PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
March 3, 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, March 3, 2016.

CLOSED SESSION

2:00 p.m. To Discuss Property, Security and Litigation

STUDY SESSION

3:15 p.m. Park City Strategic Planning Discussion Page 4

WORK SESSION

4:15 p.m. Council Questions and Comments

4:25 p.m. 2016 Monthly Energy Update: Part One – Georgetown University Energy Prize Page 62

4:45 p.m. Discuss Potential Funding Options for Anticipated Transit, Transportation and Parking Improvements Page 67

5:15 p.m. Discuss the Citizens Open Space Advisory Committee's (COSAC) Recommendation Associated with the Proposed Preservation Easement on the Clark Ranch Properties Page 78

REGULAR MEETING

6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Manager's Report - Public Lighting Update Page 97

Manager's Report - Skating Instructor Success Page 101

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

IV. CONSIDERATION OF MINUTES

1. Consideration of a Request to Approve the City Council Meeting Minutes from February 11, 2016 Page 103

V. CONSENT AGENDA

1. Request to Approve an Amendment to the BOARD Software Maintenance Contract Entered into with Neubrain, with the Total Cost of the Maintenance Extension Being $16,719.84 Page 114

2. Request to Authorize the City Manager to Execute a Service Provider Agreement with the Historic Park City Alliance to Continue to Provide Business Promotion Activities Within the Main Street Business Improvement District in Which the City Collects a $243 Tax Levied on the Qualified Businesses Within the District and Redistributes the Total Collection to the Service Provider on an Annual Basis. Page 132

VI. OLD BUSINESS

1. 2016 Legislative Update - Week 5 Page 137

VII. NEW BUSINESS

1. Consideration of Amending Municipal Code of Park City Title 11, Chapter 13, Section 1 et seq as it pertains to the imposition of Water Impact Fees on outdoor dining areas. Page 138

(A) Public Hearing

(B) Action

2. Consideration to Approve the Level Three Special Event Permit for Thin Air Innovation Festival, Scheduled to be Held April 6-8, 2016, with a Road Closure on Lower Main Street, from 7th Street to 9th Street, on April 7-8, 2016 Page 143

(A) Public Hearing

(B) Action

3. Consideration of Ordinance No. 16-09, an Ordinance Approving a Zoning Map Amendment from Historic Residential (HR-1) District to Residential (R-1) District at 408/410/412 Deer Valley Loop Pursuant to Findings of Fact and Conclusions of Law in a Form Approved by the City Attorney Page 157

(A) Public Hearing

(B) Action

4. Consideration of Ordinance No. 16-10, an Ordinance Approving the Gateway Estates Replat - Second Amended Plat Amendment Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney Page 178

(A) Public Hearing

(B) Action

5. Consideration of Ordinance 16-11, an Ordinance Approving the Lodges at Deer Valley Phase One, First Amended Record of Survey Plat, Utah Expandable Condominium Project Located at 2900 Deer Valley Drive, Park City Utah, Based on the Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney Page 215

(A) Public Hearing

(B) Action

6. Consideration of Ordinance 16-12, an Ordinance Approving the 1043 and 1049 Park Avenue Plat Amendment, Located at 1043 and 1049 Park Avenue, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney Page 228

(A) Public Hearing

(B) Action

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. 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: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

The Park City 2030 Long Range Strategic Plan is the strategic framework for Park City Municipal Corporation and the community to ensure that the Community Vision to "Keep Park City, Park City" is protected and holds true in 2030. It provides an outline and description for all strategic planning at the City, which includes strategic approaches and an implementation strategy. It's comprised of the Community Vision, Council Goals, Desired Outcomes and Key Indicators and is the definitive resource that aligns all of these components while demonstrating to the community the various efforts underway to realize their vision. This plan was formally adopted by Council through resolution on August 30, 2012. At that time it was recommended by staff to update the Strategic Plan every four years—2016 is the fourth year.

Staff is not recommending a complete overhaul of the Strategic Plan, but rather is asking Council to review identified weaknesses and possible solutions to correct them. Staff is also asking Council to prioritize the Desired Outcomes from within Council's four goals over the next several Council meetings. The idea is to focus on each individual Goal and have substantive discussions without feeling rushed leading into the Council Retreat. The Retreat will then serve as a chance to summarize and review all the Desired Outcomes comparing them one with another.

The hierarchy of land use in Park City is based upon the State of Utah's land use legislation. The General Plan is Park City's guiding document for land use. It is a long range policy plan that will guide future Land Management Code (LMC) and zoning decisions. The LMC is the regulatory document that addresses specific zoning and land uses within respective zones. The General Plan is, by intent, general and specific regulation should be adopted into the LMC. The current General Plan was adopted in early 2014 – two years ago. As a best practice, every five years is a good target for reviewing and updating the General Plan document to keep it current. The moderate income housing element must be reviewed every two years.

Staff is asking Council if it sees other areas where the General Plan is challenged in the policy area to meet the City's land use development needs. Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years.

Respectfully:

Jed Briggs, Budget Operations Manager

City Council
Study Session Report

Subject:	**Strategic Planning Roadmap (4 of 4 Study Sessions)**
Author:	**Jed Briggs & Nate Rockwood**
Department:	**Budget, Debt & Grants**
Date:	**March 3, 2016**
Type of Item:	**Informational/Discussion**

Recommendation:
Staff recommends that Council discuss and review its current Strategic Plan looking for weaknesses and potential improvements, as well as identifying any needed coordination with or elaboration of the General Plan. Specifically staff is looking for input with regards to the prioritization and reporting on Council's Desired Outcomes. Also, staff is asking Council to review the Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture Biennial Strategic Plans as well as prioritize Desired Outcomes within the Goal. Council should also review the FIAR as presented by staff. This is the fourth of four study sessions which are a precursor to prepare for the Council Retreat.

Executive Summary:
The Park City 2030 Long Range Strategic Plan is the strategic framework for Park City Municipal Corporation and the community to ensure that the Community Vision to "Keep Park City, Park City" is protected and holds true in 2030. It provides an outline and description for all strategic planning at the City, which includes strategic approaches and an implementation strategy. It's comprised of the Community Vision, Council Goals, Desired Outcomes and Key Indicators and is the definitive resource that aligns all of these components while demonstrating to the community the various efforts underway to realize their vision. This plan was formally adopted by Council through resolution on August 30, 2012. At that time it was recommended by staff to update the Strategic Plan every four years—2016 is the fourth year. (Link pg. 33.)

Staff is not recommending a complete overhaul of the Strategic Plan, but rather is asking Council to review identified weaknesses and possible solutions to correct them. Staff is also asking Council to prioritize the Desired Outcomes from within Council's four goals over the next several Council meetings. The idea is to focus on each individual Goal and have substantive discussions without feeling rushed leading into the Council Retreat. The Retreat will then serve as a chance to summarize and review all the Desired Outcomes comparing them one with another.

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regulation should be adopted into the LMC. The current General Plan was adopted in early 2014 – two years ago. As a best practice, every five years is a good target for reviewing and updating the General Plan document to keep it current. The moderate income housing element must be reviewed every two years.

Staff is asking Council if it sees other areas where the General Plan is challenged in the policy area to meet the City's land use development needs. Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years.

An updated version of the FIAR has been attached to this report, and should be reviewed by Council.

The itinerary is as follows:

Feb. 4 – Overviewed the Strategic Planning Roadmap. Gave direction on key elements of Strategic Plan (Link).

Feb. 11 - Reviewed Preserving and Enhancing the Natural Environment & Responsive, Cutting-Edge & Effective Government Biennial Strategic Plans. Continued to talk about prioritizing 'Essential' services and Council Priorities (Link).

Feb. 25 – Reviewed World-Class, Multi-Seasonal Resort Destination Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal.

Mar. 3 - Review An Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture Biennial Strategic Plan as well as Prioritize Desired Outcomes within the Goal

Mar. 9-11 – Council Retreat: Review Prioritization of Desired Outcomes within all of Council's Goals

Acronyms:
LMC – Land Management Code
BFO – Budgeting for Outcomes
CC&Rs **-** Covenants, Conditions and Restrictions
HOA - Homeowners Association
MPD - Master Plan Development
CUP - Conditional Use Permit
UCA – Utah Code Annotated
NCS – National Citizen Survey

Background:

Overview of Park City's Strategic Planning

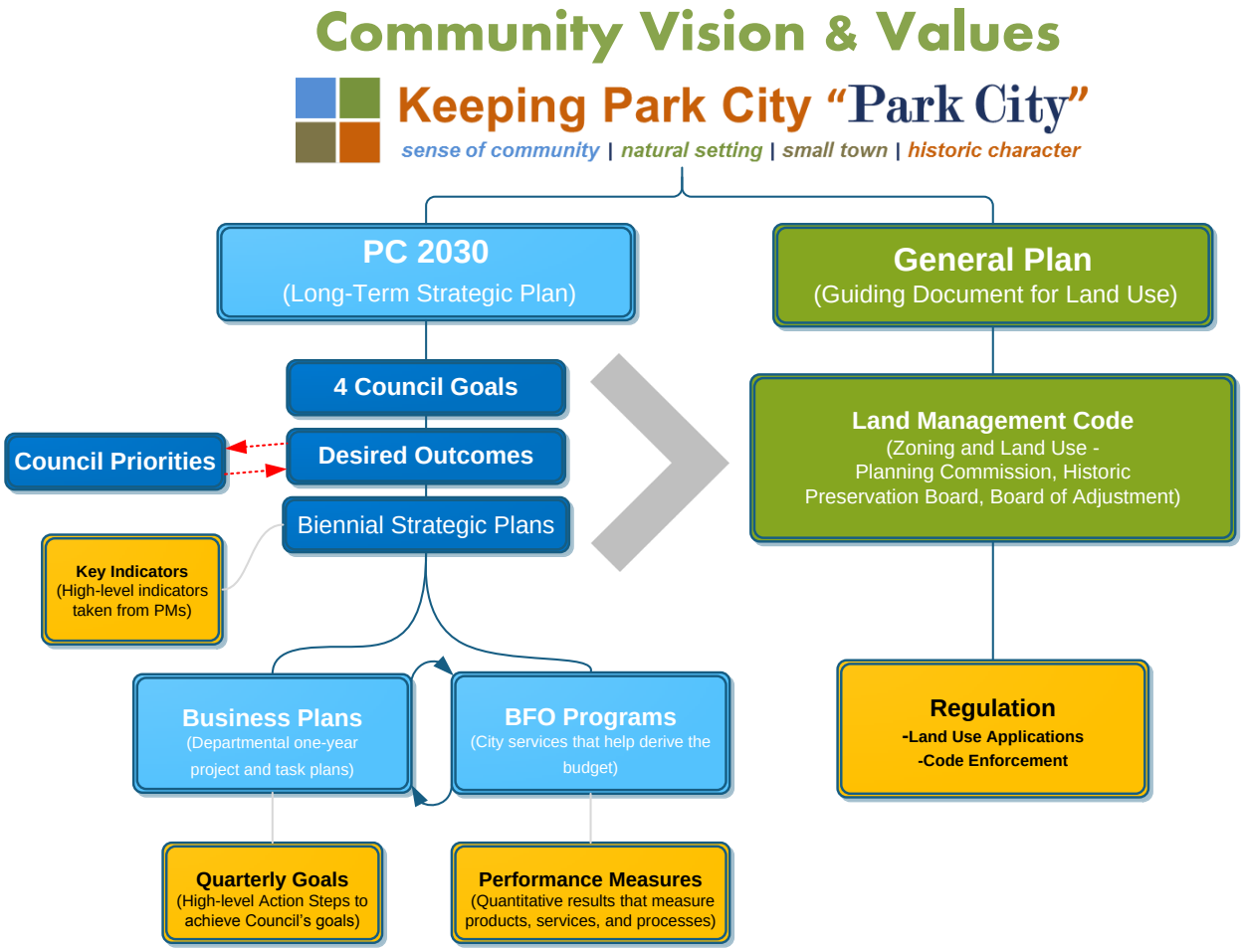
Park City's strategic planning efforts are summarized in the concept diagram below. The Community Vision (Keeping Park City "Park City") is the foundation of any long-range plan, is aspirational in nature and articulates the desired future state of the community in 2030. It is intended to inspire stakeholders to a common goal and to guide policy and resource allocation decisions. Used properly, it can outlast short-term philosophical shifts or priority changes to ensure the City's progress continues along a path consistent with its residents' shared values. By the same token, making the vision transparent and continuing to engage the community around it ensures the opportunity for it to evolve along with the residents. The Community Vision was created based on extensive feedback from residents who expressed their desire to maintain many of the current characteristics of the city they call home.

The Park City qualities identified through the visioning process reflect the core, or heart, of Park City. The elements that define "Park City" are Sense of Community, Natural Setting, Small Town, and Historic Character. These core qualities are enduring and if significantly altered would affect the essence of Park City.

In order to implement the Community Vision, there are two branches of strategic planning. The first is an organizational strategic planning effort which focuses on how Park City Municipal Corporation *operates* in order to achieve the Vision. This begins with Council's Goals and the Desired Outcomes of those Goals, which are detailed in Park City 2030. Then, each department or team creates strategies for achieving the Desired Outcomes and Action Steps within those strategies and documents these in a Business Plan. Finally, the programs and projects necessary for pursuing the strategies and action steps, along with their associated costs, are vetted in the Budgeting for Outcomes process and reported in the Budget Document.

The second branch of strategic planning is more external in nature and focuses more (although not exclusively) on the built environment and how the community will develop toward the Vision. This begins with the General Plan, which puts forth strategies and goals within the four Core Value areas. Ultimately, the land management code is derived from these strategies and goals, which details the City's zoning and development standards.

It is important to note that the General Plan and Park City 2030 are not conflicting documents or duplicative. They are both high level strategic documents that guide a particular areas and functions of the City's strategic thinking. Both documents will feed into the shorter term, specific strategies in Business Plans.

