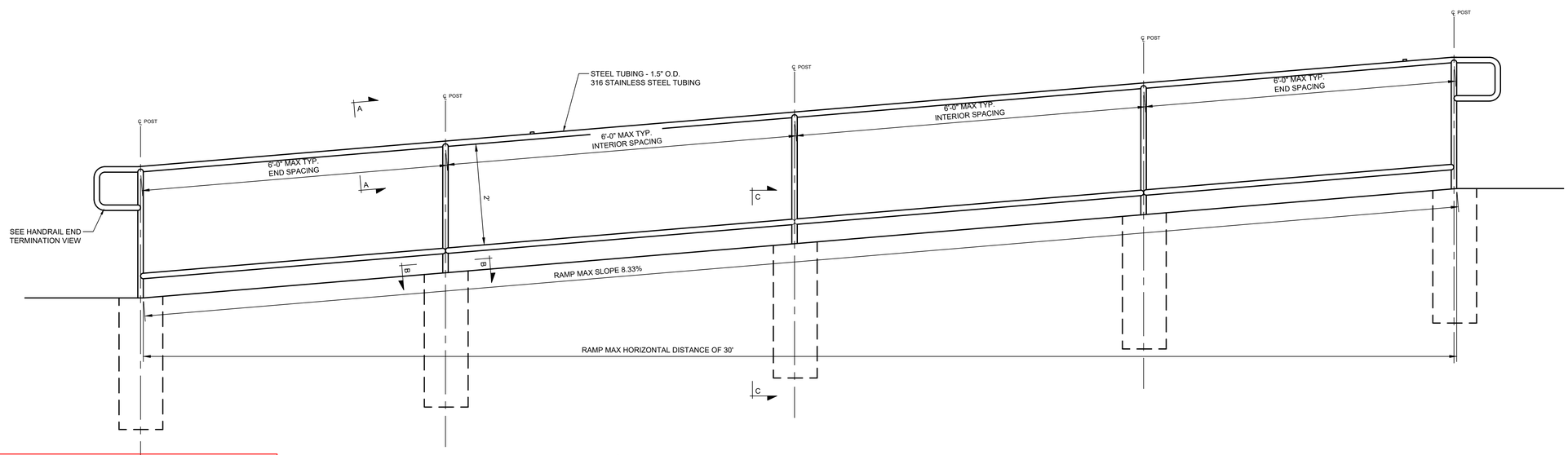

**STAIR HANDRAIL VIEW**

NOTES:

1. HANDRAIL SHALL BE CONSTRUCTED 100% FROM STAINLESS STEEL INCLUDING ALL HARDWARE WITH A STANDARD MATTE (BEAD BLASTED FINISH) OR APPROVED EQUAL. FINISHED PRODUCT SHALL BE FREE FROM MARKS OR BLEMISHES.
2. GRIND/SAND SMOOTH ANY BURRS OR ROUGH EDGES.
3. ALL VISIBLE FITTINGS, HARDWARE, FLANGES, COVERS, ETC, SHALL MATCH THE MAIN RAILING TUBING FINISH.
4. DETAILS ARE MINIMUM REQUIREMENTS FOR THE RAILING. FABRICATOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL.
5. CURRENT ADA STANDARDS SHALL GOVERN ALL HANDRAIL INSTALLATION. IF DISCREPANCIES BETWEEN THE DESIGN DOCUMENTS AND CURRENT ADA STANDARDS OCCUR, THE ADA STANDARDS SHALL SUPERCEDE.




**WALL MOUNT HANDRAIL**




1 C3.0 **PEDESTRIAN HANDRAIL WITH CONCRETE FOUNDATIONS**
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HS PEDESTRIAN TUNNEL FINAL DESIGN
PARK CITY, UTAH
DETAILS

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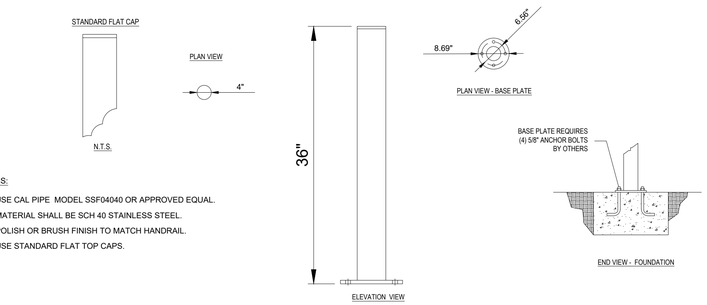



NOTES:

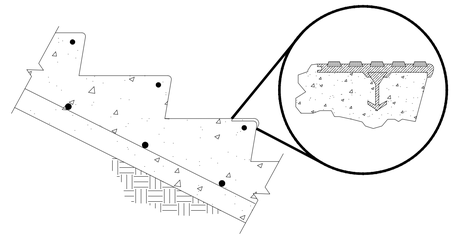
1. USE CAL PIPE MODEL SSF040040 OR APPROVED EQUAL.
2. MATERIAL SHALL BE SCH 40 STAINLESS STEEL.
3. POLISH OR BRUSH FINISH TO MATCH HANDRAIL.
4. USE STANDARD FLAT TOP CAPS.

## 1 / C3.1 EXISTING BOLLARD DETAIL

SCALE: NTS

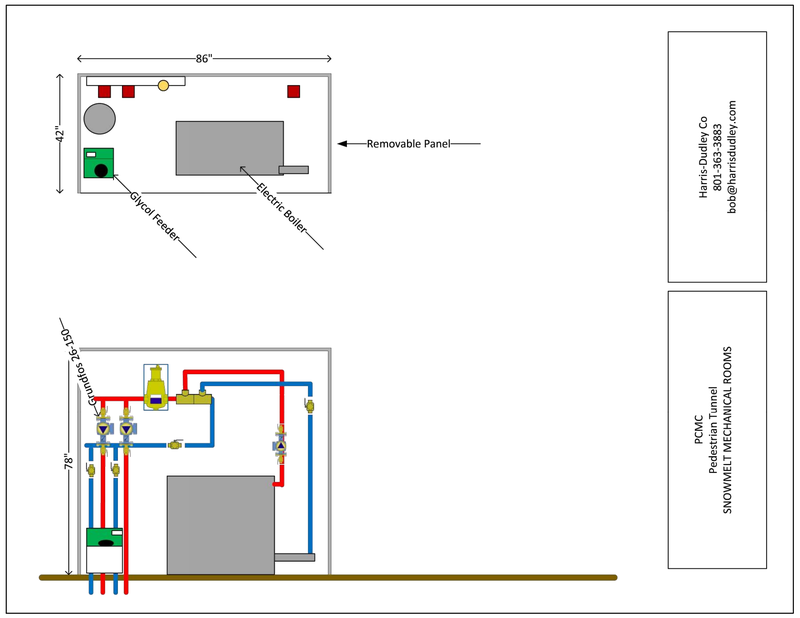
NOTES:

1. DETAIL SHOWN IS TO ILLUSTRATE THE TREAD NOSE INSTALLATION ONLY. STAIR RISER AND TREAD SHALL FOLLOW THE DETAILS ON THE STRUCTURAL SHEET S01.6.
2. USE SUPER TREAD EXTRUDED ALUMINUM NOSING MODEL XRS-3 OR APPROVED EQUAL.



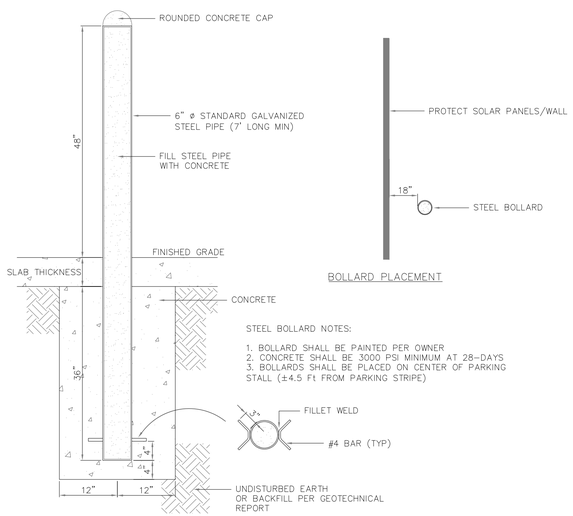
## 2 / C3.1 STAIR TREAD NOSING DETAIL

SCALE: NTS



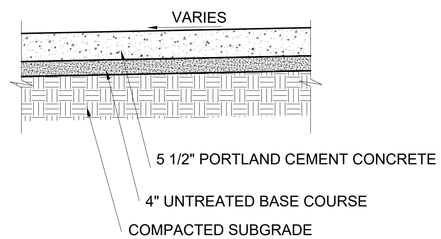

## 3 / C3.1 PRELIM. BOILER ENCLOSURE

SCALE: NTS




## 4 / C3.1 ALT. BOLLARD DETAIL

SCALE: NTS




**CONCRETE PAVEMENT NOTES:**

TYPE 1 SIDEWALK SECTION WILL BE USED IN ALL AREAS WHERE THE EXISTING UNTREATED BASE COURSE IS SUITABLE, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TYPE 2 SIDEWALK SECTION WILL BE USED IN ALL OTHER AREAS.

IF REMOVAL OF EXISTING BASE OR SUBBASE IS REQUIRED, SOIL SHALL BE DISPOSED OF PER SOIL ORDINANCE.

AT ALL CONCRETE DRIVEWAY APPROACHES, THE STRUCTURAL SECTION SHOULD MATCH PARK CITY DETAIL 532-C WITH 6" X 6" X 10 GAUGE WIRE MESH.

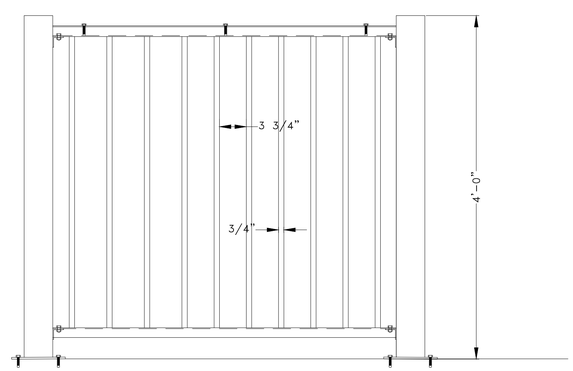
**GENERAL PAVEMENT NOTES**:

EXISTING ROAD BASE MATERIAL MAY BE USED IN PLACE OF UNTREATED BASE COURSE, AS APPROVED BY THE GEOTECHNICAL ENGINEER.

IF REMOVAL OF EXISTING BASE OR SUBBASE IS REQUIRED, SOIL SHALL BE DISPOSED OF PER SOIL ORDINANCE.

## 5 / C3.1 TYPICAL CONCRETE FLATWORK DETAIL

SCALE: NTS




SOLAR GUARDRAIL NOTES

1. THE NOTES LISTED BELOW ARE GENERAL AND NOT ALL OF THE LISTED MATERIALS MAY BE APPLICABLE TO THIS PROJECT. IF DISCREPANCIES OR CONFUSION EXISTS THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER.
2. SOLAR GUARDRAIL DRAWINGS ARE DIAGRAMATIC AND SHOWN FOR THE PURPOSES OF BIDDING.EXACT MATERIALS, PANELS, AND LAYOUT MAY VARY. CONTRACTOR IS RESPONSIBLE TO COMPLETE SHOP DRAWINGS SHOWING ALL CONNECTIONS, LAYOUT, AND FINISHES FOR CITY APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
3. ALL METAL MATERIALS SHALL BE WELDED, DEBURRED, GROUND SMOOTH, AND COATED OFF SITE AND BROUGHT TO THE SITE READY FOR ASSEMBLY.
4. ACCEPTABLE WELDING PROCESSES FOR THE ASEMBLY OF METAL FRAMES SHALL BE MIG OR TIG. NO FLUX CORE OR STICK WELDING WILL BE ALLOWED. BUTT AND OUTSIDE CORNER WELDS ON SURFACES SHALL BE GROUND SMOOTH PRIOR TO COATING. INSIDE CORNERS AND FILLED WELDS SHALL BE DEBURRED.
5. FRAMEWORK FOR THE SOLAR GUARDRAIL SHALL BE A500 WELDED CARBON STEEL.
6. MINIMUM WALL THICKNESS FOR POSTS SHALL BE .120 WALL.
7. MINIMUM WALL THICKNESS FOR RAILS SHALL BE .120 WALL.
8. IF TUBING IS USED FOR PICKETS THE MIN. WALL THICKNESS FOR PICKETS SHALL BE .065 WALL.
9. MINIMUM PICKET SIZE SHALL BE $\frac{3}{4}$".
10. GUARDRAIL SHALL BE CONSTRUCTED SO THAT THERE IS NO GAP OR SPACE CAPABLE OF PASSING A 4" SPHERE THROUGH. THIS INCLUDES THE GAP BETWEEN THE BOTTOM OF THE GUARDRAIL AND THE TOP OF THE MOUNTING SURFACE.
11. CONTRACTOR SHALL USE BIFACIAL SOLAR PANELS THROUGHOUT THE INSTALLATION.
12. COATING FOR ALL MILD STEEL COMPONENTS IN THE SOLAR GUARDRAIL FRAMEWORK SHALL BE GALVANIZE AND PAINT. PAINT SHALL BE A MARINE GRADE EPOXY BASED PAINT WITH A BLACK SEMI GLOSS FINISH. SUBMIT SAMPLE AND SPECS TO CITY AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
13. USE DECORATIVE RAILING PANELS IN AREAS WHERE SOLAR PANEL RAILS WILL NOT FIT DUE TO ANGLES OR LAYOUT.
14. DECORATIVE RAILING SHALL BE USED FOR NEAR THE ENTRANCES AND EXITS TO RAMPS AND STAIRS AS A SAFETY MEASURE FOR VISIBILITY.
15. FOR INFORMATION REGARDING THE CONCEPTUAL LAYOUT AND CONFIGURATION OF THE SOLAR GUARDRAIL CONTACT KEN GARDNER OF GARDNER ENERGY (801-689-2618) (KEN@GARDNER-ENERGY.COM).

## 6 / C3.1 DETAILS FOR GUARDRAIL REPLACEMENT. FROM ORIGINAL PLANS

SCALE: NTS

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REVISIONS
REV # | DATE
*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 04/25/2025
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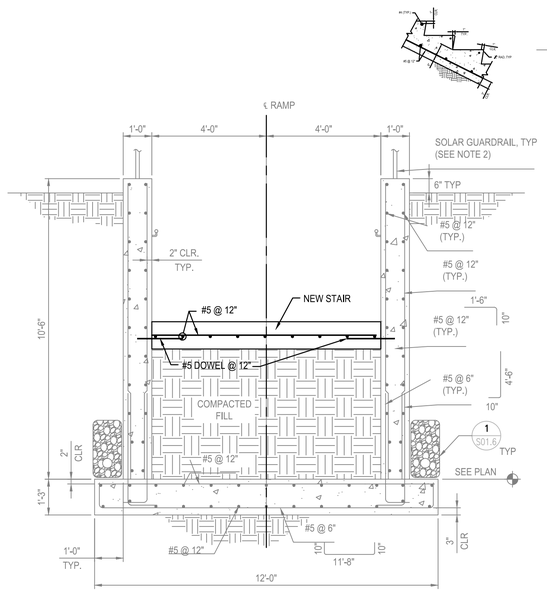
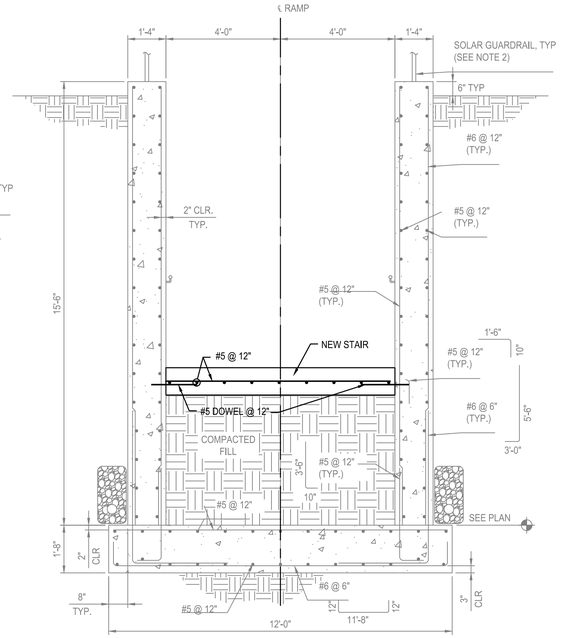
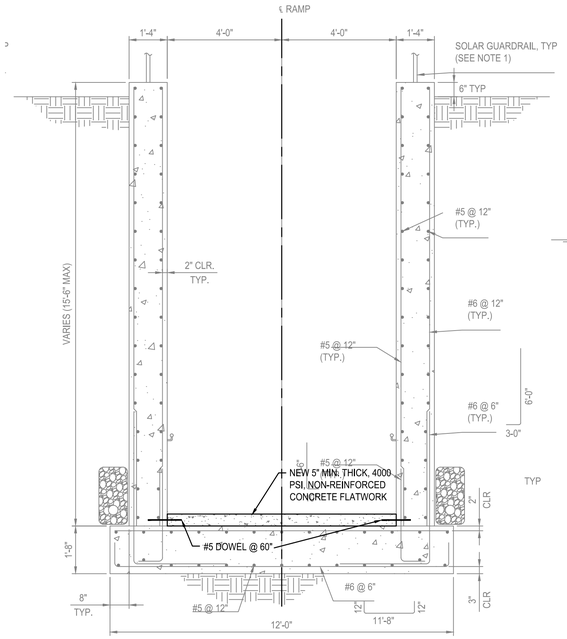
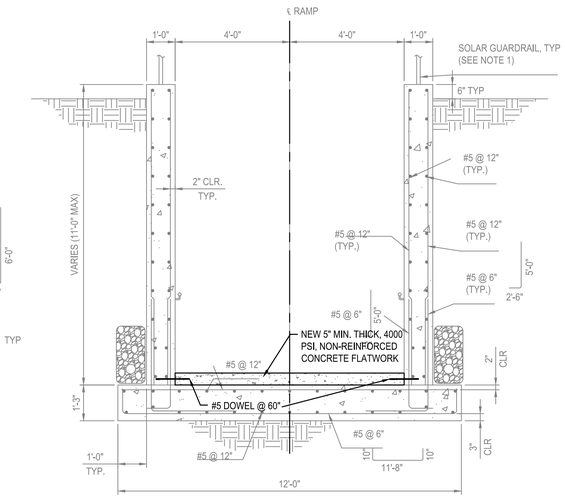


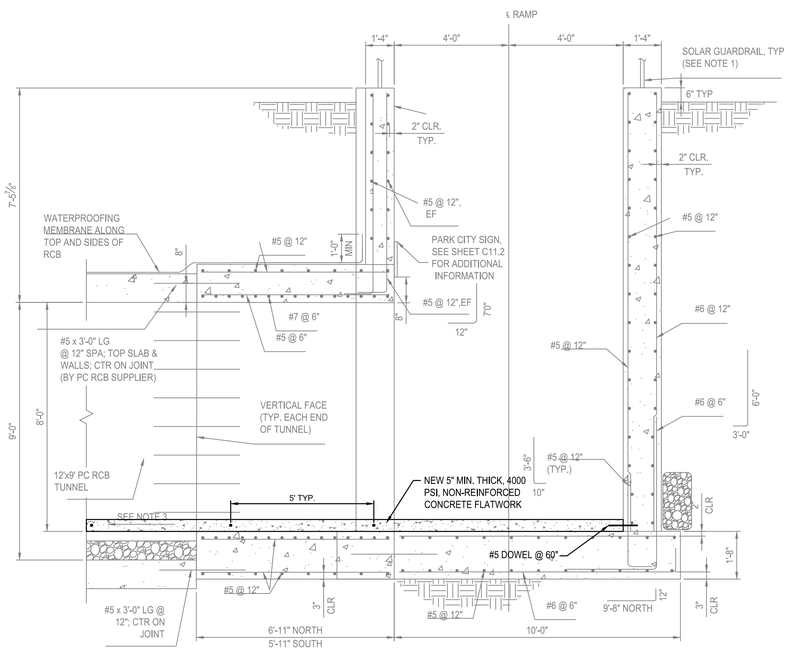

A C3.2 **NEW STAIRS**
SCALE: NTS



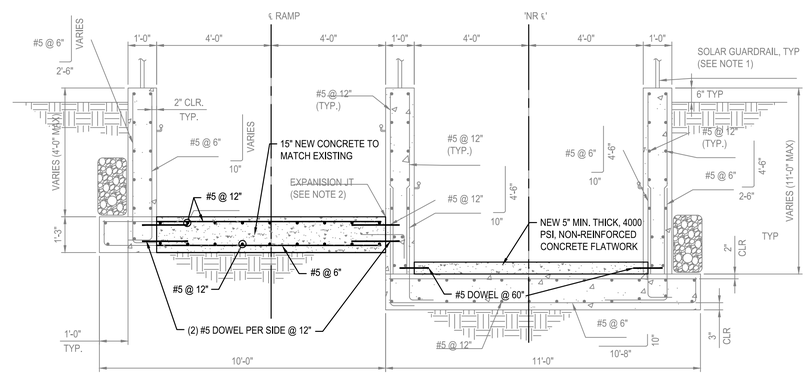



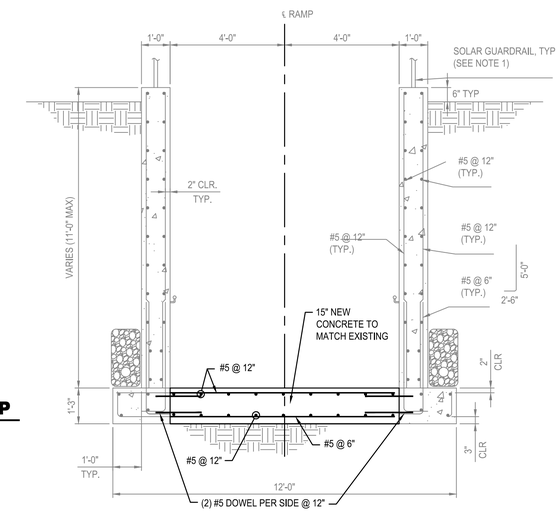

C/D C3.2 **5" PAVEMENT OVER EXISTING STRUCTURE AT RAMP**
SCALE: NTS



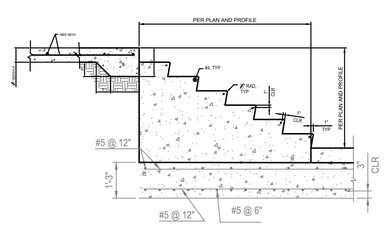

B C3.2 **5" PAVEMENT OVER EXISTING STRUCTURE AT TUNNEL**
SCALE: NTS




E C3.2 **5" PAVEMENT OVER EXISTING STRUCTURE AND FULL DEPTH REPLACEMENT AT RAMP**
SCALE: NTS




G C3.2 **FULL DEPTH REPLACEMENT AT RAMP**
SCALE: NTS




F C3.2 **NEW STAIR ALT. SECTION**
SCALE: NTS

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# HS PEDESTRIAN TUNNEL FINAL DESIGN

PARK CITY, UTAH

DETAILS

C3.2

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# City Council
# Staff Report

| | |
|---|---|
| **Subject:** | **Bonanza Park Mixed-Use District Feasibility** |
| **Application:** | **PL-24-06024** |
| **Authors:** | **Rebecca Ward, Planning Director**<br>**Alec Barton, Senior Planner** |
| **Date:** | **May 22, 2025** |

## Recommendation

(I) Review the updated feasibility analysis for the proposed Bonanza Park Mixed-Use District, (II) conduct a public hearing, (III) provide policy direction to staff and the Planning Commission on requested revisions to the draft code, and (IV) continue the public hearing to June 26, 2025.

## Description

| | |
|---|---|
| Applicant: | Planning Department |
| Location: | Bonanza Park Neighborhood |
| Existing Zoning Districts: | General Commercial<br>Light Industrial<br>Frontage Protection Zone |
| Proposed Zoning District: | Bonanza Park Mixed-Use (BPMX)<br>Frontage Protection Zone |
| Reason for Review: | The Planning Commission reviews and makes recommendations to City Council regarding rezones and Land Management Code amendments. The City Council takes Final Action. |

## Summary

The Bonanza Park Small Area Plan ("the Area Plan") recommends the creation of a new Bonanza Park Mixed-Use (BPMX) District to build on neighborhood vibrancy and to become a more walkable, connected, livable, and inclusive community.[1] To incentivize redevelopment, the draft BPMX District allows for increased density when project enhancements are provided. Based on feasibility analysis that evaluated three development scenarios,[2] the draft is an incentive for existing property owners. However, unless there is a public-private partnership and/or City approval of a Public Infrastructure District (PID)[3] or other financing tool, new or future property owners require deeper incentives.

[1] Bonanza Park Small Area Plan, p. 5
[2] Scenario 1: Housing and Retail; Scenario 2: Housing, Grocery, and Retail; Scenario 3: Housing, Boutique Hotel, and Retail
[3] PIDs can issue debt repayable from property taxes or assessments on the property owners within its boundaries.

On April 24, 2025, the Council provided input on levers to evaluate within the draft BPMX District to increase feasibility and support redevelopment for new or future property owners (Staff Report; Audio). The updated feasibility analysis reevaluates the three scenarios through eight levers – hotels, nightly rentals, parking, height, affordable housing, Frontage Protection Zone, and open space (Exhibit A). Zions Public Finance, Inc. will walk the Council through the scenarios and levers outlined in Exhibit A. Staff requests Council direction on the levers to evaluate and modify as the Commission finalizes their recommended BPMX District for Council review.

Key takeaways to increase feasibility for new property owners:

- **Nightly Rentals** – Allowing up to 20% within a project. (This also increases the number of affordable units that can be provided at 60% AMI from 25% to 35%).
- **Boutique Hotels** – Increasing from 75 to 150 rooms.
- **Parking** – Deeper reductions.
- **Height** – Increasing to five stories.
- **Affordable Housing** – Reducing requirements to 10% of the project.

Levers that alone do not increase feasibility for new owners:

- **Frontage Protection Zone** – Reductions to setbacks and stepbacks have a moderate impact.
- **Open Space** – Reductions to requirements have a moderate impact.

However, flexibility within the FPZ and reductions in open space in combination with the other levers increases feasibility.

The analysis section below outlines the Area Plan recommendations, the draft BPMX District, and the levers that increase feasibility for new property owners. In addition, City subsidy and/or PIDs or other financial tools provide a potential source of gap closing funds.

As requested on April 24, Exhibit B consolidates the information provided in the Council's last staff report in table format to compare the existing and proposed code.

## Analysis

### Nightly Rentals and Hotels

A goal of the Area Plan is to limit nightly rentals and hotels "to grow the residential base for Bonanza Park and ensure that new dwellings are supporting a neighborhood for locals." The Area Plan also recommends establishing hotels as a conditional use for potential new hospitality that is compatible with the local neighborhood.[4]

There is currently one hotel within the area proposed to be rezoned: 1800 Park Avenue (Park and Kearns, also known as The Yarrow), which has 180 hotel rooms. The

[4] Bonanza Park Small Area Plan, p. 66-67

applicant proposes redeveloping the hotel site with 170 nightly rental condominiums, maintaining a similar scale of transient uses. There are several scenarios that can be incorporated into the BPMX District to accommodate continued transient uses on the site, outlined below. Another alternative is to allow the 1800 Park Avenue applicant the option of remaining in the General Commercial Zoning District.

The feasibility of nightly rentals and hotels are outlined below.

**Nightly Rentals** – While nightly rentals are allowed in the existing zone, there are currently three nightly rental business licenses. The draft BPMX District prohibits nightly rentals (but allows Boutique Hotels) to establish housing options for locals and to separate transient and residential uses within projects.

The Area Plan outlines four potential options for limiting nightly rentals:

- Establishing a total cap or quota on nightly rentals as a percentage of total housing units or influenced by currently permitted.
- Limiting the number of tenants who can stay to prevent “party houses.”
- Limiting investor-owned nightly rentals or owners who own and operate multiple nightly rental licenses while still allowing licenses for homeowners wanting to operate a nightly rental from their primary residence.
- Adopting a full-time resident requirement for nightly rental license holders.

The feasibility analysis indicates that allowing up to 20% of nightly rentals within a project increases feasibility, as well as the number of affordable units that can be provided. For example, allowing 20% of nightly rentals within a project means that the affordable housing provided could be increased from 25% to 30% for units geared toward 60% AMI.

In addition to considering nightly rental allowances for new development in the BPMX District, residential property owners within the area proposed to be rezoned have expressed an interest in maintaining the option of operating a nightly rental if rezoned or retaining their existing zoning rather than being included in the BPMX District. One consideration could be that existing residences within the area that is rezoned be grandfathered in to allow for future nightly rentals.

***Staff and the Planning Commission request Council direction:***

- *Leave the code as drafted – prohibit nightly rentals.*
- *Amend the code to allow up to 20% nightly rentals with a project.*
- *Amend the code to allow up to 20% nightly rentals within a project, but only when an increase in affordable units for 30% of the project at 60% AMI is provided.*
- *Grandfather in existing residential properties to allow for future nightly rentals.*
- *Explore more permissive zoning for nightly rentals, amending the Area Plan if necessary.*

**Hotels** – The current General Commercial Zoning District allows hotels. The Area Plan recommends limiting hotels "to grow the residential base for Bonanza Park and ensure that new dwellings are supporting a neighborhood for locals." The draft BPMX District establishes a "Boutique Hotel" with up to 75 rooms and requires a conditional use permit with Planning Commission review for redevelopment applications.

One of the recommendations for limiting the rooms within Boutique Hotels is to allow for transient infill on a limited basis in a neighborhood for locals. Consolidating transient uses to one building under one operation separates these uses while accommodating guests and vibrancy.

The feasibility analysis indicates that increasing the number of rooms from 75 to 150 creates feasibility for new property owners.

***Staff and the Planning Commission request Council direction:***

- *Leave the code as drafted – allow for Boutique Hotels with up to 75 rooms.*
- *Amend the code to increase the rooms in Boutique Hotels up to 150 rooms.*
- *Explore methods for limitations on hotel uses other than room limits.*
- *Revisit the proposed zoning boundaries to maintain 1800 Park Avenue as a hotel use.*

## Parking Reductions

The Bonanza Park neighborhood is the City's geographic core with key intersections along the perimeter, including Park Avenue and Kearns Boulevard, Park Avenue/Empire Avenue/Deer Valley Drive, Deer Valley Drive and Bonanza Drive, and Bonanza Drive and Park Avenue. Those coming into the City to access Old Town or the resorts must pass through these key intersections. During peak traffic days and times, congestion is a challenge with existing conditions.

As the neighborhood redevelops into a more connected and walkable area with a mix of uses that are served by transit, transportation options within and to the neighborhood will increase. The Area Plan recommends the creation of a vibrant pedestrian-oriented neighborhood in part by significantly lowering parking minimums for shared uses and for properties near transit. In addition to reducing travel to the neighborhood by car through limited parking, deeper parking reductions contribute to feasibility.

The draft code allows for substantial parking reductions for mixed-use projects, projects near transit, and projects with designated car shares. The feasibility study concludes that further reductions in parking from 35% to 40% increases feasibility. Council input in the last discussion included evaluation of spillover impacts to adjacent neighborhoods, and if parking is further reduced, staff will further evaluate.

***Staff and the Planning Commission request Council direction:***

- *Leave the code as drafted – allow for substantial parking reductions.*
- *Amend the code to further reduce parking requirements.*

## Height

The Area Plan recommends protecting the existing scale and character of the City. As a result, the BPMX District maintains the 35-foot height limitation. When project enhancements are provided, buildings up to 45 feet in height are allowed outside of the FPZ. To achieve feasibility through height alone requires an increase to six or seven stories. When paired with a reduction in open space, it is possible to achieve feasibility with buildings up to 60 feet in height (five stories).

***Staff and the Planning Commission request Council direction:***

- *Leave the code as drafted – allow 35-foot-tall buildings and up to 45 feet outside of the FPZ when project enhancements are provided.*
- *Amend the code to allow up to five stories when project enhancements are provided with further evaluation of the FPZ.*

## The Frontage Protection Zone

The FPZ extends 100 feet into properties along Kearns Boulevard, Park Avenue, and Deer Valley Drive (see Figure 1 below). Structures are prohibited in the first 30 feet and those proposed between 30 and 100 feet require a conditional use permit. While the focus of the FPZ discussions have been on protecting the City's entry corridors and retaining a mountain town character, the FPZ serves another important purpose: allowing for future pedestrian and vehicular improvements along the highway corridors.[5] This does not necessarily mean widening the rights-of-way to accommodate more vehicles but leaves the option for transit improvements like a dedicated bus lane or pullout and circulation improvements like turning lanes.

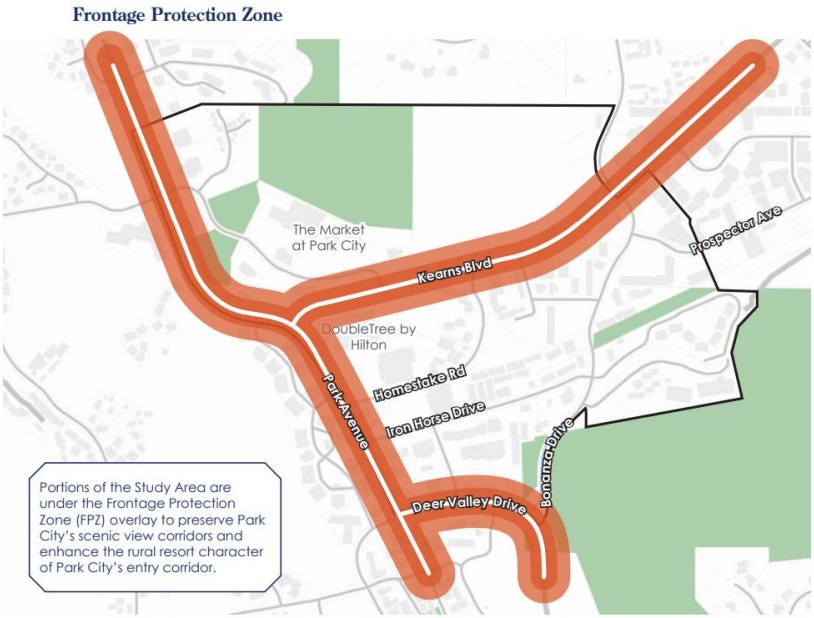


*Figure 1: Bonanza Park Small Area Plan, p. 30*

[5] LMC Section 15-2.20-1(E)

Additionally, the Area Plan recommends extending a signature trail 12- to 15-feet-wide from the Prospector neighborhood along Kearns Boulevard west to Park Avenue, then south along Park Avenue to Deer Valley Drive, then east along Deer Valley Drive to Bonanza Drive (see Figure 2 below). Retaining the 30-foot FPZ setback supports the signature trail extension with a continuation of a landscape buffer like the signature trail along Kearns Boulevard in the Prospector neighborhood. (The video created during the Bonanza Park Small Area Plan process illustrating the pedestrian experience along Kearns Boulevard with and without a landscaped buffer is linked here.)

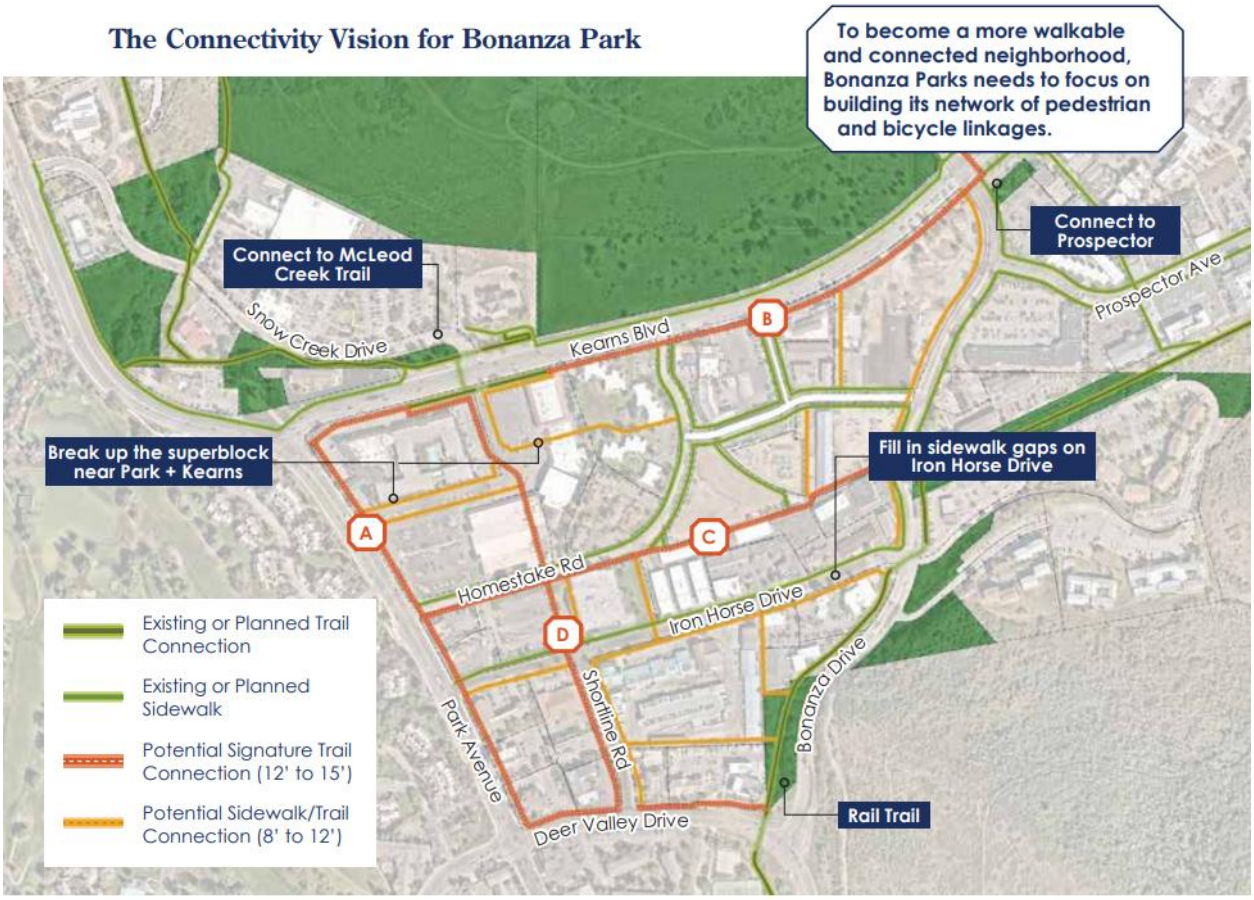


*Figure 2: Bonanza Park Small Area Plan, p. 72*

The Area Plan recommends:

- Updating the FPZ to ensure the City's entry corridors "remain scenic and awe-inspiring."
- Retaining Planning Commission discretion through the Conditional Use Permit process for site-specific review.
- Keeping building heights to 35 feet within the FPZ to mitigate the visual impact of development and density on the City's entry corridors, with potential exceptions for smaller sites.
- Requiring upper-story stepbacks in ten-foot increments along facades facing corridors.

The table below shows the existing and proposed FPZ with the draft components that are more restrictive in red:

| | Existing FPZ | Proposed FPZ |
|---|---|---|
| ***Building Height*** | | |
| 0- to 30-foot FPZ | Buildings prohibited | Buildings prohibited |
| 30- to 100-foot FPZ | 35 feet from Existing Grade with additional height possible for an AMPD. | 25 feet at the 30-foot FPZ setback with a 10-foot stepback to 35 feet from Existing Grade |
| ***Building Height Exceptions*** | | |
| Antennas, chimneys, flues, vents, etc. | 5 feet above the highest point of the Building | 5 feet above the highest point of the Building; must be stepped back 15 feet from façade |
| Water towers and mechanical equipment | 5 feet above the height of the Building | 5 feet above height of the Building; must be stepped back 15 feet from façade |
| Elevator penthouses | 8 feet above zone height | 8 feet above zone height; must be stepped back 20 feet from façade |
| ***Building Stepbacks*** | | |
| 30- to 50-foot FPZ | None required | 10 feet for each story above two stories |
| 50- to 100-foot FPZ | None required | None required |
| ***Uses*** | | |
| 0- to 30-foot FPZ | Two municipal identification signs, one within SR 224 entry corridor and the other within SR 248 entry corridor.<br><br>At-grade sidewalks, trails, public plazas, temporary signs, Public Transit Amenity Areas, directional signs, and utility installations. | The existing allowances remain in effect.<br><br>Additionally, the following would be allowed within the 30-foot FPZ:<br><br>Landscaping and pedestrian-focused infrastructure:<br>• Bike racks<br>• Public art, provided it does not impede pedestrian or bicyclist connectivity. |

The feasibility analysis concludes that modifications to increase density within the FPZ through setback and stepback reductions alone has only a moderate impact. However, in combination with other levers, flexibility within the FPZ contributes to feasibility. Also, allowing greater flexibility for smaller sites is more impactful than on larger sites.

***Staff and the Planning Commission request Council direction:***

- *Leave the draft code as is – allow two stories in the FPZ with a 10-foot stepback to 35 feet within the first 100 feet of a property. No height exceptions in FPZ.*
- *Modify the draft code to mirror the current LMC – three stories are allowed in the 100-foot FPZ. Height exceptions allowed only outside of the FPZ.*
- *Decrease the 100-foot limitation on 35-foot height and allow 45-foot height at the 50-foot or 75-foot FPZ setback.*
- *Allow for exceptions on smaller sites or for increased project enhancements or other flexibility.*

## Open Space

The Bonanza Park neighborhood is predominantly surface-level parking lots and the Area Plan recommends undergrounding parking and transforming the surface-level parking lots into a mixed-use neighborhood that has open space integrated throughout:

- Ensuring that all current and future Bonanza Park residents are within a safe and comfortable 10-minute walk to a park, outdoor community space, or trail connection.
- Incentivizing development that provides publicly accessible green spaces or outdoor community spaces of high quality.

The existing code requires 30% open space for redevelopment[6] and the draft BPMX District retains this requirement, with a potential density increase when a development provides more than the required open space, and it is publicly accessible with long-term programming and activation.

The feasibility analysis concludes that reducing open space has only moderate impact and that for smaller sites, open space may be satisfied through setbacks.

***Staff and the Planning Commission request Council direction:***

- *Keep the 30% open space requirement.*
- *Evaluate reducing the open space requirement to as low as 20%.*

## Affordable Housing

The Area Plan recommends expanding the availability of affordable and workforce units in the neighborhood. The current City's Affordable Housing Resolution requires developers to provide affordable housing in an amount equal to 20% of the total residential unit equivalents within a project. Additionally, developers are required to mitigate 20% of the employees generated through commercial uses within a project. The draft BPMX District allows for increased density when a developer provides more

[6] LMC Section 15-6-5(D)

affordable housing than otherwise required:

- At least 25% of total project square footage in deed-restricted affordable housing at an average AMI of 60%.
- At least 35% of total project square footage in deed-restricted affordable housing at an average AMI of 80%.

The Housing Team's April 24 Council Staff Report on the City's Moderate Income Housing Plan references the City's goal to establish affordable housing for 15% of the workforce. By 2032, there will be an estimated 12,425 workers in the City and 1,864 affordable and attainable units will be required to meet this goal. In addition to the existing affordable housing stock, 1,190 units by 2032 will be required.

If nightly rentals are prohibited, reducing required affordable housing to 10% increases feasibility for projects. Staff does not recommend this because it would create an exception for development in the BPMX District that would allow developers to provide less affordable housing than is otherwise required through the City's Affordable Housing Resolution.

***Staff and the Planning Commission request Council direction:***

- *Leave the code as drafted.*
- *Amend the code to further reduce affordable housing requirements.*

## Department Review

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

## Public Input

Please see Exhibit C.

## Exhibits

A: Zions Public Finance Feasibility Analysis
B: Table Comparing Existing and Proposed Code
C: Public Input

# Bonanza Park Area Development Feasibility Analysis

May 2025

Zions Public Finance, Inc.

# Key Tools & Three Illustrative Scenarios

We update the three primary scenarios by adjusting 8 different levers, or parameters, for increased feasibility assuming market-based land costs.

## Key Tools

- **FPZ Setbacks**
- **30% Open Space**
- **Vertical Height**
- **Nightly Rentals**
- **Parking Reduction**
- **% of Sq. Ft. <= 60% AMI**
- **% of Sq. Ft. <= 80% AMI**
- **Hotel Unit Max**

## Key Scenarios

**Scenario 1**
Mixed-use Housing & Retail
- 3 acres

**Scenario 2**
Mixed-use Housing, Grocery & Retail
- 4 acres

**Scenario 3**
Mixed-use Housing, Boutique Hotel & Retail
- 3 acres

Source: ZPFI, PCMC. As of May 2025.

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# Scenario 1: Mixed-use Housing & Retail, No Nightly Rental

Levers that drive feasibility in Scenario 1 with no Nightly Rentals.

| | | |
|---|---|---|
| **FPZ Setbacks** | Reduce Non-Buildable FPZ from 30 to 25 ft. | Code Change Required |
| **30% Open Space** | Reduce Open Space to 20% of Site Area Open Space vs. 30% of Site Area | Code Change Required |
| **Vertical Height** | Allow 5th Story, Max Height Increased to 60 ft. | Code Change Required |
| **Nightly Rentals** | No Change, No Nightly Rentals | No Code Change Required |
| **Parking Reduction** | From 25% to 40% Reduction | Code Change Required |
| **% of Sq. Ft. <= 60% AMI** | From 30% to 10% of Sq. Ft. | Code Change Required |
| **% of Sq. Ft. <= 80% AMI** | From 30% to 10% of Sq. Ft. | Code Change Required |
| **Hotel Unit Max** | N/A | No Code Change Required |

**Scenario 1 - Mixed Use Housing and Retail - No Nightly Rental**

| Metric | Previous Code Configuration | Proposed Code Configuration |
|---|---|---|
| Land Acquisition Cost ($) | $10,600,000 | $10,600,000 |
| Construction Cost ($) | $57,431,979 | $59,889,429 |
| Required Investor Equity ($) | $19,048,954 | $19,737,040 |
| Annual Debt Service ($) | $3,692,841 | $3,826,234 |
| Projected Funding Gap? (Y/N) | Yes | No |
| Funding Gap to Project Feasibility | ($10,806,304) | No Gap |
| Total Market Value of Project ($) | $67,324,324 | $79,818,851 |
| Instantaneous Profit on Cost (%) | -1.00% | 13.24% |
| Net Operating Income ($, Y1 Operating) | $3,904,991 | $4,531,826 |
| Annualized Return on Equity (%) | 6.20% | 9.18% |
| Internal Rate of Return (%) | -13.00% | 5.05% |
| Debt Coverage Ratio (Decimal, Y1 Operating) | 1.06 | 1.18 |
| Capitalization Rate - Residential (%) | 5.50% | 5.50% |
| Capitalization Rate - Retail (%) | 6.00% | 6.00% |
| Capitalization Rate - Grocery (%) | - | - |
| Capitalization Rate - Hotel (%) | - | - |

Source: ZPFI, PCMC. As of May 2025.

# Scenario 1: Mixed-use Housing & Retail, With Nightly Rental

Levers that drive feasibility in Scenario 1 with Nightly Rentals.

| | | |
|---|---|---|
| **FPZ Setbacks** | No Change | No Code Change Required |
| **30% Open Space** | No Change, 30% of Site Area Open Space | No Code Change Required |
| **Vertical Height** | No Change, 45' Max | No Code Change Required |
| **Nightly Rentals** | From 0% to 20% of Sq. Ft. | Code Change Required |
| **Parking Reduction** | No Change, Max Parking Reduction 25% | No Code Change Required |
| **% of Sq. Ft. <= 60% AMI** | From 30% to 35% of Sq. Ft. | Code Change Required |
| **% of Sq. Ft. <= 80% AMI** | From 30% to 35% of Sq. Ft. | No Code Change Required |
| **Hotel Unit Max** | N/A | No Code Change Required |

**Scenario 1 - Mixed Use Housing and Retail - With Nightly Rental**

| Metric | Previous Code Configuration | Proposed Code Configuration |
|---|---|---|
| Land Acquisition Cost ($) | $10,600,000 | $10,600,000 |
| Construction Cost ($) | $57,431,979 | $55,065,822 |
| Required Investor Equity ($) | $19,048,954 | $18,386,430 |
| Annual Debt Service ($) | $3,692,841 | $3,564,404 |
| Projected Funding Gap? (Y/N) | Yes | No |
| Funding Gap to Project Feasibility | ($10,806,304) | No Gap |
| Total Market Value of Project ($) | $67,324,324 | $83,142,876 |
| Instantaneous Profit on Cost (%) | -1.00% | 26.62% |
| Net Operating Income ($, Y1 Operating) | $3,904,991 | $4,681,463 |
| Annualized Return on Equity (%) | 6.20% | 12.26% |
| Internal Rate of Return (%) | -13.00% | 13.62% |
| Debt Coverage Ratio (Decimal, Y1 Operating) | 1.06 | 1.31 |
| Capitalization Rate - Residential (%) | 5.50% | 5.50% |
| Capitalization Rate - Retail (%) | 6.00% | 6.00% |
| Capitalization Rate - Grocery (%) | - | - |
| Capitalization Rate - Hotel (%) | - | - |

Source: ZPFI, PCMC. As of May 2025.

# Scenario 2: Mixed-use Housing, Grocery & Retail

Levers that drive feasibility in Scenario 2 with increased height.

| | | |
|---|---|---|
| **FPZ Setbacks** | No Change | No Code Change Required |
| **30% Open Space** | Reduce Open Space to 22% of Site Area Open Space vs. 30% of Site Area | Code Change Required |
| **Vertical Height** | Allow 5th Story, Max Height Increased to 60 ft. | Code Change Required |
| **Nightly Rentals** | No Change, No Nightly Rentals | No Code Change Required |
| **Parking Reduction** | No Change, up to 25% Reduction | No Code Change Required |
| **% of Sq. Ft. <= 60% AMI** | No Change, 29% of Sq. Ft. < 60% AMI | No Code Change Required |
| **% of Sq. Ft. <= 80% AMI** | No Change, 29% of Sq. Ft. < 80% AMI | No Code Change Required |
| **Hotel Unit Max** | N/A | Code Change Required |

**Scenario 2 - Mixed Use Housing, Grocery, and Retail**

| Metric | Previous Code Configuration | Proposed Code Configuration |
|---|---|---|
| Land Acquisition Cost ($) | $21,200,000 | $21,200,000 |
| Construction Cost ($) | $122,081,615 | $146,502,210 |
| Required Investor Equity ($) | $40,118,852 | $46,956,619 |
| Annual Debt Service ($) | $7,777,464 | $9,103,038 |
| Projected Funding Gap? (Y/N) | Yes | No |
| Funding Gap to Project Feasibility | ($14,183,861) | No Gap |
| Total Market Value of Project ($) | $151,879,712 | $184,745,693 |
| Instantaneous Profit on Cost (%) | 6.00% | 10.16% |
| Net Operating Income ($, Y1 Operating) | $8,716,361 | $10,595,425 |
| Annualized Return on Equity (%) | 7.70% | 8.74% |
| Internal Rate of Return (%) | -1.10% | 3.48% |
| Debt Coverage Ratio (Decimal, Y1 Operating) | 1.12 | 1.16 |
| Capitalization Rate - Residential (%) | 5.50% | 5.50% |
| Capitalization Rate - Retail (%) | 6.00% | 6.00% |
| Capitalization Rate - Grocery (%) | 6.00% | 6.00% |
| Capitalization Rate - Hotel (%) | - | - |

Source: ZPFI, PCMC. As of May 2025.

# Scenario 2: Mixed-use Housing, Grocery & Retail

Levers that drive feasibility in Scenario 2 with no height increase, but less parking.

| | | |
|---|---|---|
| **FPZ Setbacks** | No Change | No Code Change Required |
| **30% Open Space** | Reduce Open Space to 22% of Site Area vs. 30% of Site Area | Code Change Required |
| **Vertical Height** | No Change, 45' Max | No Code Change Required |
| **Nightly Rentals** | No Change, No Nightly Rentals | No Code Change Required |
| **Parking Reduction** | From 25% to 35% Reduction | No Code Change Required |
| **% of Sq. Ft. <= 60% AMI** | No Change, 29% of Sq. Ft. < 60% AMI | No Code Change Required |
| **% of Sq. Ft. <= 80% AMI** | No Change, 29% of Sq. Ft. < 80% AMI | No Code Change Required |
| **Hotel Unit Max** | N/A | Code Change Required |

**Scenario 2 - Mixed Use Housing, Grocery, and Retail**

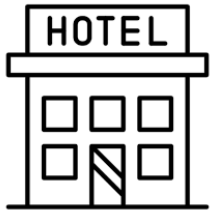
| Metric | Previous Code Configuration | Proposed Code Configuration |
|---|---|---|
| Land Acquisition Cost ($) | $21,200,000 | $21,200,000 |
| Construction Cost ($) | $122,081,615 | $117,857,353 |
| Required Investor Equity ($) | $40,118,852 | $38,936,059 |
| Annual Debt Service ($) | $7,777,464 | $7,548,167 |
| Projected Funding Gap? (Y/N) | Yes | No |
| Funding Gap to Project Feasibility | ($14,183,861) | No Gap |
| Total Market Value of Project ($) | $151,879,712 | $154,186,433 |
| Instantaneous Profit on Cost (%) | 6.00% | 10.88% |
| Net Operating Income ($, Y1 Operating) | $8,716,361 | $8,843,231 |
| Annualized Return on Equity (%) | 7.70% | 8.92% |
| Internal Rate of Return (%) | -1.10% | 4.17% |
| Debt Coverage Ratio (Decimal, Y1 Operating) | 1.12 | 1.17 |
| Capitalization Rate - Residential (%) | 5.50% | 5.50% |
| Capitalization Rate - Retail (%) | 6.00% | 6.00% |
| Capitalization Rate - Grocery (%) | 6.00% | 6.00% |
| Capitalization Rate - Hotel (%) | - | - |

Source: ZPFI, PCMC. As of May 2025.

# Scenario 3: Mixed-use Housing, Boutique Hotel & Retail

Levers that drive feasibility in Scenario 3.

| | | |
|---|---|---|
| **FPZ Setbacks** | No Change | No Code Change Required |
| **30% Open Space** | No Change, 30% Open Space | No Code Change Required |
| **Vertical Height** | No Change, 45' Max | No Code Change Required |
| **Nightly Rentals** | No Change, No Nightly Rentals | No Code Change Required |
| **Parking Reduction** | No Change, up to 25% Reduction | No Code Change Required |
| **% of Sq. Ft. <= 60% AMI** | From 29% to 0% of Sq. Ft. | No Code Change Required |
| **% of Sq. Ft. <= 80% AMI** | From 29% to 35% of Sq. Ft. | No Code Change Required |
| **Hotel Unit Max** | From 75 to 150 Units | Code Change Required |




**Scenario 3 - Mixed Use Housing, Hotel, and Retail**

| Metric | Previous Code Configuration | Proposed Code Configuration |
|---|---|---|
| Land Acquisition Cost ($) | $15,900,000 | $15,900,000 |
| Construction Cost ($) | $101,050,974 | $122,980,462 |
| Required Investor Equity ($) | $32,746,273 | $38,886,529 |
| Annual Debt Service ($) | $6,348,212 | $7,538,566 |
| Projected Funding Gap? (Y/N) | Yes | No |
| Funding Gap to Project Feasibility | ($11,469,462) | No Gap |
| Total Market Value of Project ($) | $124,095,896 | $155,894,032 |
| Instantaneous Profit on Cost (%) | 6.10% | 12.25% |
| Net Operating Income ($, Y1 Operating) | $8,022,513 | $10,737,073 |
| Annualized Return on Equity (%) | 11.80% | 16.17% |
| Internal Rate of Return (%) | 13.20% | 21.81% |
| Debt Coverage Ratio (Decimal, Y1 Operating) | 1.26 | 1.42 |
| Capitalization Rate - Residential (%) | 5.50% | 5.50% |
| Capitalization Rate - Retail (%) | 6.00% | 6.00% |
| Capitalization Rate - Grocery (%) | - | - |
| Capitalization Rate - Hotel (%) | 0.08 | 0.08 |

Source: ZPFI, PCMC. As of May 2025.

