



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
September 22, 2016**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, September 22, 2016.

CLOSED SESSION

3:10 p.m. To Discuss Property and Litigation

WORK SESSION

3:45 p.m. Council Questions and Comments

4:00 p.m. – Energy Critical Priority - Electrical Program Update **PAGE 3**

5:00 p.m. – Special Events Threshold Discussion **PAGE 7**

REGULAR MEETING

6:00 PM

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Report:

- Citizen's Budget **PAGE 31**

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

IV. NEW BUSINESS

1. Consideration to Approve Ordinance 2016-45, an Ordinance Amending Title 4, Licensing, of the Municipal Code to Change the Business License Renewal Date from January 1 to October 1 of Each Year **PAGE 33**

(A) Public Input (B) Action

2. Consideration to Approve Ordinance 2016-46, an Ordinance Repealing Ordinance 2016-31, which Adopted Title 11, Buildings and Building Regulations, Chapter 21, Utah Wildland-Urban Interface Code, of the Park City Municipal Code **PAGE 48**

(A) Public Input (B) Action

3. Consideration to Approve Resolution 23-2016, a Resolution by the Park City Council to Achieve Net-Zero Carbon by 2022 for the Municipal Government and by 2032 for the Broader Community and for Park City to Invite Other Local Governments to Join Us with the Goal **PAGE 53**

4. Consideration to Continue Ordinance 2016-32, an Ordinance Approving the Lilac Hill Subdivision Located at 632 Deer Valley Loop, Park City, UT Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney **PAGE 58**

(A) Public Hearing (B) Continue to October 20, 2016

5. Discuss Initiating an Application Rezoning and Amending the Official Zoning Map of Park City of a Portion of the Residential Medium Density (RM) District in the Area of Deer Valley Loop Road and Deer Valley Drive Better Known as 622, 652, and 660 Rossi Hill **PAGE 92**

(A) Public Input (B) Possible Direction to the Planning Staff

V. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m.

Posted: See: www.parkcity.org



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

Park City and Rocky Mountain Power have been meeting to design a program specifically to address the need to change our electricity source from roughly 83% coal (including our optional Blue Sky purchases) to 100% renewables in order to reach our net zero carbon emissions goals for municipal operations by 2022 and citywide by 2032. Since the March Energy Critical Priority Update to Council, we have signed up to receive 42 percent of the City power through the subscriber solar program. Achieving the 2022 goal is very obtainable at this time for the City. To achieve the 2032 goal, staff needs additional feedback from Council to assure that the Council's goal is met. To this end, staff is asking that Council further clarify their thoughts around the energy sources used to reach both goals.

Respectfully:

Ann Ober, Community Relations

City Council Staff Report

Subject: Energy Critical Priority Update – Electric Power Parameters and Cooperative Statement Consideration
Author: Ann Ober, Regional Policy and Energy Director
 Luke Cartin, Environmental Sustainability Program Manager
Department: Executive/Sustainability
Date: September 22, 2016
Type of Item: Legislative

Summary Recommendation

The City Council should consider affirming staff’s recommendation to move to 100 percent renewable energy for the power production instead of carbon neutrality.

Executive Summary

Park City and Rocky Mountain Power have been meeting to design a program specifically to address the need to change our electricity source from roughly 83% coal (including our optional Blue Sky purchases) to 100% renewables in order to reach our net zero carbon emissions goals for municipal operations by 2022 and citywide by 2032.

Since the March Energy Critical Priority Update to Council, we have signed up to receive 42 percent of the City electricity through the Subscriber Solar program. Staff believe achieving the 2022 goal is attainable at this time for the City. To achieve the 2032 goal, staff needs additional feedback from Council to assure that the Council’s goal is met. To this end, staff is asking that Council further clarify their thoughts around the energy sources used to reach both goals.

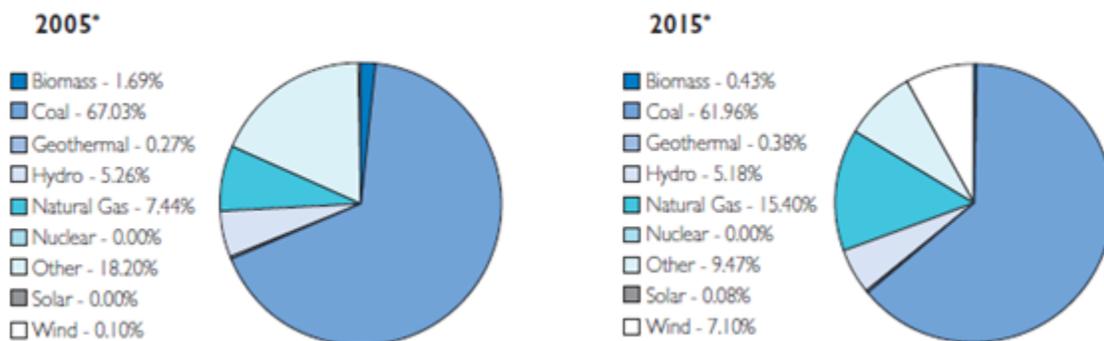
Abbreviations

RMP Rocky Mountain Power

The Problem

- RMP’s current portfolio make up is based heavily in carbon emitting energy sources. Currently this is 1.607 lbs per kilowatt-hour.

ENERGY RESOURCE MIX



- To achieve the Park City 2022 and 2032 goals, the portfolio must be made up of non-emitting sources.

Background

- On September 24, 2015 City Council elevated Energy to a Critical Priority and set a goal of net zero carbon emissions for municipal operations by 2022 and citywide by 2032.
- On February 25, 2016 City Council requested that a resolution be drafted and presented to Council specific to our Energy Critical Priority, inviting other communities to join us in our goal.
- On March 24, 2016 City Council passed the aforementioned resolution. This resolution is also serving as the March 2016 Energy Critical Priority Update.
- Since the resolution's passage, Salt Lake City has joined Park City in setting a 2032 renewable energy goal and in mid-August approved the signing of a Cooperative Statement with Rocky Mountain Power.
- Past Energy Critical Priority Updates dealing with this issue may be found at:

Date

Item

September 3, 2015

City Council requested that staff return to discuss the possibility of elevating Carbon Reduction and/or Energy Conservation to a Critical Priority

September 24, 2015

[City Council Critical Priorities: Should carbon reduction and/or energy conservation be added as a third Critical Priority?](#) (pg. 33)

October 29, 2015

[Monthly Update: Carbon Reduction & Energy Conservation](#) (pg. 141)

November 19, 2015

[Monthly Energy Update: Background Discussion](#) (pg. 4)

December 17, 2015

[Monthly Energy Update: Road Map](#) (pg.37)

January 28, 2016

[Monthly Energy Update: Utilities](#) (pg. 23)

March 3, 2016

[Monthly Energy Update: Georgetown University Energy Prize](#) (pg. 62)

March 24, 2016

[Resolution by Park City Council to Achieve Net-Zero Carbon](#) (pg. 59)

March 31, 2016

[Monthly Energy Update: March Update](#) (pg. 3)

- Staff and Council Liaisons began meeting with Rocky Mountain Power on January 14, 2016 to see if there is a path forward, in partnership, for achieving a carbon neutral portfolio.
- Staff has also initiated conversations with Utah Clean Energy and Salt Lake City to assure that standards set by Park City will not diminish their negotiations and goals.
- City staff and Council Liaisons have met with RMP eight times since the initial meeting. The team is making significant headway.
- Since our last discussion, Salt Lake City has made similar ground and in August approved their Cooperative Statement with RMP

How this could further the goals expressed in the General Plan

This program aligns with three goals expressed in the General Plan:

- 5A Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation and contribute to the community emission reduction goal.
- 5B Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit, and increased road and pathway connectivity.
- 5C Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability.

Recommendations for City Council to Consider

Staff Recommended Policy 1: Council clarify that all power within the electric portfolio as of 2022 and 2032 must be renewable energy. This is a change from prior discussions with Council that the power should be carbon free. This change will remove the ability for the team to consider large hydro as an acceptable source of power within the portfolio. However, micro-hydro would continue to be an alternative.

Pros

- a. This seems to be the national trend for communities interested in becoming sustainable. This would add authenticity to our program.
- b. It garners us support (and assistance from) from some national organizations working in the area of energy transformation.
- c. Going to 100 percent renewables leads to environmental impacts, as large hydro has a major impact on the health of the surrounding ecosystems. These impacts include disruption in the habit for fish, insects and foliage.

Cons

- a. Currently, Utah receives about 5 percent of its energy from hydro sources. Our portfolio would need to make up that additional difference. This change may mean costlier energy sources, increasing the overall cost of the program.

Department Review

Sustainability, Public Utilities, Legal and Executive

Funding Source

No funding is required at this time.



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

The Special Event Department has been working on a number of tools to help efficiently manage special events taking place in Park City. For more than 15 years, events have been an economic tool to replicate the success of the winter resort economy during the summer and shoulder seasons. To manage the success of a year round destination economy, our focus has been to mitigate impacts to the surrounding Park City and Summit County communities. An overhaul of the Event regulatory framework was completed on March 24th, 2016, giving staff and City Council the ability to prioritize events on the calendar, and deny events if they did not meet public safety as well as find balance in providing economic and community benefits. City Council adopted additional approval language to the Municipal Code. This included not only meeting public safety standards for events, but also balancing positive economic, community and cultural value while mitigating impacts on quality of life. Several tools to continue to mitigate event impacts and help decrease event fatigue in the Park City area have been deployed; however, staff believes additional strategies should be considered to maintain the proper balance.

Through both the process of the event overhaul and implementation and preliminary recommendations of SEAC, staff believes the community has reached, and in some cases exceeded a capacity for threshold of special events as they are currently being mitigated.

Respectfully:

Jason Glidden, Economic Development Program Manager

City Council Staff Report

Subject: SEAC Joint Session & Special Events Threshold Level
Author: Jenny Diersen and Jason Glidden
Department: Special Events
Date: September 22, 2016
Type of Item: Administrative

Summary Recommendation

City Council should provide direction on the prioritization of the event calendar, specifically on a preferred alternative to prevent exceeding the Community's carrying capacity threshold for special events beyond that for which we can mitigate. In addition, Council should confirm direction on the structural make-up of the Special Event Advisory Committee (SEAC) as it pertains to member mix and frequency of meetings.

Executive Summary

The Special Event Department has been working on a number of tools to help efficiently manage special events taking place in Park City. For more than 15 years, events have been seen as an economic tool to pursue the success of the winter resort economy during the summer and shoulder seasons. As a result of this success, many events have also become a part of our community's culture. Many local nonprofits now depend, at least partially if not largely, on the revenue stream created by some events. To manage the success of creating a year round destination, the City's focus has been to mitigate impacts to Park City and Summit County communities and the environment.

An overhaul of the event regulatory framework was adopted by City Council on [March 24th, 2016](#) (pages 67-101). This gave staff and City Council the ability to prioritize events on the calendar, and evaluate events for denial or approval based on their ability to meet both public safety requirements and/or economic and community benefits. City Council memorialized these changes through amendments to the Municipal Code. Several tools to mitigate event impacts and help decrease event fatigue in the Park City area have been deployed, and have proved successful with events such as Ragnar Relay and the 4th of July. Even with the recent successes, staff believes additional strategies should be considered to maintain the proper balance.

As part of that overhaul, the [Special Events Advisory Committee](#) (SEAC) was created in June of 2015 (Exhibit A), and has held seven meetings since August 2015. SEAC's role is strictly advisory and they make recommendation to City Council and staff, they do not hold the authority to specifically approve or deny events or set policy. Staff will provide an update on the progress of SEAC tasks and recommendations, including:

- Event Threshold and Prioritization;
- Event Resource Assistance (City Service Fee Reduction); and
- Event Debrief.

Recently, City Council expressed concern that the committees' structure was off balance and did not provide enough representation of the local community. Many felt that the balance of the group tilted towards stakeholders that had a financial interest in events. Additional comments were made stressing the need to have meetings on a more frequent basis due to work load and the need for better continuity.

Through both the process of the event overhaul and implementation and preliminary recommendations of SEAC, staff believes the community has reached, and in some cases exceeded a capacity for threshold of special events as they are currently being mitigated. To that end staff seeks direction from Council on a preferred alternative or combination of tools to reduce impacts.

Acronyms

SEAC/Committee- Special Events Advisory Committee

Chamber – Park City Chamber of Commerce and Convention and Visitors Bureau

PCMC/City – Park City Municipal Corporation

Level One Special Event – small scale community event with minimal impacts

Level Two Special Event – previously Special Event Permit, medium size event some impacts

Level Three Special Event – previously Master Festival License, large event with significant impacts.

First Amendment Event – new event type, expedited approval for events that deal with freedom of speech including demonstrations, rallies, etc...

The Problem

At times, we are the victims of our own success: Years ago City Council directed staff to bring in Special Events in the summer to provide economic viability in the summer months. This was at a time when many people had to leave town in the summer to find a job – which is still the case in our Sister City, Courchevel, France and in many of the hundreds of ski resort towns around the US. And while many businesses now can remain open year round, nearly 70% of sales happen in the November –April ski season. So while Special Events help to make the 30% of sales in the May-October timeframe happen, it is a delicate balance.

The success of using Special Events to bring in summer visitors and diversifying the special event calendar has resulted in an increase in both the number of permitted events and overall attendance to events. Staff has been working to balance the positive impacts events bring to both the local economy and community, as well as meeting the fundamental requirements of ensuring public health safety, and welfare -- along with mitigating the impacts that events cause. There are times when the comfortable carrying capacity of town seems exceeded and the necessary resources needed to properly manage events during these times are stressed. Unfortunately, it has been difficult to quantify the problem and staff is merely going off the perceived feelings of the community. The Special Events Department has worked with SEAC to increase community involvement and make recommendations on finding a balanced way to debrief and prioritize the busy event calendar, as well as, make recommendations on payment/fee waivers on level of City Services provided at events.

YEAR	2013	2014	2015	2016
# of EVENTS	75	72	72	81
EVENT DAYS	168	205	195	197
ATTENDANCE	400,000	415,500	430,000	440,000

*Attendance figures are estimates provided by event organizers

Event days is the sum of days that all events take place in a calendar year. If there are 2 events on a weekend and one runs for 2 days & one runs for 3 days, that is 3 event days.

As staff has worked to implement the updated Code, it is important to remember that the recommendations of SEAC and staff will impact:

- The overall event threshold in Park City;
- Individual events across the event calendar;

- The City’s role in facilitating and/or reducing events;
- Fee reduction with regards to the level of service the City may provide the City’s budget and the level of Service provided at events;
- Our local businesses, non-profits, community partners and community members; and
- Multi-Jurisdictional event coordination.

Background

Park City has long been known as a winter resort destination with “the greatest snow on earth” and several successful international, winter events including World Cup Ski and Snowboard, the 2002 Winter Olympics and the Sundance Film Festival. Park City quickly recognized that special events could be used to increase economic vitality to summer and shoulder seasons and began building visitation during summer and shoulder seasons in order to achieve goals including:

- Eliminating the dramatic decrease in business in shoulder and summer seasons;
- Transition from a seasonal employment economy to year round employment as a result of extended business operations;
- Increase in sales & transient room tax revenues, leading to expanded community amenities; and
- increased level of many different services for year round residents.

The graphs in Exhibit A indicate year over year sales tax and lodging revenue as well as trends comparing number of permitted events, number of event days, and attendance growth over the calendar year.

The success of a year round destination has impacted the event calendar in several ways:

- As town has becomes busier, the scope of events have required increased mitigation efforts.
- The numbers of special events permits continue to rise.
 - In 2016, the special events department received 11 new event applications. Eight of the received new event applications were approved.

NEW EVENTS IN 2016 BY TYPE			
LEVEL	1	2	3
# of EVENTS	2	3	3

Both the success and challenges of a multi-season resort destination have created a need to more effectively manage special events. Starting in the summer of 2014, City staff began receiving feedback that the community perception was that there was an increase in event fatigue. From October of 2014 to March of 2016, several steps were taken to improve the management of impacts from special events. Prior direction from City Council had remained unchanged and encouraged staff to continue to promote and facilitate special events in Park City.

City Council Reports:

- October 9, 2014 – [Special Events Update](#) Study Session – pages 2 through 17
- October 9, 2014 - Special Event Update [Minutes](#) – pages 1 through 2
- December 4, 2014 – [Special Events Discussion](#) – pages 8 through 24
- December 4, 2014 – Special Events Discussion [Minutes](#) – pages 9 & 10
- March 26, 2015 – [Special Event Update](#) – SEAC on pages 8 through 11.
- March 26, 2015 – Special Event Update [Minutes](#) – pages 1 through 2
- June 4, 2015 – [Special Events Advisory Committee](#) Establishment– pages 656 through 663
- June 4, 2015 – Special Events Advisory Committee [Minutes](#) – page 9

July 9, 2015 – [Special Events Advisory Committee Addition](#) Manager’s Report – page 14
January 28, 2016 – [Special Events Department Code Changes](#) – page 93 through 140
January 29, 2016 – Special Events Department Code Changes [Minutes](#) – pages 9 through 10
March 24, 2016 – [Title 4, Chapter 8 Special Event Code Amendment](#) – pages 67 through 101
March 24, 2016 – Title 4, Chapter 8 Special Event Code Amendment Minutes – page 7
May 5, 2016- [Special Event Fee Reduction \(July 1 through December 31\)](#) pages 152 through 170
May 5, 2016 – Special Event Fee Reduction (July 1 through December 31) [minutes](#) – page 9
June 30, 2016 – [Special Event Advisory Committee Update](#) (pages 188 through 210)

Event Overhaul:

On October 9, 2014, staff facilitated a study session with City Council to discuss Special Events in Park City. Council members expressed concerns regarding the impact of the busy event calendar on the Park City community. Discussions centered on finding a “balance” between the positive economic outcomes, and the negative impacts such as increased waste generation and natural resource consumption, parking impacts, neighborhood impacts, traffic congestion that events bring to the community. Additional dialog focused on growth of small, community gatherings expanding into large-scale events.

City Council also discussed possible tools that could be utilized to mitigate event impacts and help to decrease “event fatigue” in the Park City area. These discussions focused on increasing community involvement, and finding a balanced way to evaluate and prioritize the event calendar based on location, timing and size of each event.

Lastly, City Council discussed resources that the City utilizes to regulate, organize, promote, and facilitate events in Park City. City Council requested that staff return with a clearer picture of the level of support that the City provides for events. Staff has been working to track this information over the last two years implementing more stringent Fee Reduction process and City Service Fee evaluations. Staff plans to return to Council in the fall with an analysis regarding City Services for events.

On December 4, 2014 staff returned to City Council and received direction and support to implement the following special event goals:

- Reduce event impacts on residential neighborhoods;
- Create a tool for evaluating and prioritizing events;
- Increase community participation in event planning and debriefing; and
- Effectively and efficiently utilize City resources.

Staff responded in City Councils’ direction and on March 26, 2015 returned to Council with a progress report on action items that would start to take steps in accomplishing the goals identified above.

These included:

- Resident Notification Requirements;
- Special Event Advisory Committee (SEAC);
- Reorganization of 4th of July Event; and
- Event Venue Guideline Sheets.

On January 28, 2016, staff returned to Council with more robust recommendations which included:

Event Prioritization Process –

The original prioritization process was utilized by staff to provide scoring to the grading sheet to establish an overall score for each event permitted. The grading allowed a means of establishing

value for each event and provided an objective to inform decision making on event permitting for new and existing events. Originally, the tool was designed to be used for events that had reached critical thresholds or in the case of conflicting events. This served as a tool for staff can make objective decisions as thresholds and conflicts between events occurred. The resulting event grade was only one factor in determining how to permit conflicting events and level of service required to mitigate event impacts.

This tool was later introduced to SEAC and refined by SEAC taskforce as a means of prioritizing events (Exhibit B). The primary focus of the event prioritization process provides staff with a tool to grade events based on a variety of criteria in three areas: Economic Effects, Community/Cultural Effects, and Impact to Experience. This is discussed later in the report.

Code Changes on Event Type –

In January and March of 2016, Council approved significant edits to section [4-8-5 of the Municipal Code](#) as it relates to the permitting of special events. The changes focused on four main areas:

Event Type – Edits created a new event type to align types of events based on impacts caused. Previously there had been two types of events, Special Events and Master Festival Licenses. Many applicants were confused about the difference of these permits and small, community focused event applicants had given feedback that they needed a way to permit events with minimal impacts. Several items were accomplished by changing event types including:

- Clarity in the type of permit needed for event applicants including explaining the difference between levels of impacts of events.
 - Level One Special Event – new event type, 30 day approval
 - Level Two Special Event – was previously Special Event Permit, 60 day approval process
 - Level Three Special Event – was previously Master Festival License, 90 day approval process.
 - First Amendment Event – new event type, expedited approval for events that deal with freedom of speech including demonstrations, rallies, etc...

Approval of Events – Additional criteria for the evaluation of events was implemented to review beyond health, safety and welfare. Code amendments were made adding an evaluation of an event's economic and cultural value to the community in correlation with Park City's Economic Development and General Plans as part of the approval process. The additional criteria created a new way to view events allowing staff to consider the purpose of the event in Park City. These guidelines will allow for an additional comparison when looking at conflicting event applications with impacts too large to approve both events.

Fee Reductions – The Special Events Department previously had a process for event applicants to request fee waivers for City Service fees. The process often happened within two weeks of the event occurring and on an event-by-event basis. This caused several challenges for various departments including the inability to keep up with requests, lack of customer service for event applicants and significant budgetary impacts. Staff worked to streamline the process by editing the code to provide clarity on City Service fee process, including:

- Establishment of threshold in the amount of Fee Reductions;
- Alignment of Fee Reduction process with the budget process with regards to the dollar amount at which either the City Manager or City Council approval is required;
- Ability to approve whether a dollar amount or a percentage of Fee Reduction;

- Evaluation based on a biannual process to help with budget planning both for the City and event applicant; and
- Fee Reduction Policy to help event organizers and city departments understand budget planning for events.

More details on the fee reduction policy are included later in the report.

Insurance Determination - To ensure that both the City and event applicant were correctly covered, additional evaluation process was created to determine the correct amount of insurance needed for events. This was beneficial as previously the same amount of insurance was required for all events. Now there are several different levels of insurance required for events based on their impacts. Additionally this has allowed staff the ability to better understand the risk management associated with Special Events.

Special Event Advisory Committee

The Special Events Advisory Committee (SEAC) was created as part of the event overhaul and has held seven (7) meetings since August of 2015. A list of SEAC committee members, which is comprised of four appointed Community Members, and seven stakeholder members with voting rights, and two stakeholder members with non-voting rights, can be found on the City's website on the [SEAC webpage](#). The City Council liaison to SEAC is Council Member City Matsumoto and the alternate is Council Member Becca Gerber.

As staff has worked with SEAC regarding the objectives of the group, it has been important to:

- Articulate the significance of the balance between positive economic, cultural and community benefits versus community impacts such as security, traffic, transportation, and noise; and
- Educate and explain to the committee on the unique parameters or conditions of approval for each event.

SEAC has been working on many projects since their inception. These projects include:

Calendar Preview

During fall planning, staff works to plan and identify conflicting events that fall on the same day that cannot be mitigated. At each meeting, SEAC reviews the upcoming Special Events calendar. This has allowed SEAC to understand specific issues of individual events and the cohesive coordination required when events fall on the same day. In the past, multiple events were scheduled on the same day to encourage participation across events and help grow visitation. Staff continues to make findings that potential conflicts that exist are mitigated when multiple events occurred a single day. When conflicts cannot be mitigated, staff works with the applicant to find alternative dates for the event to take place. This is becoming increasingly difficult as event attendance grows and competition to secure dates on the event calendar increases. The challenge of managing the Special Events Calendar is magnified when much of the time, larger Level Three events, request approval of dates a year in advance. For smaller, Level One events, date request of the event is sometimes not given until less than thirty days before the event. Busy weekends that have multiple events occurring simultaneously, are competing for a limited parking inventory and event space. The benefits that were once seen by sharing dates have now been reduced and in some cases have now started to have negative impacts on events that fall on the same day. As an example, this was evident during this year's 4th of July Celebration. In previous years, concerts scheduled at Deer Valley Resort were planned at the same time as the fireworks display at Park City Mountain. This past year a concert was not planned at Deer Valley and due to increased

traffic mitigations and only having one event at the same time, there was a decrease in traffic congestion after the fireworks display.

Event Calendar & Public Outreach

Staff has been working with the Chamber to direct the general public (both the community and visitors) to the Chamber's website listing of events. This calendar not only promotes information such as the events, themselves but has added new features focusing on communicating to the public about impacts such as parking, road closures, safety information, and transportation alternatives. Further coordination is needed on this calendar if it is to be used as a robust tool to provide information on event impacts and information.

Fee Reduction & Park City's Role

Fee Reductions are a tool that have been used in the past to encourage growth in the number, scope and scale of events and support local community events that would have a hard time paying the fees associated with the City services needed to hold the event. The level of Fee Reduction granted can directly influence the balance of amount, type, and size of our event offerings. Event organizers that request fee reductions are graded on five criteria, as outlined in the Fee Reduction policy (Exhibit B).

City Service Fee Reductions are reviewed on a biannual basis. SEAC reviews and makes recommendations on applications for Fee Reduction for events that request over \$10,000 in City Service Fee Reductions. The City Manager has the authority to approve event fee reductions as pertains to the City's Fee Policies under \$25,000. City Council approves City Service Fee Reductions over \$25,000. Staff and those departments which the Fee Reductions directly affect review and make recommendations to the City Manager on City Service Fee Reductions under \$10,000.

- Fee Reductions directly affect the City's overall budget, as well as individual department budgets, with regards to both direct and indirect revenues, and department staffing; and
- The tool can also be used as a means to either encourage or reduce the scope and support of events. A reduction in the support of fee reduction for events would require events to pay some or all City Service fees, will require a reduction in the scope of the event, or may cause the event to withdraw all together.

The deadline for the next round of fee reductions are due on October 1, 2016 for events that will be held January 1 through June 30, 2017, and recommendations currently scheduled to be presented to City Council at the November 3rd meeting.

This is a tool that should likely be used to a greater extent to help mitigate impacts.

There is a paradox in Fee Reductions for special events: the financial burden falls back on the department that is trying to mitigate the impacts – and having less funding makes it more difficult for the department to actually mitigate the impact.

Event Debrief

At each SEAC meeting, past events are reviewed. Staff facilitate by reviewing the parameters of the events and asking committee members to answer the following questions:

- What do you think is working / what do you like and why?

- What do you think isn't working/ where and how can the event improve/ What don't you like and why?
- What feedback have you heard either from community members or from organizations? How many people are giving you this feedback and how are the comments coming to you or being solicited?

Input, in particular on Level Three Events, can be some of the basis for future decisions on possible mitigation strategies, including Sundance, 4th of July, Arts Festival, Tour of Utah, Park Silly Market, Thin Air Festival, Spring Gruv, Savor the Summit, Sundance and World Cup.

Event Prioritization

Staff and SEAC utilize the event debrief process as the basis to filling out event prioritization ranking sheets (Exhibit B). The purpose of this tool is to evaluate events comparatively to each other and help to establish quality events that positively impact our economy and culture for our community. This event prioritization effort is the primary basis for necessary changes that need to be made to a specific event and to evaluate that event within the overall events calendar.

Recently, SEAC utilized this tool to provide scores for every event approved by PCMC. The scores from each member of the group were then averaged to facilitate a conversation about event threshold and prioritization. The compiled results are provided in Exhibit B. The scores were presented at the September 6, 2016 SEAC meeting. Members felt that the prioritization sheet was a work in progress and needed to be modified to accurately reflect the recommendations of the group. After going through this exercise with SEAC, staff received the following feedback at the September 6, 2016 SEAC meeting:

- More information is needed in order for the committee members to make informed decisions. Many members stated they did not know enough about certain events to grade them fairly.
- Although the score sheet was finalized in April, SEAC felt they were given a limited amount of time to go through this fairly large task. Staff will look at different options to increase the time or reduce the amount of work needed to complete the sheet.
- The scoring sheet needs to be modified to allow more value to be given to events that have an increased community value or that enhance a sense of community, and events that require a large amount of mitigation efforts, such as traffic congestion should be awarded less value.