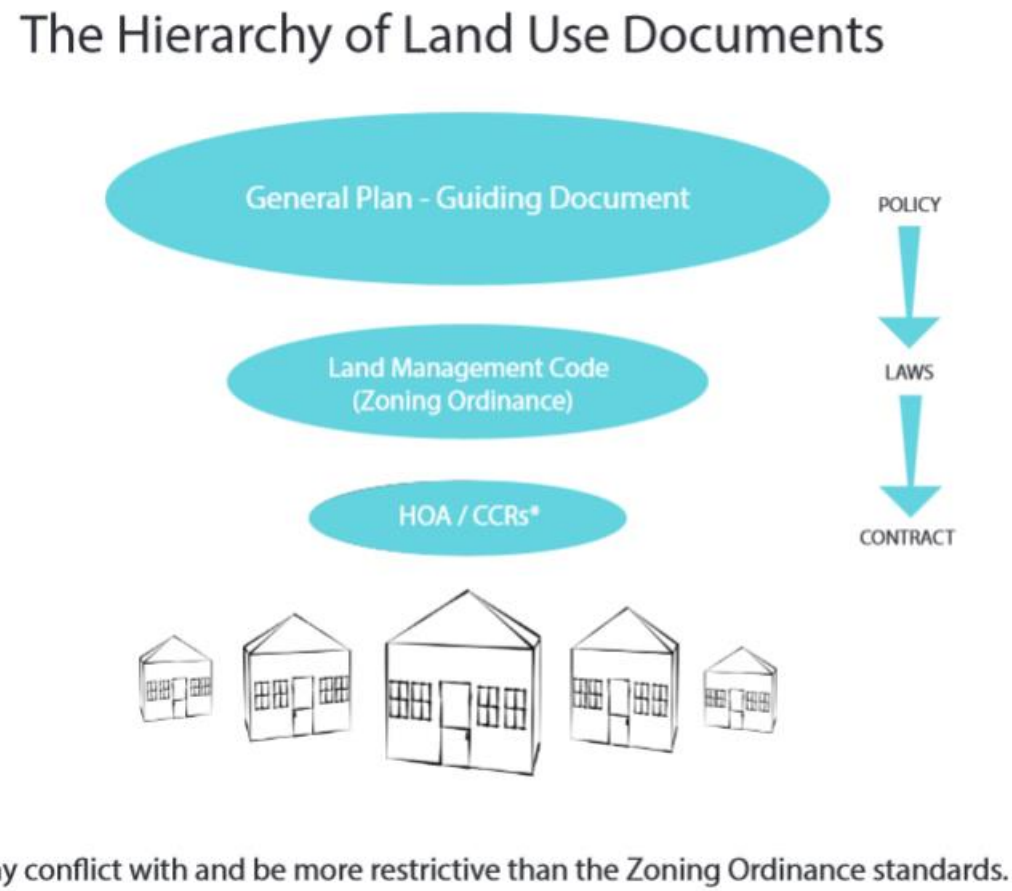


The hierarchy of land use in Park City is based upon the State of Utah's land use legislation. The General Plan is Park City's guiding document for land use. It is a long range policy plan that will guide future Land Management Code (LMC) and zoning decisions. The LMC is the regulatory document that addresses specific zoning and land uses within respective zones. The LMC and associated Zoning Map provide for specific uses within noted districts on the Zoning Map. Beyond these governmental tools for regulating land use are private Covenants, Conditions and Restrictions (CC&Rs) that are typically associated with Homeowners Associations (HOAs). These CC&Rs are enforced by their respective HOAs. It is important to note that Park City Municipal cannot enforce CC&Rs, as they are not municipal regulations. However, Utah Code allows cities to refuse to approve plats/subdivisions if CC&Rs prohibit solar and other energy devices based upon renewables:

10-9a-610. Restrictions for solar and other energy devices.

The land use authority may refuse to approve or renew any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.

Enforcement of the LMC is implemented through approvals or denials of land use applications such as a zoning change or plat amendment, Master Plan Development (MPD), Conditional Use Permit (CUP), etc. that are required prior to any new construction activity. If the construction has already occurred without required approval or executed inconsistently with the required approvals, code enforcement will take action including issuing notices to remedy, fines, and/or civil or criminal legal action.



Analysis:
Study Session #1 (Feb 4):
Staff kicked off the Strategic Planning discussions leading up to the Council Retreat on Feb. 4 (Link). In that Study Session Council staff asked Council to consider the following questions:

Council Goals
Council Question: Does Council want to rework or update Council's Goals?

Staff recommendation: Staff feels like the Council Goals, having been reviewed and adopted only three and half years ago, encompass Council's needs and desired future state of the City sufficiently.

Council Direction: Council wants to look at two goals: World-class, Multi-Seasonal Resort Destination and Responsive, Cutting-Edge & Effective Government. Specifically, on the first goal, Council would like to different versions of this goal that make it more community-oriented. For the second goal, Council would like to see more of an emphasis on an engaged citizenry.

In the coming weeks staff will present alternatives for these goals that Council can review.

Council's Desired Outcomes

Council Question: Does Council want to rework or update the Desired Outcomes?

Staff recommendation: Staff is asking Council to prioritize the Desired Outcomes during the Study Session meetings leading to the Council Retreat where Council could update, add, or take away from the Desired Outcomes.

Council Direction: Council is comfortable reviewing and changing the Desired Outcomes, if needed.

Council did prioritize the Desired Outcomes in a survey that hasn't been completely presented or reviewed by Council. The survey acts as a catalyst for discussion, but is not the final word on where the Desired Outcomes would be ranked against one another. In the coming weeks Council will be able to update or change the Desired Outcomes during the review of the Biennial Strategic Plans.

Council's Priorities

Council Question: Does Council want to merge the Council Priorities with the Council Desired Outcomes?

Staff recommendation: There are pros and cons to both: Having a small and succinct list of Council Priorities is nice for communication purposes. However, where the Desired Outcomes (the more comprehensive list) includes all of the Council Priorities it does make it seem somewhat redundant to have two lists.

Council Direction: Council feels comfortable merging the two lists, especially if the Desired Outcomes incorporated the Council Priorities. Council also discussed the possibility of separating which Desired Outcomes were Council's Priorities versus "core" or "essential" services of the City.

Staff will come with recommendations on what a merged list will look like as well as start identifying which Desired Outcomes are Council's Priorities and which are "essential" or "core" services.

Quarterly Goals Report
Council Question: Does Council want a Quarterly Goals Report presented to them for review that includes Action Steps linked to their Council Priorities/Outcomes?

Staff recommendation: Staff recommends a return to presenting this information in a Manager's Report format on a quarterly basis. The report could shift to update Council on the Desired Outcomes that Council is most concerned with.

Council Direction: Council feels that the current Council Priority updates via Staff Report and Manager's Reports are sufficient for them right now.

Staff will continue to present the Quarterly Goals Report with the Biennial Strategic Plan presentations (as they are part of the action items for each plan), but will not resume a quarterly update to Council.

Working with the Strategic Plan
Council Question: Does Council want to continue to use the Significant Impact Matrix? Are there other ways by which Council can keep in mind the Strategic Plan when making decisions?

Staff recommendation: Staff recommends keeping the Significant Impact Matrix, but wants to look for ways to make it more meaningful.

Council Direction: Council was mixed on whether to drop the Significant Impact Matrix. It was suggested that staff come up with alternative ideas that Council could review at a later date.

General Plan
Council Question: Does Council see other areas where the General Plan is challenged in the policy area to meet our land use development needs and should be updated?

Staff recommendation: Staff recommends keeping any updates to the General Plan restrained to critical issues and maintaining staff focus on updating the LMC for the next two years, with the exception of the affordable housing element which will be reviewed as required by state law.

Council Direction: Council is comfortable with the General Plan for now, but in the future wanted to see an emphasis around the Council Priorities. Council was comfortable focusing on the LMC for any changes.

Study Session #2 (Feb 11):
In the second study session Council reviewed Preserving and Enhancing the Natural Environment & Responsive, Cutting-Edge & Effective Government Biennial Strategic Plans.

Preserving & Enhancing the Natural Environment Proposed Changes:

1. Change the Desired Outcome “Economically and environmentally feasible soil disposal” to “Economically and environmentally feasible soil disposal for citizens and the municipality.”
2. Adding a WaterSmart Key Indicator.
3. Splitting the ‘Percent of citizens who walked or biked instead of driving at least once a month” between those who walked and those who biked.
4. Pull out of the Current Challenges section: “Open Space Acquisition Impacts on Housing Affordaiblity.”
5. In the Trends & Opportunities section add “Recycling Opportunities in Town.”
6. In the Staff Focus Areas section add “Acquire Open Space.”

Responsive, Cutting-Edge & Effective Government Proposed Changes:

1. In the Trends & Opportunities section add “Social Media & Multi-media Citizen Engagement.”

Study Session #3 (Feb 25):

In the third study session Council reviewed the World-Class, Multi-Seasonal Resort Destination Biennial Strategic Plan.

World-Class, Multi-Seasonal Resort Destination Proposed Changes:

1. Change the Desired Outcome “Unique and diverse businesses” to “Unique and diverse local businesses.”
2. Change the Desired Outcome “Multi-seasonal destination for recreational opportunities” to “Year-round offerings for recreational opportunities.”
3. For the Key Indicators that have National Citizen Survey (NCS) include “good” and “excellent” data—not the aggregate.
4. For Current Challenges section include “External use of trails & facilities” and “Tenant mix on Main St.”

Financial Impact Assessment Report

Attached is the 2016 Financial Impact Assessment Report (FIAR) (Attachment A). This report is organized to forecast revenues and operating, capital, and debt service expenses for the General Fund. The information contained in the report is intended to inform decision makers in the upcoming budget process by illustrating the potential impacts of current financial decisions on the financial health of the City in both the near and distant future. The figures presented in the FIAR help set the funding limits for both the operating and capital budget process as related to the general fund and general fund capital transfer.

The figures below incorporate expenses and revenues from the General Fund as well as the General Fund transfer to the CIP.

Operating expense projections are shown using the service level associated with the 2016 Budget as the base year. The table below shows the FY 2016 service level

projected over ten years using the 4.5% growth rate identified in the 2010 Service Level Assessment Committee (SLAC) update. The projected surpluses (or deficits) for each year are shown in the following graph.

Ten-year Financial Impact Forecast

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	**$34,420**	**$35,560**	**$35,967**	**$36,415**	**$37,224**	**$38,104**	**$39,385**	**$40,273**	**$41,118**	**$41,973**
Op. Expenses (Base)	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639
Inflationary Growth	$0	$924	$1,879	$2,866	$3,885	$4,938	$6,026	$7,150	$8,311	$9,511
Operating LOS Growth	$0	$383	$772	$1,166	$1,566	$1,972	$2,384	$2,803	$3,227	$3,657
CIP Expenses	$4,347	$4,138	$3,337	$3,180	$2,830	$2,880	$2,930	$2,980	$3,030	$3,080
Debt Service	$183	$179	$178	$181	$182	$0	$0	$0	$0	$0
Total Expenses	**$33,170**	**$34,264**	**$34,806**	**$36,032**	**$37,102**	**$38,430**	**$39,980**	**$41,572**	**$43,207**	**$44,888**
Rev/Exp	**$1,250**	**$1,296**	**$1,161**	**$383**	**$122**	**-$326**	**-$594**	**-$1,299**	**-$2,089**	**-$2,915**

**In Thousands (x1,000)*

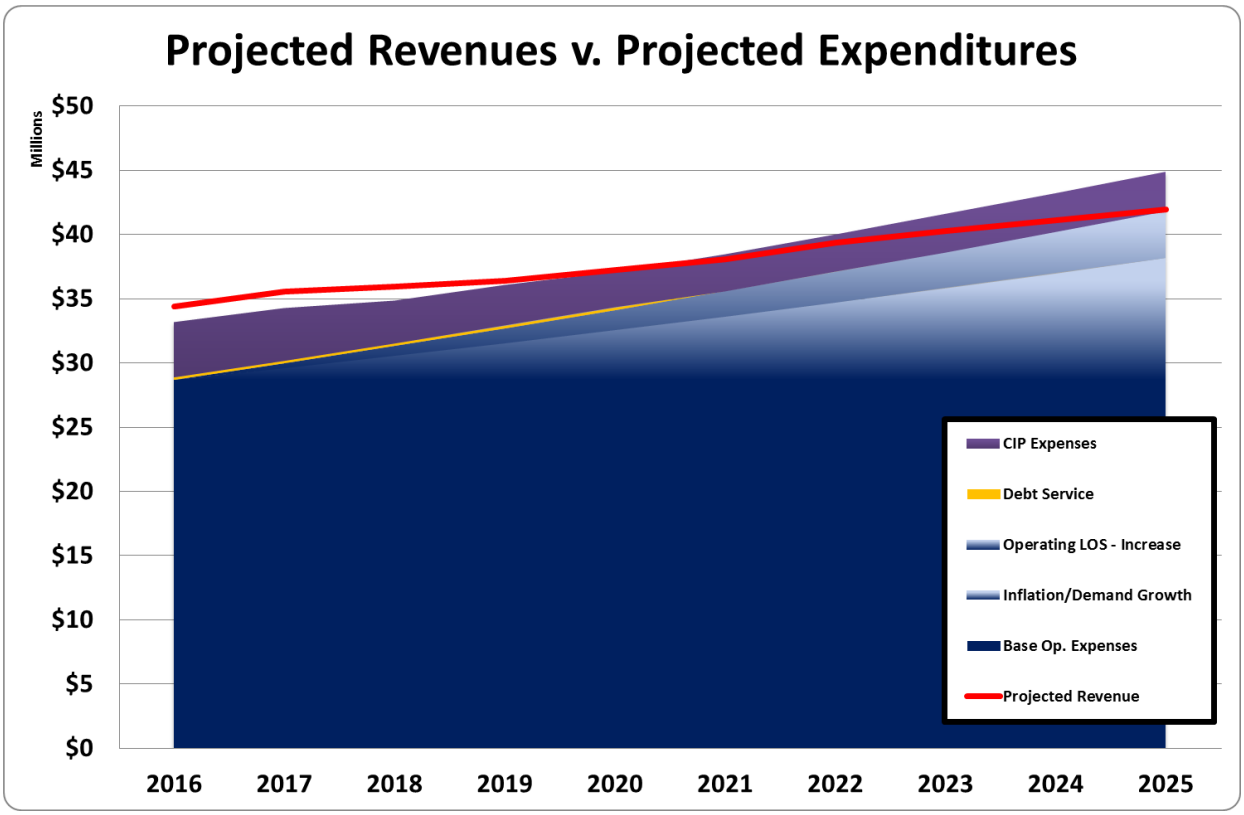
Aggregate Surplus/(Shortfall) Over Ten-Years (2016 to 2025)	**-$3,011,333**

Financial Impact Assessment Trends

The FIAR projections are based on long-range historical trends. As the economic environment of a resort economy ebbs and flows, the FIAR is intended to act as a long-range measure and reference for future financial decisions. As the City moves forward, revenue growth will be added and evaluated in the contexts of the historical trends and will help form an updated FIAR projection in 2017 which will guide the City in the second year of the biennium budget process.

While the short-term forecast shows anticipated surplus in fiscal years 2016 thru 2020, staff is currently anticipating significant inflationary growth increases in FY 2017, due to changes in the pay plan philosophy and employment market conditions. As part of the budget process staff will present a two-year balanced budget. It is anticipated that a one-time General Fund increase exceeding the typical 4.5% will be necessary in FY 2017.

Staff has prepared a formal presentation of the Financial Impact Assessment Report, which will be presented as part of the Council meeting.



Department Review:
Budget, Debt, & Grants Department, Community Development, Legal, and City Manager

Summary Recommendation:
Staff recommends that Council discuss and review its current Strategic Plan looking for weaknesses and potential improvements, as well identifying any needed coordination with or elaboration of the General Plan. Specifically staff is looking for direction with regards to the prioritization and reporting on Council's Desired Outcomes. Also, staff is asking council to review the Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture Biennial Strategic Plan as well as prioritize the Desired Outcomes within the Goal. Finally, Council should also review the FIAR as presented by staff.

Attachments:
A – An Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture Biennial Strategic Plan
B – Council's Desired Outcomes/Priorities Categorized and Ranked
C – FIAR Report

AN INCLUSIVE COMMUNITY THAT VALUES HISTORIC PRESERVATION, ECONOMIC DIVERSITY, AND THE ARTS & CULTURE.

Success of this Priority is defined as:

Park City is a community where residents can live, work and play. In order to maintain Park City's appeal, PCMC invests in those areas that ensure our continued success. Through our planning and economic development efforts, we balance the historic character and small town atmosphere with the varying needs of our residents and visitors. A mix of cultures, perspectives and lifestyles is welcomed and celebrated. There are diverse job opportunities that pay a living wage and enable full-time residents to live within a reasonable distance of their jobs. Part-time residents are welcomed, engaged and contribute to the community character. Preserving our unique history is vital to the longevity of the City's character and is at the forefront when key planning and economic development decisions are made. The impact of regional growth pressures have been managed and mitigated by Park City's ongoing collaboration with local and regional stakeholders. These cooperative efforts result in innovative economic strategies, preservation of the natural setting, and partnerships that lead to prosperity throughout the region.

