



McPolin Farm

MCPOLIN FARM STRATEGIC PLAN

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PROPERTY BACKGROUND

Park City, in an effort to protect and enhance the entry corridor and preserve open space, purchased several parcels of land from Dr. D.A. Osguthorpe in October 1990. This purchase included the meadow and barn, and the sage hillside on the east side of S.R. 224.

The original 160-acre farm was homesteaded in 1886 by the Harrison McLane family and acquired by Isabelle and Dan McPolin around 1900. In 1908 the McPolins erected the barn of recycled timber salvaged from an old tailings mill. The barn was built by fitting timbers together without the use of nails. The barn is 7,468 square feet including the loft, and the milking parlor, added in the 1950's, is 1,500 square feet.

The McPolin house is a somewhat smaller replica of the original structure, which was moved to this location in two pieces in the early 1920's, the farm house is 400 square feet. Prior to its relocation it served as a mine office. The reconstructed house is similar in outward appearance to the original Pyramid Cottage type house, which reflects early 20th century Park City architecture. The reconstructed equipment shed houses restrooms and meeting space.

Patrick and Grace McPolin inherited the farm in 1923 and operated it as a dairy farm until they sold it to D. A. Osguthorpe, a Salt Lake veterinarian, in 1948. He increased the herd to 100 and built the milking parlor. The old house burned shortly after Osguthorpe purchased the farm. A concrete block house was built across the highway where members of the family lived until Park City purchased the farm in 1990.

In May 1991, the City hosted a site visit and Public Meeting to gather citizen input and begin the planning process for the property. The discussion focused primarily on the meadow and the barn. For instance, the Chamber and Visitors Bureau expressed an interest in using a portion of the barn for their offices and as a visitor center. In order to test the feasibility of renovating the barn and bringing it up to building code standards for human occupation, the City in conjunction with the Chamber and Visitors Bureau commissioned a study on the technical feasibility of a variety of renovation options, including: 1) minimal improvements to retain the barn as a 'cultural icon', but without human occupation; and, 2) improving the structure for the Chamber and Visitors Bureau or similar uses with additional high occupancy uses on the 2nd floor.

Even before the architectural renovation and structural study was completed it became obvious that certain clean up, security and structural work would have to be undertaken to safeguard the barn. The City commissioned a detailed survey of the property and further instructed Public Works Department to install security lighting, clean out the barn and install cables in an attempt to bring the barn back into structural alignment. The work performed by the City was necessary regardless of any final determination made on the barn's eventual use short of demolition, which was not a popular alternative.

Upon purchasing the Osguthorpe property the City received several requests to use the barn and meadow for a variety of commercial and recreational uses. The most feasible request at that time was to extend White Pine Touring's cross country ski lease to include the meadow in addition to the golf course.

Timeline since City Ownership

October 1990 Property acquired

1992	Landmark Symposiums conducted –no specific recommendations developed, consensus was to proceed cautiously with an environmentally sensitive plan for passive recreation use and open space preservation
1994-1995	Entry Corridor Master Plan – Parks, Recreation, Beautification Board
1997 Fall	Staff and PRBB submit 2 year capital improvement plan to City Council Secure the barn – install fire prevention system & alarm Remove hazards and dangerous conditions that exist in area Improve access Restore original landscaping and make modest improvements
1998 Summer	Work completed on fire suppression system
1998 October	Contract signed w/Gardner & Boswell for Shed & Farmhouse
2000	Work completed on Shed and Farmhouse
2001	CUP for limited uses at the Farm, City sponsored events only
2003	CUP modified for limited uses at the Farm, City sponsored events only
2004	Farm placed on the National Historic Register
2006	CUP extended for limited uses at the Farm, City sponsored events
2008	Administrative Policy adopted

Structural/Occupancy and Capital Improvement Projects to Date

The barn has a crawl space, first floor and second floor. The first floor is divided into three bays which run the entire length of the building in a north/south direction. Each bay is supported entirely by two lines of beams and the foundation supporting them has been proven inadequate to carry the loads placed on the building and a fair amount of settling has occurred. The City has installed an internal tension cable system in an attempt to bring the building back into alignment. The upper level of the barn is a large undivided space that was used for storing hay and currently stores excess city trash cans for event use.

The City hired renovation architects to evaluate the barn and its potential for reuse. Their report stated that “As with many of the buildings that the City has undertaken the Osguthorpe Barn is to some extent a labor of love”. It will be hard to justify renovating the barn for intensive community use based on economic considerations alone. While it is feasible to maintain the structure as a cultural icon by continuing to repair the siding, replace the roof, and performing other weatherproofing functions as needed. It will require upwards of \$5 million to renovate the barn for community use.

A majority of the Capital Improvements to the property have taken place on the shed, farmhouse and accessory structures. The Friends of the Farm have previously applied for and received Restaurant Tax Grants to assist in the rehabilitation of the outbuildings and an antique farm equipment display.

In 2004, the Planning Commission approved the construction of a Trailhead parking lot on the east side of S.R. 224. The parking lot was completed in 2005 and includes 25 parking spaces.