September 15, 2016 meeting several City Council members commented that one or more community representatives on SEAC felt that the overall composition of the committee was tilted towards the business community to heavily. At the September 15, 2016 meeting, Council provided direction to staff to look into the make-up of the committee and provide recommendation on steps to provide the community with more representation on the committee. In addition, direction was given to increase the frequency of the committees' meetings in order to provide better continuity and accomplish the large amount of work the group has been tasked with.

Staff has identified three options to address the issues identified. The options would require the committee to meet on a monthly basis. This would be an increase from the quarterly meeting schedule that is in place currently.

OPTION 1 – Increase number of at large community members – Council could approve the appointment of four additional community at large members to the committee. This would

increase the number of community members to eight and bring the total number of committee members to 17. Staff has concerns that a committee of this size could be difficult to manage and make it hard for recommendations to be made.

OPTION 2 - Decrease the number of business stakeholders – Council could decrease the number of business stakeholders allowing the Chamber to represent the lodging and restaurant stakeholders and further removing them from the Committee as voting members. This would create balance among the group having equal representation from both appointed community members and business stakeholders. Staff would further recommend keeping Mountain Trails Foundation and adding Summit County and Park City School District as Community Stakeholders and provide the latter two organizations a vote. This comes at the risk of cause ill feeling from the business stakeholders that are asked to be removed.

OPTION 3 – Business stakeholders could rotate attendance and decrease the amount of stakeholders to four per meeting. While this would decrease the amount of business stakeholders, it could present additional issues in continuity and complexity of members.

Though the community appointed members have requested additional meetings to get up to speed on events, adding additional meetings requires additional staff time and resources, as well as, increased time from appointed, community and business stakeholders to attend and evaluate events.

Alternate Approaches to managing Event Threshold

One of SEAC's roles is to provide recommendations to staff and City Council on the City's event threshold as well as provide advice and recommendations on the next steps to either maintain, increase, or decrease from the current approved event calendar. Based on the evaluation process including debriefing events, fee reduction, and event prioritization, along with input from the community, staff believes the current event threshold level needs to be further mitigated and reduced. There are multiple ways that this can be achieved. The tools can be applied as stand-alone options or in combination with each other.

Tools include:

- *Elimination of Events* – Based on debrief information, and the prioritization ranking sheet, City Council could consider a recommended list of events they should not approve in the future and removed from the event calendar.
- *Creation of event free/rest times* – Identify times of the year or weekends during the summer months that the City would not permit events. Staff would work to move events schedule during these times to other dates or completely eliminate the event all together.
- *(Further) Mitigation of Events* – Choose events that we find valuable to the economy, community and culture of the City, but would need to pursue additional mitigations strategies and may incur additional expenses to do so. Examples may include increasing the standard scope of transit service, procuring additional parking, robust public outreach, security and sustainability plans to further offset community impacts. For example, we've made significant improvement to Ragnar and the 4th of July by further mitigation. Specifically, Transportation Planning, Transit, Public Works, and Events staff have made significant progress in developing standard operating procedures related to traffic management.
- *Reduction of Scope or Scale of Events* - A list of events could be developed that would be required to reduce the scope or size of their event. This could include reduction in footprint of the event, number or participants, and number of days an event is scheduled to occur. This also may include reducing the number of days that multiple events occur. Possible examples

could include 4th of July and Art Festival weekend or capping the number of teams/participants during sporting events.

- *Decrease Fee Reductions*– By doing so, events that receive a decreased amount of fee reductions would be required to cover these costs, reduce their scope or size to require less city services, or cancel the event.
- *Require financial reporting* – As part of the fee reduction application, events would have to submit more detailed financial accounting records to further prove the need for funding or fee waivers. Financial reporting is currently required as part of the application process, but further information could be requested.
- *Moratorium of approval of new events* – Council could provide direction to place a moratorium on the approval of any new event applications that the city receives, this would include all events, regardless if they are large or small in scale

SEAC Recommendation

SEAC's recommends:

- Creation of clear goals regarding event threshold to provide both SEAC and the community better direction as they consider recommendations. These goals need to be based on what City Council sees as an end result of this process. The goals could possibly include performance measures that would help staff to identify when thresholds are being exceeded.
- Identification of large events or event weekends that cause significant impacts to the local community and work with event organizers to collaborate and further mitigate for these impacts. Any event that is not able to accomplish or is not willing to further collaborate and mitigate should be considered for denial.
- Modify the event prioritization sheet to better represent the values that events bring to the community.
- Provide additional scrutiny on the both the economic and community values events present as well as require higher mitigation standards as it relates to traffic congestion mitigation and sustainable practices.
- SEAC and staff do not recommend placing a moratorium on the ability to receive event applications due to staff's demonstrated ability to mitigate impacts. Both staff and SEAC do not recommend closing the door for new events as events bring economic and community value to Park City.

**Due to the short amount of time between staff receiving direction from City Council and the deadline of this report, it was not possible to get a recommendation from SEAC regarding the make-up of the group.

As Council considers these recommendations, it is important to consider additional impacts of the reduction in the size, scope or number of events, including:

- Economic Impacts to our business community, including local, regional and statewide opportunities;
- Impacts for our non-profit community: 80% of our events are organized by or associated with a non-profit in our community;
- Community Impacts for our residents, decreasing the event offerings may change the culture and community feel of the city. This may lead to a decrease in quality of life for residents; and
- Event impacts to the community may still be realized without the economic impact should events still be held in adjacent communities and/or facilities outside the City Limits.

Alternatives for City Council to Consider

1. Recommended Alternative:

- Staff's recommendation is to focus specifically on five areas of further mitigation for events including: Additional traffic management planning and requirements in environmental sustainability efforts, especially during peak summer times (July and August). This could be accomplished by requiring all applicants regardless of level of event or previous approvals to provide a more detailed transportation plan with alternative modes of transportation that includes a traffic management, parking management, and transportation demand management plans as well as a sustainability and community outreach plan. All plans should have some mechanism for effectiveness monitoring and reporting.
- Work to modify the event prioritization sheet to increase value of community based events while decreasing the value of events that cause considerable impacts on the local community.
- Deny any new events that do not provide economic, cultural or community value to Park City and are unable to meet public safety standards. This would be primarily based on the event prioritization and debrief process and consider eliminating low value events as well as denying new events that provide little quantitative and/or qualitative economic, cultural, or community value to Park City. This would be based on staff findings as SEAC does not provide feedback on new events.
- Greater scrutiny on Fee Reduction requests, especially as related to Public Safety;
- Lastly, require more detailed profit and loss statements be submitted as part of the Fee Reduction Application starting in April of 2017.

Pros

- a. Seeks to provide better balance of positive community, cultural and economic benefits and reduction of negative impacts.
- b. May influence the event calendar by allowing a reduction in the current level of event fatigue being experienced.
- c. Supports City Council's Critical Priorities of Transportation: Congestion reduction and Energy conservation.
- d. Consistent with City's goal of increasing citizen involvement, as well as coordination with our community partners and other jurisdictions.

Cons

- a. SEAC will be making recommendations that will directly affect the event offerings in town. It is important to note that these recommendations may influence community partner's ability to host events, and cross jurisdiction coordination.
- b. There is a fine balance of enhancing the quality of events. SEAC's recommendations should be clear on how they will affect our community partners, local businesses and stakeholders and the community as a whole.
- c. The growth in the visitation and economy, while certainly fueled to a degree by events may not be mitigated or reduce by simply eliminating or reducing scope of a few events. Staff is uncertain if event fatigue or major weekend carrying thresholds will be reduced.

2. **Alternative:** Reduce Scope and Size - This may include utilization of additional or alternative tools discussed to further reduce scope and size of the event calendar and specific events within it, or begin eliminating certain events completely.

Cons

- a. Reducing the size and scope of certain events may not have a significant effect on the negative impacts on the community.
- b. Both SEAC and staff have been making progress evaluating events with a focus on City Service Fee Reduction, Event Threshold and Event Debrief. Changing the focus of the committee may in adversely affect the work of SEAC.

3. Other Alternatives:

City Council could provide direction to continue to monitor the event threshold levels and not eliminate or reduce the size and scope of the current event calendar. Staff would ask City Council to confirm the items to be focused on for a future meeting.

Pros

- a. Allows SEAC and staff additional time to further focus on questions City Council may have regarding the balance and evaluation of events as well as “fine tune” the current set of tools that have been created.
- b. Allows the Council and the community to better evaluate the overhaul of the Event regulatory framework that was completed on March 24th, 2016 beyond one summer events season.

Cons

- a. SEAC and Staff would not have confirmation that they are moving in the right direction with regards to evaluating events.

4. Denial Alternative

City Council could choose to provide no direction regarding staff recommendations.

Cons

- a. Neither Staff nor SEAC would have confirmed direction of the role and work of SEAC and the evaluation of Special Events with regard to City Service Fee Reduction, Event Prioritization and Threshold and Event Debrief.
- b. Community may perceive this alternative as the Council and City being non-responsive to their documented concerns.

Department Review

Special Events, Economic Development, Budget, Executive, and Legal Departments have reviewed this report.

Additionally, SEAC has reviewed this report and their recommendations and comments have been incorporated.

Funding Source

Funding for Special Events is provided through the General Fund. The level of funding for fee reductions will depend on the direction that Council provides.

Attachments

- | | |
|-----------|---|
| Exhibit A | Sales Tax & Lodging Revenue Analysis |
| Exhibit B | SEAC Special Event Prioritization Score Sheet Summary |
| Exhibit C | Fee Reduction Policy |

Exhibit A Total Sales Revenue (not Sales Tax) & Lodging Revenue Analysis

Total Sales 2000-2016 Summer Months				Percentage Changes 2000-2016 Summer Months				
Fiscal Year	May	June	July	Fiscal Year	May	June	July	August
2000	9,985,738	24,084,465	17,896,783	2000/2005	68.3%	26.6%	49.2%	44.9%
2005	16,803,412	30,497,331	26,701,063	2005/2010	25.1%	18.8%	8.0%	8.7%
2010	21,027,049	36,234,794	28,844,763	2010/2015	40.6%	36.4%	69.7%	77.8%
2015	29,558,740	49,417,319	48,945,038	2015/2016	4.6%	7.5%	8.2%	11.6%
2016	30,915,349	53,108,504	52,957,291					

YEAR	2005	2010	2015
LODGING SALES IN SUMMER MONTHS	\$ 64,698,372.00	\$ 90,239,367.00	\$ 197,142,832.00
PERCENTAGE CHANGE IN LODGING SALES			
2000/2005	7%		
2005/2010	28%		
2010/2015	54%		



Special Event Fee Reduction Policy

Park City Municipal Corporation is committed to facilitating Park City's community vibrancy and economic development by hosting special events, and to mitigating for the impact of these events. In this effort, the city will annually allocate up to two hundred thousand dollars (\$200,000) to be used towards reducing fees required to provide city services for special events. Fees eligible to be reduced include the following City Service Fees: Application, Building Permit, Facility or Equipment Rental, Public Safety Personnel, Field and Park Rental, Special Use of Public Parking Permit, and Trail Use. Fees may be reduced for qualifying first-time and recurring events. In order to be eligible for a Special Event Fee Reduction, applications must be filled out in their entirety.

A. Special Event Fee Reduction Evaluation Criteria

The City will consider the following when reviewing a special event fee reduction request:

1. **Criterion 1:** Charges event admission or fees for participation, and policy for attendees or participants unable to pay such fees;
2. **Criterion 2:** Provides free programs, or raises funds for organizations or free programs, benefitting local youth, seniors or underserved constituents;
3. **Criterion 3:** Provides positive tax benefits, raises funds or provides revenue opportunities to the city to offset City services and costs required by the event;
4. **Criterion 4:** Provides event opportunities during resort off seasons, defined as September 21-November 15, and April 1-May 15, excluding holidays;
5. **Criterion 5:** Demonstrates that the imposition of fees would create a financial hardship on the Applicant or would have a detrimental effect on services provided to the public.

The City's Special Events Department and Special Events Advisory Committee (SEAC) will review applications and submit recommendations to a panel consisting of the Economic Development Manager and Budget Manager(s) and the City Manager. The City Manager may approve fee reductions up to twenty five thousand dollars (\$25,000). If the total fee reduction request exceeds twenty five thousand dollars (\$25,000), or includes city service fees other than those indicated above, the request must be approved by City Council in a Public Meeting or through an approved City Services Contract. Appeals may be brought to the Special Events Department with final authority by the City Manager or his or her designee and City Council.

B. Special Event Fee Reduction Appropriations

The City currently reduces fees for Special Events through collaboration with multiple city departments. Of the fees required for city events, no more than two hundred thousand dollars (\$200,000) per annum will be waived; allocation of fee reductions will be determined at the sole discretion of the Economic Development and Budget Manager(s), City Manager or City Council. Unmet thresholds at the end of a year will not be carried forward to future years.

C. Special Event Fee Reduction Categories

Applications for Special Events Fee Reductions will be placed in five potential categories for tracking and evaluation processes. Categorization is determined by the event meeting at least one criterion listed for each category:

1. Local/Community Cultural Event: Events of or relating to artistic or social pursuits, hosted by organizations from Summit and Wasatch counties, and including vendors and/or participants and marketed to audiences within the state of Utah;
2. Local/Community Recreational Event: Events of or relating to sporting or competitive pursuits, hosted by organizations from Summit and Wasatch counties, and including vendors and/or participants and marketed to audiences from within the state of Utah;
3. Regional Cultural Event: Events of or relating to artistic or social pursuits, hosted by organizers from Utah counties including Summit and Wasatch counties, or from states including but not limited to Colorado, New Mexico, Arizona, Nevada, Idaho, Wyoming, or Montana, and including national vendors and/or participants and marketed to national audiences;
4. Regional Recreational Event: Events of or relating sporting or competitive pursuits, hosted by organizers and including vendors and/or participants from Utah counties including Summit and Wasatch counties, or from states including but not limited to Colorado, New Mexico, Arizona, Nevada, Idaho, Wyoming, or Montana, and including national vendors and/or participants and marketed to national audiences;
5. National and/or International Event: Events of or relating to artistic or social, pursuits determined to be valuable by the City, hosted by international or national organizations from states excluding those defined as 'regional', listed above, and including vendors and/or participants and marketed to national or international audiences. sporting or competitive, or other

D. Application Process

Application forms may be downloaded from the City's www.parkcity.org website, available via email from the Special Events Coordinators, or within the Special Events Office of City Hall. In order to apply for a Fee Reduction, applicants must

request an estimate of City Service event fees from the Special Events Department; estimates will be made available by the Special Events Department no later than one week (7 days) prior to the Application deadline. Estimates are not binding on the City; event organizers should anticipate fluctuations in final costs based on estimated fees.

E. Deadlines

All applications for Special Events Fee Reductions must be received no later than the following dates each year to be eligible for bi-annual consideration;

- **October 1st** for events occurring January 1st through June 30th, and
- **April 1st** for events occurring July 1st through December 31st.

Applications received outside the scheduled application process may be considered when the applicant demonstrates an immediate need for funding and provides justification for why the application was not filled within the specified deadline, unless otherwise directed by the Council.

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

1. The request must align with the Special Event Fee Reduction Evaluation Criteria;
2. The applicant must show that the requested fee waivers represent an immediate fiscal need that could not have been anticipated before the deadline; and
3. The applicant must demonstrate significant consequences of not being able to wait for the next semiannual review. i. Significant consequences could include inability to hold event due to event date or immediate fiscal need, but not wish or preference.

F. Award Policy

The reduction of Special Events fees shall be administered pursuant to applications and evaluation criteria established by the Special Events Department and Special Events Advisory Committee, and approved by the Economic Development and Budget Managers, City Manager or City Council upon the determination that such action is consistent with the overall goals of the City.

Fee Reduction amounts will be noticed to the applicants by May 15th for those events occurring July 1 through December 31st, and November 15th for those events occurring January 1 through June 30th.

Nothing in this policy shall create a binding contract or obligation of the City. Individual event permits and their associated fees may vary from permit to permit at the discretion of City. Any reduction of Special Event fees is valid only for the permit specified therein and shall not constitute a promise of future reward. The City reserves the right to reject any and all applications, and to waive any technical deficiency at its sole discretion. All submittals shall be public records in accordance with government records regulations ("GRAMA") unless otherwise designated by the applicant pursuant to UCA Section 63-2-308, as amended.

Special Events Grading Criteria		Lobstah Party	Heber Valley Firecracker Baseball Tournament	Discrete Series at Deer Valley	PCRec's Summer in the City Volleyball Tournament	NACs Ability Snow Challenge	PC Trail Series at Round Valley	PC Rec 4th of July Volleyball Tournament	Mid Week Mtn Bike Races	Tiny Tri at PCMARC	PC Rec's Skate Board Jams at Skate Park	PCRECs Dirt Jump Jam	Red Rock Relay	Park City High School Cross Country Invitational	Jans White Pine Super Demo	Biennial Ev on M	
		Level of Event	1	3	2	2	2	2	2	2	1	1	1	2	3	2	2
		Event Start Dates	7/16/2016	7/1/2016	6/25/2016	8/6/2016	4/2/2016	6/11/2016	7/4/2016	6/21/2016	6/11/2016	6/20/2016	10/10/2016	10/8/2016	9/30/2016	6/18/2016	9/22/2016
		Multiple Event Days	N	Y	N	Y	Y	Y	N	Y	N	Y	N	N	Y	N	N
Total Compiled Score	Total Points	184	276	248	294	341	344	303	260	304	305	262	263	307	315	360	
Total Averaged Score	Averaged Score: Total Points / by # of Score Sheets Completed	36.8	39.428571	41.33333333	42	42.625	43	43.28571	43.33333333	43.428571	43.571429	43.66666667	43.83333333	43.857143	45	45	

ent - USC Parade	PC Ski Town Lacrosse Shootout	Park City Extreme Soccer	NEW EVENT - Park City Freedom Fitness Festival	TAO Park City	Point 2 Point Mountain Bike Race	Pink Run	Ragnar Relay	NEW EVENT - Park City Film Series Drive In Movie at Prospector	Cole Sport 4th of July 5K Fun Run	Pioneer Day Celebration	NEW EVENT - Harley Davidson Park City Fall Ride	Christian Center of Park City's Hike for Hunger	Mountain Trails Foundation's Mid Mountain Marathon	PCHS Memorial Day 5K	The State Room Presents Concert Series at Deer Valley	NACs Summit Challenge
3	3	2	2	2	2	2	3	2	2	2	2	2	2	2	3	2
6/9/2016	8/4/2016	9/10/2016	1/22/2016	9/3/2016	10/8/2016	6/18/2016	7/30/2016	7/4/2016	7/25/2016	9/18/2016	9/10/2016	8/27/2016	5/30/2016	8/13/2016	8/27/2016	
Y	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N
318	367	185	279	330	283	335	341	390	296	199	349	401	456	355	359	
45.428571	45.875	46.25	46.5	47.14285714	47.666667	47.85714286	48.71428571	48.75	49.33333333	49.75	49.85714286	50.125	50.66666667	50.71428571	51.28571429	

Exhibit B - Completed Special Events Prioritization Sheet

Challenge	Peace House's Walk A Mile In Her Shoes	Mountain Trails Foundation's Jupiter Peak Steeple Chase at PCMR	NEW EVENT - Scott Enduro Cup at Deer Valley	Uncorked Recycle Utah	NEW EVENT -KPCWs Change Over Event	NEW EVENT - Lower Main Block Party at Summit Watch	Classic Car Show on Lower Main	North Face Endurance Challenge	KPCWs Back Alley Bash	NAC's Field of Flags	Mountain Trails Foundation's Tour De Suds	Sundance Community Summer Screenings	Park City Ed Foundation - Running with Ed	McPolin Farm Scarecrow Festival	Kimball Art Center Artober Fest
1	2	2	2	2	2	2	2	3	2	1	2	2	3	1	2
9/11/2016	7/30/2016	8/28/2016	7/22/2016	6/1/2016	6/11/2016	8/27/2016	9/24/2016	8/26/2016	11/4/2016	9/18/2016	7/15/2016	5/21/2016	9/24/2016	10/25/2016	
N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	
359	360	208	366	212	212	376	324	378	328	384	444	566	446	394	
51.28571429	51.42857143	52	52.285714	53	53	53.71428571	54	54	54.66666667	54.857143	55.5	55.6	55.75	56.28571429	

Mountain Town Music's Beethoven Music Festival at City park	NAC Red White & Snow	NAC Barn Party	Deer Valley Celebrity Ski Fest	McPolin Barn Snow Shoe	Park City Institute's Big Stars Bright Nights Concerts at Deer Valley	NEW EVENT - Thin Air Innovation Festival	HPCA's Halloween on Main	Utah Symphony's Deer Valley Music Festival	PCMR's Santa Comes Down Town Lift	Spring Gruv at Canyons & PCMR	Food & Wine Classic	Park City Rotary's Miners Day	Mountain Town Music Grand Valley Community Concerts (Wednesday Night Concerts)	Restaurant Association's Savor the Summit	HPCA's Electric Light Parade	Mountain To Miners
2	2	2	2	1	3	3	3	3	2	3	3	3	3	3	2	1
7/11/2016	3/3/2016	6/4/2016	12/6/2016	2/20/2016	7/3/2016	4/6/2016	10/31/2016	7/2/2016	12/17/2016	3/12/2016	7/6/2016	9/5/2016	6/22/2016	6/18/2016	11/26/2016	7/2/2016
Y	Y	N	Y	N	Y	Y	N	Y	N	Y	Y	N	Y	N	N	Y
386	455	457	403	470	533	536	478	540	544	545	490	552	615	561	561	566
56.57142857	56.875	57.125	57.571429	58.75	59.22222222	59.55555556	59.75	60	60.44444444	60.555556	61.25	61.33333333	61.5	62.33333333	62.33333333	62.8888889

own Music's Park Concert Series	4th of July at PCMR (Fireworks, BBQ and Music)	HPCA's Autumn Aloft	Fourth of July Celebration	FIS Half Pipe at PCMR	NEW EVENT - Wasatch Brew Pub's Shot Ski	Deer Valley World Cup	Tour of Utah													
3	3	3	3	3	3	3														
7/4/2016	9/16/2016	7/4/2016	2/2/2016	10/22/2016	2/3/2016	8/6/2016														
N	Y	N	Y	N	Y	Y														
571	446	578	646	259	663	526														
63.4444444	63.714286	64.222222	64.6	64.75	66.3	75.1428571														

Special Events Grading Criteria		Triple Crown Baseball & Parade (July 11 through 23)	Park Silly Sunday Market (14 Sundays June through September)	Park City Kimball Arts Festival & Gala (August 12 - 14)	Sundance Film Festival (January 21 - 31, 2016)
Total Compiled Score	Total Points	316	484	567	645
Total Averaged Score	Averaged Score: Total Points / by # of Score Sheets Completed	45.14285714	53.77777778	70.875	71.6666667

Special Events Grading Criteria	TAO Park City	FIS Half Pipe at PCMR	Deer Valley World Cup	McPolin Barn Snow Shoe	NAC Red White & Snow	Spring Gruv at Canyons & PCMR	NACs Ability Snow Challenge	NEW EVENT Inno
Level of Event	2	3	3	1	2	3	2	3
Event Start Dates	1/22/2016	2/2/2016	2/3/2016	2/20/2016	3/3/2016	3/12/2016	4/2/2016	4/6/2016
Multiple Event Days	Y	Y	Y	N	Y	Y	Y	Y
Economic Effects:								
Reinforce the support of business community and visitor appeal (1 means little enhancement)								
Lodging	1 out of 10							
Restaurant Sales	1 out of 10							
Retail Sales	1 out of 10							
Enhancement to visitor experience	1 out of 10							
Higher Score means event has greater economic effect	40 possible points	0	0	0	0	0	0	0
Community Effects								
Reinforce the sense of community and/or community spirit (1 - little enrichment)								
Provides a memorable and unique experience while preserving and enriching Park City's heritage, diversity and environment.	1 out of 10							
Attendance Accessibility	1 out of 10							
Community Outreach	1 out of 5							
Financial benefit to non-profits and community	1 out of 5							
Higher score means the event has greater community benefit	30 possible points	0	0	0	0	0	0	0
Impact Experience								
Effects (1 - major impacts)								
Traffic	1 out of 5							
Parking	1 out of 5							
Noise	1 out of 5							
Environmental	1 out of 5							
Schedule (1 - major impact)								
Season of Occurrence	1 out of 5							
Diversity to Event Calendar	1 out of 5							
Higher Score means the event is less impactful	30 possible points	0	0	0	0	0	0	0
Total higher score means the event has higher economic and community value, and less impacts	Total points possible 100	0	0	0	0	0	0	0
Notes and Comments								



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

This Manager's Report addresses the Fiscal Year 2017 Citizen's Budget that has recently been made available to the public on the City's website.

Respectfully:

John Rock, Executive and Budget Intern

To: Diane Foster, City Manager
CC: Mayor Thomas / Members of City Council
Management Team

From: John Rock
Budget, Debt, & Grants Department

Citizens' Budget Manager's Report – September 13, 2016

This Manager's Report addresses the Fiscal Year 2017 Citizen's Budget that has recently been made available to the public on the City's website.

Citizen's Budget: The Citizen's Budget is an easily accessible resource that provides residents and other interested parties with a simple, concise, and understandable overview of Park City's budget. How the budget process works, an overview of the services the City provides, and other essential information is provided in a format intended to be easily understandable by the average citizen. The document address two main questions: (1.) "How is the City funded?", and (2.) "How are those funds spent?"

How the City is funded?

This question is addressed in the Citizens' Budget by explaining the different types of taxes (Property Tax, Sales Tax) and the other revenues (Fees, Grants, Municipal Bonds) the City receives.

How are those funds spent?

This question is addressed first by discussing the Budgeting For Outcomes process to help the public understand the thought process behind the creation of the budget and how it aligns with the City Council's priorities and desired outcomes. The document also details big ticket capital projects and includes proposed project start and end dates and associated funding sources.

The Citizen's Budget is now available online, and can be viewed at:

<http://www.parkcity.org/Home/ShowDocument?id=31644>



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

Currently, the January 1 renewal deadline falls in the middle of the December/January period when Finance staff is preparing for the Sundance Film Festival.

Due to the workload, staff is spread thin and additional, temporary staff is hired to help handle the surge. Even with additional staff, the workload is so markedly increased that it reduces turn-around time for license applications, renewals, and emails and phone calls.

Changing the renewal deadline from January 1 to October 1 will allow staff to extend a higher level of customer service because the renewals will not occur during the surge of Sundance licensing.

This proposed change will affect all business licenses including For Hire Licenses, Liquor Licenses, and any other annual license issued by the Finance department.

Respectfully:

Beth Bynan, Business License Specialist



City Council Staff Report

Subject: Business License Renewal Deadline Change
Author: Beth Bynan, Business License Specialist
Department: Finance
Date: September 22, 2016
Type of Item: Legislative

Summary Recommendation

Staff recommends changing the Business License Renewal date from January 1 to October 1 of each year.

Executive Summary

- Currently, the January 1 renewal deadline falls in the middle of the December/January period when Finance staff is preparing for the Sundance Film Festival.
- Due to the workload, staff is spread thin and additional, temporary staff is hired to help handle the surge. Even with additional staff, the workload is so markedly increased that it reduces turn-around time for license applications, renewals, and emails and phone calls.
- Changing the renewal deadline from January 1 to October 1 will allow staff to extend a higher level of customer service because the renewals will not occur during the surge of Sundance licensing.
- This proposed change will affect all business licenses including For Hire Licenses, Liquor Licenses, and any other annual license issued by the Finance department.