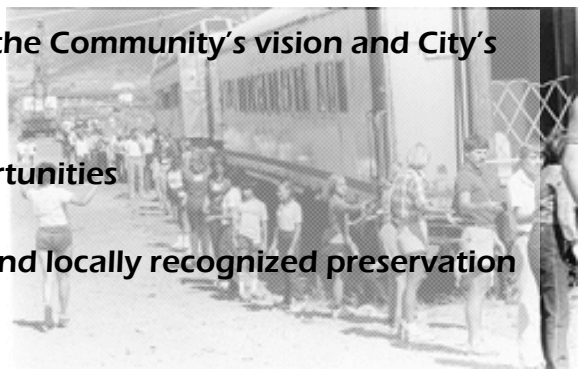
Desired Outcomes

The Community and the City Council have identified the following desired outcomes related to this priority:

- ~~Residents live and work locally~~
- Economically Diverse Resident Population
- Jobs paying a living wage
- Preserved and celebrated history; protected National Historic District
- Cluster development while preserving open space
- Part-time residents that invest and engage in the community
- Shared use of Main Street by locals and visitors
- Skilled, educated workforce
- Entire population utilizes community amenities
- Community gathering spaces and places
- Physically and socially connected neighborhoods
- Vibrant arts and culture offerings
- Diverse population (racially, socially, economically, geographically, etc.)
- Primarily locally owned businesses
- Safe & Protected Community

Key Strategies

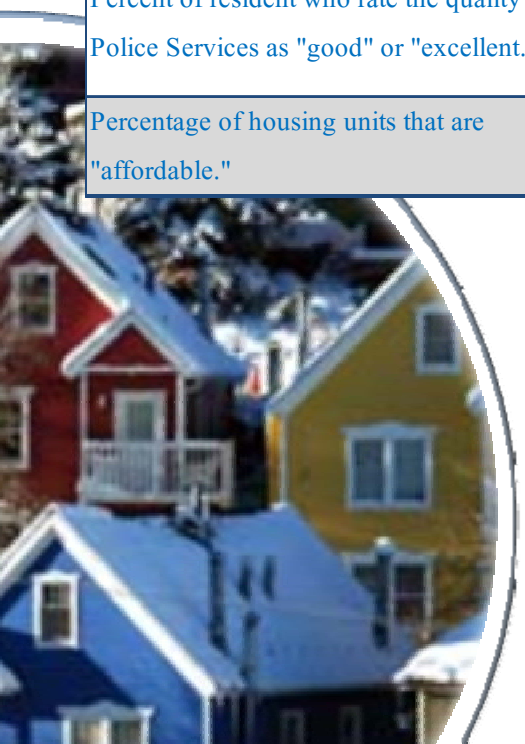
- Develop long range planning practices that achieve the Community's vision and City's Core Values
- Foster Affordable Housing and Senior Services
- Provide a Variety of High Quality Recreational Opportunities
- Retain & Attract Diversified Business Types
- Safeguard Historic Preservation through nationally and locally recognized preservation standards
- Emphasize & Expand Educational Aspect of Library



COMMUNITY OF DIVERSE ECONOMIC & CULTURAL OPP'S (CONT.)

Key Indicators

KEY INDICATOR	YEAR						ASSESSMENT	
	2011	2012	2013	2014	2015 Good	2015 Excellent	Benchmark	Trend
Annual percent conviction rate of misdemeanor charges.	90%	90%	90%	90%	90%		N/A	Neutral
Annual number of Building Permits.	903	989	1042	1350	1452		N/A	Positive
Percent of residents who rate the opportunities to attend or participate in community matters as "good" or "excellent."	84%	84%	84%	84%	44%	41%	Higher	Positive
Percent of residents who rate Quality of Economic Development Services as "good" or "excellent."	58%	58%	57%	57%	43%	19%	Similar	Positive
Number of Community Preparedness outreach items (print, radio, newspaper, web, presentations etc.).	N/A	22	33	41	44		N/A	Positive
Percent of construction projects "Substantially" completed within a construction season.	N/A	N/A	50%	40%	40%		N/A	Negative
Number of library visits per capita (annually).	16.05	14.60	14.21	7.95	12.13		Below	Positive
Annual number of planning applications.	282	332	424	452	420		N/A	Positive
Percent of resident who rate the quality of Police Services as "good" or "excellent.	81%	81%	77%	77%	45%	38%	Similar	Positive
Percentage of housing units that are "affordable."	6.5%	5.0%	5.1%	5.3%	5.1%		N/A	Neutral



The Key Indicators above provide a snapshot of how the community is doing on our goal of fostering an Inclusive Community of Diverse Economic and Cultural Opportunities. Indicators were taken from Department Performance Measures as well as the National Citizens' Survey, which is given every two years. Where information is available, the indicators are benchmarked against other communities and/or trended over time to highlight areas for improvement.

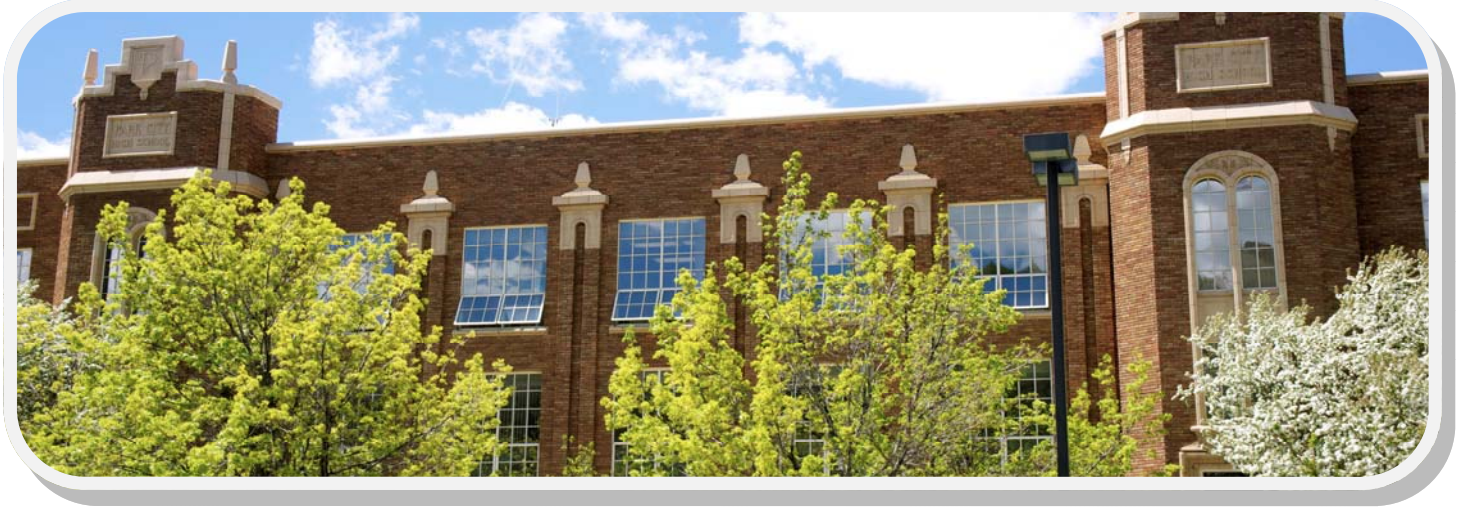
Biennial Plan for Community of Diverse Economic & Cultural Opp's

Recent Successes

- Dramatic Increase in Library Participation, Programs, and Outreach
- Library Digital Lab Model for the State
- Successful Completion of 21st Century Library
- The Library Placed on National Register of Historic Places
- Strategic use of McPolin Farm Events
- National Historic Preservation grant received to complete a historic walking tour mobile app.
- McPolin Barn Historic Preservation Plan
- Created Lieutenant position to for Special Events Improved Citizen Complaint Investigations
- Enhanced Victim Advocate Program with Full-time and Volunteer Staffing
- Financial Commitments to Affordable Housing
- Increased Protection for Historic Buildings
- New Community Development Director

Current Challenges

- Balance Between Tourism & Quality of Life for Local Residents
- Rapidly Changing Technology
- Local & Regional Growth Pressures
- Funding for Capital Projects
- Protection of Historic Fabric, Main Street Historic District Designation and Park City's Iconic McPolin Farm National Historic Designation
- Funding for Stabilization/Structural Upgrade of Historic Barn
- Staffing Needs due to McPolin Events
- Significant Increase in Planning Application and Building Permit Submittals
- Public Safety Staffing Pressures for Special Events (24/7 supervisory coverage)
- Meeting Workforce Housing Needs
- Impact of Regional Development
- Competing Regionally for Qualified Staff Members
- Affordable Commercial Development
- Growth Pressures and Gentrification
- Understanding of challenges for destination



Trends & Opportunities

- Aging Population
- Regional Collaborative Planning
- Technological Advancements in Library
- Libraries as Community Centers
- Rising Property Values
- Increased Demand for Technology
- Increased Technological Services, including New Programs & Apps
- Annexation Boundaries
- Public Private Partnerships
- 2nd Mortgage/Equity Sharing Programs
- Bonanza Park, Lower Park Avenue, & Prospector Square Area Plans
- Business Incubator
- University Partnerships
- Inclusion of Ski Era Architecture in Preservation Planning
- Latino Advocacy
- Complete Streets for Walkability & Biking

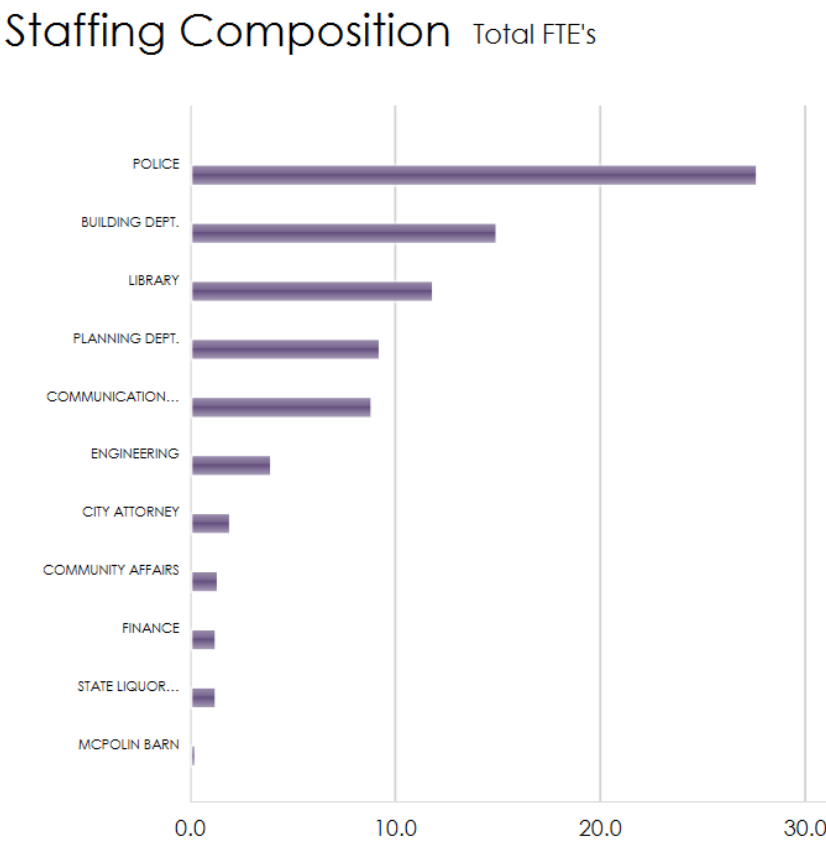
Action Plan for Community of Diverse Economic & Cultural Opp's

Staff Action Plan

- General Plan Implementation
- Land Management Code Updates
- Lower Park Redevelopment Area Plan, including Senior & Affordable Housing
- Identify Target Properties & Development for Direct Business Recruitment Plan
- Staffing Needs due to Increased Development Activity
- Intensive Level Survey of Main Street Historic District
- Completion of McPolin Complex Preservation Plan and Structural Analysis
- Staffing Plan for Post-Library Expansion
- Shared Equity Tool
- Continued partnership with Summit County to update Senior Survey and New Strategic Plan
- Short and Longer-Term Affordable Housing Implementation Plans
- Develop Strategy for School District & Recreation Requests
- Revision of Housing Resolution

Budget Plan FY17 & FY18

- Building: New Fire Line Item for Contract Services, Signs, PPE's, Equipment, Inspections, Investigations
- Planning: Staff increase
- Engineering: Vehicle for MS4 requirement
- Library: Community Engagement Staff
- Police: Additional staffing and supervision to meet increasing community demands
- Dispatch: Additional staffing to meet increasing community demands



Strategic Planning Roadmap

For more information on Park City Municipal's strategic planning processes follow this link:

http://www.parkcity.org/departments/budget-debt-grants/strategic-planning

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
CLUSTER DEVELOPMENT WHILE PRESERVING OPEN SPACE										
0001 Bonanza Park Redevelopment Area Plan	PLANNING DEPT.	Implementation of Form Based Code for BOPA as adopted by City Council	Delayed	1	Dept	07/01/2013	5/31/2015	High	Bruce Erickson (Planning Director)	Withdrawn by City Council
COMMUNITY GATHERING SPACES AND PLACES										
0004 Lower Park Redevelopment	PLANNING DEPT.	Draft of an area plan presented to City Council, approve goals, strategies and concepts, and ID preferred build-out	Delayed	1	Dept	12/01/2013	5/31/2015	Top	Bruce Erickson (Planning Director)	Withdrawn by Council
ENTIRE POPULATION UTILIZES COMMUNITY AMENITIES										
0461 Community Engagement Process Lower Park RDA	COMMUNITY AFFAIRS	a. ID community & council goalsb. Expert/ professional recommendations	Complete	3	Dept	09/01/2014	3/1/2015	Top	Phyllis Robinson (Community Affairs Manager)	Design Studio and engagment activities completed November 2015. RFP for design under development. Construction slated 2017
0003 Rocky Mountain Power System Upgrade	ENGINEERING	1) Approvals for new substation2) Replacement of overhead power lines3) Judge Station upgrade	Complete	3	Dept	01/01/2015	1/1/2016	High	Matt Cassel (City Engineer)	RMP has come to an agreement with Heber City. Expansion at Park City substation will not happen for 15 years. Upsizing of power lines was completed this summer of 2015.
EVERY CITY EMPLOYEE IS AN AMBASSADOR OF FIRST-CLASS SERVICE										
0052 Purchase necessary equipment and upgrade to digital where possible	EMERGENCY MANAGEMENT	All CCVS moved to the central network and analog cameras replaced with digital	On Track	2	Dept	06/01/2015	12/31/2017	High	H Daniels (Emergency Manager), S Robertson (IT Manager) & M Lennon (Building Maintenance Manager)	147 (89%) of our cameras are digital and another 17 need to be converted over the next several years as funding allows. Additional cameras are alos needed to improve coverage in some buildings.
PRESERVED AND CELEBRATED HISTORY; PROTECTED NATIONAL HISTORIC DISTRICT										
0006 Annual Historic Site Inventory update	PLANNING DEPT.	Updated Historic Site Inventory and individual property site forms adopted by the Historic Preservation Board	On Track	2	Dept	07/01/2013	12/30/2016	Top	Bruce Erickson (Planning Director)	The Planning Department will review the full HSI and reconcile Landmark / Significant structures based upon work completed during the year. Council Priority: Historic Sites Plan