# Key Takeaways

Key takeaways from the analysis.

| | | | |
|---|---|---|---|
| **As Lot Size Decreases** ↓ | **Need for Height Increases** ↑ | **Need to Decrease Parking, Affordable Housing, and Setbacks** ↓ | **FPZ Need Moderate Reduction** ↓ |
| **As Hotel Units Increase** ↑ | **80% AMI Housing Increases** ↑ | **Need to Decrease Parking, and 60% AMI Units** ↓ | **FPZ, Setbacks & Height Can Remain Stable** ↔ |
| **As Nightly Rentals Increase** ↑ | **60% AMI Housing Increases** ↑ | **Parking Can Remain Stable** ↔ | **FPZ, Setbacks & Height Can Remain Stable** ↔ |

Source: ZPFI, PCMC. As of May 2025.

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# Value of A PID to the Project Scenarios

## PIDs also provide potential source of gap closing funds if authorized

| | | PID Levy & 30Y Debt Capacity | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Hypothetical Project Scenario** | **Projected Assessed Value** | **0.001** | **0.002** | **0.003** | **0.004** | **0.005** | **0.006** | **0.007** | **0.008** | **0.009** | **0.01** | **0.011** | **0.012** | **0.013** | **0.014** | **0.015** |
| Scenario 1 - Mixed Use Housing and Retail - No Nightly Rental | **$25,522,054** | $249,963 | $499,926 | $749,890 | $999,853 | **$1,249,816** | $1,499,779 | $1,749,742 | $1,999,705 | $2,249,669 | $2,499,632 | $2,749,595 | $2,999,558 | $3,249,521 | $3,499,484 | $3,749,448 |
| Scenario 1 - Mixed Use Housing and Retail - With Nightly Rental | **$43,219,477** | $423,292 | $846,584 | $1,269,876 | $1,693,167 | **$2,116,459** | $2,539,751 | $2,963,043 | $3,386,335 | $3,809,627 | $4,232,919 | $4,656,210 | $5,079,502 | $5,502,794 | $5,926,086 | $6,349,378 |
| Scenario 2 - Mixed Use Housing, Grocery, and Retail | **$65,335,891** | $639,900 | $1,279,800 | $1,919,701 | $2,559,601 | **$3,199,501** | $3,839,401 | $4,479,301 | $5,119,201 | $5,759,102 | $6,399,002 | $7,038,902 | $7,678,802 | $8,318,702 | $8,958,602 | $9,598,503 |
| Scenario 3 - Mixed Use Housing, Hotel, and Retail | **$110,088,459** | $1,078,207 | $2,156,414 | $3,234,621 | $4,312,829 | **$5,391,036** | $6,469,243 | $7,547,450 | $8,625,657 | $9,703,864 | $10,782,071 | $11,860,278 | $12,938,486 | $14,016,693 | $15,094,900 | $16,173,107 |
| | | | | | | **PCMC Existing General Levy** | | | | | | | | | | |

## What does a PID at 5 mills buy you?

| | Economic Equivalent Land Use Options PID Could Deliver (Mutually Exclusive) | | |
|---|---|---|---|
| **Hypothetical Project Scenario** | **Option 1** | **or Option 2** | **or Option 3** |
| Scenario 1 - Mixed Use Housing and Retail - No Nightly Rental | 10% More Parking | 7% More Open Space | |
| Scenario 1 - Mixed Use Housing and Retail - With Nightly Rental | 15-20% More Parking | | |
| Scenario 2 - Mixed Use Housing, Grocery, and Retail | 7-9% More Parking | 10% More Open Space | |
| Scenario 3 - Mixed Use Housing, Hotel, and Retail | 10% More Parking | 8% More Open Space | 15-20 Less Hotel Units |

Source: ZPFI, PCMC. As of May 2025.

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# Appendix

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# Bonanza Park Small Area Plan

The Council-adopted area plan recommends the following goals:

- Creating a mixed-use neighborhood with livability in mind.
- Supporting locally owned businesses and entrepreneurship.
- Creating a safe and intuitive network for pedestrians, cyclists, and transit users.
- Expanding the availability of affordable and workforce housing units.
- Creating a more welcoming and sustainable community.
- Weaving arts and culture into the community fabric

Source: ZPFI, PCMC. As of April 2025.

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# Bonanza Park Mixed-use Zoning District (BPMX)

As a result of the study the Planning Commission and the City Council are considering the new Bonanza Park Mixed-use Zoning District (BPMX).

## Designed to achieve:

- Set Pathway for Critical Connections
- Encourage Vibrant Streetscapes
- Require Pedestrian-Oriented Design
- Support Multi-Modal Transportation

## Incentivizing redevelopment by:

- Encouraging Existing Property Owners to Support Connections
- Increased Height to 45 ft. with Increase in Density Under Certain Conditions
- Allows for Development of Housing Options
- Allows for Potential Parking Reductions

Source: ZPFI, PCMC. As of April 2025.

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# Key Updates from Current Zone

As a result of the study the Planning Commission and the City Council are considering the new Bonanza Park Mixed-use Zoning District (BPMX).

## Setbacks

- Decreasing MPD setbacks, generally positive for feasibility
- Maintains FPZ setbacks
- Increase in potential walkability is an additional positive intangible economic effects over long term

## Height

- Potential for height increase to 45 ft. adds feasibility (provided two Tier A enhancements or one Tier A and two Tier B enhancements)
- Potential for increased density is also a positive relative to current code (path to greater floor area ratio)

## Parking

- Potential for parking reductions when providing a mix of uses is an additional powerful tool that adds feasibility

Source: ZPFI, PCMC. As of April 2025.

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# Economic Development Tools & Legislative Review

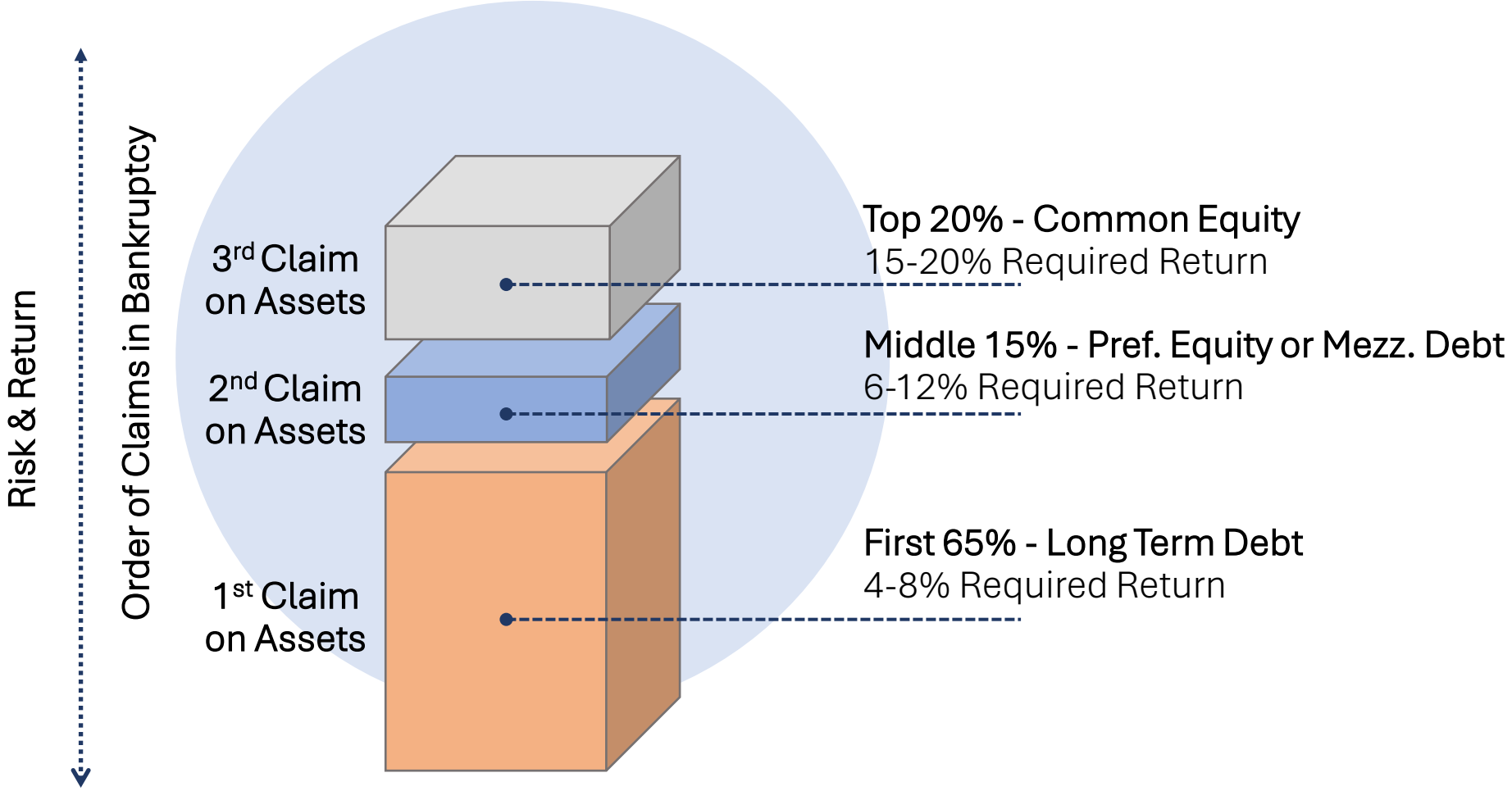
Key vehicles, their authorizations, and uses.

| Vehicle | Criteria | Potential Uses |
|---|---|---|
| Community Redevelopment Agency (CRA) | ▪ Negotiated with each taxing entity<br>▪ Participation rate can be customized<br>▪ Not a new property tax, share of existing | ▪ Revenues generated within boundary used to pay bonds<br>▪ May pay for infrastructure improvements<br>▪ May acquire property |
| Public Infrastructure District (PID) | ▪ Approved by City but separate stand-alone financing district<br>▪ State statue limits mill levy to 15 mills, a new tax above existing<br>▪ Potential to use Sales Taxes as well | ▪ Revenues generated within boundary used to pay bonds<br>▪ Proceeds used to pay for infrastructure improvements |
| Housing & Transit Reinvestment Zones (HTRZ) | ▪ 10 minimum acres<br>▪ Maximum acres non-contiguous 100-125 acres<br>▪ 9% of housing at 80% AMI<br>▪ 3% of housing at 60% AMI<br>▪ Commuter Rail, Light Rail, and BRT expressions | ▪ 80% of tax increment for 25-45 years<br>▪ 25 year max per parcel<br>▪ 15% sales tax capture |
| First Home Investment Zone (FHIZ) | ▪ 51% of developable acres in center of zone must be used for housing<br>▪ Can count “extra-territorial” areas toward housing requirement<br>▪ > 6 units per acre<br>▪ Housing must be owner-occupied<br>▪ 20% of homes affordable | ▪ 60% of tax increment for 25-45 years<br>▪ 25 year max per parcel |
| Home Ownership Promotion Zone (HOPZ) | ▪ < 10 contiguous acres<br>▪ > 6 units per acre<br>▪ 60% of units at 80% of County median sales price<br>▪ All housing must be owner-occupied for at least 5 years | ▪ Other taxing entities are required to participate<br>▪ 60% of increment or project infrastructure for up to 15 years |

Source: Utah Governor’s Office of Opportunity, *Housing and Transit Reinvestment Zones (HTRZ)*, https://business.utah.gov/business-recruitment/htrz/.
Utah.gov, Gilmore Bell, *Utah Senate Bill 228 – Public Infrastructure District Act*, https://www.utah.gov/pmn/files/748753.pdf.
Utah Code, *Title 17C Limited Purpose Government Entities – Community Reinvestment Agency Act*, https://le.utah.gov/xcode/Title17c/17c.html.
Utah SB268, *SB268, First Home Investment Zone (FHIZ) Act*, https://le.utah.gov/interim/2024/pdf/00001820.pdf.
Utah SB168, *SB168 Affordable Building Amendments*, https://le.utah.gov/~2024/bills/static/SB0168.html#:~:text=recommendation.,not%20take%20action%20affecting%20that.

# Composition of Capital in Real Estate Investment

Different investors require differential returns in exchange for specific rights.




Source: ZPFI. As of September 2024

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# Risk Assessment: Lender's View

As a deal progresses through the regulatory process, financing costs generally decrease.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Development Phase | Agriculture/ Open Land | Zoning | Plat | Infrastructure | Building Permit | Certificate of Occupancy | Assessed Values |
| Interest Rates | 8-12% | 8-10% | 7-8% | 6-7% | 5-6% | | |
| Buyer Profile | Specialty Funds | | High Yield Mutual Funds | | Banks | | |

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# Benchmarks: Finance

Key metrics, their meaning, and current targets.

| Metric | Definition | Meaning | Current Market Targets |
|---|---|---|---|
| Net Operating Income (NOI) | Gross income less operations expenses, does not include debt. | Indicates an investment's capability to pay for itself and return money to investors. | Want number to be positive! |
| Capitalization Rate (Cap Rate %) | Net Operating Income / Market Value of Asset | Ratio between income produced and income invested, think like a stock's return. | 6.0% – 7.5% per year. |
| Internal Rate of Return (IRR) | $NPV = \sum_{n=0}^{N} \frac{C_n}{(1+r)^n}$ | Discount rate that makes net present value of all cashflows = 0 in a discounted cashflow analysis. Calculates an investment's rate of return over a projected time-period. | 10.0% - 15.0% depending on time-period. |
| Cash-on-Cash Return | Net Operating Income Less Debt Service (Net Income) / Total Cash Invested | Like Cap Rate but now accounts for cost of debt service. | 15.0% - 20.0% per year. |
| Return on Equity | Net Operating Income Less Debt Service (Net Income) / Total Owner's Equity | Like Cash-on-Cash Return but now accounts for appreciation and depreciation in the property via Owner's Equity. | 10.0% - 20.0% per year. |
| Debt Coverage Ratio (DCR, DSCR) | Net Operating Income / Annual Debt Service Payment | Measure of an investment's ability to pay off its debt obligations. | > 1.2 |
| Instantaneous Profit on Cost | (Market Value per Sq. Ft. – Cost per Sq. Ft.) / Cost per Sq. Ft. | Ratio between the project's market value versus its cost to build. | 30% ideally but some deals <30% acceptable |

# Additional Affordable Housing Development Tools

Additional tools that specifically target affordable housing.

## Below Market Lease of Municipal Land

Municipalities may appropriate funds and resources for "corporate purposes only." Utah Code § 10-8-2(1)(a)(i). A corporate purpose is one that, "in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the city." Utah Code § 10-8-2(3).

Generally, the municipal legislative body establishes the criteria for a determination of corporate purpose. Utah Code § 10-8-2(3)(b)(i). But the value received is "measured on a project-by-project basis over the life of the project" and legislative body "may consider intangible benefits received by the municipality in determining net value received." Utah Code § 10-8-2(3)(a), (c).

Notably, the determination of value received "shall be presumed valid unless it can be shown that the determination was arbitrary, capricious, or illegal." Utah Code § 10-8-2(3)(b)(ii).

## 4% LIHTC Tax-Exempt

- 4% Tax Credit to Investor
- 30% subsidy to new construction cost
- Access to issue debt in tax-exempt market
- Usually, 10 yr + 5 yr compliance period
- Generally used or rehabilitation and new construction
- Must follow 20/50 rule or 40/60 rule (20% of units at less than 50% AMI or 40% of units less than 60% AMI)
- Less competitive

## 9% LIHTC Tax-Exempt

- 9% Tax Credit to Investor
- 70% subsidy to new construction cost
- Access to issue debt in tax-exempt market
- Usually, 10 yr + 5 yr compliance period
- Generally used for new construction and substantial rehabilitation
- Must follow 20/50 rule or 40/60 rule (20% of units at less than 50% AMI or 40% of units less than 60% AMI)
- More competitive

## 100% Debt Tax-Exempt

- Emerged originally from student housing projects
- Not a tax credit deal
- Ground lease payments made to public entity
- Structured via bankruptcy remote Federal 501(c)3s
- Debt frequently bought by large banks
- Pre-development risk share usually requested and refunded at financial close
- Asset reverts to municipality at end of debt maturity

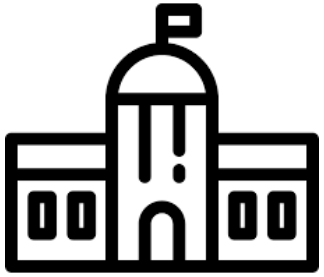
Source: Utah Code, Utah Municipal Code Title 10, Chapter 8 Powers and Duties of Municipalities, https://le.utah.gov/xcode/Title10/Chapter8/10-8-S2.html
Janover HUD 223(f) Loans, *What are 4% and 9% LIHTC Credits?*, https://www.hud223f.loans/glossary/4-and-9-percent-lihtcs/

# What Can You Do? Markets and Planning are Joined

What is a key resource land management codes govern? **Improved floor area.** If de-growth is preferred, then a difficult regulatory process makes sense. If growth is preferred, then governments can take actions on both the demand and supply side.

## To Incentivize Demand for Floor Area

- Maximize efficient transit access to job opportunities
- Authorize Public Infrastructure Districts (PIDs)
- Authorize Community Reinvestment Agencies (CRAs)
- Authorize Housing and Transit Tools (HTRZ, HOPZ, FHIZ)
- Reduce or Don't Increase Taxes Where Able
- Incentives, grants for new business



Municipal Planning & Powers

Key Influence on Project Form and Viability

ZIONS PUBLIC FINANCE, INC.

## Incentivize Supply of Floor Area

- Reduce or Eliminate Minimum Floor/Area Ratios if they Exist
- Reduce Parking Ratios
- Reduce Minimum Lot Size
- Reduce Setback Requirements
- Reduce or Eliminate Height Restrictions
- Reduce or Eliminate Single-Family Only Zones
- Reduce or Eliminate Roof Slope-Angle Requirements

**Exhibit B**

This Exhibit compares (I) existing and proposed zoning and provides tables for (II) lot and size comparisons, (III) parking, (IV) the Frontage Protection Zone, and (V) uses.

**(I) Existing and Proposed Zoning**

- **Conditioned Increased Height** – The current code allows height exceptions for Master Planned Developments, but only if there is no increase in density. The proposed code allows for height exceptions up to 45 feet with an increase in density when project enhancements are provided.
- **Conditioned Reduced Setbacks** – In the current code, perimeter setbacks are 25 feet for Master Planned Developments proposed on sites larger than two acres. In the proposed code, when project enhancements are provided, there is a potential for setback reductions. Developers must still provide 30% open space, but flexibility with setbacks allows for increased green spaces incorporated within projects.
- **Allow for Affordable Master Planned Development Flexibility** – The current AMPD code allows for increased height, reduced setbacks and open space, and the potential for reduced parking but limits uses other than residential to 10,000 square feet and requires stepbacks between the third and fourth stories. The proposed code incorporates elements of the AMPD but with greater flexibility for mixed-use projects and allows for a blend of units ranging from affordable to attainable to market-rate, so long as average Area Median income is achieved, with by-right parking reductions.

| AMPD Code | Proposed Code |
|---|---|
| Increased density is allowed with height up to four stories (with stepbacks between the third and fourth story) with reduced open space and setbacks.<br><br>At least 50% of the square footage must be affordable. | Reduced setbacks are incorporated for all projects in the BPMX District. Further reductions are allowed when projects include affordable housing as a project enhancement. Increased density is allowed with height up to four stories (with stepbacks only required on facades facing a street) when project enhancements include:<br><br>Reduced setbacks are incorporated for all projects in the BPMX District. |
| Commercial is limited to 10,000 SF. | No limitations are placed on the non-affordable square footage so long as they comply with the BPMX District Uses. |

### (II) Lot and Site Comparisons

| | Existing Requirements | | Proposed Requirements – BPMX |
|---|---|---|---|
| | GC Zoning District | Master Planned Development | |
| **Minimum Lot Size** | None | | None |
| **Density – Residential** | Volume based | Volume based | Minimum 10 units/acre |
| **Density – Commercial** | Volume based | Volume based | |
| Single Building | -- | -- | 15,000 SF maximum per building |
| Single Tenant | -- | -- | 5,000 SF maximum |
| **Open Space** | None | Minimum 30% | Minimum 30% |
| **Setbacks** | | | |
| FPZ | 30 ft | 30 ft | 30 ft |
| Perimeter (sites greater than 2 acres) | -- | 25 ft | 25 ft (Non-Streetscape only) |
| Front | 20 ft | -- | -- |
| Rear | 10 ft | -- | -- |
| Side | 10 ft | -- | -- |
| **Streetscape Setbacks** | | | |
| Bonanza Drive | -- | -- | 25 ft |
| Homestake Road<br>Iron Horse Drive | -- | -- | 20 ft |
| Munchkin Road<br>Woodbine Way | -- | -- | 18 ft |
| Rail Trail | -- | -- | 20 ft |

### (III) Parking Comparison

The current code allows the Planning Commission to reduce parking requirements but does not establish parameters for the reduction. The draft code establishes percentage decreases when certain requirements are met. Please see the draft code, starting on page 45.

The table below highlights in green uses where baseline parking requirements are recommended to be reduced:

| BASELINE PARKING REQUIREMENTS | | |
|---|---|---|
| **Use** | **Current Code** | **BPMX District** |
| **Residential Uses** | | |
| Multi-Unit Dwelling, Apartment/Condominium 1,000 SF or less | 1 per Dwelling Unit | 1 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium 1,001-1,999 SF | 1.5 per Dwelling Unit | 1.5 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium 2,000 SF or more | 2 per Dwelling Unit | 2 per Dwelling Unit |
| **Non-Residential Uses** | | |
| Auditorium and Assembly Hall | 1 space per 5 seats | 1 space per 5 seats |
| Bank or Financial Institution | 3 spaces per 1,000 SF net leasable floor area | 2 spaces per 1,000 SF net leasable floor area |
| Bar | 1 space per 100 SF net leasable floor area | 3 spaces per 1,000 SF net leasable floor area |
| Café/Deli | 3 spaces per 1,000 SF net leasable floor area | 2 spaces per 1,000 SF net leasable floor area |
| Child Care Center | 1 space per on-duty staff per shift and 1 per 6 children | 1 space per on-duty staff per shift and 1 per 6 children |
| Commercial Use | | 4 spaces per 1,000 sf net leasable floor area |
| Disabled Care<br>Elder Care<br>Group Care Facility | 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater | 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater |
| Grocery | 3.5 spaces per 1,000 SF leasable floor area | 3 spaces per 1,000 SF net leasable floor area |
| Flex Industrial | | 1 space per 1,000 sf floor area and 1 space for every 2 employees in largest shift |
| Hospital, Limited Care | 1 space per 2 beds | 1 space per 2 beds |
| Hotel, Boutique | | 1 space per room or suite, and 1 space per 200 SF of |

| | | |
|---|---|---|
| | | separately leasable commercial space |
| Indoor Entertainment, Theater | 1 space per 4 seats or 5 spaces per 1,000 SF floor area, or 1 per 3 persons rated capacity depending on facility type | 1 space per 4 seats or 5 spaces per 1,000 SF floor area, depending on facility type |
| Office, General | 3 spaces per 1,000 SF leasable floor area | 2 spaces per 1,000 SF leasable floor area |
| Office and Clinic, Medical and Veterinary | 5 spaces per 1,000 SF leasable floor area | 5 spaces per 1,000 SF leasable floor area |
| Public and Quasi-Public Institution, Church, School; Public Utility | 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 SF floor area, whichever is greater | 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 SF floor area, whichever is greater |
| Retail and Service Commercial – Minor, Personal Improvement | 3 spaces per 1,000 SF net leasable floor area | 0 spaces for buildings 3,000 SF ≤ net leasable floor area<br>3 spaces per 1,000 SF net leasable floor area for buildings above 3,000 SF |
| Retail and Service Commercial – Major | 5 spaces per 1,000 SF net leasable floor area | 5 spaces per 1,000 SF net leasable floor area |
| Restaurant | 1 space per 100 SF net leasable area, including kitchen areas | 0 spaces for buildings 3,000 SF ≤ net leasable floor area<br>3 spaces per 1,000 SF net leasable floor area for buildings above 3,000 SF |
| Restaurant, Outdoor Dining | Based on Site specific review at time of CUP | Based on Site specific review at time of CUP |
| Recreation Facility – Public | 1 space per 4 seats or 5 spaces per 1,000 SF floor area, or 1 space per 3 persons rated capacity depending on facility type | 1 space per 4 seats or 3 spaces per 1,000 SF floor area, or 1 space per 3 persons rated capacity, depending on facility type |
| Recreation Facility – Private | 1 space per 4 persons maximum rated capacity | |
| Temporary Improvement | 1 space per employee plus 2 guest spaces | 1 space per employee plus 1 guest space |

**(IV) Frontage Protection Zone Comparison**

The table below shows the existing and proposed FPZ with the draft components that are more restrictive in red:

| | Existing FPZ | Proposed FPZ |
|---|---|---|
| ***Building Height*** | | |
| 0- to 30-foot FPZ | Buildings prohibited | Buildings prohibited |
| 30- to 100-foot FPZ | 35 feet from Existing Grade with additional height possible for an AMPD. | 25 feet at the 30-foot FPZ setback with a 10-foot stepback to 35 feet from Existing Grade |
| ***Building Height Exceptions*** | | |
| Antennas, chimneys, flues, vents, etc. | 5 feet above the highest point of the Building | 5 feet above the highest point of the Building; must be stepped back 15 feet from façade |
| Water towers and mechanical equipment | 5 feet above the height of the Building | 5 feet above height of the Building; must be stepped back 15 feet from façade |
| Elevator penthouses | 8 feet above zone height | 8 feet above zone height; must be stepped back 20 feet from façade |
| ***Building Stepbacks*** | | |
| 30- to 50-foot FPZ | None required | 10 feet for each story above two stories |
| 50- to 100-foot FPZ | None required | None required |
| ***Uses*** | | |
| 0- to 30-foot FPZ | Two municipal identification signs, one within SR 224 | The existing allowances remain in effect. |

| | |
|---|---|
| entry corridor and the other within SR 248 entry corridor. | Additionally, the following would be allowed within the 30-foot FPZ: |
| At-grade sidewalks, trails, public plazas, temporary signs, Public Transit Amenity Areas, directional signs, and utility installations. | Landscaping and pedestrian-focused infrastructure:<br>• Bike racks<br>• Public art, provided it does not impede pedestrian or bicyclist connectivity. |

**(V) Use Comparison**

Standard text is for Uses that appear only in LMC Section 15-2.18-2 General Commercial (GC) District.

<u>Underlined text</u> is for Uses or text that appear only in the draft BPMX District.

**Bolded text** is for Uses that appear in both LMC Section 15-2.18-2 and the draft BPMX District.

~~Text with strike through~~ does not appear in the draft BPMX District.

| USE | ALLOWED | STAFF CONDITIONAL REVIEW | COMMISSION CONDITIONAL REVIEW | PROHIBITED USE |
|---|---|---|---|---|
| Accessory Apartment | GC | | | BPMX |
| Accessory Building and Use | GC | | | |
| Agriculture | GC | | | BPMX |
| Amphitheater | BPMX | | | |
| Bakery | BPMX | | | |
| Bank | BPMX | | | |
| **Bar** | BPMX | | GC | |
| Bed and Breakfast Inn | GC | | | BPMX |
| Boarding House, Hostel | GC | | | BPMX |
| Café | BPMX | | | |
| Café or Deli | GC | | | 1 |
| Child Care | BPMX | | | |
| **Child Care Center** | BPMX<br>GC | | | |
| Child Care, Family | GC | | | 2 |
| **Child Care, Family Group** | BPMX | | | |
| **Child Care, In-Home Babysitting** | BPMX<br>GC | | | |
| Commercial Parking Lot or Structure | | | GC | 3 |
| Commercial, Resort Support | | | GC | 4 |
| Commercial Use | BPMX | | | |
| Commercial Use, Support | BPMX | | | |
| Conservation Activity | GC | | | BPMX |
| Conventional Chain Business | | | BPMX | |
| Deli or Delicatessen | BPMX | | | |
| Direct Fast Chargers | BPMX | | | |
| Disabled Care | | | BPMX | |
| Duplex Dwelling | | | GC | BPMX |
| Dwelling, Multi-Unit | BPMX | | | |
| Elder Care | | | BPMX | |

| USE | ALLOWED | STAFF CONDITIONAL REVIEW | COMMISSION CONDITIONAL REVIEW | PROHIBITED USE |
|---|---|---|---|---|
| **Essential Municipal Public Utility Use, Facility, Service, and Structure** | BPMX | | GC | |
| Fences and walls greater than six feet in height from Final Grade | | BPMX | GC | |
| Financial Institution with a Drive-up Window | | | GC | BPMX |
| Financial Institution without a Drive-up Window | GC | | | 5 |
| Flex Industrial | | | BPMX | |
| Food Hall | BPMX | | | |
| **Food Truck Location** | GC | BPMX | | |
| Green Community Space | BPMX | | | |
| Grocery Store | BPMX | | | |
| **Group Care Facility** | | | BPMX<br>GC | |
| Gym | BPMX | | | |
| Heliport | | | GC | BPMX |
| **Home Occupation** | BPMX<br>GC | | | |
| **Hospital, General** | | | BPMX<br>GC | |
| **Hospital, Limited Care Facility** | BPMX<br>GC | | | |
| Hotel, Boutique | | | BPMX | |
| Hotel, Major | GC | | | BPMX |
| Hotel, Minor | GC | | | BPMX |
| Household Pet, Boarding | | | GC | 6 |
| Household Pet, Daycare | | | GC | 6 |
| Household Pet, Grooming | | | GC | 6 |
| **Indoor Entertainment Facility** | | | BPMX<br>GC | |
| Indoor Entertainment, Theater/Museum | BPMX | | | |
| Light Industrial Manufacturing and Assembly | | | GC | 7 |
| Lockout Unit | GC | | | BPMX |
| Major Transit Stop | BPMX | | | |

| USE | ALLOWED | STAFF CONDITIONAL REVIEW | COMMISSION CONDITIONAL REVIEW | PROHIBITED USE |
|---|---|---|---|---|
| Multi-Unit Dwelling | | | GC | 8 |
| Nightly Rental | GC | | | BPMX |
| **Office and Clinic, Medical and Veterinary Clinic** | BPMX<br>GC | | | |
| **Office, General** | BPMX<br>GC | | | |
| Office, Intensive | GC | | | BPMX |
| Office, Medical | BPMX | | | |
| Office, Moderately Intensive | BPMX<br>GC | | | |
| Outdoor Dining | | BPMX | | |
| Outdoor Event or Use | | BPMX | GC | |
| Parking Area | | | BPMX | |
| Parking Area or Structure with four or fewer spaces | GC | | | 9 |
| Parking Area or Structure with five or more spaces | GC | | | 9 |
| Passenger Tramway ~~and Ski Base Facility~~ | | | BPMX<br>GC | |
| Pet Services | | BPMX | | |
| **Plant and Nursery Stock production and sales** | BPMX<br>GC | | | |
| Private Residence Club Project and Conversion | | | GC | BPMX |
| **Public and Quasi-Public Institution, Church, and School** | | | BPMX<br>GC | |
| Public Art | BPMX | | | |
| **Public Transit Amenity Area** | GC | BPMX | | |
| Recreation Facility, Commercial | | | GC | 10 |
| **Recreation Facility, Private** | | | BPMX<br>GC | |
| **Recreation Facility, Public** | BPMX | | GC | |
| Restaurant~~, General~~ | BPMX<br>GC | | | |
| Restaurant, Drive-up Window | | | GC | BPMX |
| Restaurant and Café, Outdoor Dining | | | GC | 11 |
| Retail and Service Commercial, Auto Related | | | GC | BPMX |

| USE | ALLOWED | STAFF CONDITIONAL REVIEW | COMMISSION CONDITIONAL REVIEW | PROHIBITED USE |
|---|---|---|---|---|
| **Retail and Service Commercial, Major** | BPMX<br>GC | | | |
| **Retail and Service Commercial, Minor** | BPMX<br>GC | | | |
| **Retail and Service Commercial, Personal Improvement** | BPMX<br>GC | | | |
| Retail and Service Commercial with Outdoor Storage | | | GC | 12 |
| Retail, Drive-up Window | | | GC | BPMX |
| **Satellite Dish Antenna, greater than 39 inches in diameter** | | | BPMX<br>GC | |
| Secondary Living Quarters | GC | | | BPMX |
| Service Station | | | GC | 13 |
| Sexually Oriented Businesses | | | GC | BPMX |
| Single Family Dwelling | | | GC | BPMX |
| Ski tow rope, ski lift, ski run, and ski bridge | | | GC | BPMX |
| **Telecommunication Antenna** | | | BPMX<br>GC | |
| **Temporary Improvement** | | BPMX | GC | |
| **Temporary Sales Trailer in conjunction with an active building permit for the Site** | | | BPMX<br>GC | |
| Timeshare Project and Conversion | | | GC | BPMX |
| Timeshare Sales Office, off-site within an enclosed Building | | | GC | BPMX |
| Transit Hub | BPMX | | | |
| Transportation Service | | | GC | BPMX |
| Triplex Dwelling | | | GC | BPMX |

NOTES

1. Café and Deli or Delicatessen are separate Uses—both allowed—in the draft BPMX code.
2. On March 26, 2025, the Planning Commission forwarded a positive recommendation to the City Council concerning amendments to the LMC (Packet, Item 5.A.; Minutes, p. 2). The draft amendments remove the Family Child Care definition from the LMC. The City Council will consider the Planning Commission's recommendation on June 5, 2025.
3. Because all Parking Areas in BPMX require a CUP, this distinction was no longer necessary.
4. All Support Commercial Uses are Allowed Uses in BPMX.
5. Bank is an Allowed Use in the draft BPMX code.
6. These Uses fit under the definition of Pet Services, an Administrative Conditional Use in the draft BPMX code.

| USE | ALLOWED | STAFF CONDITIONAL REVIEW | COMMISSION CONDITIONAL REVIEW | PROHIBITED USE |
|---|---|---|---|---|
| 7. The draft BPMX code clarifies what types of light industrial Uses are permitted in the definition for Flex Industrial. Flex Industrial Uses require a CUP.<br>8. See Dwelling, Multi-Unit.<br>9. All Parking Areas in BPMX require a CUP.<br>10. See Gym.<br>11. See Outdoor Dining.<br>12. See Outdoor Use.<br>13. Direct Fast Chargers for Electric Vehicles are an Allowed Use in BPMX. Gasoline Service Stations are prohibited. | | | | |

## Alec Barton

**From:** Craig Elliott <celliott@elliottworkgroup.com>
**Sent:** Thursday, December 12, 2024 9:48 AM
**To:** Rebecca Ward; Christin VanDine; Rick Shand; Sarah Hall; Bill Johnson; Laura Suesser; Henry Sigg; John Frontero
**Cc:** Carla Lehigh
**Subject:** [External] Bonanza Park Mixed Use District
**Attachments:** Bonanza Park Mixed-Use Zoning District Code Amendments CE Markup.pdf

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Warning: Replies to this message will go to celliott@elliottworkgroup.com. If you are unsure this is correct please contact the helpdesk.

**[CAUTION]** This is an external email.

Planning Director and Commissioners:

Thanks for listening to my overall comments last night about the Bonanza Park Mixed Use District. I've attached a pdf file of the hard copy left in chambers last night of the proposed code changes with comments for your review.

I am happy to sit down to discuss if the comments prompt any questions.

My cell number is (435)901-3150 feel free to call or text.

**CRAIG ELLIOTT** | AIA
1441 Ute Boulevard Suite 100 - Park City UT - 84098
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## 15-1-6 ZONE DISTRICTS AND ZONE MAP

In order to carry out the purposes of the LMC, Zoning Districts have been established as set forth in LMC Chapters 15-2 and as identified on the Official Zoning Map. In interpreting the Official Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.
2. Where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.
3. There is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a municipal decision.
4. All property within the City limits is subject to the City's Zoning Districts, including State or Federal property which may be exempt from the City's land use ordinance and jurisdiction. If such zoning is subsequently invalidated, no building permit, subdivision or approval for any development activity may be applied for until the City establishes a valid zoning for the property.

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## 15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT


| | |
|---|---|
| 15-2.27-1 | PURPOSE |
| 15-2.27-2 | USES |
| 15-2.27-3 | LOT AND SITE REQUIREMENTS |
| 15-2.27-4 | BUILDING HEIGHT |
| 15-2.27-5 | ARCHITECTURAL REVIEW |
| 15-2.27-6 | DESIGN GUIDELINES |
| 15-2.27-7 | COMMUNITY BENEFITS |
| 15-2.27-8 | PARKING REQUIREMENTS |
| 15-2.27-9 | TRANSPORTATION DEMAND MANAGEMENT |
| 15-2.27-10 | STREET SYSTEMS |
| 15-2.27-11 | OPEN SPACE AND TRAIL CONNECTIVITY |
| 15-2.27-12 | SUSTAINABILITY REQUIREMENTS |
| 15-2.27-13 | CONVENTIONAL CHAIN BUSINESSES |
| 15-2.27-14 | CRITERIA FOR DRIVE-UP WINDOWS |
| 15-2.27-15 | SEXUALLY ORIENTED BUSINESSES |
| 15-2.27-16 | CRITERIA FOR BED AND BREAKFAST INNS |
| 15-2.27-17 | GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS |
| 15-2.27-18 | SIGNS |
| 15-2.27-19 | RELATED PROVISIONS |


### 15-2.27-1 PURPOSE

The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

1. ensure development in the Bonanza Park neighborhood implements the Bonanza Park Small Area Plan and provides opportunities for locally serving businesses and diverse housing options.
2. encourage development of Missing Middle Housing such as Townhomes, Duplexes, Triplexes and Multi-Unit Dwellings,
3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe comfortable access to parks, and publicly accessible green spaces and outdoor community spaces,
4. protect views along the Bonanza Parks' entry corridors and Frontage Protection Zone,
5. allow increased height and densities when development provides significant community benefits, including exceeding affordable/workforce housing requirements, integration of trail systems, promoting multi-modal transit, providing publicly accessible outdoor community spaces, provide underground parking, art/placemaking elements, community facilities, etc. See definitions in 15-15 Defined Terms,

6. establish a network of pedestrian and bicycle linkages throughout Bonanza Park, through the restriction of auto-centric uses,
7. ensure development implements Universal Design Principles and aspires to reach Park City's net zero goals, reduce vehicle trips and improve access to transit, and
8. incorporates public art and placemaking elements to inspire, delight, and enliven public spaces and streets in the Bonanza Park Neighborhood.

**15-2.27-2 USES**

[Section Under Development] Uses in the BPMX District are limited to the following:

**15-2.27-3 LOT AND SITE REQUIREMENTS**

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development activity must comply with the following minimum standards:

A. **LOT SIZE**: No minimum lot size.

B. **DENSITY**: The following densities and square footage limitations apply within the BMPX District.

a. **Residential.** Minimum residential density 10 units per acre.

Which number is it? Also, this would be better if the area was tied to the area of the property.

b. **Commercial**. A single building is limited to no more than 15,000 to 29,000 square feet of commercial square footage. This limitation shall apply to commercial-only development and mixed-use development with a commercial component. A single commercial tenant shall not occupy more than 5,000 square feet of commercial square footage, unless it meets one of the following exemptions:
   1. Grocery Store,
   2. US Post Office, or
   3. The use has received conditional use approval pursuant to Section 15-1-10 Conditional Use Review Process.

C. **OPEN SPACE AND SITE COVERAGE**: The following Open Space and Site Coverage requirements apply within the BPMX District.

Has there been a test site plan of this documentation? Is this considered an easement? Or is it to be transferred to another entit?

a. **Residential.** Parcels with a residential component as a single use or as part of a mixed-use building shall have a minimum site coverage of 40% and a maximum of 80%. At least 20% of the total Site Area shall be transferred

Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or parking areas. This Transferred Development Right (TDR) Open Space must be Natural or Landscaped Open Space.

Has there been a test site plan of this documentation? Is this considered an easement? Or is it to be transferred to another entit?

b. **Commercial**. Parcels with a commercial component or as part of a mixed-use building shall have a minimum site coverage of 40% and a maximum of 90%. At least 10% of the total Site Area shall be Transferred Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or parking areas. This Transferred Development Right (TDR) Open Space must be Natural or Landscaped Open Space.

c. **Industrial**. Parcels with an industrial component shall have a maximum site coverage of 70%. At least thirty percent (30%) of the total Site Area, shall be Transferred Development Right (TDR) Open Space and may not be used for Streets, roads, driveways, or Parking Areas.

D. **SETBACK REQUIREMENTS**: Table 15.2-27-3-D identifies the required setbacks in the BPMX District.

**Table 15.2-27-3-D: MINIMUM SETBACK REQUIREMENTS**

| Use | Front Setback | Side Setback | Rear Setback |
|---|---|---|---|
| Recreation Open Space | Designated Recreation Open Space Lots within the Bonanza Park Neighborhood are subject to the requirements outlined in the Recreation and Open Space Zone District including 15-2.7-3 Lot and Site Requirements. | | |
| Dwelling, 2 units or less | The minimum Front Setback is twenty feet (20'). | The minimum Side Setback for any Main Structure is ten feet (10'). The minimum Side Setback for any Accessory Structure is five feet (5'). | The minimum Rear Setback is ten feet (10'). |
| Dwelling, 3 units or more | The minimum Front Setback is twenty feet (20'). (See Note 1, 2, 3) | The minimum Side Setback is five feet (5'). (See Note 4, 5) | The Rear Setback is fifteen feet (15'). |
| Commercial | Minimum front setback is twenty feet (20') for all Main and Accessory Buildings and | The minimum Side Setback is ten feet (10'). (See Note 3, 4, 5, 6, 7) | The minimum Rear Setback is ten feet (10'). (See Note 3) |

It may be useful to allow zero setbacks on the front yard if a new street and sidewalk is created that is dedicated to PCMC.

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| | | | |
|---|---|---|---|
| | Uses. (See Note 1, 2, 3) | | |
| Flex / Light Industrial | The minimum Front Setback is thirty feet (30'). | The minimum Side Setback is ten feet (10'). (See Note 7) | The minimum Rear Setback is ten feet (10'). |

Notes:
1. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided all on-Site parking is at the rear of the Property or underground.
2. The Frontage Protection Overlay Zone (FPZ) requires a minimum landscaped buffer of thirty-feet (30') in width abutting the Street. See Section 15-2.20.
3. The Prospector Overlay allows reduced site requirements for designated Affected Lots. See Section 15-2.18-3(I).
4. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
5. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
6. The minimum Side Setback for a Detached Accessory Building not greater than eighteen feet (18') in height, located at least five feet (5') behind the front facade of the Main Building must be one foot (1'), except when an opening is proposed on an exterior wall adjacent to the Property Line, at which time the minimum Side Setback must be three feet (3'). See the following illustration:
7. On Corner Lots, the Side Yard that faces a Street is considered a Front Yard and the Setback must not be less than twenty feet (20').

E. **DWELLING, 2 UNITS OR LESS SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.12-3 (R-1 zone district) shall apply to development in the BPMX District.

F. **DWELLING, 3 UNITS OR MORE SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.15-3 (RM zone district) shall apply to development in the BPMX District. In addition, the following activities shall per permitted in setbacks.

1. Public Transit Area

2. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided the parcel is not located within the Frontage Protection Zone, and usable dedicated outdoor space is provided for all residential units. This space may be located at grade, as a balcony, as a rooftop amenity, or any combination thereof.

G. **COMMERCIAL SETBACK EXCEPTIONS.** The setback exceptions identified in Chapter 15-2.18-3 (GC District) shall apply to development in the BPMX District. In addition, the following activities shall per permitted in setbacks.

1. The twenty foot (20') Front Setback may be reduced to ten feet (10'), provided the parcel is not located within the Frontage Protection Zone, and usable dedicated outdoor space is provided for all residential units. This space may be located at grade, as a balcony, as a rooftop amenity, or any combination thereof.

H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

J. **PROSPECTOR OVERLAY ESTABLISHING A MAXIMUM FLOOR AREA FOR DEVELOPMENT.** The following requirements apply to specific Lots in the Prospector Square Subdivision:

1. **AFFECTED LOTS.** Lots 2A through Lot 49D, except Lots 40, 41, 42, 43, 44, 45, and 46, and parking Lots A through K as shown on the Amended Prospector Square Subdivision Plat.

2. **MAXIMUM FLOOR AREA RATIO (FAR).** The FAR must not exceed two (2.0) for all Affected Lots as specified above. All Uses within a Building, except enclosed Parking Areas, are subject to the Floor Area Ratio (FAR). Parking Lots A - K must have no Use other than parking and related Uses such as snow plowing, striping, repaving and landscaping.

3. **REDUCED SITE REQUIREMENTS.** In the Prospector Square Subdivision, Front, Side and Rear Setbacks may be reduced to zero feet (0') for all Affected Lots as specified above. Commercial Lots within the Frontage Protection Zone shall comply with FPZ Setbacks per LMC Section 15-2-20. This section is not intended to conflict with the exceptions listed above nor shall it be interpreted as taking precedence over the requirement of Section 15-2.18-3(H) Clear View of Intersection.

## 15-2.27-4 BUILDING HEIGHT

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zone Height.

The word "may" is doing a lot of work here. Why not just provide height if the items are provided? This discretion discourages the area to be redeveloped.

A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. One (1) additional story, or a maximum of forty-five feet (45) from Existing Grade per Section 15-2.27-8 may be granted if Community Benefits are provided, pursuant to Section 15.2-27-X.
2. Affordable Master Planned Developments may be granted additional height up to forty-five feet (45) from Existing Grade per Section 15-6.1.
3. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 of greater.

A typical double-loaded corridor residential building is 60' to 70' wide. A gable roof spaning this distance at 4:12 pitch would be 10' to 11'-8" tall. This will diminish the buildable area.

4. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC).
5. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
6. Church spires, bell towers, and like architectural features, subject to LMC Chapter 15-5 Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
8. Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission

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## 15-2.27-5 ARCHITECTURAL REVIEW

Prior to the issuance of a Building permit for any Conditional or Allowed Use, the Planning Department must review the proposed plans for compliance with Architectural Review, Chapter 15-5. In addition to the requirements identified in Chapter 15-5, the Design Guidelines identified in Section 15.2-27-6 shall apply.

## 15-2.27-6 DESIGN GUIDELINES

In order to implement the Bonanza Park Small Area Plan, specific design guidelines for the BPMX District are adopted. These are intended to ensure development is consistent with the neighborhood character while improving overall connectivity with greater Park City.

A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the BPMX District, with the exception of single-family or two-dwelling unit development. Where there is a conflict between the standards in this Chapter and Chapter 15-5, the requirements of this Chapter shall apply.

B. **BUILDING PLACEMENT AND ORIENTATION.**

1. Incorporate open space into building placement. Open spaces provide opportunities for additional landscaping, while also providing opportunities for commercial businesses to utilize space as outdoor seating or for outdoor merchandising.
2. On parcels greater than 30,000 square feet, the massing of the building should be broken into smaller volumes. Creative approaches to break up building mass and scale is encouraged. This could include separate buildings above grade or linked exterior walkways.

Which streets? What about orienting to open space? What about building forms creating community gathering space?

3. Buildings should be oriented to the street to create a positive pedestrian experience. To the extent practicable, building facades should be parallel to the adjacent street to orient access to public and private streets, pedestrian circulation, and gathering areas.
4. Development should preserve or enhance views of significant community features from prominent public vantage points as listed below:
   a. PLACEHOLDER FOR VANTAGEPOINTS
5. Maximizing solar exposure during winter months should be a consideration in designing public spaces and gathering areas. Development adjacent to major open spaces, such as parks or designated public amenities, shall perform a sun/shadow study of the effects of development on such spaces from autumn through spring.

C. **BUILDING SCALE, VARIATION, AND FENESTRATION.** Buildings in Bonanza Park should reflect the scale of uses and reinforce a pedestrian environment.

1. **BUILDING SCALE**
   a. The perceived mass and scale of Development in the BPMX District shall be reduced by incorporating design elements that emphasize three or more of the following:
      i. Variation in roof forms or parapet heights, or
      ii. Insets, projections or other relief in the wall plane, or
      iii. Architectural emphasis on building entries, or
      iv. Arcades, porticos, or other forms of covered exterior circulation, or
      v. Variations to window size or proportions, or
      vi. Balconies, or
      vii. Variation in color, texture, or materials as allowed in Section 15-5.

Define the word "large".

   b. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian rights of way, plazas, or parks.

   c. Roof overhangs, projections, awnings or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.

   d. Exceptions from the guidelines may be allowed for those areas of the building envelope that are not visible from adjacent development and public spaces.

2. **VERTICAL BUILDING ARTICULATION**
    a. All buildings that are approved above thirty five feet (35') in height shall include vertical articulation to help break up the mass of the building. This articulation shall occur every thirty feet (30') and shall be achieved through a façade change of at least eight inches (8") in depth, or through a material change.
    b. This shall apply to all building facades.

Instead of a stepback, which defines the architectural form, applying a 45 degree angle similar to the HCB height definition would be more consistent with the LMC while maintaining the light and air that this section is intended to do.

3. **VERTICAL STEPBACKS**
    a. A vertical stepback is required for any building developed within fifty feet (50') of the Frontage Protection Zone. These upper story setbacks shall be a minimum of ten feet (10') in depth.
    b. A vertical stepback for portions of a building over thirty five feet (35') should be considered.

4. **HORIZONTAL BUILDING ARTICULATION**
    a. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the facade of the Structure so that no greater than seventy five percent (75%) of the length of the Building Facade appears unbroken. Each shift shall be in the form of either a ten foot (10') change in Building Facade alignment or a ten foot (10') change in the Building Height, or a combined change in Building Facade and Building Height totaling ten feet (10').
    b. Structures that exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in Building Facade alignment or a fifteen foot (15') change in the Building Height. A combination of both the Building Height and Building Facade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
    c. This shall apply to all building facades.

5. **FENESTRATION**
    a. Windows for non-residential and mixed-use buildings should be provided to create a direct relationship to the street.
        i. A minimum of 50% glazing is required on the ground level of all street-facing facades to create a strong relationship to the street.
        ii. A minimum of 40% is required for second levels.
    b. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.

This number seems really high.

Is this for the first floor only? It seems odd in a Planning Document if it is for the whole building.

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c. Reflective glass is prohibited on ground floors and discouraged on upper levels.

6. Balconies are permitted for all residential uses. These may be integrated into a vertical step-back. Railings for balconies should have a minimum of 30% transparency. Balconies may count as outdoor space for residential units if they are a minimum of six (6) feet by eight (8) feet.

Area is not a good definition for breaks.. Distance would be a better definition. Main Street blocks are 400 lineal feet.

D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to the greatest extent practicable.

1. For sites that are larger than two (2) acres in size, integration of an alleyway or mid-block walkway is encouraged to support a pedestrian oriented street design.

Stairs and Elevators?

2. Access between the on-site Use and Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g. sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

This doesn't make sense. Get the cars into parking as quickly as possible.

3. On-site parking should be accessed from a street other than Park and Kearns. If there is no access from an internal street, the main vehicular access point shall be from the shortest block length.

"Shortest Block Length" has no value. It should be from best location for traffic and distance from major intersections.

4. Additional vehicular access points on Park and Kearns are discouraged and shall be minimized.
   a. Where parking is accessed from Park or Kearns, the parking area, inclusive of drive aisles, shall be no more than 35% of the parcel width. Screening of parking areas is required, which may include low walls, landscaping, public art, public seating, multi-modal transportation infrastructure, and the like.

This is in contradiction with the Small Area Plan where there is street parking proposed.

5. All onsite parking shall be located behind the front-most wall of the Main Building.
6. When a parking garage is provided, underground parking is preferred. Where an above-grade garage is provided, it shall be located behind the Main Building and shall include architectural screening or artistic screening to minimize views of vehicles.
7. Any street-facing entry to a parking garage should be designed to reduce visibility. All ramps shall be integrated into the building's architecture.
8. Parking areas and loading zones should be located to minimize visual impacts from the a public Street or pedestrian way.
9. Consider paving material change to define surface parking areas from the main vehicular travel lane.

This paragraph is not clear. Interpreting "should have" will cause issues with approval for buildings that are 100% residential.

E. **STREET LEVEL DESIGN.** Thought shall be given to the street level design to encourage the overall walkability and vitality of the area.

1. Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building, and include retail establishments, retail services, civic spaces (theaters, museums, etc), restaurants, bars, art and craft studios, and other uses determined to be

What is a "main entry"? What if the building is a series of townhouse residential units?

substantially similar by the Planning Director and/or Planning Commission. For buildings that are 100% residential, a lobby or other common space shall meet this requirement. The active use should extend at least 25 feet inside the building.

2. All buildings shall have at least one main entry on all street-facing facades. This entry should be easily seen from the street and adjacent pedestrian way.

20' is entirely arbitrary and makes very little sense.

3. On corner lots, two (2) entrances should be provided. At least one (1) of these entries should be located within twenty (20) feet of the corner.

This should be removed. It may not work for all retail spaces. This is a building code issue, not planning.

4. An internal airlock should be incorporated into all commercial, lodging, public, and mixed-use buildings.

F. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in Chapter 15-5 shall apply. In addition, the following standards should be met:

There are many quality materials that are sustainable, durable, and maintain their appearance that should be allowed.

1. Building materials should convey a pedestrian scale and have proven durability in Park City's climate.
2. Building materials shall be of a high quality and reflect the range of materials found in the Bonanza Park Area. The use of wood, metal, glass, and XX is appropriate in this zone district.
3. Architecture that reflects corporate branding is not permitted. This shall not be construed to limit the ability to place signage on the property in accordance with the allowances and limitations of the Land Management Code.

G. **ROOFS.**

1. Flat roofs and low sloping roofs are preferred.
2. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to minimize the need for heat tape.
3. Where roofs will drip onto pedestrian or other public areas, buildings shall provide a system of gutters, downspouts and permitted heat-tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
4. Eaves and fascia shall generally be responsive and proportional to the design of the building.
5. The limitations identified in Chapter 15-5 shall apply.

H. **LANDSCAPING.**

1. Landscaping should complement the context and enhance the architecture of the building.
2. Stormwater best management practices should be considered in the landscape design.
3. Landscape materials should reflect the Park City climate.
4. For parcels located in the Frontage Protection Zone, the first thirty feet (30') should include landscaping and pedestrian-focused infrastructure.

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a. Sidewalks, trails, bike paths, and the like are permitted in this area. These shall have a vegetative buffer from the edge of road pavement of at leave three feet (3')
b. Multi-modal infrastructure is permitted in this area, including bike racks, transit stops and shelters, wayfinding signage, seating, and the like. Mobility Hubs and Transit Hubs are also permitted in these areas, provided they do not exceed XX feet in height.

Showing proposed locations for mechanical equipment makes sense but it is very difficult to know at the planning level the exact equipment and sizes.

I. **SERVICE AND MECHANICAL AREAS.**

1. Trash, recycling, and service areas should be designed as integrated components of the building and should be sited to minimize impacts to pedestrians.
2. All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for city review.
3. Delivery areas should be located at the rear of a property.
4. The loading and unloading of goods must take place entirely on the Site. Loading and delivery areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for city review.
5. Shared delivery, service, trash, and recycling areas are encouraged.
6. All Structure must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for city review. Refuse storage must be Screened, enclosed, and properly ventilated.
7. When possible, transformers and other utility boxes, should be located at the rear of the property.
   a. Location along Park and Kearns is highly discouraged.
   b. All transformers and other utility infrastructure should be screened through fencing, landscaping, low walls, art, and the like, as permitted by the relevant utility provider.
8. The undergrounding of utilities is preferred.
9. Mechanical equipment, ducts, and vents should be accommodated internally within the building and / or co-located on the roof. Screening of equipment on the roof is encouraged.

Utility companies will most likely require this location as the current infrastructure is provided from these two streets

J. **ART INSTALLATIONS.**

1. Integration of public art is encouraged in all development in the BPMX zone district, including murals, sculptures, enhanced trails, gateways, crosswalks, wayfinding, interactive exhibits, and the like.
2. It shall be the responsibility of the property owner to maintain all art located on private property.
3. Art is specifically allowed in the Frontage Protection Zone.
4. [should there be a required review with the arts board?]

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This discretionary review will be detrimental in redeveloping the district. The word "may" is the issue.

K. **LARGE LOT DEVELOPMENT.** For parcels that are five (5) acres or more in size, the entire site should be developed. However, if a property owner is not prepared to develop the entire parcel at one time, the development shall be clustered to enable phasing of development.