Acronyms

CSL Convention Sales License
HPCA Historic Park City Alliance

The Problem

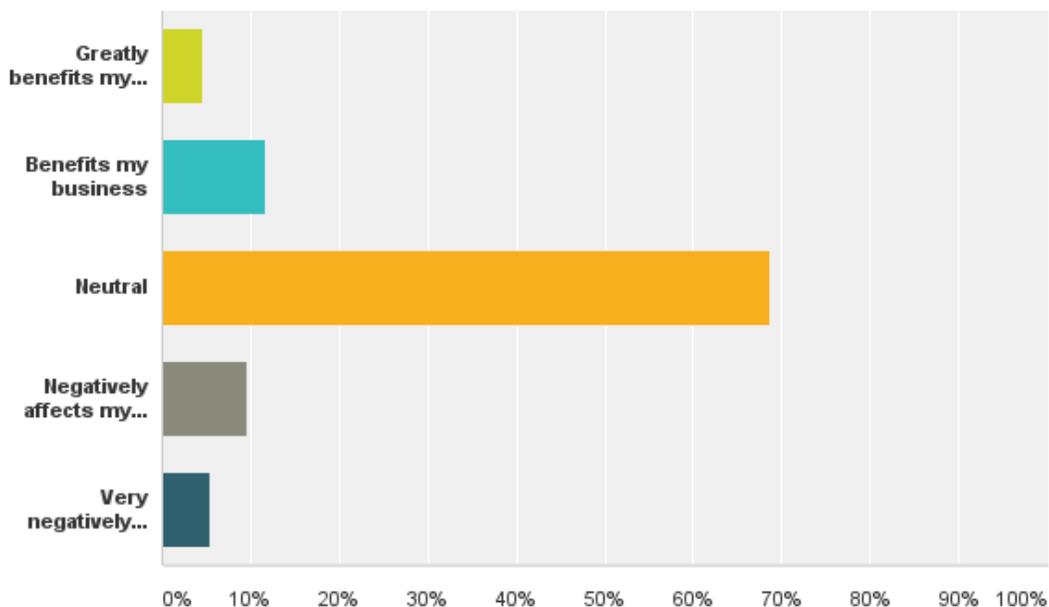
- Currently, the business license renewal deadline is January 1. This date for renewing business licenses also coincides with a huge surge in Convention Sales License Applications (CSL), Single Event Temporary Liquor Permit applications, and new For-Hire vehicle applications.
- This enormous increase in the quantity of license applications layered with processing business license renewals for over 4000 accounts means long lines at the Finance window, extended wait times for response to email and voicemail, frustrated business owners, and exasperated staff members. This also contributes to the majority of over-time hours incurred by the department.
- Ultimately, our level of customer service is affected: response time to customers' emails and phone calls is longer than usual, and turn-around time from application to licensing takes longer.

Background

- At the July 14, 2016 City Council meeting, the City Council asked staff to consider the possibility of moving the business license renewal deadline to another time of year to reduce the significant workload created by business license renewals and Sundance temporary business license applications happening in the same timeframe. The Assistant City Attorney and City Manager indicated they thought while the Finance Department had worked with the business community in the past and local businesses asked that the deadline not change, they would discuss this with the Finance Department.
- City Manager note: *While the Finance Department had been told 'no' in the past by the business community, the Finance Department decided they should conduct a survey of their user community to find out if the answer had changed.*
- Presently, the renewal deadline of January 1 comes during peak activity season for both Finance department staff as well as business owners.
- Staff conducted a survey in August of 2016 to get an idea for how business owners would feel about the change in dates. The results are shown in the graph below.

Q1 How would moving the annual business license renewal deadline from January 1 each year to October 1 each year affect your business?

Answered: 332 Skipped: 0



- Over 1100 business owners were surveyed (via email); we collected 332 responses before closing the survey (a 30% response rate to an email survey is a very high percentage). As you can see from the graph, the vast majority (68.67%) had neutral feelings about the change while 16.27% of people thought it would benefit their business and 15.06% people felt that it would negatively affect their business.
- Two themes emerged from the collected written responses:
 - Those who felt this change would **benefit** their business said they liked the idea because they wouldn't have to take care of their renewal during their busiest time of year: the holidays and the Sundance Film Festival.
 - Those who felt this would **negatively** affect their business indicated that October 1 is the lowest cash flow time for them all year and it might be difficult to have to pay their business license renewal at that time.

Another common concern from a lot of the survey responders was how the logistics of the change would unfold. Some were concerned that the City would not prorate the portion of the year that is already paid and that the City would make them essentially lose those three months of the year for which they have already paid. (It should be noted that the City has no intention of making business owners lose three months of the year for which they have already paid and that a proposed proration plan to implement the change over a two year period-at no additional cost- is detailed in the "Alternatives for City Council to Consider" section below.)

Alternatives for City Council to Consider

1. **Recommended Alternative:** Change the business license renewal deadline from January 1 to October 1 of each year.

Pros

- a. Business owners will be able to renew their business licenses before winter- the busiest time for business owners.
- b. This will allow staff more time to process each renewal and care for each customer individually, increasing our turn-around time and ultimately our level of customer service.
- c. As it pertains to the weather, October 1 will be an easier time of year for staff to verify information regarding the vehicles and place stickers on "For-Hire" vehicles (there are over 700, each vehicle needs to be inspected by City staff every year before a renewal sticker is placed), which is traditionally done during snowy times making it difficult for the stickers to adhere properly. Vehicle inspections include: 1) -verifying license plate/VIN number with what is on Certificate of Insurance & registration; 2) Verifying the company name is posted on the outside of the vehicle; and 3) Verifying the fares are posted inside the vehicle
- d. Staff recommends the following timeline for implementing the change:
 - i. Send out renewal notices November 15, 2016 (no change)
 - ii. Renewals are due January 1, 2017 (no change)
 - iii. Renewal fees will be for ****9 months only**** (January 1-September 30)
 - iv. Renewal notices will go out August 15, 2017

- v. Business license renewals will be due October 1, 2017 (charged for full 12 months)
- vi. Businesses will continue to renew every year on October 1.
- vii. Business licenses will continue to be annual (October 1-September 30). This amendment will not affect the current fee schedule.

Cons

- a. A January 1 renewal deadline aligns with the calendar year, which some felt would be easier to remember than October 1.
- b. An October 1 renewal date is a time of low cash-flow for some businesses which may make paying their renewal at that time difficult.
- c. The change will require a lot of communication and advance notification; some people who have not kept their contact information current with the City may not receive the message.

2. Null Alternative: Keep the business license renewal date at January 1 of every year.

Pros: A January 1 renewal deadline will align with the calendar year and customers are already familiar with the timeline, due date and process.

Cons: Keeping the January 1 renewal date will mean another year of frustrated, local business owners waiting in line behind:

- event planners filing multiple CSL and Single Event Liquor applications,
- taxi cab and For-Hire drivers filing their paperwork for renewal and waiting for their inspections

In some cases, the wait time in the lines at the Finance counter during this period of time have caused so much frustration that staff has been threatened and intimidated by certain customers who grew impatient with the amount of time they had to wait.

3. Other Alternatives: Align the business license renewal date with the City's fiscal year (July 1-June 30).

Pros: Aligning the business license renewals with the City's fiscal year may make budgeting more clear-cut and be an easier date to remember.

Cons: If renewals are due July 1, then every payment that comes in before July 1 must be accrued through a journal entry into the next fiscal year. Asking staff accountants to enter a journal entry for every license payment before July 1 would be a burden on the Finance Department.

Analysis

- Moving the business license renewal deadline from January 1 to October 1 will make the renewal process simpler and quicker for both customers and staff alike. Staff is asking Council to approve the recommended changes to the Municipal Code to move the Business License Renewal deadline from January 1 to October 1 of each year.
- In order to change the date of the business license renewal deadline to October 1 Staff proposes amending the following provisions of the Municipal Code: 4-2-1, 4-1-1.45 SKIER DAY, 4-2-1 UNLAWFUL TO OPERATE WITHOUT A LICENSE, 4-2-13 LICENSE PERIOD, 4-2-17 REGULATORY & SERVICE ENHANCEMENT FEES IMPOSED, 4-2-23 FEE & TAX PAYMENT, RENEWALS & PENALTY, 4-2-24 RENEWAL

BILLING PROCEDURE, 4-2-25 RENEWAL OF LICENSE CERTIFICATE, 4-4-11 CITY LICENSE PERIOD, 4-4-12 CITY RENEWAL PROCEDURE, 4-6-4 RESTAURANT LIQUOR LICENSE, 4-6A-2 RESORT LIQUOR LICENSE, 4-6B-2 MANUFACTURING LICENSE

- While staff usually presents information in a work session and then comes back to Council at the subsequent meeting to ask for code changes, because this was a City Council request and the survey and communications with local business organizations such as the HPCA indicates there is not opposition to this change, staff is asking Council to review this report, approve the business license renewal date change and adopt the attached ordinance amending the Municipal Code in this meeting.

Department Review

Finance, Legal, Special Events, Budget, Sustainability, Executive

Attachments

- Letter of support on the change from Historic Park City Alliance
- Draft Ordinance



August 26, 2016

Mayor Jack Thomas
Park City Council
Park City Municipal Corporation
PO Box 1480
Park City, UT 84060

RE: Business License Renewal Deadline

Dear Mayor Thomas and Park City Council:

The Historic Park City Alliance (HPCA) supports Park City Municipal's proposal to change the business license renewal timeline from January 1 to October 1. This allows our members to accomplish this task outside of their busy season that begins in December. The HPCA requests there be a grace period during the implementation of this date change.

Please feel free to contact me with any questions.

Best regards,

A handwritten signature in black ink that reads "Alison Kuhlow". The signature is written in a cursive, flowing style.

Alison Kuhlow
Executive Director

Ordinance 2016-45

AN ORDINANCE AMENDING TITLE 4, LICENSING SPECIFICALLY 4-1-1.45 SKIER DAY, 4-2-1 UNLAWFUL TO OPERATE WITHOUT A LICENSE, 4-2-13 LICENSE PERIOD, 4-2-17 REGULATORY & SERVICE ENHANCEMENT FEES IMPOSED, 4-2-18(f) AUTOMOTIVE SERVICES, 4-2-23 FEE & TAX PAYMENT, RENEWALS & PENALTY, 4-2-24 RENEWAL BILLING PROCEDURE, 4-2-25 RENEWAL OF LICENSE CERTIFICATE, 4-3-6 LICENSE FEE, 4-3-8(c)(1) STREET VENDORS, 4-4-11 CITY LICENSE PERIOD, 4-4-12 CITY RENEWAL PROCEDURE, 4-6-4 RESTAURANT LIQUOR LICENSE, 4-6-5 PRIVATE CLUB LIQUOR LICENSE, 4-6A-2 RESORT LIQUOR LICENSE, 4-6B-2 MANUFACTURING LICENSE

WHEREAS, Park City has an interest in promoting public health, safety, and welfare, and

WHEREAS, Utah Code Annotated ("U.C.A.") Section 10-1-203 gives the City power to collect a license fee on businesses within the city limits and may regulate the businesses by ordinance, and

WHEREAS, processing business license renewals in a timely manner promotes the public health, safety, and welfare as well as better business practices, and

WHEREAS, City Council has determined that amending the Municipal Code to change the business license renewal deadline for all licenses is necessary to ensure timely and accurate processing of business license renewals.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

Section I. Amendment. Title 4, Licensing, to be amended and read as outlined in Exhibit A

Section II. Effective Date. This Ordinance shall become effective upon publication.

PASSED AND ADOPTED this 22nd day of September, 2016.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

EXHIBIT A

4-1-1.45 **SKIER DAY**. A three (3) year average of the total number of lift tickets sold annually, including daily lift tickets, resident coupons, complimentary tickets, and an estimated average of season pass holders daily use. The three (3) year average shall be calculated by the Ski Resort and shall include the three most recent years of operation from November 1 through June 30. The City may audit the analysis and any business records relied upon for the analysis. The calculation shall be submitted to the Finance Department by July 15 ~~October 15th~~ of each year.

4-2-1 Unlawful To Operate Without A License

Unless exempted by state or federal law or by this Title, it shall be unlawful for any person to engage in business within Park City, whether on a temporary or permanent basis, without first being issued the license required by this chapter. All licenses issued under the provisions of this Title are non-transferable and expire on September 30 ~~December 31st~~ of each year.

4-2-13 License Period

Renewed license certificates shall be valid October 1 through September 30 ~~December 31~~, of the year of renewal unless revoked pursuant to this Title. New license certificates issued between October 1 ~~January 1~~ and June 30 ~~September 30~~ shall be valid through December 31 ~~September 30th~~ of the year of issuance unless revoked. New license certificates issued between July 1 ~~October 1~~ and September 30 ~~December 31~~ may be valid through December 31 ~~September 30th~~ of the year following the year of issuance, unless revoked. An applicant applying for a license between October 1 ~~July 1~~ and December 31st ~~may~~ September 1, ~~at the option of the applicant, shall~~ pay one hundred and twenty-five percent (125%) of the amount otherwise imposed for new licenses issued and the license shall be valid through December 31 ~~September 30~~ of the year following the year of issuance, unless revoked. However, an applicant may elect to pay the prorated fee pursuant to this Title on new applications between October 1 ~~July 1~~ and December 31 ~~September 30~~ if the applicant does not intend to do business in Park City the following year.

4-2-17 Regulatory And Service Enhancement Fees Imposed

There is hereby imposed and levied an annual business license fee on the types of businesses and in the amounts described below in the Business License Fee Schedule:

See Business License Fee Schedule.

PARK CITY BUSINESS LICENSE FEE SCHEDULE

	Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
	Rate	Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewal	Rate New/Inspections	Unit of Measure
Ski Resort	\$0.263	Skier Day	\$0.013	Skier Day	-	-	\$22.00	\$149.00	License
Lodging	\$19.250	Per Bedroom	\$9.488	Per Bedroom	-	-	\$17.00	\$149.00	License
Restaurant	\$0.231	Per Sq. Ft.	\$0.103	Per Sq. Ft.	-	-	\$22.00		License
Outdoor Dining	\$0.063	Per Sq. Ft.	\$0.029	Per Sq. Ft.	-	-	\$22.00		License
Retail	\$0.231	Per Sq. Ft.	\$0.103	Per Sq. Ft.	-	-	\$22.00		License
Large Retail (>12,000 sq. ft.)	\$0.161	Per Sq. Ft.	\$0.072	Per Sq. Ft.	-	-	\$22.00		License
Office Service, Other	\$0.206	Per Sq. Ft.	\$0.013	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Warehouse	\$0.059	Per Sq. Ft.	\$0.002	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Resort and Amusement	\$1.035	Per User	\$0.048	Per User	-	-	\$22.00	\$149.00	License

ent									
For-Hire Vehicles	\$37.500	Per Vehicle	\$1.751	Per Vehicle	\$45.58	Per Vehicle	\$71.83	\$71.83	License
Other Commercial Vehicles and Trailers	\$7.500	Per Vehicle	\$0.292	Per Vehicle	-	-	\$71.83	\$149.00	License
Employee Based	\$3.750	Per Employee	\$0.146	Per Employee	-	-	\$22.00	\$149.00	License
Commercial Vending, Game and Laundry Machines	\$18.750	Per Employee	\$0.730	Per Machine	-	-	\$22.00	\$149.00	License
Escort Services	\$3.750	Per Employee	\$0.150	Per Employee	\$46.19	Per Employee	\$22.00	\$149.00	License

Transit Service Enhancement Fees and Festival Facilitation Service Enhancement Fees shall be subject to proration for businesses applying for a new business license after ~~December 31st~~ ~~March 31~~. Proration will be according to the following schedule:

After ~~March 31~~ ~~December 31st~~ – 75% of the Transit and Festival Facilitation Service Enhancement Fee, 100% of the Administrative and Enhanced Enforcement Fee.

After ~~May 31~~ ~~June 30~~ – 50% of the Transit and Festival Facilitation Service Enhancement Fee, 100% of the Administrative and Enhanced Enforcement Fee

After ~~September 30~~ ~~June 30~~ – 25% of the Transit and Festival Facilitation Service Enhancement Fee, 100% of the Administrative and Enhanced Enforcement Fee.

4-2-18 AUTOMOTIVE SERVICES. Car rental businesses shall be assessed at a rate per car for rental purposes as of ~~January 1~~ ~~October 1~~ of each license year, as established in the rate tables.

4-2-23 Fee And Tax Payment, Renewals And Penalty

The annual business license fee provided in this Title shall be due and payable to the City on or before the first day of ~~October~~ January of each year for renewals of licenses for businesses, which were licensed the previous year. Business licenses for previously unlicensed businesses shall be issued for the unexpired portion of the calendar year in which issued unless issued between ~~October 1~~ July 1 and ~~December 31~~ September 30, in which case the license shall be valid until ~~December 31~~ September 30 of the year following the issuance of the license, upon payment of 125% of the annual license fee, as set forth in Section 4-2-13 above.

If the renewal license fee is not paid on or before ~~January 15~~ October 15 of the year in which the renewal license is due, there shall be a business license enforcement fee imposed of twenty-five percent (25%) of the license fee imposed by this Chapter or twenty-five dollars (\$25.00) whichever is greater.

If the renewal license fee is not paid in full on or before ~~November 15~~ February 15th of the year in which the renewal fee is due, the business license enforcement fee shall be increased to fifty percent (50%) of the license fee imposed by this Chapter or twenty-five dollars (\$25) whichever is greater. If the renewal license fee is not paid on or before ~~March 1st~~ January 1 of the year in which the renewal fee is due, the business license enforcement fee shall be increased to one-hundred percent (100%) of the license fee imposed by this Chapter.

Upon a proper showing that the business is of such a seasonal nature that business has not been conducted to date, the Director or his or her designee may waive the business license enforcement fee of said renewals.

Upon a showing of hardship acceptable to the Director or his or her designee, the licensed business may be allowed to pay the business license fees due over a period of time not to exceed three (3) months from the due date, with interest on the unpaid balance at the rate of eighteen percent (18%) per annum.

Any previously licensed business cited for engaging in business in violation of this Title shall have five (5) days from the date of citation to come into compliance with this Title. Failure of the licensee to reach compliance within five (5) days of the date of citation will subject the business to closure and the licensee to all applicable civil and criminal penalties.

If a licensed business enlarges its place of business or increases its capacity for conducting business, i.e., adding square footage, increasing number of vending machines, number of employees, bid limits, or increasing hourly user capacity, an additional license fee shall be due and payable to the City and shall be prorated on the basis of one-twelfth (1/12th) of the total annual fee on the enlargement or increase for each month remaining in the unexpired portion of the calendar year, including the month in which such increase is accomplished. The additional license fee for adding square footage shall be due and payable on the date the City issues the occupancy permit.

4-2-24 Renewal Billing Procedure

On or before ~~December 1~~ September 1 of each year, the division shall send a statement to each current licensee within the City, which statement shall be upon forms calling for the computation by the licensee of a license fee for the ensuing year based upon the nature of the business, square footage, employees, and other pertinent factors.

4-2-25 Renewal Of License Certificate

Upon receipt of the license fee, the Division shall issue a license certificate valid through ~~December 31~~September 30 of the next year.

4-3-6 (a) LICENSE FEE. The annual fee for a solicitor's license shall be as set forth in the Fee Resolution. A solicitor's license shall be valid for a maximum of one calendar year, provided that all such licenses will expire on ~~December 31~~ September 30 of the year of issue.

4-3-8(C)(1): STREET VENDORS

TERMS AND CONDITIONS. Licensed vendors shall be subject to the following terms and conditions:

1. LICENSE FEE. The license fee for a street vendor's license shall be as set forth by resolution. Licenses shall expire on ~~December 31~~ September 30 of the year of issuance. If the license is not granted, the City shall retain twenty five percent (25%) of the fee to help defray the costs of processing and refund the balance.

4-4-11 City License Period

Unless otherwise provided under this Title the license certificate shall be valid through September 30 ~~December 31~~ of the year of issuance, unless revoked or suspended under this Title or unless the licensee's required State license is suspended, revoked or denied.

4-4-12 City Renewal Procedure

On or before ~~December~~September 1 of each year, the City shall send via first class mail, notice to each beer, restaurant liquor or Club Licensee within the City that the regulatory license fee required by this Title is due by ~~December 31st~~October 1st Upon receipt of the regulatory license fee and finding that renewal is proper pursuant to the criteria in this Title and set forth herein at Subsections (A) through (E), the Finance Manager or designee shall issue a license certificate valid through ~~December 31st~~September 30th of the next licensing year.

Upon notification by the Police Department, the licensee must close the licensed premises on the expiration date of the license and keep the premises closed for the consumption or storage of beer or liquor until the date his/her renewal license is issued by the Finance Manager or designee. In the absence of such notice, pending action on license renewals, the license is deemed extended provided a renewal application was filed on or before September 30th ~~December 31~~ of the year in which the prior license was issued. The Finance Manager or designee shall prepare a list or lists of all licenses to be renewed, and the Finance Manager or designee may approve all renewals on that list or lists.

Licenses shall be renewed unless the Finance Manager or designee shall find:

- The licensee has attempted to transfer or assign the license to others in violation of this Title;
- The licensee no longer holds the qualifications required of licensee under the provisions of this Title;

- C. The premises have been remodeled or changed in a manner that eliminates required exits, creates closed booths or stalls;
- D. The licensee or his/her employees or agents have been convicted of or plead guilty to more than five (5) violations of this Title or state liquor control statutes relative to the conduct of the licensed premises in a single calendar year preceding the renewal, not including violation by patrons; or
- E. Licensee does not hold a current valid Park City business license.

In the event the Finance Manager or designee finds any of the foregoing conditions (A) through (E) to exist with respect to a license renewal application, the Finance Manager or designee may waive the violations and grant a renewal license, grant a probationary renewal for a fixed period of time less than one year, or deny the application for renewal. When deemed appropriate, the Council may hold hearings on specific license renewal applications prior to granting the renewal license.

4-5-4(B) ON-PREMISE RETAIL BEER LICENSE. Any establishment desiring to sell beer at retail for on-premise consumption shall first obtain a Park City on-premise retail beer license and a State on-premise retail beer license as required under U.C.A. Section 32A-10-201. An on-premise retail beer license shall entitle the licensee to sell beer at retail in bottles, cans or at draft for consumption on the premises.

~~All State-issued on-premise beer retail licenses expire on the last day of February of each year. Accordingly, applicants must submit a renewal application to the DABC no later than January 31st of each year.~~ City beer licenses shall expire on ~~Septemeber 30th~~ December 31st of each year, ~~and the licensee must submit a renewal application to the City prior to December 15th.~~ All licensees must notify the City immediately if the State license is denied or revoked for any reason. On-premise licensees must provide the City with proof of State licensure by ~~March 1~~ January 1 of each year or be subject to cancellation, revocation or termination of the City's license issued hereunder.

On-premise beer retail license holders may sell beer in open containers, in any size not exceeding two (2) liters, and on draft. Liquor may not be stored or sold on the premises of any on-premise retail beer licensee. Beer sold in sealed containers smaller than two (2) liters by the on-premise Licensee may be removed from the premises.

4-6-4 Restaurant Liquor License

All Park City issued restaurant liquor licenses shall expire on ~~September 30th~~ December 31st of each year thereafter. ~~All State-issued restaurant liquor licenses expire on October 31st of each year.~~ All licensees must notify the City immediately if the State liquor license is denied, suspended or revoked for any reason. ~~Restaurant liquor license applicants must provide the City with proof of State licensure by December 1st of each year or be subject to cancellation, revocation or termination of the City's license issued hereunder. All renewal applications must attach a copy of a valid State license.~~

4-6-5 Private Club Liquor License

A liquor club Licensee shall be entitled to serve, sell, and store liquor, pursuant to Utah Alcoholic Beverage Control Commission rules and regulations, and the ordinances of Park City. No person under the age of twenty-one (21) years shall serve or sell liquor. ~~All State-issued club licenses shall expire~~

~~December 31st of each year. All State issued club liquor licenses expire on June 30 of each year.~~ All licensees must notify the City immediately if the State-issued club liquor license is denied, suspended or revoked for any reason. ~~Club liquor license applicants must provide the Finance Manager or designee with proof of the State licensure by July 1st of each year or be subject to cancellation, revocation or termination of the City's license issued hereunder.~~ All renewal applications must attach a copy of a valid State license.

4-6A-2 Resort License

A Resort License shall only be issued to persons capable of being licensed by the DABC under U.C.A. Section 32A-4a-101 to 205, as amended. A Resort License shall entitle the licensee to store, sell, allow service and allow consumption of alcoholic beverages within the terms of said license. Only bona fide resorts shall be entitled to a Resort License. No person under the age of twenty-one (21) years shall serve or sell liquor under this license.

In order to qualify for a Resort License the applicant must propose four or more resort sub-licensees. It is the Resort Licensee's responsibility to ensure that each resort sub-licensee operates in accordance with the restrictions placed on that type of operation.

All Park City issued Resort Licenses shall expire on ~~December 31st~~September 30th of each year thereafter. ~~All State issued Resort Licenses expire on October 31st of each year.~~ All licensees must notify the City immediately if the State Resort License is denied, suspended or revoked for any reason. ~~Resort License applicants must provide the City with proof of State licensure by December 1st of each year or be subject to cancellation, revocation or termination of the City's license issued hereunder. All renewal applications must attach a copy of a valid State license.~~

4-6B-2 Manufacturing License

A Manufacturing license shall only be issued to persons capable of being licensed by the DABC under Chapter 8 of Title 32A of the Utah Code, as amended. A Manufacturing License shall authorize a Licensee to conduct business as either a winery, distillery, or a brewery.

All Park City issued Manufacturing licenses shall expire on ~~December 31st~~September 30th of each year thereafter. ~~All State issued Manufacturing licenses expire on October 31st of each year.~~

All Licensees must notify the City immediately if the State Manufacturing license is denied, suspended or revoked for any reason. ~~Manufacturing license applicants must provide the City with proof of State licensure by December 1st of each year or be subject to cancellation, revocation or termination of the City's license issued hereunder. All renewal applications must attach a copy of a valid State license.~~



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is asking that council repeal the Wildland-Urban Interface, Ordinance No.2016-31. Staff believes this will accommodate further outreach and education.

Respectfully:

Michelle Downard, Deputy Chief Building Official



City Council Staff Report

Subject: Repeal Wildland Fire Ordinance
Author: Chadley Root, Chief Building Official
Department: Department of Building and Fire Safety
Date: September 22, 2016
Type of Item: Legislative

Summary Recommendation

Staff recommends that City Council Repeals the Ordinance Adopting the Wildland – Urban Interface Code (WUI), Ordinance No. 2016-31.

Executive Summary

Staff is asking that council repeal the Wildland-Urban Interface, Ordinance No.2016-31. Staff believes this will accommodate further outreach and education.

Acronyms

WUI – 2006 Utah Wildland-Urban Interface Code
CBO – Chief Building Official

The Problem

The WUI Code is a fairly new standard within Cities the State of Utah. The State is requiring Cities to adopt standards of wildfire protection. If Cities fail to do so, in addition to being in violation that provision, they will not be entitled to enter into agreements with the State for fire protection costs. The WUI code meets the required standard. The WUI Code classes of risk which have varying requirements on construction standards. The City adopted WUI with the entire City as Class 1, the highest level of protection, but Class 1 does not take into account Park City's densely populated development areas or the Historic buildings.

Because WUI is new to Park City, staff is finding the need to invest a significant amount of time into education of the building community. Staff would like to perform additional proactive education in order to avoid having to take enforcement action on sites that were unclear on the requirements.

Staff would like to ensure that any new defensible space standards are consistent with any new City Code sections regulating gravel and parking and driveway standards.

Background

WUI was first used in the State of Utah in 2006 when the State required that all counties within Utah to adopted the 2006 Utah WUI Code by September 2006. The WUI code is to protect property in Wildland Urban areas and reduce fire hazards. Requirements include fire resistant construction standards and defensible space.

Park City adopted the WUI on July 1, 2016, [Ordinance](#) 2016-31 but designated the entire City as Class 1 which is the most restrictive Class. Under Class 1, the WUI code took away the CBO's ability to waive the requirements when needed for historic homes.