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0007 Annual Historic Guidelines update	PLANNING DEPT.	Updated Historic Guidelines adopted by the Historic Preservation Board and daily utilization by Planning Staff	On Track	2	Dept	07/01/2013	12/30/2016	Top	Bruce Erickson (Planning Director)	A draft update will be produced and brought before the Historic Preservation Board - the nature of these updates will be dependent upon possible expansion of the HSI to include incentivising (not mandatory) ski-era buildings and mine structures. This work will commence upon completion of the HSI work being led by CRSA. Council Priority: Historic Sites Plan
0462 Preservation Plan and Structural Engineer Report	MCPOLIN BARN	Preservation Plan and Structural Engineer Report	Complete	3	Dept	08/01/2014	2/3/2016	High	Denise Carey	Council Priority: Historic Sites Plan. Structural Plan is complete, Preservation Plan is 90% complete. Staff has met with City Council on the Preservation Plan and will return to Council in Fall 2015 with survey results. Staff hopes to complete a breakdown of the dollar amounts for the minimum to stabilize the Barn and a bid for limited use i.e. tours in the bottom fo the barn. Staff continues to work with Planning Department's Historic Preservation Planner Anne Oliver of SWCA Environmental Consultants to discuss the final draft of the preservation plan and with Brett Goodman, BHB Engineers on the Structural Report and $$. Utilizing this plan, work efforts can be phased to explore and achieve desired goals. Further, the preservation plan will allow owners and stewards of the historic site to prioritize their work and responsibly plan for the future.
RESIDENTS LIVE AND WORK LOCALLY										
0448 City Housing Plan Implementation	COMMUNITY AFFAIRS	Implementing the goals of the city housing plan including developing funding options to foster homeownership opportunities in Park City.	On Track	2	Dept	Ongoing		Top	Rhoda Stauffer (Affordable Housing)	Deed Restriction template completed in January 2015. Resolution revisions still in process - reviewing additional research and studies by outside experts to present to Council in Spring of 2015. Mortgage program tool still in consideration as part of new program. Council Priority: Affordable, attainable, middle-income housing

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0465 Complete revisions to Deed Restriction template and Housing Resolution	COMMUNITY AFFAIRS	Complete revisions to Deed Restriction template and Housing Resolution by October	On Track	2	Dept	11/01/2014	6/30/2016	Top	Rhoda Stauffer (Affordable Housing)	Deed Restriction Template completed in January of 2015. Timeline for Resolution revisions amended to allow for hiring a consultant to conduct a thorough analysis and recommend complete overall of the current Housing Resolution as well as potential LMC changes and new housing policy. Presentation to CC scheduled for April of 2016.
SAFE COMMUNITY										
0037 Develop an online employee preparedness program	EMERGENCY MANAGEMENT	Develop an audio-visual program for employee preparedness review for all city staff.	Delayed	1	Dept	07/01/2013	4/1/2016	High	H Daniels (Emergency Manager)	Just need to tape video and distribute. Delayed by other projects.
0048 Develop a Continuity of Operations Plan (COOP)	EMERGENCY MANAGEMENT	Completed Plan	Delayed	1	Dept	12/01/2015	12/31/2016	High	H Daniels (Emergency Manager)	New Safety program has taken priority and this is also a complicated and long process project. An initial outline for proceeding is in process.
0106 Establish and continue education with Park City Community Anti-bullying Coalition	POLICE	Continue to meet with community coalition and set yearly agenda.	On Track	2	Dept	Ongoing		High	Wade Carpenter	May 2015 update: We work with the United Against Bullying Coalition (UABC) on several prevention grants and on their yearly projects related to anti-bullying and student leadership. We are currently evaluating speakers and curriculum for the upcoming 2015 UABC/Leaders 4 Life event. We plan to schedule it on a Friday & Saturday within the first two weeks of November. Oct 2015 update: The United Against Bullying Coalition/Leaders 4 Life event has been scheduled for Nov. 13th & 14th, 2015 with five (5) breakout sessions. Additionally, the Utah National Guard was recruited as a partner for this year's event.

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0109 Physical Fitness Requirements	POLICE	All officers meet year one requirements according to four year plan.	On Track	2	Dept	Ongoing		High	Department Administration	• 2011: We initiated our department physical fitness program in 2011 which requires our sworn staff to complete a POST PT test every 6 months and pass the final standards by the Fall of 2014. • 2012: We continued to encourage our employees to take advantage of the City Wellness program & to exercise during their work shift time & call load permitting to prepare for the biannual PT test. • 2013: In 2013 Officer Corey Allinson developed a Superior Fitness award program for those employees who wanted to achieve even a higher level of fitness. • 2014: Fall 2014 test only 2 employees failed to achieve all four of the PT standards and 4 employees achieved a Superior Fitness level.• 2015: Spring 2015 test only 3 employees failed to achieve all four of the PT standards and 4 employees achieved the much more difficult Superior Fitness level.• 2015: Fall test is scheduled for October 29th after this posting.
0112 Evaluate traffic enforcement efforts to improve walkability and bike-ability of community.	POLICE	Report on effectiveness of traffic enforcement, education and engineering to promote safer roads for pedestrians, bikes and motorists.	On Track	2	Dept	Ongoing		High	Phil Kirk & Sgt. Randall	• May 2015 update: Phil works with the traffic sergeant, currently Jay Randall, on a monthly basis to evaluate our traffic enforcement efforts. Phil posts the updated location of the department's speed enforcement trailers on Facebook and sends the speed data collected from the trailers to the City Engineer.• Oct. 2015 update: Sgt. Randall now represents the police department on the Neighborhood Traffic Management Program (NTMP). Captain Kirk represented the department during the October traffic meetings on Sundance Film Festival and ski resort peak days traffic plans.

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0300 Develop a citywide Safety program that is consistent throughout all departments and develops a culture of Safety for all employees	EMERGENCY MANAGEMENT	Utah Occupational Safety and Health (UOSH) Compliance	On Track	2	Dept	12/01/2014	6/1/2016	High	H Daniels (Emergency Manager), D Foster (City Manager), M Dias (Assistant City Manager) & Management Team	Program in its second year of organization and implementation. Probably will take an additional two years to be completely established and functional. Policy and education components complete and moving on wiht Manual in 2016 plus incident reviews and long-term plans.
0423 Construction Site Mititgation	BUILDING DEPT.	Mitigate construction impacts on Main Street	On Track	2	Dept	07/01/2014	1/1/2020	High	Chad Root (Chief Building Official)	Ongoing with new CMP's done by code enforcementThis deadline is ongoing
0424 Business License Investigation	BUILDING DEPT.	Address businesses that do not have valid business licenses/nightly rental licenses	On Track	2	Dept	01/01/2015	1/1/2020	High	Chad Root (Chief Building Official)	New Business License InspectorThis deadline is ongoing
0425 Meet Increased Inspection Demands for Large Scale Projects	BUILDING DEPT.	provide building inspections within a 72 hrs from initial request	On Track	2	Dept	01/01/2015	1/1/2020	High	Chad Root (Chief Building Official)	98% completed within 24 hoursThis deadline is ongoing
0439 Update Engineering Standards	ENGINEERING	Update of Engineering Standards and Specification and creation of standard front end construction documents	On Track	2	Dept	12/15/2016		High	Matt Cassel (Engineering Manager)	
SHARED USE OF MAIN STREET BY LOCALS AND VISITORS										
0009 Intensive Level Survey of Main Street Historic District	PLANNING DEPT.	An intensive level survey of each historically designated site to identify important characteristics for preservation (CRSA)	Complete	3	Dept	07/01/2014	4/30/2015	Top	Bruce Erickson (Planning Director)	CRSA was awarded an intensive level survey contract for Main Street - it is scheduled to be concluded by early 2015. Results may require an update to the Historic Site Inventory. The contract was awarded to CRSA in May.Council Priority: Historic Sites Plan
0440 Main Street Enhancements	COMMUNITY AFFAIRS	Completion of infrastructure and sidewalk renovation.	On Track	2	Dept	Ongoing		High	Craig Sanchez (Golf Manager / Community Engagement Liaison)	

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
UNIQUE AND DIVERSE BUSINESSES										
0186 Develop Business Retention and Attraction Plan	ECONOMY	Adopted Business Retention and Attraction Plan	Delayed	1	Dept	Ongoing		High	Jon Weidenhamer (Economic Development Manager) & Jason Glidden (ED Program Mgr)	A draft plan was reviewed by Council in December 2014. The ED task force was delayed until a new Council liaison was appointed during visioning. A work session update on the ED work plan should be anticipated by July 1, 2014. Council will review priorities and discuss next steps.
VIBRANT ARTS AND CULTURE OFFERINGS										
0477 Develop a plan in coordination with PCMC for oversight of library community rooms	LIBRARY	Policies and procedures, including staffing assignments, for handling reservations in the new facility	Complete	3		10/01/2015		High	Adriane Herrick Juarez-Director, Library Leadership Team	Angela received a software training. Adriane met with Jonathan Weidenhamer & Jason Glidden to begin policy discussion. Adriane submitted models for development via email. Community Engagement Librarian started July 6. Policies approved by Council on June 11. Room reservations taken over by Becca Lael, new Community Engagement Librarian, in September 2015.
0482 Promote the library's technology enhancements	LIBRARY	A marketing and awareness campaign that lets the public know what is available at the library for their use.	Complete	3		10/01/2016		High	Library Leadership Team	Adriane, Jessie, and Katrina did KPCW radio interviews. Librarians developed a blog. Staff was trained on technology and the resources promoted word-of-mouth in the community. Bookmarks, flyers, and newsletter items were created and disseminated. Social media and website promotion were implemented. Promoted within library community at: Utah State Public Library Directors Retreat, Best Small Library Application, Public Library Association. Promoted with marketing campaigns and classes.

February 1, 2016

Action Step	Dept.	Deliverable/ Description	Status		Type	Original Deadline	Revised Deadline	Priority	Responsible Party	Comments/ Update
0492 Develop library marketing for programs and services	LIBRARY	Publicity & outreach that educates the public about the new and ongoing offerings at the library and what we have for many segments of the community.	Complete	3		12/01/2015		High	Library Leadership Team and Becca Lael - Community Engagement Librarian	Marketing consultant brought on board September 2014. Responsible parties worked together to develop branding ideas and a 'template' program to solidify brand and messaging. In July 2015, this responsibility fell to the new Community Engagement Librarian. For Fall 2015, we implemented a marketing strategy for seasonal library programs. In Fall 2015, social media platforms (Facebook and Twitter) received consistent messaging. In Fall 2015, implemented a seasonal press marketing plan. Paid, targeted marketing is scheduled for January's issue of the Senior Blue Book. This goal was been met by putting a marketing plan in place that will now be ongoing.

An Inclusive Community that Values Historic Preservation, Economic Diversity, and the Arts & Culture

1. Residents live and work locally

Council Priority: Middle Income, Attainable & Affordable Housing

BFO Programs	Departments	Budget
Affordable Housing	COMMUNITY AFFAIRS	$139,814
Business Licenses	FINANCE	$105,465

CIP Project	Budget
CP0309 Multi-Generational Housing	350,000
CP0350 1450-60 Park Avenue	2,261,750
CP0357 Private Land Acquisition #1	250,000
CP0358 Private Land Development #1	2,884,000
CP0361 Land Acquisition/Banking Program	4,000,000
CP0362 Neighborhood Preservation Program	1,750,000

Action Steps/Deliverables	Deliverable/ Description
0448 City Housing Plan Implementation	Implementing the goals of the city housing plan including developing funding options to foster homeownership opportunities in Park City.
0465 Complete revisions to Deed Restriction template and Housing Resolution	Complete revisions to Deed Restriction template and Housing Resolution by October

2. Physically and socially connected neighborhoods

Council Priority: Lower Park Avenue Redevelopment Plan

BFO Programs	Departments	Budget
Inspections	BUILDING & ENGINEERING	$1,013,340
Fire Safety	BUILDING	$344,043
Long Range Planning	PLANNING	$231,406
Plan/Application Review	BUILDING, PLANNING & ENGINEERING	$661,292
Permitting / Current Planning	PLANNING	$139,490
Code Amendments	PLANNING	$84,010

BFO Programs	Departments	Budget
Planning Customer Service	PLANNING	$178,269
Special Planning Projects - Inter-Dept	PLANNING	$82,512

3. **Diverse population (racially, socially, economically, geographically, etc.)**

BFO Programs	Departments	Budget
Technical Services	LIBRARY	$281,894
Youth & Spanish Services	LIBRARY	$188,446
Senior Services	COMMUNITY AFFAIRS	$33,923
Leadership Park City	INTERGOVERNMENTAL & ENVIRONMENT	$91,680

4. Cluster development while preserving open space

Council Priority: Open Space Acquisition

Action Step/Deliverable	Deliverable/ Description
0001 Bonanza Park Redevelopment Area Plan	Implementation of Form Based Code for BOPA as adopted by City Council

5. Preserved and celebrated history; protected National Historic District

Council Priority: Historic Preservation: Main St preservation plan & keep national historic site designations

BFO Programs	Departments	Budget
Code Enforcement	BUILDING	$233,019
Special Service Contracts	BUDGET, DEBT & GRANTS	$515,000
Graffiti Removal	STREET MAINTENANCE	$20,240
Historic District Design Review	PLANNING	$215,503
Historical Incentive Grant	PLANNING	$207,136
McPolin Farm	MCPOLIN BARN	$36,493

Action Steps/Deliverables	Deliverable/ Description
0435 Historic Archaeological Research and Analysis	Report to understand the deteriorating structures on the City's Mining Sites located on ski resort properties and other
0444 Spriggs Barn	Determine the final use for the Spriggs Barn and create a plan for preservation.
0462 Preservation Plan and Structural Engineer Report	Preservation Plan and Structural Engineer Report
0559 McPolin Barn Structual Upgrade	Structural Upgrade for the McPolin Barn and silos
0560 Request Proposals for Construction Mgr for McPolin Barn Upgrade	Construction Manager-at-Risk (CM) will be contracted to provide pre-construction services during Design including Design Development and Construction documents.
0006 Annual Historic Site Inventory update	Updated Historic Site Inventory and individual property site forms adopted by the Historic Preservation Board
0007 Annual Historic Guidelines update	Updated Historic Guidelines adopted by the Historic Preservation Board and daily utilization by Planning Staff

6. Safe Community

BFO Programs	Departments	Budget
State Liquor Enforcement	POLICE	$62,330
Emergency Management	EMERGENCY MANAGEMENT & POLICE	$424,774
Dispatch	POLICE	$787,308
Patrol Operations	POLICE	$1,904,897
Traffic Enforcement	POLICE	$912,849
Community Support	POLICE	$549,020
Youth Services Officer	POLICE	$186,209
DARE/Drug Education	POLICE	$27,316

Action Step/Deliverable	Deliverable/ Description
0048 Develop a Continuity of Operations Plan (COOP)	Completed Plan
0106 Establish and continue education with Park City Community Anti-bullying Coalition	Continue to meet with community coalition and set yearly agenda.
0109 Physical Fitness Requirements	All officers meet year one requirements according to four year plan.