**15-2.27-7 COMMUNITY BENEFITS**

Additional height may be granted to allow for additional housing units, or more residential floor space than allowed through underlying zoning in exchange for providing defined public or community benefits. In the BPMX District, Density Bonuses allow for up to one (1) additional story, or a maximum of forty-five feet (45) from Existing Grade if the provision of Community Benefits exceeds the minimum thresholds outlined herein

1. **APPLICABILITY.** The Community Benefit process shall be required in the BPMX District for the following:

This is every project. Just say it.

a. Any Multi-Unit Residential project with market-rate units exceeding 20% of the total Residential Units.

b. Any Mixed-Use Residential project with more than 10,000 square feet of Commercial, Retail, Office, Public, or Quasi-public Gross Floor Area.

c. Any Commercial or Industrial project exceeding 20,000 square feet.

**d. Allowed but not required**. The Community Benefit process is allowed but not required in the BPMX Districts for:

i. Any Multi-Unit Residential project proposing Affordable Units.

ii. Any Mixed-Used Residential project proposing Affordable Units.

iii. Any Commercial project in or outside the FPZ proposing Affordable Units.

iv. Any Hotel or Lodging project proposing Affordable Units.

**e. Not Allowed.** The Community Benefit process is not allowed or permitted, except as provided in Sections A and B above or as specifically required by the City Council as part of a Master Planned Development or Affordable Master Planned Development. Additional height is not permitted in the FPZ.

2. **STANDARDS.**

1. (Section is reserved)

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## 15-2.27-8 PARKING REQUIREMENTS

**A. APPLICABILITY.** All development within the BMPX District is subject to the following parking requirements in addition to requirements outlined in Section 15-3 Off Street Parking.

**B. REQUIREMENT.** Off-Street parking within the BPMX District shall be provided for each land Use as listed in this section, where parking ratio requirements supersede those in Section 15-3 Off Street Parking.

1. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as listed in this section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking ratio requirements are also shown below: Also refer to 15-15 Definitions for clarification of Uses.

**Table 15-2.27-8-B-1 RESIDENTIAL PARKING RATIO REQUIREMENTS**

| USE | PARKING RATIO (NUMBER SPACES) |
|---|---|
| Accessory Apartment | 1 space per dwelling unit |
| Lockout Unit in Single Family and Duplex Dwellings | 1 space per dwelling unit |
| Single Family Dwelling | 2 per Dwelling Unit |
| Duplex Dwelling | 1.5 per Dwelling Unit (3 total) |
| Triplex Dwelling | 1.5 per Dwelling Unit (5 total) |
| Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area | 1 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area | 1.5 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater | 2 per Dwelling Unit |
| Dormitory | 75% of the number of people housed or 1 per 200 sf floor Area devoted to accommodations, whichever is less |
| Boarding House, Hostel | 1 per 2 beds; and 1 per manager's unit |
| Secondary Living Quarters | 1 per bedroom in addition to requirements for primary residence |
| Guest House | 1 per Unit |
| Nightly Rental | Parking for the first six (6) bedrooms is based on |

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|---|---|
| | the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use. Parking for Historic Structures may be allowed on the Street adjacent to the Property, if approved by the Planning, Engineering, and Building Department |

2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply: Also refer to LMC Chapter 15-15, Definitions, for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven community benefits are provided.

| **Table 15-2.27-8-B -2 NON-RESIDENTIAL PARKING RATIO REQUIREMENTS** | |
|---|---|
| **USES** | **PARKING RATIO REQUIREMENTS (NUMBER SPACES)** |
| Group Care Facility | 1 per 2 bedrooms plus 1 per employee per shift, or 2 per 3 employees per shift, whichever is greater |
| Child Care Center | 1 per on-duty staff per shift and 1 per 6 children |
| Public and Quasi-Public Institution, church and school; Public Utility Uses; and Cemetery | 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater |
| Auditorium and Assembly Hall | 1 space per every 5 seats |
| Bed and Breakfast Inn | 1 space per bedroom and 1 space per on-duty manager |
| Hotel, Minor and Major | 1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space |
| Offices, General | 2 spaces per 1,000 sf of leasable floor Area |
| Offices, Intensive | 4 spaces per 1,000 sf of leasable floor Area |
| Office and Clinic, Medical | 5 spaces per 1,000 sf of leasable floor Area |
| Hospital, Limited Care | 1 space per 2 beds |

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| | |
|---|---|
| Hospital, General | 1.5 spaces per bed |
| Automobile Sales/Rental | 1 space per vehicle plus one space per employee |
| Financial Institution, with and without drive-up | 2 spaces per 1,000 sf of net leasable floor Area |
| Retail & Service Commercial, Minor, Personal Service | 0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area<br>Above 3,000 net leasable floor area is 3 spaces for each 1,000 sf of net leasable floor area |
| Retail & Service Commercial, Major | 5 spaces for each 1,000 sf of net leasable floor Area |
| Retail & Service, outdoor storge | 3 spaces per 1,000 sf of inside net leasable floor Area |
| Retail & Service, Auto Related and Gas Stations | 5 spaces per 1,000 sf of net leasable floor Area |
| Shopping centers or complexes of multi-tenant retail spaces | 3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces |
| Convenience Store, Support Commercial Uses | 4 spaces per 1,000 sf of net leasable floor Area |
| Cafe/Deli | 2 spaces per 1,000 sf of net leasable floor Area |
| Restaurant, Standard and Bar | 0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area<br>Above 3,000 net leasable floor area is 3 spaces for each 1,000 sf of net leasable floor area |
| Restaurant, Outdoor Dining | Based on Site specific review at the time of CUP |
| Restaurant, With Drive-up | 7 per 1,000 sf of net leasable floor Area |
| Light Industrial and Wholesale establishments | 1 space per 1,000 square feet of floor area and 1 for every 2 employees in the largest shift |
| Temporary Improvement | 1 per employee plus 1 guest spaces |

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|---|---|
| Tramway Station/Ski Base Facility | See Chapter 8.20 |
| Recreation Facility, Private or HOA | Minimum of 1 space per 4 persons maximum rated capacity |
| Recreation Facility, Public | 1 space per 4 seats or 5 spaces per 1,000 sf of floor Area, or 1 per 3 persons rated capacity depending on type of facility |
| Indoor Entertainment, Theater | 1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility |
| Commercial Outdoor Recreation and Stables, Riding Academy | 1 space per 3 persons maximum rated capacity |
| Master Planned Developments | As determined by Planning Commission based on proposed Uses |
| Mining Operations | 2 spaces per 3 employees |
| Airports/Heliports | As determined by the Planning Commission based on traffic generation study |

**C. CALCULATION OF SPACES**. If a project incorporates two Uses, the Use requiring higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

**D. PARKING MAXIMUMS.** No more than one hundred and twenty five percent (125%) of the minimum required parking may be provided for newly constructed non-residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more units when the new development is within a one-quarter (¼) mile of a transit stop. When the parking requirement is zero Parking Spaces, a maximum of five (5) Parking Spaces may be provided. The maximum parking limit does not apply to public parking facilities, park-and-ride lots, shared parking areas, or any City facilities. Exceptions to the maximum parking limit may be approved by the Planning Commission if found to be consistent with Section 15-3-1 and to further the City's goals for reducing single-occupancy vehicle trips.

**E. SHARED PARKING.** For both on-site parking and off-site parking, Shared Parking Spaces may be provided contingent upon a shared parking analysis being completed and a Shared Parking Agreement being executed, as approved by the Community Development Director.

1. The parking requirement for projects with multiple, distinct land uses (residential, commercial, lodging, or other) may be lowered, if the applicant submits a shared-parking analysis, approved by the Community Development Director, which results in a peak-parking-demand measure that is less than the Parking Requirement established by Section 15-3-6 for Residential and Non-Residential Uses.

**F. PARKING REQUIREMENT ADJUSTMENT.** A ten percent (10%) reduction in the number of required Parking Spaces is allowed to reduce or eliminate a public safety hazard or to bring substandard Parking Spaces into compliance with current City design standards subject to approval by the City Engineer.

**G. UNDERGROUND PARKING.** All development within the BMPX District is encouraged to provide underground parking in order to promote a vibrant pedestrian friendly environment that reduces car-pedestrian conflict. If 100% of required parking is provided on-site and underground, Front and Rear Setbacks may be reduced by 50% outside of the Frontage Protection Zone Overlay.

**H. ALTERNATIVE PARKING STRATEGIES.** The following alternative parking strategies may be used to comply with the minimum Off-Street parking standards required by this Chapter.

1. **OFF-SITE PARKING.** Required Off-Street Parking Spaces may be provided Off-Site in compliance with the following:

    a. Required parking must be located within the City limits.

    b. Access between the on-Site Use(s) or the subject site and the Off-Site Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g., sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

    c. A parking agreement shall be provided in a form acceptable to the City Attorney which identifies the location of the Off-Site parking spaces, guarantees the continued availability of the Off-Site Parking Spaces, and sets forth the ongoing responsibilities of the parties involved. The parties to the agreement shall include the owners and lessees of the Off-Site Parking Spaces and the Owners and lessees of the subject Site, and a copy of any such agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in revocation of the on-Site parking reduction approval by the City unless a new alternative parking arrangement is approved by the City within a reasonable timeframe, as determined by the Planning Director.

2. **PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**. For buildings or sites with multiple Uses, parking may be reduced. To calculate the parking requirement, calculate the sum of the minimum Off-Street parking requirements for the two Uses with the highest Off-Street parking requirement, and then multiply that sum by the number shown below for that combination of Uses.

**Table 15-2.27-8-H-2 PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**

| FIRST USE | SECOND USE | | | | |
|---|---|---|---|---|---|
| | MULTI-UNIT RESIDENTIAL | PUBLIC INTSITUTIONAL OR CIVIC | FOOD, BEVERAGE, LODGING, RECREATION, OR ENTERTAINMENT | RETAIL | OTHER COMMERCIAL |
| Multi-Unit Dwelling[1] | NA | | | | |
| Public Institutional, or Civic | 10% | NA | | | |
| Food, Beverage, Lodging, Recreation or Entertainment[2] | 15% | 20% | NA | | |
| Retail | 15% | 255 | 25% | NA | |
| Other Commercial | 20% | 25% | 25% | 20% | NA |

This percentage is low.

3. **ADDITIONAL ALTERNATIVE STRATEGIES**. After any reduction in the required number of Off-Street Parking Spaces under Section 15-3-6.1(C) is applied,

[1] The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

[2] For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of "Retail & Service Commercial, Minor, Personal Service" and/or "Restaurants, Standard and Bar" Uses.

the alternative strategies described below may be combined for an additional non-residential Use parking reduction of up to ten percent (10%).

a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing spaces (i.e., spaces marked and reserved for car sharing vehicles) shall count as an average of 1.5 Parking Spaces, for up to a maximum of three (3) designated car sharing spaces (i.e., one designated car sharing space = 2 Parking Spaces; two designated car sharing spaces = 3 Parking Spaces; and three designated car sharing spaces = 5 Parking Spaces).

b. **ELECTRIC VEHICLE (EV) CHARGING PARKING SPACES.** Electric Vehicle (EV) Parking Spaces (i.e., spaces with approved charging infrastructure for Electric Vehicles consistent with Section 15-3-11) that are in addition to the EV Parking Spaces required to be provided pursuant to Section 15-3-11 shall count as two Parking Spaces, for up to a maximum of five (5) additional EV Parking Spaces.

c. **UNDERGROUND PARKING.** When underground parking is provided, each two (2) underground Parking Spaces shall count as three (3) Parking Spaces toward satisfying the minimum required parking. This may allow for a reduction of up to five percent (5%) in the number of required Parking Spaces.

This whole section seems off. Why not just have the City do a study and define the acceptable density in the codel

4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total number of required Parking Spaces for any development may be approved when the Site is within one thousand feet (1,000') unobstructed year-round walking distance of a Major Transit Stop.

5. **CUMULATIVE PARKING REDUCTION.** No development may be granted a cumulative parking reduction greater than fifty percent (50%) for non-residential Uses or greater than fifteen percent (15%) for residential Uses as provided in Sections 15-3-6.1(C), (D), and (E).

## 15-2.27-9 TRANSPORTATION DEMAND MANAGEMENT

A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required for all development projects as provided in Section 15-3-12(B). Two (2) TDM Plan levels shall apply as described below.

1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development described below:

a. Single Family Dwellings: 10 - 24 Dwelling Units

b. Single Family Attached Dwellings or Multi-Unit Dwellings: 10 - 44 Dwelling Units

c. Hotel or Lodging Project: 10 - 39 rooms

2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25) or more peak hour vehicle trips) as described below:

    a. Single Family Detached Dwellings: 25 Dwelling Units and greater

    b. Single Family Attached Dwellings or Multi-Unit Dwellings: 45 Dwelling Units and greater

    c. Hotel: 40 rooms or more

    d. Retail: 3,000 square feet or greater

    e. Office: 3,000 square feet or greater

    f. Sit-Down Restaurant: 2,500 square feet or greater

    g. Fast Food/Fast Casual Restaurant: 800 square feet or greater

B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:

1. Developments of Single-Family or Duplex Dwelling Units with fewer than ten (10) Dwelling Units;

2. Remodels or expansions of existing residential units that do not increase the total number of residential units;

3. Remodels or expansions of Commercial, Retail, Office, Hotel or lodging projects, or mixed-use projects involving no more than five hundred square feet (500 square feet) of commercial net leasable space or two (2) lodging rooms or units;

4. Any Hotel or lodging project with fewer than ten (10) rooms;

5. Retail less than 3,000 square feet;

6. Office less than 3,000 square feet;

7. Sit-Down Restaurant less than 2,500 square feet; and

8. Fast Food/Fast Casual Restaurant less than 800 square feet.

C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by the Planning Commission. The TDM Plan shall document and demonstrate consistency with the requirements in this Section. The TDM Plan shall include, but is not limited to, the following:

1. Identification of the applicable TDM strategies to be implemented based on the size of the project and estimated number of trips generated.

2. Implementation plan for each TDM strategy, including timelines, responsibilities, and budget allocations.

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3. Monitoring and evaluation plan, submitted annually to the Planning Department, to track the effectiveness of TDM strategies and adjust them as needed. At their discretion, the Planning Director may require additional Planning Commission review and modifications as needed.

D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip reduction strategies are required for Level 1 TDM Plans:

1. Participation in an annual travel survey of residents and employees for the first four(4)years of building occupancy. Employers on Sites subject to an approved TDM Plan shall submit the survey results to the City.
2. Provide the following information to employees and/or residents on an annual basis:
    a. Carpooling/vanpooling information;
    b. Transit schedules and route information;
    c. Information on air pollution and alternatives to single-occupancy vehicle trips;
    d. Bicycle route and facility information, including local bicycle maps, locations of nearest outdoor bicycle parking or enclosed bicycle storage, and bicycle safety information; and
    e. Information on walking and biking to work, pedestrian and bicycling safety, and all-weather walking shoes and traction devices for shoes and bicycle tires in winter/ice conditions.
3. One strategy from the Supplemental TDM Menu (see Section 15-3-12(F).)

E. **LEVEL 2 TDM PLAN REQUIRED COMPENENTS.** The following TDM trip reduction strategies are required for Level 2 TDM Plans:

1. All Level 1 required components.
2. Establishment of a TDM Coordinator to directly support commute programs, implement mobility programs, and develop transportation policies and initiatives.
3. Employee parking cash-out program.
4. Unbundle parking for residential Dwelling Units at minimum.
5. Two strategies from the Supplemental TDM Menu (see Section 15-3-12(F).)

F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to reduce the amount of required Parking for non-residential Uses. When three (3) or more of the following strategies are provided in addition to the applicable Level 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up to a fifteen percent (15%) reduction in the required parking for non-residential Uses.

1. Alternative work schedules/flex-time.
2. Preferential Parking for carpool or vanpool vehicles.
3. Employee shower facilities.
4. Provision of on-Site or Off-Site multimodal transportation improvements at the discretion of the Planning Commission, such as:
5. Pedestrian network improvements (e.g., providing sidewalks that are wider than the required minimum width),
6. Construct or improve a bike facility (e.g., providing improved safety of bicycle facilities serving key transit nodes), or
7. Construct transit-supportive treatments (e.g., traffic calming near transit stop, transit stop enhancements and amenities, etc.).
8. On-site child care facilities.
9. Facilities and equipment to encourage telecommuting (e.g., video-conferencing facilities and equipment).
10. Contributions to funds for local and regional facilities such as park-and-ride lots, multimodal transportation centers, satellite work centers, etc. as approved by the City Council.
11. On-Site amenities such as cafeterias, restaurants, automated teller machines, and other services that would eliminate the need for additional trips.
12. Transit incentives for employees such as additional pay for carpoolers, etc.
13. Plans for delivery of goods at off-peak times and/or plans and facilities for centralized deliveries of goods for multi-tenant facilities.

G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form acceptable to the City Attorney and shall include the TDM Plan. The parties to the agreement shall include the Owners and lessees of the project Site. A copy of the agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in enforcement action by the City unless a new TDM Plan is approved by the City within a reasonable timeframe, as determined by the Planning Director.

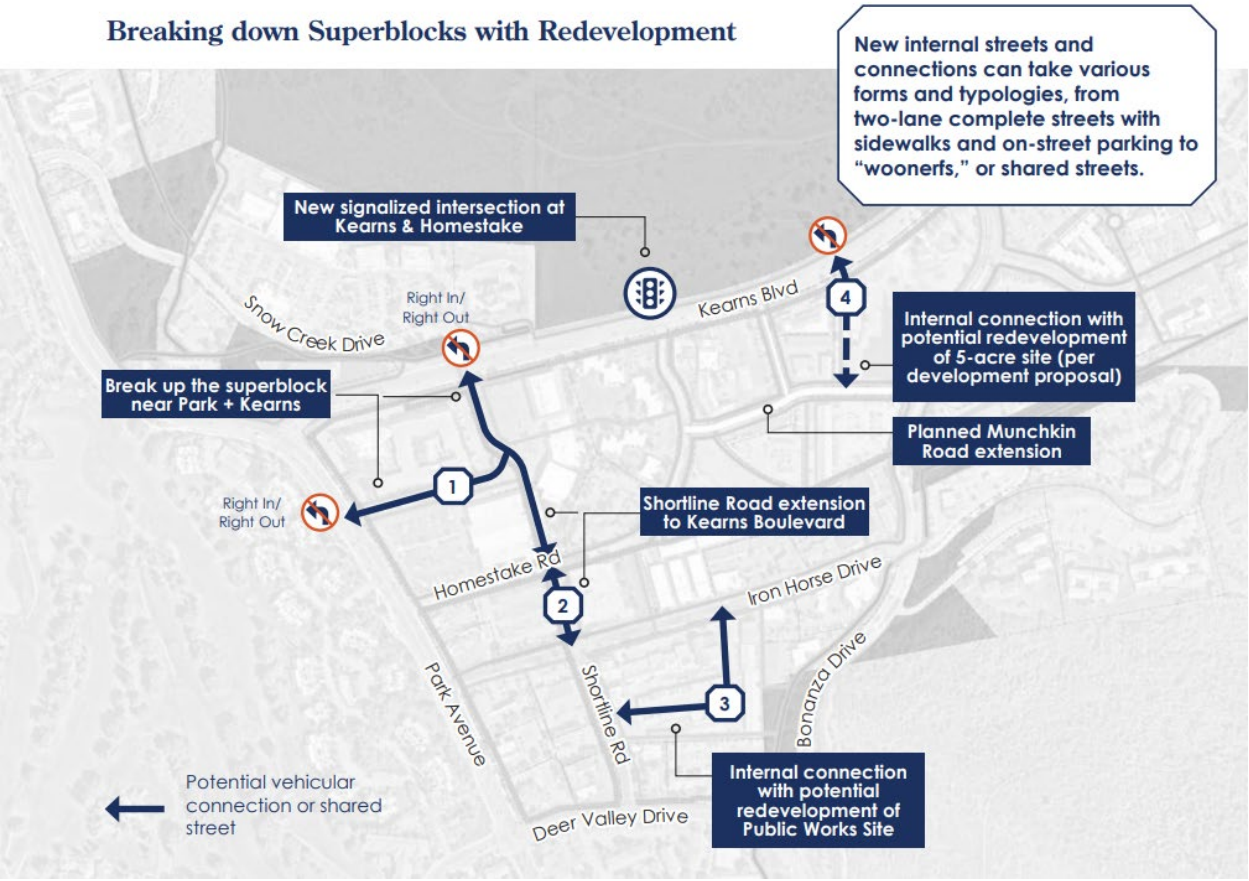
## 15-2.27-10 STREET SYSTEMS.

The street network has a significant influence on the overall connectivity of a place. In Bonanza Park, additional street connections are required to promote walkability and to create an interconnected system of blocks.

A. **ADDITIONAL CONNECTIONS.** New street connections**.** are required to ensure Bonanza Park is a walkable and safe neighborhood. Development located adjacent to one of the following areas shall incorporate new street connections.

1. Superblock between Park Ave, Kearns Boulevard, and Homestake Road. New east-west connections should be established.
2. Shortline Road. Shortline Road should be extended to connect from Deer Valley Drive to Homestake Road.
3. Shortline Road and Iron Horse Drive. A new connection to these roads should be integrated into redevelopment.
4. Park Avenue and Bonanza Drive. A new connection should be implemented to connect Munchkin Road and Kearns Boulevard.
5. Where required to improve pedestrian safety, a tunnel or bridge on Park Avenue or Kearns Boulevard is appropriate and shall meet requirements from the City Engineer, Pubic Works, and applicable state review agencies.

**Breaking down Superblocks with Redevelopment**



B. **STREET DESIGN.**

1. All new Streets shall meet Park City standards.
2. All new Streets shall integrate best management practices for stormwater runoff.
3. To the greatest extent practicable, development that is impacting an existing street shall upgrade the street design to meet code standards in place at the time of application.
4. Traffic calming measures, including intersection bump-outs, street trees, parklets, and on-street parking should be integrated into new or updated City streets.
5. Pedestrian infrastructure, including sidewalks and crosswalks shall be integrated into new or updated City streets.

## 15-2.27-11 OPEN SPACE AND TRAIL CONNECTIVITY

Establishing a network of pedestrian and bicycle linkages is critical to improve the overall connectivity of the Bonanza Park neighborhood. Similarly, additions of open space and green areas will improve the overall sense of community and opportunities for gathering in the neighborhood. All development within BPMX must have multi-modal connections and open space to improve the Bonanza Park's connectivity.

A. **OPEN SPACE AND PARKS.** Each development is required to have a minimum amount of open space. This space should be designed to integrate with the building design, as well as reinforce the ideas of community connection and openness in the Bonanza Park Small Area Plan.

1. The following open space typologies (also known as Green Community Space) are permitted in the BPMX District, and may be located in a Frontage Protection Zone, unless prohibited by this section.
    a. Pocket Park
    b. Linear greenspace with pedestrian and/or bicycle path.
    c. Public Courtyard.
    d. Plaza areas.
    e. Flexible Space.
    f. Community Garden.
    g. Green Roofs with publicly accessible amenity terrace. If this option is chosen, a deed restriction granting permanent public accessibility shall be required. This option cannot be located within the Frontage Protection Zone.

B. **TRAIL CONNECTIONS.** Integrating multi-modal transportation opportunities is critical in the Bonanza Park neighborhood. Development should support the goals



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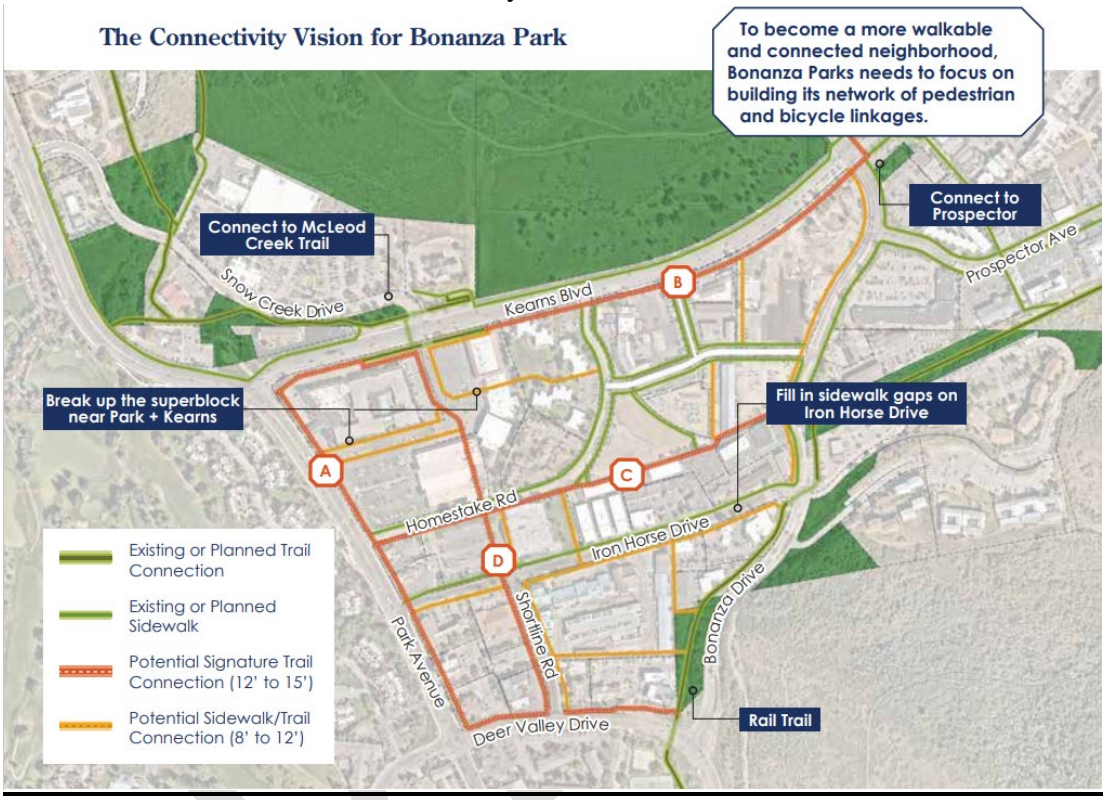
articulated in the Bonanza Park Small Area Plan, including the creation of new sidewalk and bicycle facilities. Development located adjacent to key roadways in Bonanza Park should integrate the following key trail connections. Key connections are at Park Ave, Kearns Blvd, Rail Trail, and Deer Valley Drive.




C. **<u>VEGETATION PROTECTION.</u>** The Property Owner must protect Significant Vegetation during any Development activity.

1. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

2. Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist.

3. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

## <u>15-2.27-12 SUSTAINABILITY REQUIREMENTS</u>

A. **APPLICABILITY.** All Development within the BMPX District should strive to support the City's Net Zero goals through the implementation of sustainable design, materials, and technologies in order to reduce short and long-term impacts on the environment.

B. **REQUIREMENTS.** All projects within the BPMX shall implement energy reducing measures including fixtures and appliances, energy efficient lighting, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, and on-site Solar Energy Systems.

New buildings shall strive to obtain third party certification of the use of sustainable construction techniques and building materials. The following programs should be considered:

1. US Green Building Counsil's LEED program (includes commercial, lodging, multi-family, and existing buildings); or
2. Green Globes; or
3. Any nationally recognized and accepted program that offers accreditation equal to or great to the above options.

## 15-2.27-13 CONVENTIONAL CHAIN BUSINESSES

A. **APPLICABILITY.** This Section provides guidance on Conventional Chain Businesses in the BPMX District. New Development and major redevelopments inclusive of a business that meets the thresholds outlined in the Conventional Chain Business Definition in Section 15-15-1 must acquire an Administrative Conditional Use Permit, in addition to meeting the requirements outlined below. This section shall not apply to grocery stores.

B. **REQUIREMENTS.**

1. No Conditional Use Permit shall be issued in the BPMX District, unless approved by the Planning Department and Planning Commission, pursuant to Section 15-1-10.
2. In addition to the requirements listed in Section 15-1-10, the Planning Director and Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:
    a. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District.
    b. The proposed business will diversify either retail and community services provision within the BPMX District and Park City, providing either basic necessities that provide for the daily needs of residents.
    c. The proposed business encourages innovation or a creative business idea.

d. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products.

e. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.

f. The proposed business creates unique recreational, entertainment, or cultural opportunities.

g. The proposed business offers services not currently found within Park City's municipal boundary.

h. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Section 15-4 Supplemental Regulations and Section 15-5 Architectural Review.

i. The proposed business will be compatible with existing businesses.

## 15-2.27-14 CRITERIA FOR DRIVE-UP WINDOWS

Drive-up windows require special Conditional Use permit (CUP) to consider traffic impacts on surrounding Streets. The Applicant must demonstrate that at periods of peak operation of the drive-up window, the Business patrons will not obstruct driveways or Streets and will not interfere with the intended traffic circulation on the Site or in the Area.

## 15-2.27-15 SEXUALLY ORIENTED BUSINESSES

The purpose and objective of this Section is to establish reasonable and uniform regulations to prevent the concentration of Sexually Oriented Businesses or their location in Areas deleterious to the City, and to prevent inappropriate exposure of such Businesses to the community. This Section is to be construed as a regulation of time, place, and manner of the operation of these Businesses, consistent with the United States and Utah State Constitutions.

A. **LOCATION OF BUSINESSES, RESTRICTIONS.** Sexually Oriented Businesses, are Conditional Uses. No Sexually Oriented Business may be located:

1. within three hundred feet (300') of any school, day care facility, cemetery, public park, library, or religious institution;
2. within three hundred feet (300') of any residential zoning boundary; or
3. within three hundred feet (300') of any liquor store or other Sexually Oriented Business.

B. **MEASUREMENT OF DISTANCES.** For the purposes of this Section, distances are measured as follows:

1. The distance between any two (2) Sexually Oriented Businesses is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which each Business is located.

2. The distance between Sexually Oriented Businesses and any school, day care facility, public park, library, cemetery or religious institution is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which the Sexually Oriented Business is located, to the nearest Property Line of the premises of the school, day care facility, public park, library, cemetery, or religious institution.

3. The distance between Sexually Oriented Businesses and any residential zoning boundary is measured in a straight line, without regard to intervening Structures or objects, from the closest exterior wall of the Structure in which the Sexually Oriented Business is located, to the nearest Property Line of the residential zone.

C. **DEFINITIONS.** Terms involving Sexually Oriented Businesses which are not defined in this Chapter have the meanings set forth in the Municipal Code of Park City, Section 4-9-4.

## 15-2.27-16 CRITERIA FOR BED AND BREAKFAST INNS

A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Permit. No permit may be issued unless the following criteria are met:

A. If the Use is in an Historic Structure, the Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
B. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
C. In Historic Structures, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
D. The rooms are available for Nightly Rental only.
E. An Owner/manager is living on-Site, or in Historic Structures there must be twenty-four (24) hour on-Site management and check-in.
F. Food service is for the benefit of overnight guests only.
G. No Kitchen is permitted within rental rooms.
H. Parking is on-Site at a rate of one (1) space per rentable room. The Planning Commission may waive the parking requirement for Historic Structures if the Applicant proves that:

1. No on-Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and

2. She Structure is not economically feasible to restore or maintain without the adaptive Use.

3. The Use complies with Section 15-1-10, Conditional Use review.

## 15-2.27-17 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS

A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, all goods including food, beverage and cigarette vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.18-9(B)(3) for outdoor display of bicycles, kayaks, and canoes.

B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

1. **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:

    a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.

    b. The proposed seating Area does not impede pedestrian circulation.

    c. The proposed seating Area does not impede emergency Access or circulation.

    d. The proposed furniture is Compatible with the Streetscape.

    e. No music or noise is in excess of the City Noise Ordinance, Title 6.

    f. No Use after 10:00 p.m.

    g. No net increases in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:

    a. The Use is on private Property or leased public Property, and does not diminish parking or landscaping.

    b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.

    c. The Use is Compatible with the neighborhood.

    d. The proposed service station does not impede pedestrian circulation.

    e. The proposed service station does not impede emergency Access or circulation.

f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.

g. No violation of the City Noise Ordinance, Title 6.

h. Compliance with the City Sign Code, Title 12.

3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes is subject to the following criteria:

   a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
   b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
   c. No more than a total of fifteen (15) pieces of equipment may be displayed.
   d. Outdoor display is only allowed during Business hours.
   e. Additional outdoor bicycle storage Areas may be considered for rental bicycles, provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.

4. **OUTDOOR EVENTS AND MUSIC**. Outdoor events and music requires an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

   a. Notification of adjacent Property Owners.

   b. No violation of the City Noise Ordinance, Title 6.

   c. Impacts on adjacent Residential Uses.

   d. Proposed plans for music, lighting, Structures, electrical signs, etc.

   e. Parking demand and impacts on neighboring Properties.

   f. Duration and hours of operation.

   g. Impacts on emergency Access and circulation.

5. **DISPLAY OF MERCHANDISE**. Display of outdoor merchandise is subject to the following criteria:

   a. The display is immediately available for purchase at the Business displaying the item.

   b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in



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an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.

c. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.

d. The display does not diminish parking or landscaping.

e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.

**15-2.27-18 SIGNS**

Signs are allowed in the BPMX District as provided in the Park City Sign Code, Title 12.

**15-2.27-20 RELATED PROVISIONS**

A. Fences and Walls. Section 15-4-2.
B. Accessory Apartments. Section 15-4.
C. Satellite Receiving Antenna. Section 15-4-13.
D. Telecommunication Facility. Section 15-4-14.
E. Parking. Chapter 15-3.
F. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
G. Lighting. Sections 15-3-3 and 15-5-5(J).
H. Historic Preservation. Chapters 15-11 and 15-13.
I. Park City Sign Code. Title 12.
J. Architectural Review. Chapter 15-5.
K. Snow Storage. Section 15-3-3.
L. Parking Ratio Requirements. Section 15-3-6.

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## 15-6.1-3 ZONING DISTRICTS AND USES

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    1. Residential Development
    2. Residential Development Medium
    3. Residential Medium
    4. Recreation Commercial
    5. General Commercial
    6. Bonanza Park Mixed Use District
    7. Light Industrial
    8. Community Transition
    9. Historic Commercial Business
    10. Historic Recreation Commercial, east of Park Avenue

2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

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## 15-4-4 SECONDARY LIVING QUARTERS

Secondary living quarters are a permitted Accessory Use in all districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for secondary living quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.
2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to allow equal access by people of all ages and abilities. This including those aging-in-place and the American Disabilities Act. Methods include no-step entries, appropriate widths for hallways and doors, non-slip surfaces, etc.
3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.
4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters shall be on the same utility meters.
5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined in this Code.
6. **ACCESS.** The secondary quarters shall be designed to have direct Access into the main dwelling.
7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited to help residential bases grow for locals. Secondary living quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

## 15-15-1 DEFINITIONS

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

**AFFORDABLE HOUSING.** Housing units that include a deed restriction and meet the requirements of the Park City Moderate Income Housing Plan.

**ART/PLACEMAKING ELEMENTS.** Elements that reflects the identity and character of an area, such as murals, lighting, and signage.

**BIG-BOX STORE.** Large retail establishment, usually part of a chain store. Can also be referred to as a hyperstore, supercenter, superstore, or megastore.

**COMMUNITY BENEFIT.** Specific programmatic or infrastructure improvements a development provides in exchange for additional height and/or density. Subject to the requirements of Section 15-2.27-7.

**CONNECTIVITY IMPROVEMENTS.** Such as new pedestrian paths or streets that create walkable and connected development patterns and break up existing superblocks or major improvements.

**COTTAGE COURTS.** Small clusters of detached homes arranged about a shared open space.

**DENSITY BONUS**. Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined Community Benefit.

**GREEN COMMUNITY SPACE.** Public spaces outdoors for public access.

1. **AMENITY TERRACE.** Rooftop that includes communal recreation or aesthetic uses, such as patios, balconies, lounges, etc.
2. **COMMUNITY GARDEN.** Publicly accessible garden space.
3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be used for individual enjoyment or for events.
4. **PLAZA AREA.** An open space for public use defined by surrounding buildings or streets.
5. **POCKET PARK.** Small park accessible to the general public.



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6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings and walls.

**MIXED USE.** A parcel, structure, or both that combined two (2) or more land uses, such as commercial, residential, hotel, or recreational spaces.

**MOBILITY HUB**. Resources utilized for multi-modal transit, often in the form of bus shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile connectivity, such as bike share or micro-mobility.

**PARKING**.

1. **Parking, Public**. A Parking Area or parking facility to be used by the public for fee or otherwise.
2. **Parking, Residential**. A Parking Area or Structure used exclusively for residential, non-commercial Uses.
3. **Parking, Shared**. The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.
4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all land uses.

**PEDESTRIAN CONNECTION**. A pathway, sidewalk, or network of sidewalks and pathways designed to facilitate safe and accessible movement of people traveling by foot, including at-grade improvements as well as tunnels or bridges.

**PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE.** Spaces suitable for year-round use, and of a high design quality with gathering spaces, seating areas, play structures, and public art.

**SUSTAINABLE DEVELOPMENT.** Development that incorporates best practices to minimize energy use. Park City has adopted net-zero goals, and sustainable development can help the community reach these goals.

**TOWNHOME.** A multi-story residential unit that shares one or more walls with a neighboring unit, but with a private entrance.

**TRAFFIC CALMING.** Transit planning to deliberately slow traffic in residential areas through methods speed bumps, bump-outs at intersections, on-street parking as part of a complete street design. Other methods include parklets, sidewalks, signage, and street trees.

**TRANSIT HUB.** A property utilized as a mass transit station or an interchange of multiple modes of transportation.

**UNIVERSAL DESIGN PRINCIPLES.** Principles through public and private spaces are designed to have equal access by people of all ages and abilities, with little or no need for adaptation or specialized design.

DRAFT

**USE**. The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

1. **USE, INTENSITY OF**. The maximum number of residential units, or commercial, or industrial space within a specified land Area designated for that purpose.

**WAYFINDING.** Ways in which people orient themselves in physical space and navigate from place to place. Examples can include signs, symbols, landmarks, or pathways.

DRAFT

## Alec Barton

**From:** Craig Elliott <celliott@elliottworkgroup.com>
**Sent:** Wednesday, February 12, 2025 3:23 PM
**To:** Rebecca Ward; Christin VanDine; Rick Shand; Sarah Hall; Bill Johnson; Laura Suesser; Henry Sigg; John Frontero
**Cc:** Carla LeHigh
**Subject:** [External] Re: Bonanza Park Mixed Use District
**Attachments:** 2025-02-12 BoPa Proposed Code CE Markup.pdf

Warning: Replies to this message will go to celliott@elliottworkgroup.com. If you are unsure this is correct please contact the helpdesk.

**[CAUTION]** This is an external email.

Planning Director and Commissioners:

I've attached a pdf file of the most up to date BPMX District proposed code language with my comments. I came down with the flu last Friday and was not able to review this information until today. I apologize for not providing sooner.

**CRAIG ELLIOTT** | AIA
1441 Ute Boulevard Suite 100 - Park City UT - 84098
Office: 435.649.0092 x301 | ELLIOTTWORKGROUP.COM

On Dec 12, 2024, at 9:48 AM, Craig Elliott <celliott@elliottworkgroup.com> wrote:

Planning Director and Commissioners:

Thanks for listening to my overall comments last night about the Bonanza Park Mixed Use District. I've attached a pdf file of the hard copy left in chambers last night of the proposed code changes with comments for your review.

I am happy to sit down to discuss if the comments prompt any questions.

My cell number is (435)901-3150 feel free to call or text.

**CRAIG ELLIOTT** | AIA
1441 Ute Boulevard Suite 100 - Park City UT - 84098
Office: 435.649.0092 x301 | ELLIOTTWORKGROUP.COM

<Bonanza Park Mixed-Use Zoning District Code Amendments CE Markup.pdf>

## 15-1-6 ZONE DISTRICTS AND ZONE MAP

In order to carry out the purposes of the LMC, Zoning Districts have been established as set forth in LMC Chapter 15-2 and as identified on the Official Zoning Map. In interpreting the Official Zoning Map, the following standards shall apply:

1. The zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control.
2. Where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.
3. There is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a municipal decision.
4. All property within the City limits is subject to the City's Zoning Districts, including State or Federal property which may be exempt from the City's land use ordinance and jurisdiction. If such zoning is subsequently invalidated, no building permit, subdivision or approval for any development activity may be applied for until the City establishes a valid zoning for the property.

## 15-2.27 BONANZA PARK MIXED USE (BPMX) DISTRICT


15-2.27-1 PURPOSE
15-2.27-2 USES
15-2.27-3 LOT AND SITE REQUIREMENTS
15-2.27-4 BUILDING HEIGHT
15-2.27-5 DESIGN GUIDELINES
15-2.27-6 PROJECT ENHANCEMENTS
15-2.27-7 PARKING REQUIREMENTS
15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT
15-2.27-9 STREET SYSTEMS
15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY
15-2.27-11 SUSTAINABILITY REQUIREMENTS
15-2.27-12 CONVENTIONAL CHAIN BUSINESSES
15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS
15-2.27-14 SIGNS
15-2.27-15 RELATED PROVISIONS


### 15-2.27-1 PURPOSE

The purpose of the Bonanza Park Mixed Use (BPMX) District is to:

1. ensure development in the Bonanza Park neighborhood implements the Bonanza Park Small Area Plan and provides opportunities for locally serving businesses and diverse housing options,
2. encourage the development of affordable, workforce, attainable, and market-rate long-term housing options,
3. create a vibrant Mixed-Use pedestrian-oriented neighborhood, with safe, comfortable access to parks, publicly accessible green spaces, and outdoor community spaces,
4. protect entry corridor views along the Bonanza Park Frontage Protection Zone,
5. allow increased height, decreased setbacks, and reduced open space, when development provides significant project enhancements,
6. establish a network of pedestrian and bicycle linkages throughout Bonanza Park,
7. ensure development implements Universal Design Principles and aspires to reach Park City's sustainability goals, reduce vehicle trips, and improve access to transit, and
8. incorporate public art and placemaking elements to inspire, awe, delight, and enliven public spaces, streets, and trails in the Bonanza Park neighborhood.

Define the Views that are expected to be protected and from what vantage point.

Define the word "significant".

Removal of "Hotel" and "Nightly Rental" will create at least two existing non-conforming properties in the District. It is not likely to encourage the property to redevelop in the manner desired by the change of zone.

**15-2.27-2 USES**

Uses in the BPMX District are limited to the following:

A. **ALLOWED USES.**

1. Bakery
2. Bank
3. Bar
4. Café
5. Child Care
6. Child Care Center
7. Child Care Family
8. Child Care, Family Group
9. Child Care, In-Home Babysitting
10. Commercial Use
11. Commercial Use, Support
12. Deli or Delicatessen
13. Dwelling, Multi-Unit
14. Essential Municipal and Public Utility Use, Facility, Service, and Structure
15. Food Hall
16. Green Community Space
17. Grocery Store
18. Gym
19. Home Occupation
20. Hospital, Limited Care Facility
21. Indoor Entertainment, Theater/Museum
22. Major Transit Stop
23. Mobility Hub
24. Office and Clinic, Medical and Veterinary Clinic
25. Office, General
26. Office, Medical
27. Office, Moderately Intensive
28. Plant and Nursery Stock production and sales
29. Public Art
30. Recreation Facility, Public
31. Restaurant
32. Retail and Service Commercial, Major
33. Retail and Service Commercial, Minor
34. Retail and Service Commercial, Personal Improvement
35. Transit Hub

B. **ADMINISTRATIVE CONDITIONAL USES.**

1. Fences and walls greater than six feet (6') in height from Final Grade
2. Food Truck Location
3. Outdoor Event Facility
4. Pet Services
5. Public Transit Amenity Area

This area is generally a good place for Chain Businesses. Sometimes Chain Business work as a draw that enhances the viability of a local business.

Has an analysis been done on the number of local businesses that exist and compared to the adult, working age, population of Park City? Our local business ownership has to be a very high percentage.

Is a business considered local if owned by someone from Salt Lake, or Snyderville Basin? Is a franchise owned by a local considered a chain business?

6. Temporary Improvement

C. **CONDITIONAL USES.**

1. Conventional Chain Business
2. Disabled Care
3. Elder Care
4. Flex Industrial
5. Group Care Facility
6. Hospital, General
7. Hotel, Boutique
8. Indoor Entertainment Facility
9. Passenger Tramway and Ski Base Facility
10. Public and Quasi-Public Institution, Church, and School
11. Recreation Facility, Private
12. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter
13. Service Station, Direct Fast Chargers
14. Telecommunication Antenna
15. Temporary Sales Trailer in conjunction with an active building permit for the Site

D. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a Prohibited Use.

## 15-2.27-3 LOT AND SITE REQUIREMENTS

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Frontage on a Street shown as a private or Public Street on the Streets Master Plan or Section 15-2.27-9, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development activity must comply with the following minimum standards:

A. **LOT SIZE**: No minimum lot size.

B. **DENSITY**: The following densities and square footage limitations apply within the BMPX District.

1. **Residential.** Minimum residential density 10-units per acre.

2. **Commercial.**

This number seems arbitrary. It might be better if the number was tied to the area of the site.

a. A single building is limited to no more than 15,000 square feet of commercial square footage. This limitation shall apply to commercial-only development and mixed-use development with a commercial component.

What is the goal of this area limitation? Is an office space or medical tenant a commercial tenant?

b. A single commercial tenant shall not occupy more than 5,000 square feet of commercial square footage, unless it meets one of the following exemptions:

1. Grocery Store,
2. US Post Office,

3. The use has received conditional use approval pursuant to Section 15-1-10 *Conditional Use Review Process*.

C. **OPEN SPACE**: The following Open Space requirements apply within the BPMX District.

1. At least 30% of the total Site Area shall be Open Space and may not be used for Streets, roads, driveways, or parking areas.

2. Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request a reduction to 20% Open Space for the total Site Area when satisfying parking requirements underground.

D. **[PRELIMINARY DRAFT – STREET TYPES TO BE DEFINED] STREETSCAPE SETBACKS**: Table 15.2-27-3(D) identifies the required Streetscape Setbacks in the BPMX District. Streetscape Setbacks are determined based on street type to prioritize pedestrian-friendly design and enhance walkability. Wider streets require greater setbacks to create comfortable, accessible spaces for pedestrians and bicyclists, while narrower streets allow for reduced setbacks that maintain a cohesive streetscape.

| **Table 15.2-27-3(D): MINIMUM STREETSCAPE SETBACK REQUIREMENTS** | | |
|---|---|---|
| **Street Type** | **Applicability/ Streets** | **Streetscape Setback** |
| X | Kearns Boulevard and Park Avenue | 30 Feet |

It makes sense to understand these setbacks with relation to the curb of a street. Street right-of-ways are almost always much larger than the street itself. This may result in a much larger setback than desired in a mixed-use neighborhood. Consider the setbacks of Main Street are essentially zero.

| | | |
|---|---|---|
| X | Bonanza Drive | 25 Feet |
| X | Homestake Road, Iron Horse Drive, Prospector Avenue, Sidewinder Drive | 20 Feet |
| X | Munchkin Road, Snow Creek Drive, Woodbine Way | 18 Feet |
| Rail Trail | East-West connection | 20 Feet |

E. **SETBACKS:** The Frontage Protection Zone requires a minimum landscaped buffer Setback of thirty feet (30') in width abutting the Street. See Chapter 15.2.20. Setbacks that are not Frontage Protection Zone or Streetscape Setbacks are twenty-five feet (25'). Projects that meet the requirements of Section 15-2.27-6 *Project Enhancements* may request the Planning Commission grant a Setback reduction to twenty feet (20') for Setbacks that are not Streetscape Setbacks.

1. **SETBACK EXCEPTIONS:** The following setback exceptions apply within the BPMX District.

   a. The Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
   b. On Corner Lots, the Setback may be increased for pedestrian and bicycle connectivity and Sight Distance Triangle clearance.

F. **VERTICAL AND HORIZONTAL MIXED-USE:** The BPMX District shall implement both Vertical Mixed-Use and Horizontal Mixed-Use principles to ensure a variety of uses that promote a locally serving neighborhood.

1. **Vertical Mixed Use.** Vertical Mixed-Use development contains a range of uses within one building. Typically, lower floors contain active storefronts such as retail stores or restaurants while upper floors are residential and/or office. Vertical Mixed Use shall be required along Internal Roads within the BPMX District as defined in Section 15-2.27-3(D), unless otherwise approved by the Planning Commission.

2. **Horizontal Mixed Use.** Horizontal Mixed-Use development integrates distinct land uses, such as residential, commercial, and retail, within a multi-building development or larger area, with these uses arranged side by side rather than stacked vertically. Horizontal Mixed-Use is made up of single-use buildings within a complex or employ a single land use on an individual parcel. Horizontal Mixed Use is allowed along Kearns Boulevard, Park Avenue, and Deer Valley Drive, and Internal Roads within the BPMX District.

G. **PEDESTRIAN AMENITY GUIDELINES:** Pedestrian Amenity requirements aim to create thoughtfully designed and meaningful open spaces that emphasize human scale,

offer relief from the built environment, and enrich the pedestrian experience of the BPMX District. Pedestrian Amenities may include but are not limited to benches, outdoor seating, bike racks, shade structures, and Public Art.

1. **PLACEMENT.** Pedestrian Amenities should be along the Streetscape, open to the sky, and free of permanent enclosures. They must be versatile and adaptable, accommodating uses such as outdoor dining, outdoor vending, or public gathering areas.

2. **ACCESSIBILITY.** Pedestrian Amenities must contribute to an active Streetscape and promote interaction. Property owners can meet these requirements through physical or operational improvements to private property or enhancements to the public right-of-way.

3. **DESIGN GUIDELINES:**
    a. Street level Pedestrian Amenities shall be within 18 inches above or below the Existing Grade of the street or sidewalk, which abuts the space.
    b. Street level Pedestrian Amenities shall be open to the sky but may include temporary shade or similar structures.
    c. Street level Pedestrian Amenities shall consider all four corners of an intersection.
    d. Pedestrian Amenities shall face the street.
    e. Pedestrian Amenities shall be designed for use in all seasons.

H. **SNOW RELEASE.** The design of roofs shall address snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.

I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road grade shall be placed on any Corner Lot within the Sight Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

## 15-2.27-4 BUILDING HEIGHT

No Structure shall be erected to a height greater than thirty-five feet (35') from Existing Grade. This is the Zoning District Building Height.

A. **FRONTAGE PROTECTION ZONE.**
    1. The maximum Building Height within the Frontage Protection Zone is thirty-five feet (35’) from Existing Grade. For buildings within the 30-foot to 50-foot protection

zone, each story above two stories must be stepped back ten feet (10'). Building Height exceptions within the Frontage Protection Zone are limited to:

a. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15').

b. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from the Frontage Protection Zone Overlay building facades by at least fifteen feet (15').

c. An Elevator Penthouse may extend up to eight feet (8') above the Zoning District Height and must be stepped back from the Frontage Protection Zone Overlay building facades by at least twenty feet (20').

This language is confusing.

B. **BUILDING HEIGHT EXCEPTIONS.** The following exceptions apply to the Zoning District Building Height outside of the Frontage Protection Zone:

1. A vertical stepback is required for any building developed within fifty feet (50') of the Frontage Protection Zone. These upper story setbacks shall be a minimum of ten feet (10') in depth.

2. If Project Enhancements are provided pursuant to Section 15-2.27-6, one (1) additional story, or a maximum of forty-five feet (45') from Existing Grade, may be granted pursuant to Section 15-2.27-6.

This is a bit confusing also. Is the stepback required on the area above 35'? It might be better to use a building height tool similar to the HCB which uses a 45 degree angle from a specific height until it intersects with the maxiumum height.

a. A ten-foot stepback shall be provided on perimeter façade planes that are forty-five feet (45') in Building Height with a Setback less than twenty feet (20') to mitigate the impact of Building Height on the pedestrian-scale neighborhood. The following features are permitted within areas where the building is stepped back:

i. Mechanical and ventilation equipment, provided the equipment is screened and does not exceed four feet (4') in height.

ii. Decorative or recreational features, including rooftop gardens, green roofs, planter boxes, and permanent amenities such as built-in grills. Rooftop guardrails shall be glass and posts shall be an unobtrusive material such as anodized aluminum. Guardrails and posts shall be the minimum height permitted by International Building Code standards. The following decorative or recreational features require an Administrative Conditional Use Permit: rooftop restaurants, bars, small open pergolas, play structures, sun shades, and hot tubs.

iii. Rooftop solar and photovoltaic panels, provided the equipment is installed in compliance with Section 15-5-5(G).

3. Affordable Master Planned Developments may be granted additional height up to forty-five feet (45) from Existing Grade pursuant to Chapter 15-6.1.
4. Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
5. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with the International Building Code (IBC), and must be stepped back from building facades by at least ten feet (10').
6. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building, and must be stepped back from building facades by at least ten feet (10').
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height and must be stepped back from building facades by at least ten feet (10').
8. Ski lift and tramway towers may extend above the Zone Height subject to a visual analysis and approval by the Planning Commission.

## 15-2.27-5 DESIGN GUIDELINES

To implement the Bonanza Park Small Area Plan, specific design guidelines for the BPMX District are adopted to ensure development is consistent with the neighborhood character while improving overall connectivity with greater Park City.

A. **APPLICABILITY.** These Design Guidelines shall apply to all development in the BPMX District. Prior to issuance of a Building permit for any Allowed or Conditional Use, the Planning Department must review the proposed plans for compliance with this Chapter and Chapter 15-1 *Architectural Review*. Where there is a conflict between the standards in this Chapter and Chapter 15-5, the requirements of this Chapter shall apply.

B. **BUILDING PLACEMENT AND ORIENTATION.**
   1. Incorporate open space into building placement. Open spaces can enhance the overall aesthetic by allowing for additional landscaping and greenery. Furthermore, these areas can be functional assets, enabling commercial businesses to expand their activities outdoors—such as offering outdoor dining or using the space for outdoor displays or merchandise sales. This approach balances visual appeal with practical business opportunities.
   2. On parcels greater than 30,000 square feet, the massing of the building should be broken into smaller volumes. Creative approaches to break up building mass and scale is encouraged. This could include separate buildings above grade or linked exterior walkways.
   3. Buildings should be oriented to the street to create a vibrant pedestrian experience. To the extent practicable, building facades should be parallel to the

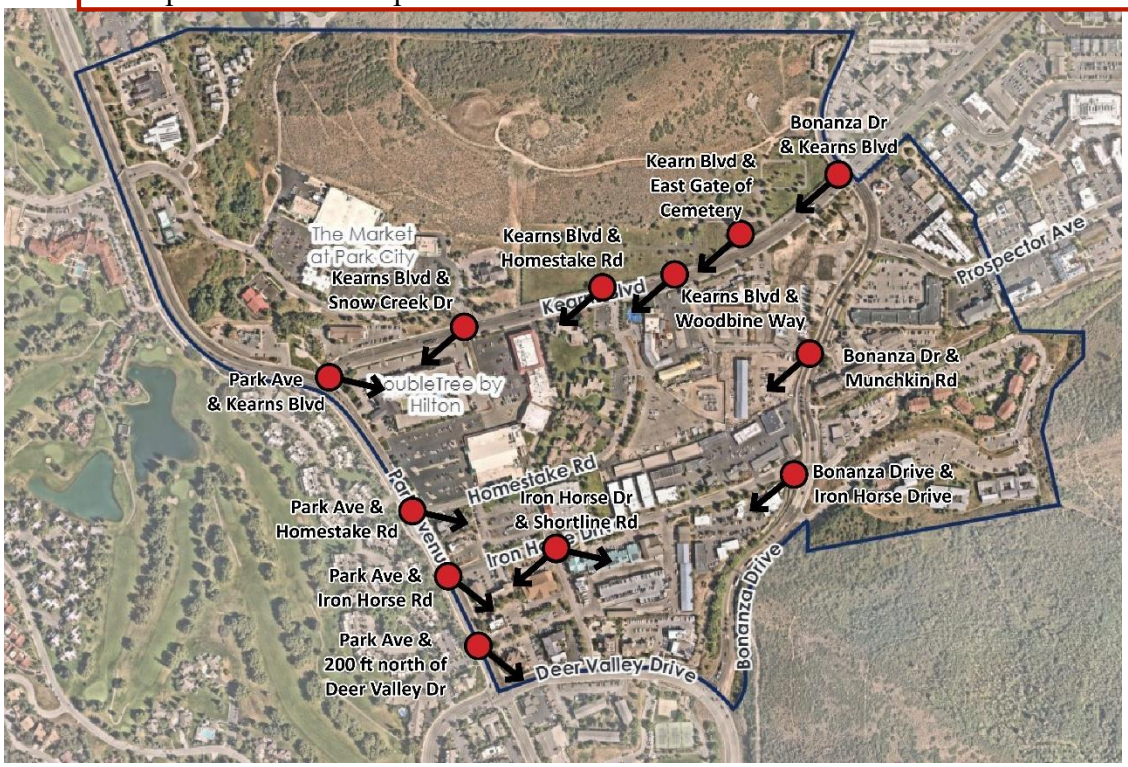
Which streets? What about orientation to open space? What about building forms creating community gathering space?

adjacent street to orient access to public and private streets, pedestrian circulation, and gathering areas.