Analysis

In addition to the need to provide more education to the building community and homeowners, the Department of Building and Fire Safety found the WUI Code as adopted is too stringent for areas of Park City and is looking at revising the Ordinance and bringing a new and improved version back to Council. The new ordinance will include a map of the wildland-urban interface areas within Park City that may include multiple zones (or class types) for Park City. It will still protect Park City from wildland fire but will take into account the densely populated development areas and the Historic buildings.

By repealing the current ordinance this gives the Department of Building and Fire Safety the ability to conduct education and clearly communicate the purpose of the WUI Code and its effects on residences and the construction industry in Park City.

The Ordinance as adopted included all of Park City within Class 1 which has proven very difficult to meet the intent of the Code in the historic district. Community Development, Public Safety and the Fire District are working together to develop amendments to the WUI Code and how it would regulate different areas of the City.. These amendments will give the Code Official the ability to have some flexibility in using the WUI Code to address historic homes, whereas currently the requirements are fairly ridged and the Code Official cannot use the adopted State Building and Fire Code in conjunction with the WUI Code to make determination if the structure should be exempt from a one hour exterior wall fire rating.

Since adopting the WUI Code, Council has discussed amending gravel regulations and parking and driveway standards within the City Code. Staff would like to ensure that any new defensible space standards, as identified in the WUI adoption, is consistent with that new code.

The Department of Building and Fire Safety plans to bring back a new and improved WUI Code Ordinance to council by the end of the calendar year to ensure that Park City is eligible for the State of Utah's Fire Cost Recovery Program.

Department Review

The Department of Building and Fire Safety, Emergency Management, Police and Park City Fire District have reviewed this report.

Funding Source

No funding needed.

Attachments

Exhibit A – Ordinance 2016-46

Ordinance No. 2016-46

CONSIDERATION TO APPROVE ORDINANCE 2016-46, AN ORDINANCE REPEALING ORDINANCE 2016-31, WHICH ADOPTED TITLE 11, BUILDINGS AND BUILDING REGULATIONS, CHAPTER 21, UTAH WILDLAND-URBAN INTERFACE CODE, OF THE PARK CITY MUNICIPAL CODE

WHEREAS, the City Staff needs more time to educate the community on the requirements of the Utah Wildland-Urban Interface Code; and

WHEREAS, as adopted, the Utah Wildland-Urban Interface Code is too broadly implemented in Park City and does not take into account the densely populated development areas and the Historic buildings ; and

WHEREAS, as adopted, the Utah Wildland-Urban Interface Code does not give the Chief Bulding Official discretion to address the unique situation created by historic homes and the built environment; and

WHEREAS, by staff needs time to address the above issues and will propose an amended version of the Utah Wildland-Urban Interface Code which addresses our unique situation by the end of the calendar year.

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

SECTION 1. Repeal. Title 11, Chapter 21 of Park City Municipal Code is hereby repealed as follows:

~~**11-21-1 The 2006 Utah Wildland-Urban Interface Code.**~~

~~The 2006 Utah Wildland-Urban Interface Code, as adopted by the State of Utah as a Code permitted to be adopted by Municipalities and published by the International Code Council is hereby adopted along with its Appendix A and Appendix B with the following amendments:~~

~~A. Section 101.1.1 is added and shall read as follows:~~

~~101.1.1 Applies to remodels over \$50,000, all New Construction, Additions, and Nightly Rentals.~~

~~B. Sections 505 and 506 of the 2006 Utah Wildland-Urban Interface Code are delete;~~

~~7~~

~~**11-21-2 Land Subject to Utah Wildland-Urban Interface Code.**~~

~~All the lands within the city limits of Park City are designated by the Utah Division of Forestry, Fire and State Lands as Wild Land Urban Interface area and are hereby included~~

~~**11-21-3 Violations.**~~

~~Violations of this Ordinance shall be deemed a Class B misdemeanor and shall be punishable by a fine not to exceed \$1,000 for persons or \$5,000 for corporations, and/or imprisonment for a term not to exceed six (6) months~~

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 22nd day of September, 2016.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff is recommending Council amend this resolution to reflect the intent of having 100% of Park City's electricity come from renewable resources.

Respectfully:

Ann Ober, Community Relations

RESOLUTION 23-2016

A RESOLUTION BY THE PARK CITY COUNCIL TO ACHIEVE NET-ZERO CARBON BY 2022 FOR THE MUNICIPAL GOVERNMENT AND BY 2032 FOR THE BROADER COMMUNITY AND FOR PARK CITY TO INVITE OTHER LOCAL GOVERNMENTS TO JOIN US WITH THE GOAL.

WHEREAS, Climate Change is deeply affecting our community through changes in weather patterns including droughts, volatile snow events, and warmer temperatures; and

WHEREAS, Park City is nestled in the Wasatch Range and is dependent on world class snow and moderate temperatures to sustain our resort economy and support our high quality of life; and

WHEREAS, our community has expressed deep concerns for the environment we live in. Many citizens have chosen to move to Park City because of our beautiful natural setting, clean air, expansive open spaces, and snow covered mountains; and

WHEREAS, local governments are the front line of Climate Change, the federal government has found success working with local governments to address this issue. In addition, community-based grassroots efforts are nimble and more directly able to address the impacts of Climate Change; and

WHEREAS, our community came out with strong support, asking that we address this issue, not just for our municipal government, but for our broader community impact; and

WHEREAS, as a resort community, we have an opportunity to broadly influence opinions on Climate Change. We are an international brand known for our natural setting and recreation.

WHEREAS, we have a disproportionately sized carbon footprint due to our mountain climate, large homes, visitor travel and complex infrastructure. This is not sustainable utilizing our current energy sources; and

WHEREAS, Park City cannot solve Climate Change alone. We need other communities

to join us in solving Climate Change as soon as possible.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of Park City and the Park City City Council strongly urge other local governments to join us in our goal of becoming a net-zero carbon government agency by 2022 and a net-zero carbon community by 2032.

FURTHER, BE IT RESOLVED, that the City distribute the attached SAMPLE resolution to other interested communities for their approval.

FURTHER, BE IT RESOLVED, that the electricity portion of this goal be achieved utilizing only renewable energy.

PASSED by the City Council of Park City this ___ day of _____, 2016.

SAMPLE FOR OTHER COMMUNITIES

RESOLUTION NO. __ of 2016

A RESOLUTION BY THE _____ MAYOR AND CITY COUNCIL TO
ACHIEVE NET-ZERO CARBON BY 2022 FOR THE MUNICIPAL GOVERNMENT AND BY
2032 FOR THEIR BROADER COMMUNITY

WHEREAS, Climate Change is deeply affecting our community through changes in
weather patterns including droughts, volatile precipitation events, and warmer temperatures;
and

WHEREAS, _____ is dependent on our current climate conditions; and

WHEREAS, our community has formed around the natural settings we exist in and
cherish the opportunity to recreate and engage with that natural setting for their quality of life;
and

WHEREAS, local governments are the front line of Climate Change, the federal
government has found success working with local governments to address this issue. In
addition, community-based grassroots efforts are nimble and more directly able to address the
impacts of Climate Change; and

WHEREAS, we advertise as a state all over the world to encourage people to move to or
visit Utah for our natural setting; and

WHEREAS, Park City recently set an aggressive goal of achieving net zero as a
government agency by 2022 and as a community by 2032.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of _____ and the
_____ City Council direct staff to become a net-zero carbon government agency by 2022
and a net-zero carbon community by 2032.

FURTHER, BE IT RESOLVED, that the ~~energy~~electricity portion of this goal be achieved utilizing only renewable energy.

PASSED by the City Council of _____ this ___ day of _____, 2016.



DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

On July 14, 2016, City Council reviewed the Lilac Hill Subdivision, located at 632 Deer Valley Loop. This parcel is the first of the BLM parcels to be released by the BLM and privately held. The Council expressed concern regarding the future development of this site and its impacts on the historic character of the neighborhood. City Council directed staff to return with specific Conditions of Approval to further restrict development of the site. Staff is returning now with a list of suggested conditions that could be added to the plat notes as well as consideration of Council direction to staff to prepare a zone change amendment in an effort to meet Council goals.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: Lilac Subdivision at 632 Deer Valley Drive
Author: Anya Grahn, Historic Preservation Planner
Bruce Erickson, Planning Director
Department: Planning
Date: September 22, 2016
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and continue the plat amendment to October 20th after reviewing staff's analysis and providing direction to staff to make findings of fact, conclusions of law, and conditions of approval for the Lilac Hill Subdivision.

Executive Summary

On July 14, 2016, City Council reviewed the Lilac Hill Subdivision, located at 632 Deer Valley Loop. This parcel is the first of the BLM parcels to be released by the BLM and be privately held. The Council expressed concern regarding the future development of this site and its impacts on the historic character of the neighborhood. City Council directed staff to return with specific Conditions of Approval to further restrict development of the site. Staff is returning now with a list of suggested conditions that could be added to the plat notes as well as consideration of Council direction to staff to prepare a zone change amendment in an effort to meet Council goals.

Acronyms

BLM	Bureau of Land Management
BOA	Board of Adjustment
CC	City Council
DOS	Determination of Significance
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
LMC	Land Management Code
PC	Planning Commission
RM	Residential Medium Density
ROW	Right-of-way

The Problem

During City Council's review of the Lilac Hill Subdivision at 632 Deer Valley Drive, Council expressed concerns regarding the loss of the site's historic character due to the impacts of future development. The site is currently zoned Residential Medium Density (RM), which is intended to serve as a transition zone between the high-density and historic character of Old Town and the lower-density resort-oriented development of

Deer Valley. Council directed staff to return with Conditions of Approval limiting the density of the parcel as well as the mass, scale, and size of any new development on this lot or future subdivided lots within this lot.

Background

- **1981:** William and Juli Bertagnole purchase the property from Harold and Mary Dudley
- **May 2, 2013:** BLM granted the Bertagnoles a land patent for ownership of the parcel
- **August 21, 2013:** Park City Building Department issues a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building
- **November 13, 2013:** HPB holds a Determination of Significance (DOS) hearing and finds that the house should remain designated as “Significant” on the City’s HSI. [HPB Staff Report \(page 19\)](#)
- **April 15, 2014:** BOA reviews Bertagnoles appeal of the DOS; due to the new information submitted by the appellant, the BOA remands the DOS back to the HPB for review. [BOA Staff Report \(page 23\)](#) and [BOA Minutes \(page 2\)](#).
- **May 21, 2014:** HPB again finds the house should remain designated as “Significant” on the City’s HSI. [HPB Staff Report \(page 15\)](#). [The](#) Bertagnoles again appeal the DOS.
- **July 9, 2014:** Bertagnoles withdraw the DOS appeal.
- **February 2016:** Bertagnoles sell property to 632 DVL, LLC
- **April 26, 2016:** 632 DVL, LLC submits a plat amendment application
- **June 22, 2016:** Planning Commission reviews the Lilac Hill Subdivision at 632 Deer Valley Loop and forwards a positive recommendation to City Council. [PC Staff Report \(page 29\)](#) and [PC Minutes \(page 4\)](#)
- **July 14, 2016:** City Council reviews Lilac Hill Subdivision at 632 Deer Valley Loop and continues to a date uncertain. City Council expresses concerns regarding the development of the hillside and directs staff to return with legal restrictions on house size, height, site parameters, and relocating the historic house. [CC Staff Report \(page 81\)](#), [CC Minutes \(page 5\)](#), and [CC Audio](#)

Alternatives for City Council to Consider

Staff has prepared a list of Conditions of Approval for Council to consider on this plat amendment. Staff finds that there are several Conditions of Approval that should be added to the plat amendment:

- Driveway access to any development on this lot shall be limited to Deer Valley Loop. Should the future subdivision of this lot result in new lots fronting Rossi Hill Drive, the new lots shall only be accessible from the eastern half of the Rossi Hill frontage where the property line directly abuts the City right-of-way.
- Any access off of Rossi Hill Drive shall be limited to a single driveway. The first 20 feet of this driveway shall have a slope of no more than 5% to maintain sight lines.
- Driveway access to any development on this lot shall be limited to Deer Valley Loop. Should the future subdivision of this lot result in new lots fronting Rossi Hill

Drive, the new lots shall only be accessible from the eastern half of the Rossi Hill frontage where the property line directly abuts the City right-of-way.

Additionally, the applicant has submitted additional Conditions of Approval for City Council to consider which include:

- New construction on this lot or any lots created by future subdivision(s) of this lot shall comply with Land Management Code Section 15-2.15-3 regarding setbacks, building height, building envelope, building footprint, etc.
- New construction on this lot or any lots created by future subdivision(s) of this lot shall comply with the Historic District Design Review Guidelines.
- New construction on this lot or any lots created by future subdivision(s) of this lot shall provide for a minimum of 40% of the site to be Open Space, Landscape and/or Open Space, Natural.

Open space, as defined by the LMC consists of:

- **Open Space, Landscaped.** Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.
- **Open Space, Natural.** A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.

Staff has also created a list of Conditions of Approval arranged from least restrictive to most restrictive that may also aid Council in meeting its goals:

Least Restrictive	<ul style="list-style-type: none"> • Any development of this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. The Planning Department shall review the proposed plans for compliance with the purpose of the RM District, which specifically encourages development that is compatible with historic structures in surrounding areas.
Medium Restrictive	<ul style="list-style-type: none"> • Any development on this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. The Planning Department shall review the proposed plans for the existing historic house and any new development for compliance with the Design Guidelines for Historic Districts and Sites. • Any new development shall not block the view of the historic house at 632 Deer Valley Loop from the Deer Valley Loop and Deer Valley Drive rights-of-way. • Any future subdivision of this property may not lead to the creation of more than four (4) new lots of record.

Highly Restrictive	<ul style="list-style-type: none"> Any new development on this lot or future subdivided lots within this lot shall comply with the Park City’s Design Guidelines to ensure that the new development is compatible with the Historic Structure on this lot and Historic Structures in the surrounding Area. Any new development shall not block the view of the historic house at 632 Deer Valley Loop from the Deer Valley Loop and Deer Valley Drive rights-of-way. New development shall provide a transition in scale between the Historic District and the resort Developments. The mass and scale of any new development shall reflect the mass, scale, and volumes seen on the historic house at 632 Deer Valley Loop. Access to the property shall be limited to Deer Valley Loop. Any future subdivision of the property shall limit the number of new driveways accessing the property. Only one driveway shall be allowed off of both Deer Valley Loop and Rossi Hill Drive in order to access future subdivided parcels.
Most Restrictive	<ul style="list-style-type: none"> City Council could include this parcel with the BLM parcels in a zone change amendment. The zone change could specifically address Council’s goals for limiting lot sizes, setbacks, building heights, house size, density, etc. depending on the new zone.

Analysis

Staff has developed the previous Conditions of Approval based on the following:

1. *Driveway limitations*

The City Engineer has directed staff to limit access to the existing site from Deer Valley Loop. Should the applicant require access off of Rossi Hill, the City Engineer finds that the applicant will struggle with the steep grade. As existing, only the eastern half of the lot is adjacent to the City right-of-way. Any access on the western half of the frontage would have to cross BLM property. Further, the City Engineer will not permit a driveway with a slope of greater than 5% for the first 20 feet of the driveway due to the sight lines of Rossi Hill.

2. *Compatibility with Historic Structures*

In the least and medium restrictions, the Condition of Approval only requires that the mass and scale of all new development provide a transition between the neighborhood, Historic District, and Deer Valley resort in accordance with the purpose statements of the RM zoning district.

In the highest restrictions, staff is recommending that all future development comply with the Design Guidelines. Staff finds it will meet the goals of the General Plan which seeks to maintain the historic resources within Park City as a community asset for future generations by maintaining the character, context, and scale of the local historic district with compatible infill development and

additions. Further, it will help ensure the preservation of the aesthetic experience of arriving at Deer Valley Resort.

Additionally, any relocation of the historic house shall be approved by the HPB in accordance to the LMC. [LMC 15-11-13](#) currently requires the Historic Preservation Board to review and approve any relocation/reorientation of historic structures. Staff finds that the code has provided specific criteria for relocation which should apply equally to all historic homes. Further, it would be difficult to legally defend introducing additional restrictions to the relocation of only this home on the plat notes.

3. *Zone Change*

Should Council find that the proposed Conditions of Approval are not sufficient to meeting Council's goals for the property, Council could direct staff to make a zone change for this property. If the zone was amended to RD, matching that of the other BLM parcels on Rossi Hill Drive, the zone could specifically address Council's goals for limiting lot sizes, setbacks, building heights, house size, density, etc.

Department Review

This project has gone through an interdepartmental review. Issues raised at the review have been addressed with conditions of approval. No further issues were brought up at that time.

Exhibits

Exhibit A—Survey

Exhibit B— Proposed Plat

Exhibit C—Public Comment

Exhibit D—Applicant Matt Mullin's email 9.8.16

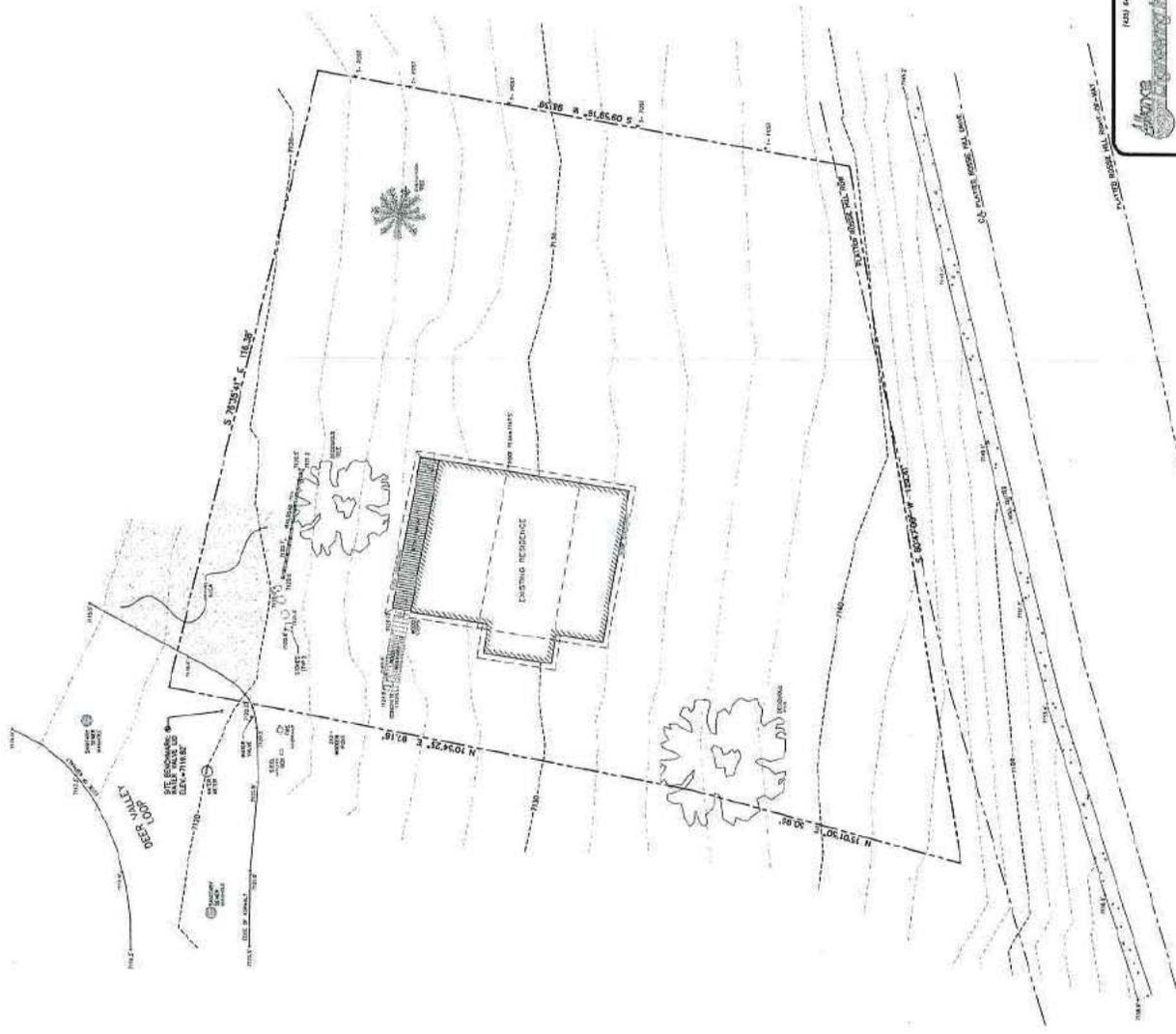
SURVEYOR'S CERTIFICATE

I, Martin A. Watson, an active certified land surveyor and registered land surveyor and land surveyor, certificate no. 438729, as prescribed under the laws of the State of Nevada, have personally conducted the survey described herein. I further certify that this topographic survey, as described herein, was completed and is in compliance with generally accepted industry standards for accuracy.



NOTES

1. City Dimensions: Water view (d) Elevations 119.83'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 8, 2015.
4. Property corners were found at 96%.



STAFF: JESSIE MORGAN, JESSE MORGAN, JESSE MORGAN

EXISTING CONDITIONS & TOPOGRAPHIC MAP
 PARCEL PC-537
 632 DEER VALLEY LOOP
 FOR: MATT MILLIN
 JOB NO.: 16-1-15
 FILE: X:\Submittals\16-1-15\16-1-15.dwg

1421 641-747
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CONLINE ENGINEERS AND SURVEYORS
 1421 641-747
 1421 641-747

DATE: 11/07/15

SHEET 1 OF 1

Diane Bernhardt

530-575-0899 diane.a.bernhardt@gmail.com 630 Coalition View Ct - PO Box 2819 Park City, UT 84060



August 17, 2016

The Honorable Mayor and Park City City Council
Park City Municipal Corporation
445 Marsac Avenue, PO Box 1480
Park City, UT 84060-1480

Dear Mayor and Council,

I am writing to you on behalf of Save Rossie Hill Historic Open Space. This alliance is a newly created community of active and interested Park City residents and property owners who care deeply about the future of Park City and of the open space on Rossie Hill. We would like to thank you for your interest in and enthusiasm for preservation of this historic open space.

Today I am presenting to you a petition that represents our community's support for the preservation of the historic open space on Rossie Hill. It also includes a specific request that Park City officials change the zone of the entirety of BLM parcel 18, inclusive of 632 Deer Valley Loop, in order to insure the restoration and preservation of the heritage homes in their original setting and protection of the open space from new land development. We request that action on the change in zone occurs as soon as possible, and prior to the approval of Plat Amendment 2016-32 - Lilac Hill Subdivision - 632 Deer Valley Loop.

The intensity of our petition's support is evidence by the speed with which signatures were obtained. The Petition was first circulated on Thursday, August 11. While our original idea was to collect 50 signatures, we set an ambitious goal of 200. By Wednesday, August 17, the petition had gathered 297 signatures with the numbers continuing to rise. With this level of petition support and with the comments provided on the petition, our community has made very clear that this unique open space is **extremely important** to them.

Text of the petition:

Save Rossie Hill Historic Open Space

This 2.5 acre urban open space is located on Deer Valley Drive after the "Condo Canyon" following the Deer Valley roundabout. This parcel, owned by the BLM for over 100 years, is remarkable for its uncommon variety:

Historical: It holds historic significance for its cluster of National Historic Register, mining-boom houses with a notorious, red-light district past.

Recreational: It includes an established trailhead and well-loved recreational trails which were built by the Mountain Trails Foundation and are an integral part of the Park City trail network.

Ecological: It houses the fall breeding grounds for moose and deer, is the last available access for Rossie Hill wildlife to make their way to their only source of drinking water, and is a migration path between upper Rossie Hill Open Space to the Aerie Open Space.

Recent resolution of a 35-year, ownership rights struggle has put part of this property into private ownership, marking the beginning of a new era for this unique piece of land. The zoning overlay for the Rossie Hill Historic Open Space is currently RM (Residential Medium Density). Because of the RM zoning, a 0.33 acre piece of Rossie Hill Historic Open Space recently acquired by a local land developer would allow the building of 10 residential units! Imagine the number of units that could be built on the full 2.5 acre lot with a precedent of this density!

Now is the time for our Park City community to design a “big picture” plan for the whole of this one-of-a-kind property, rather than dealing with portions of the property, piecemeal, as they are made available by the BLM and in turn made available to our very ambitious land development community.

We the undersigned declare:

- 1) We support the restoration and preservation of the historic mining-era homes.**
- 2) We support the preservation of the irreplaceable open space for future generations, the protection of vulnerable wildlife, and for the advancement of community’s trail network.**
- 3) We respectfully request that Park City officials rezone the entirety of BLM parcel 18, inclusive of PC-537 (632 Deer Valley Loop), to insure the protection of this open space from any new land development.**

We are asking Council to direct staff to explore and recommend a change in the zoning on BLM parcel 18, inclusive of 632 Deer Valley Loop from RM (Residential - Medium Density), to a zone, such as E (Estate), ROS (Recreational and Open Space) or POS (Protected Open Space), that will protect the open space while allowing for the restoration and preservation of the historic cottages.

Please view our petition at: [Save Rossie Hill Historic Open Space Petition](#)

Thanks again for your time and attention.