0112 Evaluate traffic enforcement efforts to improve walkability and bike-ability of community.	Report on effectiveness of traffic enforcement, education and engineering to promote safer roads for pedestrians, bikes and motorists.
0300 Develop a citywide Safety program that is consistent throughout all departments and develops a culture of Safety for all employees	Utah Occupational Safety and Health (UOSH) Compliance
0423 Construction Site Mitigation	Mitigate construction impacts on Main Street
0424 Business License Investigation	Address businesses that do not have valid business licenses/nightly rental licenses
0425 Meet Increased Inspection Demands for Large Scale Projects	provide building inspections within a 72 hrs from initial request
0427 Permitting Software	Provide a recommendation on building permitting software
0439 Update Engineering Standards	Update of Engineering Standards and Specification and creation of standard front end construction documents
0513 Identify a Defensible Space Policy	Coordinate with Emergency Management, PD, PC Fire and the Wildland Urban Interface Code to draft an ordinance and standards to provide defensible space
0515 Adopt a New Public Safety Ordinance	Work with Emergency Management, PD, Special Events and other departments to draft an ordinance that addresses public safety concerns (the number of crowd control personnel required at large gatherings, prohibiting drones, etc)

7. Community gathering spaces and places

Council Priority: Lower Park Avenue Redevelopment Plan

BFO Programs	Departments	Budget
Circulation Services	LIBRARY	$297,195
Abatement Fund	BUILDING	$48,688
Community Engagement	LIBRARY	$111,283

CIP Project	Budget
CP0323 Dog Park Improvements	5,000
CP0348 McPolin Barn Seismic Upgrade	800,000

Action Step/Deliverable	Deliverable/ Description
0004 Lower Park Redevelopment	Draft of an area plan presented to City Council, approve goals, strategies and concepts, and ID preferred build-out

8. Vibrant arts and culture offerings

BFO Programs	Departments	Budget
Adult Services	LIBRARY	$249,339

CIP Project	Budget
CP0089 Public Art	100,000

Action Steps/Deliverables	Deliverable/ Description
0477 Develop a plan in coordination with PCMC for oversight of library community rooms	Policies and procedures, including staffing assignments, for handling reservations in the new facility
0482 Promote the library's technology enhancements	A marketing and awareness campaign that lets the public know what is available at the library for their use.
0492 Develop library marketing for programs and services	Publicity & outreach that educates the public about the new and ongoing offerings at the library and what we have for many segments of the community.
0551 Make Recommendations to Council for Updates to Library Room Policies	A staff report recommendation.
0552 Streamline Statistics Gathering Processes	Spreadsheet for Streamlined Data Collection
0553 Implement a Library Weather Station	Weather Station Installed at Library
0555 Develop Library marketing program for teens	PC Caps Recommendation Report from Involved Students

9. Skilled, educated workforce

BFO Programs	Departments	Budget
Reciprocal Borrowing	LIBRARY	$16,592

Action Step/Deliverable	Deliverable/ Description
0514 Train Building Inspectors on Fire Code/Inspections	We currently have one Deputy Fire Marshall who conducts the majority of year round inspections and issues fire permits. Cross training will ensure coverage and maintain the level of service with increasing events and workload.

10. Primarily locally owned businesses

11. Shared use of Main Street by locals and visitors

CIP Project	Budget
CP0003 Old Town Stairs	150,000

Action Steps/Deliverables	Deliverable/ Description
0440 Main Street Enhancements	Completion of infrastructure and sidewalk renovation.
0009 Intensive Level Survey of Main Street Historic District	An intensive level survey of each historically designated site to identify important characteristics for preservation (CRSA)

12. Jobs paying a living wage

BFO Programs	Departments	Budget
Economic Development Grant	ECONOMY	$50,000

13. Entire population utilizes community amenities

BFO Programs	Departments	Budget
Prosecution	LEGAL	$201,591

CIP Project	Budget
CP0019 Library Development & Donations	6,767

Action Steps/Deliverables	Deliverable/ Description
0003 Rocky Mountain Power System Upgrade	1) Approvals for new substation 2) Replacement of overhead power lines 3) Judge Station upgrade
0461 Community Engagement Process Lower Park RDA	a. ID community & council goals b. Expert/ professional recommendations

14. Part-time residents that invest and engage in the community

Council Priority: Increase citizen involvement through outreach /gov't holistic decision making

Essential Desired Outcomes

These protect the life safety of the community or are mandated:

- **Water Quality**
  - Maintain High Quality & Sustainable Water Resources (7)
  - Provide Safe, Reliable, and High Quality Drinking Water (34)
- **Safe Community**
  - Safe & Protected Community (16)
- **Good Governance**
  - Well-maintained assets and infrastructure (12)
  - Fiscally and legally sound (19)
- **Environmental Health**
  - Manage & Improve Storm Water Systems to Protect Stream and Groundwater Quality (34)

Critical Desired Outcomes / Priorities

If we don't get these right, could have a significant negative impact on our community:

- **Effective Transportation**
  - Seamless regional & local network of multimodal transportation options (1)/Transportation: Congestion reduction; local & regional plans
- **Environmental Health**
  - A Net Zero Carbon Government by 2022 and City by 2032 (3)/Energy: Community wide renewable energy policy & action plan
- **Social Equity**
  - Economically Diverse Resident Population (5)/Housing: Middle Income, Attainable & Affordable Housing

Top Desired Outcomes / Priorities

City Council would like to see significant progress on these:

- **Smart Land Use & Development**
  - Community gathering spaces and places (8)/Lower Park Avenue Redevelopment Plan
  - Preserved and celebrated history; protected National Historic District (10)/Historic Preservation: Main St preservation plan & keep national historic site designations
  - Physically and socially connected neighborhoods (14)/Lower Park Avenue Redevelopment Plan
- **Civic Engagement**
  - Engaged and informed citizenry (16)/Increase citizen involvement through outreach /gov't holistic decision making

High Desired Outcomes / Priorities

City Council would like to see progress on these:

- **Smart Land Use & Development**
  - Cluster development while preserving open space (2) ⬆ /Open Space Acquisition
  - Abundant preserved and publicly accessible open space (10) ⬆ /Open Space Acquisition
- **Good Governance**
  - Strong working relationships with other regional governments (8) ⬆ /Regional Collaboration
- **Environmental Health**
  - Enhanced conservation efforts for new and rehabilitated buildings (20)/Energy: Increase Green Building Standards
  - Economically and environmentally feasible soil disposal (31)/Plan for Safe Clean Soils
- **Water Quality**
  - Optimize Resource Conservation & Energy Efficiency (22)/Water Conservation

Focus Area Desired Outcomes (31-40)

While these are important, City Council feels comfortable with their current level of service:

- **Social Equity**
  - Diverse population (racially, socially, economically, geographically, etc.) (12) ⬆
  - Jobs paying a living wage (16) ⬆
  - Skilled, educated workforce (34)
- **World-class Amenities**
  - Balance between tourism and local quality of life (6) ⬆
  - Accessible and world-class recreational facilities, parks and programs (14) ⬆
  - Internationally recognized & respected brand (28)
- **Smart Land Use & Development**
  - Entire population utilizes community amenities (32)
- **Economy Vitality**
  - Unique and diverse local businesses (20)
  - Year-round offerings for recreational opportunities (24)
  - Primarily locally owned businesses (24)
  - Shared use of Main Street by locals and visitors (32)
  - Varied and extensive event offerings (38)
- **Good Governance**
  - Streamlined and flexible operating processes (22)
  - Engaged, capable workforce (24)
  - Every City employee is an ambassador of first-class service (37)
- **Civic Engagement**
  - Ease of access to desired information for citizens and visitors (30)
  - Part-time residents that invest and engage in the community (39)

PARK CITY
1884

February 2016

A 10-Year Projection of
Park City's Financial Condition

Financial Impact Assessment Report

Prepared For :
Park City Mayor and City Council

Prepared By :
Budget, Debt, & Gra **nt**

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General Fund Revenue Type	FY 2013	FY 2014	FY 2015	FY 2016 Budget	FY 2016 Projection	% +/- FY16 Proj. over FY 15
Sales Tax	$ 9,749,200	$ 10,103,580	$ 11,010,763	$ 11,734,936	$ 12,111,839	10%
Property Taxes	$ 10,023,934	$ 9,279,024	$ 9,840,209	$ 10,464,000	$ 10,434,839	6%
Franchise Tax	$ 3,037,408	$ 3,158,716	$ 3,061,207	$ 3,572,000	$ 3,143,709	3%
Planning Building & Engineering Fees	$ 1,019,748	$ 2,154,168	$ 2,578,017	$ 2,631,000	$ 2,278,017	-12%
Recreation	$ 1,495,801	$ 1,605,530	$ 1,710,968	$ 1,942,000	$ 1,998,741	17%
Ice Revenue	$ 661,737	$ 810,830	$ 813,134	$ 837,500	$ 775,000	-5%
Licenses	$ 391,550	$ 422,747	$ 412,605	$ 503,523	$ 503,523	22%
Intergovernmental	$ 330,408	$ 138,853	$ 110,775	$ 142,718	$ 142,718	29%
Court Fees	$ 75,927	$ 86,364	$ 99,640	$ 74,000	$ 91,187	-8%
Fees/Other	$ 441,349	$ 477,852	$ 315,041	$ 621,000	$ 523,054	66%
Interfund Transfers	$ 1,415,722	$ 1,346,991	$ 2,166,356	$ 2,253,011	$ 2,253,011	4%
Total	**$ 28,642,784**	**$ 29,584,656**	**$ 32,118,715**	**$ 34,775,688**	**$ 34,255,638**	**6.7%**

Figure ES-1: Park City General Fund Revenues by Type

The following narrative and analysis details the most recent projections of both the short and long-range financial outlook for Park City Municipal Corporation. The analysis is intended to inform City Council in the upcoming budget process by illustrating the potential impacts of potential financial decisions on the financial health of the City in both the near and distant future. The details of projections, assumptions, methodologies, etc., are contained in the body of the report and appendices. This summary reviews key findings and the most pertinent details for budget decisions.

Current Economic Conditions

While the effects of the most recent recession have had a significant impact on Park City, the recovery in the local economy has outpaced the gradual and somewhat up and down recovery experienced on the national level. This relatively quick recovery and the addition of new large lodging developments paired with the budget reductions instituted in FY 2009 and FY 2010, resulted in an operating budget surplus during the 2015 fiscal year, as it did in FY 2013 and FY 2014. In addition to the return of strong recreation activity over the last four years, the City has experienced a recent growth in building activity in FY 2014 and FY 2015. These factors have all contributed to a recalibration of projected revenues and a very strong revenue outlook for Park City.

While Summit County and the State of Utah have experienced a very healthy economy over the past year, the nation's economy continues to shows many signs of a slow continued recovery. The Index of Leading Economic Indicators, produced by the Conference Board, has been increasing steadily over the last three years. January's findings continued to show positive trends projected for the next 6 to 12 months. Current indicators, such as Gross Domestic Product, Consumer Confidence Index, and the stock market have shown positive trends over the last several years. GDP has shown consistent growth since quarter 2 of 2009.

The DestiMetrics Program (formerly MTRiP) is reporting positive data trends in the Travel Price Index, enplanement data, and occupancy. Projected occupancy rates are up an average 6% over last year levels. Projected Average Daily Rates (ADR) are up an average 12% over last year and projected revenue per available room (REVPAR) is up 6.5% as well. These are all positive long range trend which indicating continued growth in the region. With this year's positive snow season, the City has experienced a strong winter season with Decembers sales returns up 7.4% over last year. Strong first and second quarter sales trends are above the five-year average and will likely keep the City on track to meet budgeted revenue amounts in FY 2016. Year-to-date sales tax figures thru December are up 9.8% compared to this time last year.

In addition, the amount visitors are spending outside of lodging has been increasing as well. The average visitor spent 7% more in FY 2011 than in FY 2010 and 8.5% more in FY 2012 than in FY 2011. All this adds up to strong sales tax in Park City, which, coupled with strong building activity and continued consistency in property tax, leads to positive revenue news for the City for the foreseeable future.

Short Range Surplus

Stable revenue projections for the current fiscal year along with a moderately increased budget mean significant surpluses are expected over the next several years. With the additional property and sales tax revenue in FY 2016, revenues are expected to be sufficient to cover operating costs, debt service payments, and allow the City to meet many of the City's anticipated budget challenges, including the Council recommended adjustments to the Pay Plan philosophy. It is expected that revenues in FY 2017 will come in at similar levels.

While these surpluses continue to paint a positive picture for Park City, particularly given the deficits the City has faced during the budgets of 2009 and 2010, it should not be relied upon in perpetuity. Much of the revenue growth is due to dramatic growth in the sales tax revenue. While staff does not expect a decline in sales revenue in the near future, it is not anticipated that growth can maintain the 10% year-over-year growth levels seen over the last two years. Staff continues to recommend that surpluses be used primarily for one-time allocations, such capital improvement projects.

Long Range Outlook

Although the recovery in sales tax revenue and the return of building growth to the property tax "new growth" equation significantly delays the timeline, as has been illustrated in all prior FIAR's, long-term projections continue to show deficits in future years. Currently deficits are projected starting in FY 2021 and continue in perpetuity. While FY 2021 may seem several years off, in terms of revenue and expenditure forecasting it is

important to continue to discuss the underlying cause of the projected deficits.

There are two key underlying factors for these future projected deficits. The first is discretionary growth in operating expenses (referred to as "operating level of service increase" in the projections). This is the anticipated increase in expenditures related to enhanced levels of service which future Councils are likely to consider. It is based on the prior experience of the City as reported in the 2010 SLAC analysis. However, it is certainly arguable whether Council will continue to direct staff to enhance levels of service at the pace of the last 10 years.

However, it is almost indisputable that over any span of 10 years, Council will need to enhance services to some degree, which will lead to increased overall expense. These increases are increasingly likely in the face of the anticipated capital infrastructure improvements necessary to keep up with development growth in the next five to ten years. The projections show that *any* amount of new expense for enhanced services will magnify deficits over the long run.

The second underlying factor which is the systemic driving force behind the less than favorable long-range projections and will be the most difficult to overcome is effect which the Truth in Taxation process

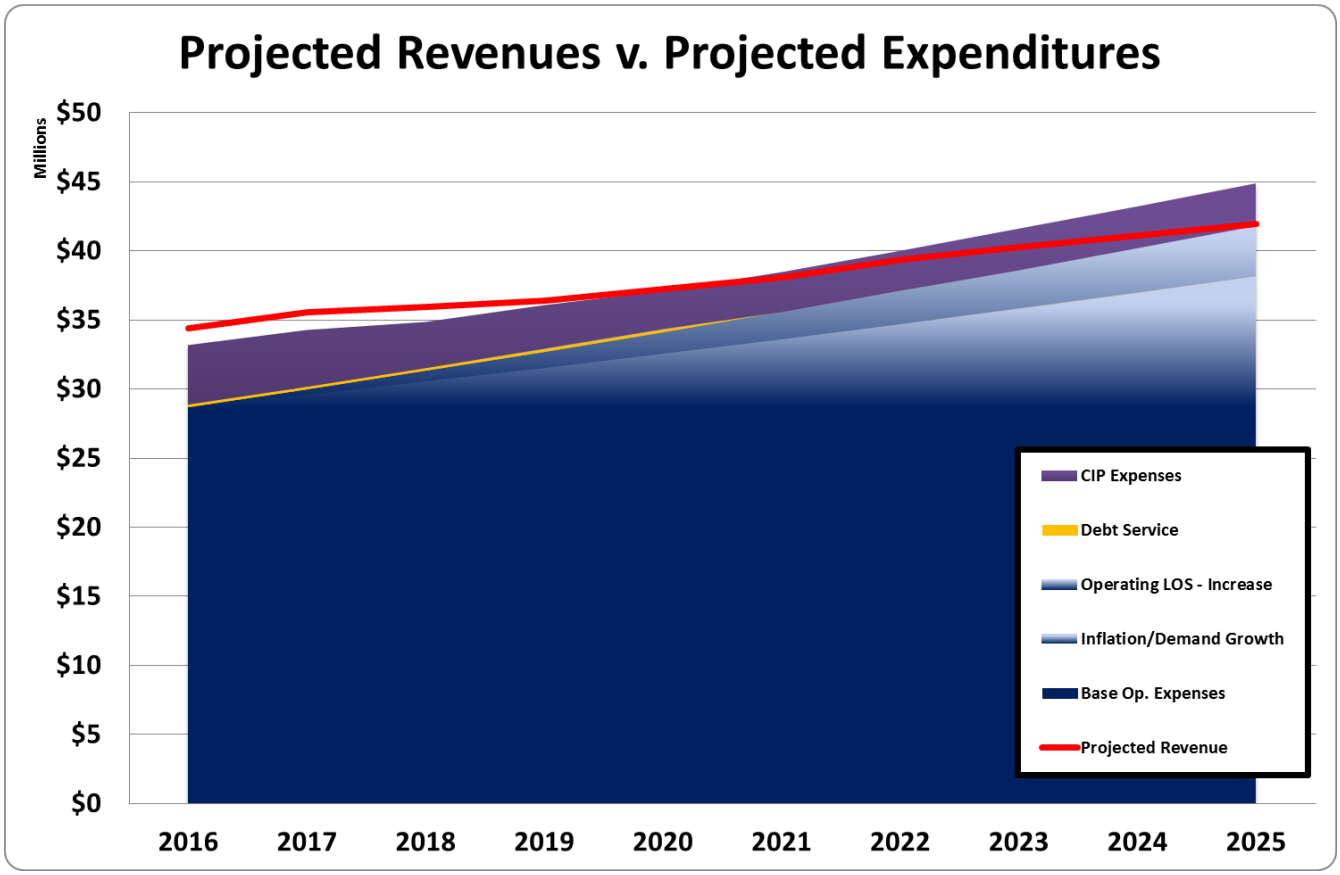


Figure ES-2: The FIAR Graph

has on the property tax base.