4. Maximizing solar exposure during winter months should be a consideration in designing public spaces and gathering areas. Development over two stories that is adjacent to major open spaces, such as parks or designated public amenities, shall perform a sun/shadow study of the effects of development on such spaces from autumn through spring.

How much of the Mountain(s) are required to be seen? Which Peaks? Are plantings considered when reviewing these views? This seems way too arbitrary.

5. **VANTAGE POINTS:** Development should preserve or enhance views of significant community features from prominent public vantage points within the BPMX District. There are twelve (12) vantage points from which the height, mass, and design of structures must be considered to preserve mountain views. If a development can be seen from more than one vantage point, the developer must provide three-dimensional renderings from each vantage point showing the impact of the development on mountain views.




| TABLE 15-2.27-5(B)(5): VANTAGE POINTS | | |
|---|---|---|
| **Location** | **Coordinates** | **Bearing** |
| Bonanza Drive & Iron Horse Drive | 40.659307<br>-111.501548 | SW |
| Bonanza Drive & Munchkin Road | 40.660805<br>-111.501397 | SW |

| | | |
|---|---|---|
| Iron Horse Drive & Shortline Road | 40.658352<br>-111.505721 | SW/SE |
| Kearns Boulevard & Bonanza Drive | 40.662963<br>-111.500851 | SW |
| Kearns Boulevard and East Gate of Cemetery | 40.662276<br>-111.502057 | SW |
| Kearns Boulevard & Woodbine Way | 40.661699<br>-111.503442 | SW |
| Kearns Boulevard & Homestake Road | 40.661484<br>-111.504692 | SW |
| Kearns Boulevard & Snow Creek Drive | 40.661067<br>-111.507025 | SW |
| Park Avenue & Kearns Boulevard | 40.66037<br>-111.50953 | SE |
| Park Avenue & Homestake Road | 40.658714<br>-111.507893 | SE |
| Park Avenue & Iron Horse Drive | 40.657958<br>-111.507382 | SE |
| Park Avenue 200 feet north of Deer Valley Drive | 40.657007<br>-111.506802 | SE |

C. **BUILDING SCALE, ARTICULATION, AND FENESTRATION:** Buildings in the BPMX District should reflect the scale of uses and reinforce a pedestrian environment.

1. **BUILDING SCALE.**
   a. The perceived mass and scale of Development in the BPMX District shall be reduced by incorporating design elements that emphasize three or more of the following:

      i. Variation in roof forms or parapet heights.
      ii. Insets, projections, or other relief in the wall plane.
      iii. Architectural emphasis on building entries.
      iv. Arcades, porticos, or other forms of covered exterior circulation.
      v. Variations to window size or proportions.
      vi. Balconies.
      vii. Variation in color, texture, or materials as allowed in Chapter 15-5.

Define the word "large".

   b. Building design should avoid blank walls and large undifferentiated expanses of wall surface exposed to public pedestrian Rights-of-Way, plazas, or parks.

c. Roof overhangs, projections, awnings, or canopies should contribute to the character of the building and create shadow patterns while aiding in protection of the structure and pedestrians.

d. Exceptions from the guidelines may be approved by the Planning Director for those areas of the building envelope that are not visible from adjacent development and public spaces.

2. **BUILDING ARTICULATION:**

a. **VERTICAL.**

If you have a three story building that is three ten foot floor to floor dimensions, that results in a the roof at 30' plus or minus. Does a parapet need to either recede or step forward 18"?

i. All buildings that are approved above thirty-five feet (35') in height shall include vertical articulation to help break up the mass of the building. This articulation shall occur every thirty feet (30') and shall be achieved through a façade change of at least eighteen inches (18") in depth, or through a material change.

ii. This shall apply to all building facades.

B. **HORIZONTAL.**

i. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the façade of the Structure so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten-foot (10') change in Building Façade alignment or a ten-foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').

ii. Structures that exceed 120 feet in length on any façade shall provide a prominent shift in the mass of the Structure at each 120-foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen-foot (15') change in Building Façade alignment or a fifteen-foot (15') change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.

iii. This shall apply to all building facades.

3. **BUILDING FENESTRATION**

i. Windows for non-residential and mixed-use buildings should be provided to create a direct relationship to the street.

Is this required of residential uses at the street level?

a. A minimum of 50% glazing is required on the ground level of all street-facing facades to create a strong relationship to the street.

40% seems like a very large amount of glazing.

b. A minimum of 40% glazing is required for second levels.

Is this for the first floor only? It seems odd in a Planning Document if it is for the whole building.

ii. Transparent glazing shall be rated at a minimum 60 percent light transmittance factor.

iii. Reflective, metallic, frosted, tinted, stained, and textured glass is prohibited.

iv. Balconies are permitted for all residential uses. These may be integrated into a vertical step-back. Railings for balconies should have a minimum of 30% transparency.

Area is not a good definition for breaks.. Distance would be a better definition. Main Street blocks are 400 lineal feet.

D. **SITE ACCESS AND ON-SITE PARKING.** Site access should be consolidated to the greatest extent practicable.

1. For sites that are larger than two (2) acres in size, integration of an alleyway or mid-block walkway is encouraged to support a pedestrian-oriented street design.

Stairs and Elevators?

2. Access between the on-site Use and Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g. sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

This doesn't make sense. Get the cars into parking as quickly as possible.

3. On-site parking should be accessed from a street other than Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. If there is no access from an internal street, the main vehicular access point shall be from the shortest block length.

"Shortest Block Length" has no value. It should be from best location for traffic and distance from major intersections.

4. Additional vehicular access points on Park Avenue and Kearns Boulevard are discouraged and shall be minimized.
    a. Where parking is accessed from Park Avenue or Kearns Boulevard, the parking area, inclusive of drive aisles, shall be no more than 35% of the parcel width. Screening of parking areas is required, which may include low walls, landscaping, public art, public seating, multi-modal transportation infrastructure, and the like.

This is in contradiction with the Small Area Plan where there is street parking proposed.

5. All onsite parking shall be located behind the front-most wall of the Main Building.
6. When a parking garage is provided, underground parking is preferred. Where an above-grade garage is provided, it shall be located behind the Main Building and shall include architectural screening or artistic screening to minimize views of vehicles.
7. Any street-facing entry to a parking garage should be designed to reduce visibility. All ramps shall be integrated into the building's architecture.
8. Parking areas and loading zones should be located to minimize visual impacts from the public Street or pedestrian way.
9. Consider paving material change to define surface parking areas from the main vehicular travel lane.

E. **STREET LEVEL DESIGN.** Thought shall be given to street-level design throughout the BPMX District to encourage the overall walkability and vitality of the area. Street Level Design requirements shall apply to Internal Roads as identified in Section 15.2-27-3(D).

50' is too deep for a lobby in most residential buildings.

1. Buildings should have an active use on the ground level. Active uses support the vibrancy and usability of the public realm adjacent to a building and include retail establishments, retail services, daycare facilities, community meeting spaces, educational and medical uses, civic spaces (theaters, museums, etc.), restaurants, bars, art and craft studios, and other uses determined to be substantially similar by the Planning Commission. For buildings that are 100% residential, a lobby or other common space shall meet this requirement. The active use should extend at least fifty feet (50') inside the building.

Strike the word "main" as it is not likely a main entry on both elevations.

2. All buildings shall have at least one ~~main~~ entry on all street-facing facades. This entry should be easily seen from the street and adjacent pedestrian way.

20' is entirely arbitrary and makes very little sense.

3. On corner lots, two (2) entrances should be provided. At least one (1) of these entries should be located within twenty feet (20') of the corner.

This should be removed. It may not work for all retail spaces.

4. An internal airlock should be incorporated into all commercial, lodging, public, and mixed-use buildings.

F. This is a building code issue, not planning.

F. **ARCHITECTURAL STYLES AND MATERIALS.** The limitations identified in Chapter 15-5 shall apply. In addition, the following standards apply:

1. Building materials should convey a pedestrian scale and have proven durability in Park City's climate.

There are many quality materials that are sustainable, durable, and maintain their appearance that should be allowed.

2. Building materials shall be of a high-quality and reference both the history of the Bonanza Park area and materials currently found in the BPMX District. The use of wood, metal, glass, and stone is appropriate in this Zoning District.
3. Architecture that reflects corporate branding is not permitted. This shall not be construed to limit the ability to place signage on the property in accordance with the allowances and limitations of the Land Management Code.

G. **ROOFS.**

1. Flat roofs and low sloping roofs are preferred.
2. Snow shedding shall be considered in all roof design. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to minimize the need for heat tape.
3. Where roofs will drip onto pedestrian or other public areas, buildings shall provide a system of gutters, downspouts and permitted heat tape to direct and channel roof run-off into the project's landscape areas and to prevent ice build-up in pedestrian areas. In non-pedestrian or public areas, roofs may drip to swales that direct water to the natural or proposed landscape.
4. Eaves and fascia shall generally be responsive and proportional to the design of the building.
5. The limitations identified in Chapter 15-5 shall apply.

H. **LANDSCAPING.**

1. Landscaping should complement the context and enhance the architecture of the building.
2. Stormwater best management practices should be considered in the landscape design.
3. Landscape materials should reflect the Park City climate.
4. For parcels in the Frontage Protection Zone, the first thirty feet (30') should include landscaping and pedestrian-focused infrastructure.
    a. Sidewalks, trails, bike paths, and the like are permitted in this area. These shall have a vegetative buffer from the edge of road pavement of at least three feet (3').
    b. Multi-modal infrastructure is permitted in this area, including bike racks, transit stops and shelters, wayfinding signage, seating, and the like. Mobility Hubs and Transit Hubs are also permitted in these areas, provided they do not exceed ten feet (10') to fourteen feet (14') in height.

I. **SERVICE AND MECHANICAL AREAS.**

Showing proposed locations for mechanical equipment makes sense but it is very difficult to know at the planning level the exact equipment and sizes.

1. Trash, recycling, and service areas should be designed as integrated components of the building and should be sited to minimize impacts to pedestrians. Facilities can be located in underground parking facilities when appropriate.
2. All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for City review.
3. Service and delivery areas shall be located where least visible from general public view and shall not impede pedestrian or bicyclist connectivity.
4. The loading and unloading of goods must take place entirely on the Site. Loading and delivery areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for City review.
5. Shared delivery, service, trash, and recycling areas are encouraged.
6. All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for City review. Refuse storage must be Screened, enclosed, and properly ventilated.

Utility companies will most likely require this location as the current infrastructure is provided from these two streets

7. When possible, transformers and other utility boxes should be located where least visible from general public view.
    a. Location along Park and Kearns is highly discouraged.
    b. All transformers and other utility infrastructure should be screened through fencing, landscaping, low walls, art, and the like, as permitted by the relevant utility provider.
8. The undergrounding of utilities is preferred.

9. Mechanical equipment, ducts, and vents should be accommodated internally within the building and / or co-located on the roof. Screening of equipment on the roof is encouraged.

J. **ART INSTALLATIONS.**

1. Integration of public art is encouraged in all development in the BPMX Zoning District, including murals, sculptures, enhanced trails, gateways, crosswalks, wayfinding, interactive exhibits, and the like.
2. It shall be the responsibility of the property owner to maintain all art located on private property.
3. Art is specifically allowed in the Frontage Protection Zone but shall not impede pedestrian or bicyclist connectivity.
4. Art proposed to be displayed in the public realm may first be reviewed by the Public Arts Advisory Board.

**15-2.27-6 PROJECT ENHANCEMENTS:** Project Enhancements are intended to provide early project predictability and allow flexibility in selecting incentives to qualify for additional Building Height of up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone and Setback and Open Space reductions in the BPMX District.

**A. PURPOSE:** Project Enhancements are intended to support locally serving development in the BPMX District through the provision of affordable, workforce, and attainable housing, increased mobility and alternative transit provisions, and increased on-site sustainability measures.

**B. PROCEDURES**: This will help create certainty in the project review process so Applicants can determine whether they qualify for a fourth story bonus (up to forty-five feet (45') from Existing Grade outside of the Frontage Protection Zone) and Setback and Open Space reductions by completing the following:

a. Applicants must submit a preliminary proposal outlining a rough site plan, volumetrics, ~~renderings,~~ and project description for Planning Commission review and input. The Planning Commission will forward a recommendation to the City Council for consideration.

i. Preliminary proposals should identify which measures have been selected for consideration. A minimum of three (3) site-specific enhancements shall be selected:

This is an interesting process and has the potential to be successful. I would strike the requirement of "renderings". It is not likely that a quality architect will be able to provide renderings of any true nature at this phase of the design process.

1. **HOUSING.** Inclusion of a mix of residential units that meet a range of community needs – affordable, workforce, attainable, senior housing, etc. and set a baseline average for Area Median Income. Provision of units should be based on the mix of owner-occupied and rental units from the most up-to-date Housing Needs Assessment.
2. **PARKING.** Provision of required parking underground.
3. **PARKING.** Development of a Shared Parking Agreement with adjacent developments to reduce vehicle trips and congestion within the BPMX District.
4. **MOBILITY.** Implementation of an on-site car share and long-term operations plan.
5. **MOBILITY.** Implementation of on-site and adjacent trail or pedestrian connectivity improvements as indicated in the Connectivity Vision for Bonanza Park like tunnels or bridges.
6. **SUSTAINABILITY.** Provision of long-term project operational plans to include waste reduction and landfill diversion, food waste collection and composting, green business operations, potential for local renewable energy development such as distributed solar with storage or thermal energy networks, design for greywater reuse, rainwater capture

or other water conservation features, green infrastructure such as bioswales, and building operational performance to achieve an Energy Star score of 90 or above, or to be designed and built to achieve 10 percent better than the most recent ASHRAE 90.1 standards.

7. **COMMUNITY-SERVING.** Inclusion of on-site childcare, senior facilities, or other Uses that serve the workforce or other community needs.
8. **COMMUNITY-SERVING.** Inclusion of restricted commercial spaces that provide reduced rental rates for local businesses.
9. **COMMUNITY-SERVING.** Long-term programming plan for activated publicly accessible outdoor spaces that provide for music, entertainment, and seasonal activation.

b. For projects providing four or more site-specific enhancements, including housing and underground parking, Applicants may request reductions in Setbacks and Open Space as outlined in Section 15-2.27-3.
c. The City Council shall review project enhancements proposals considering adherence to the standards outlined in Section 15-2.27-7(B) and either approve or deny the request. If approved, the Applicant could finalize their proposed plans.
d. Approved projects shall return to the Planning Commission for standard application processing.

**C. PROGRAM REVIEW AND AMENDMENTS.** The City Council has the discretion to review and update the Project Enhancements on a two-year schedule to assess the effectiveness of the program and enhancements implemented through successful projects. As part of this review, the Planning Department will identify evolving market conditions that may affect feasibility of specific criteria.

## 15-2.27-7 PARKING REQUIREMENTS

**A. APPLICABILITY.** All development within the BMPX District is subject to the following parking requirements in addition to requirements outlined in Chapter 15-3 Off-Street Parking.

**B. REQUIREMENT.** Off-Street parking within the BPMX District shall be provided for each land Use as listed in this Section, where parking ratio requirements supersede those in Chapter 15-3 Off-Street Parking.

1. **RESIDENTIAL USES**. Off-Street parking shall be provided for each land Use as listed in this Section, in the Parking Ratio Requirements tables. When applying the tables, the parking requirements stated for each Use, or combination of Uses, applies to each Dwelling Unit within the Structure. Specific Uses, and the related parking

ratio requirements are also shown below. Also refer to Section 15-15-1 *Definitions* for clarification of Uses.

| **Table 15-2.27-7(B)(1) RESIDENTIAL PARKING RATIO REQUIREMENTS** | |
|---|---|
| **USE** | **PARKING RATIO (NUMBER SPACES)** |
| Multi-Unit Dwelling, Apartment/Condominium not greater than 1,000 sf floor Area | 1 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area | 1.5 per Dwelling Unit |
| Multi-Unit Dwelling, Apartment/Condominium 2,000 sf floor Area or greater | 2 per Dwelling Unit |

2. **NON-RESIDENTIAL USES**. In non-residential projects, or for non-residential space associated with primarily residential Structures, the following parking requirements shall apply. Also refer to LMC Section 15-15-1 *Definitions* for clarification of Uses. Uses may also qualify for additional parking via underground parking if proven project enhancements are provided.

| **Table 15-2.27-7(B)(2) NON-RESIDENTIAL PARKING RATIO REQUIREMENTS** | |
|---|---|
| **USES** | **PARKING RATIO REQUIREMENTS (NUMBER SPACES)** |
| Auditorium and Assembly Hall | 1 space per 5 seats |
| Bank | 2 spaces per 1,000 sf of net leasable floor Area |
| Bar | 3 spaces per each 1,000 sf of net leasable floor area |
| Café/Deli | 2 spaces per 1,000 sf of net leasable floor Area |
| Child Care Center | 1 space per on-duty staff per shift and 1 space per 6 children |
| Commercial Use | 4 spaces per 1,000 sf of net leasable floor Area |

| | |
|---|---|
| Disabled Care<br>Elder Care<br>Group Care Facility | 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 spaces per 3 employees per shift, whichever is greater |
| Flex Industrial | 1 space per 1,000 square feet of floor area and 1 space for every 2 employees in the largest shift |
| Hospital, Limited Care | 1 space per 2 beds |
| Hotel, Boutique | 1 space per room or suite, and 1 space per 200 sf of separately leasable commercial space |
| Indoor Entertainment, Theater | 1 space per 4 seats or 5 spaces per 1,000 sf of floor Area depending on type of facility |
| Offices, General | 2 spaces per 1,000 sf of leasable floor Area |
| Office and Clinic, Medical and Veterinary Clinic | 5 spaces per 1,000 sf of leasable floor Area |
| Public and Quasi-Public Institution, Church, School<br>Public Utility Uses | 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 sf of floor Area, whichever is greater |
| Retail & Service Commercial, Minor, Personal Improvement | 0 spaces required for buildings that have less than or equal to 3,000 sf net leasable floor area<br>Above 3,000 sf net leasable floor area is 3 spaces per 1,000 sf of net leasable floor area |
| Retail & Service Commercial, Major | 5 spaces per 1,000 sf of net leasable floor Area |
| Restaurant | 0 spaces required for buildings that have less than or equal to 3,000 net leasable floor area<br>Above 3,000 sf net leasable floor area is 3 spaces per each 1,000 sf of net leasable floor area |
| Restaurant, Outdoor Dining | Based on Site specific review at the time of CUP |
| Temporary Improvement | 1 space per employee plus 1 guest space |

| | |
|---|---|
| Recreation Facility, Public<br><br>Recreation Facility, Private | 1 space per 4 seats or 3 spaces per 1,000 sf of floor Area, or 1 space per 3 persons rated capacity depending on type of facility |
| Temporary Improvement | 1 space per employee plus 1 guest space |

**C. <u>CALCULATION OF SPACES</u>**. If a project incorporates two Uses, the Use requiring a higher number of Parking Spaces shall govern. Whenever the calculation results in a fractional number, the number of spaces required must be rounded up to the next whole number.

**D. <u>PARKING MAXIMUMS.</u>** No more than one hundred percent (100%) of the minimum required parking may be provided for newly constructed non-residential, mixed-use, or Multi-Unit Dwelling developments of ten (10) or more units when the new development is within a one-quarter (¼) mile of a transit stop. When the parking requirement is zero Parking Spaces, a maximum of five (5) Parking Spaces may be provided. Exceptions to the maximum parking limit may be approved by the Planning Commission if found to be consistent with Section 15-2.27-1 and to further the City's goals for reducing single-occupancy vehicle trips.

**E. <u>SHARED PARKING.</u>** For both on-site parking and off-site parking, Shared Parking Spaces may be provided contingent upon a shared parking analysis being completed and a Shared Parking Agreement being executed, as approved by the Planning Commission.

1. The parking requirement for Mixed-Use projects may be lowered if the Applicant submits a shared parking opportunity analysis, approved by the Planning Commission, which results in a peak-parking-demand measure that is less than the Parking Requirement established by this Section for Residential and Non-Residential Uses.

**F. <u>PARKING REQUIREMENT ADJUSTMENT.</u>** A ten percent (10%) reduction in the number of required Parking Spaces is allowed to reduce or eliminate a public safety hazard or to bring substandard Parking Spaces into compliance with current City design standards subject to approval by the City Engineer.

**G. <u>UNDERGROUND PARKING.</u>** All development within the BMPX District is encouraged to provide underground parking to promote a vibrant pedestrian friendly environment that reduces car-pedestrian conflict. If 90% of required parking is provided on-site and underground, Setbacks for the underground parking structure may be reduced by the Planning Commission up to 50% outside of the Frontage Protection Zone if utilities can be accommodated.

**H. <u>ALTERNATIVE PARKING STRATEGIES.</u>** The following alternative parking strategies may be used to comply with the minimum Off-Street parking standards required by this Chapter.

1. **<u>OFF-SITE PARKING</u>.** Required Off-Street Parking Spaces may be provided Off-Site in compliance with the following:

   a. Required parking must be located within the City limits.

   b. Access between the on-Site Use(s) or the subject site and the Off-Site Parking Area must be provided through pedestrian, bicycle, and/or transit facility connections (e.g., sidewalks, multi-use paths, bicycle lanes, transit stops, etc.).

   c. A parking agreement shall be provided in a form acceptable to the City Attorney which identifies the location of the Off-Site parking spaces, guarantees the continued availability of the Off-Site Parking Spaces, and sets forth the ongoing responsibilities of the parties involved. The parties to the agreement shall include the owners and lessees of the Off-Site Parking Spaces and the Owners and lessees of the subject Site, and a copy of any such agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in revocation of the on-Site parking reduction approval by the City unless a new alternative parking arrangement is approved by the City within a reasonable timeframe, as determined by the Planning Director.

2. **<u>PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES</u>**. For buildings or sites with multiple Uses, parking may be reduced. To calculate the parking requirement, calculate the sum of the minimum Off-Street parking requirements for the two Uses with the highest Off-Street parking requirement, and then multiply that sum by the number shown below for that combination of Uses.

**Table 15-2.27-8(H)(2) PARKING REDUCTIONS FOR SITES WITH MULTIPLE USES**

| FIRST USE | SECOND USE | | | | |
|---|---|---|---|---|---|
| | MULTI-UNIT RESIDENTIAL | PUBLIC INTSITUTIONAL OR CIVIC | FOOD, BEVERAGE, BOUTIQUE HOTEL, RECREATION, OR ENTERTAINMENT | RETAIL | OTHER COMMERCIAL |

| | | | | | |
|---|---|---|---|---|---|
| Multi-Unit Dwelling[1] | NA | | | | |
| Public Institutional, or Civic | 10% | NA | | | |
| Food, Beverage, Boutique Hotel, Recreation or Entertainment[2] | 15% | 20% This percentage is low. | NA | | |
| Retail | 15% | 25% | 25% | NA | |
| Other Commercial | 20% | 25% | 25% | 20% | NA |

3. **ADDITIONAL ALTERNATIVE STRATEGIES.** After any reduction in the required number of Off-Street Parking Spaces under Section 15-2.27-7(H) is applied, the alternative strategies described below may be combined for an additional non-residential Use parking reduction of up to ten percent (10%).

   a. **DESIGNATED CAR SHARING PARKING.** Designated car sharing spaces (i.e., spaces marked and reserved for car sharing vehicles) shall count as an average of 1.5 Parking Spaces, for up to a maximum of three (3) designated car sharing spaces (i.e., one designated car sharing space = 2 Parking Spaces; two designated car sharing spaces = 3 Parking Spaces; and three designated car sharing spaces = 5 Parking Spaces).

   b. **ELECTRIC VEHICLE (EV) CHARGING STATIONS.** Electric Vehicle (EV) Charging Stations (i.e., spaces with approved charging infrastructure for Electric Vehicles consistent with Section 15-3-11) that are in addition to the EV Parking Spaces required to be provided pursuant to Section 15-3-11 shall count as two Parking Spaces, for up to a maximum of five (5) additional EV Parking Spaces.

[1] The parking reduction for developments with multi-unit residential shall apply only to the non-residential Use parking requirement.

[2] For mixed-use projects, 0 spaces shall be required for the first 3,000 sf of net leasable floor Area of "Retail & Service Commercial, Minor, Personal Service" and/or "Restaurants, Standard and Bar" Uses.

c. **UNDERGROUND PARKING.** When underground parking is provided, each two (2) underground Parking Spaces shall count as three (3) Parking Spaces toward satisfying the minimum required parking. This may allow for a reduction of up to five percent (5%) in the number of required Parking Spaces.

4. **PROXIMITY TO TRANSIT.** A fifteen percent (15%) reduction in the total number of required Parking Spaces for any development may be approved when the Site is within one thousand feet (1,000') unobstructed year-round walking distance of a Major Transit Stop.

This whole section seems off. Why not just have the City do a study and define the acceptable density in the code for the whole area

5. **CUMULATIVE PARKING REDUCTION.** No development may be granted a cumulative parking reduction greater than fifty percent (50%) for non-residential Uses or greater than twenty percent (20%) for residential Uses as provided in Sections 15-2.27-7(H)(1), (2), and (3), unless approved by the Planning Commission.

## 15-2.27-8 TRANSPORTATION DEMAND MANAGEMENT

A. **APPLICABILITY.** A Transportation Demand Management (TDM) Plan is required for all development projects \. Two (2) TDM Plan levels shall apply as described below.

1. **LEVEL 1 TDM PLAN.** A Level 1 TDM Plan is required for all development described below:

   a. Multi-Unit Dwellings: 10 - 44 Dwelling Units

2. **LEVEL 2 TDM PLAN.** A Level 2 TDM Plan is required for all projects that require a Traffic Impact Study (TIS) (i.e., development adds twenty-five (25) or more peak hour vehicle trips) as described below:

   a. Multi-Unit Dwellings: 45 Dwelling Units and greater

   b. Boutique Hotel: 40 – 75 rooms

   c. Retail: 3,000 square feet or greater

   d. Office: 3,000 square feet or greater

   e. Restaurant: 2,500 square feet or greater

B. **EXEMPT PROJECTS.** Projects exempt from TDM Plan requirements are:

1. Remodels or expansions of existing residential units that do not increase the total number of residential units;

2. Remodels or expansions of Commercial, Retail, Office, Hotel, or mixed-use projects involving no more than 500 square feet of commercial net leasable space or two (2) lodging rooms or units;

3. Any Boutique Hotel with fewer than ten (10) rooms;

4. Retail less than 3,000 square feet;
5. Office less than 3,000 square feet; and
6. Restaurant less than 2,500 square feet.

C. **TDM PLAN.** The Applicant shall submit a TDM Plan for review and approval by the Planning Commission. The TDM Plan shall document and demonstrate consistency with the requirements in this Section. The TDM Plan shall include, but is not limited to, the following:

1. Identification of the applicable TDM strategies to be implemented based on the size of the project and estimated number of trips generated.
2. Implementation plan for each TDM strategy, including timelines, responsibilities, and budget allocations.
3. Monitoring and evaluation plan, submitted annually to the Planning Department, to track the effectiveness of TDM strategies and adjust them as needed. At their discretion, the Planning Director may require additional Planning Commission review and modifications as needed.

D. **LEVEL 1 TDM PLAN REQUIRED COMPONENTS.** The following TDM trip reduction strategies are required for Level 1 TDM Plans:

1. Participation in an annual travel survey of residents and employees for the first four (4) years of building occupancy. Employers on Sites subject to an approved TDM Plan shall submit the survey results to the City.
2. Provide the following information to employees and/or residents on an annual basis:
   a. Carpooling/vanpooling information;
   b. Transit schedules and route information;
   c. Information on air pollution and alternatives to single-occupancy vehicle trips;
   d. Bicycle route and facility information, including local bicycle maps, locations of nearest outdoor bicycle parking or enclosed bicycle storage, locations of bicycle share locations, and bicycle safety information; and
   e. Information on walking and biking to work, pedestrian and bicycling safety, and all-weather walking shoes and traction devices for shoes and bicycle tires in winter/ice conditions.
3. One strategy from the Supplemental TDM Menu (see Section 15-2.27-8(F)).

E. **LEVEL 2 TDM PLAN REQUIRED COMPENENTS.** The following TDM trip reduction strategies are required for Level 2 TDM Plans:

1. All Level 1 required components.

2. Establishment of a TDM Coordinator to directly support commute programs, implement mobility programs, and develop transportation policies and initiatives.
3. Employee parking cash-out program.
4. Unbundle parking for residential Dwelling Units at minimum.
5. Two strategies from the Supplemental TDM Menu (see Section 15-2.27-7(F)).

F. **SUPPLEMENTAL TDM MENU.** Supplemental TDM strategies over and above the applicable Level 1 or Level 2 TDM Plan requirements may be implemented to reduce the amount of required Parking for non-residential Uses. When three (3) or more of the following strategies are provided in addition to the applicable Level 1 or Level 2 TDM Plan requirements, the Planning Commission may approve up to a twenty percent (20%) reduction in the required parking for non-residential Uses.

1. Alternative work schedules/flex-time.
2. Preferential Parking for carpool or vanpool vehicles.
3. Employee shower facilities.
4. Provision of on-Site or Off-Site multimodal transportation improvements at the discretion of the Planning Commission, such as:
    a. Pedestrian network improvements (e.g., providing sidewalks that are wider than the required minimum width),
    b. Construct or improve a bike facility (e.g., providing improved safety of bicycle facilities serving key transit nodes), or
    c. Construct transit-supportive treatments (e.g., traffic calming near transit stop, transit stop enhancements and amenities, etc.).
5. On-site child care facilities.
6. Facilities and equipment to encourage telecommuting (e.g., video-conferencing facilities and equipment).
7. Contributions to funds for local and regional facilities such as park-and-ride lots, multimodal transportation centers, satellite work centers, etc. as approved by the City Council.
8. On-Site amenities such as cafeterias, restaurants, automated teller machines, and other services that would eliminate the need for additional trips.
9. Transit incentives for employees such as additional pay for carpoolers, etc.
10. Plans for delivery of goods at off-peak times and/or plans and facilities for centralized deliveries of goods for multi-tenant facilities.

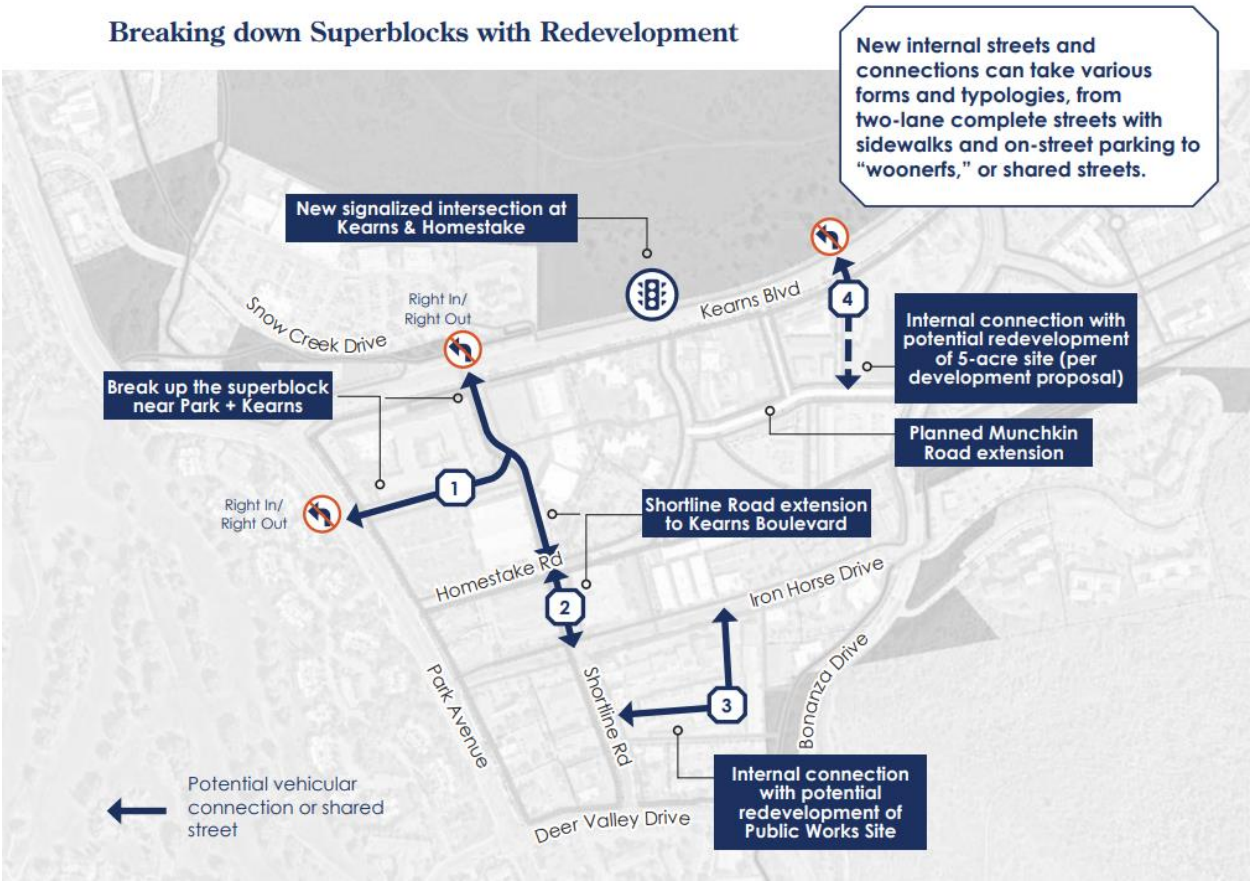
G. **TDM PLAN AGREEMENT.** A TDM Plan agreement shall be provided in a form acceptable to the City Attorney and shall include the TDM Plan. The parties to the agreement shall include the Owners and lessees of the project Site. A copy of the agreement shall be provided to the City. The City shall not be required to be a party to any such agreement, but each agreement shall grant the City the right (but not the obligation) to enforce the agreement's terms and shall include a provision requiring that the City be notified immediately of any termination or default of the agreement. Any termination or default of the agreement between parties shall result in enforcement action by the City unless a new TDM Plan is approved by the City within a reasonable timeframe, as determined by the Planning Director.

## 15-2.27-9 STREET SYSTEMS.

The street network has a significant influence on the overall connectivity of a place. In Bonanza Park, additional street connections are required to promote walkability and to create an interconnected system of blocks.

A. **ADDITIONAL CONNECTIONS.** New street connections are required to ensure Bonanza Park is a walkable and safe neighborhood. Development located adjacent to one of the following areas shall incorporate new street connections.

1. Superblock between Park Avenue, Kearns Boulevard, and Homestake Road. New east-west connections shall be established.
2. Shortline Road. Shortline Road shall be extended north-south to connect from Kears Boulevard to Deer Valley Drive.
3. Shortline Road and Iron Horse Drive. A new internal connection to these roads between Shortline Road and Bonanza Drive shall be integrated into redevelopment.
4. Kearns Boulevard and Munchkin Road. A new connection shall be implemented to connect Munchkin Road and Kearns Boulevard.
5. Where required to improve pedestrian safety, a tunnel or bridge on Park Avenue or Kearns Boulevard is appropriate and shall meet requirements from the City Engineer, Public Works, and applicable state review agencies.




B. **<u>STREET DESIGN.</u>**

1. All new Streets shall meet Park City standards.
2. All new Streets shall integrate best management practices for stormwater runoff.
3. To the greatest extent practicable, development that is impacting an existing street shall upgrade the street design to meet code standards in place at the time of application.
4. Pedestrian infrastructure, including sidewalks and crosswalks, shall be integrated into new or updated City streets.
5. Traffic calming measures, including intersection bump-outs, street trees, parklets, and on-street parking, should be integrated into new or updated City streets.

## <u>15-2.27-10 OPEN SPACE AND TRAIL CONNECTIVITY</u>

Establishing a network of pedestrian and bicycle linkages is critical to improve the overall connectivity of the Bonanza Park neighborhood. Similarly, additions of open space and green areas will improve the overall sense of community and opportunities for gathering in the neighborhood. All development within BPMX must have multi-modal connections and open space to improve Bonanza Park's connectivity.

A. **OPEN SPACE AND PARKS.** Each development is required to have a minimum amount of open space. This space should be designed to integrate with the building design, as well as reinforce the ideas of community connection and openness in the Bonanza Park Small Area Plan.

1. The following open space typologies (also known as Green Community Space) are permitted in the BPMX District, and may be located in a Frontage Protection Zone, unless prohibited by this Section.

    a. Pocket Park.

    b. Linear greenspace with pedestrian and/or bicycle path.

    c. Public Courtyard.

    d. Plaza areas.

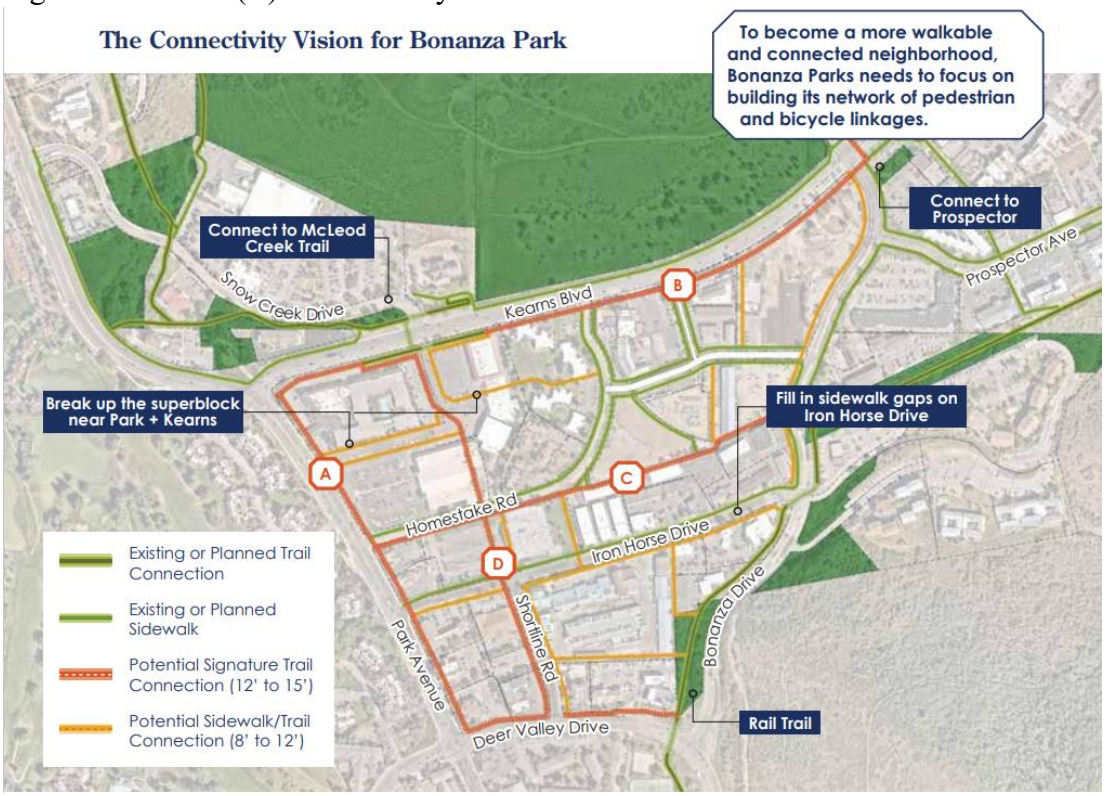
    e. Flexible Space.

    f. Community Garden.

    g. Green Roofs with publicly accessible amenity terrace. If this option is chosen, a deed restriction granting permanent public accessibility shall be required. An amenity terrace cannot be located within the Frontage Protection Zone.

B. **TRAIL CONNECTIONS.** Integrating multi-modal transportation opportunities is critical in the Bonanza Park neighborhood. Development should support the goals articulated in the Bonanza Park Small Area Plan, including the creation of new sidewalk and bicycle facilities. Development located adjacent to key roadways in Bonanza Park should integrate the following key trail connections. Key connections are at Park Avenue, Kearns Boulevard, Shortline Road extension, Rail Trail, and Deer Valley Drive as indicated in Figure 15-2.27-10(B) below.

Figure 15-2.27-10(B) Connectivity Vision For Bonanza Park




C. **<u>VEGETATION PROTECTION.</u>** The Property Owner must protect Significant Vegetation during any Development activity.

1. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

2. Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist.

3. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Sections 15-3-3 and 15-5-5(N), and Title 14.

## <u>15-2.27-11 SUSTAINABILITY REQUIREMENTS</u>

A. **<u>APPLICABILITY.</u>** All Development within the BMPX District should strive to support the City's Net Zero goals through the implementation of sustainable design including active transportation considerations, low embodied carbon materials, waste reduction through comprehensive materials recover, and operational programming and technologies to reduce short- and long-term impacts on the environment.

B. **REQUIREMENTS.** All projects within the BPMX should strive to achieve a low Energy Use Intensity (EUI) per building type including improved insulation and thermal efficiency, EnergyStar and WaterSmart appliances and fixtures, energy efficient lighting, low-flow plumbing fixtures, sensors and timers that control water flow, lighting and temperature, and on-site Renewable Energy Systems.

New buildings should strive to obtain third party certification of the use of sustainable construction techniques and building materials. The following programs should be considered:

4. INSERT CITY RESOLUTION FOR NET ZERO BUILDINGS ONCE ADOPTED.

## 15-2.27-12 CONVENTIONAL CHAIN BUSINESSES

A. **APPLICABILITY. This Section provides guidance on Conventional Chain Businesses in the BPMX District.**

Existing businesses within the BPMX District that meet the definition of a Conventional Chain Business as of (INSERT DATE OF ADOPTION), will be issued a one-time Conditional Use Permit to memorialize existing conditions. Any amendments to this Permit will require a new application subject to the requirements of this Section.

New Development and redevelopments inclusive of a business that meets the thresholds outlined in the Conventional Chain Business Definition in Section 15-15-1 must acquire a Conditional Use Permit, in addition to meeting the requirements outlined below. This Section shall not apply to Grocery Stores, Banks, or Gyms as defined in Section 15-15-1.

B. **REQUIREMENTS.**

1. No Conditional Use Permit shall be issued in the BPMX District, unless approved by the Planning Commission pursuant to Section 15-1-10.
2. In addition to the requirements listed in Section 15-1-10, the Planning Commission shall also consider whether the proposed Use meets the goals outlined in the Bonanza Park Small Area Plan, as defined below:
    a. Conventional Chain Businesses cannot exceed 30% of the total commercial square footage within a single development.
    b. The Conventional Chain Business will not create an oversaturation of similar uses within the BPMX District.
    c. The proposed business will diversify retail and community services provisions within the BPMX District and Park City, providing basic necessities for the daily needs of residents.

d. The proposed business encourages innovation or a creative business idea.

e. The proposed business provides local entrepreneurs with an opportunity to offer distinct services or sell locally made products.

f. The proposed business offers affordable and needed services, meals, or products to the BPMX District or Park City community.

g. The proposed business creates unique recreational, entertainment, or cultural opportunities.

h. The proposed business offers services not currently found within Park City's municipal boundary.

i. The proposed business will be aesthetically compatible with the BPMX District character and adhere to the design guidelines within this Chapter, in addition to those outlined in Chapter 15-5 Architectural Review.

j. The proposed business will be compatible with existing businesses.

## 15-2.27-13 GOODS AND USES TO BE WITHIN ENCLOSED BUILDINGS

A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as a Conditional Use, all goods including food, beverage, and vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This Section does not preclude temporary sales in conjunction with a Special Event License, sidewalk sale, or seasonal plant sale.

B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required Application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.

1. **OUTDOOR DINING**. Outdoor dining is subject to the following criteria:

a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.

b. The proposed seating Area does not impede pedestrian circulation.

c. The proposed seating Area does not impede emergency Access or circulation.

d. The proposed furniture is Compatible with the Streetscape.

e. No music or noise is in excess of the City Noise Ordinance, Title 6.

f. No Use after 10:00 p.m.

g. No net increase in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.

2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS**. Outdoor grills and/or beverage service stations are subject to the following criteria:

   a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.

   b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.

   c. The Use is Compatible with the neighborhood.

   d. The Use does not impede pedestrian circulation.

   e. The Use does not impede emergency Access or circulation.

   f. Design of the outdoor grill or beverage service station is Compatible with the adjacent Buildings and Streetscape.

   g. No violation of the City Noise Ordinance, Title 6.

   h. Compliance with the City Sign Code, Title 12.

3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes is subject to the following criteria:

   a. The Area of the proposed bicycle, kayak, motorized scooter, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.
   b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
   c. No more than a total of fifteen (15) pieces of equipment may be displayed.
   d. Outdoor display is only allowed during Business hours.
   e. Additional outdoor bicycle storage Areas may be considered for rental bicycles, provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.

4. **DISPLAY OF MERCHANDISE**. Display of outdoor merchandise is subject to the following criteria:

   a. The display is immediately available for purchase at the Business displaying the item.

   b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation

from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless of if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.

c. The display is prohibited from being permanently affixed to any Building.

d. The display does not diminish parking or landscaping.

e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.

5. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:

   a. Notification of adjacent Property Owners.

   b. No violation of the City Noise Ordinance, Title 6.

   c. Impacts on adjacent Residential Uses.

   d. Proposed plans for music, lighting, Structures, electrical signs, etc.

   e. Parking demand and impacts on neighboring Properties.

   f. Duration and hours of operation.

   g. Impacts on emergency Access and circulation

## 15-2.27-14 SIGNS

**A. APPLICABILITY.** Signs are allowed in the BPMX District as provided in the Park City Sign Code, Title 12. The following signs are prohibited in the Frontage Protection Overlay Zone (FPZ):

1. "A" Frame, Sandwich Board and Sidewalk or Curb Signs.
2. Permanent Banners and Pennants.

3. Billboards and Other Off-Premises Signs.
4. Moving/Variable Message Signs. Electronically controlled copy changes, or any other signs that move or use movement to emphasize text or images.
5. Neon and Neon Appearing Signs. Neon lights, similar gas-filled light tubes, and lighting made to appear as neon are prohibited, except when used for indirect illumination and in such a manner as to not be directly exposed to public view. This includes technology that simulates or mimics neon signs through the use of LED lights or other methods.
6. Portable and Wheeled Signs.
7. Signs Causing Direct Glare. A sign or illumination that causes any direct glare into or upon any public right-of-way, adjacent lot or building other than the building to which the sign may be accessory.
8. Signs Creating Optical Illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.
9. Signs Obstructing Egress. A sign which obstructs any window or door opening used as a means of ingress or egress, prevents free passage from one part of a roof to any other part, interferes with an opening required for ventilation or is attached to or obstructs any standpipe, fire escape or fire hydrant. A sign which obstructs the free movement of pedestrians on sidewalks, pedestrian malls, trails or any other public access way.
10. Signs on Parked Vehicles. Signs placed on or affixed to vehicles and/or trailers, including bicycles, which are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or commercial service or activity, or direct people to a business or commercial activity located on the same or nearby property. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer for transportation.
11. Unsafe Signs. Any sign which: (1) Is structurally unsafe; (2) Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation; (3) Is not kept in good repair; (4) Is capable of causing electrical shocks to persons likely to come into contact with it; (5) In any other way obstructs the view of, may be confused with or purports to be an official traffic sign, signal or device or any other official government regulatory or informational sign; (6) Creates an unsafe distraction for vehicle operators or pedestrians; (7) Obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare; (8) Is located on trees, rocks, light poles or utility poles, except where required by law; or (9) Is located so as to conflict with the clear and open view of devices placed by a public agency for controlling traffic or which obstructs a motorist's clear view of an intersecting road, alley or major driveway.

## 15-2.27-15 RELATED PROVISIONS

A. Fences and Walls. Section 15-4-2.
B. Satellite Receiving Antenna. Section 15-4-13.
C. Telecommunication Facility. Section 15-4-14.
D. Parking. Chapter 15-3.
E. Landscaping. Title 14; Sections 15-3-3 and 15-5-5(N).
F. Lighting. Sections 15-3-3 and 15-5-5(J).
G. Park City Sign Code. Title 12.
H. Architectural Review. Chapter 15-5.
I. Snow Storage. Section 15-3-3.

## 15-6.1-3 ZONING DISTRICTS AND USES

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    1. Residential Development
    2. Residential Development Medium
    3. Residential Medium
    4. Recreation Commercial
    5. General Commercial
    6. Bonanza Park Mixed Use District
    7. Light Industrial
    8. Community Transition
    9. Historic Commercial Business
    10. Historic Recreation Commercial, east of Park Avenue

2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

## 15-4-4 SECONDARY LIVING QUARTERS

Secondary living quarters are a permitted Accessory Use in all districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for secondary living quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

1. **SIZE.** The maximum size for secondary living quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.
2. **UNIVERSAL DESIGN PRINCIPLES.** Must follow universal design principles to allow equal access by people of all ages and abilities. This including those aging-in-place and the American Disabilities Act. Methods include no-step entries, appropriate widths for hallways and doors, non-slip surfaces, etc.
3. **PARKING.** One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.
4. **SINGLE UTILITY METERS.** The main dwelling and the Secondary Living Quarters shall be on the same utility meters.
5. **KITCHENS.** Secondary Living Quarters shall not contain full Kitchens, as defined in this Code.
6. **ACCESS.** The secondary quarters shall be designed to have direct Access into the main dwelling.
7. **NO SEPARATE LEASES.** The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited to help residential bases grow for locals. Secondary living quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

## 15-15-1 DEFINITIONS

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations"; "used" or "occupied" as applied to any land or Building shall be construed to include the words "intended, arranged, or designed to be used or occupied".

[Existing Definitions in BLACK, proposed Definitions in Red]

**AFFORDABLE HOUSING.** Housing that is priced affordable to households with incomes at or below 80% of Area Median Income.

**ART/PLACEMAKING ELEMENTS.** Features that reflect the identity and character of an area, such as murals, statues, and sculptures. Dark sky-compliant lighting may be allowed. Signage is excluded to maintain adherence to the sign code.

**ATTAINABLE HOUSING.** Housing that is priced affordable to households with incomes between 81 and 150 percent of AMI.

**BANK.** A financial institution engaged in providing services such as accepting deposits, cashing checks, lending money, and offering financial products or services, including but not limited to savings and checking accounts, loans, mortgages, and investment advisory services. Ancillary uses may include ATM facilities, safe deposit boxes, etc.

**CONNECTIVITY IMPROVEMENTS.** Such as new pedestrian paths or streets that create walkable and connected development patterns and break up existing superblocks or major improvements like tunnels and bridges.

**DENSITY BONUS.** Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for providing a defined Project Enhancement.

**FLEX INDUSTRIAL.** A zoning or land-use classification designed to accommodate a mix of light industrial, production, and commercial activities, often aimed at supporting locally-owned businesses that produce goods and services for the surrounding community. Flex industrial spaces are versatile, allowing for uses such as small-scale manufacturing, craft industries, and local production facilities (e.g., a brewery supplying beer to nearby businesses), while maintaining compatibility with neighborhood character. This classification also serves as a mechanism to preserve and grandfather in pre-existing industrial uses, ensuring their continued contribution to the local economy and community identity.

**GREEN COMMUNITY SPACE.** Public spaces outdoors for public access.

1. **AMENITY TERRACE.** Rooftop that includes communal recreation or aesthetic uses, such as patios, balconies, lounges, etc.
2. **COMMUNITY GARDEN.** Publicly accessible garden space.
3. **FLEXIBLE SPACE.** Multi-use open space, utilized by the public. Can be used for individual enjoyment or for events.
4. **PLAZA AREA.** An open space for public use defined by surrounding buildings or streets.
5. **POCKET PARK.** Small park accessible to the general public.
6. **PUBLIC COURTYARD.** Publicly accessible open area between buildings and walls.

**GROCERY STORE.** Medium to large commercial facility (typically 10,000–50,000 square feet) that provides essential access to food and goods, strategically located to support community needs, enhance accessibility, and contribute to local economic and social infrastructure.

**GYM.** A facility primarily designed and equipped for physical exercise, fitness training, or recreational activities, which may include, but is not limited to, weightlifting equipment, cardio machines, fitness classes, personal training services, and areas for sports or athletic activities. Ancillary uses may include locker rooms, saunas, retail sales of fitness-related merchandise, and food or beverage services.

**HOTEL/HOTEL CONDOMINIUM/MOTEL.** A Building containing lodging rooms for the occupancy of guests for compensation on a nightly basis that includes facilities such as restaurants, bars, spas, meeting rooms, on-site check-in lobbies, recreation facilities, group dining facilities, and/or services customarily associated with hotels, such as concierge services, shuttle services, room service, and daily maid service (collectively referred to as a "Hotel"). Lockout Units, Bed and Breakfast Inns, and Boarding Houses are not Hotels. Hotels are considered a lodging Use and ownership of units may be by a condominium or timeshare instrument Hotel rooms may include a Lockout Unit.

1. Hotel, Major. A Hotel with more than fifteen (15) Hotel Rooms.
2. Hotel, Minor. A Hotel with fewer than sixteen (16) Hotel Rooms.
3. Hotel, Boutique. A Hotel with no more than 75 Hotel Rooms.

**INDOOR ENTERTAINMENT FACILITY.** An establishment or enterprise for the purpose of amusing or entertaining Persons for profit or non-profit and generally contained within a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium, discovery center, museum, or bowling alley.

**MAJOR OPEN SPACE.** A substantial area of undeveloped land, often publicly accessible, preserved for purposes such as recreation, conservation, or enhancing visual appeal. Examples include large parks, nature preserves, or prominent greenway corridors within a community.

**MAJOR TRANSIT STOP.** A transit stop that is served by at least two fixed transit routes with frequency of service intervals of twenty (20) minutes or less during peak periods and includes a waiting shelter consistent with City standards.

**MIXED USE.** A parcel, structure, or both that combined two (2) or more land uses, such as commercial, residential, or recreational spaces.

**MOBILITY HUB**. Resources utilized for multi-modal transit, often in the form of bus shelters (with light, seating, cover, and signage), bus pullouts, and access to last-mile connectivity, such as bike share or micro-mobility.

**MULTI-UNIT DWELLING.** A Building containing four (4) or more Dwelling Units.

**OUTDOOR USE OR EVENT.** Any land Use, Business or activity that is not conducted entirely within an enclosed Building or Structure, not including outdoor recreation activities and those Uses customarily associated with indoor Uses, such as parking, drive-up windows, ATM's, gas pumps, playgrounds, and such. Outdoor Uses include outdoor dining; outdoor food and beverage service stations and carts; outdoor storage and display of bicycles, kayaks, and canoes; and outdoor events and music.

**PARKING**.

1. **Parking, Public**. A Parking Area or parking facility to be used by the public for fee or otherwise.
2. **Parking, Residential**. A Parking Area or Structure used exclusively for residential, non-commercial Uses.
3. **Parking, Shared**. The Development and Use of Parking Areas on two (2) or more separate Properties for joint Use by the businesses or residents on those Properties.
4. **Parking, Underground.** A Parking Area or Structure below grade, utilized by all land uses.

**PEDESTRIAN AMENITY.** An intentionally designed and meaningful open space that prioritizes human scale and enhances the pedestrian experience. Integrates nature and urban design, contributing to the appeal and functionality of commercial and mixed-use neighborhoods.

**PEDESTRIAN CONNECTION.** A pathway, sidewalk, or network of sidewalks and pathways designed to facilitate safe and accessible movement of people traveling by foot, including at-grade improvements as well as tunnels or bridges.

**PROJECT ENHANCEMENT.** Specific programmatic or infrastructure improvements a development provides in exchange for additional height and/or density. Subject to the requirements of Section 15-2.27-7.

**PUBLICLY ACCESSIBLE OUTDOOR COMMUNITY SPACE.** Space suitable for year-round use, and of a high design quality with gathering spaces, seating areas, play structures, and public art.

**SUSTAINABLE DEVELOPMENT.** Development that incorporates best practices to minimize energy use. Park City has adopted net-zero goals, and sustainable development can help the community reach these goals.

**TRAFFIC CALMING.** Transit planning to deliberately slow traffic in residential areas through methods speed bumps, bump-outs at intersections, on-street parking as part of a complete street design. Other methods include parklets, sidewalks, signage, and street trees.

**TRANSIT HUB.** A property utilized as a mass transit station or an interchange of multiple modes of transportation.

**UNIVERSAL DESIGN PRINCIPLES.** Principles through public and private spaces are designed to have equal access by people of all ages and abilities, with little or no need for adaptation or specialized design.