Sincerely yours,

Diane Bernhardt
Save Rossi Hill Historic Open Space

Honorable Mayor and City Council of Park City, UT

	Name	From	Comments
1.	Diane Bernhardt	Park City, UT	Let's work together to save our unique, historical, and natural community open space!
2.	rose wild	BUFFALO, NY	
3.	Ciecie yanti	Yogyakarta, Indonesia	
4.	Christina Shiebler	Park City, UT	Open space, mining era historical cottages, wildlife migration and recreation - the attributes of this land are exactly what makes Park City... Park City!
5.	Matt Shier	park city, UT	Let us capitalize on this opportunity to preserve what we love about Park City!
6.	Teresa Wlosowicz	Sosnowiec, Poland	
7.	Alexandra Gundelfingen	Poprad, Slovakia	
8.	Janet Clarke	Burgess Hill, United Kingdom	
9.	Tony Guzman	Doral, Dominican Republic	
10.	Bettina Lorenz	Rhede, Germany	
11.	Kim J prob sending stars	Peterboro, United Kingdom	
12.	Mariana Lukacova	Moldava nad Bodvou, Slovakia	
13.	Robert Gurss	Park City, UT	The City should act now to preserve open space and historic homes.
14.	Graham Anthony	Park City, UT	This space adds value to the neighborhood, the city, and the Deer Valley entryway. Worth protecting!
15.	Barbara and Hamilton Easter	Park City, UT	Please save this small historic piece of open space! It is a reminder of how this town used to look and a benefit to both wildlife and humans.
16.	Howard Klein	Park Cuty, UT	
17.	Tom & Sherrie Kelley	Park City, UT	We request any development or changes to the existing situation can never be brought back if it turns out development was a bad idea, or done indiscriminately.
18.	David Heeger	Park City, UT	I am a property owner in Park City. Our vacation home is located on Deer Valley Loop. Although it is a vacation home, we spend a total of about 3 months each year in Park City. I am would like to voice my support for the Save <i>(continues on next page)</i>

	Name	From	Comments
18.	David Heeger	Park City, UT	<i>(continued from previous page)</i> Rossie Hill Historic Open Space Alliance. We very much value the open space in and around Park City, and I join my neighbors in calling for preservation of the mining era cottages and keeping open space for wildlife. There's precious little open space left on that hillside. Over-development of the area will take away the very reason that many of us chose to be in Park City.
19.	Ted Williams	RALLS, TX	
20.	Jennifer Camp	Park City, UT	
21.	wendy lavitt	park city, UT	
22.	Lisa Allison	Heber City, UT	
23.	Nicole Johnson	Park city, UT	
24.	Jennifer Gurss	Park City, UT	This area is so special and well-known and appreciated throughout Park City. Losing the open space, and the mining era houses, would take away a unique part of Park City's history.
25.	Bill Shiebler	Park City, UT	
26.	David & Patricia Constable	Park City, UT	We fully support the maintenance of this open space to be preserved in a fashion that does include more density.
27.	Mary Wintzer	Park City, UT	Rossie Hill has been my home for 38 years. I cherish what this Old Town area has given me and so many others in our community. Where else can the moose,deer, tourists and locals have a quiet existence together. Our neighbors created a park for people to sit and enjoy the views..hikers often stop for a rest and some reflection and to read the historical marker. You can feel this is a special place.
28.	Baldis Ron and Leisa	Park City, UT	
29.	mauricio carvajal	santiago, Chile	
30.	Jana Johnson	Park City, UT	Our open space is getting smaller and smaller, and it's incredibly important that we preserve what we can. Thank you.
31.	raleigh koritz	MINNEAPOLIS, MN	
32.	Cathy Boruch	Heber City, UT	
33.	Robert Anderson	Park City, UT	
34.	Cathy King	Midway, UT	
35.	Dana Craig	Park Clty, UT	The desire to maintain and preserve open space is a common theme in Park City, and yet it's a conversation that seems to go unheard all too often. Make a statement by saving this historic and cherished part of Rossie Hill.
36.	Leah Leake	Midway, UT	

	Name	From	Comments
37.	Cindy Kaiser	Park City, UT	Park City...we are losing our heart and soul, piece by piece. To allow this historical piece of land go to development is catastrophic! Enough is enough, when are we going to just say no! There are so few mining shacks in town, they have been bulldozed for mega-mansions. To lose this piece of land would be like cutting out a piece of the heart of Park City. To add more homes to yet another hillside is eliminating the character of our community...the reason we love Park City is being eliminated one permit at a time. STOP the madness!
38.	Melissa Brucia	Park city, UT	
39.	Cynthia Jones	midway, UT	
40.	Mel Lavitt	Park City, UT	This is vital to maintaining the integrity of the Rossie Hill Historic Open Space. There are too few areas left in Park City that remind us of what Park City used to look like.
41.	Matthew Bernhardt	Park City, UT	This land cannot support high density. We should take the time to make well considered plan before preceding.
42.	natasha salgado	Toronto, Canada	
43.	LeeAnne Feddersen	Park City, UT	
44.	Patricia Harris	THOMPSON, MO	
45.	Joanne Shiebler	Park City, UT	You are doing a great thing, Christina. I am very proud of YOU.
46.	Su Mash	Nsl, UT	
47.	Cathy Clark	Park City, UT	
48.	Annie Elliott	Park City, UT	Lets give the wildlife of Park City a break!!! Leave this open!
49.	Edward & Gail Laurson	DENVER, CO	
50.	Jeff Camp	Park City, UT	
51.	Margaret Chan	Hewlett, NY	
52.	Amanda Olsen	Austin, TX	
53.	VICTORIA JEPPSON	Sandy, UT	
54.	Tracie Murphy	Park City, UT	Open Space should remain just that. preserved space for neighbors and wildlife in the Rossie Hill area.
55.	Harrison Smith	Park City, UT	
56.	Corinne Prewitt	Park City, UT	
57.	Linda Childers	Park City, UT	
58.	Kerrie Meier	Park city, UT	There are few sacred spots left in this booming town. Please let this be one of the ones to remain open, for citizens and wildlife!!

	Name	From	Comments
59.	Bonita Vanderkooi	Park city, UT	
60.	Hillary Jessup	84060, UT	
61.	Darlene Logue	Las Vegas, NV	
62.	Deborah McGraw	Park City, UT	
63.	annie fernandez	marcillac, France	
64.	Tara Williams	Park City, UT	
65.	Megan McGuire	Tucson, AZ	This type of space is rare and way too quickly evaporating from the landscape of America. I've been blessed to visit and enjoy this area several times over the past 4 yrs when it was first introduced to me. I simply can't imagine why such an amazing town would not protect such a treasure that brings tourists like me back. I don't need more vacation spots that are over developed , commercialized, and lifeless. Please heed the voices here and protect this space for your community and us all. Respectfully, Megan McGuire
66.	Matthew Chojnacki	Tucson, AZ	Please save Rossie Hill! MC
67.	Chris Gage	Park city, UT	
68.	Carrie Sheinberg	Park City, UT	
69.	Meeche White	Park City, UT	Our open spaces in the City are what separates Park City for any other resort where every square inch is developed. Let's leave this unique space open for all life to enjoy.
70.	Jenny Strauss	Park City, UT	
71.	Brian Van Hecke	Park City, UT	
72.	Shaun Woodard	Park city, UT	
73.	Mark Kaire	Park City, UT	
74.	Tiffany Wood	Park City, UT	This would be a wonderful "museum" for posterity. They way Park City was....
75.	Jane Sagerman	Park City, UT	
76.	Julie Olsen	Park City, UT	Please keep this Rossi Hill area as Open Space.
77.	Robert Arroyo	Park City, UT	I am a homeowner on Deer Valley Drive at Rossi Hill Drive. Please preserve the mining era homes and open space on Rossi Hill. The homes are historic and should be permanently preserved. They are part of the priceless fabric of Park City. For any of the mining era homes to be compromised would be a travesty.
78.	Melissa Ferraro	Park City, UT	Keep Park City PC!!!
79.	Allen Tran	Park City, UT	
80.	Greg Heuer	Park City, UT	Thriving wildlife would be hugely impacted by the irresponsible development of Rossi Hill. Stay true PC. Rebuild existing miners shacks to accurate but modern <i>(continues on next page)</i>

	Name	From	Comments
80.	Greg Heuer	Park City, UT	<i>(continued from previous page)</i> dwellings which do not impact the current habitat that is Rossi Hill.
82.	Angela Erickson	Park City, UT	Rossi Hill should be preserved as a historical site to show our mining history.
83.	Carol Kret	Park City, UT	Too bad we can't do this for Treasure Hill. Let's keep Rossie Hill open or at least reduce the density allowed.
84.	Rebecca Hill	Park City, UT	
85.	Warren Gane	Park city, UT	
86.	Tanya Sabini	Hertfordshire, United Kingdom	
87.	Tracy Land	Park City, UT	
88.	Temple Smith	Park city, UT	
89.	Jody Kavalauskas	Park City, UT	
90.	Paulo Reeson	Toronto, Canada	
91.	amanda norton	park city, UT	
92.	Jenni Haines	Park City, UT	
93.	Patricia Damon	Park City, UT	This is my backyard and a place I depend on for an amazing spiritual connection. Whether it be the fall runs glitter with golden leaves or the winter snowshoe climbs in hopes of wildlife sightings. This is a magical place that deserves to be preserved.
94.	Mike Ruzek	Park city, UT	
95.	Jason Smith	84098, UT	
96.	Erin Ruzek	Park City, UT	
97.	Morgan Hole	ParkCity, UT	Please save Park City and Rossi Hill open space for all of Park City citizens and critters !
98.	Caprice Benz	Midway, UT	
99.	Christine Lapointe	Park city, UT	Our open space is getting smaller and smaller. Traffic is a huge issue. Animals have less space to be wild. Please preserve this open space for a better future in Park City.
100.	Sarah Jenson	Park city, UT	
101.	Penelope Sullivan	Park City, UT	
102.	Joe Orrego	Ventura, CA	
103.	Victor Lopez	Winters, CA	
104.	Joseph Davies	Park City, UT	The Rossie Hill Historic Open Space provides great community value add. Please keep this incredible land open for community and wildlife use. Thank you.
105.	Patricia Takamine	Anaheim, CA	

	Name	From	Comments
106.	CJ Johnson	Park City, UT	The open spaces In Park City are cherished every day...White Barn & Round Valley. They are what keeps Park City unique & beautiful. Let's preserve Rossie Hill.
107.	Amy Wakefield	84088, UT	
108.	James Frauenberg	Park city, UT	
109.	Hattie Gardner	Park city, UT	Open space is necessary for all kinds of life forms and it's our responsibility to protect and preserve that for future generations! We must speak for those who don't have a voice and I'm signing this petition in honor of all the animals who are counting on us to be their voice and protect their habitats.
110.	Kristian Colvin	Park city, UT	
111.	Thomas Bates	Park city, UT	
112.	Anne Carothers	Heber City, UT	
113.	Scott Maizlish	Park City, UT	
114.	Liz Rebsamen	Park City, UT	
115.	Meredith Riley	Park city, UT	
116.	Channing Leitch	Park city, UT	
117.	Jason Deaderick	Park city, UT	
118.	Amy Heitman	Park City, UT	
119.	John Oscadal	Heber City, UT	
120.	Sharyn Jones	Park City, UT	
121.	Trace Worthington	Park City, UT	
122.	Scott DuBois	Park City, UT	
123.	Sarah Hawkins	Park City, UT	Please preserve this beautiful land, we don't have much of it left in Park City. Wildlife needs a home too, let's try to keep Park City a unique and beautiful place to live for animals and humans for our future.
124.	Christopher Dorsey	Park city, UT	We do not need anymore empty condos for rich people in Park City , there are plenty of empty condos for rich people already.....
125.	Summer March	Park City, UT	
126.	Matthew Baydala	Park City, UT	
127.	Gail Van	Banning, CA	
128.	Amy S	Park City, UT	Park City needs it's wildlife!
129.	Mark Moeller	Park City, UT	
130.	Wendy Glorit	Park City, UT	
131.	Robert Sutherland	Park City, UT	Stop building and ruining the natural landscape

	Name	From	Comments
132.	Morgan Taylor	Midway, UT	I grew up in Park City and adore this historic hill. Please leave it how it is!!
133.	Heather Miller	Park City, UT	
134.	Kyle Sadelson	Park City, UT	
135.	patty yun	park city, UT	
136.	Nathan Dolin	Park city, UT	Protect the historic parts of Park City!
137.	Kyle Kilcomons	Park City, UT	
138.	Paula Altschuler	Park city, UT	
139.	Ed Lewis	Park City, UT	
140.	Jeff Turbeville	Park City, UT	
141.	Nick Hanscom	Park City, UT	
142.	Jodie Sobel	Park city, UT	
143.	Conrad Nagel	Salt lake city, UT	There's plenty of mansions up there but not enough old town feel!
144.	kyle losik	park city, UT	
145.	Lisa Conner	WOODBURY, NJ	
146.	Yvonne Craig	Lake Havasu, AZ	
147.	Kristen Haaijer	Park City, UT	
148.	Kristy Hoffman	Park City, UT	
149.	Samantha Potts	San Diego, CA	
150.	Court Armstrong	Park city, UT	
151.	CJ Wolf	San Francisco, UT	
152.	Casey Sowul	Park City, UT	As a lifetime local (33 years born and raised) I have seen Park City transform from a small and local town filled with young families with plenty of open land into a money hungry city developing every square inch of land for corporations or the rich who want a 2nd, 3rd, or 4th home left vacant most of the year. Hundreds and thousands of empty condos and homes DO NOT MAKE A COMMUNITY BETTER. Local companies and local residents are being pushed out of town and the charm of Park City is being destroyed. The only sort of development that should be supported is local housing in any areas left currently undeveloped. If not used for local housing developments which support the workers/local families who are the foundation of Park City, STOP BUILDING! There is NO need for any more million dollar homes or tourist targeted vacation rentals. Support your community Park City!
153.	Michael2 Deppenbusch	Park Ci, UT	
154.	David Krancer	KEMMERER, WY	
155.	Brooke Cuda	Park City, UT	

	Name	From	Comments
156.	BRAD BECKER	PARK CITY, UT	
157.	Jordan Pynes	Park City, UT	Responsible development only and preserve our open space!!!
159.	Bok Summers	Livingston, MT	
160.	David Kleinebreil	85286, AZ	
161.	Lauren Loberg	Park City, UT	
162.	Scott Holton	Ponte Vedra Beach, FL	We also own a home in Park City and (627 Park Avenue, Unit C) and enjoy the trails that run through the Rossie Hill area when we come to town.
163.	Kate Currutt	44023, OH	My husband and I lived in park city for 20 (my husband) and 12 (me) years. It is and always will be home. We have moved to Ohio to be near family but still visit a few times a year to park city. Our dearest and closest friends still live there and we all love the remaining open space for many many reasons. Please keep this open and let all enjoy whether you are local, tourist, or a local wildlife animal. Rossi hill pictures and paintings are on etsy and sold in town in park city; it is the iconic view of what everyone thinks of when they think park city. Please keep that view alive.
164.	Al Lanning	Park city, UT	Just leave it alone.. Seriously.
165.	Alisha Niswander	84060, UT	Please DO NOT develop this green parcel! We don't need another huge complex shoved into a small piece of natural beauty.
166.	Kris T	Heber, UT	Enough.
167.	Katherine Quinlan	Park City, UT	Please, please do not ruin our small town appeal by developing every acres available. Preserving some open space preserves our town's character and why families love to visit, live and recreate in our amazing little town.
169.	Ginger Ries	Francis, UT	
170.	Toby Huggett	Park city, UT	I ll've those old miner homes. They're
171.	Alex Elbert	Park city, UT	Save this wonderful space!
172.	Heather Stanton	Ketchum, ID	
173.	Scott Ford	Park City, UT	The Deer Valley corridor once had open hillsides. With the growth of the Park City areas few are left open. What's left of the open space in the Deer Valley corridor should be diligently protect for the generations to follow.
174.	Mary Honigman	Park City, UT	
175.	Janet ivers	Park City, UT	
176.	James Madsen	Kamas, UT	Would be a crime to develop this historical piece of open space.

	Name	From	Comments
177.	Chandler Lund	Park City, UT	The last thing Park Cityneeds is more condos. Eventually, no one will want homes here because "peace and quiet and nature" will no longer be found. We might as well move to NYC.
178.	Juliann Fritz	Park City, UT	Don't crowd this area. The little miners' homes are priceless and the hillside beautiful.
179.	Joss Christensen	park city, UT	
180.	Elliott Evans	Park City, UT	
181.	Kris Reyes	Park City, UT	
182.	Heleena Sideris	84060, UT	Life on planet earth is short let's protect our legacy and keep Park City open!
183.	Hallie Wintzer-Facey	Park City, UT	I grew up on Rossi hill and don't want to see all the open space gone!
184.	Anna Borgman	Bend, OR	I spent 10 years in Park City and had to leave because of the insane development. Please don't let that development ruin something so important to the legacy of Park City.
185.	Stacy Wintzer	Park city, UT	My family and I enjoy the trails and open space daily
186.	Ann MacQuoid	84060, UT	City Council of Park City This property must be preserved as a valued Urban Park and one of the last remaining Sites housing historic miner homes. My husband Mac and I have been lobbying to save this property since the mid-80's. Now is the time!
187.	Laurel Vanthof	Park City, UT	
188.	Dan Tewksbury	Park city, UT	I used to live right next to the open space and it's the best undeveloped land in town. Save it.
189.	Colleen Logan	Park City, UT	
190.	Aidan Pruett	Park City, UT	
191.	Tai Robinson	Snowbird, UT	
192.	Emily Leslie	Park city, UT	Don't build on it ! Save it !
193.	Lucas Dumas	Park city, UT	Park city is big enough! Take it back to the small town with good snow fall!
194.	Ashley H	Park City, UT	
196.	Patte Thompson	Park city, UT	Please save some of The original town space
197.	Jennifer Sachs	Park City, UT	
198.	Katy Chapel	Hermosa beach, CA	
199.	Emily Shaw	Park City, UT	It would be such a shame to lose this slice of Park City history!
200.	Angela Kohn	Cologne, Germany	
201.	Marina Knight	84098, UT	This space is one of the most authentic snapshots we have left. Please save it!
202.	Fred Schwacke	Bondville, VT	

	Name	From	Comments
203.	Allison Kitching	Park City, UT	
204.	Beth McMahon	Park City, UT	Please save our open spaces
205.	Kathy Turner	Park City, UT	
206.	Ronald Steven Butkovich	park city, UT	To protect. Some of the original scale
207.	Sehba Singer	Park City, UT	
208.	Beau Hennings	Park City, UT	
209.	Ben Dorsett	84060, UT	
210.	Julie Hopkins	Park City, UT	My office is near here, and I often see moose sitting in front of these historic homes and wonder what history lies there ...
211.	Jo Jones	Hebet, UT	Why do developers need to fill in every bit of space? People move here for the open space, not to look at another hotel or someones 3rd home!
212.	Negar Chevre	Park City, UT	
213.	Robert Heitman	Park City, UT	
214.	Leanne Raymond	Deer Mountain, UT	Don't let Vail take over our town!!
215.	Leisa Baldis	Park City, UT	
216.	Robert Johnson	84060, UT	I would like see this area remain open to the wildlife that passes through the field. Better to have a few houses like it has right now. RJ
217.	Wendy Sly	Park City, UT	
218.	Laura Cornish	Portola Valley, CA	Please stop the shameless development of every inch of Park City. This open space is essential to the character of the town and the continuation of the town's connection to its wildlife and ecosystems
219.	Jodey Fey	Park City, UT	
220.	Greg Schmidt	Park City, UT	
221.	Olivia Massimino	84060, UT	
222.	Ryan McElmon	Park City, UT	
223.	Emily Cook	Park City, UT	Love our open space in Park City, let's maintain it for future generations!
224.	Lynn Butterfield	Park City, UT	
225.	bob merrill	park city, UT	
226.	Marsha August	Park City, UT	
228.	Andrew August	Park City, UT	
229.	JAMIE KELLER	PARK CITY, UT	
230.	Matt Mullin	Park City, UT	As you consider this petition please keep in mind that Park City is a small town, and every action impacts your friends and neighbors. This petition will negatively impact our <i>(continues on next page)</i>

	Name	From	Comments
230.	Matt Mullin	Park City, UT	<p><i>(continued from previous page)</i></p> <p>family and was started because we filed an application to take a property we own from its current status as a Parcel, to that of a Lot of Record. The petition implies you are saving open space - - You are actually signing a petition to support the creation of new open space at the expense of our private property. Read on, if you'd like to know more. Maren and I own the .33 acres mentioned in the petition and the condemned historic home upon it -- both the land and the home are fully protected by Park City Codes, including the Historic District Design Review process. No development application, of any kind, has been submitted. If and when such an application is submitted (by us or anyone else) it will be governed by the Land Management Code and the zone which the property sits within -- a zone that has gone unchanged and un-protested for years. Our property, like any home, condo, or piece of land that any of you may own is not currently and has never been open space. It is privately owned land. Supporting this petition sets a precedent that could show the City Council and Mayor that public opinion outweighs private property rights - your private property rights. Imagine if you wanted to add onto your home with an addition into your backyard. You submitted a code-complaint application to build that addition which was met with approval at all levels except the final approval from City Council - which was delayed due to your neighbors' concern about keeping your backyard open and available as a public use.. They decided to protest your application because your back yard never had anything built on it -- and they wanted to keep it that way. All of sudden a petition pops up that describes your backyard as open space and asks your friends and neighbors to support taking your backyard and converting it to public open space - while not mentioning that your back yard is yours and that it's never been public open space. Then, your friends and neighbors start signing it, because who doesn't like more open space? And all of sudden you're faced with the reality that your privately owned land is being devalued by public opinion, despite your application to use the land being 100% code compliant. Scary. Our property and our family is going through that scenario right now, because of this petition. Our property does not have any trail or trail head on it, and is surrounded on all sides by BLM land or City streets. Further, our application does not create any negative impact to the area, which is why it was met with the full approval and positive recommendation of the Park City Planning Department and the Park City Legal Department. It was also approved by a 5 to 0 vote of the Planning Commission. We followed every</p> <p><i>(continues on next page)</i></p>

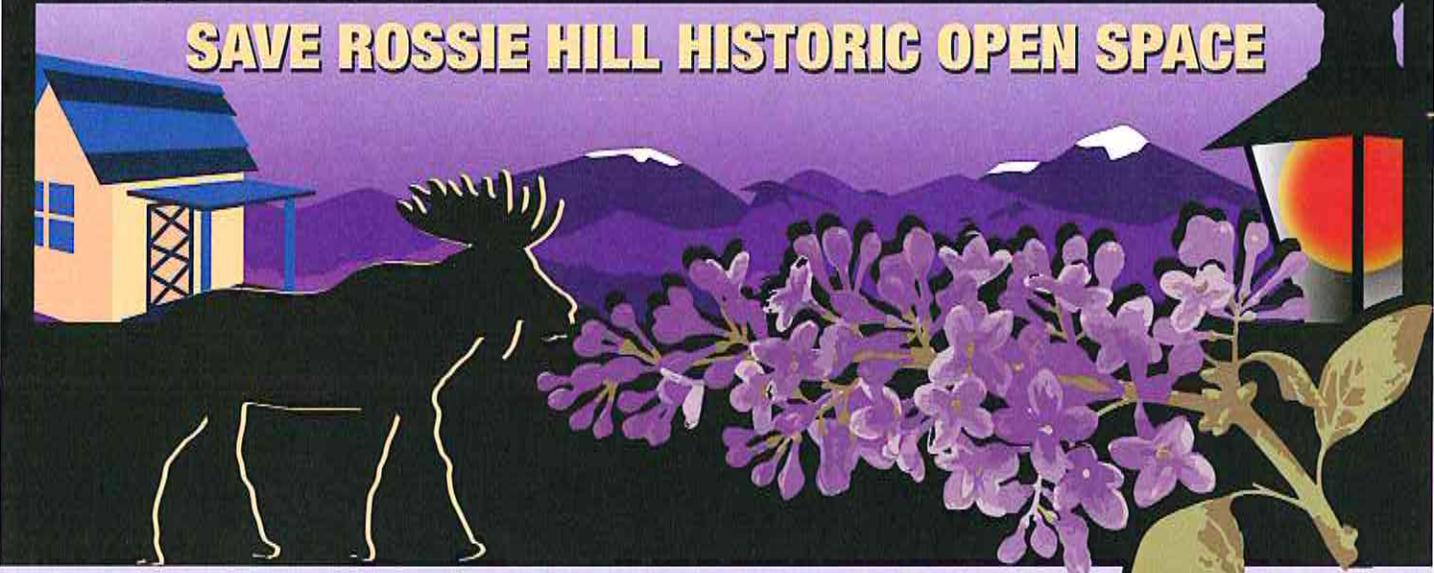
	Name	From	Comments
230.	Matt Mullin	Park City, UT	<p><i>(continued from previous page)</i></p> <p>rule and created a fully complaint application because we live here too and want to be held to the same standards as everyone else.</p> <p>We love the open space around our town, but our PRIVATE PROPERTY, like yours, is not open space. If you feel like you signed this petition without knowing all the details, then email the sponsors and ask to be removed - saverossiehill@gmail.com, copy us if you'd like matt@thelangegroup.com. We encourage you to support our application and let the Mayor and City Council know that private property rights are important too. Email them here -- council_mail@parkcity.org -- and let them know that you "support the code-complaint application for 632 Deer Valley Loop and private property rights."</p> <p>Thank you!</p> <p>Call us, message us, email us, and ask us anything you'd like!</p> <p>Matt, Maren, Jane, Faye and Molly Mullin</p>
231.	Ginger Tolman	Park city, UT	<p>I lived across the street from this parcel for 5 years, before the Line condominiums were constructed. The homes and the space around them were where my children played and enjoyed the ability to wander a bit in the open area. It is a small piece of what it might have been like to be part of that mining community that roots our town. It's charm allows us to take a breath from the stacked up condos and homes around it. It was once a spot where small frogs could be heard on a summer night. Keep it open.</p>
232.	Jonas Machado	Salt Lake city, UT	
233.	Beth Moon	Park City, UT	I have lived here for 25 years!
234.	Virginia Plummer	Park City, UT	Please redone this to preserve the beauty and wildlife so important to this area and all of offers to us!
235.	Katie Stellpflug	Kamas, UT	
236.	Alexx Koskella	Park city, UT	
238.	Kirsta Albert	Park City, UT	
239.	Nancy Dexter	Salem, OR	
240.	Noah Willingham	Park City, UT	
241.	Sandra Heilberger	Nürnberg, Germany	
242.	Harrison Holley	Park city, UT	
243.	Joseph Wenzel	LAKE ELMO, MN	
244.	Amber Houston	Park City, UT	
245.	Jessica King	Charleston, SC	
246.	Robin Mazzone	Park City, UT	
247.	Joette Hessick	Park City, UT	

	Name	From	Comments
248.	Rob Alday	Park City, UT	
249.	Bob Smith	Park city, UT	<p>If you take a close look at this area on google maps and what do you see? Answer: a couple acres of undeveloped land surrounded by condo's and homes. This is not a wildlife migration path (unless they migrate in circles), it's not a breeding ground for moose or deer either (pretty sure they would much prefer a bit more privacy), it's not trailhead access (that happens at the end of a cul-de-sac on the street in the back of this photo).</p> <p>I am all for preserving lands that actually are those things but this privately owned property clearly is not and this petition is as misleading as it is self serving to the people that created it.</p> <p>Don't sign this and DON'T BE SHEEP!!!!</p>
250.	Joan Thompson	Park City, UT	<p>I lived across from the open space and the small cabins for over 30 years and enjoyed the break in density that this area provided. Park City does not need to have any more development on Deer Valley Drive especially in light of the traffic on that road and the density of the existing structures. Open Space is essential to Park City and little pockets of green enhance this area.</p>
251.	Lirrué Mirams	Park city, UT	
252.	Wendy Little	Olympia, WA	
253.	Beth Farrell	Sudbury, MA	
254.	patrick reddish	park city, UT	
255.	Sophy Kohler	Park city, UT	
256.	A B	Seattle, WA	
257.	Marco Messina	Park City, UT	Keep the open space and the historic image of Park City
258.	Darius Keblinskas	Park City, UT	
259.	roscoe dingus	park city, UT	<p>wow what is up with the people that want to steal private property - if you want it to be "open" "space" then buy it. if you want to walk your dog on it forever, then buy it. if you want your kids to play on it forever THEN BUY IT.</p> <p>Otherwise please remember that after they come for this good family's land they might just come for yours.</p>
260.	Jessica Pollatsek	Santa Cruz, CA	
261.	Trudee Sanbonmatsu	Park city, UT	
262.	Margery Hadden	Park City, UT	
263.	Dylan Keller	Park City, UT	
264.	Jude gRENNEY	PARK CITY, UT	<p>THAT AREA IS ALREADY VERY DENSE. OPEN SPACE AND GREEN AREAS GIVE OUR COMMUNITY THE CHARACTER THAT KEEPS TOURISTS COMING. ANYTHING WE CAN DO TO KEEP OPEN SPACES OPEN, SHOULD BE DONE.</p>

	Name	From	Comments
265.	Adam Mull	Triadelphia, WV	Used to live right up the street. It was always refreshing to see the old mining homes and open space. Once it's gobbled up its gone forever.
266.	darlene messina	park city, UT	
267.	Hunt Williams	park city, UT	
268.	John M.	Park City, UT	Once developed, gone forever. Preserve this wonderful open space and slice of Park City history.
269.	Brenda Lee	Sandy, UT	
270.	William Johnson	Park City, UT	
271.	William Boyd	Heber City, UT	
272.	Casey simons	park city, UT	
274.	Andrew Shearman	Park City, UT	
276.	London Pope	salt lake city, UT	
277.	Ktie Clinard	Park city, UT	
278.	Andrea Garland	Salt Lake City, UT	
279.	Eileen Kintner	Park city, UT	And you've got to do something about treasure Hill
280.	Michael Stefan	Park City, UT	
281.	Sallt Nadler	Park city, UT	
282.	Cathy Botha	Johannesburg, South Africa	
283.	Diana BEARD	Luton, United Kingdom	
284.	MaryBeth Mazzone	Park City, UT	
285.	Jeffrey Brzoska	Park City, UT	
286.	Dannette Phillips	HOUSTON, TX	
287.	Cole Sax	Salt Lake City, UT	
288.	Amy Hoyt	Park city, UT	
289.	Debra Beckman	Lake Havasu City, AZ	
290.	Kyra Downing-Krepela	Park City, UT	
291.	Lauren Lockey	Park City, UT	
292.	Dave Swartz	Park city, UT	
293.	Laura Asyeerne	Park city, UT	
294.	Sarah Garrett	Park City, UT	
295.	Margaret Lokey	NO, LA	

	Name	From	Comments
296.	Matey H	Park City, UT	I have lived in PC for over 23 years....and 19 of those years on Rossie Hill; an incredibly authentic and beautiful neighborhood with so much history. We need to preserve the history that this space represents, the miner homes that tell stories of the past, the open corridor that allows for the wildlife to roam...Continued development on this land, no matter what scale, would be a shame. Public opinion has a strong voice in this case and I am happy to sign this petition.
297.	Jill Ford	Park city, UT	

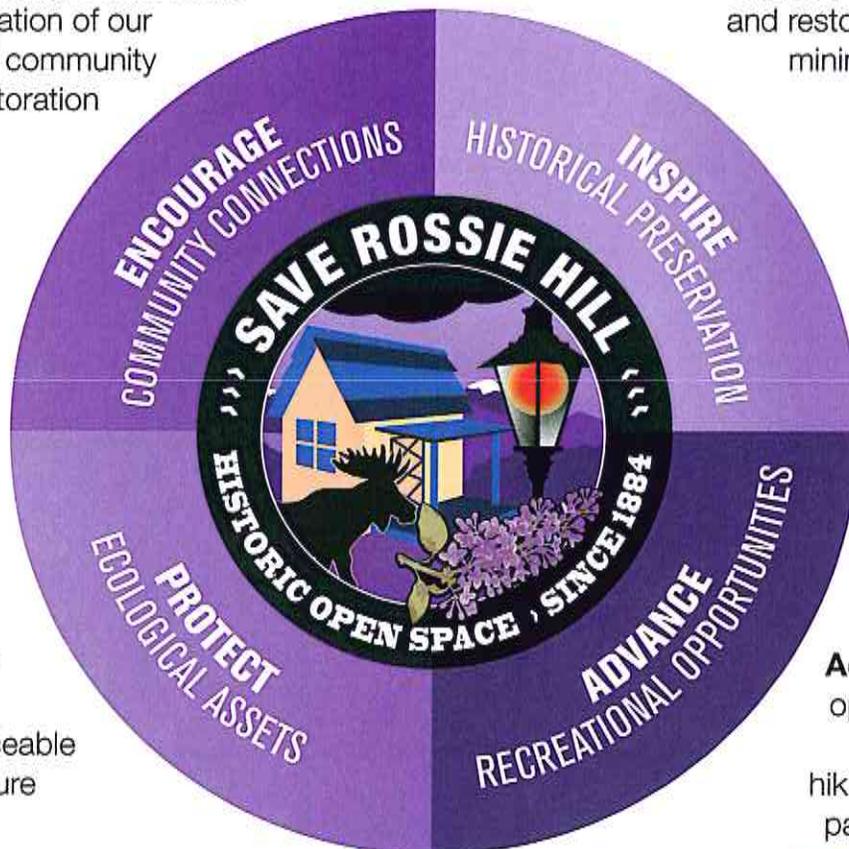
SAVE ROSSIE HILL HISTORIC OPEN SPACE



Our mission is to rally the creation of a long-range vision and comprehensive action plan for protection of the Rossie Hill Historic Open Space.