Current Uses

The farm is located in the Recreation Open Space (ROS) District. A Conditional Use Permit application was submitted in 1999

requesting specific uses that would fall under "public recreation facilities" as defined in the Land Management Code. The timing of the application coincided with the completion of the reconstruction to the shed and residence building.

In September 1999 the Planning Commission and Parks, Recreation and Beautification Board conducted a site visit to the farm property to provide input and direction on an Administrative Policy for use of the property. The uses were broken into two categories: 1) Passive Use; and 2) Active Use. Passive Use would include among other things, walking, jogging, biking trails and cross country skiing. Active Use would include public assembly of 50 – 150 people so as not to interfere with the open space character of the farm.

In 2001, the Planning Commission approved a conditional Use Permit for eight (8) City Council sponsored one-day special events per year. No single event shall exceed a 100 person maximum per year. As a result of that approval the following events occurred:

2001 Events

June 15 2001 – Open House at Farm

September 2001 – Friends of Farm Board formed

2002 Events

June 22 – Paint the Barn Day – Local Artists attended and painted the barn

July 21 – International Music Festival Concert

August – Mary Beth Maziarz Concert

October – Scarecrow Festival

In 2003, the original Conditional Use Permit required an additional review before the Planning Commission. At that time Staff requested that the Commission review modifications that included an increase of events to 12 per year and an increase to 150 people at the farm for events. On June 5th the Planning Commission approved the Conditional Use Permit with the requested modifications. Since that decision the following events have take place:

2003 Events

June 7

Sheep shearing demonstration

July 20

Motherlode Canyon Band Concert

August

Rich Wyman Concert

Annual meeting for FOF & Walking Tour and lunch with Hal Compton

September 6

Round Valley Riders Concert

October 4

Scarecrow Festival

February 4

Snowshoe/cross country evening event

2004 Events

May 22

FOF Annual Meeting

July 10

Historical Celebration – Day Event

July 10

Hoe-Down and Pig Roast

October 2 Scarecrow Festival

2005 Events

February 26 Snowshoe/cross country evening event
May 6 Children's Educational Seminar
May 14 FOF Annual Meeting
July 16 Hoe Down and Pig Roast
September 10 Scarecrow Festival

2006 – 2013 Events

February Full Moon Snowshoe evening event
June BBQ and Bluegrass
September Scarecrow Festival

Friends of the Farm

The Friends of the Farm is a volunteer group formed to foster community use of the Farm. They offer occasional small community events for Park City families under the Conditional Use Permit for the property. The admission collected from the events is used to fund improvements prioritized by the Friends of the Farm. The Friends of the Farm have received Restaurant Tax Grants to rehabilitate the outbuildings on the property. The end use for the structures includes furnishings from the 1900's. This plan boosts the City's efforts in promoting Cultural Tourism. The events have decreased in number since 2005 due to the amount of time and energy it takes to sponsor events for the community. Current events sell out 100%. Requests have been made for more events to be offered at the McPolin Farm.

Capital Improvements and Asset Management

Outlined in Table 1 is a prioritized list of Capital Improvements for the Farm property. The prioritization of the items came from the Friends of the Farm Committee and staff. In Table 2 is a prioritized list of improvements to be funded with Asset Management monies. These also came from FOF Committee and an internal group of City Staff which included Building Maintenance and Water Department. Improvements to preserve the historical nature and the safety of the buildings were listed as high, along with items that would increase the safety to those who visited the property. High priority is listed to items which we feel need completion within 18 months. The remaining items are given a priority from 36 months to 60 months.

Historic Nature of the Property

Due to its placement on the National Historic Register and its prominent place in the minds of the community, all improvements that are listed as aiding in the preservation of the structure were listed as high. The Building Maintenance Department has a plan for those reoccurring items such as painting, roof, etc and add them to a schedule and budget to ensure they are completed over the years.

Cultural Priorities

Council has placed a priority on supporting Cultural Tourism through their Economic Development Plan. Capital Improvements that increase access to the property and around the buildings were completed in the past 8 years. Previous Council has stated a desire for

passive community use of the property for those specifically visiting the farm and for those walking or biking on the trails surrounding the property. The McPolin Farm meets the goal of three Council priorities for Park City; Preserving and Enhancing the Natural Environment, World Class Multi-Seasonal Resort Destination and An Inclusive Community of Diverse Economic & Cultural Opportunities.

Surrounding Property

In 2007, the Council placed a conservation easement on the property surrounding the farm to guarantee its existence "as-is" for future generations. All improvements to or within the conservation easement area requires review by the Summit Land Conservancy.

Costs

The current capital improvement request for the McPolin Farm contains three projects, at this time cost is not available. As prioritized and estimated, the cost to complete the high priority items through the Asset Management fund range from \$3,000 - \$15,000 that we know of. Currently no additional money is allocated into the Capital Improvement fund for the barn.

Property Uses

Since 2003, the Conditional Use Permit for the farm allows the City to host 12 community events with a maximum number of 150 people for outdoor events and 75 for indoor events. City staff receives weekly calls from the community requesting use of the property for weddings, reunions and other private functions. The Conditional Use Permit does not permit such activity.