**USE.** The purpose or purposes for which land or Structures are occupied, maintained, arranged, designed, or intended.

1. **USE, INTENSITY OF.** The maximum number of residential units, or commercial, or industrial space within a specified land Area designated for that purpose.

**WAYFINDING.** Ways in which people orient themselves in physical space and navigate from place to place. Examples can include signs, symbols, landmarks, or pathways.

SNELL
& WILMER

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**Partner**
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April 3, 2025

**VIA E-MAIL <SARAH.HALL@PARKCITY.ORG>**

Park City Planning Commission
c/o Sarah Hall, Chair
445 Marsac Avenue
Park City, UT 84060

Re: Bonanza Park Land Management Code Amendment - PL-24-06302

Dear Planning Commissioners:

This firm represents Wintzer-Wolfe Properties (WWP), the owners of approximately 8.2 acres within the city and this proposed new zoning district, the Bonanza Park Mixed Use district. As the largest private property in the proposed new district, we have identified several topics that we suggest require further consideration, analysis, and likely revision before any action should be taken on this proposed rezone.

As the planning commission considers its recommendation to the city council, we ask that the planning commission consider these important points:

1) Two Trail Segments.

The trail segment figure should be updated. Figure 15-2.27-10(B) depicts two problematic trails for WWP. These segments are also problematic for the community. The first is the trail segment labeled as segment "C" on the figure. That trail is behind the WWP property, including Windy Ridge and other businesses on the WWP property. Notably, that trail would have to be ALL located on the WWP property as the city's recently developed EngineHouse project is at a lower elevation and has a significant retaining wall ranging between 4 to 10 feet in height running near the property line. Similarly, a second north-south trail segment [shown on Figure 15-2.27-10(B) near the rail trail label, but NOT the rail trail] would run completely on the WWP property because according to the figure, the trail would not be located on the adjacent Park City-owned transit property.

In short, both trail segments are proposed to be exclusively on the WWP property and the adjoining city-owned properties are spared the responsibility to bear an exaction[1] for a public trail. We know some may argue that the trail will be located within the setbacks so there is no harm. This argument fails to account for several facts, some of which we will detail here:

- Both trails will be in the shadows of buildings (current and future) without any area provided for ice or snow removal or storage. Our client is familiar with what it takes to remove snow

[1] An exaction is a type of taking of private property. It can be lawful if there is a substantial nexus between the impact and take but where there is nothing now or in the future that is creating this demand we believe the trails are not merited or consistent with takings law.

in this area and the very long trail with no area for storage will make maintaining these trails very difficult, if not impossible, under the planned configuration.

- WWP has requested information on who would be responsible to build the depicted trails, particularly the two trail segments on the WWP land. WWP has not received an answer but under longstanding U.S. Supreme Court precedent, a city must show an individual property is creating the need for a trail before a property owner can be made to pay for it. This is even the case for trails in setbacks. Removing the two trail segments that cross the WWP land would obviate the issue and remove an improper burden from our client's land.

- Having a public trail located on private property, instead of being integrated into a public street, raises liability concerns. Is the city going to operate, maintain, and protect property owners from liability concerns arising during the use of the trail? If not, then properties will not want to redevelop as they will not want to take on the obligations associated with operating these public trails located entirely on private property. A better solution is to rely on the public streets for integrated uses or for the city to purchase land where it wants a public trail.

- The alley and shade effects have not been studied. Again, as mentioned above, there isn't adequate area to maintain such a long trail segment (nearly 1,000 feet alone on one area of the WWP property). If WWP is forced to accommodate all of the hoped for trail width on its property, then these trails will be in the shade of the buildings and the trail will feel more like an alley to be endured instead of a trail to be enjoyed.

- One of the segments is intended to connect to Bonanza but would have trail users emerge where there is no cross-walk, thereby encouraging jay walking.

2) Setback Changes

Setbacks should be reconsidered. Setbacks limit the buildable area of each parcel. A comparison of the proposed setback changes in the new BMPX zone to the setbacks in the existing Light Industrial and General Commercial zones reveals that as a whole, more land is devoted to setbacks in the proposed rezone. This change will make less land available for development and may slow redevelopment in this new zone. The below is our effort to synthesize these changes into one chart:

| Setback | BPMX | LI | GC |
|---|---|---|---|
| Front | 30' to 18' | 30' | 20' (may be reduced to 10' administratively)<br>30' FPZ |
| Side | 25' (may be reduced to 20' by PC) | 10' | 10' |
| Rear | 25' (may be reduced to 20' by PC) | 10' | 10' |

The above chart shows side and rear setbacks will increase and front setbacks will be the same or worse under the new zone. The net effect is there would be less land available to develop. This should be reconsidered.

3) Open Space

Open space is important for the well-being of residents and community members. In the current zones, no open space is required in the General Commercial zone while Light Industrial zone requires 30% open space. The new BPMX zone requires 30% open space but the question remains, is a hodge podge of open space dotted among all parcels in the new zone going to be better than having the city acquire a single or a series of publicly owned and maintained open space areas? This is a question worthy of study and it should be noted that the current arrangement of imposing an open space requirement on every property in the zone it is likely this requirement will operate as a disincentive to redevelopment. The planning commission may want to consider removing or reducing the open space requirement in exchange for encouraging a meaningful open space amenity being developed by the city in the area. Such an amenity could jump-start redevelopment and create something that all could enjoy even those that are not planning to redevelop soon.

4) Parking

Parking is key for both commercial and residential uses, both in terms of current businesses and future businesses within redeveloped properties. The elimination of surface parking will result in redeveloped uses being pushed into structure parking with associated higher cost and resulting higher rents. While a centralized parking facility would be great for the neighborhood area, as there is with China Bridge for Main Street, if that is not possible it would be good to allow surface parking and other less expensive parking options. Our primary goal with this comment is to ensure that local businesses are able to afford rents and stay in our community. Structured parking will increase rent and change the nature of the tenants in this neighborhood.

5) Uses

We have prepared an enclosure listing all of the uses that will be removed from this new zoning district. We note that some of these uses that will be lost seem to be important to the area—including our properties. These possible lost uses include dog grooming businesses, some dining types, and other uses supportive of restaurants and commercial.

In sum, we ask that the planning commission recommend changes to the proposed zoning district to improve the likelihood it will contribute to our community. Recommending removal of the two trail segments described will help ensure that the WWP's properties are not unfairly targeted for trail improvements that won't benefit the community but will damage existing and future uses on these properties. Other recommendations on setbacks, open space and parking requirements can help improve the functioning of businesses in this area and incentivize the redevelopment of areas of the zone. The primary focus should be on continuing actions to allow local businesses to stay in our community and provide incentives for redevelopment that addresses current and future community needs.

Sincerely,

**SNELL & WILMER L.L.P.**

Wade R. Budge, P.C.

WRB:dm

cc: Wintzer-Wolfe Properties
Rebecca Ward, Planning Director, rebecca.ward@parkcity.org
Mark Harrington, mark@parkcity.org

**Permitted Uses Removed**

| LI | GC |
|---|---|
| Secondary Living Quarters | Secondary Living Quarters |
| Accessory Apartment[1] | Lockout Unit[1] |
| Nightly Rental | Accessory Apartment[2] |
| Agriculture | Nightly Rental |
| Office, Intensive | Conservation Activity |
| Parking Area or Structure with four (4) or fewer spaces | Agriculture |
| Food Truck Location[8] | Bed and Breakfast Inn |
| | Boarding House, Hostel |
| | Hotel, Minor |
| | Hotel, Major |
| | Office, Intensive |
| | Hospital, Limited Care Facility |
| | Parking Area or Structure with four (4) or fewer spaces |
| | Parking Area or Structure with five (5) or more spaces |
| | Food Truck Location[10] |
| | Public Transit Amenity Area[11] |

| Conditionally Permitted Uses Removed | |
|---|---|
| **LI** | **GC** |
| Raising, grazing of horses | Single Family Dwelling |
| Bed and Breakfast Inn | Duplex Dwelling |
| Boarding House, Hostel | Triplex Dwelling |
| Hotel, Minor | Timeshare Project and Conversion |
| Financial Institutions with Drive-Up Window[5] | Timeshare Sales Office, off-site within an enclosed Building |
| Retail and Service Commercial with Outdoor Storage | Private Residence Club Project and Conversion[8] |
| Retail and Service Commercial, Auto-Related | Financial Institution with a Drive-up Window[6] |
| Transportation Services | Retail and Service Commercial with Outdoor Storage |
| Retail Drive-Up Window[5] | Retail and Service Commercial, Auto Related |
| Service Station | Transportation Service |
| Restaurant, Outdoor Dining | Retail Drive-Up Window[6] |
| Restaurant, Drive-Up Window[5] | Service Station |
| Light Industrial Manufacturing and Assembly Facility | Restaurant and Cafe, Outdoor Dining[7] |

| | |
|---|---|
| Parking Area or Structure with five (5) or more spaces | Restaurant, Drive-up Window[6] |
| Passenger Tramway Station and Ski Base Facility | Sexually Oriented Businesses[8] |
| Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge | Hospital, General |
| Recreation Facility, Commercial | Light Industrial Manufacturing and Assembly |
| Commercial Stables, Riding Academy | Passenger Tramway and Ski Base Facility |
| Heliports | Ski tow rope, ski lift, ski run, and ski bridge |
| Commercial Parking Lot or Structure | Commercial Parking Lot or Structure |
| Household Pet, Boarding[6] | Recreation Facility, Commercial |
| Household Pet, Daycare[6] | Heliport |
| Household Pet, Grooming[6] | Household Pet, Boarding[7] |
| Commercial, Resort Support | Household Pet, Daycare[7] |
| | Household Pet, Grooming[7] |
| | Commercial, Resort Support |

**March 12, 2025 | Jamie Peters**

User comment: The Homestake Condominiums were built in the early 1970s and will eventually need upgrades to maintain safe and viable housing. Nightly rentals are currently an Allowed Use. Currently all are either owner-occupied or rented long-term. but if there is a proposed prohibition on short-term rentals, both now and in the event of a future redevelopment, it would cause severe financial harm to the existing owners, reducing property values and limiting options for maintaining or redeveloping these units. This zoning change would unfairly target current homeowners by removing a longstanding property right, which would lead to a loss of property value & homeowner investment. Many long-term Homestake owners have their entire life savings invested in their homes. Please do not deprive them of rental flexibility. Homestake is an ageing property in need of future redevelopment to remain a viable part of Park City's housing stock. If the HOA ever seeks redevelopment the prohibiting of short-term rentals might make redevelopment financially impossible, leaving homeowners stuck in deteriorating buildings with no path forward. This is why any new zoning restrictions should apply only to new developments, not retroactively punish current owners. Rather than imposing a blanket prohibition on short-term rentals in Bonanza Park District, I would ask the Planning Commission to consider Grandfathering existing short-term rental rights for current units to prevent financial loss for longtime homeowners. Apply new short-term rental restrictions only to future developments so that new developers enter the market with full awareness of the limitations. I agree with some points in the staff report as other ways to control nightly rental problems like limiting the number of tenants who can stay in a nightly rental to avoid 'party houses', having a policy limiting investor-owned Nightly rentals and ownership of multiple Nightly Rental licenses.

**April 9, 2025 | Jamie Peters**

User comment: Park City Planning Commission April 9, 2025, Meeting Re: Proposed Removal of Nightly Rentals as a Permitted Use – Homestake Condominiums Dear Commissioners, My name is Jamie Peters, and I am an individual unit owner at the Homestake Condominiums. I am writing to share my personal concerns regarding the proposed changes to the Bonanza Park Mixed Use area, specifically the recommendation to remove nightly rentals as permitted use for the Homestake complex. This is my third public comment on this specific topic. I haven't received any feedback—positive or negative—from the Commission, and I honestly don't know whether my previous comments have been read or considered. I'm not trying to repeat myself unnecessarily, but I feel I need to continue participating until there is some indication of how the Staff or the

Commission is approaching this issue. If it's typical for public comments to be received without acknowledgment or response, that would be helpful to understand. As a resident taking time to engage in the process, it can be difficult not knowing whether these concerns are registering at all. Although Homestake currently prohibits short-term rentals, that restriction is not part of our recorded CC&Rs. It exists only in the HOA's rules and regulations, which can be changed at any time by the Board of Trustees. In contrast, nightly rentals are currently allowed under the City's zoning. If that zoning use is removed, future owners and Boards will permanently lose the ability to reconsider or change course, even if conditions or community needs evolve. As an aging, 50-year-old complex that is increasingly in need of reinvestment, Homestake may eventually require major renovation or full redevelopment to avoid life safety issues. Limiting permitted uses now—particularly one that may help support financing or future adaptive use—could significantly harm the long-term viability of the property. It may also reduce unit values and restrict redevelopment tools before there is even a plan on the table. To be clear, I do support the broader vision of the Bonanza Park plan. I think it's entirely appropriate and reasonable to restrict short-term rentals for new developments in the zone. Any developer entering into a new project would be fully aware of those limitations, and I agree with the City's goal to encourage workforce housing and build a livable, sustainable local community—where people can live, work, and play without needing to be multi-millionaires flying in from other parts of the world. That vision is admirable and necessary. But applying those same restrictions retroactively to long-established properties like Homestake—regardless of how they're being used today—is, in my view, unfair and damaging. The proposed Bonanza Park map also includes a significant trail access route running directly between two of Homestake's four buildings. This would have a real impact on current residents. If the City seeks to create public benefits on or adjacent to our property, I hope it will also consider maintaining flexibility for the property to evolve in the future—potentially including zoning incentives or exceptions tied to redevelopment. Park City frequently expresses frustration when state policy overrides local control. Similarly, the State of Utah resists when the federal government overreaches. Yet here, the City is proposing to take away a long-standing zoning right from private property owners. This top-down action seems to contradict the very principles of fairness and autonomy that the City often defends. I urge the Commission to preserve current zoning rights for existing properties like Homestake. Let's move forward thoughtfully and supporting the vision for Bonanza Park while also protecting the ability of long-standing properties to evolve and reinvest when the time comes. Thank you for your attention and your service to the community. Sincerely, Jamie Peters

**May 14, 2025 | Jamie Peters**

Dear Planning Commission and City Council,

I am writing to follow up on my public comment submissions regarding the proposed BPMX zone changes. I reviewed the Public Input file for tonight's meeting and noticed that my comments from March 12, 2025, and April 9, 2025, are not currently included.

I see that there are extensive comments from Craig Elliot (83 pages) and Wade Budge at Snell & Wilmer (6 pages).

Could my submissions please be added to the public input materials so that the Commission and Council can review them before considering the proposed BPMX zone changes?

Thank you for your time and help in ensuring all public comments are available.

Sincerely,

Jamie Peters

April 6, 2025

VIA EMAIL SARAH.HALL@PARKCITY.ORG

Park City Planning Commission
c/o Sarah Hall, Chair
445 Marsac Avenue
Park City, Utah 84060

Re: Bonanza Park Land Management Code Amendment – PL-24-06302

Dear Planning Commissioners:

We are writing as the owners of Right at Home, a retail store located at 1745 Bonanza Drive. By way of background, Right at Home is a furniture consignment store that offers both new and consigned furniture, home décor, lighting and gifts. The store has served the Park City community in its current location for over 23 years. We humbly consider ourselves to be a local mainstay. We also consistently support the community through fundraising for our local non-profits.

Our current business neighbors are varied. We have a glass-blowing business, a thriving restaurant, a clothing consignment store, a design firm, a bakery and a brewery. The diversity of these businesses makes the community interesting and eclectic.

The Bonanza Park Land Management Code Amendment referenced above has been brought to our attention. While we appreciate the efforts to better the Bonanza Park area, the Code Amendment as proposed will be devastating to small, locally owned businesses. The expenses associated with the proposed changes that will ultimately drastically increase our rent will put us out of business.

In a separate but simultaneous effort, Rebecca Ward brought the General Plan Update to our attention and invited us to participate. In making comments, we reviewed the background and the results of the survey conducted. Survey respondents were clear that a sense of community was important to them. In fact, it was the 5th most important value to residents. 33 percent of respondents said that locally focused retail, restaurants, shops and entertainment should be a future growth priority (ranked 3rd in all priorities). 26 percent said that locally focused retail was the type of business needed (2nd overall after childcare facilities).

In order for locally focused businesses to survive, the costs of doing business must be reasonable and not adversely impacted by government intervention. In the 4 years since we purchased Right at Home, our costs have gone up significantly. Some of those costs are coming from world events outside our control – rising insurance costs, tariffs, etc. However,

some of the rising costs may be attributed to well-intentioned Code changes that cost money.

Any changes considered in the Land Management Code Amendments need to be evaluated in the context of their potential impacts on local businesses. We can tell you unequivocally that the costs associated with the structured parking, as proposed, will put us out of business. Period. Further, an elimination of surface parking would drive a store like ours out. People bring items to consign to our store every day. They are sometimes quite large. Carrying these items down the stairs and out of a parking structure is impractical at best, but often simply impossible.

One of the reasons that we purchased Right at Home is a desire to be part of the community. Our family started coming to Park City in 1980 and we all relocated nearly 20 years ago to live here full-time. We love Park City for the local feel, the low number of chain stores and the relatively few large franchises. The Code Amendments, as currently proposed, will cause only those chain and franchise enterprises to survive. We ask that the Planning Commission consider the character that it wants to preserve in Park City before making a recommendation to the City Council.

Respectfully submitted,

Melissa O'Brien
Tina Pignatelli
Daniel Solander

Owners of Right at Home

CC via email:

Christin Van Dine
Rick Shand
Bill Johnson
Laura Suesser
Henry Sigg
John Frontero
Rebecca Ward
Mark Harrington

Goebel Anderson PC

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Mark L. Anderson
Timothy J. Curtis[1]
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Sam Meziani[3]
Jake M. Miller[4]
Amberly Page
Zachary E. Peterson
Ella S. Smith

1 Also licensed in Arizona
2 Also licensed in Colorado, Illinois, Indiana and New York
3 Also licensed in Wyoming
4 Also licensed in Washington

May 14, 2025

VIA E-MAIL

Park City Council
Council_mail@parkcity.org

Park City Planning Commission
Planning@parkcity.org

Re: Formal Objection to Proposed Nightly Rental Prohibition Under Bonanza Park Small Area Plan under the Bonanza Park Land Management Code Amendment, PL-24-06302

Dear City Council Members and Planning Commissioners:

This firm represents the Board of Directors of the Homestake Condominium Association, Inc., which, among other things, manages the common areas of the Homestake Condo Project that sits between Homestake Road and Kearns Boulevard. The Homestake Project dates back to the early 1970s and is made up of 42 one and two-bedroom units that are privately owned and predominantly owner-occupied. These two characteristics and the project's proximity to Old Town and the resorts makes Homestake unique in Park City.

Despite enforcing a minimum 30-day rental term, Homestake is currently zoned for short-term nightly rentals (sometimes referred to as STRs). Maintaining the ability to reduce that minimum term adds considerable value to the property. To date, Homestake's Owners have voted against STRs, but this issue is periodically revisited and may change as ownership changes along with the expansion of walkable corridors and increased transportation options that the Small Area Plan contemplates for the neighborhood. The possibility of allowing nightly rentals is a question that virtually all prospective buyers ask about when initially looking at Homestake and preserving this ability, whether or not it is exercised, is vital to Homestake's valuation and funding options.

As the Planning Commission considers its final recommendations to the City Council and the Council makes its decision on the proposed changes to the Land Management

Code, Homestake's Board asks both bodies to consider the following when deciding whether to remove Homestake's ability to conduct short-term nightly rentals:

## I. Loss of Existing Rights Is, in Effect, a Regulatory Taking

The Homestake Condominiums is currently zoned to operate short-term nightly rentals. The proposed amendments to the Land Management Code for Bonanza Park Small Area includes language that would eliminate this right entirely, without compensation, transition period, or procedural recourse. While Homestake has chosen not to allow its units to be used as STRs, that is a voluntary self-regulation. By permanently stripping this right, the City will effectively take a legally permitted use without any justification. This step undermines Homestake's ability to self-regulate this right, especially when there has been no prior violations to justify such a penalty or articulated public need to justify the taking. Furthermore, even if the City were to provide a reasonable justification for the taking, which currently is not supported in the Feasibility study or planning department's staff report, a less restrictive approach should be considered before an all-out ban. This type of action suggests serious constitutional concerns under Utah and federal law that need to be addressed.

## II. Eliminating STRs will Reduce Housing Options.

Under Zions' April 2025 Feasibility Analysis Study, the many design components that are being considered are intended, among other things, to "incentivize redevelopment" among existing property owners and one of the identified goals of the project is to develop housing options. Removing the right to conduct short-term leases reduces housing options rather than expanding them. Homestake and the handful of other similar developments in Bonanza Park should be able to continue STRs if it is appropriate for the development and the individual unit owner, especially when there is no findings that this right has been abused.

## II. Homestake Is a Legacy Residential Community — Not a New Development

Zoning tools are best applied prospectively. Eliminating STRs would impact an established, fully developed 42-unit condominium complex. This change will devalue property values, hinder financing, and compromise the community's future, without being given the opportunity to utilize this meaningful benefit along with the City's broader goals. When considering future investment and new landowners in this area, the Planning Department suggested that allowing "limited nightly rentals" would be a "lever" to increase feasibility. Extending that same thought process to existing landowners who already have the right to conduct short-term nightly rentals should be preserved to increase the feasibility for this set of stakeholders since no true justification exists to eliminate it.

## III. Homestake Represents 42 Units Out of ~2,000 Proposed

City projections indicate up to 2,462 new units could be developed under the plan. Homestake's 42 units comprise less than 2% of this number. Removing STR rights from Homestake will do little to support or hinder housing goals but could irreparably harm the Homestake community. Should Homestake's unit owners change the minimum term

and register with the City to conduct STRs, the City already has a mechanism in place to monitor the use.

## IV. Focus New Zoning on City-Owned Parcels and Future Projects

If STRs are prohibited in the City's 5-acre parcel, it should apply to undeveloped properties or city-owned parcels rather than impact legacy communities. Developers of future projects can build with full awareness of the new regulations. Homestake's owners purchased knowing that it was zoned for nightly rentals which could be allowed with a vote of the Unit Owners.

## V. Legal and Policy Considerations: Home Rule and Local Self-Determination

The Homestake Community has successfully governed the use of its owners, residents and guests for decades. Utah supports local governance and self-rule. There is no justification for removing a lawful use when no harm has been demonstrated.

## VI. Land Value, Maintenance, and the Risk of Decline

**Decreased Value = Decreased Financing Options**

Homestake's buildings are over **50 years old**. It's owners are facing increasing repair needs that are not cosmetic — they include foundational, structural, and safety concerns. The ability to fund this work depends on our units holding enough value to support financing — whether through blanket borrowing by the Association, special assessments, or individual refinancing. Maintaining the units value so that they are comparable to similar developments is imperative.

**Accordingly, losing rental rights lowers property values**, which reduces our ability to obtain financing. That puts Homestake's Owners at risk of deferred maintenance — and a steady decline in livability, marketability, and insurability. That's when communities begin to fail.

## VII. Conclusion: Let Homestake Continue to Govern Itself

Homestake does not currently intend to allow STRs however, there is no justification to eliminate it. Homestake asks that this right to self-regulate be left untouched. The Association requests to be exempt from the new zoning amendments that would prohibit STRs and encourages the City to focus zoning tools on future development, if at all. Thank you for your consideration.

Sincerely,

GOEBEL ANDERSON PC

Debra Griffiths Handley

Debra Griffiths Handley

Cc: Board of Directors, Homestake Condo. Assn
Mayor Nann Worel
Rebecca Ward, Planning Director (Rebecca.ward@parkcity.org)
Park City Planning Department Staff
Mark Harrington (mark@parkcity.org)

# City Council Staff Report

| | |
|---|---|
| **Subject:** | **Police Complaint Review Committee Policy and Procedure Amendments** |
| **Author:** | **Michelle Downard, Resident Advocate & Chairperson of the Police Complaint Review Committee** |
| **Department:** | **Executive Department** |
| **Date:** | **May 22, 2025** |

## Summary Recommendation

Staff recommends that Council approve the Ordinance amending section 2-8-20 of the Park City Code to change the membership structure of the Police Complaint Review Committee (PCRC) to include one alternate community member to vote when a regular member is absent.

## Background

To increase community involvement and police accountability, the PCRC was established through Resolution 35-03 in 2003, and updated by Resolution 19-2020 and Resolution 2024-16. The Committee is an advisory body to review proposed dispositions of complaints filed against police personnel and provide recommendations to the Chief of Police and City Manager. The Committee consists of 5 voting community members, a non-voting staff Chairperson (Michelle Downard), a Legal Advisor (Luke Henry), a City Council Liaison (Councilmember Rubell), the Chief of Police (Chief Carpenter), and the Chief's Administrative Assistant (Chelsea Jones).

## Analysis

When the PCRC was created on December 11, 2003, it included two staff members (appointed by the City Manager) and three community members (appointed by the Mayor and Council). The City Manager, Tom Bakaly, suggested the purpose of this membership structure was twofold: to balance a way for the public to be involved with, but not necessarily manage, the Police Department; and to better ensure proper allocation of staff resources to support the Committee, particularly for emergency meetings.

On September 17, 2020, the City Council amended the structure to change the two voting staff member seats to community member seats, establishing a total of five voting community members, a non-voting staff Chairperson, and a non-voting Council Liaison. In addition, an attorney from the City Attorney's Office continues as a Legal Advisor to the Committee, and the Chief of Police continues as an ex officio (non-voting) member.

The PCRC meets infrequently, and only on an as-needed basis. There is no standard meeting schedule, which has resulted in difficulty scheduling a quorum. This issue is

exacerbated when meetings must be scheduled with short notice to hear a complaint. We therefore recommend amending Park City Code section 2-8-20 to allow for one alternate community member to vote when a regular member is absent.

A separate staff report scheduled for this same date provides a recommendation for appointments to two seats on the PCRC with terms ending on June 30, 2025, and the alternate. If the City Council does not approve this resolution, only the two voting-member seats should be considered for appointment.

## EXHIBITS

A An Ordinance Amending Park City Code Section 2-8-20, Adjusting Membership of The Police Complaint Review Committee

**Ordinance No. 2025-09**

**AN ORDINANCE AMENDING PARK CITY CODE SECTION 2-8-20, ADJUSTING MEMBERSHIP OF THE POLICE COMPLAINT REVIEW COMMITTEE**

WHEREAS, the Police Complaint Review Committee is governed by Park City Code Section 2-8-20 to review proposed dispositions of complaints filed against police personnel and provide recommendations to the Chief of Police and City Manager; and

WHEREAS, meetings before the Police Complaint Review Committee can be time sensitive and require members to be available on short notice; and

WHEREAS, adding flexibility to membership on the Police Complaint Review Committee will allow for more flexibility in scheduling meetings, permitting complaints to be heard more quickly and helping ensure enough members are available for meetings.

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

SECTION 1. Section 2-8-20 of the Park City Code is amended as provided in Exhibit A.

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

PASSED AND ADOPTED this 22nd day of May, 2025.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Nann Worel

Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

Exhibit A

Park City Municipal Code 2-8-20 Police Complaint Review Committee

. . . .

B. Organization.

1. The Police Complaint Review Committee will consist of five eligible community members, one alternate community member to vote when a regular member is absent, and one appointed City staff member as the City Manager's designee. An attorney from the City Attorney's Office will be assigned to act as a legal liaison to the Committee by the City Attorney. The Chief of Police shall be an ex officio member and shall provide all necessary staff support and information to the Committee. The City Council may appoint a Council Liaison.
2. The City Manager's appointed designee shall act as the Chairperson for the Committee and in the absence of the Chairperson, the Chairperson pro-tem shall perform the duties of the Chairperson. The Chairperson shall be a non-voting member. The Chairperson pro-tem shall be elected by a majority vote of the members of the Committee at the first meeting of the Committee each calendar year.
3. Members of the Committee shall perform their services on the Committee without pay or other compensation, except for payment of reimbursement of expenses actually and reasonably incurred and as approved by the Chief of Police. Community members shall be deemed volunteers as defined in Title 67, Chapter 20, of the Utah Code, as amended, or any successor statute. Members shall be immune from any liability with respect to any decision or action taken in the performance of their duties and responsibilities on the Committee as provided by Title 63G, Chapter 8, of the Utah Code, as amended, or any successor statute.

. . . .

## City Council Staff Report

**Subject:** **2025 Kimball Arts Festival Supplemental Plan and Level Five Special Event Permit Approval.**
**Author:** **Chris Phinney, Aaron Archie**
**Department:** **Special Events**
**Date:** **May 22, 2025**

## Recommendation

Consider approving the proposed 2025 Park City Kimball Arts Festival (Festival) Supplemental Plan (**Exhibit A**) and Level Five Special Event Permit (**Exhibit B**), based upon findings that the Festival is operating consistently with the City Services Agreement (CSA) and Park City Code § 4A.

## Executive Summary

The Kimball Art Center (KAC), a long-standing local nonprofit organization, hosts the annual Festival as its primary fundraising event to sustain low- or no-cost youth programs and free year-round exhibitions.

Per section 1.2 of the CSA, the KAC is required to present Supplemental changes annually. This report outlines their proposed modifications, updates from City Operations, and revised estimates for the City Services fees. The KAC will return to the City Council for a Festival debrief on October 23, 2025.

## Analysis

We recommend approving the 2025 Festival Supplemental Plan based on findings that the KAC operates consistently with the CSA. Exhibit C includes a full event analysis and operational details. Changes are outlined below.

The festival has a long and successful history. On May 25, 2023 (report p. 2/ minutes p. 9), the City Council approved a five-year agreement for the Festival (2024 to 2028). The new Agreement, as amended in 2024, includes the following terms:

- Venue Use Areas: Understanding the possibility of significant development projects in the future, the City supported ongoing Festival operations during such projects and acknowledged that they will work with KAC to find alternative off-site parking with transit options when necessary.
- Festival Hours: Festival Hours will remain the same – Friday from 5:00 to 9:00 p.m., Saturday from 10:00 a.m. to 8:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m.
- Demonstrated Measures of Success: KAC pledged to:
    - Maintain a minimum of 10 artists from the Wasatch Back;
    - Continue to improve the Emerging Artist Program to support artists in the beginning stages of their careers and break down financial and social barriers surrounding participation;

    - Continue to offer free Festival admission to Summit County residents on Friday night. This includes extending local free admission to Main Street employees regardless of Summit County residency;
    - Continue developing programs that target organizations and underserved populations in Summit County; and
    - Make ongoing efforts to translate all materials into Spanish.
- Transportation:
    - Clearly outline all parking use areas that are vital for Festival operations. This includes use of the Flagpole lot, Bob Wells Plaza, the southside of China Bridge, and public parking along Swede Alley, Main Street, a portion of Park Avenue, and the Brew Pub lot; and,
    - KAC will promote public transportation to the Festival and host a bike valet each event day.
- Environmental Impacts: The KAC will reduce its carbon footprint, including:
    - Reporting and tracking waste diversion rates for landfill waste, mixed recycling, glass, and compost by pounds; and,
    - Providing a plan to increase and report their diversion rate annually compared to the previous two years.
- Event/ Economic Impact Survey: The KAC will conduct a third-party survey regarding attendance and spending demographics. The City outlined metrics for special event reporting, including attendance, change over, total attendance, local (Wasatch Back) attendance, annual survey sentiment regarding event support, and City funding.
- Dining Decks: The KAC will not charge restaurants to keep dining decks on the street during the Festival.
- Funding: KAC shall be entitled to a waiver of City fees, which may not exceed $180,000 annually. The KAC is responsible for additional City costs that exceed $180,000. There are no cash payments to be made to the KAC.

**KAC Requests**:
Spirit Garden:
As approved for the 2024 Festival (May 23, 2024, report/minutes p. 16), the KAC is requesting the extension of Spirit Garden hours to 9:00 p.m. on Saturday of the Festival (one hour after the Festival closes at 8:00 p.m.) to promote extended visitation on Main Street. Artists' booths will close at 8:00 p.m. Festival admission will not be charged after that time.

Per the Agreement, Park City and the KAC will evaluate the extended hours annually, taking into account performance outcomes and feedback from the Historic Park City Alliance (HPCA) and the public as part of the Supplemental Plan review.

We recommend approving the requested extension of Spirit Garden hours and adjusting the noise variance until 9:00 p.m. (set at 75 decibels). This will increase vibrancy and economic activity and only result in an additional four hours for Public Safety staffing, at

an estimated cost of $400. No other operational impacts are anticipated as a result of this request.

Venue site map:
A detailed site map can be found in **Exhibit A** (APPENDIX C: Arts Festival Site Plan 2025, pg. 21). As in 2024, this site map includes changes to the booth layout to accommodate dining decks and the required fire lane. KAC will continue to work with PCMC and make any necessary changes to the booth layout as needed for operations. Minor changes to the site map include:

- The Creation Station will move from Town Lift Plaza to Heber Ave east of Main Street. This location will be easier for children and their guardians to find and access the activities.
- The Clay Studio will host a booth in Miners Park for local students to showcase their artwork on Main Street. This is an educational opportunity to learn the inner workings of an Arts Festival. Proceeds from art sales will go to the individual artist, with a percentage benefiting the KAC to help cover the booth's operational costs.

Festival Operations and Programming:

- The KAC is switching to ACME ticketing software for the 2025 festival. This is due to an internal change at the KAC to the Humanitru Customer Relationship Management (CRM) and ACME Ticketing systems. The ticket sales will now be linked to their CRM system, creating efficient communications with attendees and donors. This is an internal change only and will not impact ticket operations before or during the festival.
- KAC is excited to link programming from the summer exhibition, *Step After Step*, to the Festival. *Step After Step* explores how walking can act as an artistic language, transforming the most ordinary gesture into a profound act of meaning. KAC staff is working on programming that draws on the exhibition themes and promotes the use of Park City's outdoor spaces.

**City Operations**:
Parking:
The Parking and Special Event Departments recommend event parking rates for the Festival remain the same as in 2024 ($9/hr., with a max of $40/day). At existing levels, our pricing strategy continues to show room to grow and change behaviors to motivate the use of transit options. To supplement, we plan to increase public transit express routes from Richardson Flat, Park City High School, Park City Mountain Resort, and Deer Valley during the Festival weekend.

Emergency Access:
The KAC worked closely with the Park City Fire Marshal and the Park City Fire District (PCFD) to address fire lane requirements on Main Street. The resulting plan ensures emergency access for PCFD while maintaining layout flexibility for Festival booths.

## Funding

Per the CSA, KAC shall be entitled to a waiver of City service fees, which may not exceed $180,000 annually. The KAC is responsible for additional City costs that exceed $180,000. However, we do not expect fees to exceed $180,000 this year. The 2025 funding for City services associated with the Festival comes from the General Fund and is estimated at $168,182 (**Exhibit C**).

## Exhibits

A 2025 Arts Festival Supplemental Plan
B Draft Special Event Permit
C Analysis of the 2025 Arts Festival

KIMBALL ART CENTER

KIMBALL ARTS FESTIVAL

# Park City Kimball Arts Festival

# 2025 Supplemental Plan


Summary of Changes in 2025
About Kimball Art Center
About the Park City Kimball Arts Festival
Community Focus
Event Schedule
Festival Leadership Team
Park City Kimball Arts Festival Event Offices and Lounges
Parking/Transportation
Park City Kimball Arts Festival Site Plan
Park City Kimball Arts Festival Operations
Festival Food and Drink
Educational Programming Summary
Music Programming Summary
Festival Waste & Recycling Plan
Insurance Requirements for the 2025 Park City Kimball Arts Festival
APPENDIX A: Park City Kimball Arts Festival Operations Timeline 2025
APPENDIX B: Park City Kimball Arts Festival Public Parking Summary 2025
APPENDIX C: Park City Kimball Arts Festival Site Plan 2025
APPENDIX D: Park City Kimball Arts Festival Sustainability and Waste Plan 2025
APPENDIX E: Park City Kimball Arts Festival PCMC Services, Street Closures, and Parking 2025
APPENDIX F: Park City Kimball Arts Festival Signage Plan 2025
APPENDIX G: Park City Kimball Arts Festival Emergency Plan 2025

## Summary of Changes in 2025

- The Park City Kimball Arts Festival will continue to use the site plan adopted in 2024. This site plan includes changes to the booth layout to accommodate dining decks and the agreed upon fire lane. KAC will continue to work with PCMC and make any necessary changes to the booth layout as needed for operations. See APPENDIX C: Park City Kimball Arts Festival Site Plan 2025 (pg. 19) for a detailed site map.
- In an effort to extend vibrancy on Main Street on Saturday night, Kimball Art Center is again asking to extend music programming and bar operations at the Spirit Garden on Heber Ave until 9pm. The rest of the festival's operations, including admission gates, artist booths, educational activities, and all additional food and drink vendors will still close at 8pm.
    - During past festivals, there has been a noticeable dropoff in energy and traffic on Main street after the festival closes at 8pm. It's our hope that this 'soft close' will keep people on Main Street for longer and help bridge the gap between attendees enjoying the festival and moving on to exploring other Main Street businesses.
    - This change will not be marketed as an extension of festival hours and the Kimball Art Center does not anticipate a change in the festival's projected attendance. Kimball Art Center will keep the Spirit Garden open to the general public, not just those who had attended the festival during the day, and will keep the area staffed with private security guards, bar staff, operations staff, and volunteers.
    - KAC staff, festival staff, and volunteers will patrol Main Street as usual to ensure all other vendors cease operations at 8pm.
    - Kimball Art Center will also work with the PCMC Special Events team to determine whether or not additional police hours are needed and whether or not transportation services will need to be extended.
- The Creation Station will be moved from Town Lift Plaza to Heber Ave East, immediately inside the Heber East entry gate. This change will help KAC during the festival as additional staff from the info booth and entry gates will be able to assist the Creation Station as needed. This location will also be easier for children and guardians to find and access.
- In addition to the Young Artists' Academy (YAA) student art tent on Heber Ave, Kimball Art Center is continuing to expand opportunities for students to showcase their artwork on Main Street. We are currently working with the clay studio to see if there are enough students interested in hosting a booth in Miner's Park. This is an educational opportunity for the clay studio students to learn the ins and outs of being a festival artist with support from KAC staff and other festival artists. Proceeds from art sales will go to the individual artist with a percentage benefitting the Kimball Art Center to help cover the booth's operational costs.
- The Kimball Art Center is switching to ACME ticketing software for the 2025 festival. This is due to an internal change at the Kimball Art Center to the Humanitru CRM and ACME Ticketing systems. This change will allow our ticket sales to be linked to our CRM system, something that was not possible before, creating more efficient communications to attendees and donors. This is an internal change only and will not impact ticket operations before or during the festival.
- Kimball Art Center is excited to link programming from our summer exhibition, *Step After Step*, to the festival on Main Street. *Step After Step* explores how walking can act as an artistic language, transforming the most ordinary gesture into a profound act of meaning. KAC staff is working on programming that draws on the exhibition themes and promotes use of Park City's outdoor spaces.

## About Kimball Art Center

Kimball Art Center (KAC) inspires and connects our community through art. We strive to be a creative influence in Park City, bringing people together to experience exhibitions, participate in educational programs, and share in the artistic process. At KAC, we value creativity, curiosity, collaboration, and diversity. All of our programs operate on the belief that the arts sustain vibrant communities, challenge assumptions, celebrate multiple perspectives, and foster positive social change.

KAC has worked hard to reimagine, deepen, and expand its vision to reflect contemporary social dialogues and meet the needs of our community. Guided by a fresh outlook, we will continue to inspire and connect through art, while curating world-class exhibitions and expanding the accessibility of our offerings. Our goal is to steward dynamic and inclusive spaces throughout the organization that reflect the diversity of our community and the full range of social issues that impact our friends, neighbors, and visitors. We want everyone to feel represented by our programs and welcome in our galleries and classrooms.

Consistent with our mission to make the arts accessible to everyone, KAC's studios host over 300 art classes each year across a variety of media and skill levels—from beginners to experts, and from toddlers to seniors. Not only does Kimball Art Center reach thousands of students each year through our classes and programs, we also offer educator nights for art teachers and peer-to-peer critique nights. Moreover, partnerships with local organizations such as the National Ability Center, Swaner EcoCenter, Park City Library, Basin Recreation, Park City Senior Center, Park City Education Foundation, and Connect Summit County help us extend the reach and accessibility of our programs.

For children in Kindergarten through 12th grade, KAC is at the heart of art education in Park City public schools. Our Elementary Visual Arts (E.V.A.) Program, for example, has provided thousands of local elementary students regular access to a visual art program. This is critical because we know that arts education builds confidence and social skills, develops creative problem-solving abilities, improves test scores in core subjects, and fosters imagination, compassion, and emotional intelligence. For adults, KAC offers one-day and multi-week workshops in diverse media (painting, glass, clay, photography, and more), and open studio time, which helps to create a supportive artistic community within our studios. Additionally, we offer drop-in adult and youth classes in painting, figure drawing, and ceramics throughout the week, which are accessible to visiting families.

Kimball Art Center also supports the creative community through our exhibition program, which brings nationally recognized shows to our galleries throughout the year. Each exhibition is thoughtfully curated and carefully executed to cultivate curiosity and engender critical thinking in an inclusive environment. Exhibitions showcase multivocality: emerging and established local, national, and international artists who work in diverse media and explore diverse perspectives on contemporary ideas. Programs and interactive elements accompanying the exhibitions offer meaningful educational experiences for visitors, helping them find connections between their lives and the artwork on display.

The kind of programming KAC offers is indispensable in our community, yet not found elsewhere. Park City has a range of commercial galleries and ticketed art events, but Kimball Art Center strives to offer exhibitions and programs that are low cost or free to the public and designed to inspire and connect. Thought-provoking, accessible programs, like ours, spark new conversations and offer meaningful insight into the diversity of everyday experience in our world. Meanwhile, our partnerships with other local and regional nonprofit organizations strengthen Kimball Art Center's programs and extend their reach.

## About the Park City Kimball Arts Festival

While building a dynamic community of artists and art enthusiasts in our galleries and studios, Kimball Art Center also invites audiences to gather around community events that foster a communal sense of joy, social engagement, and local economic opportunity. Each year, the highly regarded Park City Kimball Arts Festival showcases the work of jury-selected artists from around the country, attracts thousands of visitors to Park City, and brings employment, tax revenue, and increased business sales to the community. Now in its 55th year, this three-day open-air celebration of the arts is considered one of Park City's signature events.

In 1969, a group of local Park City artists came together to launch an open-air arts festival on historic Main Street. Their aim was to imbue Park City – already a bustling ski resort during the winter – with cultural offerings in the summer months. Inspired by the artists' creative energy, local philanthropist Bill Kimball decided to expand upon their efforts by creating Kimball Art Center, a permanent home for the visual arts in Park City.

Under guidance and management of Kimball Art Center and a longstanding partnership with Park City Municipal Corporation, the Park City Kimball Arts Festival – true to the spirit of its founders – has established itself as one of Utah's leading cultural events, attracting thousands visitors annually, and garnering national attention for the artists whose works are displayed.

Today, the Park City Kimball Arts Festival receives more than 1,200 artist applications to the festival annually. Applicants are reviewed by a blind jury and approximately 190 artists are invited to participate.

Funds raised from the event directly support:

- Scholarships for low-income children to participate in art classes and camps
- Art education and curriculum in public schools
- After-school art programs in area elementary schools
- Hands-on instructions for teenagers dedicated to the study and practice of the visual arts
- Cross-curriculum lesson plans integrating art into core subjects
- Access to free and thought-provoking exhibitions

## Community Focus

To honor the Park City Kimball Arts Festival's local, grassroot founders, Kimball Art Center focuses on producing a festival that gives back to our community both financially, culturally, and energetically. Funds raised from the Park City Kimball Arts Festival directly impact the Park City community through arts education, additional tax revenue, and increased sales at local businesses. In addition to the financial benefits, the Arts Festival offers a cultural experience for Park City locals and its visitors.

### *Locals Night*

Kimball Art Center continues to thank our Summit County locals by providing free festival admission for the opening night to all Summit County residents. Since 2023, KAC is opening up Locals Night to include all Main Street employees regardless of their residency.

### *Local Artists*

In an effort to export great art as well as import it, Kimball Art Center values the participation of our local artist community in the Park City Kimball Arts Festival. Each year, we reserve spaces on Main Street for artists from the Wasatch Back, regardless of jury scores. This year, we will have a minimum of 10 participating artists whose primary residence is in Summit or Wasatch county.

Kimball Art Center will give local artists a special call-out on the festival map and present a Best In Show - Local Artist award on Saturday evening. The winner will receive a Best in Show banner to display in their booth for the remainder of the festival and future festivals, automatic acceptance to the 2026 arts festival, and additional media recognition.

### *T-Shirt Design Contest*

Each year the Kimball Art Center hosts a t-shirt design contest open to Utah based artists. KAC asks for submissions that illustrate the importance of the Park City and arts communities as well as incorporate the name of the festival, festival dates or annual year, and the festival location. The design will be used on staff and volunteer t-shirts, merchandise, and SWAG items. To enter, artists must email their designs to artsfest@kimballartcenter.org by June 6th. The winning design will be announced on June 20th and the artist will receive a $500 honorarium, 2 merchandise items with the printed design, and media recognition. More information and the full RFD is available on the festival website.

## Event Schedule (See APPENDIX A: Park City Kimball Arts Festival Operations Schedule)

| | Date | Day | Start | Finish |
|---|---|---|---|---|
| **Arts Festival** | August 1 | Friday | 5:00 PM | 9:00 PM |
| **Arts Festival** | August 2 | Saturday | 10:00 AM | 8:00 PM |
| **Arts Festival** | August 3 | Sunday | 10:00 AM | 6:00 PM |

### *Admission*

Attendees can purchase tickets online prior to the festival and day-of at the gates. All sales will be processed through ACME software. ACME will assist in contact tracing should the need arise and will also allow attendees to receive updates via email. Additional donations will be taken at the gates via a QR code and cash donation buckets.

## Festival Leadership Team

| | Title | Phone | Email |
|---|---|---|---|
| **Hillary Gilson** | Arts Festival Director | 609-405-1254 | Hillary.Gilson@kimballartcenter.org |
| **John Stevenson** | Operations Manager | 435-901-1882 | John.Stevenson@kimballartcenter.org |
| **Alex Regenold** | Communications Director | 303-408-2534 | Alex.Regenold@kimballartcenter.org |
| **Lacey Cole-Rae** | Development Director | 801-803-9041 | Lacey.Cole-Rae@kimballartcenter.org |

| | | | |
|---|---|---|---|
| **Aldy Milliken** | Executive Director | 502-599-3213 | Aldy.Milliken@kimballartcenter.org |

## Park City Kimball Arts Festival Event Offices and Lounges

Event Operations Compound: Bob Wells Plaza
VIP Lounge: Kimball Terrace - 675 Main Street
Volunteer Lounge: TBD
Artist Lounges: TBD
Staff Offices: TBD

## Parking/Transportation (See APPENDIX B: Park City Kimball Arts Festival Public Parking Summary 2025)

Parking operations are divided into artist/Kimball Art Center staff parking and public parking. All artist/staff parking lots are manned by Festival staff to ensure efficient parking and to monitor numbers. Paid public parking in China Bridge is managed by PCMC.

Free public parking lots are located at Park City Mountain, Canyons, Park City High School/Treasure Mtn Jr High, and Deer Valley Resort. These lots are serviced by Park City Transit and High Valley Transit free bus service. Potential restrictions are to be determined based on summer operations and construction projects at each location.

*Kimball Art Center encourages all Festival attendees to take advantage of this convenient mode of transportation. Walking or biking to the event is also promoted and* ***a complementary bike valet is provided at 7th Street by the Park City Mountain Bike Team****. Kimball Art Center actively discourages attendees from driving a personal vehicle and attempting to park near the Festival.*

The Park City Kimball Arts Festival is a fully accessible event. All of our parking areas provide accessible parking. *In addition, we provide a complimentary Festival golf cart shuttle to those who need assistance during the Festival. Please feel free to contact us with any questions at (435-649-8882).*

### *Reserved Parking*

| | **Use** | **Available** | **Requested** |
|---|---|---|---|
| **Flagpole Lot – Oversized** | Artist | 57 | 57 |
| **Galleria Lot – Oversized** | Artist | 9 | 9 |
| **Historic Wall Lot – Oversized** | Artist | 60 | 60 |

| | | | |
|---|---|---|---|
| **Bob Wells Plaza Parking** | Staff | 9 | 9 |
| **Old China Bridge L1** | Staff | 15 | 15 |
| **Old China Bridge L2** | Artist | 86 | 86 |
| **Old China Bridge L3** | Artist | 91 | 91 |
| **China Bridge Roof – Oversized** | Artist | 78 | 78 |

*Public Parking*

| | **Type** | **Park & Ride** | **Parking Cost** | **Quantity** |
|---|---|---|---|---|
| **DVR Lot 5** | Public | Yes | Free | 200 *TBD on limitations due to DV summer events |
| **PCM-Silver King & Main** | Public non exclusive use | Yes | Free | 200 |
| **Ecker Hill Park and Ride** | Public | Yes | Free | as per SC |
| **China Bridge, Marsac** | Public | No | Set by PCMC | as per PCMC |
| **Park City High & Treasure Mtn Jr High** | Public | Yes | Free, available Fri, Sat & Sun | Depends on construction |
| **Sandridge Lots, North & South** | Public | Yes | Free | |

*Transportation & Traffic*

Many of the streets in Old Town will only be open to residents with access passes. Resident access passes are distributed annually by PCMC's Special Events Team. These streets will be monitored by police.

The Festival team is working closely with Park City Municipal event staff, Park City Transit, High Valley Transit, Park City Police and satellite parking providers in order to develop a comprehensive traffic, transportation and parking plan.

## Park City Kimball Arts Festival Site Plan (See APPENDIX C: Park City Kimball Arts Festival Site Plan 2025)

Artists will set up along Main Street beginning at 4:00am on Friday, August 1st in preparation for opening at 5:00pm. Breakdown of the Festival will begin at 6:01pm on Sunday, August 3rd and will conclude by 11:00pm on Main St and by 6:00pm on Monday, August 4th in other areas.

## Park City Kimball Arts Festival Operations (See APPENDIX A: Park City Kimball Arts Festival Operations Schedule 2025)

The Park City Kimball Arts Festival requires the collective efforts of all Kimball Art Center staff, temporary Festival employees, interns, PCMC event staff, and hundreds of volunteers. The Festival set and strike is very complex, requiring detailed plans to set-up the artist, vendor, and merchant booths, food trucks, stages, beer gardens, and support services in order to operate within the size and time restrictions of Main Street. Initial set-up for the Arts Festival begins on Monday, July 28th in off-street locations. This initial set-up should have little to no impact on Main Street. Additional set-up begins on Wednesday, July 30th and strike begins Sunday, August 3rd at 6:01pm with Main Street open by 11:00 pm. The entire Festival is cleared by 5pm Monday, August 4th.

## Festival Food and Drink

Kimball Art Center is partnering with food vendors to offer concessions and beverages. Attendees will be encouraged to bring their own already filled water bottles and there will be two refill stations available, one at the base of Town Lift and another at Miner's Park. Dog bowls will also be available at each water station. KAC is also working with festival sponsor Coca-Cola to provide canned water at concession trailers in the Brew Pub parking lot and on Heber Ave.

Alcohol will be available at two locations: the Food Truck Roundup, located in the Brew Pub parking lot, and the Spirit Garden, located on Heber Ave. in between Main Street and Park Ave. Top Shelf Services will manage the set-up, strike, staffing, and service for both bar locations.

### *Food Truck Roundup in Brew Pub Lot*

Bar Partners and Footprint:

- 10’x20’ Top Shelf bar set-up.
- 8’x4’ Top Shelf refrigeration trailer
- High West Distillery
- Moab Brewery
- Old Town Cellars

Food Trucks and Vendors to be finalized.

Non-alcoholic Beverages:

- 10'x8' trailer provided by Coca-cola will sell a limited product line of Coca-cola products. Trailer will be staffed by KAC volunteers and staff. All drinks will be packaged in aluminum cans.
    - Seltzer water
    - Still water
    - Sodas, teas, and other soft drinks

### *Miner’s Park*

Food and drink vendors to be finalized.

Non-alcoholic Beverages:

- Hydration Station for refilling water bottles.

### Spirit Garden on Heber

Bar Partners and Footprint:

- 10’x20’ Top Shelf bar set-up.
- 8’x4’ Top Shelf refrigeration trailer
- High West Distillery
- Moab Brewery
- Old Town Cellars

Food vendors to be finalized.

Non-alcoholic Beverages:

- 10'x8' trailer provided by Coca-cola will sell a limited product line of Coca-cola products. Trailer will be staffed by KAC volunteers and staff. All drinks will be packaged in aluminum cans.
    - Seltzer water
    - Still water
    - Sodas, teas, and other soft drinks

## Educational Programming Summary

Kimball Art Center will provide thematic programming for persons of all ages throughout the festival. Programming will tie into KAC's upcoming exhibition, *Step After Step*, on display from May 30th to September 14th. *Step After Step* explores how walking can act as an artistic language, transforming the most ordinary gesture into a profound act of meaning.

The *Creation Station* will be located on Heber Ave East and will host activities for youth attendees. *Studio on Main* locations will be the Kimball Art Center Info Booth (intersection of Heber Ave. and Main Street) and Miner’s Park and will host programming for teens and adults.

### *Creation Station*

- Town Lift Plaza
    - **Paid Activity 1: Printed Bandanas - Make and Wear Your own Art!**
    - **Paid Activity 2: Flipbook Animation - Step After Step**
    - **Community Collaboration: Walking Drawing Mural - Let You Steps Create Art**
    - **Art Activity 4:** TBD name and description
    - **Scavenger Hunt:** Pick-up scavenger hunt cards at the entry gates. Search for answers throughout the Festival, engage with the art and artists, and turn in the Scavenger Hunt clue card to the *Creation Station* at Heber Ave East in exchange for a prize.

### *Studio on Main*

- KAC Info Booth - Rotating Programming
    - **Friday, August 1st: Interactive Programming** - TBD name and description
    - **Saturday, August 2nd: Interactive Programming** - TBD name and description
    - **Sunday, August 3rd: Face Painting** - Select a design from the examples provided
- Miner's Park - Rotating Programming
    - **Saturday, August 2nd: Wheel Try It** - Watch demonstrations by Kimball Art Center teachers and try your hand at the wheel. *Experimentation is encouraged, pieces created will not be fired

## Music Programming Summary

Mountain Town Music (MTM) has partnered with Kimball Art Center to program the Park City Kimball Arts Festival music stages in the Spirit Garden and Food Truck Roundup. KAC and MTM have decided to schedule musical acts that showcase music as a performative art form and highlight different genres of music. Local bands will also be programmed.

## Festival Waste & Recycling Plan (See APPENDIX D: Waste & Recycling Plan)

Kimball Art Center will be working with a TBD recycling partner for the 2025 festival. Recycling for the Arts Festival will focus largely on plastic, cardboard, metals, glass, Styrofoam, and wood. Landfill waste will be collected by Festival staff or contractor as part of their enhanced daily service.

- Landfill Waste: Kimball Art Center will use the city owned trash receptacles as well as supplemental temporary waste bins, which will be serviced by a contractor hired by the KAC.
- Temporary Food Waste Recycling Stations: Set up at Food Truck Roundup and Heber Spirit Garden sites. Food vendors will be educated with Food Waste Recycling requirements and they will be strongly advised to comply with the program.
- Temporary Waste Stations: Kimball Art Center will place temporary waste stations at bathroom and food vendor locations.
- Temporary Recycling Stations: Kimball Art Center will place temporary recycling stations at bathroom spirit garden and food vendor locations. One will also be created for artists to recycle or reuse any packaging materials.

- Temporary dumpsters: Additional dumpsters requested - (2) 30yd temporary dumpsters (1 for recycling) at Historic Wall Lot, (1) 30 yd at Swede Alley Bump Out, and (1) 8yd dumpster at Park and Heber.

Waste and recycling operations will take place during all event hours. Contracted vendors, volunteers & staff will be responsible for monitoring volumes and waste stream classifications.

Recycling and food waste reports will be created after the festival by the recycling partner and Kimball Art Center. All metrics will be reported in pounds for accurate year over year comparisons.

## Insurance Requirements for the 2025 Park City Kimball Arts Festival

**Liability Insurance Amount:**

- General Liability of $2,000,000 per occurrence/ $4,000,000 aggregate.
- $1,000,000/$2,000,000 Liquor liability required.
- Auto Liability required $2,000,000 per occurrence (owned/non owned – any auto)
- Workers Compensation coverage in the amount of $1,000,000 per accident, $1,000,000 disease each employee, and $1,000,000 disease policy limit.
- (Additional requirement) KAC shall require any hired security to provide commercial general liability, auto liability, and workers compensation coverages with the limits reflected in the section above, which coverages shall include the verbiage listed in the Description of Operations/Special Items Box below.