Encourage community connections through the illumination of our history, curation of community trails and land, restoration of heritage homes reflecting Park City's robust, distinctive history.

Inspire historic preservation and restoration of the historic mining era homes, some of the last vestiges of Park City's colorful past.



Protect ecological assets: vulnerable wildlife and irreplaceable open space for future generations.

Advance recreational opportunities through free, public biking & hiking trails, pedestrian paths and community open space.

RECEIVED
AUG 10 2016

Rossie Hill Cornerstones



ENCOURAGE COMMUNITY CONNECTIONS

TODAY:

- Urban Open Space that provides much needed visual relief from the “Condo Canyon” after the Deer Valley roundabout

INITIATIVES:

- *Boost access to public transit - **Rossie Hill Interpretive Trail***
- *Improve pedestrian and biker safety - **Rossie Hill Interpretive Trail***
- *Preserve four Park City heritage homes - **Rossie Hill Heritage Home Restoration***
- *Promote creation of one-of-a-kind affordable homes - **The Cottages at Rossie Hill***
- *Restore land through a park at base of Rossie Hill - **Mother Urban’s Pocket Park***
- *Reconstruct failing roadway by PC Municipal - **Rossie Hill Drive Reconstruction***



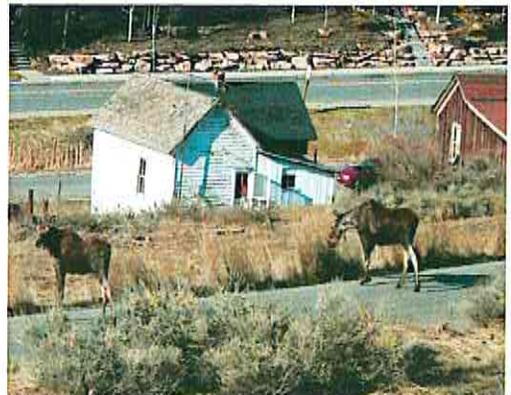
INSPIRE HISTORIC PRESERVATION

TODAY:

- Heritage Red-light, Mining Era Cottages
 - 11th House: House at 632 Deer Valley Loop
 - 13th House: House at 622 Rossie Hill Dr
 - 14th House: Jack M. Murdock House
 - 15th House: Benedictus Carling House (Beth’s House)
- Utah Eastern Railroad “Echo Spur” Line
- Historic Mining Claims (Lilly, May Flower, Olive Branch, Frida, Switzerland, Trump)

INITIATIVES:

- *Preserve four heritage homes in their setting - **Rossie Hill Heritage Home Restoration***
- *Illuminate our unique community history - **Rossie Hill Interpretive Trail***





ADVANCE RECREATIONAL OPPORTUNITIES

TODAY:

Fabulous Hiking and Biking on Mountain Trails Foundation Trail Network

- Trailhead at Harry's Path
- Harry's Path (Memorial to Harry Reed, longtime Rossie Hill visionary)
- Duke's Trail (Memorial to Duke, Rossie Hill's Neighborhood "Watchdog")
- Rossie Hill Trail

INITIATIVES:

- *Protect the land's existing trails for posterity - **Rossie Hill Trail Protection***
- *Enhance Park City's stellar trail network - **Rossie Hill Interpretive Trail***



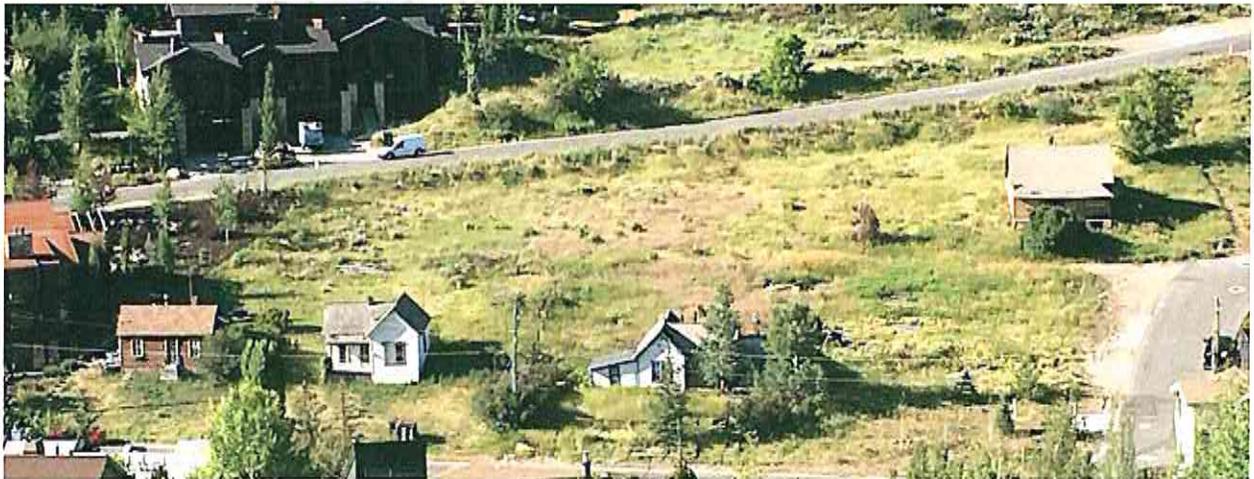
PROTECT ECOLOGICAL ASSETS

TODAY:

- Breeding habitat for Park City's most emblematic animal: The Moose
- Important large animal migratory path between Rossie Hill and Aerie Open Space
- Deer Creek: Last source of accessible drinking water for Rossie Hill wildlife
- Residence to protected bat species
- Home to variety of animals: Moose, Deer, Bear, Owl, Fox, Flying Squirrel, Badger...

INITIATIVES:

- *Defend breeding habitat and migration paths - **Rossie Hill Wildlife Protection***
- *Safeguard drinking water for our wildlife - **Deer Creek Revitalization***





Rossie Hill Community Initiatives

Rossie Hill Heritage Home Restoration & The Cottages at Rossie Hill

A coupled effort that advances two important initiatives: the preservation of our red-light district heritage homes with the creation of four attainable, community homes.

Rossie Hill Wildlife Protection

An effort to defend open space for the large animal breeding grounds and migration paths between Upper Rossie Hill and the Aerie Open Space and to conserve the Open Space for future generations for wildlife.

Deer Creek Revitalization

A conservation effort to safeguard clean drinking water for the Rossie Hill and Aerie wildlife. Goals include researching up-stream for potential contaminants, on going clean-up and maintenance of the creek, and conservation protection of the accessibility of the creek to future generations for wildlife.

Rossie Hill Drive Reconstruction

A planned PC Municipal effort to reconstruct Rossie Hill Drive with the objectives to deal with a fatigued, congested, and dangerous roadway falling under pressures of a growing traffic load, parking stress and pedestrian passage.

Mother Urban's Pocket Park

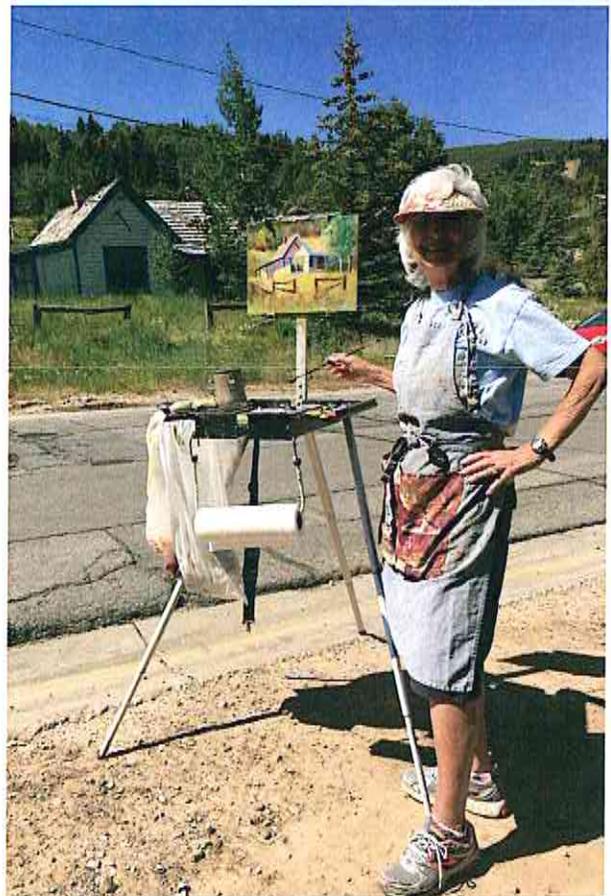
A proposed mini-park running along Deer Creek restoring the scarred, creekside land after years of destructive parking habits. The vision for the haven: a cozy, simple refuge to enjoy the wildlife in their habitat, benches to sit and enjoy the view of the miner's cabins imagining a different way of life, the perfect setting to paint a watercolor.

Rossie Hill Trail Protection

A conservation effort to ensure the existing Rossie Hill Trails remain available to all and for all time.

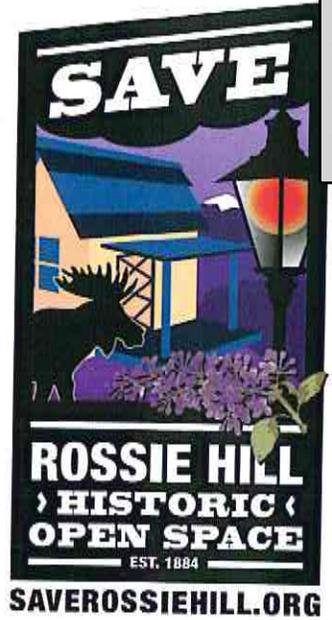
Rossie Hill Interpretive Trail

A proposed community trail illuminating our community's history and ecology. The trail begins at the Park City Museum, wanders up and over Rossie Hill arriving at the red-light district's Mother Urban's Pocket Park with a quick PC Transit bus ride back to Old Town. A perfect afternoon stroll.



Rossie Hill Interpretive Trail Stops

1. **Park City Transic Center**
2. **Start:** PC Museum
3. **Overview/Map of Trail** @ Passage and Swede Alley
4. **History:** China Bridge @ Base of China Bridge
5. **History:** Shorty's Steps @ Shorty's Step Heart Attack Landing
6. **History and Ecology:** "Ella" The Moose @ Top of Shorty's Steps
7. **History:** Rossie Hill Settlement 1880 NY @ intersection of Ontario and Rossie Hill Drive
8. **History:** Echo Spur Railroad @ Echo Spur Townhomes
9. **History:** Mining Claims @ McHenry Lightpost
10. **History:** Harry's Path @ Harry's Path Trailhead
11. **History and Ecology:** "Ella" The Moose @ Scarred BLM triangle
12. **Ecology:** Moose Migration and Breeding @ Scarred BLM triangle
13. **History:** Duke's Trail @ Top of Duke's Path
14. **History:** Cottage 11 @ 632 DVL
15. **History:** Cottage 13 @ Mother Urban's Pocket Park across from house 13
16. **History:** Cottage 14 @ Mother Urban's Pocket Park across from house 14
17. **History:** Cottage 15 @ Mother Urban's Pocket Park across from house 15
18. **History:** Red Light District & Mother Urban @ Mother Urban's Pocket Park
19. **End:** Promote PC Transit back to Old Town



Encourage community connections through the illumination of our history, curation of community trails and land, restoration of heritage homes reflecting Park City's robust, distinctive history.

Protect ecological assets: vulnerable wildlife and irreplaceable open space for future generations.



Inspire historic preservation and restoration of the historic mining era homes, some of the last vestiges of Park City's colorful past.

Advance recreational opportunities through free, public biking & hiking trails, pedestrian paths and community open space.

SAVEROSSIEHILL.ORG



Rossie Hill Community Initiatives

Rossie Hill Heritage Home Restoration & The Cottages at Rossie Hill

A coupled effort that advances two important initiatives: the preservation of our red-light district heritage homes with the creation of four attainable, community homes.

Rossie Hill Wildlife Protection

An effort to defend open space for the large animal breeding grounds and migration paths between Upper Rossie Hill and the Aerie Open Space and to conserve the Open Space for future generations for wildlife.

Deer Creek Revitalization

A conservation effort to safeguard clean drinking water for the Rossie Hill and Aerie wildlife. Goals include researching up-stream for potential contaminants, on going clean-up and maintenance of the creek, and conservation protection of the accessibility of the creek to future generations for wildlife.

Rossie Hill Drive Reconstruction

A planned PC Municipal effort to reconstruct Rossie Hill Drive with the objectives to deal with a fatigued, congested, and dangerous roadway failing under pressures of a growing traffic load, parking stress and pedestrian passage.

Mother Urban's Pocket Park

A proposed mini-park running along Deer Creek restoring the scarred, creekside land after years of destructive parking habits. The vision for the haven: a cozy, simple refuge to enjoy the wildlife in their habitat, benches to sit and enjoy the view of the miner's cabins imagining a different way of life, the perfect setting to paint a watercolor.

Rossie Hill Trail Protection

A conservation effort to ensure the existing Rossie Hill Trails remain available to all and for all time.

Rossie Hill Interpretive Trail

A proposed community trail illuminating our community's history and ecology. The trail begins at the Park City Museum, wanders up and over Rossie Hill arriving at the red-light district's Mother Urban's Pocket Park with a quick PC Transit bus ride back to Old Town. A perfect afternoon stroll.



Anya Grahn

From: Matt Mullin <matt@ironwoodresorts.com>
Sent: Thursday, September 08, 2016 1:45 PM
To: Anya Grahn
Cc: Bruce Erickson; Polly Samuels McLean; Eric Lee
Subject: 632 Deer Valley Loop

Anya,

Thanks for the time yesterday to discuss the details of a development application to vest our Rights in the RM Zone. As part of that discussion we talked about adding some Conditions of Approval to our existing application that would alleviated the City Councils concert by “self-regulating” the density available on 632 Deer Valley Loop under the RM Zone. Below are the Conditions of Approval as submitted within your staff report to Council for the July 14th, 2016 meeting along with 3 additions, that go well beyond what the Planning Dept. and City Council could ask an applicant to do under the current RM Zone. These are proposed as a way to find a path forward to approving our application and vesting our rights within the RM Zone. Could you, Bruce and Polly, please review these and let us know if they are something you could support in your upcoming staff report as a way to bolster your “High Level of Restriction” option for City Council and as way for City Council to approve our application with these restrains and not take any Zone Change action.

Conditions of Approval Presented to City Council on July 14th 2016

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years’ time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The applicant shall dedicate a portion of the property that consists of Deer Valley Loop Road and Rossie Hill Drive to the City as part of this plat amendment.
4. Any development on this lot or future subdivided lots within this lot shall provide a transition in scale between the historic structures in this neighborhood, the Historic District, and Deer Valley Resort. The Planning Department shall review the proposed plans for compliance with the purpose of the RM District, which specifically encourages development that is compatible with historic structures in the surrounding area.
5. Two (2)- ten foot (10’) wide public snow storage easement will be required along the Deer Valley Loop Road and Rossie Hill Road frontages of the property.
6. A public utilities easement is required along Deer Valley Loop for the existing water line and shall be indicated on the final plat.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner

does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

8. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
9. New construction shall comply with Land Management Code Section 15-2.15-3 regarding setbacks, building height, building envelope, building footprint, etc.

Applicant Driven Restrictions to obtain approval of the Application by City Council

10. New construction on this lot or any lots created by future subdivision(s) of this lot shall comply with Land Management Code Section 15-2.15-3 regarding setbacks, building height, building envelope, building footprint, etc.
11. New construction on this lot or any lots created by future subdivision(s) of this lot shall comply with the Historic District Design Review Guidelines.
12. New construction on this lot or any lots created by future subdivision(s) of this lot shall provide for a minimum of 40% of the site to be Open Space, Landscape and/or Open Space, Natural

As a discussion note, one of my additional Conditions of Approval self-restricts density by applying an Open Space standard as defined in the LMC Definitions (Open Space, Landscape and Open Space, Natural. I'm intending to allow both definitions to be used simultaneously to create a Minimum GROSS Open Space of 40%. Some of that 40% might be Landscape and some might be Natural, but either way 40% of the site would not be buildings.

I know you're leaving town tomorrow afternoon, would it be possible to have some feedback before you leave?

Best regards,

Matt

Matt Mullin
(435) 901-4707
matt@ironwoodresorts.com

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DATE: September 22, 2016

TO HONORABLE MAYOR AND COUNCIL

City Council has expressed concern about the future development of the BLM parcels along Rossie Hill Drive, which include 622, 652, and 660 Rossie Hill Drive. The neighborhood of the BLM parcels is currently zoned Residential Medium (RM) District and provides a transition between Old Town to the West and Lower Deer Valley to the east. As outlined in the General Plan, the aesthetics of the Lower Deer Valley neighborhood should be preserved with special consideration to preserving the few remaining miners' houses along Deer Valley Drive and encouraging compatible development that does not overwhelm the historic house. Additionally, the General Plan sought to develop conservation neighborhoods to protect native vegetation and wild life corridors in the Lower Deer Valley neighborhood.

In order to maintain the aesthetic experience of arriving at the resort and meeting City Council's goals for preserving historic resources along Deer Valley Drive, staff recommends that City Council direct staff to make a zone change amendment. Alternatively, City Council could choose to do nothing; development restrictions would then have to be added at the time of Council's review of future land use applications.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: BLM Parcels on Deer Valley Drive
Author: Anya Grahn, Historic Preservation Planner
 Bruce Erickson, Planning Director
Department: Planning
Date: September 22, 2016
Type of Item: Zone Change Amendment

Summary Recommendation

Staff recommends City Council review this staff report and provide direction to staff either to make a zone change amendment to the BLM parcels 622, 652, and 660 Rossie Hill Drive or provide policy direction for future subdivisions of these parcels.

Executive Summary

City Council has expressed concern about the future development of the BLM parcels along Rossie Hill Drive, which include 622, 652, and 660 Rossie Hill Drive. The neighborhood of the BLM parcels is currently zoned Residential Medium (RM) District and provides a transition between Old Town to the West and Lower Deer Valley to the east. As outlined in the General Plan, the aesthetics of the Lower Deer Valley neighborhood should be preserved with special consideration to preserving the few remaining miners' houses along Deer Valley Drive and encouraging compatible development that does not overwhelm the historic house. Additionally, the General Plan recommends the use of conservation neighborhoods tools to protect native vegetation and wildlife corridors in the Lower Deer Valley neighborhood.

In order to maintain the aesthetic experience of arriving at the resort and meeting City Council's goals for preserving historic resources along Deer Valley Drive, staff recommends that City Council direct staff to make a zone change amendment. Alternatively, City Council could choose to do nothing; development restrictions would then have to be added at the time of Council's review of future land use applications.

Acronyms

BLM	Bureau of Land Management
H-Districts	Historic zoning districts
LMC	Land Management Code
E	Estate Zoning District
HR-1	Historic Residential (HR-1) Zoning District
HR-2	Historic Residential (HR-2) Zoning District
R-1	Residential Zoning District
RD	Residential Development Zoning District
RM	Residential Medium Density Zoning District
ROS	Recreation Open Space Zoning District

The Problem

City Council is concerned about the future development of the BLM-owned parcels on Rossie Hill Drive. The hillside is currently zoned RM, and Council has expressed interest in developing additional regulations to ensure the preservation of the miners' houses and open space as well as further restricting the mass, scale, and size of new development.

Background

Prior to 2013, the BLM has owned the hillside containing the four historic miner's houses at 622, 652, and 660 Rossie Hill Drive as well as the fire-damaged house at 632 Deer Valley Loop. In 2013, the BLM granted a land patent to the Bertagnoles for the 632 Deer Valley Loop parcel after 30 years of litigation. The BLM is currently in litigation with Richard Dennis for the Rossie Hill Drive parcels.

This hillside was initially zoned R-1 in 1968; however, by 1985, it had been rezoned to RM. The RM zoning district serves as a transition neighborhood between Old Town to the west and Lower Deer Valley to the east. The neighborhood is largely characterized by resort-oriented housing development, including single family, duplex, and multi-unit dwellings that serve as primary and second homes as well as nightly rentals.

During City Council's review of the Lilac Hill Subdivision at 632 Deer Valley Loop on July 14, 2016, Council was concerned about future development of the adjacent BLM parcels. In particular, Council asked staff to return with limitations on house size, height, site parameters, and restrictions on relocation of the historic houses. Staff finds that the best way to manage future development of the BLM parcels is through a zone change amendment.

7.14.16 City Council meeting documents:

- [CC Staff Report \(page 81\)](#)
- [CC Minutes \(page 5\)](#)
- [CC Audio](#)

Alternatives for City Council to Consider

From our July meeting with City Council, staff heard three (3) main goals for the BLM parcel:

1. Limit density to lowest amount of density per acre
2. Ensure rehabilitation of historic houses
3. Maximize open space

Based on these goals, staff analyzed the adjacent zoning districts to determine the best rezone for this parcel. The table below shows basic density in units per acre of various zones. Final density in any zone is subject to the development review process. Final density is also a function of how units are configured (detached, attached (duplex, triplex etc.), parking and open space requirements.

Zone District	Base Density (Units per Acre)
HR-1 / HR-2	Up to 23 Units per acre
Estate	One Unit per 3 Acres (.3 units per acre)
Residential Development	Up to 3 Units per Acre
Residential Medium Density	Up to 42 Units per Acre

Because of the historic designation of these sites, staff considered zoning it HR-1 or HR-2; however, these zones create too much density on the site even with the base density in these zones is approximately half the existing RM zoning. Further, the site is not adjacent to other Historic District zones. The Estate (E) Zoning District is adjacent to portions of the property and limits density to one house per three acres; the houses on the BLM land are not on three acres per lot and thus would be substandard lots in this zone. Finally, staff considered the Residential Development (RD) district which is in the close vicinity of the parcel under consideration as it allows for a variety of residential uses at a base density of 3 Units per acre, but also seeks to preserve open space. Staff did not complete a site specific density analysis due to the range of development options, including Master Planned Developments, Affordable Housing Master Planned Developments, access limitations, and open space variables.

Staff recommends rezoning the immediate area around the three (3) BLM houses on Rossi Hill Drive as RD, roughly the area from the street back 120 feet. The area beyond 120 feet from the street will be zoned ROS. This allows the back half of the lots to be preserved open space, while the front portions of the lots can be developed. Development ensures the rehabilitation of the historic houses.

1. Recommended Alternative: Direct Staff to make an amendment to the official Zoning Map to the RD and ROS zones.

Pros

- a. The zone change would address City Council’s specific goals for limiting lot sizes, setbacks, house size, as well as density.
- b. The zone change would permit staff to choose a zone that is more compatible with Old Town’s H-districts in terms of ensuring compatible infill and new additions; retaining and preserving the historic character; and limiting mass, scale, and size of new development. By zoning the back portion of the lots ROS, the City would be able to preserve the existing open space.
- c. The zone change would be reviewed by the Planning Commission and City Council prior to adoption. This will allow additional public participation and input in the process.
- d. The requirements of the zone would be clearly outlined in the LMC and would be accessible to future developers and the public.

Cons

- a. The zone change cannot specifically address the relocation of the historic houses as that is regulated by [LMC 15-11-13](#).
- b. Unless rezoned to ROS, which does not permit any development, the zone change cannot completely restrict development on this site.

Consequences of Selecting This Alternative

Staff will move ahead with a zone change amendment. The zone change will need to be reviewed by Planning Commission before it is approved by City Council.

2. Null Alternative: The BLM parcel would remain zoned as RM.

Pros

- a. City Council could provide site-specific plat notes on future subdivisions that provide greater restrictions on lot size, setbacks, house size, etc.

Cons

- a. Restrictions would be added at the time of the plat amendment. It's possible that the developer could be highly invested in a proposal at the time of the plat amendment and the additional plat notes could deter or delay the project causing aggravation for the applicant.
- b. Site-specific plat notes could be viewed as arbitrary and capricious, leading to future law suits by applicants.

Analysis

Historic character is one of four core values outlined in Park City's General Plan. In addition to maintaining a strong sense of place, the General Plan also seeks to preserve the community's cultural heritage and historic character by maintaining our local, state, and national historic district designations; ensuring compatible infill; and preserving the look and feel of the Old Town neighborhood. Additionally, each neighborhood identified by the General Plan is intended to have a well-defined edge, such as open space or a naturally landscaped buffer zone, permanently protected from development, with the exception of transition areas where two adjacent neighborhoods merge along an established transportation path.

The subject lands are within the Old Town Neighborhood section of the General Plan. Located on the eastern edge of Old Town and adjacent to the Lower Deer Valley neighborhood, the RM zoning district, in many cases, relates more to Lower Deer Valley than to Old Town. Deer Valley Drive provides an aesthetic experience for arriving at the resort and is characterized by resort-oriented housing development. Single-family, duplex, and multi-unit dwellings are often constructed on larger building pads while conserving open space. The RM zone supports greater density than Deer Valley, but lower density than Old Town.