Truth in Taxation is the legislative requirement that the City's property tax general levy be adjusted down to collect the same dollars from existing property and improvements as the prior year. It is true that the City collects new dollars from new growth, but as the City approaches build-out and settles into a less aggressive rate of redevelopment, it is unlikely that the growth in this revenue stream will overcome the inflation hurdle. Thus Truth in Taxation effectively strips the inflationary component from this critical revenue. Property tax revenue accounts for 30.5 percent of General Fund revenue. The end result is a diminishing of cities' purchasing power over time which will eventually lead to deficits. It also shifts the City's revenue dependency to less stable revenues sources such as sales tax and building fees.

Recommendations

The Budget Department recommends the following solutions for the two identified factors causing long-term deficits.

First, every level of service enhancement should be accompanied by an offset when possible. An offset can be either a revenue offset (ie: new revenue source, increased tax or fee, etc.) or an expenditure offset (ie: reduced budget due to efficiencies gained, cut to another service in the budget, etc.).

Second, the Budget Department recommends that Council continue to evaluate the current revenue and taxation policy and adjust it as necessary to establish a sustainable approach to the long-term financing of City services.

Although somewhat outdated, the Budget Department produced a revenue mix analysis in 2010 which outlined some possible steps which might be considered in order to stabilize revenue volatility and ensure the ongoing delivery of current levels of service. One suggested recommendation included the institution of regular, small property tax increases to keep this revenue source up with inflation. While increases would not be necessary in the near future, it is important to continue to understand and make the public aware of the potential long-term revenue issues.

In past revenue shortfall years staff was directed to explore more thoroughly the expenditure side of the budget in an effort to address both long-term and short-term deficits. This prompted the City to initiate the Budgeting for Outcomes (BFO) process, which has been carried out over the last 4 years and continues to be the central theme for the budget process. BFO will provide Council with an opportunity to adjust ongoing expenses and reaffirm current levels of service.

Regardless of the decisions that Council makes via BFO, the root problem remains in place. There are inflationary pressures on *all* of the expenses in Park City's budget over time, and one-third of Park City's General Fund revenue does not increase with inflation. The principle of time-value of money is working against

Park City (and all Utah cities, for that matter) and short of cutting service levels perpetually, there is no easy way to overcome projected deficits by focusing solely on the expenditure side of the equation.

In 2001, the City formed a Service Level Assessment Committee (SLAC) in order to determine future expenses and revenues. The report showed an operating deficit in future years. At the time Council took action to minimize this projected deficit by reducing $600,000 in expenditures. Fortunately, revenues came in higher than projected.

In fiscal year 2007, the Budget Department conducted meetings with liaisons from City Council regarding budget issues. One of the requests from the Council liaisons to the Budget Department staff was to revisit the idea of forecasting revenues and operating, capital, and debt service expenses for the General Fund. This is the tenth year that the Budget Department has prepared and presented these projections as the Financial Impact Assessment Report (FIAR).

Purpose

Staff has put together a group of decision tools to assist Council with the budget process. These decision tools help to provide information about various aspects of the City when policy direction is being established. It is anticipated that the FIAR will be a reference for Council to estimate the impacts of additional operating and capital spending as well as policy decisions in future years.

The primary output of this analysis is a 10-year projection of surpluses or deficits of General Fund revenues. Council can use these projections to plan for future expenses. Projected short-term surpluses could be used to fund one-time capital projects, while projected deficits would require budget cuts or changes in taxes or fees.

There is a level of uncertainty when dealing with projections of any kind. The accuracy of a forecast will most likely decrease the further out it is from the base year of the analysis. Therefore, general trends in the projections are a more valuable output of this analysis rather than specific data in future years.

Major Findings

Figure B-1 shows projected surpluses and deficits over the next ten years. As found in fig. B-1, the current forecast shows surplus revenue until FY 2021. The current projection includes significant new property tax growth related to the Flagstaff annex coding error which was corrected in FY 2012. It also reflects growth in building activity in both the

Ten-year Financial Impact Forecast

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	$34,420	$35,560	$35,967	$36,415	$37,224	$38,104	$39,385	$40,273	$41,118	$41,973
Expense	$33,170	$34,264	$34,806	$36,032	$37,102	$38,430	$39,980	$41,572	$43,207	$44,888
Rev - Exp	$1,250	$1,296	$1,161	$383	$122	-$326	-$594	-$1,299	-$2,089	-$2,915

In Thousands (x1,000)

Aggregate Surplus/(Shortfall) Over Ten-Years (2015 to 2024)	-$3,011,333.28

Figure B-1: Projections of Surplus/Deficit (in thousands)

building, planning and engineering fees and also the effect new growth has on property tax and sales tax revenue.

REVENUES

The following revenues were used in the General Fund projections: Property Tax, Sales Tax, Franchise Tax, Planning, Building, & Engineering Fees, Recreation Fees, Ice Facility Fees, Licenses, Intergovernmental (or Grants), Court Fees, Miscellaneous/Other Revenue, and Interfund Transfers. These revenues were projected using various methods of trend forecasting with the exception of Interfund Transfers. These methods are outlined in the Appendix under the revenue section. All projections are based on current local economic conditions with the assumption that there will be no significant changes to current tax legislation. Figure AM-1 displays various revenue sources for future years in the General Fund.

Property Taxes

Park City's property tax collection is based on numerous factors such as the prior year collections, collection rate, debt service needs, total taxable assessed value, and a new growth component. Each year a mil levy is set by dividing the "budgeted" property tax (that is the amount the City collected the prior year, and it is determined by the State) by the base assessed value (AV) for properties and improvements that existed the prior year. The mil levy is then applied to any new growth value, which is what generates any growth in property tax.

To project these amounts, the Budget Department estimated base AV growth using an exponential trend. The projected base AV is used to calculate an estimated mil levy in future years. This mil levy is

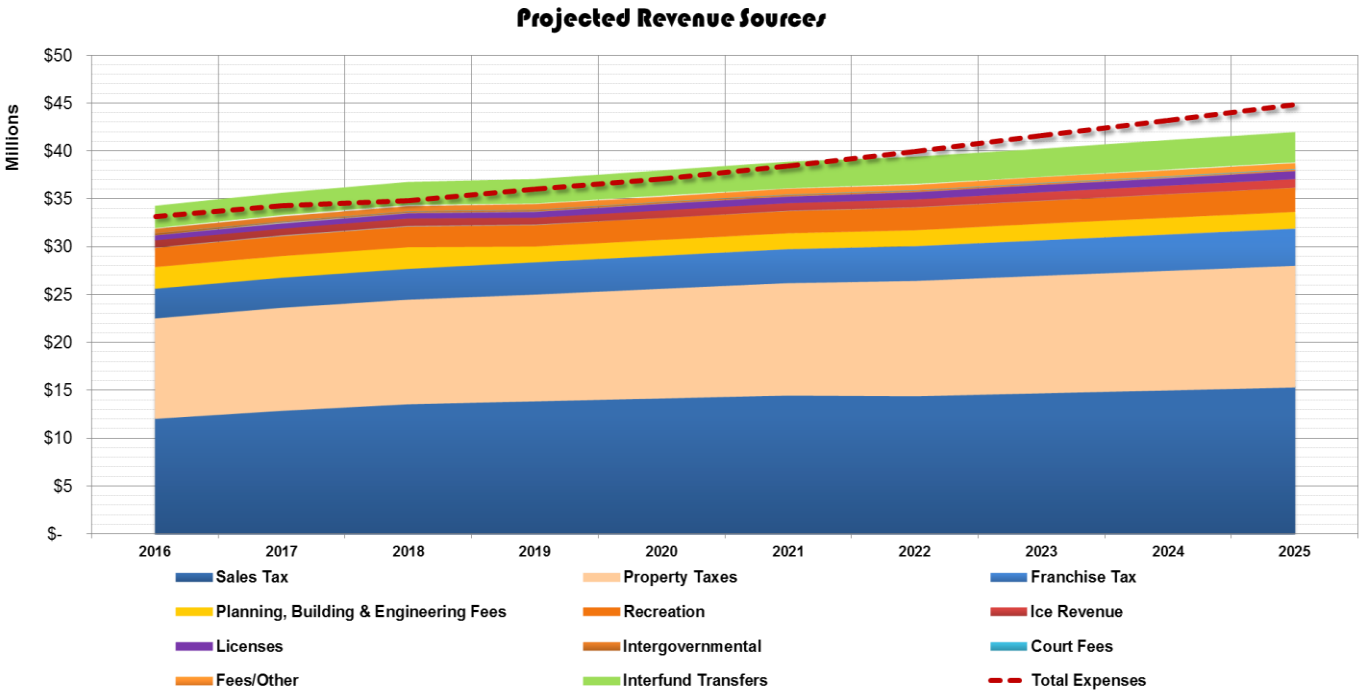


Figure AM-1: Projected Revenue Sources

then applied to both the projected base AV and the projected new growth to generate the revenue estimates.

In the process of updating the base AV projection in FY 2012, it was found that the methodology used was inadvertently including past year's new growth increment. This had the effect of double counting new growth totals, driving up expected future base AV and therefore prematurely driving down the future mil levy. These low future mil levies were then applied to projected new growth totals which resulted in a lower tax value for new growth than is now expected. The current base AV projection has been recalibrated to project base AV independent of past year's new growth.

In addition to the change in the base AV projections a second recalibration in FY 2012 was also necessary for new growth projections. In past FIAR's, the Budget Department had projected new growth based on a logarithmic trend which would allow growth projections to settle into a natural rate of redevelopment over the next 10-15 years. While this methodology did properly reflect redevelopment rates of a city approaching build out, it was not correctly capturing the effects of inflation of future new growth values. Therefore, the new growth projection has been recalibrated as an average percentage of projected AV and therefore appropriately reflects the correct proportion of future property base AV. In FY 2015, new growth figures were updates to include potential growth in key economic development areas.

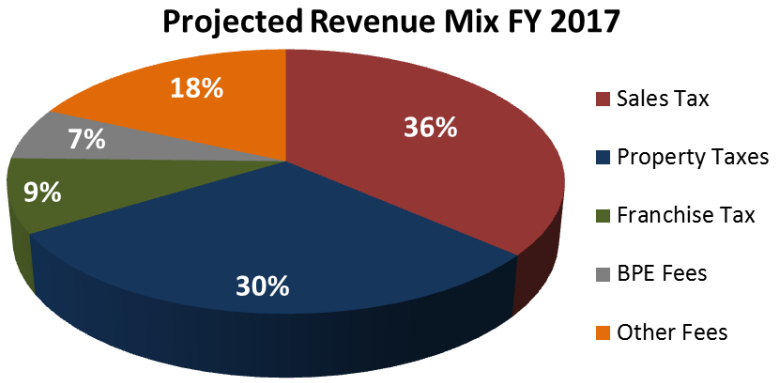


Figure AM-2: Projected Revenue Mix

In addition to the general levy revenues, the City also collects minor amounts for delinquent taxes, interest on delinquent taxes, and fee-in-lieu (motor vehicle tax). Delinquent taxes are also erratic, and a logarithmic trend was used to project this based on the thinking stated above. Fee-in-lieu is fairly consistent and flat, so a simple average was used for projection.

Sales Tax

Property, sales, and franchise taxes make up nearly 80% of the total General Fund revenues. Sales tax has increased at a fairly steady rate for the past decade peaking in FY 2008 then dropping during the last recession in 2009 and 2010. Due to large resort developments coming online in the last several years, sales tax revenue has grown significantly with FY 2015 as the highest in sales tax generation to date. Sales tax has grown

significantly in the past 3 years with year-over-year growth rates averaging 7.5% with growth rates even higher in the last 2 years. While the Budget Department is not anticipating a drop in sales tax in the near future, it must be recognized that sales tax growth rates at the current average rate is unsustainable over a long term trend. The current trend show continued short turn growth over the next 2 years with this trend leveling out and returning to the long term trend over the next 10 years.

Sales tax is widely considered a volatile revenue source and this holds especially true for Park City as roughly two-thirds of the year's sales tax come in the winter months. This means that the City's most significant revenue source is dependent upon a productive ski season and stable local and national economic conditions. The method forecasting future sales tax assumes that these factors will remain fairly predictable in future years. The forecasting method will also smooth out large fluctuations incorporating only sustained trends when predicting future sales tax. The larger collection years are assimilated into the future projections. The forecasting method also assumes that there will be no major legislative changes to affect sales tax collection for the City. The current long-range tend line for sales tax is remarkably consistent with an R-squared value of 0.95.

For short-term projections lodging bookings data (as reported by DestiMetrics) are used as an indicator to project visitor nights for the next 6-12 months. This data can be somewhat erratic and fluctuates rapidly, but it provides a more immediate picture colored by current economic conditions not captured by the long-term trend.

Franchise Tax

Franchise taxes and fees account for about eleven percent of General Fund revenue. This revenue source has been fairly consistent each year and is typically charged as a percentage of sales from utility companies. This year the Budget Department used a new statistical analytics software (BEAM) which works with the Board budgeting software to forecast the franchise tax and fees. This trend is extremely reliable although the revenue has experience fluctuation recently due to shifting utility use in telecommunications.

Building, Planning, & Engineering Fees

BPE Fees are typically the fourth largest revenue source in the General Fund. Projection of these fees are subject to the same issues and concerns outlined in the property tax projection narrative. They are tied to growth, which is geographically bound. Eventually these fees will settle into a certain level at the natural rate of redevelopment. Recent local and national economic recover have led to significant growth activity and has highlighted the potential for extreme swings in BPE revenue.

Therefore, in order to project these fees, a logarithmic trend is used. This does not

provide a strong predictor in the short-term, and in the long-term it functions as little more than an average which increases ever more slightly from year to year. However, considering the volatile nature of the historical data coupled with the lack of a reliable leading indicator for purposes of econometric modeling, an average is about the best you can do. The logarithmic trend at least introduces some additional logic into the equation. While BPE have been down significantly during the recession years, fees were up slightly in FY 2013, significantly in FY 2014 and 2015, and are expected to be up compared to the average in FY 2016, although potentially lower than levels projected in last year's FIAR.