**Description of Operations/Special Items Box must include:**

- Park City Municipal Corporation is hereby named an additional insured.
- For any claims related to this permit, the Permittee's insurance coverage shall be primary insurance coverage as respects to PCMC, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by PCMC, its officers, officials, employees, or volunteers shall be excess of the Permittee's insurance and shall not contribute with it.
- The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the Entity for all work performed by the Permittee, its employees, agents and subcontractors.

**Certificate Holder:**
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

Please email certificates to the Park City Special Events Coordinator as follows:
Jillian Murillo jmurillo@moreton.com
Chris Phinney chris.phinney@parkcity.org

Any change of these requirements must be approved prior to approval of permit by both the Special Events Coordinator and the City Attorney's Office. Event permits are void until Certificate of Insurance has been provided and accepted as outlined in the conditions of approval on the Special Event.

KIMBALL ART CENTER

## APPENDIX A: Park City Kimball Arts Festival Operations Schedule 2025

| Day | Date | Action | Start | End | Location | Site Description | Owner | Notes |
|---|---|---|---|---|---|---|---|---|
| Monday | 7/28/25 | Street Booth Marking | 6:00 | 17:00 | Main St, side streets | | PCKAF | Marking locations for booths on streets, as needed |
| Monday | 7/28/25 | Signage install | 8:00 | 17:00 | Town Lift Bridge | | PCKAF | Banner install on bridge |
| Monday | 7/28/25 | Set up KAC offices | 8:00 | 17:00 | TBD | | PCKAF | |
| Monday | 7/28/25 | Street Sweeping OK | 8:00 | 17:00 | Main St | | PCMC | Ok if needed |
| | | | | | | | | |
| Tuesday | 7/29/25 | Street Booth Marking | 6:00 | 17:00 | Main St, side streets | | PCKAF | |
| Tuesday | 7/29/25 | Ops Prep and Set | 8:00 | 17:00 | Off street | | PCKAF | Off street prep and set |
| Tuesday | 7/29/25 | Street Sweeping OK | 8:00 | 17:00 | Main St | | PCMC | Ok if needed |
| | | | | | | | | |
| Wednesday | 7/30/25 | Bob Wells Plaza CLOSED | 6:00 | 24 hr | BWP | BWP parking | PCMC | Set-up Ops tent, Closed through Sunday, 23:00 |
| Wednesday | 7/30/25 | Set Bob Wells Plaza | 6:00 | 17:00 | BWP | BWP parking | PCKAF | Set Ops Compound |
| Wednesday | 7/30/25 | Street Booth Marking | 6:00 | 17:00 | Main St, side streets | | PCKAF | As needed |
| Wednesday | 7/30/25 | Ops Prep and Set | 7:00 | 17:00 | All areas | | PCKAF | Off street prep and set |
| Wednesday | 7/30/25 | Brew Pub Lot Closed | 6:00 | 24 hr | Brew Pub Lot | South end | PCMC | Stage set-up, vendor load-in, FF&E set |
| Wednesday | 7/30/25 | Tent, FF&E Set/Stage | 8:00 | 17:00 | Off street | | PCKAF | Off street prep and set |
| | | | | | | | | |
| Thursday | 7/31/25 | Street Booth Marking | 6:00 | 17:00 | Main St, side streets | | PCKAF | As needed |
| Thursday | 7/31/25 | Brew Pub Lot Closed | 6:00 | 24 hr | Brew Pub Lot | All | PCMC | Vendor load-in, FF&E, restrooms set |
| Thursday | 7/31/25 | Ops Prep and Set | 7:00 | 17:00 | All areas | | PCKAF | Off street prep and set |
| Thursday | 7/31/25 | Tent, FF&E Set/Stage | 7:00 | 17:00 | Off street | | PCKAF | Off street, BWP, 5th, 7th, etc |
| Thursday | 7/31/25 | Stage Ops Trucks, Trailers | 7:00 | 17:00 | All areas | | PCKAF | Ops trucks and trailers parked in Fest locations |
| Thursday | 7/31/25 | Tent, FF&E Set/Stage | 7:00 | 17:00 | All areas | | PCKAF | FF&E staging on Heber and side streets |
| Thursday | 7/31/25 | Tent, FF&E Set/Stage | 7:00 | 17:00 | Main St | Reserved parking spaces | PCKAF | Tent, FF&E staging in reserved parking spaces |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Thursday | 7/31/25 | Signage Installation | 7:00 | 17:00 | All areas | | PCKAF | Wayfinding, parking, transportation, ect. |
| Thursday | 7/31/25 | Remote Parking Lot Set/Stage | 7:00 | 17:00 | All areas | | PCKAF | DVR, PCHS, PCM |
| | | | | | | | | |
| Friday | 8/1/25 | Main Street CLOSED | 3:00 | 24hr | Main St | All | PCMC | Closed through Sunday, 23:00 |
| Friday | 8/1/25 | Heber and side streets CLOSED | 3:00 | 24hr | Heber | All side streets | PCMC | Closed through Sunday, 23:00 |
| Friday | 8/1/25 | Main St Delivery Window - Friday only - NO ACCESS TO MAIN | 3:00 | 6:00 | Main St | All side streets | PCMC | No deliveries on Main. Walk-In access from Swede only. Can't block traffic |
| Friday | 8/1/25 | Festival Operations | 3:00 | 21:00 | All Areas | | PCKAF | |
| Friday | 8/1/25 | ARTIST EARLY MOVE IN | 4:00 | 7:00 | Main St | | PCKAF | Per schedule. NORTH BOUND TRAFFIC ONLY |
| Friday | 8/1/25 | ARTIST PARKING | 3:00 | 24hr | Swede | CB, FP, GA, HW, BP | PCKAF | Artist Parking in Permit Areas Only |
| Friday | 8/1/25 | Trash/Recycling Pick Up Service - NO ACCESS TO MAIN | 5:00 | 8:00 | Swede | | PCMC | No Trash/Recycling service on Main. Access on Swede only. Can't block traffic |
| Friday | 8/1/25 | ARTIST STAGING DVR | 6:00 | 16:00 | DVR | Lot 5 | PCKAF | Artist staging for Move In phase 2 and 3 |
| Friday | 8/1/25 | ARTIST MOVE IN - phase 2 and 3 | 7:00 | 17:00 | Main St | | PCKAF | Per schedule. NORTH BOUND TRAFFIC ONLY |
| Friday | 8/1/25 | Old Town Permit Access | 7:00 | 21:00 | Old Town | | PCMC | |
| Friday | 8/1/25 | Swede Alley Permit Access | 7:00 | 21:00 | Swede | | PCMC | Reminder for Police coverage of Left turn lane off DVD to Swede |
| Friday | 8/1/25 | Public Parking Operations: DVR | N/A | N/A | DVR | Lot 5 | PCKAF | No PCKAF parking Fri night due to concert |
| Friday | 8/1/25 | Public Parking Operations: PCHS | 16:00 | 21:00 | PCHS | | PCKAF | Construction may affect capacity |
| Friday | 8/1/25 | Public Parking Operations: PCM | 16:00 | 21:00 | PCM | Silver King, Main | PCKAF | Non exclusive use |
| Friday | 8/1/25 | Public Parking Operations: China Bridge | TBD | TBD | China Bridge | MARSAC ENTRANCE ONLY | PCMC | Paid Parking. No public access on Swede Alley - Marsac entrance only |
| Friday | 8/1/25 | No Main St Planter Watering | | | Main St | | PCMC | No access for planter watering on Friday. Early access Sat and Sun, if needed. |
| Friday | 8/1/25 | PARK CITY KIMBALL ARTS FESTIVAL | 17:00 | 21:00 | Main St | | PCKAF | PCKAF hours |
| | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Saturday | 8/2/25 | Main Street CLOSED | 0:00 | 24hr | Main St | All | PCMC | Closed through Sunday, 23:00 |
| Saturday | 8/2/25 | Heber and side streets CLOSED | 0:00 | 24hr | Heber | All side streets | PCMC | Closed through Sunday, 23:00 |
| Saturday | 8/2/25 | Swede Alley Delivery Window - NO MAIN ST ACCESS | 5:00 | 9:00 | Swede | | PCKAF | No deliveries on Main, Heber or side streets |
| Saturday | 8/2/25 | Trash/Recycling Pick Up Service - NO ACCESS TO MAIN | 5:00 | 8:00 | Swede | | PCMC | No Trash/Recycling service on Main. Access on Swede only. Can't block traffic |
| Saturday | 8/2/25 | Main Street Planter Watering | 5:00 | 7:00 | Main St | | PCMC | Early AM plant watering as needed |
| Saturday | 8/2/25 | Festival Operations | 6:00 | 20:00 | All Areas | | PCKAF | |
| Saturday | 8/2/25 | Artist Resupply | 6:00 | 8:00 | Main St | | PCKAF | NO UNAUTHORIZED VEHICLES ALLOWED ON MAIN |
| Saturday | 8/2/25 | Old Town Permit Access | 8:00 | 20:00 | Old Town | | PCMC | |
| Saturday | 8/2/25 | Swede Alley Permit Access | 8:00 | 20:00 | Swede | | PCMC | |
| Saturday | 8/2/25 | ARTIST PARKING | 24 hr | 24hr | Swede | CB, FP, GA, HW, BP | PCKAF | Artist Parking in Permit Areas Only |
| Saturday | 8/2/25 | Public Parking Operations: DVR | 9:00 | 17:00 | DVR | Lot 5 | PCKAF | Art Fest parking ends at 15:00 due to concert |
| Saturday | 8/2/25 | Public Parking Operations: PCHS | 9:00 | 20:00 | PCHS | | PCKAF | |
| Saturday | 8/2/25 | Public Parking Operations: PCM | 9:00 | 20:00 | PCM | Silver King, Main | PCKAF | Non-exclusive use |
| Saturday | 8/2/25 | Public Parking Operations: China Bridge | 9:00 | TBD | China Bridge | MARSAC ENTRANCE ONLY | PCMC | Paid Parking. No public access on Swede Alley - Marsac entrance only |
| Saturday | 8/2/25 | PARK CITY KIMBALL ARTS FESTIVAL | 10:00 | 20:00 | Main St | | PCKAF | PCKAF hours |
| Saturday | 8/2/25 | Heber Stage and Spirit Garden | 20:00 | 21:00 | Heber Ave | Heber stage and spirit garden | PCKAF | 1 hour extension for stage and spirit garden only |
| Sunday | 8/3/25 | Main Street CLOSED | 0:00 | 24hr | Main St | All | PCMC | Closed through Sunday, 23:00 |
| Sunday | 8/3/25 | Heber and side streets CLOSED | 0:00 | 24hr | Heber | All side streets | PCMC | Closed through Sunday, 23:00 |
| Sunday | 8/3/25 | Swede Alley Delivery Window - NO MAIN ST ACCESS | 5:00 | 9:00 | Swede | | PCKAF | No deliveries on Main, Heber or side streets |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Sunday | 8/3/25 | Trash/Recycling Pick Up Service - NO ACCESS TO MAIN | 5:00 | 8:00 | Swede | | PCMC | No Trash/Recycling service on Main. Access on Swede only. Can't block traffic |
| Sunday | 8/3/25 | Main Street Planter Watering | 5:00 | 7:00 | Main St | | PCMC | Early AM plant watering as needed |
| Sunday | 8/3/25 | Festival Operations | 6:00 | 18:00 | All Areas | | PCKAF | |
| Sunday | 8/3/25 | Artist Resupply | 6:00 | 8:00 | Main St | | PCKAF | NO UNAUTHORIZED VEHICLES ALLOWED ON MAIN |
| Sunday | 8/3/25 | Old Town Permit Access | 8:00 | 18:00 | Old Town | | PCMC | |
| Sunday | 8/3/25 | Swede Alley Permit Access | 8:00 | 23:00 | Swede | | PCMC | NO PUBLIC ACCESS TO SWEDE UNTIL 23:00 |
| Sunday | 8/3/25 | ARTIST PARKING | 24 hr | 23:59 | Swede | CB, FP, GA, HW, BP | PCKAF | Artist Parking in Permit Areas Only<br>Until 12 am |
| Sunday | 8/3/25 | Public Parking Operations: DVR | 9:00 | 16:00 | DVR | Lot 5 | PCKAF | No Festival parking after 4pm due to event |
| Sunday | 8/3/25 | Public Parking Operations: PCHS | 9:00 | 18:00 | PCHS | | PCKAF | |
| Sunday | 8/3/25 | Public Parking Operations: PCM | 9:00 | 18:00 | PCM | Silver King, Main & Canyons | PCKAF | Non-exclusive use |
| Sunday | 8/3/25 | Public Parking Operations: China Bridge | 9:00 | TBD | China Bridge | MARSAC ENTRANCE ONLY | PCMC | Paid Parking. No public access on Swede Alley - Marsac entrance only |
| Sunday | 8/3/25 | PARK CITY KIMBALL ARTS FESTIVAL | 10:00 | 18:00 | Main St | | PCKAF | PCKAF hours |
| Sunday | 8/3/25 | ARTIST MOVE OUT | 18:00 | 23:00 | Main St | | PCKAF | Per schedule. NORTH BOUND TRAFFIC ONLY |
| Sunday | 8/3/25 | Festival Operations: STRIKE | 18:00 | 23:00 | All Areas | | PCKAF | Per Strike schedule |
| Sunday | 8/3/25 | Festival Strike: Diamond Rentals | 18:00 | 23:00 | All Areas | | PCKAF | Per Diamond Strike schedule |
| Sunday | 8/3/25 | Swede Alley OPEN | 23:00 | | Swede | | PCMC | Keep Swede closed to public until 23:00 for safety reasons |
| Sunday | 8/3/25 | Main Street OPEN | 23:00 | | Main St | All | PCMC | |
| Sunday | 8/3/25 | Heber and side streets OPEN | 23:00 | | Heber | All side streets | PCMC | |
| | | | | | | | | |
| Monday | 8/4/25 | Standard Delivery Window Open | | | Main St | All Areas | | Resume regular schedule |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Monday | 8/4/25 | Festival Operations: STRIKE | 8:00 | 18:00 | All Areas | | PCKAF | Per Strike schedule |
| Monday | 8/4/25 | Festival Strike: Diamond Rentals | 8:00 | 18:00 | Brew Pub | All Areas | PCKAF | Per Diamond Strike schedule |
| Monday | 8/4/25 | Festival Operations: STRIKE | 8:00 | 18:00 | Brew Pub | | PCKAF | Clear items from parking area |
| Monday | 8/4/25 | Festival Operations: STRIKE | 8:00 | 18:00 | BWP | | PCKAF | Bob Wells Plaza Ops Compound |
| Monday | 8/4/25 | Festival Strike: Signage | 8:00 | 18:00 | Remote Parking Lots | DVR, PCHS, PCM | PCKAF | Pick up equipment in DVR, PCHS, PCM parking lots |
| Monday | 8/4/25 | Festival Operations: STRIKE COMPLETE | | 18:00 | All Areas | | PCKAF | The End |

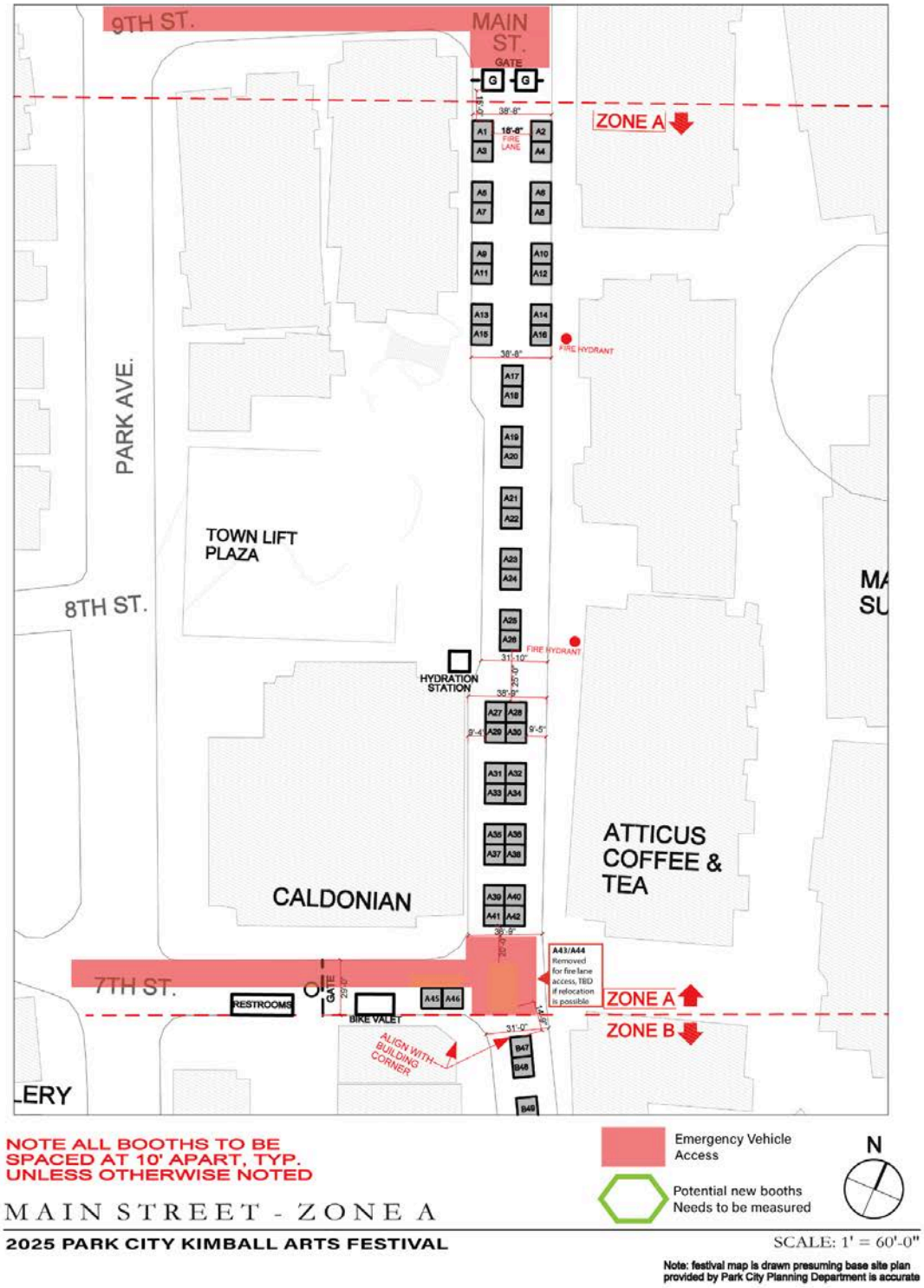
KIMBALL ART CENTER

## APPENDIX B: Park City Kimball Arts Festival Public Parking Summary 2025

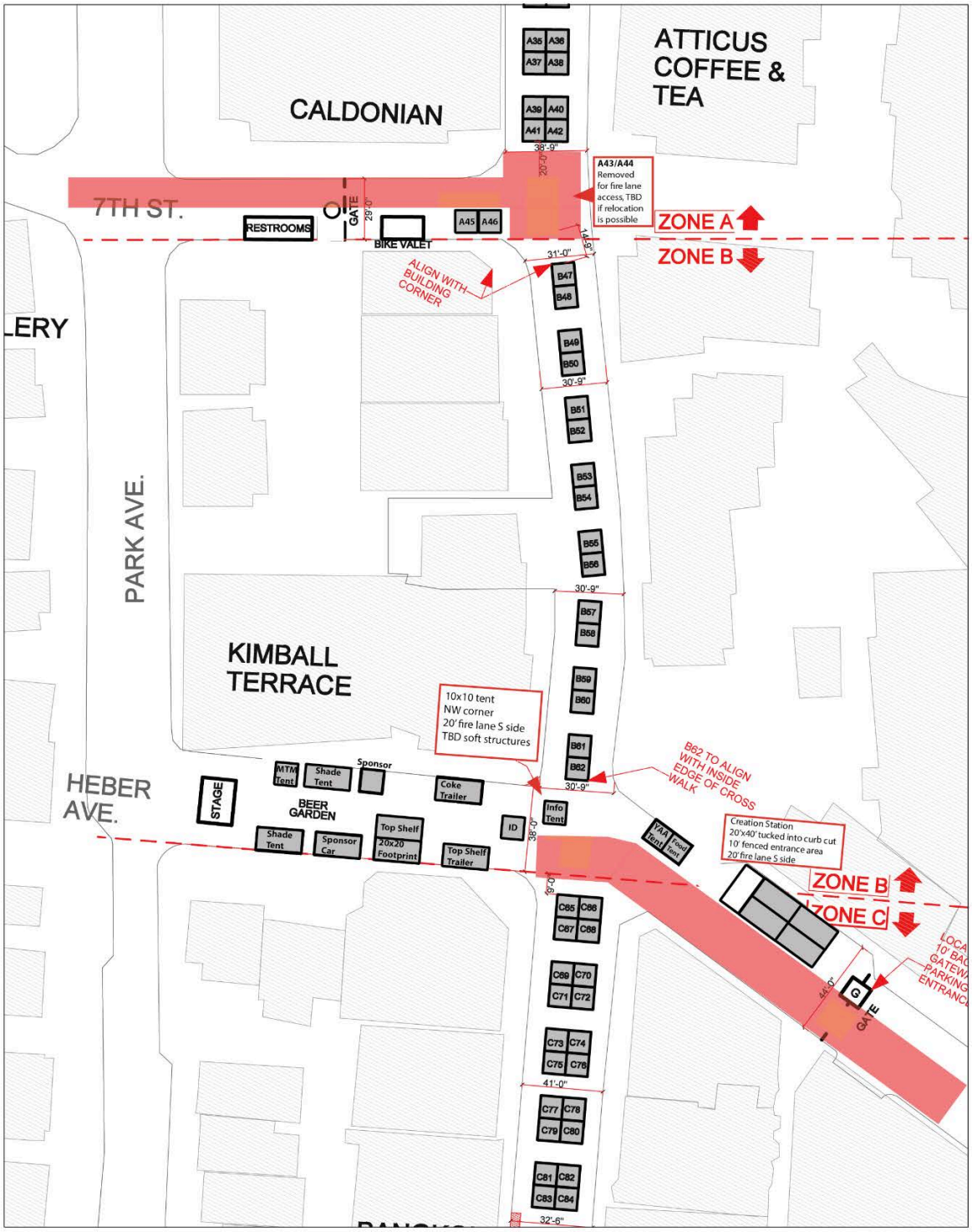
| Day | Date | Action | Start | End | Location | Site Description | Owner | Notes |
|---|---|---|---|---|---|---|---|---|
| Thursday | 7/31/25 | Set up remote parking lot; tents, tables,signage | 14:00 | 16:00 | DVR | Lot 5 | PCKAF | |
| Thursday | 7/31/25 | Set up remote parking lot; signage | 8:00 | 17:00 | PCHS | | PCKAF | Set up signage |
| Thursday | 7/31/25 | Set up remote parking lot; signage | 8:00 | 17:00 | PCM | | PCKAF | Set up signage |
| | | | | | | | | |
| Friday | 8/1/25 | Artist staging for set up | 4:00 | 16:00 | DVR | Lot 5 | PCKAF | |
| Friday | 8/1/25 | DVR concert parking | 16:00 | 22:00 | DVR | Lot 5 | DVR | Concert parking |
| Friday | 8/1/25 | Arts Festival free parking | 16:00 | 21:00 | PCHS | | PCKAF | Arts Festival runs from 17:00 to 21:00 |
| Friday | 8/1/25 | Arts Festival free parking | 16:00 | 21:00 | PCM | | PCKAF | |
| Friday | 8/1/25 | Arts Festival paid parking | 8:00 | 0:00 | China Bridge | Marsac Entrance | PCMC | Paid Parking; rate TBD by PCMC |
| | | | | | | | | |
| Saturday | 8/2/25 | Arts Festival free parking | 9:00 | 15:00 | DVR | Lot 5 | PCKAF | No festival parking after 16:00 |
| Saturday | 8/2/25 | DVR concert parking | 15:00 | 22:00 | DVR | Lot 1-5 | DVR | Concert parking |
| Saturday | 8/2/25 | Arts Festival free parking | 9:00 | 20:00 | PCHS | | PCKAF | Arts Festival runs from 10:00 to 20:00 |
| Saturday | 8/2/25 | Arts Festival free parking | 9:00 | 20:00 | PCM | | PCKAF | |
| Saturday | 8/2/25 | Arts Festival paid parking | 8:00 | 0:00 | China Bridge | Marsac Entrance | PCMC | Paid Parking; rate TBD by PCMC |
| | | | | | | | | |
| Sunday | 8/3/25 | Arts Festival free parking | 9:00 | 18:00 | DVR | Lot 5 | PCKAF | Arts Festival runs from 10:00 to 18:00 |
| Sunday | 8/3/25 | Arts Festival free parking | 9:00 | 18:00 | PCHS | | PCKAF | |
| Sunday | 8/3/25 | Arts Festival free parking | 9:00 | 18:00 | PCM | | PCKAF | |
| Sunday | 8/3/25 | Arts Festival paid parking | 8:00 | 0:00 | China Bridge | Marsac Entrance | PCMC | Paid Parking; rate TBD by PCMC |

KIMBALL ART CENTER

## APPENDIX C: Park City Kimball Arts Festival Site Plan 2025



KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

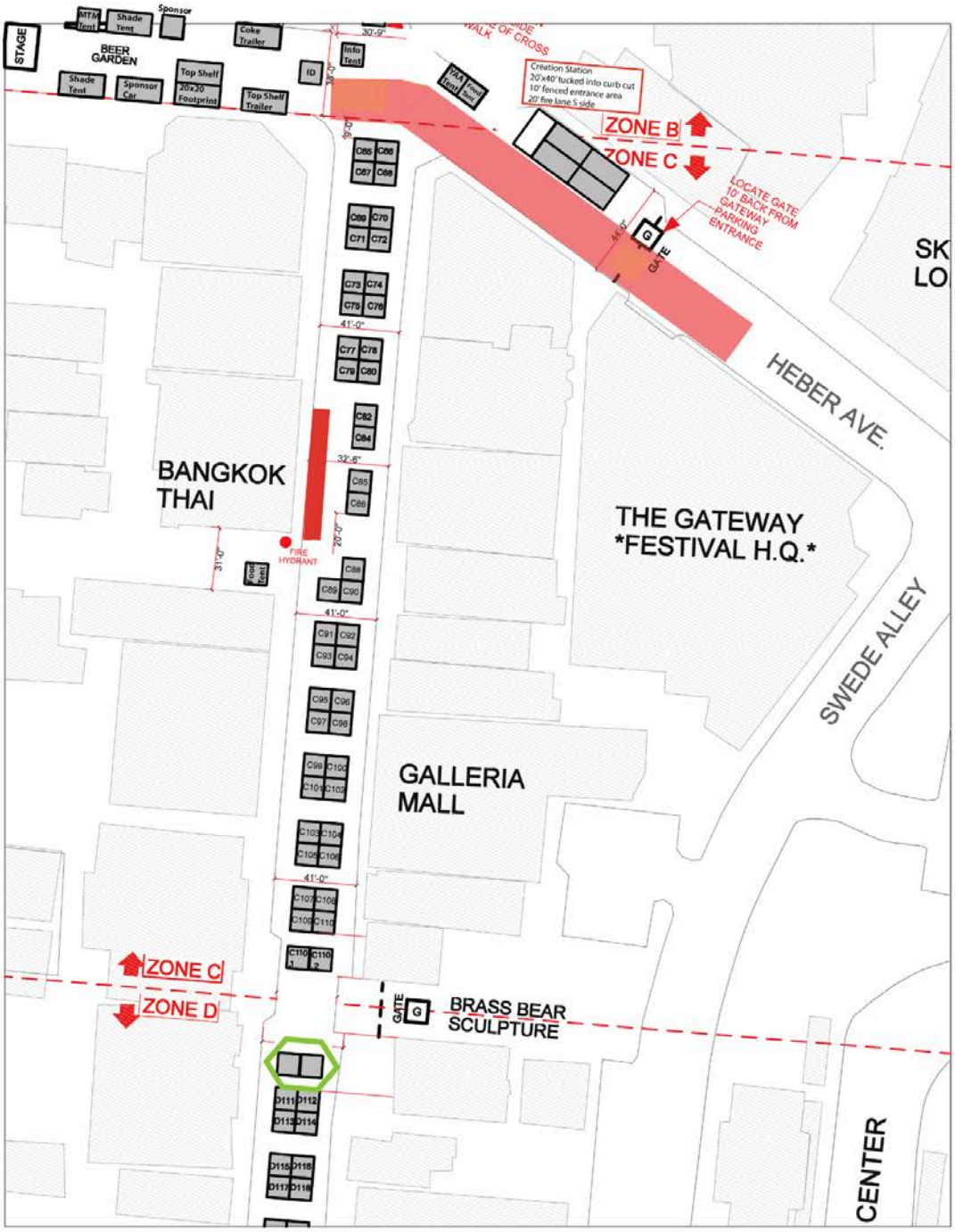
MAIN STREET - ZONE B

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

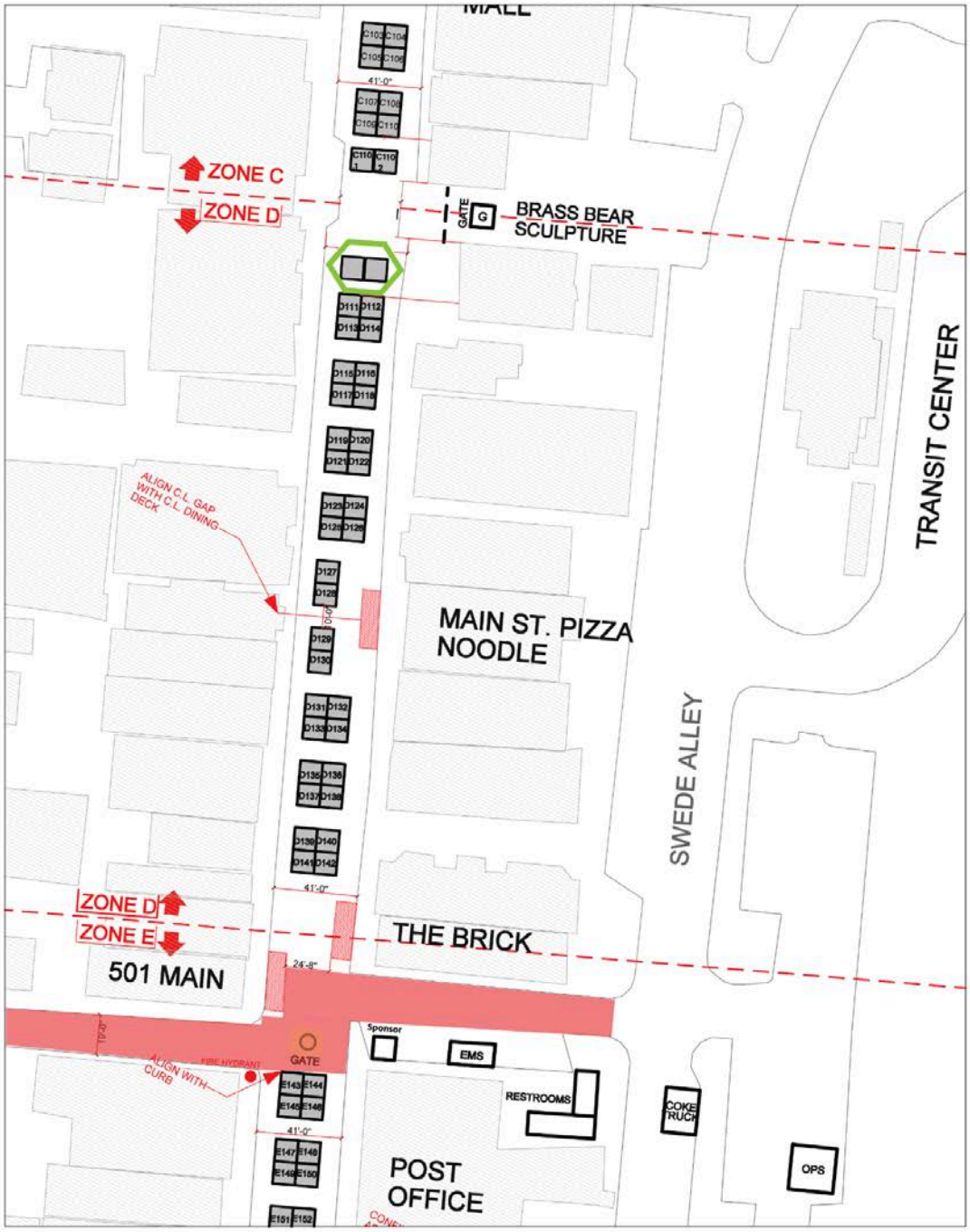
MAIN STREET - ZONE C

**2025 PARK CITY KIMBALL ARTS FESTIVAL**

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

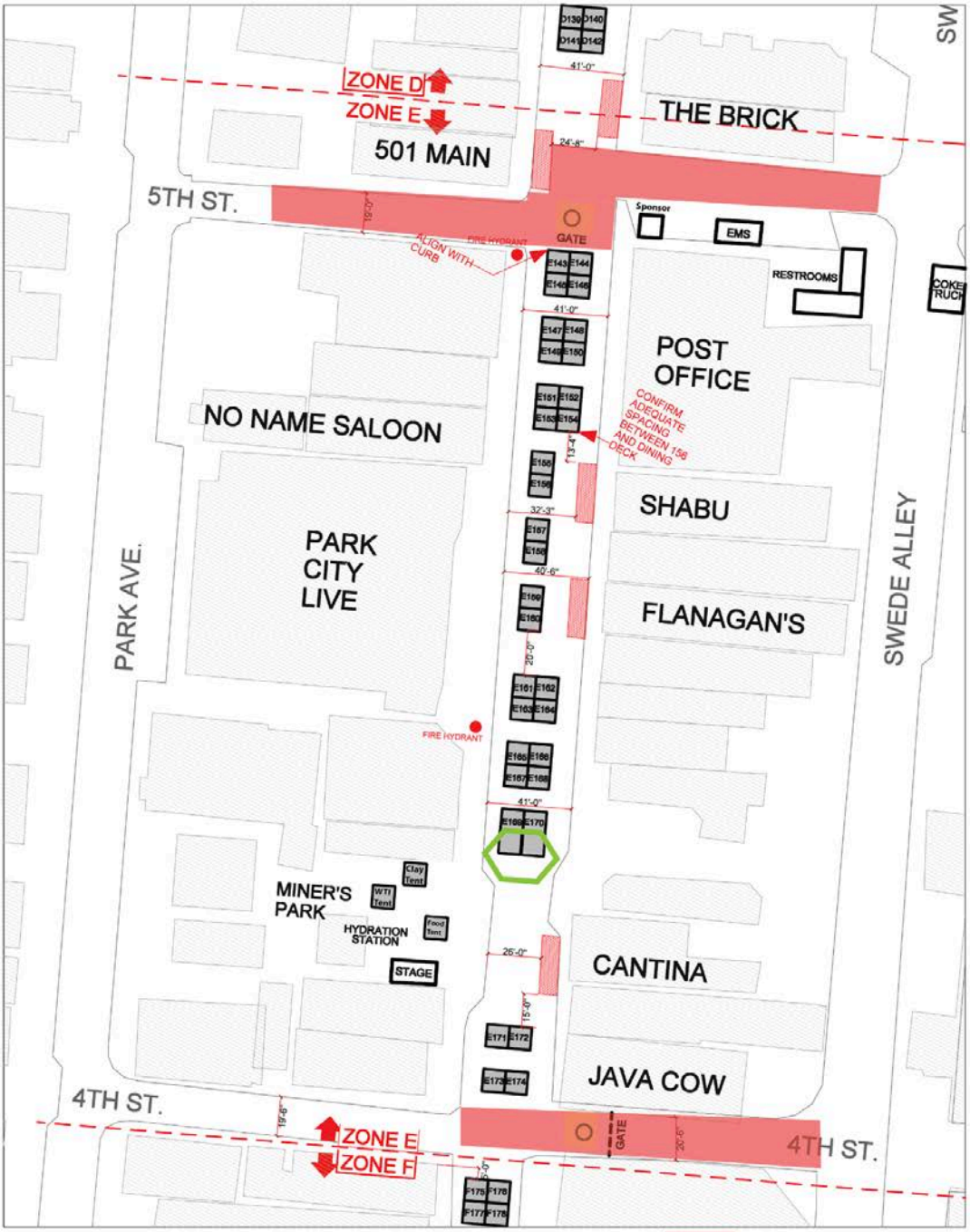
MAIN STREET - ZONE D

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

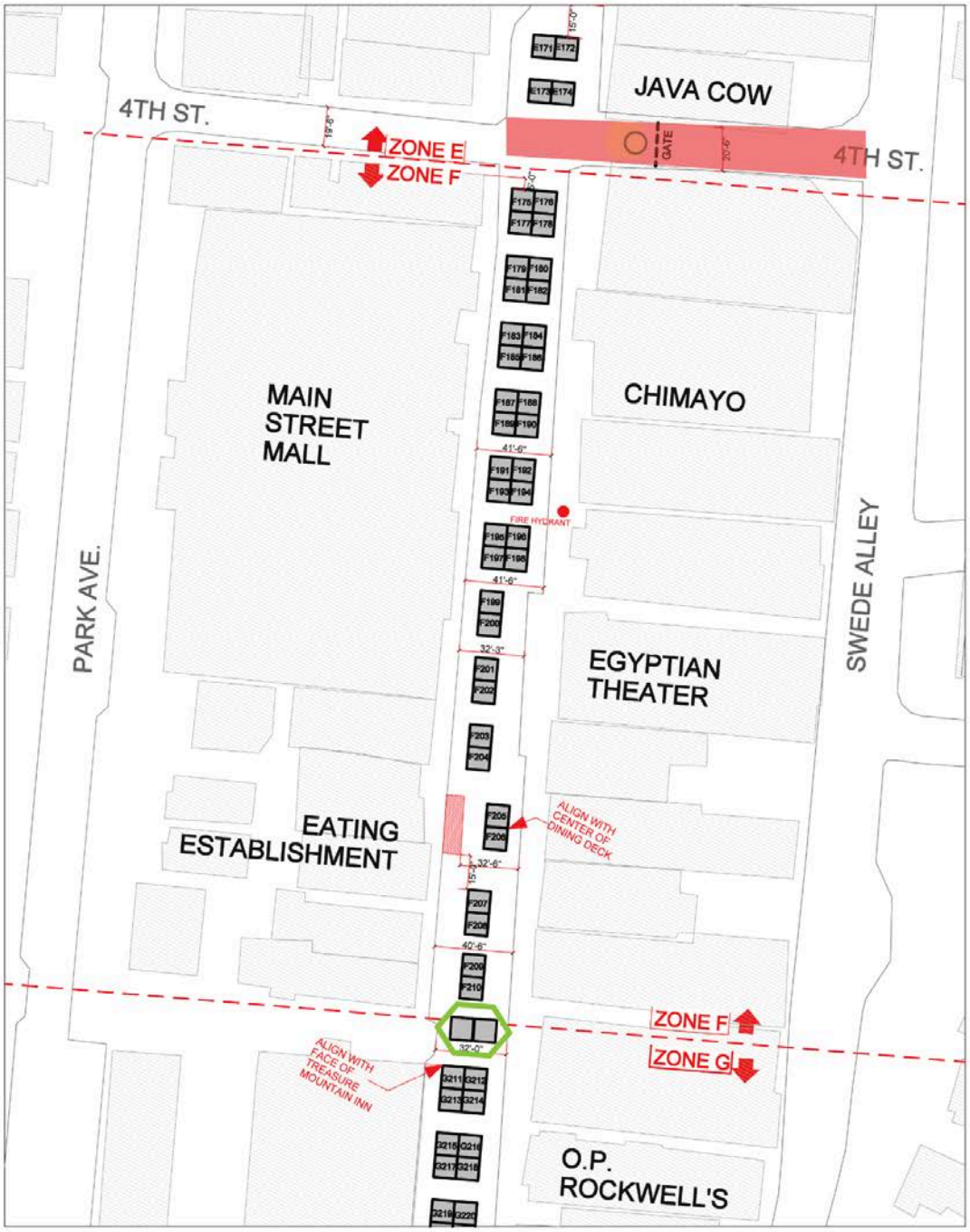
MAIN STREET - ZONE E

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

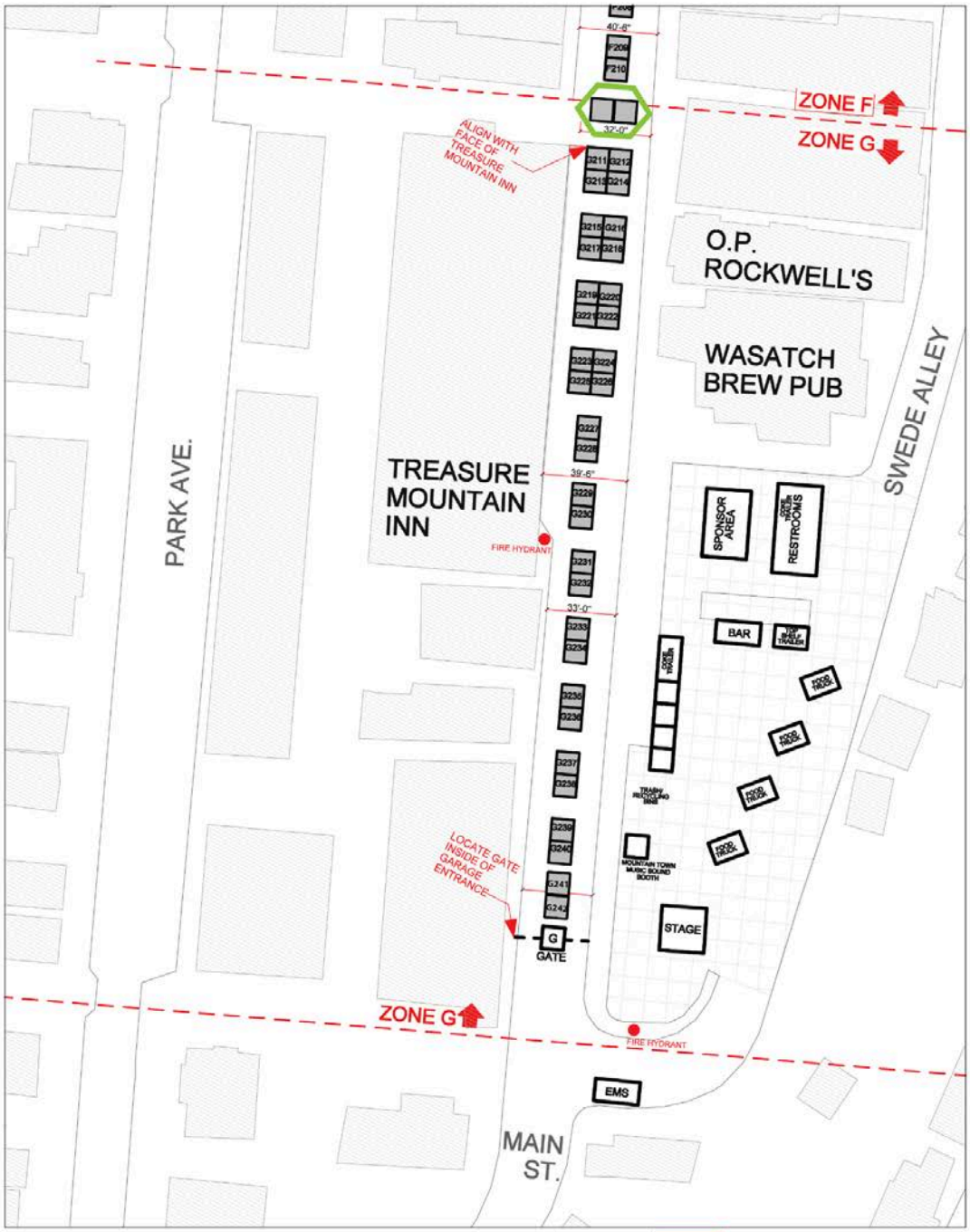
MAIN STREET - ZONE F

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

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Emergency Vehicle Access

Potential new booths Needs to be measured

N

MAIN STREET - ZONE G

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

## APPENDIX D: Park City Kimball Arts Festival Sustainability and Waste Plan 2025

### *Overview*

The Park City Kimball Arts Festival is committed to providing sustainable event solutions. In addition to our standard practice of waste recycling and landfill diversion, in 2021 PCKAF adopted a number of sustainable practices to reduce our overall carbon footprint including:

- Created “Hydration Stations” and encouraged use of refillable bottles
- Request all food vendors to use compostable materials
- Set up food waste compost bins at Brew Pub Lot
- Increased recycling stations
- Used Goal Zero batteries and solar panels throughout Festival
- Provided free bike valet
- Encouraged use of public transportation
- Partnered with Rocky Mountain Power’s Blue Sky renewable energy program to purchase renewable energy credits (RECs) for all power used at gates

### *Recycling/Waste*

The PCKAF has partnered with Momentum Recycling to collect and divert numerous waste streams. Park City Municipal will assist with waste management for this year.

### *Targeted Sustainability Programs*

- Eliminate the use of disposable plastic bags
- Provide food waste recycling services
- Further promote public transportation and bike usage
- Eliminate idling during set-up and break down
- Encourage artists and vendors to use sustainable and compostable packaging
- Introduce glass recycling at bars
- Reduce use of paper for maps and programs. Most materials will be digital.
- Require the use of recyclable, reusable, or otherwise sustainable materials from all vendors
- Continue to offer and promote a free bike valet

### *Sustainability Operations*

Working with PCMC and our recycling and waste partners, PCKAF will focus on providing numerous physical and programmatic opportunities to reduce, recycle, and reuse throughout the event. Examples include:

- Efforts to collect and divert waste streams during key operational phases such as load-in and load-out

- Targeted and concentrated recycling container placement near food vendor, concessions and bar areas
- Signage and volunteers in heavy use areas to ensure waste and recycling is sorted correctly
- Food waste recycling in in Food Truck Roundup area
- Artist and vendor outreach and notification of PCKAF sustainability efforts
- Sustainability services for artists and vendors, including an artist packaging donation, collection, and reuse
- Public sustainability messaging and signage
- Transportation and parking staff support, reduce idling, reduce vehicle traffic

### *Sustainability and Waste Summary Table and Map*

| Area/Zone | Key | Provider | Notes |
|---|---|---|---|
| Recycling and Waste Station | 1.1 | PCMC, Momentum Recycling | Entry Gate and high traffic area |
| Bike Valet | 1.2 | PCKAF and TBD | |
| Recycling and Waste Station | 2.1 | PCKAF, PCMC, Momentum Recycling | Food vendor and high traffic area |
| Recycling and Waste Station | 2.2 | PCKAF, PCMC, Momentum Recycling | Food vendor and high traffic area |
| Temporary Dumpster | 2.3 | PCMC | |
| Artist Recycle & Reuse Station | 4.1 | PCKAF | Located at Ops Compound |
| Recycling and Waste Station | 4.2 | PCKAF, PCMC, Momentum Recycling | Entry Gate and high traffic area |
| Temporary Dumpsters | 4.1, 6.1 | PCMC | Recycling and Trash Dumpsters at Ops Compound |
| Recycling, Compost and Waste Station | 7.1 | PCKAF, PCMC, Momentum Recycling | Food vendor and high traffic area |

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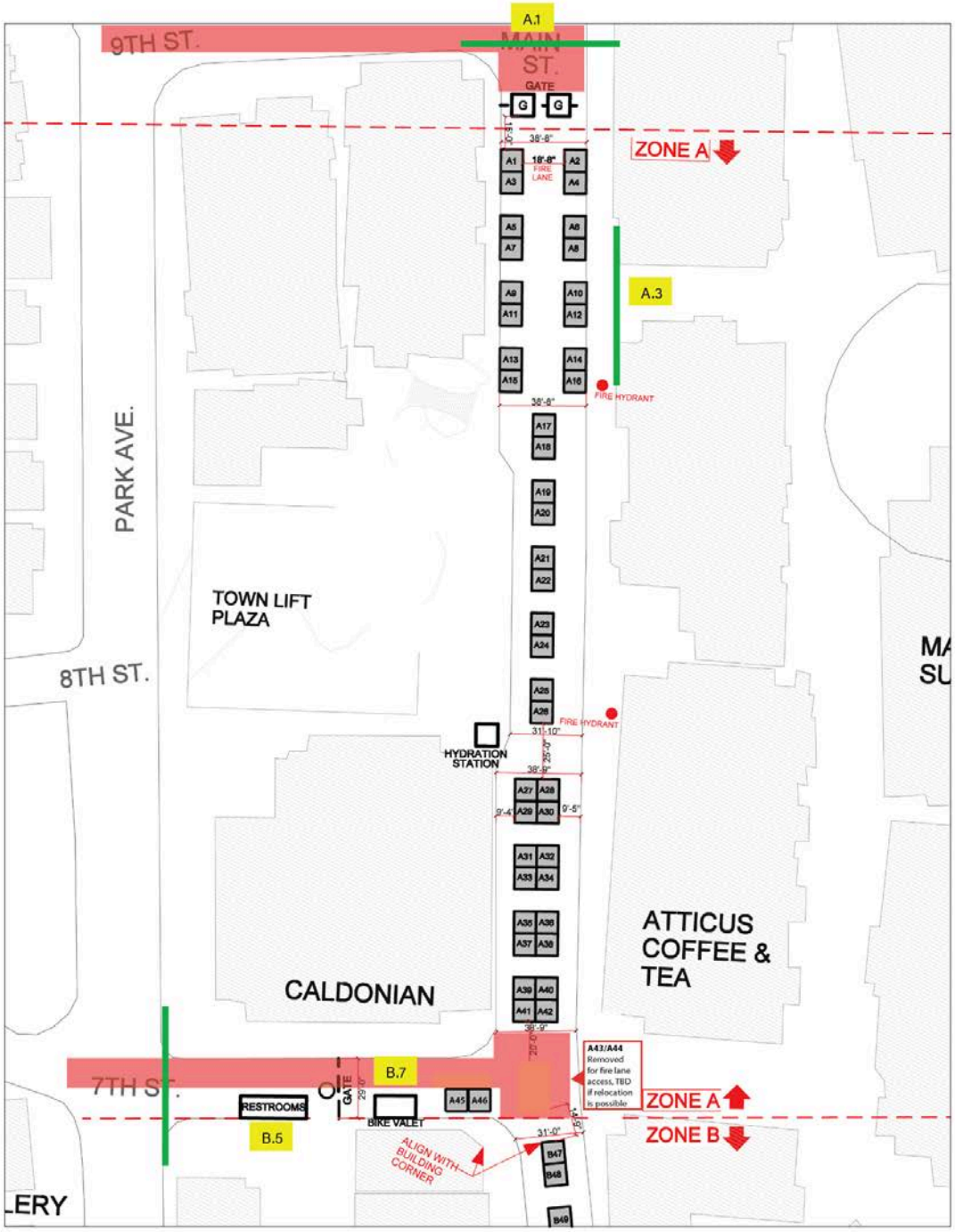
## APPENDIX E: Park City Kimball Arts Festival Parking, Closures, and Street Ops 2025

| Zone | Item | Owner | Key | Location | Site Description | Day | Date | Start | End Day | End Date | End Hour | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | Transit stop - Lower Main | PCMC | A.1 | Lower Main St | 9th St | Friday | 8/1/25 | 17:00 | Sunday | 8/3/25 | 19:00 | PC Transit stop |
| A | Marriott Summit Watch parking entrance - CLOSED | PCMC | A.3 | Main St | Garage entrance on Main | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | No access to Main st from garage |
| B | Media/Musician/ Service Parking A | PCMC | B.1 | Park Ave | East Curb, N of Heber | Friday | 8/1/25 | 7:00 | Sunday | 8/3/25 | 19:00 | Short term parking for media, musicians, service |
| B | Media/Musician/ Service Parking B | PCMC | B.2 | Park Ave | West Curb, N of Heber | Friday | 8/1/25 | 7:00 | Sunday | 8/3/25 | 19:00 | |
| B | Heber Stage - Musician loading zone | PCKAF | B.3 | Park Ave | Intersection of Heber | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Musician loading zone for Heber Stage |
| B | NO PARKING - Heber | PCMC | B.4 | Heber Ave | N curb to Main | Thursday | 7/31/25 | 8:00 | Sunday | 8/3/25 | 23:00 | Coke trailer, Stage FF&E |
| B | Portable Restrooms | PCKAF | B.5 | 7th St | South curb | Thursday | 7/31/25 | 7:00 | Monday | 8/4/25 | 17:00 | Stage on South side of street |
| B | Dumpster - 8yd | PCMC | B.6 | Park Ave | East Curb, N of Heber | Thursday | 7/31/25 | 7:00 | Monday | 8/4/25 | 17:00 | PCMC provides temporary dumpster |
| B | Bike Valet | PCKAF | B.7 | 7th Street | 7th St. | Friday | 8/1/25 | 17:00 | Sunday | 8/3/25 | 19:00 | Free Bike Valet service by TBD |
| C | NO PARKING - Heber | PCMC | C.1 | Heber Ave | N curb cut | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |
| C | NO PARKING - Heber | PCMC | C.2 | Heber Ave | South Curb to Swede | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |
| C | NO PARKING - Heber | PCMC | C.3 | Heber Ave | North Curb to Swede | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |
| C | ARTIST PARKING - Galleria | PCKAF | C.4 | Galleria Lot | All Spaces | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Oversized Vehicles by permit |
| C | Transit stop - Swede Alley | PCMC | C.5 | Heber at Swede | | Friday | 8/1/25 | 17:00 | Sunday | 8/3/25 | 18:00 | Possible PC Transit stop - TBD |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| C | ARTIST PARKING - Flag Pole Lot | PCKAF | C.6 | Swede at Gateway | Flag Pole Lot | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Oversized Vehicles by permit |
| D | Transit stop - Swede Alley | PCMC | D.1 | Swede | Across from Transit Center | Friday | 8/1/25 | 17:00 | Sunday | 8/3/25 | 19:00 | PC Transit service on request |
| D | ADA PARKING | PCMC | D.2 | Swede | Behind PC Museum | Friday | 8/1/25 | 7:00 | Sunday | 8/3/25 | 19:00 | Accessible Parking |
| D | ARTIST PARKING - Historic Wall Lot | PCKAF | D.3 | Swede | Historic Wall Lot | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Oversized Vehicles by permit |
| D | NO PARKING - 5th St Post Office | PCMC | D.4 | 5th St East | Between Main and Swede | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | (2) Mail Pick Up spots moved to Swede behind PC Museum |
| D | NO PARKING - 5th St West | PCMC | D.5 | 5th St West (Trapper's Way) | Between Main and Park | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |
| D | NO PARKING - Swede | PCMC | D.6 | Swede | West Side | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |
| D | (2) Dumpsters - 30 yd | PCMC | D.7 | Bob Wells Plaza | East Wall | Thursday | 7/31/25 | 7:00 | Monday | 8/4/25 | 17:00 | PCMC provides temporary dumpsters, 1 for recycling, 1 for trash |
| D | EMS Incident Command Post | PCFD | D.8 | 5th East | South Curb | Thursday | 7/31/25 | 8:00 | Sunday | 8/3/25 | 19:00 | Set up Thurs am? |
| E | NO PARKING - Bob Wells Plaza | PCMC | E.3 | Bob Wells Plaza | All Parking | Wednesday | 7/30/25 | 6:00 | Monday | 8/4/25 | 17:00 | Deliveries on Wednesday, Ops Compound |
| E | Portable Restrooms | PCKAF | E.1 | 5th East | Corner of Swede, behind Post Office | Thursday | 7/31/25 | 7:00 | Monday | 8/4/25 | 17:00 | Set up next to planter behind PO |
| E | NO PARKING - Swede East | PCMC | E.2 | Swede | East Curb, Bob Wells | Thursday | 7/31/25 | 7:00 | Sunday | 8/3/25 | 23:00 | Deliveries on Thursday |
| E | ARTIST PARKING - China Bridge | PCKAF | E.4 | China Bridge PS | L1, L2, L3, S Roof | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Artist, staff, musician, by permit only |
| E | NO PARKING - 4th St East | PCMC | E.5 | 4th St East | Between Swede and Main | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E | Miner's Park Loading | PCKAF | E.6 | 4h St West | 4th between Park and Main | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Staff, vendors loading into Miner's Park |
| E | NO PARKING - 4th St West | PCMC | E.7 | 4th St West | 4th between Park and Main | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | No public access |
| F | Dumpster - 30 yd | PCMC | F.3 | Swede | Curb Cut behind Firewood | Thursday | 7/31/25 | 7:00 | Monday | 8/4/25 | 17:00 | PCMC provides temporary dumpster |
| F | ARTIST PARKING - China Bridge | PCKAF | F.1 | China Bridge PS | L1, L2, L3, S Roof | Friday | 8/1/25 | 3:00 | Sunday | 8/3/25 | 23:00 | Artist, staff, musician, by permit only |
| G | NO PARKING - Brew Pub Lot | PCMC | G.1 | Brew Pub Lot | North | Thursday | 7/31/25 | 6:00 | Monday | 8/4/25 | 17:00 | Deliveries, staging |
| G | NO PARKING - Brew Pub Lot | PCMC | G.2 | Brew Pub Lot | South | Wednesday | 7/30/25 | 6:00 | Monday | 8/4/25 | 17:00 | Deliveries, staging |
| G | Portable Restrooms | PCKAF | G.3 | Brew Pub Lot | North | Thursday | 7/31/25 | 6:00 | Monday | 8/4/25 | 17:00 | Deliveries, staging |
| G | EMS vehicle? | PCFD | G.4 | Swede at Main | On curb near intersection | Friday | 8/1/25 | 17:00 | Sunday | 8/3/25 | 18:00 | Fri 17:00-21:00, Sat 10:00-20:00, Sun 10:00-18:00. TBD if needed |
| H | Main St / Heber-Ops Staging | PCKAF | H.1 | Main & Heber | Reserved Parking Spaces | Thursday | 7/31/25 | 7:00 | Friday | 8/1/25 | 3:00 | Parking spaces reserved for coke trailer, equip staging |