Though the BLM parcels were identified to be part of the Old Town neighborhood in the General Plan, they are best addressed by the strategies for the Lower Deer Valley neighborhood. In particular, these strategies call for maintaining cultural resources along Deer Valley Drive, specifically by preserving the remaining miner's houses and not overwhelming them with new development. The General Plan also intends Lower Deer Valley to be a soft edge shared by recreation enthusiasts and wildlife, with areas along the edge of Deer Valley evolving as conservation neighborhoods that protect native vegetation and wildlife corridors.

The RM zoning district is meant to serve as a transitional zone between Old Town and Deer Valley Resort. As outlined in LMC 15-2.15-1, the purpose statements of the RM zoning district include:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage affordable housing,
- F. encourage Development that minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas.

As a transitional zone, the RM District bridges the Old Town to Deer Valley. The allowed density is lower than the H-districts that make up Old Town but higher than those seen in Lower Deer Valley. Because of the limited number of extant historic sites, the RM district’s purpose statements encourage compatible infill development but do not require adherence with the Design Guidelines. In many ways, the RM district relates more to Lower Deer Valley than to Old Town due to its lower density and larger house sizes, architectural character, and the aesthetics of the neighborhood.

The RD zone is similar to the goals of the RM. As previously noted, staff would recommend zoning the first 120 feet adjacent to Rossi Hill Drive as RD and the remainder of the lot ROS. The only allowed use of the ROS Zoning District is conservation activity; no housing or retail development is permitted in the ROS zone. Staff has put together the following table to compare and contrast the RM and RD zones:

	<u>RM (Current Zone)</u>	<u>RD (Proposed Zone)</u>
Purpose Statements	<ul style="list-style-type: none"> A. allow continuation of permanent residential and transient housing in original residential Areas of Park City, B. encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area, C. encourage the rehabilitation of existing Historic Structures, D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments, E. encourage affordable housing, F. encourage Development that 	<ul style="list-style-type: none"> A. allow a variety of Residential Uses that are Compatible with the City’s Development objectives, design standards, and growth capabilities, B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services, C. allow commercial and recreational activities that are in harmony with residential neighborhoods, D. minimize impacts of the automobile on architectural design,

	minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas.	E. promote pedestrian connections within Developments and between adjacent Areas; and F. provide opportunities for variation in architectural design and housing types.
Allowed Density:	See chart outlined in LMC 15-2.15-3 (A) Lot and Site Requirements	3 units/acre
Setbacks:		
Front Yard	15 ft.	20 ft.
Rear Yard	10 ft.	15 ft.
Side Yard	5 ft.	12 ft.
Building Height	28 ft.	28 ft.

A zoning map is available [online](#) for reference.

Department Review

This project has gone through an interdepartmental review. Issues raised at the review have been addressed with conditions of approval. No further issues were brought up at that time.

Exhibits

- Exhibit A—Public Comment
- Exhibit B—Email from Richard Dennis

Diane Bernhardt

530-575-0899 diane.a.bernhardt@gmail.com 630 Coalition View Ct - PO Box 2819 Park City, UT 84060



August 17, 2016

The Honorable Mayor and Park City City Council
Park City Municipal Corporation
445 Marsac Avenue, PO Box 1480
Park City, UT 84060-1480

Dear Mayor and Council,

I am writing to you on behalf of Save Rossie Hill Historic Open Space. This alliance is a newly created community of active and interested Park City residents and property owners who care deeply about the future of Park City and of the open space on Rossie Hill. We would like to thank you for your interest in and enthusiasm for preservation of this historic open space.

Today I am presenting to you a petition that represents our community's support for the preservation of the historic open space on Rossie Hill. It also includes a specific request that Park City officials change the zone of the entirety of BLM parcel 18, inclusive of 632 Deer Valley Loop, in order to insure the restoration and preservation of the heritage homes in their original setting and protection of the open space from new land development. We request that action on the change in zone occurs as soon as possible, and prior to the approval of Plat Amendment 2016-32 - Lilac Hill Subdivision - 632 Deer Valley Loop.

The intensity of our petition's support is evidence by the speed with which signatures were obtained. The Petition was first circulated on Thursday, August 11. While our original idea was to collect 50 signatures, we set an ambitious goal of 200. By Wednesday, August 17, the petition had gathered 297 signatures with the numbers continuing to rise. With this level of petition support and with the comments provided on the petition, our community has made very clear that this unique open space is **extremely important** to them.

Text of the petition:

Save Rossie Hill Historic Open Space

This 2.5 acre urban open space is located on Deer Valley Drive after the "Condo Canyon" following the Deer Valley roundabout. This parcel, owned by the BLM for over 100 years, is remarkable for its uncommon variety:

Historical: It holds historic significance for its cluster of National Historic Register, mining-boom houses with a notorious, red-light district past.

Recreational: It includes an established trailhead and well-loved recreational trails which were built by the Mountain Trails Foundation and are an integral part of the Park City trail network.

Ecological: It houses the fall breeding grounds for moose and deer, is the last available access for Rossie Hill wildlife to make their way to their only source of drinking water, and is a migration path between upper Rossie Hill Open Space to the Aerie Open Space.

Recent resolution of a 35-year, ownership rights struggle has put part of this property into private ownership, marking the beginning of a new era for this unique piece of land. The zoning overlay for the Rossie Hill Historic Open Space is currently RM (Residential Medium Density). Because of the RM zoning, a 0.33 acre piece of Rossie Hill Historic Open Space recently acquired by a local land developer would allow the building of 10 residential units! Imagine the number of units that could be built on the full 2.5 acre lot with a precedent of this density!

Now is the time for our Park City community to design a “big picture” plan for the whole of this one-of-a-kind property, rather than dealing with portions of the property, piecemeal, as they are made available by the BLM and in turn made available to our very ambitious land development community.

We the undersigned declare:

- 1) We support the restoration and preservation of the historic mining-era homes.**
- 2) We support the preservation of the irreplaceable open space for future generations, the protection of vulnerable wildlife, and for the advancement of community’s trail network.**
- 3) We respectfully request that Park City officials rezone the entirety of BLM parcel 18, inclusive of PC-537 (632 Deer Valley Loop), to insure the protection of this open space from any new land development.**

We are asking Council to direct staff to explore and recommend a change in the zoning on BLM parcel 18, inclusive of 632 Deer Valley Loop from RM (Residential - Medium Density), to a zone, such as E (Estate), ROS (Recreational and Open Space) or POS (Protected Open Space), that will protect the open space while allowing for the restoration and preservation of the historic cottages.

Please view our petition at: [Save Rossie Hill Historic Open Space Petition](#)

Thanks again for your time and attention.

Sincerely yours,

Diane Bernhardt
Save Rossi Hill Historic Open Space

Honorable Mayor and City Council of Park City, UT

	Name	From	Comments
1.	Diane Bernhardt	Park City, UT	Let's work together to save our unique, historical, and natural community open space!
2.	rose wild	BUFFALO, NY	
3.	Ciecie yanti	Yogyakarta, Indonesia	
4.	Christina Shiebler	Park City, UT	Open space, mining era historical cottages, wildlife migration and recreation - the attributes of this land are exactly what makes Park City... Park City!
5.	Matt Shier	park city, UT	Let us capitalize on this opportunity to preserve what we love about Park City!
6.	Teresa Wlosowicz	Sosnowiec, Poland	
7.	Alexandra Gundelfingen	Poprad, Slovakia	
8.	Janet Clarke	Burgess Hill, United Kingdom	
9.	Tony Guzman	Doral, Dominican Republic	
10.	Bettina Lorenz	Rhede, Germany	
11.	Kim J prob sending stars	Peterboro, United Kingdom	
12.	Mariana Lukacova	Moldava nad Bodvou, Slovakia	
13.	Robert Gurss	Park City, UT	The City should act now to preserve open space and historic homes.
14.	Graham Anthony	Park City, UT	This space adds value to the neighborhood, the city, and the Deer Valley entryway. Worth protecting!
15.	Barbara and Hamilton Easter	Park City, UT	Please save this small historic piece of open space! It is a reminder of how this town used to look and a benefit to both wildlife and humans.
16.	Howard Klein	Park Cuty, UT	
17.	Tom & Sherrie Kelley	Park City, UT	We request any development or changes to the existing situation can never be brought back if it turns out development was a bad idea, or done indiscriminately.
18.	David Heeger	Park City, UT	I am a property owner in Park City. Our vacation home is located on Deer Valley Loop. Although it is a vacation home, we spend a total of about 3 months each year in Park City. I am would like to voice my support for the Save <i>(continues on next page)</i>

	Name	From	Comments
18.	David Heeger	Park City, UT	<i>(continued from previous page)</i> Rossie Hill Historic Open Space Alliance. We very much value the open space in and around Park City, and I join my neighbors in calling for preservation of the mining era cottages and keeping open space for wildlife. There's precious little open space left on that hillside. Over-development of the area will take away the very reason that many of us chose to be in Park City.
19.	Ted Williams	RALLS, TX	
20.	Jennifer Camp	Park City, UT	
21.	wendy lavitt	park city, UT	
22.	Lisa Allison	Heber City, UT	
23.	Nicole Johnson	Park city, UT	
24.	Jennifer Gurss	Park City, UT	This area is so special and well-known and appreciated throughout Park City. Losing the open space, and the mining era houses, would take away a unique part of Park City's history.
25.	Bill Shiebler	Park City, UT	
26.	David & Patricia Constable	Park City, UT	We fully support the maintenance of this open space to be preserved in a fashion that does include more density.
27.	Mary Wintzer	Park City, UT	Rossie Hill has been my home for 38 years. I cherish what this Old Town area has given me and so many others in our community. Where else can the moose,deer, tourists and locals have a quiet existence together. Our neighbors created a park for people to sit and enjoy the views..hikers often stop for a rest and some reflection and to read the historical marker. You can feel this is a special place.
28.	Baldis Ron and Leisa	Park City, UT	
29.	mauricio carvajal	santiago, Chile	
30.	Jana Johnson	Park City, UT	Our open space is getting smaller and smaller, and it's incredibly important that we preserve what we can. Thank you.
31.	raleigh koritz	MINNEAPOLIS, MN	
32.	Cathy Boruch	Heber City, UT	
33.	Robert Anderson	Park City, UT	
34.	Cathy King	Midway, UT	
35.	Dana Craig	Park City, UT	The desire to maintain and preserve open space is a common theme in Park City, and yet it's a conversation that seems to go unheard all too often. Make a statement by saving this historic and cherished part of Rossie Hill.
36.	Leah Leake	Midway, UT	

	Name	From	Comments
37.	Cindy Kaiser	Park City, UT	Park City...we are losing our heart and soul, piece by piece. To allow this historical piece of land go to development is catastrophic! Enough is enough, when are we going to just say no! There are so few mining shacks in town, they have been bulldozed for mega-mansions. To lose this piece of land would be like cutting out a piece of the heart of Park City. To add more homes to yet another hillside is eliminating the character of our community...the reason we love Park City is being eliminated one permit at a time. STOP the madness!
38.	Melissa Brucia	Park city, UT	
39.	Cynthia Jones	midway, UT	
40.	Mel Lavitt	Park City, UT	This is vital to maintaining the integrity of the Rossie Hill Historic Open Space. There are too few areas left in Park City that remind us of what Park City used to look like.
41.	Matthew Bernhardt	Park City, UT	This land cannot support high density. We should take the time to make well considered plan before preceding.
42.	natasha salgado	Toronto, Canada	
43.	LeeAnne Feddersen	Park City, UT	
44.	Patricia Harris	THOMPSON, MO	
45.	Joanne Shiebler	Park City, UT	You are doing a great thing, Christina. I am very proud of YOU.
46.	Su Mash	Nsl, UT	
47.	Cathy Clark	Park City, UT	
48.	Annie Elliott	Park City, UT	Lets give the wildlife of Park City a break!!! Leave this open!
49.	Edward & Gail Laurson	DENVER, CO	
50.	Jeff Camp	Park City, UT	
51.	Margaret Chan	Hewlett, NY	
52.	Amanda Olsen	Austin, TX	
53.	VICTORIA JEPPSON	Sandy, UT	
54.	Tracie Murphy	Park City, UT	Open Space should remain just that. preserved space for neighbors and wildlife in the Rossie Hill area.
55.	Harrison Smith	Park City, UT	
56.	Corinne Prewitt	Park City, UT	
57.	Linda Childers	Park City, UT	
58.	Kerrie Meier	Park city, UT	There are few sacred spots left in this booming town. Please let this be one of the ones to remain open, for citizens and wildlife!!

	Name	From	Comments
59.	Bonita Vanderkooi	Park city, UT	
60.	Hillary Jessup	84060, UT	
61.	Darlene Logue	Las Vegas, NV	
62.	Deborah McGraw	Park City, UT	
63.	annie fernandez	marcillac, France	
64.	Tara Williams	Park City, UT	
65.	Megan McGuire	Tucson, AZ	This type of space is rare and way too quickly evaporating from the landscape of America. I've been blessed to visit and enjoy this area several times over the past 4 yrs when it was first introduced to me. I simply can't imagine why such an amazing town would not protect such a treasure that brings tourists like me back. I don't need more vacation spots that are over developed , commercialized, and lifeless. Please heed the voices here and protect this space for your community and us all. Respectfully, Megan McGuire
66.	Matthew Chojnacki	Tucson, AZ	Please save Rossie Hill! MC
67.	Chris Gage	Park city, UT	
68.	Carrie Sheinberg	Park City, UT	
69.	Meeche White	Park City, UT	Our open spaces in the City are what separates Park City for any other resort where every square inch is developed. Let's leave this unique space open for all life to enjoy.
70.	Jenny Strauss	Park City, UT	
71.	Brian Van Hecke	Park City, UT	
72.	Shaun Woodard	Park city, UT	
73.	Mark Kaire	Park City, UT	
74.	Tiffany Wood	Park City, UT	This would be a wonderful "museum" for posterity. They way Park City was....
75.	Jane Sagerman	Park City, UT	
76.	Julie Olsen	Park City, UT	Please keep this Rossi Hill area as Open Space.
77.	Robert Arroyo	Park City, UT	I am a homeowner on Deer Valley Drive at Rossi Hill Drive. Please preserve the mining era homes and open space on Rossi Hill. The homes are historic and should be permanently preserved. They are part of the priceless fabric of Park City. For any of the mining era homes to be compromised would be a travesty.
78.	Melissa Ferraro	Park City, UT	Keep Park City PC!!!
79.	Allen Tran	Park City, UT	
80.	Greg Heuer	Park City, UT	Thriving wildlife would be hugely impacted by the irresponsible development of Rossi Hill. Stay true PC. Rebuild existing miners shacks to accurate but modern <i>(continues on next page)</i>

	Name	From	Comments
80.	Greg Heuer	Park City, UT	<i>(continued from previous page)</i> dwellings which do not impact the current habitat that is Rossi Hill.
82.	Angela Erickson	Park City, UT	Rossi Hill should be preserved as a historical site to show our mining history.
83.	Carol Kret	Park City, UT	Too bad we can't do this for Treasure Hill. Let's keep Rossie Hill open or at least reduce the density allowed.
84.	Rebecca Hill	Park City, UT	
85.	Warren Gane	Park city, UT	
86.	Tanya Sabini	Hertfordshire, United Kingdom	
87.	Tracy Land	Park City, UT	
88.	Temple Smith	Park city, UT	
89.	Jody Kavalauskas	Park City, UT	
90.	Paulo Reeson	Toronto, Canada	
91.	amanda norton	park city, UT	
92.	Jenni Haines	Park City, UT	
93.	Patricia Damon	Park City, UT	This is my backyard and a place I depend on for an amazing spiritual connection. Whether it be the fall runs glitter with golden leaves or the winter snowshoe climbs in hopes of wildlife sightings. This is a magical place that deserves to be preserved.
94.	Mike Ruzek	Park city, UT	
95.	Jason Smith	84098, UT	
96.	Erin Ruzek	Park City, UT	
97.	Morgan Hole	ParkCity, UT	Please save Park City and Rossi Hill open space for all of Park City citizens and critters !
98.	Caprice Benz	Midway, UT	
99.	Christine Lapointe	Park city, UT	Our open space is getting smaller and smaller. Traffic is a huge issue. Animals have less space to be wild. Please preserve this open space for a better future in Park City.
100.	Sarah Jenson	Park city, UT	
101.	Penelope Sullivan	Park City, UT	
102.	Joe Orrego	Ventura, CA	
103.	Victor Lopez	Winters, CA	
104.	Joseph Davies	Park City, UT	The Rossie Hill Historic Open Space provides great community value add. Please keep this incredible land open for community and wildlife use. Thank you.
105.	Patricia Takamine	Anaheim, CA	

	Name	From	Comments
106.	CJ Johnson	Park City, UT	The open spaces In Park City are cherished every day...White Barn & Round Valley. They are what keeps Park City unique & beautiful. Let's preserve Rossie Hill.
107.	Amy Wakefield	84088, UT	
108.	James Frauenberg	Park city, UT	
109.	Hattie Gardner	Park city, UT	Open space is necessary for all kinds of life forms and it's our responsibility to protect and preserve that for future generations! We must speak for those who don't have a voice and I'm signing this petition in honor of all the animals who are counting on us to be their voice and protect their habitats.
110.	Kristian Colvin	Park city, UT	
111.	Thomas Bates	Park city, UT	
112.	Anne Carothers	Heber City, UT	
113.	Scott Maizlish	Park City, UT	
114.	Liz Rebsamen	Park City, UT	
115.	Meredith Riley	Park city, UT	
116.	Channing Leitch	Park city, UT	
117.	Jason Deaderick	Park city, UT	
118.	Amy Heitman	Park City, UT	
119.	John Oscadal	Heber City, UT	
120.	Sharyn Jones	Park City, UT	
121.	Trace Worthington	Park City, UT	
122.	Scott DuBois	Park City, UT	
123.	Sarah Hawkins	Park City, UT	Please preserve this beautiful land, we don't have much of it left in Park City. Wildlife needs a home too, let's try to keep Park City a unique and beautiful place to live for animals and humans for our future.
124.	Christopher Dorsey	Park city, UT	We do not need anymore empty condos for rich people in Park City , there are plenty of empty condos for rich people already.....
125.	Summer March	Park City, UT	
126.	Matthew Baydala	Park City, UT	
127.	Gail Van	Banning, CA	
128.	Amy S	Park City, UT	Park City needs it's wildlife!
129.	Mark Moeller	Park City, UT	
130.	Wendy Glorit	Park City, UT	
131.	Robert Sutherland	Park City, UT	Stop building and ruining the natural landscape

	Name	From	Comments
132.	Morgan Taylor	Midway, UT	I grew up in Park City and adore this historic hill. Please leave it how it is!!
133.	Heather Miller	Park City, UT	
134.	Kyle Sadelson	Park City, UT	
135.	patty yun	park city, UT	
136.	Nathan Dolin	Park city, UT	Protect the historic parts of Park City!
137.	Kyle Kilcomons	Park City, UT	
138.	Paula Altschuler	Park city, UT	
139.	Ed Lewis	Park City, UT	
140.	Jeff Turbeville	Park City, UT	
141.	Nick Hanscom	Park City, UT	
142.	Jodie Sobel	Park city, UT	
143.	Conrad Nagel	Salt lake city, UT	There's plenty of mansions up there but not enough old town feel!
144.	kyle losik	park city, UT	
145.	Lisa Conner	WOODBURY, NJ	
146.	Yvonne Craig	Lake Havasu, AZ	
147.	Kristen Haaijer	Park City, UT	
148.	Kristy Hoffman	Park City, UT	
149.	Samantha Potts	San Diego, CA	
150.	Court Armstrong	Park city, UT	
151.	CJ Wolf	San Francisco, UT	
152.	Casey Sowul	Park City, UT	As a lifetime local (33 years born and raised) I have seen Park City transform from a small and local town filled with young families with plenty of open land into a money hungry city developing every square inch of land for corporations or the rich who want a 2nd, 3rd, or 4th home left vacant most of the year. Hundreds and thousands of empty condos and homes DO NOT MAKE A COMMUNITY BETTER. Local companies and local residents are being pushed out of town and the charm of Park City is being destroyed. The only sort of development that should be supported is local housing in any areas left currently undeveloped. If not used for local housing developments which support the workers/local families who are the foundation of Park City, STOP BUILDING! There is NO need for any more million dollar homes or tourist targeted vacation rentals. Support your community Park City!
153.	Michael2 Deppenbusch	Park Ci, UT	
154.	David Krancer	KEMMERER, WY	
155.	Brooke Cuda	Park City, UT	

	Name	From	Comments
156.	BRAD BECKER	PARK CITY, UT	
157.	Jordan Pynes	Park City, UT	Responsible development only and preserve our open space!!!
159.	Bok Summers	Livingston, MT	
160.	David Kleinebreil	85286, AZ	
161.	Lauren Loberg	Park City, UT	
162.	Scott Holton	Ponte Vedra Beach, FL	We also own a home in Park City and (627 Park Avenue, Unit C) and enjoy the trails that run through the Rossie Hill area when we come to town.
163.	Kate Currutt	44023, OH	My husband and I lived in park city for 20 (my husband) and 12 (me) years. It is and always will be home. We have moved to Ohio to be near family but still visit a few times a year to park city. Our dearest and closest friends still live there and we all love the remaining open space for many many reasons. Please keep this open and let all enjoy whether you are local, tourist, or a local wildlife animal. Rossi hill pictures and paintings are on etsy and sold in town in park city; it is the iconic view of what everyone thinks of when they think park city. Please keep that view alive.
164.	Al Lanning	Park city, UT	Just leave it alone.. Seriously.
165.	Alisha Niswander	84060, UT	Please DO NOT develop this green parcel! We don't need another huge complex shoved into a small piece of natural beauty.
166.	Kris T	Heber, UT	Enough.
167.	Katherine Quinlan	Park City, UT	Please, please do not ruin our small town appeal by developing every acres available. Preserving some open space preserves our town's character and why families love to visit, live and recreate in our amazing little town.
169.	Ginger Ries	Francis, UT	
170.	Toby Huggett	Park city, UT	I ll've those old miner homes. They're
171.	Alex Elbert	Park city, UT	Save this wonderful space!
172.	Heather Stanton	Ketchum, ID	
173.	Scott Ford	Park City, UT	The Deer Valley corridor once had open hillsides. With the growth of the Park City areas few are left open. What's left of the open space in the Deer Valley corridor should be diligently protect for the generations to follow.
174.	Mary Honigman	Park City, UT	
175.	Janet ivers	Park City, UT	
176.	James Madsen	Kamas, UT	Would be a crime to develop this historical piece of open space.

	Name	From	Comments
177.	Chandler Lund	Park City, UT	The last thing Park Cityneeds is more condos. Eventually, no one will want homes here because "peace and quiet and nature" will no longer be found. We might as well move to NYC.
178.	Juliann Fritz	Park City, UT	Don't crowd this area. The little miners' homes are priceless and the hillside beautiful.
179.	Joss Christensen	park city, UT	
180.	Elliott Evans	Park City, UT	
181.	Kris Reyes	Park City, UT	
182.	Heleena Sideris	84060, UT	Life on planet earth is short let's protect our legacy and keep Park City open!
183.	Hallie Wintzer-Facey	Park City, UT	I grew up on Rossi hill and don't want to see all the open space gone!
184.	Anna Borgman	Bend, OR	I spent 10 years in Park City and had to leave because of the insane development. Please don't let that development ruin something so important to the legacy of Park City.
185.	Stacy Wintzer	Park city, UT	My family and I enjoy the trails and open space daily
186.	Ann MacQuoid	84060, UT	City Council of Park City This property must be preserved as a valued Urban Park and one of the last remaining Sites housing historic miner homes. My husband Mac and I have been lobbying to save this property since the mid-80's. Now is the time!
187.	Laurel Vanthof	Park City, UT	
188.	Dan Tewksbury	Park city, UT	I used to live right next to the open space and it's the best undeveloped land in town. Save it.
189.	Colleen Logan	Park City, UT	
190.	Aidan Pruet	Park City, UT	
191.	Tai Robinson	Snowbird, UT	
192.	Emily Leslie	Park city, UT	Don't build on it ! Save it !
193.	Lucas Dumas	Park city, UT	Park city is big enough! Take it back to the small town with good snow fall!
194.	Ashley H	Park City, UT	
196.	Patte Thompson	Park city, UT	Please save some of The original town space
197.	Jennifer Sachs	Park City, UT	
198.	Katy Chapel	Hermosa beach, CA	
199.	Emily Shaw	Park City, UT	It would be such a shame to lose this slice of Park City history!
200.	Angela Kohn	Cologne, Germany	
201.	Marina Knight	84098, UT	This space is one of the most authentic snapshots we have left. Please save it!
202.	Fred Schwacke	Bondville, VT	

	Name	From	Comments
203.	Allison Kitching	Park City, UT	
204.	Beth McMahon	Park City, UT	Please save our open spaces
205.	Kathy Turner	Park City, UT	
206.	Ronald Steven Butkovich	park city, UT	To protect. Some of the original scale
207.	Sehba Singer	Park City, UT	
208.	Beau Hennings	Park City, UT	
209.	Ben Dorsett	84060, UT	
210.	Julie Hopkins	Park City, UT	My office is near here, and I often see moose sitting in front of these historic homes and wonder what history lies there ...
211.	Jo Jones	Hebet, UT	Why do developers need to fill in every bit of space? People move here for the open space, not to look at another hotel or someones 3rd home!
212.	Negar Chevre	Park City, UT	
213.	Robert Heitman	Park City, UT	
214.	Leanne Raymond	Deer Mountain, UT	Don't let Vail take over our town!!
215.	Leisa Baldis	Park City, UT	
216.	Robert Johnson	84060, UT	I would like see this area remain open to the wildlife that passes through the field. Better to have a few houses like it has right now. RJ
217.	Wendy Sly	Park City, UT	
218.	Laura Cornish	Portola Valley, CA	Please stop the shameless development of every inch of Park City. This open space is essential to the character of the town and the continuation of the town's connection to its wildlife and ecosystems
219.	Jodey Fey	Park City, UT	
220.	Greg Schmidt	Park City, UT	
221.	Olivia Massimino	84060, UT	
222.	Ryan McElmon	Park City, UT	
223.	Emily Cook	Park City, UT	Love our open space in Park City, let's maintain it for future generations!
224.	Lynn Butterfield	Park City, UT	
225.	bob merrill	park city, UT	
226.	Marsha August	Park City, UT	
228.	Andrew August	Park City, UT	
229.	JAMIE KELLER	PARK CITY, UT	
230.	Matt Mullin	Park City, UT	As you consider this petition please keep in mind that Park City is a small town, and every action impacts your friends and neighbors. This petition will negatively impact our <i>(continues on next page)</i>

	Name	From	Comments
230.	Matt Mullin	Park City, UT	<p><i>(continued from previous page)</i></p> <p>family and was started because we filed an application to take a property we own from its current status as a Parcel, to that of a Lot of Record. The petition implies you are saving open space - - You are actually signing a petition to support the creation of new open space at the expense of our private property. Read on, if you'd like to know more. Maren and I own the .33 acres mentioned in the petition and the condemned historic home upon it -- both the land and the home are fully protected by Park City Codes, including the Historic District Design Review process. No development application, of any kind, has been submitted. If and when such an application is submitted (by us or anyone else) it will be governed by the Land Management Code and the zone which the property sits within -- a zone that has gone unchanged and un-protested for years. Our property, like any home, condo, or piece of land that any of you may own is not currently and has never been open space. It is privately owned land. Supporting this petition sets a precedent that could show the City Council and Mayor that public opinion outweighs private property rights - your private property rights. Imagine if you wanted to add onto your home with an addition into your backyard. You submitted a code-complaint application to build that addition which was met with approval at all levels except the final approval from City Council - which was delayed due to your neighbors' concern about keeping your backyard open and available as a public use.. They decided to protest your application because your back yard never had anything built on it -- and they wanted to keep it that way. All of sudden a petition pops up that describes your backyard as open space and asks your friends and neighbors to support taking your backyard and converting it to public open space - while not mentioning that your back yard is yours and that it's never been public open space. Then, your friends and neighbors start signing it, because who doesn't like more open space? And all of sudden you're faced with the reality that your privately owned land is being devalued by public opinion, despite your application to use the land being 100% code compliant. Scary. Our property and our family is going through that scenario right now, because of this petition. Our property does not have any trail or trail head on it, and is surrounded on all sides by BLM land or City streets. Further, our application does not create any negative impact to the area, which is why it was met with the full approval and positive recommendation of the Park City Planning Department and the Park City Legal Department. It was also approved by a 5 to 0 vote of the Planning Commission. We followed every</p> <p><i>(continues on next page)</i></p>