Recreation & Ice Fees

Recreation fees have grown steadily on a linear trend (R-squared .94). Some might argue that these fees are subject to the population growth parameters which bind new growth related revenues. However, as the fee levels are reasonably fluid and adjust with demand, they function on more of a price inflation basis, similar to sales tax. Linear growth, then, is reasonable, as well as historically accurate. Recreation revenue had been down significantly during the construction of the MARC, however since its opening recreation revenues have experienced a steep rebound.

Ice revenues continue to be projected using the 5-year Ice Revenue Model. This model is based on projected fee schedule adjustments and user growth projections by activity type. The model is driven by manager inputs for fee schedule and growth projections of individual activity types. It is anticipated that the Ice Revenue Model projections will more accurately reflect real changes in actual usage and fee structure over time.

Other Revenues

Other revenues include licenses including the festival facilitation fee associated with business licenses and liquor licenses. Intergovernmental revenue includes state and federal grants, state monies for liquor and drug enforcement, Summit County Recreation, Arts, & Parks Tax grants, Restaurant Tax grants, etc. Most grants received by the City are related to capital or a City enterprise fund (such as water, golf, transit), however some apply to operations like the ice facility or police and end up in the General Fund. Reimbursed court fees refer to the portion of fines collected by the Summit County Justice Court which are distributed to Park City for police and/or prosecutorial expense. Any money due to traffic citation is included in this amount. Fees/Other contain various revenue types, interest earnings from funds invested in the state pool being the largest of these.

Each of these revenues are projected using some form of time-series analysis, generally linear. See the Appendix for details.

Interfund Transfers

Interfund transfers are currently based on a study that determines the amounts to be transferred to and from the General Fund. The study was updated by the Budget Department in cooperation with the Water, Transit and Golf Departments in FY 2014, the calculations are updated annually as part of the budget process. The study apportions administrative costs to enterprise fund activities in a manner similar to an overhead calculation. Future increases and/or decreases to transfers will be determined once the current level of transfers fall outside the appropriate range as defined in the study and updated regularly.

This study does not project changes in these transfers despite the fact that changes are anticipated. Any adjustment to the level of the transfers would be set by policy, and therefore adjusting these levels would violate the underlying assumption that policy remains static.

If, however, they were to be projected, it should be based on the relative growth of enterprise funds compared to the relative growth of the General Fund.

Short-Range Projections

The preceding describes methodology and assumptions for long-term projections. However, these projections have been modified in many cases in the short-term. Primarily, year-to-date information for the current year is incorporated into a model which uses five-year averages of year-to-date compared to year-end to project year-end totals for the current year. In the case of sales tax and property tax, variations of this methodology are used and the computer projection is overridden.

In FY 2016, some subjective modification has been made to sales tax, property tax, BPE fees, and interest earnings. These modifications were made necessary due to current building activities and current sales tax growth. In all cases, either a simple multiplier or smoothing factor was applied to ease the projection back to the long-term curve.

EXPENSES

Operating Expenses

In the fall of 2009, a committee of City staff reconvened to update the 2000 SLAC report. The committee agreed that the most valuable output from the original report was the distribution of the increment of operating expenses over a ten-year period into three categories describing the nature of the growth. Efforts were focused on reproducing this data for the ten-year period between 2000 and 2010. It was agreed that the results would tie into the City's long-term financial planning and therefore would be reported in this FIAR rather than as a separate report.

As part of the update process, the committee (consisting of Pace Erickson, Kim Leier, Phil Kirk, Jon Pistey, Thomas Eddington, Diane Foster, and budget staff) sought to rename and clarify the definition of the three categories used in the 2000 report. The following details the three categories into which operating expense growth was distributed for this SLAC update:

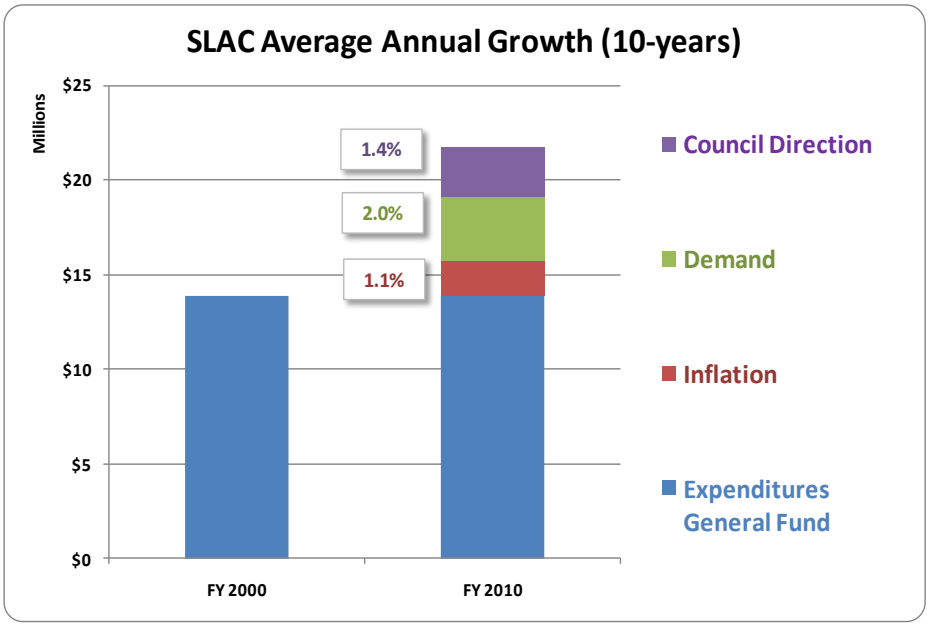


Figure AM-3: SLAC Results

Inflation: Any growth in the cost to provide the same quantity and quality of existing service in 2000. This is basically price increases (e.g., road salt costs more now than it did then, even if we buy the same amount). Any decrease in program costs due to efficiencies gained, economies of scale, reorganizations, etc., would be accounted for here. Increased costs due to State or Federal mandates would also fit in this category.

Increased Demand: Any growth in expenditures due to providing more of the same service to more population, visitors, users, lane miles, etc. (e.g., we buy more salt because we have more lane miles than we had in 2000). A change in the sophistication of user or population demand which causes increased expense could also be accounted for here.

Increased Service Level (Council Directed): Growth in expenses related to direction given by Council to increase/expand new services or the level

at which existing services are provided. Also operating expenses resulting from capital projects which represent a greater level of service, such as the Ice Arena, would fit (e.g., we buy more salt because Council directed us to salt the roads more often).

The committee sent a survey to managers which showed the programs run by each department along with the cost for those programs. Managers were asked to divide up their 2010 budget among the programs their departments run today, calculate the incremental cost for their programs between 2000 and 2010, and divide each increment into the categories that best describes the impetus for the growth (or decline) that occurred.

The resultant rates of increase from the SLAC update, specific to General Fund activity, are as follows: Inflation – 1.1%; Demand – 2.0%; and Increased Service Level – 1.4%. A total 4.5% annual operating increase.

These percentages are applied to FY 2017 budgeted expenditures to project operating expense growth through 2026 in this FIAR update. More detailed results of the study are included in the appendix of the FIAR. In updating actuals for FY 2014 it was found that expenditures had grown at a rate which was consistent with the results of the SLAC study. Therefore the Budget Department continues to view the findings of the SLAC study as the most relevant for projecting future expenditures.

In addition, as part of the BFO process, the budget department has used the growth projections of the SLAC study as the baseline target growth rate when determining the annual operating budget.

While the short-term forecast shows anticipated surplus in fiscal years 2016 thru 2020, staff is currently anticipating significant inflationary growth increases in FY 2017, due to changes in the pay plan philosophy and employment market conditions. As part of the budget process staff will present a two-year balanced budget. It is anticipated that a one-time General Fund increase exceeding the typical 4.5% will be necessary in FY 2017.

Capital Expenses

Park City finances capital projects in three manners. First, many capital projects are financed using specific revenues which are collected with the sole intention of funding capital projects. These revenues are earmarked for capital projects and cannot be spent on operations. By and large, these revenues are received directly into the Capital Projects Fund and never impact the General Fund directly. Examples of such funding sources include impact fees, grants, special contributions and donations, sale of assets, class B & C road funds, RDA increment, interest earnings, additional resort sales tax, etc.

Capital projects are also financed with excess operating funds from the current year. This is the portion of General Fund revenues that remains after all operating expenses are paid. Essentially, this is the

operating surplus that this report seeks to define. However, there is the portion of that surplus that is already dedicated to capital projects. Although these are non-earmarked funds, they are committed by Council to capital projects through the 5-year Capital Improvement Plan or the Asset Management Plan.

The final method for financing capital projects is debt, or more specifically, bond issuance financing. For these projects, the City issues bonds and uses the proceeds to pay for the project. The City then makes debt service payments over many years to retire the debt. The proceeds are received directly into capital projects funds and never impact the General Fund. The debt service is paid for using various funding sources depending on the type of debt issued and the financing strategy.

For purposes of long-range projections, the relevance of a capital project is determined by the type of funding: general fund transfer (A), flexible (B) or inflexible (C). Type B projects are not relevant to long-range projections since their funding will not come from General Fund or operating revenues. Expenses for Type C projects will be accounted for through debt service expense, so actual

5-Year Capital Improvement Plan Listing (General Fund Transfer)							
CIP #	Project Name	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total
CP0006	Pavement Managment Implementation	300,000	300,000	300,000	300,000	300,000	Ongoing
CP0150	Ice Facility Capital Replacement	50,000	50,000	50,000	50,000	50,000	Ongoing
CP0075	Equipment Replacement - Computer	296,000	296,000	296,000	296,000	296,000	Ongoing
CP0146	Asset Management/Replacement Program	552,709	552,709	552,709	552,709	552,709	Ongoing
CP0336	Prospector Avenue Reconstruction	170,000	-	-	-	-	170,000
CP0267	Soil Repository	300,000	-	-	1,000,000	-	1,300,000
CP0074	Equipment Replacement - Rolling Stock	700,000	700,000	750,000	750,000	800,000	Ongoing
CP0217	Emergency Management Program	10,000	-	-	-	-	20,000
CP0061	Economic Development	25,000	25,000	-	-	-	75,000
CP0333	Engineering Survey Monument Re-establish	5,000	5,000	-	-	-	20,000
CP0041	Trails Master Plan Implementation	30,000	30,000	30,000	30,000	30,000	Ongoing
CP0017	ADA Implementation	5,000	5,000	5,000	5,000	5,000	Ongoing
CP0250	Irrigation Controller Replacement	20,000	20,000	20,000	20,000	20,000	Ongoing
CP0191	Walkability Maintenance	40,500	40,500	40,500	40,500	40,500	Ongoing
CP0340	Fleet Shop Equipment Replacement	15,000	15,000	15,000	15,000	15,000	Ongoing
CP0036	Traffic Calming	37,500	10,000	10,000	-	-	95,000
CP0142	Racquet Club Program Equipment Replaceme	60,000	60,000	60,000	60,000	60,000	Ongoing
CP0264	Security Projects	50,000	-	-	-	-	75,000
CP0349	Payment for snow storage lot	170,000	-	-	-	-	170,000
CP0368	Video Storage Array	40,000	-	-	-	-	40,000
CP0366	HR: Applicant Tracking Software (Recruiting software)	6,000	-	-	-	-	6,000
CP0089	Public Art	75,000	75,000	75,000	-	-	225,000
CP0280	Aquatics Equipment Replacement	11,250	11,250	11,250	11,250	11,250	Ongoing
CP0352	Parks Irrigation System Efficiency Improvements	25,000	25,000	25,000	25,000	25,000	Ongoing
CP0348	McPolin Farm Barn Seismic Upgrade	800,000	-	-	-	-	800,000
CP0229	Dredge Prospector Pond	-	-	150,000	-	-	150,000
CP0354	Streets and Water Maintenance Building	385,221	1,442,418	872,361	-	-	2,700,000
CP0332	Library Technology Equipment Replacement	24,387	24,387	24,387	24,387	24,387	Ongoing
CP0353	Remote snow storage site improvements	25,000	25,000	50,000	-	-	100,000
CP0351	Artificial Turf Replacement Quinn's	-	-	-	-	600,000	600,000
CP0374	Building Permit Issuance Software (City Manager Recommended)	18,000	-	-	-	-	18,000
CP0042	Property Improvements Gilmore O.S.	100,000	-	-	-	-	200,000
CP0380	Parks and Golf Maintenance Buildings	-	426,000	-	-	-	426,000
	Total	**4,346,567**	**4,138,264**	**3,337,207**	**3,179,846**	**2,829,846**	**17,831,730**

Figure AM-4: Capital Expense Projections from General Fund Transfer

project expenses are irrelevant to this study. Type A projects are relevant since they impact the General Fund surplus.

Figure AM-4 shows all of the Type A projects and their requirements of the General Fund by year, according to what is currently scheduled in the 5-year Capital Improvement Plan. These figures serve as the basis for the capital expense portion of the long-range projection analysis. Projects that are intended to have ongoing funding, such as Asset Management and Equipment Replacement, were extrapolated out beyond the 5 years.

Debt Service

The City has five categories of debt: General Obligation (GO) Bonds, Sales Tax Revenue Bonds, Water Revenue Bonds, RDA Tax Increment Bonds, and Notes/Contracts Payable. GO debt is generally funded by increased property tax, thus having a net zero impact on the General Fund. Sales Tax bonds can be funded using varying strategies, but are generally retired using sales tax (or General Fund surplus, for purposes of this study). Water Revenue debt service is paid with enterprise fund revenues and does not impact the operating fund. RDA debt is paid with RDA property tax increment, which is earmarked revenue that does not impact the General Fund. Notes/Contracts Payable are often retired using operating revenues.

This study ignores all debt that has no impact or a net zero impact on the General Fund. This means that GO debt, Water debt, RDA debt, and Sales Tax debt funded by non-operating funds (such as impact fees or the additional resort communities sales tax) are excluded from the long-range projections. Figure AM-4 shows current debt service amounts that will be paid from General Fund revenues.

Debt service includes sales tax debt for 2014A sales tax bond. Debt service of the 2014 A is show in fig. AM-5.

In 2012, Park City votes approved a half-cent sales tax increase known as the

Long-Term Debt Service (from General Fund)			
Date	Contract Payable	Sales Tax Revenue Refunding Bond	Grand Total
	Gillmore Note	2014 A*	
'15	$ 100,000	$ 168,673	$ 268,673
'16	$ 100,000	$ 169,610	$ 269,610
'17		$ 169,510	$ 169,510
'18		$ 169,741	$ 169,741
'19		$ 169,549	$ 169,549
'20		$ 169,587	$ 169,587
'21		$ 169,523	$ 169,523
'22			

*estimated - calculation to be determined as part of budget process

Figure AM-5: Debt

Additional Resort Communities Sales Tax. This tax revenue is received directly into the capital improvement fund (Fund 031) or debt service fund (Fund 071). It is anticipated that future sales tax revenue bonds will be issued against this additional revenue and will therefore not affect the General Fund.