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

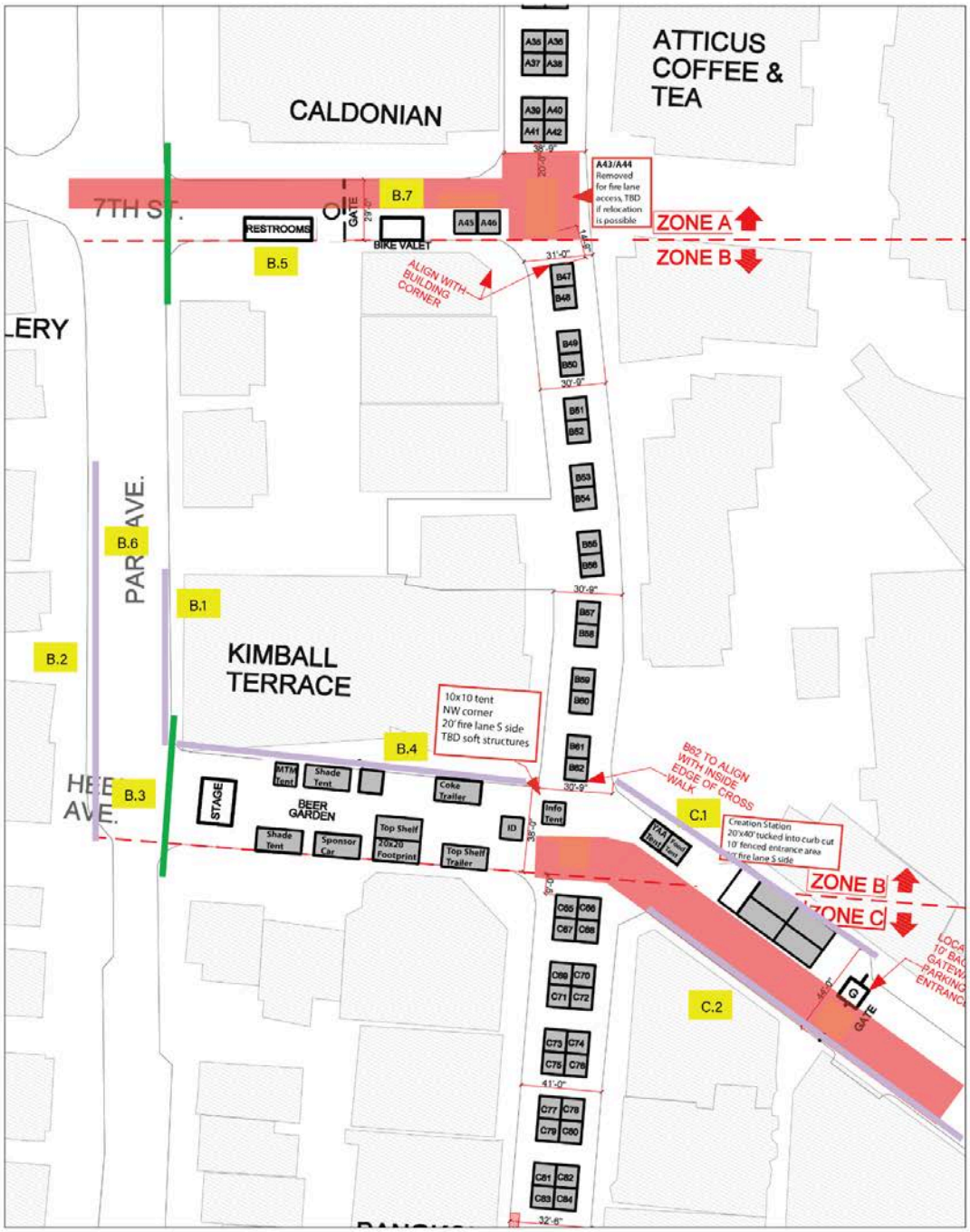
MAIN STREET - ZONE A

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

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Emergency Vehicle Access

Potential new booths Needs to be measured

N

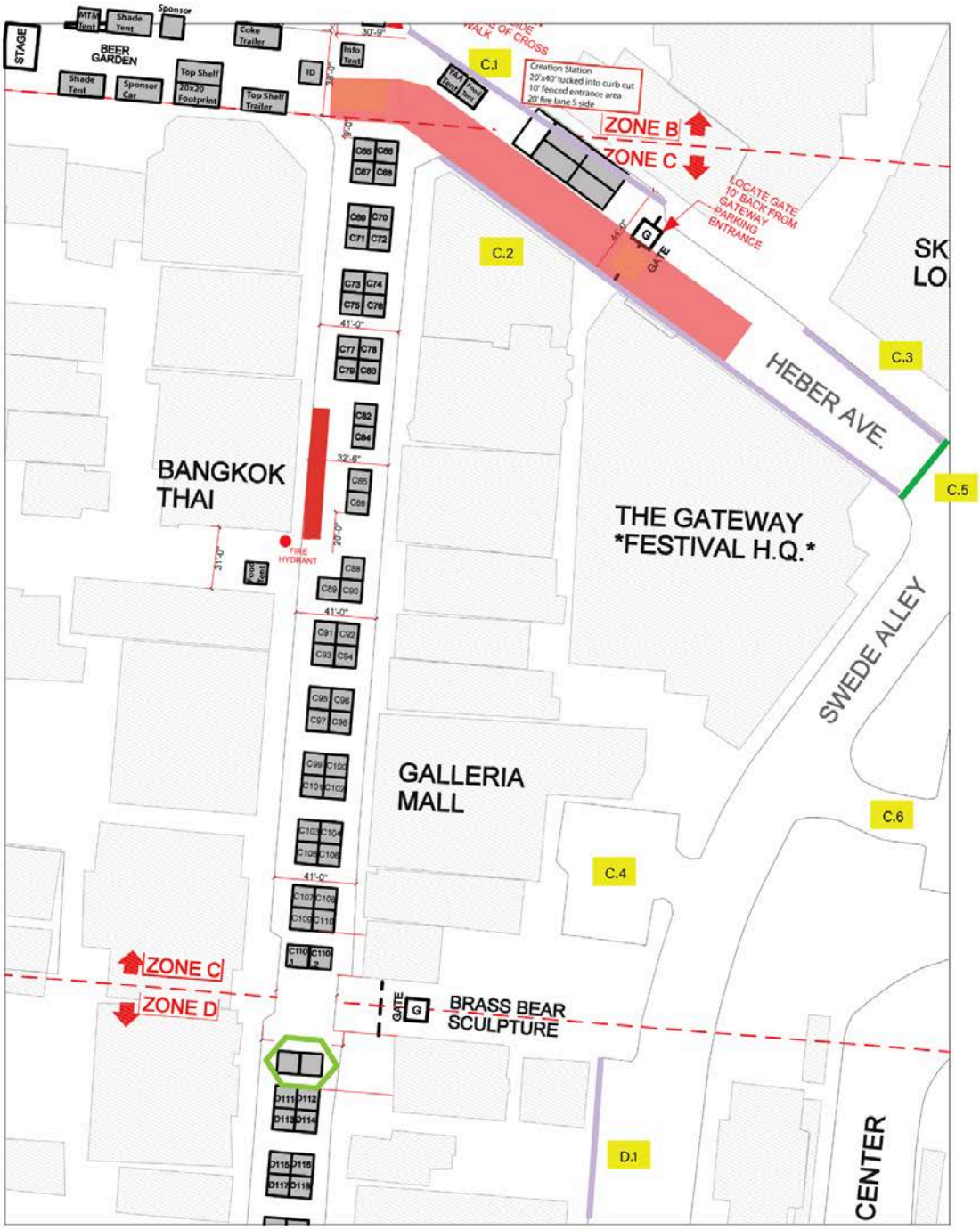
MAIN STREET - ZONE B

**2025 PARK CITY KIMBALL ARTS FESTIVAL**

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

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Emergency Vehicle Access

Potential new booths Needs to be measured

N

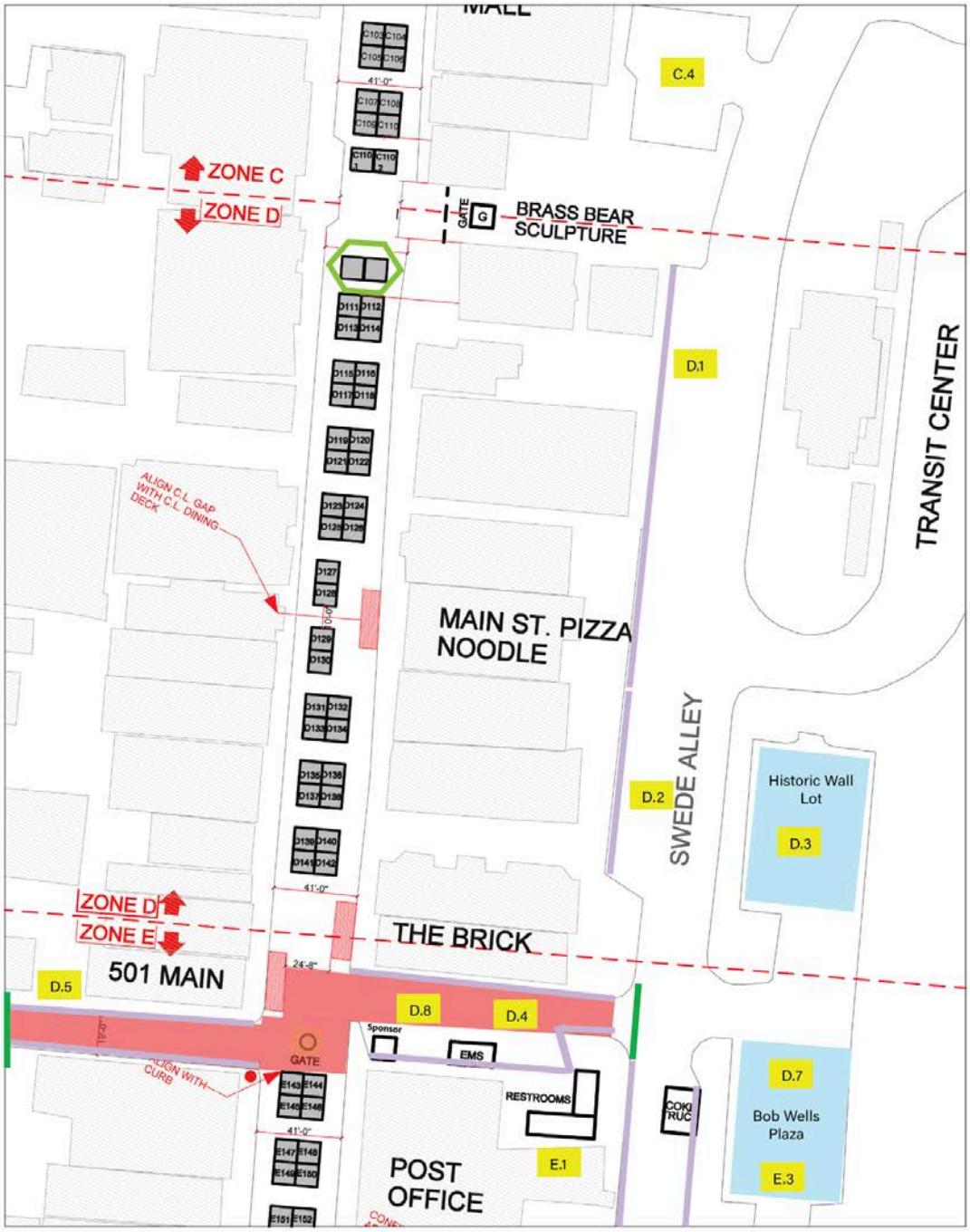
MAIN STREET - ZONE C

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER




NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED

Emergency Vehicle Access

Potential new booths Needs to be measured

N

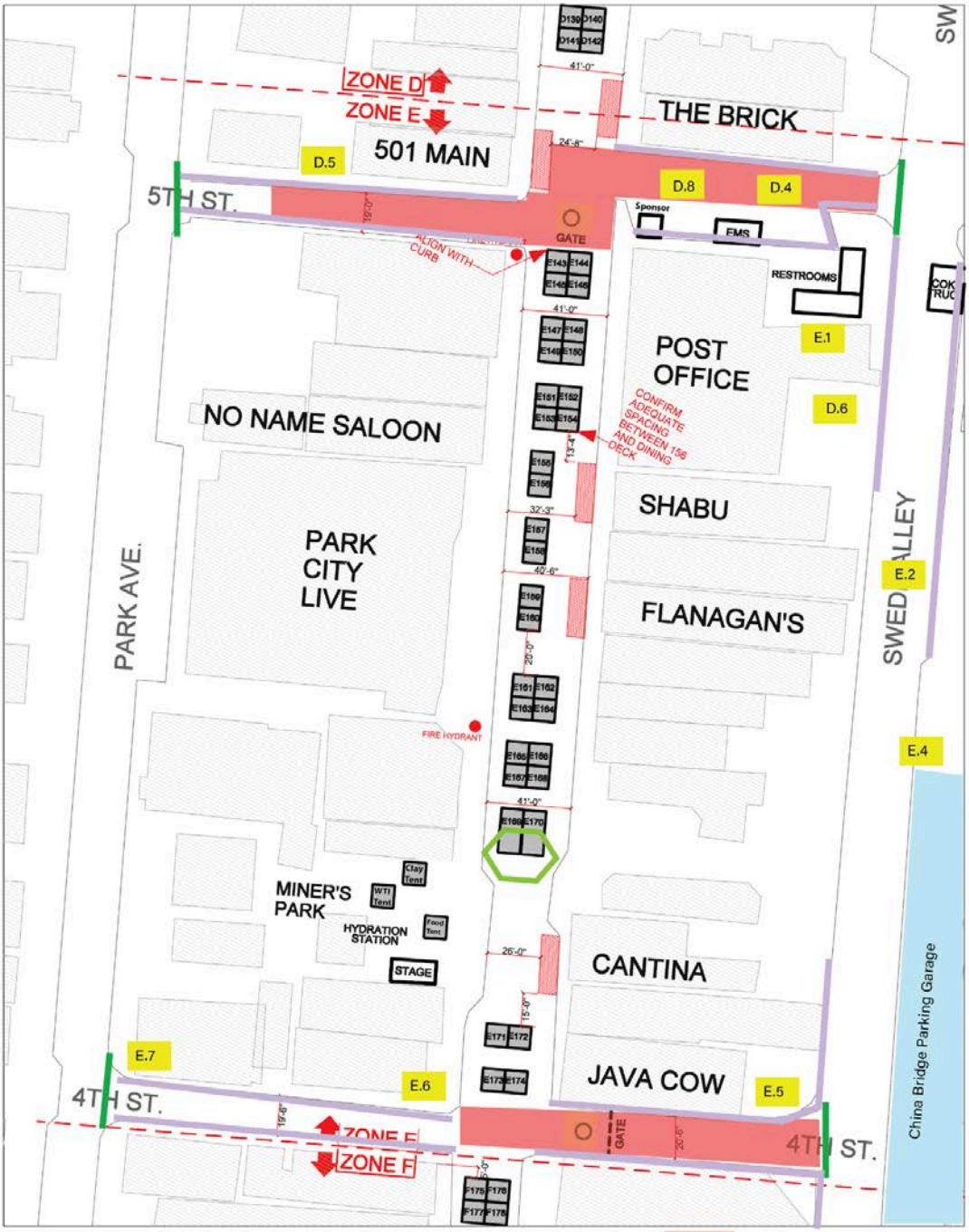
MAIN STREET - ZONE D

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

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N

MAIN STREET - ZONE E

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

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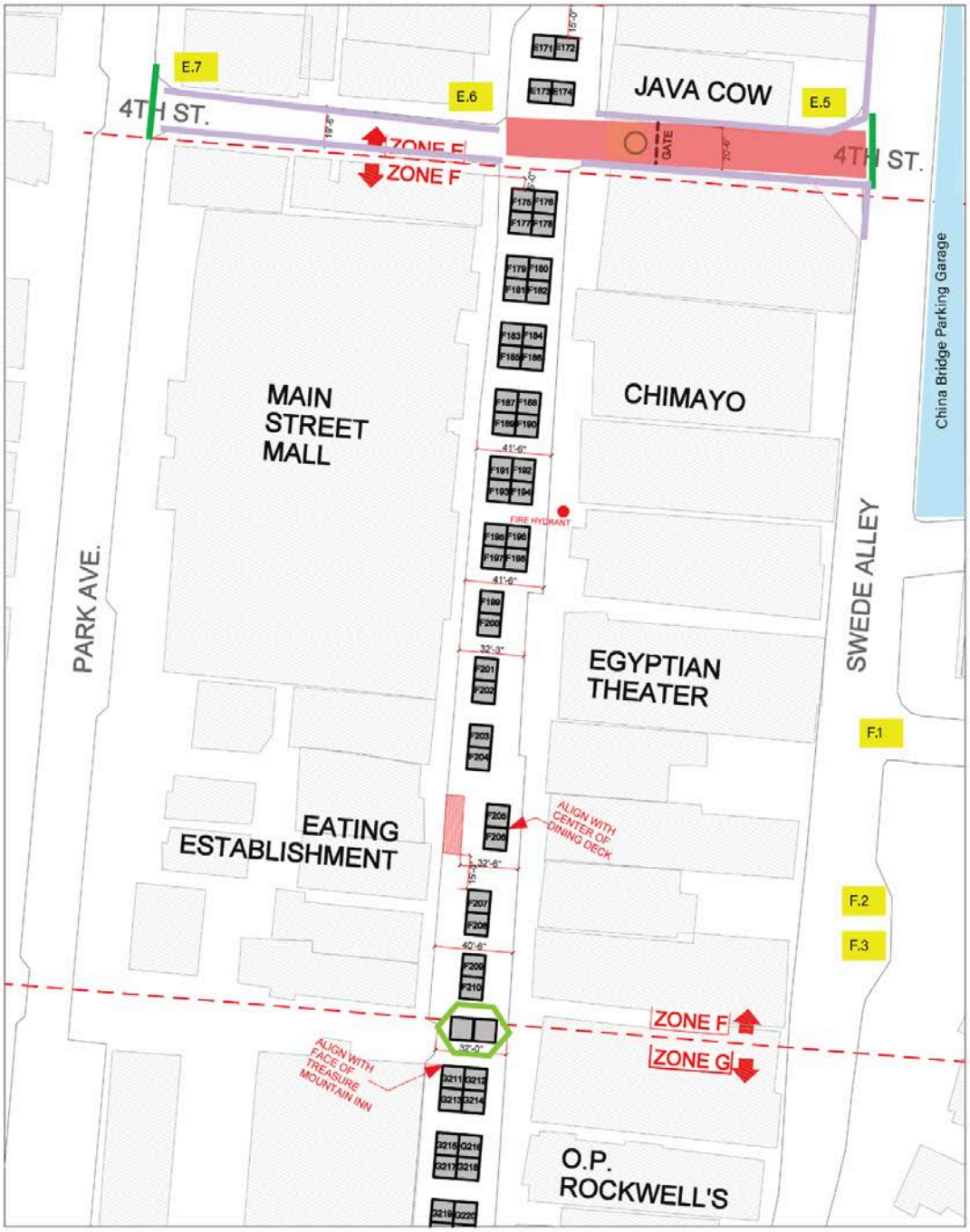
KIMBALL ART CENTER

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N

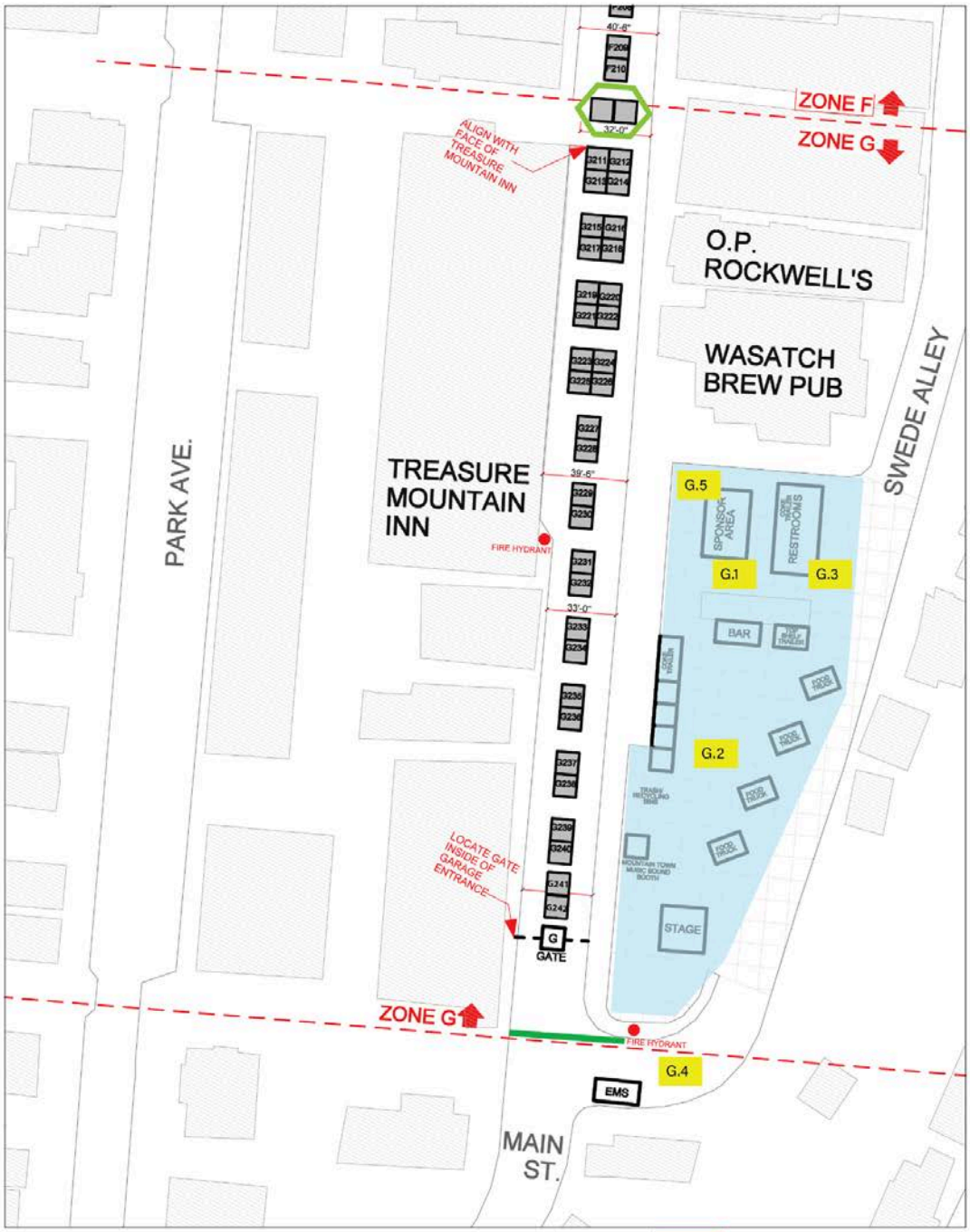
MAIN STREET - ZONE F

**2025 PARK CITY KIMBALL ARTS FESTIVAL**

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

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Potential new booths Needs to be measured

N

MAIN STREET - ZONE G

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

KIMBALL ART CENTER

## APPENDIX F: Park City Kimball Arts Festival Signage Plan 2025

| Install Date | Name | Area | Map Code | Quantity | Location Notes | Material | Attachment Style | Dimensions | Description | Installed By |
|---|---|---|---|---|---|---|---|---|---|---|
| 2025-07-26 | MS Lamp Post Banner | Main Street | | 78 | Lamp posts along Main Street | Vinyl | Grommets, Zip-ties | 29"x72" | 1/3 with dates, 2/3 without dates | PCMC Parks Dept. |
| 2025-07-26 | KB Lamp Post Banner | Kearns Blvd. | | 17 | Lamp posts along Kearns Blvd. | Vinyl | Grommets, Zip-ties | 26"x96" | All have dates | PCMC Parks Dept. |
| 2025-07-28 | Bridge Banner - South | Main Street Bridge | A - BB001 | 1 | Facing South | Vinyl | Rope, Zip-ties | 423.5" x 75.5" | KAF logo, KAC logo, KAC value statement | Vision Graphics |
| 2025-07-28 | Bridge Banner - North | Main Street Bridge | A - BB002 | 1 | Facing North | Vinyl | Rope, Zip-ties | 423.5" x 75.5" | KAF logo, KAC logo, KAC value statement | Vision Graphics |
| 2025-07-30 | Art Matters Banner | Kimball Terrace Railing | B - KT001 | 1 | East facing exterior railing | Vinyl | Rope, Cement Weights | 268.5" x72" | Large banner, Art Matters, KAC and KAF logo | KAC - Ops |
| 2025-07-30 | Creativity Matters Banner | Kimball Terrace Railing | B - KT002 | 1 | South facing exterior railing | Vinyl | Rope, Cement Weights | 20'x6' | Large banner, Creativity Matters, KAC and KAF logo | KAC - Ops |
| 2025-07-31 | Stage Backdrop Banner | Food Truck Roundup | G - FT001 | 1 | Backdrop of 10x10 stage tent | Vinyl | Grommets, Zip-ties | 9' x 7' | KAC and KAF logos | KAC - Ops |
| 2025-07-31 | No Alcohol Beyond This Point Signs | Food Truck Roundup | G - FT002 | 10 | Affixed to perimeter pedestrian fencing | Coroplast | Punched Holes, Zip-ties | TBD | No alcohol beyond this point | KAC - Ops |
| 2025-07-31 | Artist Wayfinding Signs | DV Resort, DV Road, Roundabout | | 10 | Affixed to lamp posts along Deer Valley Drive and in the round about | Coroplast | Punched Holes, Zip-ties | 24"x32" | Arrows directing artists to load-in areas | KAC - Ops |
| 2025-07-31 | Transportation Signs | Bus Stops | | 8 | Set-up at TBD bus stops and the transit center | Coroplast | A-Frame | 24"x32" | Transportation route information | KAC - Ops |
| 2025-07-31 | Artist Load-In Signs | Swede Alley | | 7 | Artist zones signs at load-in points | Coroplast | A-Frame | 24"x32" | Zone letters | KAC - Ops |
| 2025-07-31 | Artist Load-In Feather Flags | Swede Alley | | 7 | Artist zones signs at load-in points | Cloth Flag + Stand | Base Stand | 10' | Zone letters | KAC - Ops |
| 2025-07-31 | Wayfinding Gate Signage | Swede Alley | | 20 | Affixed to pedestrian fencing | Coroplast | Punched Holes, Zip-ties | TBD | Text directing attendees to other gate options | KAC - Ops |
| 2025-08-01 | 10x10 Entry Tent Back Panel | Lower Main Gate | A - EG001 | 2 | Back panel for the 10x10 tents | Vinyl | Zip-ties, Grommets | 9' x 7' | KAC and KAF logo, Welcome | KAC - Gates |
| 2025-08-01 | KAC Edu/Exh 10x10 Banner | Lower Main Gate | A - EG002 | 2 | Back panel for exterior side of 10x10 tents (opposite side) | Vinyl | Zip-ties, Grommets | 9' x 7' | Images and text depicting KAC's year round activities and impacts | KAC - Gates |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2025-08-01 | KAC Edu/Exh 2025 specific stickers | Lower Main Gate | A - EG002b | 2 | Sticker on Edu/Exh banner | Vinyl Sticker | Sticker | TBD | Info specific to 2024 programming and 2023 impact | KAC - Ops |
| 2025-08-01 | English Admissions Sign | Lower Main Gate | A - EG003 | 2 | A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in English | KAC - Ops |
| 2025-08-01 | Spanish Admissions Sign | Lower Main Gate | A - EG004 | 2 | A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in Spanish | KAC - Ops |
| 2025-08-01 | Ped-Fence Welcome / Thank you | Lower Main Gate | A - EG005 | 4 | Welcome facing 9th street, thank you facing into festival | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with KAC sponsors, Thank You, Welcome | KAC - Ops |
| 2025-08-01 | Hydration Station Sign | Base of Town Lift | A - HS001 | 1 | Base of Town Lift ramp - grassy patch | Coroplast | Grommets, Zip-ties | TBD | Hydration Station in English and Spanish | KAC - Ops |
| 2025-08-01 | Bike Valet Sign | 7th Street | A - BV001 | 1 | In 7th street on next to gate set-up | Coroplast | A-Frame | 24"x32" | Bike Valet in English and Spanish | KAC - Ops |
| 2025-08-01 | Bike Valet Feather Flag | 7th Street | A - BV002 | 1 | In 7th street on next to gate set-up | Cloth Flag + Stand | Base Stand | 10' | Bike Valet in English and Spanish | KAC - Ops |
| 2025-08-01 | Paid Event Sign | Marriott Plaza | A - MP001 | 2 | 2 a-frames, entrance to the Plaza | Coroplast | A-Frame | 24"x32" | Paid event text, purchase tickets | KAC - Ops |
| 2025-08-01 | Main Stage Backdrop | Main Stage | B - MS001 | 1 | Backdrop of Main Stage | Mesh | Stage hardware | 23' 6" x 12' 8" | KAF and KAC logo | Taylor Audio |
| 2025-08-01 | Main Stage Top Banner | Main Stage | B - MS002 | 1 | Top of Main Stage | Mesh | Stage hardware | 36' 9" x 3' 8" | KAF and KAC logo | Taylor Audio |
| 2025-08-01 | Main Stage Side Banner | Main Stage | B - MS003 | 2 | Sides of Main Stage | Mesh | Stage hardware | 6' x 16' | KAF and KAC logos with select sponsor logos | Taylor Audio |
| 2025-08-01 | Ped-Fence No Alcohol / Thank you | Spirit Garden | B - SG001 | 4 | Placed at the entrance to the Spirit Garden | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with KAC sponsors, Thank You, No Alcohol | KAC - Ops |
| 2025-08-01 | Studio on Main Feather Flag | Heber/ Main Intersection | B - SM001 | 1 | Studio on Main booth | Cloth Flag + Stand | Base Stand | 10' | Studio on Main in english and Spanish | KAC - Ops |
| 2025-08-01 | Studio on Main Activity Sign | Heber/ Main Intersection | B - SM002 | 1 | Affixed to tent pole of Studio on Main tent | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Creation Station Ped-Fence | Heber East | B - CC001 | 5-15 | Around Creation Station footprint | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with Creation Station, KAC logo | KAC - Ops |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2025-08-01 | Creation Station Feather Flag | Heber East | B - CC002 | 1 | Base of Town Lift Plaza stairs | Cloth Flag + Stand | Base Stand | 10' | Creation Station in English and Spanish, Map Icon | KAC - Ops |
| 2025-08-01 | Creation Station Activity Sign 1 | Heber East | B - CC003 | 1 | Zip-tied to tent post (Edu to place) | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Creation Station Activity Sign 2 | Heber East | B - CC004 | 1 | Zip-tied to tent post (Edu to place) | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Creation Station Activity Sign 3 | Heber East | B - CC005 | 1 | Zip-tied to tent post (Edu to place) | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Creation Station Activity Sign 4 | Heber East | B - CC006 | 1 | Zip-tied to tent post (Edu to place) | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Creation Station Scavenger Hunt Sign | Heber East | B - CC007 | 1 | Zip-tied to tent post (Edu to place) | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the scavenger hunt | KAC - Edu |
| 2025-08-01 | 10x10 Entry Tent Back Panel | Heber Gate | B - HG001 | 2 | Back panel for the 10x10 tents at the Heber gate | Vinyl | Zip-ties, Grommets | 9' x 7' | KAC and KAF logo, Welcome | KAC - Gates |
| 2025-08-01 | KAC Edu/Exh 10x10 Banner | Heber Gate | B - HG002 | 2 | Back panel for exterior side of 10x10 tents (opposite side) | Vinyl | Grommets, Zip-ties | 9' x 7' | Images and text depicting KAC's year round activities and impacts | KAC - Gates |
| 2025-08-01 | KAC Edu/Exh 2025 specific stickers | Heber Gate | B - HG002b | 2 | Affixed to KAC Edu/Exh 10x10 banners | Vinyl Sticker | Sticker | TBD | Info specific to 2024 programming and 2023 impact | KAC - Ops |
| 2025-08-01 | English Admissions Sign | Heber Gate | B - HG003 | 2 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in English | KAC - Ops |
| 2025-08-01 | Spanish Admissions Sign | Heber Gate | B - HG004 | 2 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in Spanish | KAC - Ops |
| 2025-08-01 | Ped-Fence Welcome / Thank you Sign | Heber Gate | B - HG005 | 4 | Placed in front of gate | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with KAC sponsors, Thank You, Welcome | KAC - Ops |
| 2025-08-01 | Paid Event Sign | Galleria | C - GW001 | 2 | 2 a-frames, entrance to the walkthrough | Coroplast | A-Frame | 24"x32" | Paid event text, purchase tickets | KAC - Ops |
| 2025-08-01 | 10x10 Entry Tent Back Panel | Bear Gate | D - BG001 | 1 | Back panel for the 10x10 tents at the Brass Bear gate | Vinyl | Grommets, Zip-ties | 9' x 7' | KAC and KAF logo, Welcome | KAC - Gates |

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|---|---|---|---|---|---|---|---|---|---|---|
| 2025-08-01 | English Admissions Sign | Bear Gate | D - BG002 | 2 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in English | KAC - Ops |
| 2025-08-01 | Spanish Admissions Sign | Bear Gate | D - BG003 | 2 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in Spanish | KAC - Ops |
| 2025-08-01 | Ped-Fence Welcome / Thank you Sign | Bear Gate | D - BG004 | 2 | Placed in front of gate | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with KAC sponsors, Thank You, Welcome | KAC - Ops |
| 2025-08-01 | Paid Event Sign | Bear Gate | D - BG005 | 2 | 2 a-frames, middle of main | Coroplast | A-Frame | 24"x32" | Paid event text, purchase tickets | KAC - Ops |
| 2025-08-01 | KAC Edu Murals | Main Street | KAC Murals | 4 | Placed in front of The Brick, 501 Main, Evenly spaced. | Plywood | Constructed On-Site | 4'x5' per side | 4 triangle structures (three faces) painted by KAC education classes/camps | KAC - Ops |
| 2025-08-01 | Paid Event Sign | Main Street | E - MS001 | 2 | 2 a-frames, entrance in front of post office | Coroplast | A-Frame | 24"x32" | Paid event text, purchase tickets | KAC - Ops |
| 2025-08-01 | Hydration Station Sign | Miner's Park | E - MP001 | 1 | In Miner's Park in front of bathrooms | Coroplast | Grommets, Zip-ties | TBD | Hydration Station in English and Spanish | KAC - Ops |
| 2025-08-01 | Studio on Main Activity Sign | Miner's Park | E - MP002 | 1 | Affixed to Miner's Park - Check in with education team for exact placement | Coroplast | Punched Holes, Zip-ties | 24"x32" | Text describing the art activity | KAC - Edu |
| 2025-08-01 | Studio on Main Feather Flag | Miner's Park | E - MP003 | 1 | Grassy area in Miner's Park - Check in with education team for exact placement | Cloth Flag + Stand | Ground Stake | 10' | Studio on Main in English and Spanish | KAC - Ops |
| 2025-08-01 | KAC Edu/Exh Banner | Miner's Park | E - MP004 | 1 | Back panel for Studio on Main tent | Vinyl | Grommets, Zip-ties | TBD | Images and text depicting KAC's year round activities and impacts | KAC - Edu |
| 2025-08-01 | KAC Edu/Exh 2025 specific stickers | Miner's Park | E - MP004b | 1 | Affixed to the KAC Edu/Exh banner on the Miner's Park stage | Vinyl Sticker | Sticker | TBD | Info specific to 2023 programming and 2022 impact | KAC - Ops |
| 2025-08-01 | KAC/ sponsor table top stickers | Miner's Park | E - MP005 | 5 | Tables placed in Main Street in front of Miner's Park | Vinyl Sticker | Sticker | 25" | KAC and KAF and sponsor logos, | KAC - Ops |
| 2025-08-01 | Paid Event Sign | Main Street | F - MS001 | 2 | 2 a-frames, in 4th street intersection | Coroplast | A-Frame | 24"x32" | Paid event text, purchase tickets | KAC - Ops |
| 2025-08-01 | 10x10 Entry Tent Back Panel | Top of Main Gate | G - TG001 | 1 | Backdrop for 10x10 Top of Main entry gate | Vinyl | Grommets, Zip-ties | 9' x 7' | KAC and KAF logo, Welcome | KAC - Gates |

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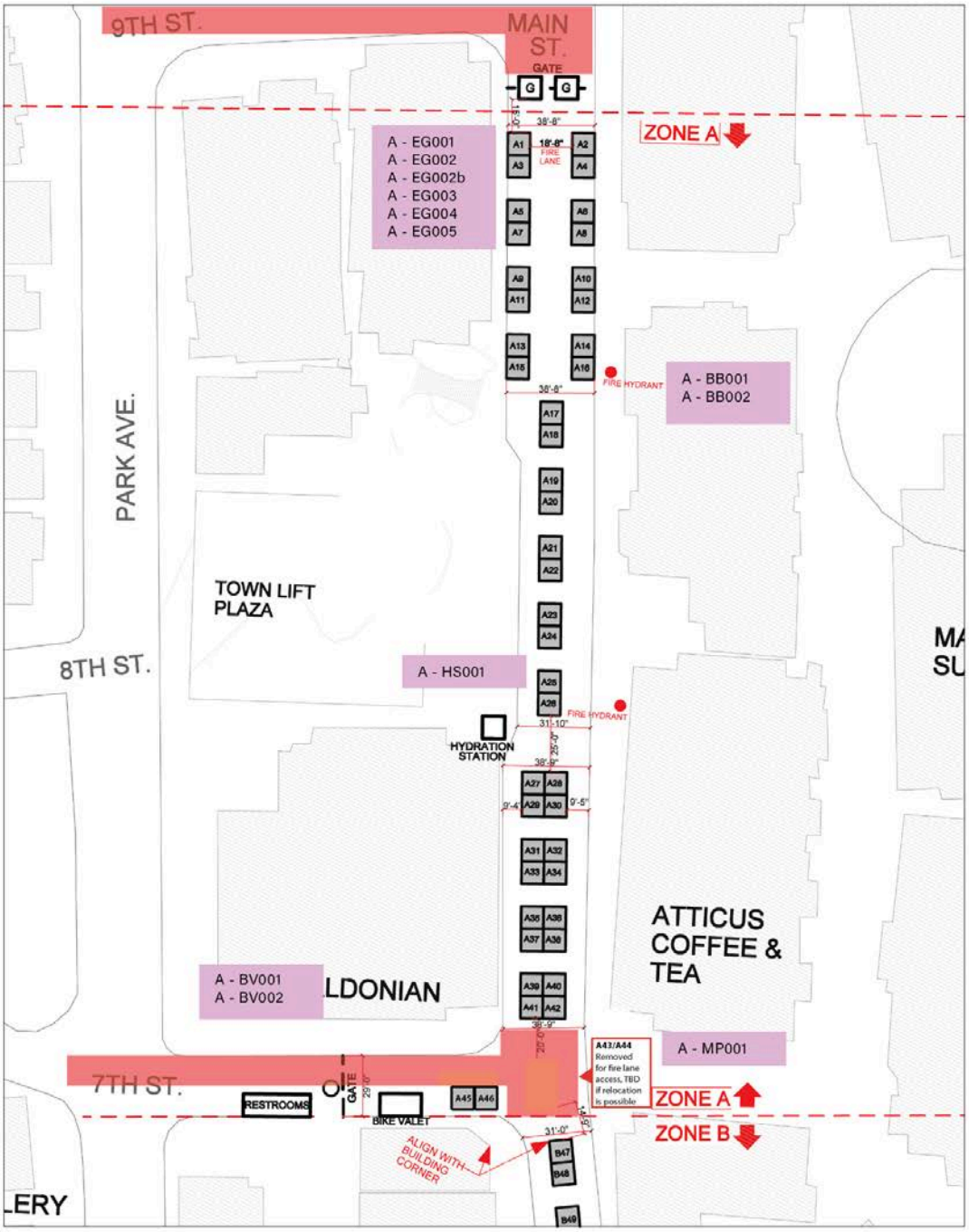
|---|---|---|---|---|---|---|---|---|---|---|
| 2025-08-01 | KAC Edu/Exh 10x10 Banner | Top of Main Gate | G - TG002 | 2 | Back panel for exterior side of 10x10 tents (opposite side) | Vinyl | Grommets, Zip-ties | 9' x 7' | Images and text depicting KAC's year round activities and impacts | KAC - Gates |
| 2025-08-01 | English Admissions Sign | Top of Main Gate | G - TG003 | 1 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in English | KAC - Ops |
| 2025-08-01 | Spanish Admissions Sign | Top of Main Gate | G - TG004 | 1 | 1 English and 1 Spanish on A-frame in front of gate | Coroplast | A-Frame | 24"x32" | Admissions information and pricing in Spanish | KAC - Ops |
| 2025-08-01 | KAC Edu/Exh 2025 specific stickers | Top of Main Gate | G - TG002b | 2 | Affixed to KAC Edu/Exh 10x10 banners | Vinyl Sticker | Sticker | TBD | Info specific to 2024 programming and 2023 impact | KAC - Ops |
| 2025-08-01 | Ped-Fence Welcome / Thank you Sign | Top of Main Gate | G - TG005 | 2 | Placed in front of gate | Fabric | Velcro | 6' Ped Fence | Pedestrian fence barricade cover with KAC sponsors, Thank You, Welcome | KAC - Ops |

KIMBALL ART CENTER

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Emergency Vehicle Access

Potential new booths Needs to be measured

N

MAIN STREET - ZONE A

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

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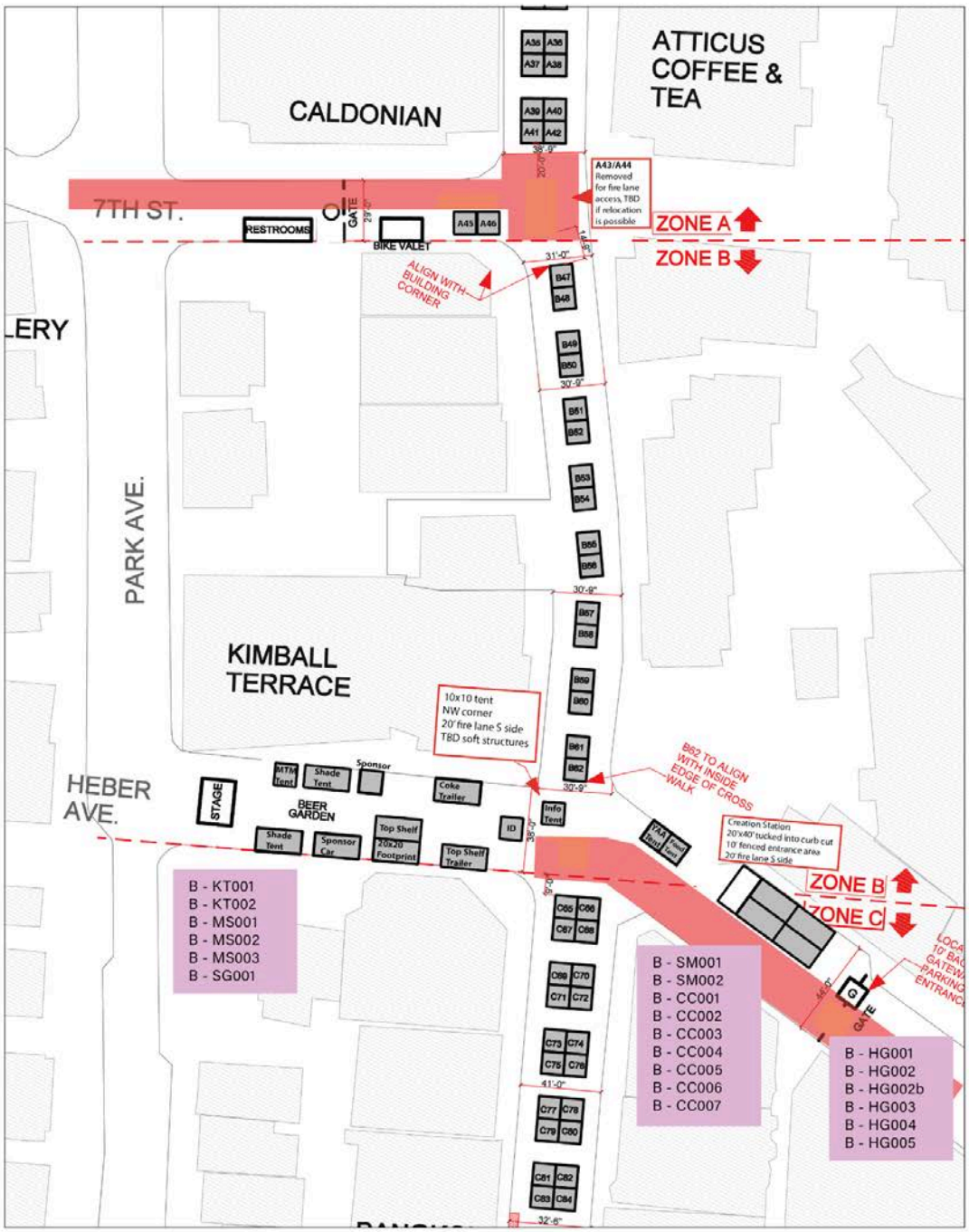
KIMBALL ART CENTER

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N

MAIN STREET - ZONE B

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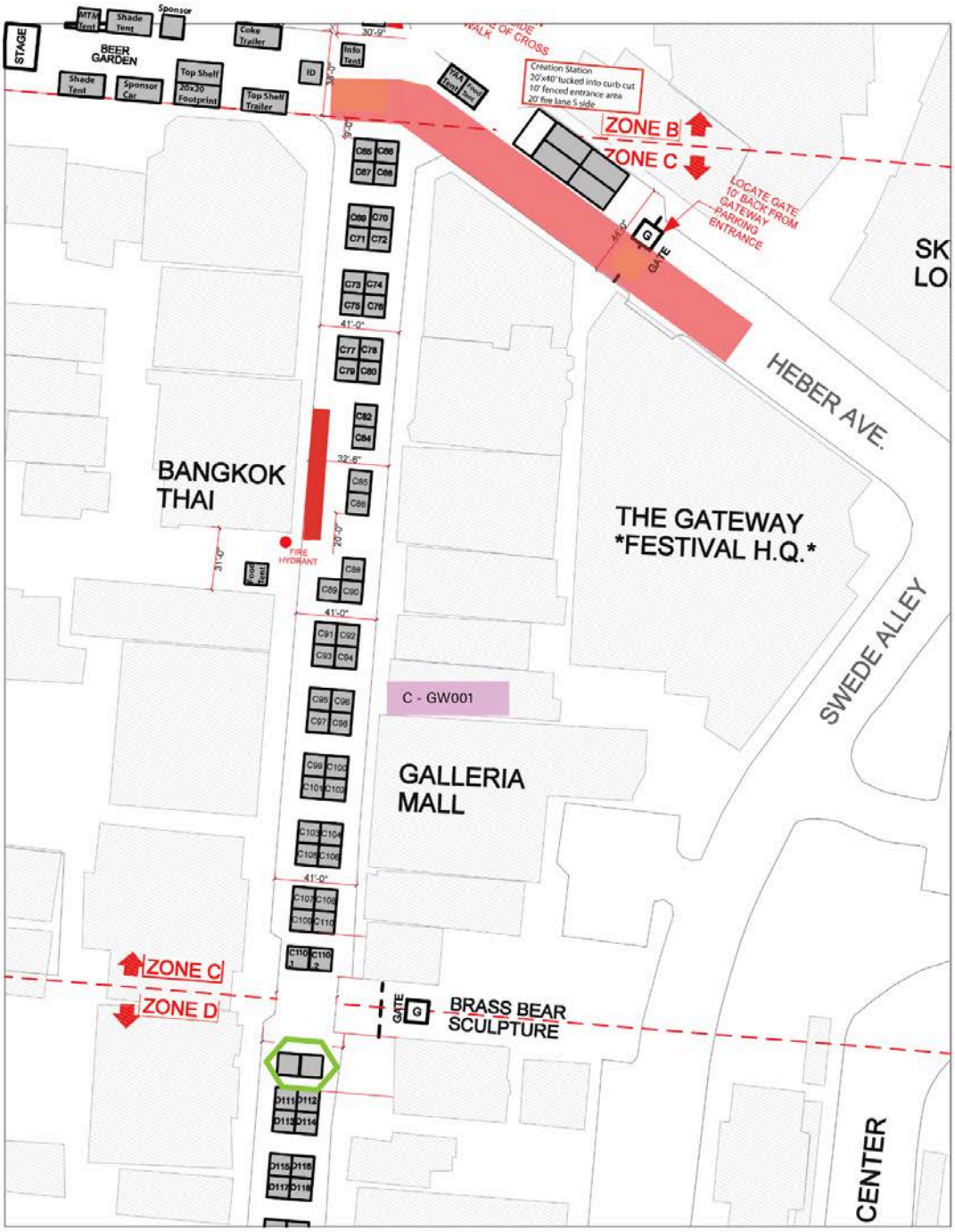
KIMBALL ART CENTER

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N

MAIN STREET - ZONE C

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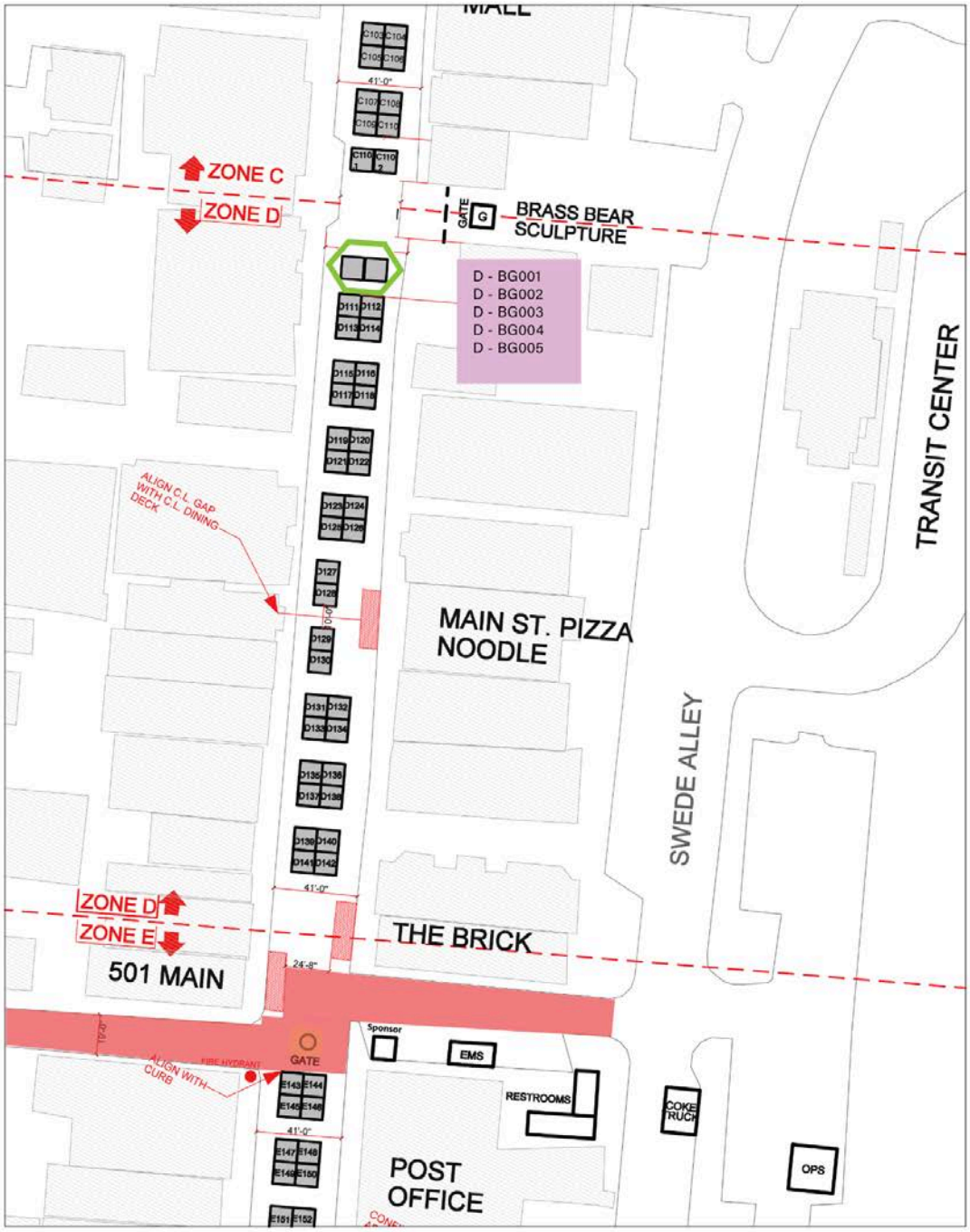
KIMBALL ART CENTER

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N

MAIN STREET - ZONE D

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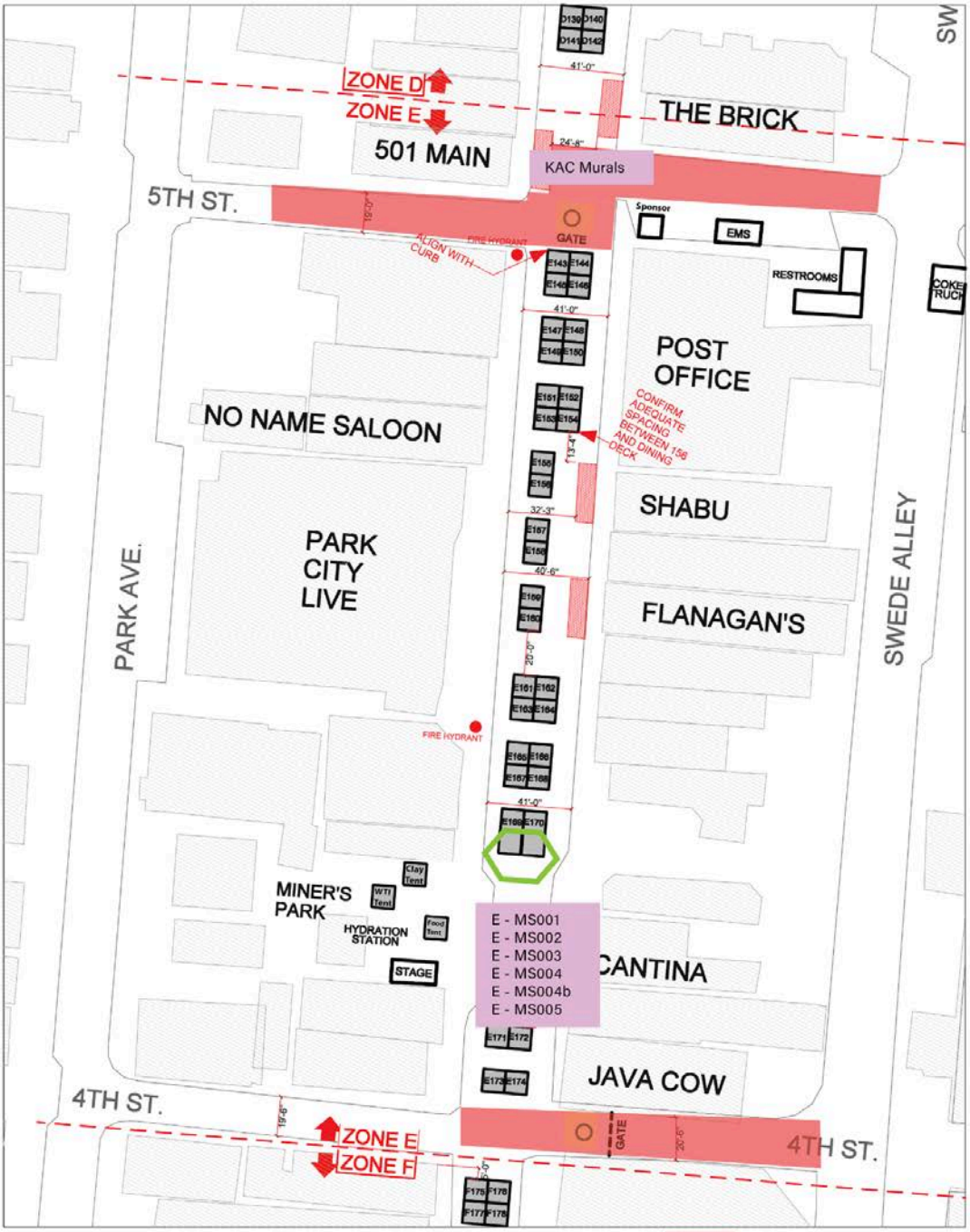