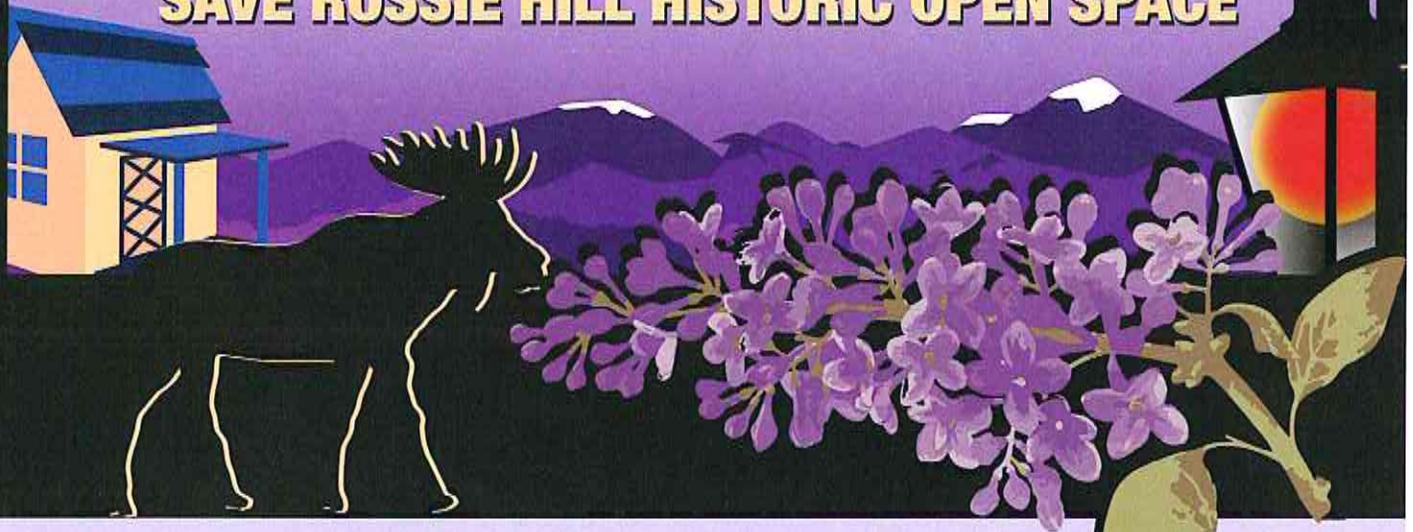
	Name	From	Comments
230.	Matt Mullin	Park City, UT	<p><i>(continued from previous page)</i></p> <p>rule and created a fully complaint application because we live here too and want to be held to the same standards as everyone else.</p> <p>We love the open space around our town, but our PRIVATE PROPERTY, like yours, is not open space. If you feel like you signed this petition without knowing all the details, then email the sponsors and ask to be removed - saverossiehill@gmail.com, copy us if you'd like matt@thelangegroup.com. We encourage you to support our application and let the Mayor and City Council know that private property rights are important too. Email them here -- council_mail@parkcity.org -- and let them know that you "support the code-complaint application for 632 Deer Valley Loop and private property rights."</p> <p>Thank you!</p> <p>Call us, message us, email us, and ask us anything you'd like!</p> <p>Matt, Maren, Jane, Faye and Molly Mullin</p>
231.	Ginger Tolman	Park city, UT	<p>I lived across the street from this parcel for 5 years, before the Line condominiums were constructed. The homes and the space around them were where my children played and enjoyed the ability to wander a bit in the open area. It is a small piece of what it might have been like to be part of that mining community that roots our town. It's charm allows us to take a breath from the stacked up condos and homes around it. It was once a spot where small frogs could be heard on a summer night. Keep it open.</p>
232.	Jonas Machado	Salt Lake city, UT	
233.	Beth Moon	Park City, UT	I have lived here for 25 years!
234.	Virginia Plummer	Park City, UT	Please redone this to preserve the beauty and wildlife so important to this area and all of offers to us!
235.	Katie Stellpflug	Kamas, UT	
236.	Alexx Koskella	Park city, UT	
238.	Kirsta Albert	Park City, UT	
239.	Nancy Dexter	Salem, OR	
240.	Noah Willingham	Park City, UT	
241.	Sandra Heilberger	Nürnberg, Germany	
242.	Harrison Holley	Park city, UT	
243.	Joseph Wenzel	LAKE ELMO, MN	
244.	Amber Houston	Park City, UT	
245.	Jessica King	Charleston, SC	
246.	Robin Mazzone	Park City, UT	
247.	Joette Hessick	Park City, UT	

	Name	From	Comments
248.	Rob Alday	Park City, UT	
249.	Bob Smith	Park city, UT	<p>If you take a close look at this area on google maps and what do you see? Answer: a couple acres of undeveloped land surrounded by condo's and homes. This is not a wildlife migration path (unless they migrate in circles), it's not a breeding ground for moose or deer either (pretty sure they would much prefer a bit more privacy), it's not trailhead access (that happens at the end of a cul-de-sac on the street in the back of this photo).</p> <p>I am all for preserving lands that actually are those things but this privately owned property clearly is not and this petition is as misleading as it is self serving to the people that created it.</p> <p>Don't sign this and DON'T BE SHEEP!!!!</p>
250.	Joan Thompson	Park City, UT	<p>I lived across from the open space and the small cabins for over 30 years and enjoyed the break in density that this area provided. Park City does not need to have any more development on Deer Valley Drive especially in light of the traffic on that road and the density of the existing structures. Open Space is essential to Park City and little pockets of green enhance this area.</p>
251.	Lirrue Mirams	Park city, UT	
252.	Wendy Little	Olympia, WA	
253.	Beth Farrell	Sudbury, MA	
254.	patrick reddish	park city, UT	
255.	Sophy Kohler	Park city, UT	
256.	A B	Seattle, WA	
257.	Marco Messina	Park City, UT	Keep the open space and the historic image of Park City
258.	Darius Keblinskas	Park City, UT	
259.	roscoe dingus	park city, UT	<p>wow what is up with the people that want to steal private property - if you want it to be "open" "space" then buy it. if you want to walk your dog on it forever, then buy it. if you want your kids to play on it forever THEN BUY IT.</p> <p>Otherwise please remember that after they come for this good family's land they might just come for yours.</p>
260.	Jessica Pollatsek	Santa Cruz, CA	
261.	Trudee Sanbonmatsu	Park city, UT	
262.	Margery Hadden	Park City, UT	
263.	Dylan Keller	Park City, UT	
264.	Jude gRENNEY	PARK CITY, UT	<p>THAT AREA IS ALREADY VERY DENSE. OPEN SPACE AND GREEN AREAS GIVE OUR COMMUNITY THE CHARACTER THAT KEEPS TOURISTS COMING. ANYTHING WE CAN DO TO KEEP OPEN SPACES OPEN, SHOULD BE DONE.</p>

	Name	From	Comments
265.	Adam Mull	Triadelphia, WV	Used to live right up the street. It was always refreshing to see the old mining homes and open space. Once it's gobbled up its gone forever.
266.	darlene messina	park city, UT	
267.	Hunt Williams	park city, UT	
268.	John M.	Park City, UT	Once developed, gone forever. Preserve this wonderful open space and slice of Park City history.
269.	Brenda Lee	Sandy, UT	
270.	William Johnson	Park City, UT	
271.	William Boyd	Heber City, UT	
272.	Casey simons	park city, UT	
274.	Andrew Shearman	Park City, UT	
276.	London Pope	salt lake city, UT	
277.	Ktie Clinard	Park city, UT	
278.	Andrea Garland	Salt Lake City, UT	
279.	Eileen Kintner	Park city, UT	And you've got to do something about treasure Hill
280.	Michael Stefan	Park City, UT	
281.	Sallt Nadler	Park city, UT	
282.	Cathy Botha	Johannesburg, South Africa	
283.	Diana BEARD	Luton, United Kingdom	
284.	MaryBeth Mazzone	Park City, UT	
285.	Jeffrey Brzoska	Park City, UT	
286.	Dannette Phillips	HOUSTON, TX	
287.	Cole Sax	Salt Lake City, UT	
288.	Amy Hoyt	Park city, UT	
289.	Debra Beckman	Lake Havasu City, AZ	
290.	Kyra Downing-Krepela	Park City, UT	
291.	Lauren Lockey	Park City, UT	
292.	Dave Swartz	Park city, UT	
293.	Laura Asyeerne	Park city, UT	
294.	Sarah Garrett	Park City, UT	
295.	Margaret Lokey	NO, LA	

	Name	From	Comments
296.	Matey H	Park City, UT	I have lived in PC for over 23 years....and 19 of those years on Rossie Hill; an incredibly authentic and beautiful neighborhood with so much history. We need to preserve the history that this space represents, the miner homes that tell stories of the past, the open corridor that allows for the wildlife to roam...Continued development on this land, no matter what scale, would be a shame. Public opinion has a strong voice in this case and I am happy to sign this petition.
297.	Jill Ford	Park city, UT	

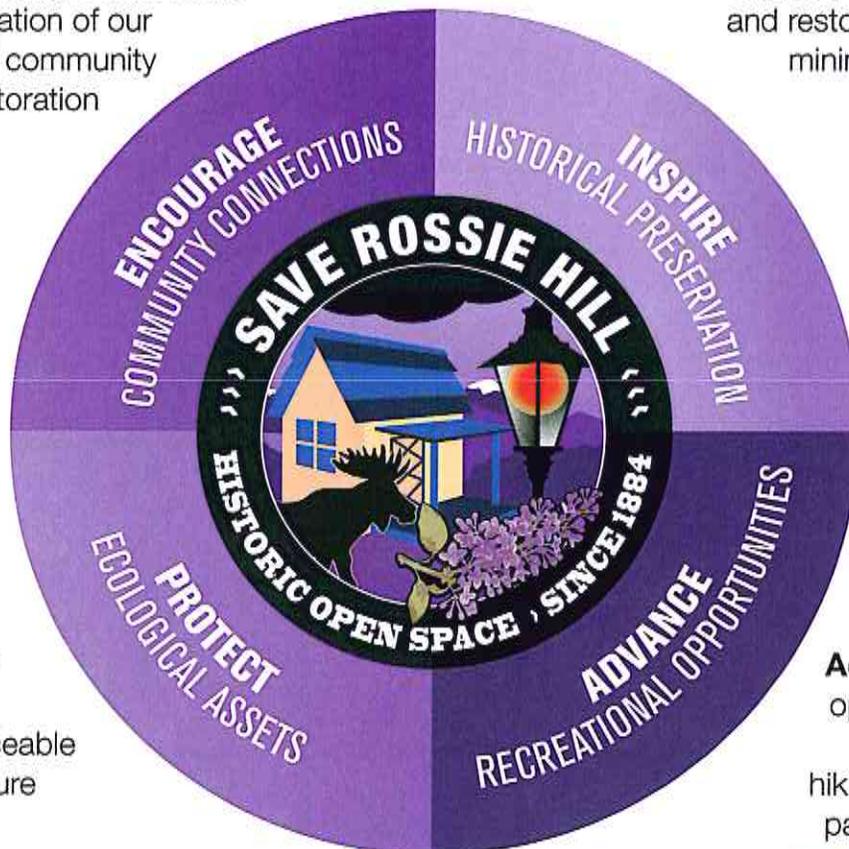
SAVE ROSSIE HILL HISTORIC OPEN SPACE



Our mission is to rally the creation of a long-range vision and comprehensive action plan for protection of the Rossie Hill Historic Open Space.

Encourage community connections through the illumination of our history, curation of community trails and land, restoration of heritage homes reflecting Park City's robust, distinctive history.

Inspire historic preservation and restoration of the historic mining era homes, some of the last vestiges of Park City's colorful past.



Protect ecological assets: vulnerable wildlife and irreplaceable open space for future generations.

Advance recreational opportunities through free, public biking & hiking trails, pedestrian paths and community open space.

RECEIVED
AUG 1 0 2016

Rossie Hill Cornerstones



ENCOURAGE COMMUNITY CONNECTIONS

TODAY:

- Urban Open Space that provides much needed visual relief from the “Condo Canyon” after the Deer Valley roundabout

INITIATIVES:

- *Boost access to public transit - **Rossie Hill Interpretive Trail***
- *Improve pedestrian and biker safety - **Rossie Hill Interpretive Trail***
- *Preserve four Park City heritage homes - **Rossie Hill Heritage Home Restoration***
- *Promote creation of one-of-a-kind affordable homes - **The Cottages at Rossie Hill***
- *Restore land through a park at base of Rossie Hill - **Mother Urban’s Pocket Park***
- *Reconstruct failing roadway by PC Municipal - **Rossie Hill Drive Reconstruction***



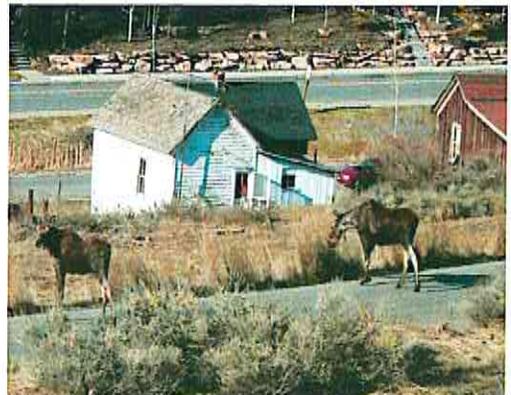
INSPIRE HISTORIC PRESERVATION

TODAY:

- Heritage Red-light, Mining Era Cottages
 - 11th House: House at 632 Deer Valley Loop
 - 13th House: House at 622 Rossie Hill Dr
 - 14th House: Jack M. Murdock House
 - 15th House: Benedictus Carling House (Beth’s House)
- Utah Eastern Railroad “Echo Spur” Line
- Historic Mining Claims (Lilly, May Flower, Olive Branch, Frida, Switzerland, Trump)

INITIATIVES:

- *Preserve four heritage homes in their setting - **Rossie Hill Heritage Home Restoration***
- *Illuminate our unique community history - **Rossie Hill Interpretive Trail***





ADVANCE RECREATIONAL OPPORTUNITIES

TODAY:

Fabulous Hiking and Biking on Mountain Trails Foundation Trail Network

- Trailhead at Harry's Path
- Harry's Path (Memorial to Harry Reed, longtime Rossie Hill visionary)
- Duke's Trail (Memorial to Duke, Rossie Hill's Neighborhood "Watchdog")
- Rossie Hill Trail

INITIATIVES:

- *Protect the land's existing trails for posterity - **Rossie Hill Trail Protection***
- *Enhance Park City's stellar trail network - **Rossie Hill Interpretive Trail***



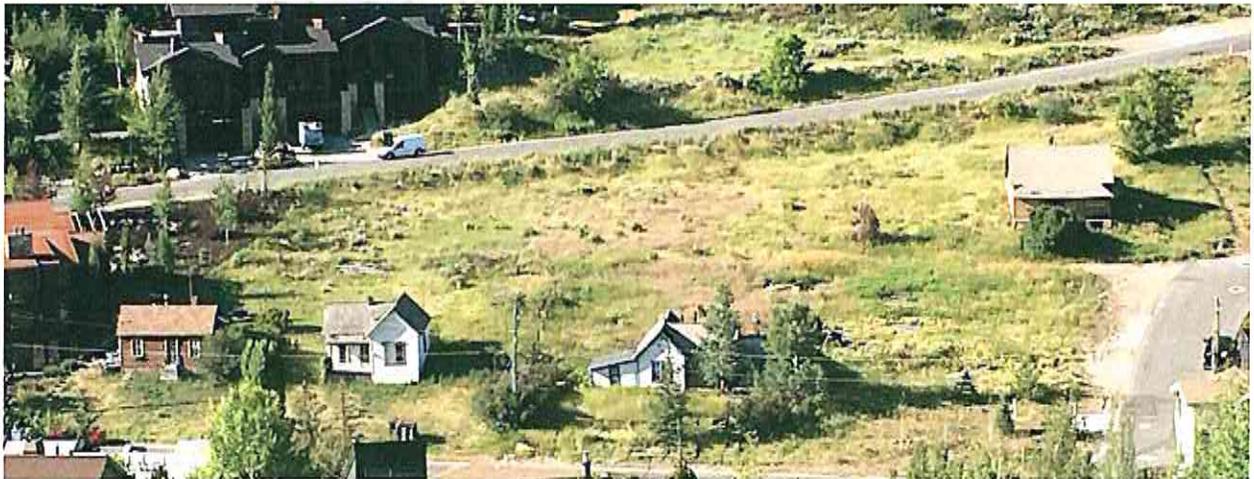
PROTECT ECOLOGICAL ASSETS

TODAY:

- Breeding habitat for Park City's most emblematic animal: The Moose
- Important large animal migratory path between Rossie Hill and Aerie Open Space
- Deer Creek: Last source of accessible drinking water for Rossie Hill wildlife
- Residence to protected bat species
- Home to variety of animals: Moose, Deer, Bear, Owl, Fox, Flying Squirrel, Badger...

INITIATIVES:

- *Defend breeding habitat and migration paths - **Rossie Hill Wildlife Protection***
- *Safeguard drinking water for our wildlife - **Deer Creek Revitalization***





Rossie Hill Community Initiatives

Rossie Hill Heritage Home Restoration & The Cottages at Rossie Hill

A coupled effort that advances two important initiatives: the preservation of our red-light district heritage homes with the creation of four attainable, community homes.

Rossie Hill Wildlife Protection

An effort to defend open space for the large animal breeding grounds and migration paths between Upper Rossie Hill and the Aerie Open Space and to conserve the Open Space for future generations for wildlife.

Deer Creek Revitalization

A conservation effort to safeguard clean drinking water for the Rossie Hill and Aerie wildlife. Goals include researching up-stream for potential contaminates, on going clean-up and maintenance of the creek, and conservation protection of the accessibility of the creek to future generations for wildlife.

Rossie Hill Drive Reconstruction

A planned PC Municipal effort to reconstruct Rossie Hill Drive with the objectives to deal with a fatigued, congested, and dangerous roadway falling under pressures of a growing traffic load, parking stress and pedestrian passage.

Mother Urban's Pocket Park

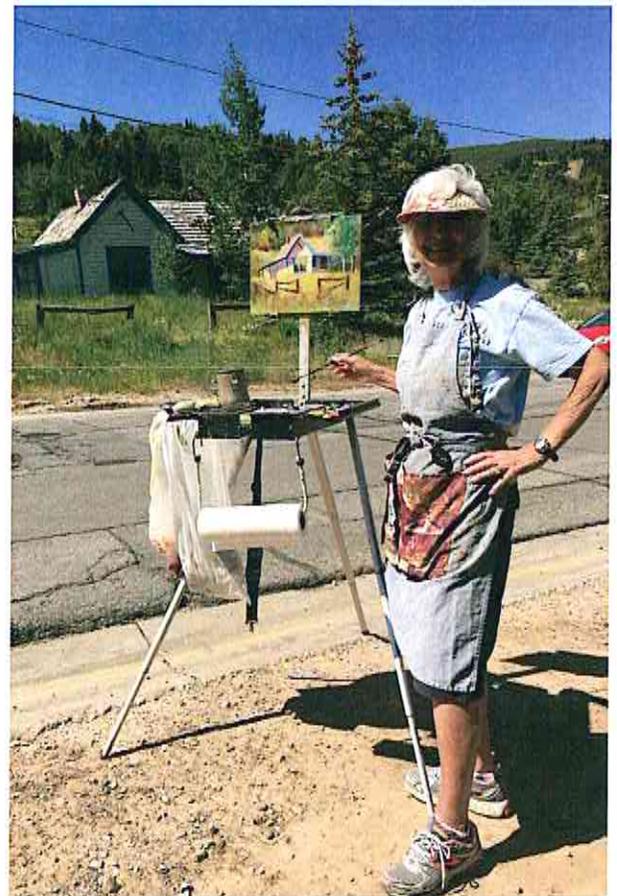
A proposed mini-park running along Deer Creek restoring the scarred, creekside land after years of destructive parking habits. The vision for the haven: a cozy, simple refuge to enjoy the wildlife in their habitat, benches to sit and enjoy the view of the miner's cabins imagining a different way of life, the perfect setting to paint a watercolor.

Rossie Hill Trail Protection

A conservation effort to ensure the existing Rossie Hill Trails remain available to all and for all time.

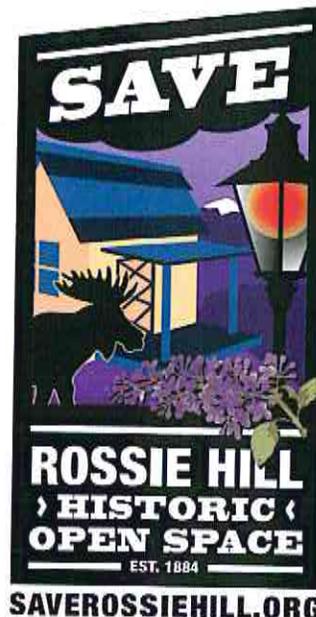
Rossie Hill Interpretive Trail

A proposed community trail illuminating our community's history and ecology. The trail begins at the Park City Museum, wanders up and over Rossie Hill arriving at the red-light district's Mother Urban's Pocket Park with a quick PC Transit bus ride back to Old Town. A perfect afternoon stroll.



Rossie Hill Interpretive Trail Stops

1. **Park City Transic Center**
2. **Start:** PC Museum
3. **Overview/Map of Trail** @ Passage and Swede Alley
4. **History:** China Bridge @ Base of China Bridge
5. **History:** Shorty's Steps @ Shorty's Step Heart Attack Landing
6. **History and Ecology:** "Ella" The Moose @ Top of Shorty's Steps
7. **History:** Rossie Hill Settlement 1880 NY @ intersection of Ontario and Rossie Hill Drive
8. **History:** Echo Spur Railroad @ Echo Spur Townhomes
9. **History:** Mining Claims @ McHenry Lightpost
10. **History:** Harry's Path @ Harry's Path Trailhead
11. **History and Ecology:** "Ella" The Moose @ Scarred BLM triangle
12. **Ecology:** Moose Migration and Breeding @ Scarred BLM triangle
13. **History:** Duke's Trail @ Top of Duke's Path
14. **History:** Cottage 11 @ 632 DVL
15. **History:** Cottage 13 @ Mother Urban's Pocket Park across from house 13
16. **History:** Cottage 14 @ Mother Urban's Pocket Park across from house 14
17. **History:** Cottage 15 @ Mother Urban's Pocket Park across from house 15
18. **History:** Red Light District & Mother Urban @ Mother Urban's Pocket Park
19. **End:** Promote PC Transit back to Old Town



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Protect ecological assets: vulnerable wildlife and irreplaceable open space for future generations.

Encourage community connections through the illumination of our history, curation of community trails and land, restoration of heritage homes reflecting Park City's robust, distinctive history.

Inspire historic preservation and restoration of the historic mining era homes, some of the last vestiges of Park City's colorful past.

Advance recreational opportunities through tree, public biking & hiking trails, pedestrian paths and community open space.

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 PLANNING DEPT.

Rossie Hill Community Initiatives

Rossie Hill Heritage Home Restoration & The Cottages at Rossie Hill

A coupled effort that advances two important initiatives: the preservation of our red-light district heritage homes with the creation of four attainable, community homes.

Rossie Hill Wildlife Protection

An effort to defend open space for the large animal breeding grounds and migration paths between Upper Rossie Hill and the Aerie Open Space and to conserve the Open Space for future generations for wildlife.

Deer Creek Revitalization

A conservation effort to safeguard clean drinking water for the Rossie Hill and Aerie wildlife. Goals include researching up-stream for potential contaminants, on going clean-up and maintenance of the creek, and conservation protection of the accessibility of the creek to future generations for wildlife.

Rossie Hill Drive Reconstruction

A planned PC Municipal effort to reconstruct Rossie Hill Drive with the objectives to deal with a fatigued, congested, and dangerous roadway failing under pressures of a growing traffic load, parking stress and pedestrian passage.

Mother Urban's Pocket Park

A proposed mini-park running along Deer Creek restoring the scarred, creekside land after years of destructive parking habits. The vision for the haven: a cozy, simple refuge to enjoy the wildlife in their habitat, benches to sit and enjoy the view of the miner's cabins imagining a different way of life, the perfect setting to paint a watercolor.

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Anya Grahn

From: CenturyLink Customer <lburko@q.com>
Sent: Monday, September 12, 2016 8:51 PM
To: Council_Mail
Cc: bpanzer@blackburn-stoll.com; Anya Grahn; matt@thelangegroup.com; pamelafisher@ml.com; paulabondcmi@gmail.com
Subject: Rossie Hill/BLM Property Zone Change Amendment

Sept 12, 2016

To the Honorable Mayor Jack Thomas and the Park City Council:

My name is Richard Dennis. My daughters and I own the three homes and surrounding property located at 622, 652, and 660 Rossie Hill Drive. In fact, my family has owned these three homes for about 100 years. I was born in the middle white house in November 1932. My father, Austin Henry Dennis, died in 1935, due to a cave-in at the Park City mine. My mother, Gladys Wood Dennis, lived in the middle white house until her death in 1992, at age 88.

I went to Park City middle schools and graduated from Park City High School in 1951. I served our country in the U. S. Army during the Korean War. I received the G.I. Bill and graduated from the University of Utah. My wife's name is LaRue and I have two daughters and 5 grandchildren.

After living in and owning these properties for decades, my mother and I became aware that the U. S. Bureau of Land Management owned record title of the properties. In October 2007, my daughters and I filed an application with the BLM to acquire title to these properties under the federal Color of Title Act. This is the same process that the Bertagnoles followed to obtain title to the adjacent parcel at 632 Deer Valley Loop (they obtained a patent to the property in May 2013.) Our application is still pending, but we have good reason to believe it will be granted and we will obtain clear title to the properties, which together total about three-quarters of an acre.

I recently received an e-mail from Anya Grahn, Park City Planning Department, stating that the Planning Department will be recommending to the City Council that the planning staff proceed with a rezoning of my properties, as well as the home at 632 Deer Valley Loop (now apparently owned by Matt Mullin). While it is not at all clear what type of rezoning would be sought, it is readily apparent that the move would be toward reducing density and preventing the construction of buildings that are consistent with those now surrounding our properties.

The materials provided to me by Ms. Grahn include a petition from a newly formed group called the Save Rossie Hill Historic Open Space, which was signed by some 300 people (many from places other than Park City). My question is, where were these people when all the homes were built on Rossie Hill Drive, which previously was open space? Also, where were they when the condo was built a few years ago, right next to the home Beth Fratkin rents from me? All these home owners, builders, and condo owners made financial gains off of their properties with Park City Planning approval for their applications to build. Now the petition for open space on Rossie Hill wants to pass a re-zone of our properties, which would presumably devalue them. It seems that if our property was re-zoned to open space, it would discriminate against our constitutional rights!

My point is that the preservation of open space by preventing otherwise lawful development on Mr. Mullin's

and my properties, which together are a little over one acre, may have been a legitimate public goal years ago, before all other properties in the area were developed. Further, to the extent the City believes it is appropriate to create a park or put the properties to some other public use, it can certainly negotiate for a purchase. In fact, in May of this year we had a telephone meeting between our family and Heinrich Deters and Tom Daley of Park City Corporation. I stated to Heinrich and Tom that I was willing to sell my property to Park City at fair market value. This offer still stands, subject to satisfactory resolution of our Color of Title application with the BLM.

I humbly request that the Honorable Mayor and the Park City Council rejects the petition to re-zone, would devalue our property.

Signed, Richard Dennis
2533 Yermo Avenue
Salt Lake City, Utah 84109
801-486-9089