Previous City Council stated their desire for passive community use of the property for those specifically visiting the farm and for those walking or biking on the trails surrounding the property. The FOF and staff evaluating the uses has listed private use as a low priority due to comments received from City Council previously. Instead, passive uses that do not interrupt community use have been listed at a higher priority. Those items include: Interpretive Displays and smaller community events.

The Friends of the Farm advocate the development of a process to allow other community groups to apply for use of the Farm for new community events. These selected events would fall under the existing Conditional Use Permit which allows a total of 12 events per year. A suggested process is to set a date for the submittal of requests which would be reviewed by a selected committee that includes members of the Friends of the Farm and City staff. The committee would make a recommendation to Legal and the City Council to consider "sponsoring" the events so that they may take place at the farm. Criteria such as open to the public, preserving the historic nature and parking could be used to select events. The additional events could provide a rental income for the property which in turn could be used to assist in funding the capital improvements needed. Additional events would also be a staffing issue at this time.

Summary

Since acquiring the McPolin farm and associated property in 1990, the City has invested in capital improvements to make the property accessible for passive use by the community. For the past eleven years, small community events produced by the Friends of the Farm and staff have increased the community's awareness of the property. The placement of the property on the National Historic Register has rejuvenated the City's commitment to the property. Needed capital improvements that would make the Farm easily accessible to the community were outlined and completed in 2010. Improvements and repair to the existing buildings is highly recommended in the near future. Staff recommends to continue the passive use of the property, and look into potential use of all 12 event days permitted

within the Conditional Use Permit that will further nurture the citizen's pride for this landmark. This could require an increase in the McPolin Farm budget if the City sponsored the additional events. Other non profit entities can still propose events to staff and the FOF for approval with minimal staffing cost to the City.

Strategic Plan and CIP Projects (Table 1)

User/Task	Description of Recommendation	Estimated Cost Range	Pro	Con	Priority
Increase parking lot to 50 spaces.	Extend parking lot to the south by 25 spaces.	Not available at this time	Safety for the community crossing the road. Less parking on the highway.	When the lot is full many park on the highway and walk across the highway instead of using the tunnel. Extremely dangerous to walk across the highway.	High
QR codes at the Farm Complex	Install and program QR codes in different locations giving information about the Farm	\$5,000 - \$8,000	Easy access for visitors and the community to current and historic information on the McPolin Farm. Possibly link to more information on the city McPolin Farm web page.	Will continue as is.	Medium
Restore Barn	Self explanatory	???	More use of the facility; increase in revenue	Capital improvement costs needed to restore barn, no use determined, need approval from National Historic Register and Historical Society.	Low

Asset Management Funding (Table 2)

Upgrade engineering architecture to ensure preservation of the Barn and surrounding buildings.	Hire engineering architect to do a complete review of the Barn.	\$3,000-5,000	The entire complex possesses factors relevant to the historical aspect of the area, an icon of the entry way corridor to Park City.	Any damage or loss to the complex would be a loss for Park City.	High
Restore all doors and windows in the barn to keep the historic quality of the barn.	Work closely with PC Museum to hire a historical contractor.	Windows only \$64,000	This will assist with security and lighting inside the barn.	The doors have been repaired for the past 5 years by staff, we are unable to continue with patchwork on the doors.	High
Install additional electrical service in the barn.	Hire an electrical contractor to install additional lighting.	\$3,000-\$6,000	This will also assist with security and lighting inside the barn.	Any work that needs to be done inside we would have to rent lights to put inside to assist with safety.	High
Seal silos	Hire company to seal the concrete on the silos and	\$3,000-\$6,000	As stated above this complex is listed on the National Historic Register and tourists come to visit the site.	Strong winds and weather continue to damage the silos, concrete will disintegrate.	High

	metal on the top.				
Upgrade Water lines Fire Sprinkler System in the Barn.	Work with Water Dept. staff to upgrade system.	\$5,000-\$15,000	In case of a fire the system will protect the barn from burning.	A really ugly fire.	High
Misc repairs on all the buildings as needed.	Review information from engineering architect report.	Not available at this time.	Protect and preserve the historic nature at the McPolin Farm.	Deal with problems after the fact and possibly lose the placement on the National Historic Register.	High
Clean out barn and repair holes to keep the varmints out.	Barn is in need of cleaning, hire a crew to do this.	\$1,000-\$4,000	Easier to be inside when necessary. Right now it is filled with droppings from birds and rodents.	Will continue to be filled with droppings from animals, unsafe conditions.	High
Repair heat gradient system in in concrete in front of Shed building.	Assess problems w/ system and hire contractor to repair.	Not available at this time.	Will assist with ice build-up and snow drifts in front of shed at McPolin Farm. This would also assist in preventing damage to the sliding wood doors .	Repairs will need to be done every few years on the sliding doors due to ice and snow build up against them.	Medium
Repair shed on east side of highway.	Follow suggestions from the engineering study.	Not available at this time	Protect building on the east side of highway. Minimal work has been done to maintain it at this point.	Will most likely collapse without needed maintenance.	Medium