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MAIN STREET - ZONE E

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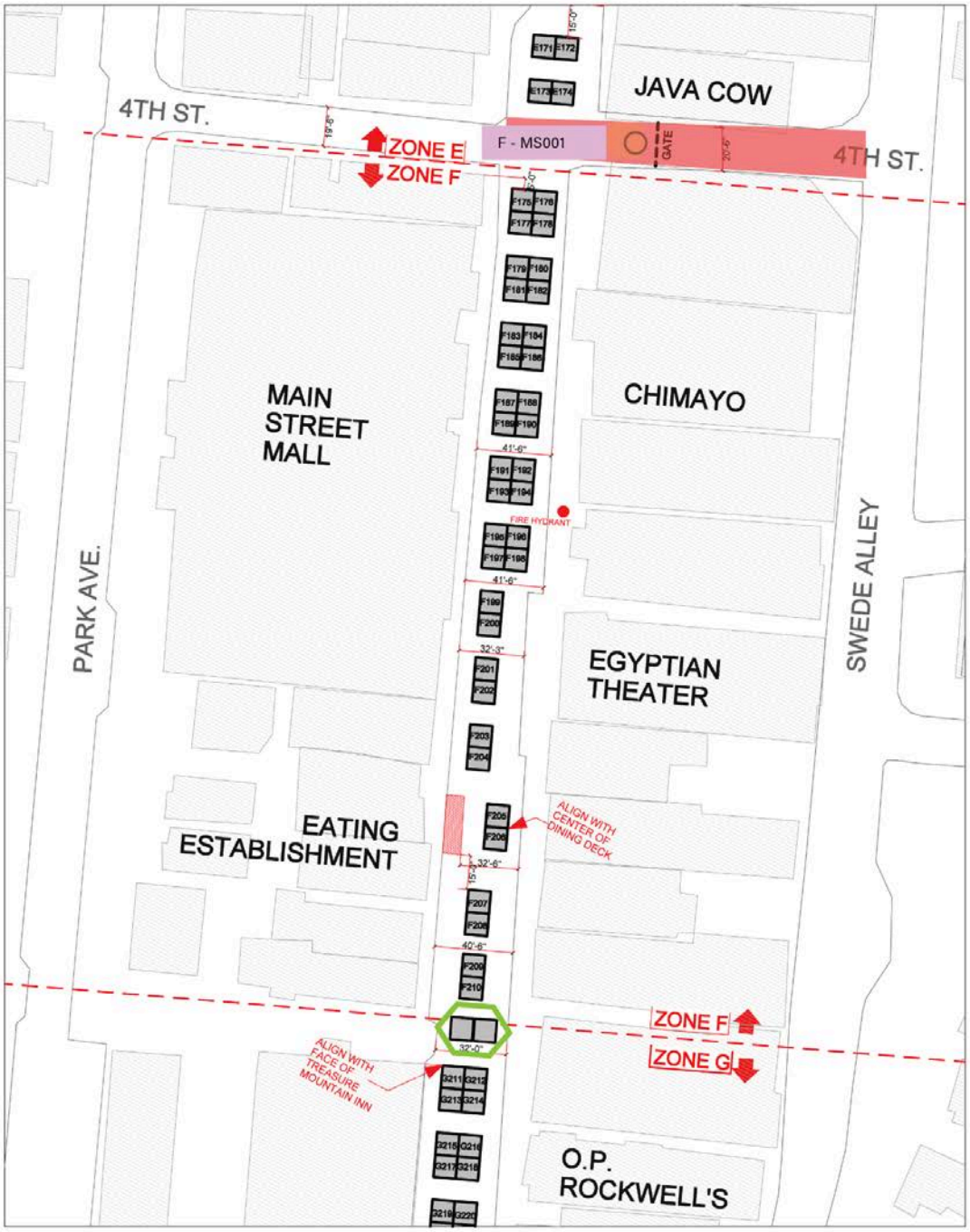


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N

MAIN STREET - ZONE F

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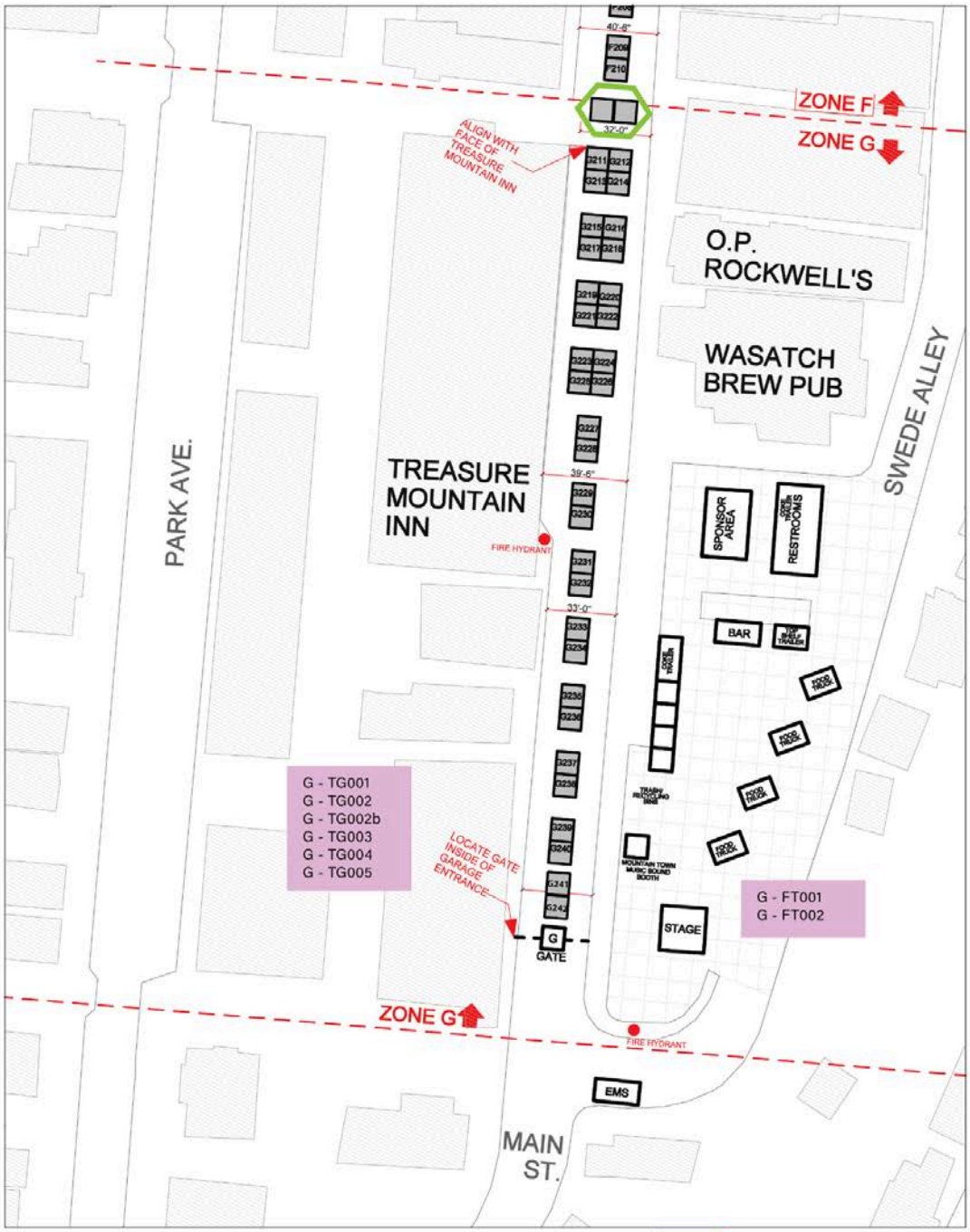
KIMBALL ART CENTER

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Emergency Vehicle Access

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N

MAIN STREET - ZONE G

2025 PARK CITY KIMBALL ARTS FESTIVAL

SCALE: 1' = 60'-0"

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KIMBALL ART CENTER

| Name | Map Code | Image |
|---|---|---|
| MS/KB Lamp Post Banner | Main Street, Kearns Blvd. | |
| Bridge Banner - North/South | A - BB001; A - BB002 | |
| Art Matters Banner | B - KT001 | |
| Creativity Matters Banner | B - KT002 | |
| 10x10 Entry Tent Back Panel | A - EG001; B - HG001; D - BG001; G - TG001 | |

KIMBALL ART CENTER

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|---|---|---|
| KAC Edu/Exh 10x10 Banner | A - EG002; B - HG002; E - MP004; G - TG002 | |
| KAC Edu/Exh 2024 specific stickers | A - EG002b; B - HG002b; E - MP004b; G - TG002b | |
| Ped-Fence Welcome / Thank you | A - EG005; B - HG005; D - BG004; G - TG005 | |
| English/Spanish Admissions Sign | A - EG003; A - EG004; B - HG003; B - HG004; D - BG002; D - BG003; G - TG003; G - TG004 | |

KIMBALL ART CENTER

| | | |
|---|---|---|
| Paid Event Sign | A - MP001; C - GW001; D - BG005; E - MS001; F - MS001 | |
| Creation Station Ped Fence | B - CC001 | |
| Creation Station Feather Flag | B - CC002 | |
| Creation Station Activity Sign 1 -4 | B - CC003; B - CC004; B - CC005; B - CC006 | |

KIMBALL ART CENTER

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|---|---|---|
| Creation Station Scavenger Hunt Sign | B - CC007 | |
| Studio on Main Feather Flag | B - SM001; E - MP003 | |
| Studio on Main Activity Sign | B - SM002; E - MP002 | |
| Main Stage Backdrop | B - MS001 | |
| Main Stage Top Banner | B - MS002 | |

KIMBALL ART CENTER

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|---|---|---|
| Main Stage Side Banner | B - MS003 | |
| Ped-Fence No Alcohol / Thank you | B - SG001 | |
| Wasatch Stage Backdrop | G - FT001 | |
| No Alcohol Beyond This Point Signs | G - FT002 | |

KIMBALL ART CENTER

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|---|---|---|
| VIP Banner | Inside Kimball Terrace | |
| KAC/ sponsor table top stickers | E - MP005 | |
| Hydration Station Sign | A - HS001; E - MP001 | |
| Bike Valet Sign | A - BV001 | |

| | | |
|---|---|---|
| Bike Valet Feather Flag | A - BV002 | |
| Artist Booth Signs | Artist Booths | |
| Artist Wayfinding Signs | DV Resort, DV Drive, Traffic Circle, Swede Alley | |
| Artist Load-In Signs | Swede Alley | |
| Wayfinding Gate Signage | Swede Alley | |

| | | |
|---|---|---|
| Transportation Signs | Transit Center, Park & Ride locations | |

## APPENDIX G: Park City Kimball Arts Festival Emergency Plan 2025

**Emergency Phone Numbers:**

| | |
|---|---|
| Summit County Dispatch | 435-615-3600 |
| Park City Police | 435-615-5500 |
| Park City Fire Department | 435-649-0653 |
| Park City Emergency Management | 435-640-2222 |
| Park City Hospital | 435-658-7000 |
| Dominion Energy | 800-323-5517 |
| Summit County Sheriff | 435-615-3600 |
| Summit County Health Department | 435-333-1500 |
| Summit County Animal Control | 435-615-3985 |
| Utah Highway Patrol | 435-647-7718 |
| Rocky Mountain Power | 888-221-7070 |

**Kimball Art Center Contacts:**

| | |
|---|---|
| Hillary Gilson, Arts Festival Director | 609-405-1254 |
| John Stevenson, Operations Manager | 435-901-1882 |

**Fire & Medical Emergencies**

Police, Fire and Ambulance will respond based on the initial call. Police personnel are trained in first aid and can provide stabilization until the ambulance arrives.

In Case of a Medical Emergency:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).Give the nature of emergency,
2. Location (Your specific site location),
3. Your name and phone number where you can be called back,
4. Do not move victim unless absolutely necessary,
5. And stay on the telephone until the Dispatcher has all needed information and allows you to hang up.

In case of fire:

1. Call 911 (Stay on the telephone if possible until the dispatcher has all needed information).
2. Give the nature of the emergency and the location. Stay on the phone long enough to answer any questions the dispatcher might have. This will ensure that proper equipment and personnel respond. Police will provide rescue, traffic, communications and crowd control.
3. Alert people in the immediate vicinity to evacuate to the safest designated areas. [SEE ATTACHED MAP(S)]
4. Use a fire extinguisher if the fire is small and you have been trained in how to operate the device.
5. Never breathe the smoke from fire. Stay low and crawl if necessary to avoid it. Smoke from some plastics and other common materials are toxic. Stay upwind so combustion products will blow away you.
6. DO NOT REENTER THE AREA. If a life may be in jeopardy, notify the professionals and let them enter with proper equipment. A significant number of fire fatalities result when people who

have successfully evacuated a fire area return to retrieve a valued item or to search for someone missing.

**Weather Related Emergency**
The on-site event organizer will be responsible for determining if weather conditions become a hazard to personnel/patrons at the activity. Choose the safest alternative.

Before Any Event:
Before any event, the on-site event organizer shall research types of weather that may occur during the particular time of year the event is scheduled. Once potential hazardous weather or conditions are identified, mitigation, preparedness and training efforts will be included in the event planning.

Lightning:
In the event of weather conditions with the potential of lightning activity, careful monitoring of the weather dynamics is required. Such factors as the developing cloud patterns in the area, the lightning, and thunder activity should be considered. In conditions where there is observable thunder and lightning, outdoor activities shall be suspended until thunder can no longer be heard.

There is no safe place outside when thunderstorms are in the area. Evacuate to substantial buildings, enclosed parking structures and hard-topped vehicles are safe options. A safe building is one that is fully enclosed with a roof, walls and floors, and has plumbing or wiring (excludes temporary, portable, or metal buildings).

Lightning Safety Rules:

- Keep an eye on the sky,
- If you see or hear a thunderstorm coming, immediately suspend outside activity and go to a safe building or vehicle,
- Postpone activities promptly; do not wait for rain.
- If you cannot get to a shelter, stay away from trees,
- If you are out in a field, get to the lowest point,
- Move away from a group of people,
- Avoid metal,
- Avoid contact with electrical equipment or cords,
- Avoid contact with plumbing,
- Stay away from windows and doors, and stay off porches,
- Do not lie on concrete floors and do not lean against concrete walls.

**COVID-19 Outbreak Response Plan**
If Festival staff receive notification of attendee testing positive for COVID-19, staff will immediately notify Summit County Health Department at 435-333-1500 and follow directions received. In addition to precautions listed above, the following precautions should be taken if attendee is suspected of having COVID-19:

- If attendee is exhibiting the symptoms listed below, they will be isolated and onsite EMT will be contacted:
    - Fever above 100.4
    - Cough
    - Shortness of breath

    - Fatigue
    - Recent change in sense of smell or taste
- Staff will follow Summit County Health Department's recommendation regarding utilization of contact trace information and disseminating information to attendees

**Active Shooter: (https://www.ready.gov/active-shooter)**

During

RUN and escape if possible.

- Getting away from the shooter or shooters is the top priority.
- Leave your belongings behind and get away.
- Help others escape, if possible, but evacuate regardless of whether others agree to follow.
- Warn and prevent individuals from entering an area where the active shooter may be.
- Call 9-1-1 when you are safe and describe the shooter, location and weapons.

HIDE if escape is not possible.

- Get out of the shooter's view and stay very quiet.
- Silence all electronic devices and make sure they won't vibrate.
- Lock and block doors, close blinds and turn off lights.
- Don't hide in groups. Spread out along walls or hide separately to make it more difficult for the shooter.
- Try to communicate with the police silently. Use text message or social media to tag your location or put a sign in a window.
- Stay in place until law enforcement gives you the all clear.
- Your hiding place should be out of the shooter's view and provide protection if shots are fired in your direction.

FIGHT as an absolute last resort.

- Commit to your actions and act as aggressively as possible against the shooter.
- Recruit others to ambush the shooter with makeshift weapons like chairs, fire extinguishers, scissors, books, etc.
- Be prepared to cause severe or lethal injury to the shooter.
- Throw items and improvise weapons to distract and disarm the shooter.

After

- Keep hands visible and empty.
- Know that law enforcement's first task is to end the incident and they may have to pass injured along the way.
- Officers may be armed with rifles, shotguns or handguns and may use pepper spray or tear gas to control the situation.
- Officers will shout commands and may push individuals to the ground for their safety.

- Follow law enforcement instructions and evacuate in the direction they come from unless otherwise instructed.
- Take care of yourself first, and then you may be able to help the wounded before first responders arrive.
- If the injured are in immediate danger, help get them to safety.
- While you wait for first responders to arrive, provide first aid. Apply direct pressure to wounded areas and use tourniquets if you have been trained to do so.
- Turn wounded people onto their sides if they are unconscious and keep them warm.
- Consider seeking professional help for you and your family to cope with the long-term effects of the trauma.

**Wind:**
Power outages may occur with as little as twenty-five mile per hour winds and can up-root trees with shallow roots. If an event has tents, be cautious of the stability of the structure. All tents must have a City permit, have 50# of weight per leg and be inspected by the PCMC Building Dept. Wind can pose a hazard to participants or spectators, and if the on-site event organizer determines that winds pose a life safety issue, then activities shall be suspended.

**Hail:**
Most hail storms develop in the presence of cumulonimbus clouds and other severe weather phenomena. Hailstones can cause serious damage, notably to automobiles, aircraft, skylights, glass-roofed structures, and people. Hailstorms rarely last more than 15 minutes. Some safety tips for hailstorms that an on-site event organizer should know or may want to pass on to participants are as follows:

- If you are outside, get inside.
- If you cannot find shelter, at least find something to protect your head.
- Stay away from windows.

**Excessive Heat:**
Heat is the number one weather-related killer in the United States, resulting in hundreds of fatalities each year. On average, excessive heat claims more lives each year than floods, lightning, tornadoes, and hurricanes combined. In planning for outdoor activities during a heat wave, consider certain precautions, e.g., can the event be scheduled in the morning or evening hours when it is cooler? The on-site event organizer will offer or encourage participants to:

- Drink or have plenty of water available. Avoid alcoholic and high sugar drinks.
- Encourage participants to wear lightweight, light-colored, and loose-fitting clothing,
- Wear a wide-brimmed hat, sunglasses, and sunscreen.
- Provide cooling places with misting stations.

**Microburst Rainfall:**
Microburst rainfalls occur within a plume of air with high amounts of moisture directed around a cold-core low or tropical cyclone. Flash flooding can frequently occur in slow-moving thunderstorms in urban environments where less plants and bodies of water are present to absorb and contain the extra water. Should excessive rainfall occur during an event, the on-site event organizer will:

- Listen to the radio or television for information.

- Be aware that flash flooding can occur. If the event site is in a low-lying area with the potential to flood, move immediately to higher ground.
- Be aware of streams, drainage channels, and other areas known to flood suddenly.
- Let participants know not to walk through moving water. Six inches of moving water can make you fall.
- Let participants know not to drive in flooded areas. If floodwaters rise around a car, abandon it. Move to higher ground.

**Earthquake:**
An earthquake can be dangerous, however it is unknown when an earthquake will happen or how strong it may be. Should a powerful earthquake happen (that is a 7.0 magnitude in the valley), it may result in a 5.6-5.8 magnitude here in Park City and surrounding areas. Precautions should be in place should an earthquake occur and event personnel should be aware of the danger and the procedures for safety and evacuation.

- Initially Drop Cover and Hold On
- Stay calm and await instructions from emergency personnel or a designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by a designated official. Be aware of falling objects as you exit a structure or hazards on the ground or in the area.

**Terrorism:**
An aspect of terrorism that affects many people who work in sensitive or governmental buildings is the bomb threat. Usually the person who receives the threat is someone who works for a corporation targeted by individuals or factions who have some type of violent complaint. A terrorist attack with conventional weapons such as firearms, explosives or incendiary devices in the United States remains possible, though unlikely.

BEFORE: Learn about the nature of terrorism. Terrorists often choose targets that offer little danger to themselves and areas with relatively easy public access. Foreign terrorists look for visible targets where they can avoid detection before or after an attack such as international airports, large cities, major international events, resorts, and high-profile landmarks. Learn about the different types of terrorist weapons including explosives, kidnappings, hijackings, arson, and shootings. Prepare to deal with a terrorist incident by adapting many of the same techniques used to prepare for other crises. Be alert and aware of the surrounding area. The very nature of terrorism suggests that there may be little or no warning. Take precautions when traveling. Be aware of conspicuous or unusual behavior. Do not accept packages from strangers. Do not leave luggage unattended. Learn where emergency exits are located. Think ahead about how to evacuate a building, subway or congested public area in a hurry. Learn where staircases are located. Notice your immediate surroundings. Be aware of heavy or breakable objects that could move, fall or break in an explosion. The use of explosives by terrorists can result in collapsed buildings and fires. People who live or work in a multi-level building can do the following: Review emergency evacuation procedures. Know where fire exits are located. Keep fire extinguishers in working order. Know where they are located , and how to use them. Learn first aid. Contact the local chapter of the American Red Cross for additional information.

<u>BOMB THREATS:</u> If you receive a bomb threat: Get as much information from the caller as possible. Notify the police and the building management immediately. Keep the caller on the line and record

everything that is said. After you've been notified of a bomb threat do not touch any suspicious packages. Evacuate the area around the suspicious package and notify the police immediately. In evacuating a building, avoid standing in front of windows or other potentially hazardous areas. Do not restrict sidewalk or streets to be used by emergency officials.

DURING: In a building explosion, get out of the building as quickly and calmly as possible. If items are falling off of bookshelves or from the ceiling, get under a sturdy table or desk. If there is a fire. stay low to the floor and exit the building as quickly as possible. Cover nose and mouth with a wet cloth. When approaching a closed door, use the palm of your hand and forearm to feel the lower, middle and upper parts of the door. If it is not hot, brace yourself against the door and open it slowly. If it is hot to the touch, do not open the door--seek an alternate escape route. Heavy smoke and poisonous gases collect first along the ceiling. Stay below the smoke at all times.

AFTER: If you are trapped in debris. Use a flashlight. Stay in your area so that you don't kick up dust. Cover your mouth with a handkerchief or clothing. Tap on a pipe or wall so that rescuers can hear where you are. Use a whistle if one is available. Shout only as a last resort--shouting can cause a person to inhale dangerous amounts of dust.

**Fires and Floods:**
Floods are the most common and widespread of all natural hazards. Some floods develop over a period of days, but flash floods can result in raging waters in just a few minutes. Flash floods carry a deadly cargo of rocks, mud, other debris and in some instances dangerous bacteria. Floods can occur without any visible rainfall. Mudslides are another danger created by flooding.

- During heavy rains, artist booths will be covered by artists and supported by staff if able
- Festival may close early based on weather conditions

**Reference Information:**
Summit County Family Emergency Preparedness Guide
Park City Outdoor Special Events Emergency Plan
CDC COVID-19 Business Response Guidance

**SPECIAL EVENT PERMIT**

| | |
|---|---|
| Type of License: | Level Five |
| Event Name: | 2025 Park City Kimball Arts Festival |
| Event Date(s): | Friday through Sunday, August 1 – 3, 2025 |
| Event Location: | Main Street, Heber Avenue, and Swede Alley |
| Permittee: | Kimball Art Center |
| Contact Person: | Hillary Gilson |
| Approved By: | City Council of Park City |
| Approval Date: | May 22, 2025 |

The Park City Kimball Arts Festival is to be held on Main Street, Heber Avenue, and Swede Alley. Event times are Friday, August 1, 2025, 5:00 pm to 9:00 pm, Saturday, August 2, 2025, 10:00 am to 8:00 pm with the exception of the Spirit Garden that will stay open until 9:00 p.m., and Sunday, August 3, 2025, 10:00 am to 6:00 pm. Set up may begin as early as 3:00 a.m. on Friday, August 1, 2025, and breakdown shall be completed no later than 11:30 pm on Sunday, August 3, 2025.

Use Areas, Operations Plans, Transportation and Parking Plans, Insurance, and Hold Harmless Waiver shall be attached to this permit as an exhibit and finalized no later than July 25, 2025. This Level Five Special Event Permit has been issued under the authority described within the Park City Municipal Code § 4A based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

<u>Findings of Fact:</u>

1. The Park City Kimball Arts Festival is a Level Five Special Event. The event is a unique cultural and entertainment activity, held for non-profit purposes, occurring for a limited duration that impacts the City by using and impacting City property, requiring licensing and services beyond the normal scope of business, and creates public impacts through the following:
    a. Interruption of the safe and efficient flow of transportation in Park City including public rights of way, which may include impacts on streets or sidewalks necessary for pedestrian movement;
    b. Use of public property and facilities;
    c. Use of City parking facilities;
    d. Use of amplified sound above that which is defined in Title 6 of the code.
    e. Need for public safety beyond their normal scope of operations;
    f. Requires licensing and services beyond the normal scope of business; and
    g. Temporary events that do not normally occur within the permitted venue use.
2. The Park City Kimball Arts Festival has been determined as a Level Five event due to:
    a. Attendance throughout the event time period is estimated to be above 5,000 people and the event is in a non-consecutive series;
    b. Creates moderate to severe impacts to the surrounding area and cannot be held within the existing venue or use areas;
    c. Has moderate to severe transportation needs including removal of parking, requires a transportation mitigation plan, requires offsite parking plan, road closures, moderate to major residential transportation mitigation, and requires increased Park City Transit or a transportation provider; and
    d. Requires public safety staffing needs beyond their normal operations including moderate support in the venue and moderate transportation mitigation and public safety personnel.
3. The Park City Kimball Arts Festival is a Community Identifying Event as it:
    a. Honors Park City's unique community goals and enhances the goodwill that features authentic local culture, including making ties to the people, places, and history of Park City. It is not an outside event that simply partners with local organizations and businesses to check a box.
    b. The event fundamentally aligns with the City Council's top priority of transportation, as well as its lenses specific to social equity and environmental sustainability.
    c. Attendance is targeted primarily at local participation from Park City and Summit County residents, businesses, and employees.

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d. The event offers free attendance for local Park City and Summit County attendance.
e. The event offers free and affordable options for underserved populations.

4. The Permittee's Application has been reviewed. The applicant has sufficiently mitigated adverse impacts to ensure transportation access in accordance with the Transportation Demand Management Plan, and Public Safety in accordance with the requirements of the Park City Police Department.
5. The Permittee has secured additional offsite parking at Park City High School / School District, Park City Mountain, and Deer Valley. Additionally, the City will utilize the Richardson Flat Park and Ride to accommodate necessary parking requirements for the event.
6. The event is organized by the Kimball Art Center, which is a local nonprofit in Park City, therefore, the reasons for hosting the event on Park City's Main Street are consistent with previous years, the Special Event City Services Agreement, and align with the City's core values. Specifically, the event and the organization support Park City's community goals and local and regional culture. Park City Kimball Arts Festival is not using Park City Main Street as a backdrop or venue with no authentic tie to the local community or city goals.
7. The event is not primarily retail or solely avoiding more restrictive zoning and licensing regulations.
8. According to section B(2.2) of the City Services Agreement, Main Street shall be reopened to traffic and parking by 12:00 a.m. or sooner when possible on Monday, August 4, 2025. The Permittee will organize load-in and load-out for each vendor, as well as ensure that traffic in the area continues to move during this high-traffic time. The Permittee is responsible for working to establish and follow parking plans. The Permittee will have volunteers as well as the help of the Park City Police Department to ensure the efficiency of traffic, transportation, and public safety.
9. The Permittee has established a weather and emergency plan and will train staff and volunteers in the procedures of the plan. The applicant has established these plans to maximize the safety of event attendees, volunteers, staff, and the general public. There are no weather dates for the event, but the applicant is aware that weather could interfere with the possibility of the event's proposed activities. In the case that the event was to be canceled due to dangerous weather conditions, they would notify the general public as well as participants in the event. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management have the right to cancel or postpone the event at any time due to weather or emergency conditions.
10. The events associated with the Park City Kimball Arts Festival will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
11. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services. The Park City Kimball Arts Festival agrees to work in good faith with the City and Summit County Health Department to develop and agree upon health protocols and conduct business consistent with Utah requirements.
12. The Special Event will not substantially interfere with any other Special Events during the timeframe or with the provision of City Services in support of other events or governmental functions. There are other Special Event Permits that have been granted for Friday, August 1, and Saturday, August 2, 2025, as shown on the table below. The Park City Kimball Arts Festival will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

| Name of Event | Location | Time | Attendance |
|---|---|---|---|
| Deer Valley Music Festival<br>Friday, August 1, 2025. | Deer Valley Snow Park Amphitheater | 6:00 p.m. to 10:00 p.m. | 3,500 – 5, 000. Anticipated sell-out concert with increased transportation mitigation. |
| Deer Valley Music Festival.<br>Saturday, August 2, 2025 | Deer Valley Snow Park Amphitheater | 6:00 p.m. to 10:00 p.m. | 3,500 – 5, 000. Anticipated sell-out concert with increased transportation |

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| | | | mitigation. |
| Park City Trail Series. Saturday, August 2, 2025. | Quinn's Junction and Round Valley | 7:00 am to 1:00 pm | 400 |

13. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
14. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of Park City Code § 4A-2-4(I) and has not failed to conduct a previously authorized event in accordance with the law or terms of a license.
15. Staff find Park City Kimball Arts Festival is working consistently with the measures as outlined in the City Services Agreement as entered on November 27, 2023, and supports the Council's goal of creating a complete community that values economic diversity, arts and culture, and a thriving mountain community. This event creates a community gathering place, encourages and supports the Historic Main Street Alliance, Park City Businesses,local and regional tourism, and supports continued Main Street vibrancy.

Conclusions of Law:

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

Conditions of Approval:

1. The Permittee, unless otherwise affirmatively agreed in writing, at its cost, shall incorporate such measures as directed by Staff to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Permittee.
2. The Permittee is required to provide supplemental documents including a Transportation and traffic control plan, Contingency plans, Site Identification and Private Property Use Permission, detailed map showing specifics of event operations as described in section 4A-2-11. Such documents shall be reviewed and approved with conditions administratively by the Special Events Manager in coordination with the Chief of Police, Transportation Manager, Chief Building Official, and Economic Development Manager.
3. The Permittee is required to provide a sufficient number of traffic controllers, signs, and other equipment as required by City, not limited to barriers, fencing, traffic devices, monitors for crowd control and safety, overnight security, and such measures as directed by City, County or State Staff in order to ensure that any safety, health, or sanitation equipment, services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety and the environment, adequate offsite parking and traffic circulation in the vicinity of the event and other services or facilities as necessary to ensure compliance with City ordinances in a plan approved by the Transportation Director, Chief of Police and Chief Building Official in accordance with the Transportation Demand Management Plan, Park City Risk Assessment and International Building and Fire Code.
4. The Permittee will organize load-in and load-out for each vendor, as well as, ensure that traffic in the area continues to move during this high-traffic time. The Permittee is responsible for working to establish and follow parking plans. The Permittee will have volunteers as well as the help of the Park City Police Department to ensure the efficiency of traffic, transportation, and public safety.
5. The Permittee is required to submit a waste and recycling plan which will be reviewed and approved in accordance with the City Event Sustainability Standards. Kimball Art Center shall report sustainability statistics in the debrief report of the event.
6. The Permittee shall indemnify and hold the City and its agents, employees, and officers, harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the City arising out of, in connection with, or incident to the execution of this Agreement and/or the Permittee's use of the facility/area or failure to perform any aspect of this Permit; provided, however, that if such claims are caused by or result from the concurrent negligence of the City, its agents, employees, and officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Permittee; and provided further, that nothing herein shall require the Permittee to hold harmless or defend the City, its agents, employees and/or officers from any claims arising

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from the sole negligence of the City, its agents, employees, and/or officers. The Permittee expressly agrees that the indemnification provided herein constitutes the Permittee's limited waiver of immunity as an employer under Utah Code § 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of Permittee claims or recovers compensation from the City for a loss or injury that Permittee would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties and is expressly made effective only for the purposes of this Special Event.

At its own cost and expense, the Permittee shall maintain the following mandatory insurance coverage to protect against claims for injuries to persons or property damage that may arise from or relate to the performance of this Agreement by the Permittee, its agents, representatives, employees, or subcontractors for the entire duration of this Agreement or for such longer period of time as set forth below. Prior to commencing any work, the Permittee shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status, and completed operations.

- The Permittee shall maintain commercial general liability insurance on a primary and non-contributory basis in comparison to all other insurance, including the City's own policies of insurance, for all claims against the City. The policy must be written on an occurrence basis with limits not less than $2,000,000 per occurrence and $4,000,000 aggregate for personal injury and property damage. Upon request of the City, the Permittee must increase the policy limits to at least the amount of the limitation of judgments described in Utah Code § 63G-7-604, the Governmental Immunity Act of Utah (or successor provision), as calculated by the state risk manager every two years and stated in Utah Admin. Code § R37-4-3 (or successor provision).
- The Permittee shall maintain automobile liability insurance with a combined single limit of not less than $2,000,000 per accident for bodily injury and property damage arising out of the ownership, maintenance, and use of owned, hired, and non-owned motor vehicles. This policy must not contain any exclusion or limitation with respect to the loading or unloading of a covered vehicle.
- The Permittee shall maintain workers' compensation insurance with limits not less than the amount required by statute, and employer's liability insurance limits of at least $1,000,000 each accident, $1,000,000 for bodily injury by accident, and $1,000,000 each employee for injury by disease. The workers' compensation policy must be endorsed with a waiver of subrogation in favor of "Park City Municipal Corporation" for all work performed by the Permittee, its employees, agents, and Subcontractors.
- The insurance limits required by this section may be met by either providing a primary policy or in combination with an umbrella / excess liability policy(ies). To the extent that umbrella/excess coverage is used to satisfy the limits of coverage required hereunder, the terms of such coverage must be following form to, or otherwise at least as broad as, the primary underlying coverage, including amending the "other insurance" provisions as required so as to provide additional insured coverage on a primary and non-contributory basis, and subject to vertical exhaustion before any other primary, umbrella/excess, or any other insurance obtained by the additional insureds will be triggered.
- Each policy and all renewals or replacements, except those policies for Professional Liability, and Workers Compensation and Employer's Liability, must name City (and its officers, agents, and employees) as additional insureds on a primary and non-contributory basis with respect to liability arising out of work, operations, and completed operations performed by or on behalf of the Permittee.
- The Permittee waives all rights against City and any other additional insureds for recovery of any loss or damages to the extent these damages are covered by any of the insurance policies required under this Agreement. The Permittee shall cause each policy to be endorsed with a waiver of subrogation in favor of the City for all work performed by the Permittee, its employees, agents, and Subcontractors.
- All required insurance policies must be issued by insurance companies qualified to do business in the state of Utah and listed on the United States Treasury Department's current Department of Treasury Fiscal Services List 570 or having a general policyholders rating of not less than "A-" in the most current available A.M. Best Co., Inc.'s, Best Insurance Report, or equivalent
- Should any of the Permittee's required insurance policies under this Agreement be canceled before the termination or completion of this Agreement, The Permittee must deliver notice to the City within 30 days of cancellation. City may request and the Permittee must provide within 10

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days certified copies of any required policies during the term of this Agreement.

- Notwithstanding anything to the contrary, if the Permittee has procured any insurance coverage or limits (either primary or on an excess basis) that exceed the minimum acceptable coverage or limits set forth in this Agreement, the broadest coverage and highest limits actually afforded under the applicable policy(ies) of insurance are the coverage and limits required by this Agreement and such coverage and limits must be provided in full to the additional insureds and indemnified parties under this Agreement. The parties expressly intend that the provisions in this Agreement will be construed as broadly as permitted to be construed by applicable law to afford the maximum insurance coverage available under the Permittee's insurance policies.
- In specifying minimum Permittee insurance requirements, the City does not represent that such insurance is adequate to protect the Permittee from loss, damage, or liability arising from its work. The Permittee is solely responsible for informing itself of the types or amounts of insurance it may need beyond these requirements to protect itself.

7. In accordance with the Transportation Demand Management Plan, the Permittee is required to create and implement a transportation and parking plan, including obtaining private property permission or executing lease agreements for such public property use that utilizes available public parking and can accommodate the anticipated attendance numbers. Parking shall be identified, managed, and secured for ADA, VIP, Staff and Volunteers, and Drop and Go/Taxi/For-Hire Lot,
8. The Permittee requested an exemption to the City noise ordinance pursuant to § 6-3-11(B)(3) of the Park City Code on the basis that Permittee is performing an activity that there is no reasonable alternative. Relief from restriction was granted by the Chief of Police, including that the noise from the stationary source of sound shall not exceed a ninetieth percentile sound pressure level (L90) from:
    a. Friday to Sunday, August 1 to 3, 75 dBA during the daily operations of the Festival as listed at the beginning of this permit. No amplified noise is permitted from the Kimball Roof Top Patio during this time.

    Any sound outside of the timeframes listed above shall be kept to the noise levels outlined in § 6-3-9 of the Park City Code. The Permittee shall work to orient noise activities to minimize sound impacts to the neighboring residents, businesses, and public facilities. If a complaint is received by Park City Police Department, the Police Department will investigate the complaint from the source of the complaint. If asked by the Park City Special Event staff or Police Department, the Permittee shall turn the noise down to mitigate concerns of noise from surrounding residents, businesses, or public facilities. The Permittee shall provide on-site management for each aspect of the event and shall be responsible to ensure that the sound system maintains level adjustments not to exceed provisions of the Park City Noise exemption as outlined above.
9. The Permittee is responsible for assisting the City with an outreach and communication plan, including event engagement and outreach plans before the plans are considered by Council, an event notice and outreach plan with direct primary and secondary contacts for City, Kimball Art Center staff leading up to the Festival for a final reminder of impacts and review of debrief for Festival operations in a form to be approved by the Special Events Manager to surrounding businesses and residents.
10. The Permittee shall provide a final plan for the Park City Kimball Arts Festival, which includes final site plans, transportation, security/public safety, and parking management plans including details of the operations for venues as required by the Economic Development Manager, Chief of Police and Transportation Planning Manager no later than 10 days before the event.
11. All plans for tents, stages, and other temporary structures as well as flammable materials shall be submitted and approved by the Building Department no later than July 25, 2025, or no less than one week before the first day of set up for each venue. Tents, stages, or other temporary structures are not permitted on the Kimball Terrace.
12. The Permittee is responsible for securing all City, County, and State permit approvals required for this event and shall be secured no later than 30 days in advance of the start of the event.
13. The Permittee is responsible for maintaining a staff and volunteer plan. Such a plan shall be provided to the Special Events Manager and Economic Development Manager.
14. The Permittee's use of barricades and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
15. All third-party approvals including the Park City School District, Summit County, and the State

of Utah, permit approvals required for this event shall be secured 30 days in advance of the event and submitted to Park City Municipal Corporation.

16. The Permittee will provide an official Kimball Art Center Venue and Sponsor list and sign plan for the event.
17. All handouts, flyers, banners, and other signage shall comply with the Park City Municipal Sign Code and be approved by the Planning Department.
18. Kimball Art Center shall have use of the areas as outlined in the site plans.
19. Kimball Art Center estimates that overall attendance of the Kimball Arts Festival in 2025 in Park City will be 50,000. The Permittee shall modify operations as directed by Staff to address any substantive change in conditions created by the growth in attendance to the event with regards to maintaining public safety, traffic, and transportation impacts to the City.
20. Estimated City Service fees for the Park City Kimball Arts Festival in 2025 are $167,782. Final financial reporting on City Service fees shall be reported in the debrief.
21. Kimball Art Center will address any requirements from the Chief Building Official and Public Safety Personnel regarding the placement of emergency staff and equipment. Kimball Art Center will submit an Emergency Operations Plan to be coordinated with Park City Police, Emergency Management, and Park City Fire District.
22. The Park City Special Events, Police, Fire, Building Official/Fire Marshal, and Emergency Management Departments have the right to cancel the event upon any condition, violation, or weather that jeopardizes the life, safety, or property of the residents or visitors of Park City.
23. This Permit must be in possession of the Permittee at all times while on location and must be made available for inspection when requested by City authorities or the public. The Permittee is responsible for providing a schedule of events, and access to any site for purposes of Code Enforcement or Public Safety as outlined by Park City Code § 4A-2-4.

PASSED AND APPROVED this Thursday, the 22nd day of May, 2025.

PARK CITY MUNICIPAL CORPORATION

_____

Matt Dias, City Manager

Attest:

_____

City Recorder

Approved as to form:

_____

City Attorney's Office

DRAFT

**Exhibit C: Analysis of Park City Kimball Arts Festival**

**Park City Kimball Arts Festival (Festival) Hours:**

- Friday, August 1, from 5:00 to 9:00 p.m.
- Saturday, August 2, from 10:00 a.m. to 8:00 p.m. (Spirit Garden open until 9:00 p.m.).
- Sunday, August 3, from 10:00 a.m. to 6:00 p.m., break down and move out by midnight.

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**The footprint of the event includes:**

- All of Main Street (and side streets).
- Swede Alley.
- Heber Avenue.
- Bob Wells Plaza.
- Flagpole Parking Lot.
- Wasatch Brew Pub Parking Lot.
- Nonexclusive use of Sand Ridge Parking Lots and China Bridge.
- 9th Street is to remain open for Transit Operations.
- Part of the North Marsac lot is to remain the footprint for Park City Police, Fire, Sheriff, ; Emergency Management, and other Public Safety Personnel. The other section will be used for Parking Permit holders.
- 7th Street will be utilized as the location for the Bike Valet.

**Locations for Kids Activities, VIP, Volunteer, Kimball Art Center (KAC), and Staff Offices are as follows:**

- VIP – Kimball Terrace Event Center.
- Kids Activities – Heber Ave.
- Volunteer Lounge – TBD
- Media Lounge – TBD
- KAC Staff Check- TBD

**Admission & Tickets**

- Friday Locals Free Night.
- Advanced Ticket pricing: $15/day for adults, $7/day for kids (ages, 6-17), free for 5 and under.
- Day of Ticket pricing: $15/day for adults, $7/day for kids (ages, 6-17), Free for 5 and under.
- VIP Pass: $325.
- Weekender Pass: $99 through June 30th, $125 starting July 1st.

**Operations & Set Up for the Festival**

- Operational Setup begins on Tuesday, July 29, 2025. Outreach will take place the week leading up to this event. HPCA and surrounding residents will be notified of parking removals.
- Operational Setup in the Brew Pub Lot will begin on Wednesday, July 30, 2025 on the south side of the lot, and the entire lot on Thursday, August 1.
- KAC is requesting to park a Coke trailer on the Northwest side of Heber Avenue during the event, starting on Thursday, July 31, 2025. KAC has been informed to do merchant outreach and notify them of the trailer location.
- Event Setup begins on Friday, August 1, 2025, at 3:00 a.m.
- Event Break Down will be complete by Sunday, August 3, 2025, at midnight.
- The operational breakdown will be completed by Tuesday, August 5, 2025.

**Transportation & Parking Plans**

The KAC and Park City Staff continue to work closely regarding Transportation and Parking Plans.

**Exhibit C: Analysis of Park City Kimball Arts Festival**

In coordination with the Transportation Planning and Parking Services Departments, the KAC has created a transportation and parking plan that is consistent with the work that is being implemented to reduce traffic in the City.

Parking has been secured at the Richardson Flat Park & Ride, the Park City School District, Park City Resort, and Deer Valley at various times throughout the Festival. Festival and City Departments are working to coordinate consistent messaging for residents and attendees regarding impacts and expectations. Transportation Plans will include:

- Bus Only Lane on Deer Valley Drive
- Free Parking at Park City School District and Resort Lots (times may vary)
- Ecker Hill Park and Ride
- Paid Parking Rates: Friday (10:00 am – 9:00 pm) is $9 per hour, max $40, standard rates after 9:00 pm, Saturday and Sunday (10:00 am – 6:00 pm) are $9 per hour, max $40, standard rates after 9:00 pm.
- Increased Public Safety Personnel at Key Intersections at Residential Access Points on Friday Night of the Festival.
- Bike Valet at 7th Street – the same as in 2024.
- As in years past, Transit will add additional Transit Operations on 9th Street and the Old Town Transit Center.
- In addition, KAC also continues to encourage all attendees to Carpool, Bus, Bike, and Walk to the event.

**Community Engagement & Notification Plans**

The KAC and City Departments have worked to increase notifications regarding the event for both attendees and residential impacts. The following is a list of Community Engagement & Notification plans for the event.

- Text Alert System – Text PCARTSFEST to 888777 to receive impact information.
- HPCA Coordination & Information – City Staff attended the May & June HPCA meetings to make them aware of changes this year. Staff will continue to update and coordinate with HPCA as the event approaches.
- City Hosted Impact Information – To be posted on the City and KAC's Website. Such information is geared to help residents understand the impacts and mitigations during the event.
- Door to Door Merchant and Resident outreach.
- KAC has provided a direct contact list for coordination with the City's Community Engagement and Emergency Management Teams.
- Social Media, Radio, TV, and Newspaper Marketing & Information – specifically to address alternate modes of transportation.

**Environmental Sustainability**

As part of their City Service Agreement, KAC has a staff member in charge of managing waste for the event. In addition to offering recycling at their event, KAC is taking steps to reduce environmental impacts at the 2025 Festival by:

- All food vendors are required to use compostable serving materials.
- The Festival continues to promote alternative transportation options to the event.
- The Festival staff will work with vendors to promote a no-idling policy during the setup and breakdown of the event.
- Require vendors (food and artists) to no longer use plastic bags, and to use recyclable serving materials. It is highly encouraged that packaging and serving materials be biodegradable.
- Require vendors to properly dispose of wastewater. Tents will be weighted with cement blocks

instead of water-filled weights as available.

- KAC has encouraged their food vendors to no longer offer products in glass bottles or use Styrofoam.
- Offering a free Bike Valet located on 7th Street.
- Encouraged vendors to have materials printed on post-consumer recyclable materials.
- Many artists use repurposed or recycled materials in their work.

## Signage

- As in 2024, a banner sign will be placed on both sides of the Marriot Summit Watch/Town Lift pedestrian bridge and the stairs leading from Main Street to the Town Lift Plaza.
- The Festival will hang light pole banners on Main Street, Deer Valley Drive, and Kearns Blvd.

## Financial Considerations

According to section 6.1 of the City Services Agreement, KAC shall be entitled to a waiver of City service fees, which may not exceed $180,000 annually. The KAC is responsible for additional City costs that exceed $180,000. However, we do not expect fees to exceed $180,000 this year. The funding for City services associated with the Festival comes from the General Fund and is estimated at $168,182.

Anticipated City Service Fees are listed below.

| Event Costs 2024 Actual & 2025 Estimate | | | |
|---|---|---|---|
| **Cost Item** | **2024 Actual** | **2025 Estimate** | **Notes** |
| Special Event Application Fee | $1,038 | $1,038 | This is the new updated Special Event Permit Fee at the CIE rate, which will start, July 1, 2024. |
| Fire & Building Permit | $524 | $1,900 | This will include after hours fees and time for staff to do inspections. |
| Parking Services - Parking Spaces | $46,000 | $46,000 | $30/day for 400 parking spaces for 3 days - Swede Alley Surface, Bob Wells, Flagpole, Wasatch Brew Pub, China Bridge |
| Building Maintenance | $3,000 | $3,000 | Extra restroom cleanings. The Festival pays separately for increased trash removal on Main Street through a contractor. |

**Exhibit C: Analysis of Park City Kimball Arts Festival**

| | | | |
|---|---|---|---|
| Transit Operations | $10,934 | $12,000 | $150/hour rate estimate. Includes golf carts shuttles on Swede Alley. Totaling $21,987. 2024 estimate rounded up incase adjustments are needed. |
| Banner Installation | $3,173 | $3.173 | Actual cost is $2,872, because a UDOT permit was not required due to Park's coordination. |
| Public Safety - Police | $52,600 | $75,900 | Estimate of cost as if all positions were filled + addition of earlier hours for Swede/Heber intersection and extended Spirit Garden hours on Saturday night. Pay rate of $100/hr, per City fee schedule as of July 1. |
| Mobile Command | $450 | $450 | Per Fee Schedule |
| Equipment & VMS | $13,000 | $13,000 | Public Works estimate includes type 1, bus lane and equipment including VMS + PW man hours to implement. (Actual is $12,032, rounded up). |
| Kane Security | $8,721 | $8,721 | Residential, Taxi and Bollard Management, this is an addition to the new CSA. |
| Trash & Recycling Services | $2,000 | $2,000 | Extra Dumpsters and Increased Dumps |
| Community Engagement & Outreach | $1,000 | $1,000 | For Event Impact Notices, Impact Map and Boots on the Ground Outreach |
| **Total** | **$153,780** | **$168,182** | |

**Exhibit C: Analysis of Park City Kimball Arts Festival**

## Event Coordination

A Summary of events that occur on the same day as the Festival are listed below. According to section 4A-2-5 of the municipal code, staff finds that these events will not duly interfere with each other. While this is a Peak Time Period, all the events listed below are returning events that existed on the 2024 Calendar. Please also note that the weekends that follow the Festival in August are quiet weekends with no Park Silly Sunday Market.

| DATE | EVENT | A – Geographic Separation | B - Proposed Time & Duration | C – Anticipated Attendance |
|---|---|---|---|---|
| **August 1** | **Deer Valley Music Festival** | **Deer Valley Snow Park Amphitheatre** | **6:00 p.m. to 10:00 p.m.** | **3,500 –5,000 anticipating sell-out concert with increased transportation mitigation** |
| **August 2** | **Deer Valley Music Festival** | **Deer Valley Snow Park Amphitheatre** | **6:00 p.m. to 10:00 p.m** | **3,500 –5,000 anticipating sell-out concert with increased transportation mitigation.** |
| **August 2** | **Park City Trail Series** | **Quinn's Junction and Round Valley** | **7 a.m. to 1 p.m.** | **400** |
| **August 3** | **No other permitted events** | **NA** | **NA** | **NA** |

## City Council Staff Report

**Subject: Public Art Advisory Board Appointments**
**Author: Stephanie Valdez**
**Department: Economic Development/Public Art**
**Date: May 22, 2025**

### Recommendation

After conducting interviews and reviewing applications, the Mayor recommends the City Council appoint Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to fill the four Public Art Advisory Board (PAAB) vacancies through June 30, 2028.

### Executive Summary

In 1984, the Park City Art Foundation dedicated Park City's first artwork, *Park City Scape* by James McBeth. Today, the artwork is displayed at the Miners Hospital Garden. Park City's Public Art Collection is a defining characteristic of the City, and due to the City's investment, more than 200 artworks now reinforce our community's unique history and culture.

In 1999, the Park City Summit County Arts Council (Arts Council) created the first framework for an Art in Public Places plan. In 2003, the City Council created the PAAB, a board comprised of Park City residents appointed by the Mayor with the advice and consent of the City Council. The PAAB's policies were most recently amended and adopted by Council through Ordinance No. 2025-04, which included bringing the then eight-member board to a nine-member board. Board members may serve up to two consecutive, three-year terms. In addition, the Arts Council provides non-voting support and expertise to the PAAB through guidance on various projects and initiatives.

The PAAB's mission, vision, and goals were created in 2016/17 and aligned with the community's critical priorities: Housing, Transportation, Energy, and Social Equity. In May 2024, the City Council updated the 2024 PAAB Strategic Plan.

The PAAB makes recommendations to the City Manager and City Council regarding Public Art installations and collections. All decisions regarding Public Art are made final by the City Council after consultation and review by the PAAB.

### Analysis

In November 2024, we received notice that PAAB member Jo Ann Askins would be stepping down from her position due to changes in her residency. Jo Ann had served on the board since 2022. During her time with the PAAB, she not only championed numerous projects but also served as Chair. Additionally, three seats became available due to term expirations.

The PAAB recruitment was posted on the City's website and social media platforms. We received five applications.

The interview committee was comprised of PAAB representatives Kara Beal (Vice Chair), Molly Guinan, a current serving board member, and Tana Toly (Council Liaison). The committee interviewed all five applicants on April 28 and provided a slate of recommendations for the Mayor's consideration.

All applicants were highly qualified, which led to a thoughtful and in-depth discussion before recommending four individuals who could dedicate the time and focus needed for high-level policy work, long-term strategy, and project implementation. Ultimately, the Mayor recommends Emma Garrard, Bailey Quinn, Jess Griffiths, and Phillip Hildebrandt to fill the four vacancies expiring on June 30, 2028.

## Funding

PAAB members are not compensated. Public Art has been financed primarily through two funding sources in the capital improvement plan (CIP). The first is a direct allocation to the Public Art capital project (CP0089) from the General Fund transfer and the Lower Park Avenue RDA. The second is through a 1% contribution from qualifying capital improvement projects.

# City Council Staff Report

**Subject:** Police Complaint Review Committee Appointment
**Author:** Michelle Downard, Resident Advocate & Chairperson of the Police Complaint Review Committee
**Department:** Executive Department
**Date:** May 22, 2025

## Summary Recommendation

Consider the Mayor's recommendation to appoint Alison Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to three-year terms on the Police Complaint Review Committee beginning June 30, 2025.

## Background

To increase community involvement and police accountability, the Park City Police Complaint Review Committee (PCRC) was established through Resolution 35-03 in 2003, and updated by Resolution 19-2020 and Ordinance 2024-16. The Committee is an advisory body to review proposed dispositions of complaints filed against police personnel and provides recommendations to the Chief of Police and City Manager. The Committee consists of 5 voting community members, a non-voting staff chairperson (Michelle Downard), a legal advisor (Luke Henry), a city council liaison (Councilmember Rubell), the Chief of Police (Chief Carpenter), and the Chief's Administrative Assistant (Chelsea Jones).

| Police Complaint Review Committee | Term Expiration |
|---|---|
| Sharon Serpico Hanson | Jun-25 |
| Lee Gerstein | Jun-25 |
| Austin Lau | Jun-26 |
| Amir Vonsover | Jun-26 |
| Emma Zevallos | Jun-27 |

## Analysis

A separate staff report scheduled for this same date outlines a code and policy amendment to create the alternate position on the Police Complaint Review Committee. If the City Council does not approve this resolution, only the two voting-member seats should be considered for appointment.

Two Police Complaint Review Committee seats are currently held by Sharon Serpico Hanson and Lee Gerstein, with terms ending June 30, 2025.

The vacancies were advertised through the Park City Website, Park City Newsletter, KPCW, Park Record Newspaper, and social media.

Five eligible applications were reviewed and interviews were conducted by the sub-committee comprised of Mayor Worel, Chief of Police Carpenter, Chelsea Jones (Executive Assistant to the Chief), Michelle Downard (Chairperson), and Austin Lau (Committee Member) on April 28, 2025.

With the sub-committee's unanimous support, the Mayor recommends the appointment of Alison Sanderson, Rory Murphy, and Sharon Serpico Hanson (alternate) to three-year terms on the Police Complaint Review Committee beginning June 30, 2025.