APPENDIX
2016 FIAR

Ten-year Financial Impact Forecast

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue	**$34,420**	**$35,560**	**$35,967**	**$36,415**	**$37,224**	**$38,104**	**$39,385**	**$40,273**	**$41,118**
Op. Expenses (Base)	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639	$28,639
Inflationary Growth	$0	$924	$1,879	$2,866	$3,885	$4,938	$6,026	$7,150	$8,311
Operating LOS Growth	$0	$383	$772	$1,166	$1,566	$1,972	$2,384	$2,803	$3,227
CIP Expenses	$4,347	$4,138	$3,337	$3,180	$2,830	$2,880	$2,930	$2,980	$3,030
Debt Service	$183	$179	$178	$181	$182	$0	$0	$0	$0
Total Expenses	**$33,170**	**$34,264**	**$34,806**	**$36,032**	**$37,102**	**$38,430**	**$39,980**	**$41,572**	**$43,207**
Rev/Exp	**$1,250**	**$1,296**	**$1,161**	**$383**	**$122**	**-$326**	**-$594**	**-$1,299**	**-$2,089**

**In Thousands (x1,000)*

Aggregate Surplus/(Shortfall) Over Ten-Years (2016 to 2025)	-$3,01

Revenue Projections

Budget Summary

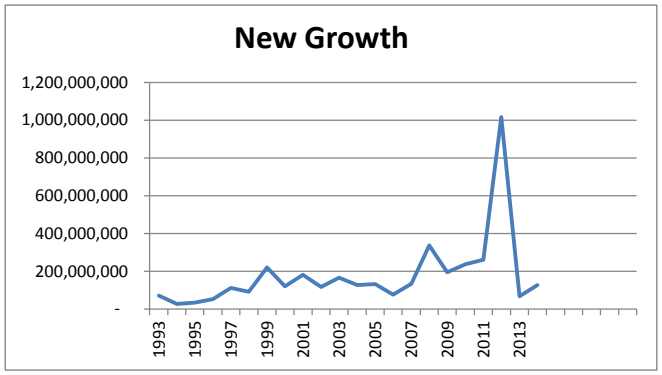
Description	Actual Revenue (15 Years)															Average Annual Change
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	10 Years (2006 -2015)
General Fund Revenue (thousands)																
Sales Tax	6,215	6,844	6,253	6,560	7,847	8,530	8,588	9,205	8,091	8,474	8,989	9,569	9,749	10,104	11,011	3.1%
Property Taxes	5,517	6,091	5,834	6,153	7,244	6,731	6,756	7,141	6,937	7,741	8,647	9,964	10,024	9,279	9,840	4.6%
Franchise Tax	1,481	1,642	1,703	1,855	2,309	2,715	2,530	2,749	2,720	2,774	2,907	2,816	3,037	3,159	3,061	1.5%
Planning Building & Engineering Fees	1,274	910	1,136	1,122	2,047	2,159	2,611	3,098	1,496	562	825	791	1,020	2,154	2,578	14.2%
Recreation	-	-	-	990	1,067	1,225	1,241	1,287	1,368	1,227	850	1,430	1,496	1,605	1,711	6.3%
Ice Revenue	-	-	-	-	-	161	407	402	458	459	583	688	704	854	813	25.5%
Licenses	-	36	29	21	88	91	48	173	207	212	228	345	392	423	413	35.1%
Intergovernmental	-	83	7	174	45	179	54	158	84	119	137	147	330	139	111	20.7%
Court Fees	-	66	51	77	103	101	75	92	101	106	95	80	76	86	100	1.1%
Fees/Other	-	788	628	527	815	904	1,090	1,040	646	453	468	465	441	478	315	-8.9%
Interfund Transfers	-	-	-	-	-	1,450	1,618	2,350	1,450	1,450	1,520	1,472	1,416	1,346	2,166	8.0%
Total	**14,487**	**16,460**	**15,640**	**17,479**	**21,565**	**24,246**	**25,020**	**27,696**	**23,558**	**23,578**	**25,248**	**27,767**	**28,686**	**29,626**	**32,119**	**3.5%**

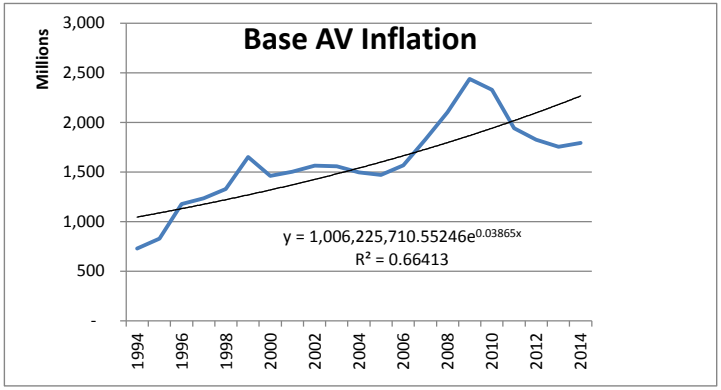
** Actual in red indicate outliers*

Description	Projected Revenue (10 Years)										Average Annual Change (10 Years)
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
General Fund Revenue (thousands)											
Sales Tax	12,112	12,960	13,608	13,911	14,215	14,518	14,478	14,781	15,085	15,388	3.6%
Property Taxes	10,435	10,671	10,870	11,112	11,416	11,690	11,945	12,192	12,392	12,596	2.6%
Franchise Tax	3,144	3,226	3,309	3,391	3,474	3,556	3,639	3,721	3,804	3,887	2.4%
Planning Building & Engineering Fees	2,278	2,278	2,278	1,700	1,700	1,700	1,717	1,734	1,752	1,769	-3.8%
Recreation	1,999	2,055	2,111	2,167	2,224	2,280	2,336	2,392	2,449	2,505	4.2%
Ice Revenue	775	791	806	822	839	856	873	890	908	926	1.3%
Licenses	504	543	582	621	660	699	738	777	816	855	8.0%
Intergovernmental	143	143	143	143	143	143	143	143	143	143	3.2%
Court Fees	91	91	91	91	91	91	91	91	91	91	-0.9%
Fees/Other	523	531	539	548	557	566	576	586	596	607	8.8%
Interfund Transfers	2,253	2,343	2,437	2,534	2,636	2,741	2,851	2,965	3,083	3,207	4.0%
Total	**34,256**	**35,631**	**36,774**	**37,042**	**37,954**	**38,840**	**39,385**	**40,273**	**41,118**	**41,973**	**2.8%**

Property Tax Calculation

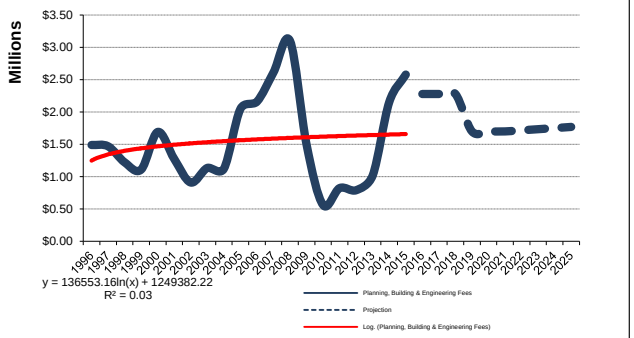
FY	Base AV	Base Rev	Gen Levy	Est New Growth AV	Est New Growth Rev	Total Projected Gen Levy
1993	702,394,843	2,727,282	0.003883	72,031,510	279,698	
1994	803,188,589	3,151,763	0.003924	27,154,818	106,556	
1995	942,273,048	3,381,510	0.003589	34,311,260	123,143	
1996	1,389,314,410	3,540,711	0.002549	52,732,915	134,416	
1997	1,517,035,803	3,497,089	0.002305	111,716,130	257,506	
1998	1,756,725,163	3,829,613	0.002180	91,454,078	199,370	
1999	2,304,102,616	3,987,868	0.001731	221,517,191	383,446	
2000	2,268,723,378	4,286,649	0.001889	120,684,324	227,973	
2001	2,467,799,060	4,631,374	0.001876	181,553,620	340,595	
2002	2,776,388,386	5,092,154	0.001834	117,639,223	215,750	
2003	2,899,770,031	5,356,096	0.001847	167,499,887	309,372	
2004	2,966,027,232	5,501,084	0.001855	128,503,658	238,374	
2005	3,049,757,096	5,718,586	0.001875	132,307,533	248,077	
2006	3,400,877,632	5,944,867	0.001748	76,444,065	133,624	
2007	4,067,660,253	6,070,152	0.001492	135,173,000	201,678	
2008	4,859,206,356	6,260,672	0.001288	337,192,925	434,304	
2009	6,136,616,502	6,670,656	0.001087	196,200,198	213,270	
2010	6,112,813,996	6,874,752	0.001125	237,981,804	267,730	
2011	5,365,907,122	7,131,534	0.001327	261,217,643	346,636	
2012	5,327,424,788	7,399,793	0.001389	1,017,211,007	1,412,906	
2013	6,229,284,469	8,627,559	0.001385	68,768,667	95,245	
2014	6,448,304,413	8,109,243	0.001248	127,236,788	158,792	
2015	6,651,451,429.93	8,268,035	0.001243	282,590,302	351,272	9,319,306
2016	6,946,841,155.77	8,619,306	0.001241	293,726,233	364,441	9,633,748
2017	7,257,023,724.76	8,983,748	0.001238	305,300,993	377,944	9,861,691
2018	7,572,582,072.97	9,361,691	0.001236	317,331,876	392,305	10,053,996
2019	7,924,122,108.00	9,753,996	0.001231	272,115,405	334,954	10,288,950
2020	8,244,552,165	10,088,950	0.001224	242,841,184	297,167	10,586,117
2021	8,599,976,315	10,386,117	0.001208	221,230,587	267,178	10,853,296
2022	8,938,226,383	10,653,296	0.001192	208,342,635	248,319	11,101,615
2023	9,268,199,843	10,901,615	0.001176	205,324,056	241,510	11,343,125
2024	9,599,947,784	11,143,125	0.001161	166,730,613	193,532	11,536,658
2025	9,898,084,222	11,336,658	0.001145	173,300,905	198,488	11,735,146
2026	10,207,969,211	11,535,146	0.001130	180,130,109	203,550	11,938,695
2027	10,530,065,722	11,738,695	0.001115	187,228,429	208,718	12,147,414



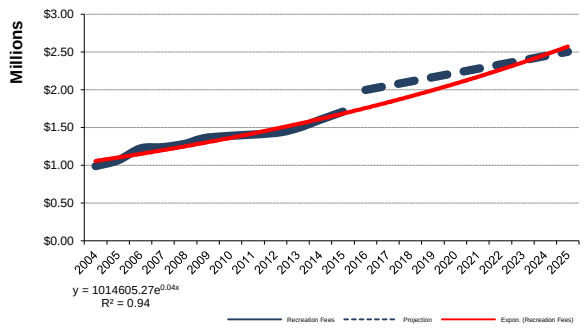


Time-Series Trend Projections

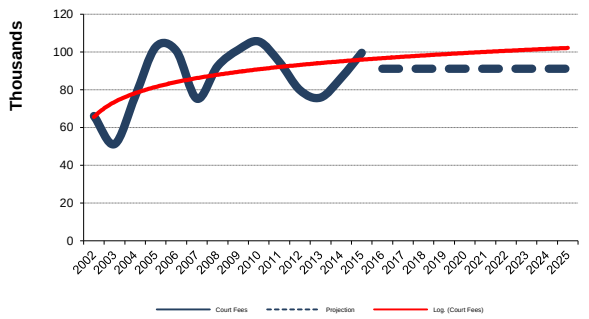
Planning, Building & Engineering Fees



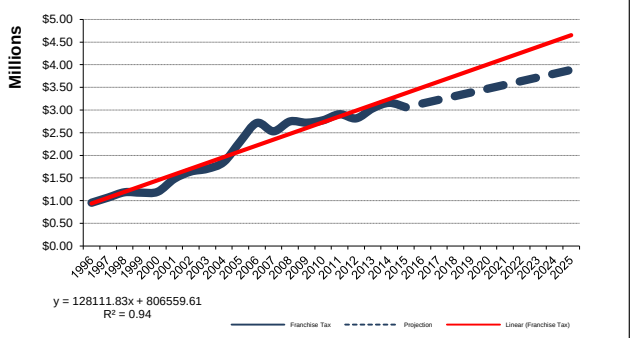
Recreation Fees



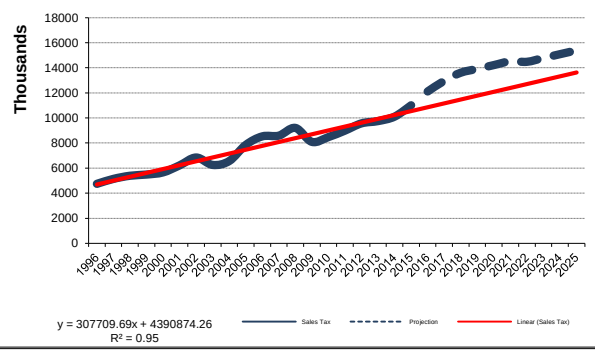
Court Fees



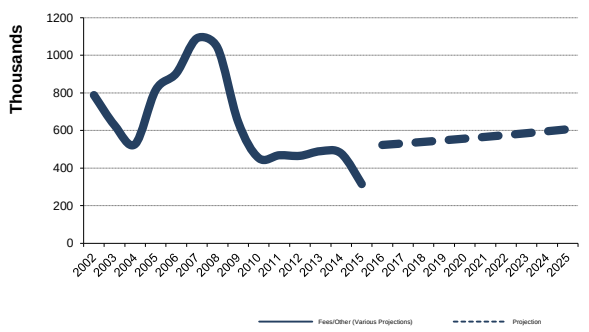
Franchise Tax



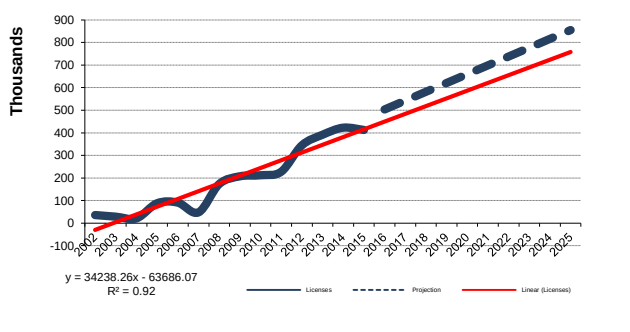
Sales Tax



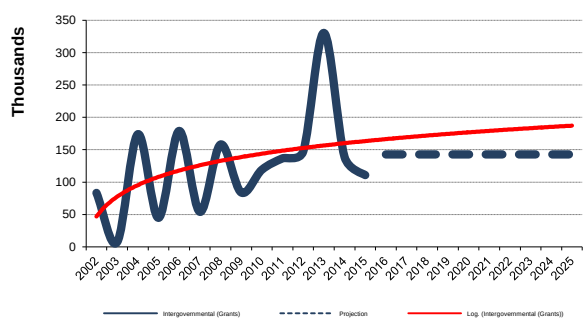
Fees/Other (Various Projections)



Licenses



Intergovernmental (Grants)



Expense Projections

Base Expenses

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Personnel	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339	$19,301,339
Materials, Supplies, & Services	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442	$7,329,442
Capital Outlay	$375,282	$375,282	$375,282	$375,282	$375,282	$375,282	$375,282	$375,282	$375,282	$375,282
Interfund Transfer & Contingency	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415	$1,633,415
Other										
Total:	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478	$28,639,478
CIP Expenses	$4,346,567	$4,138,264	$3,337,207	$3,179,846	$2,829,846	$2,879,846	$2,929,846	$2,979,846	$3,029,846	$3,079,846
Debt Service	$183,497	$179,097	$178,297	$180,897	$181,697	$0	$0	$0	$0	$0

Inflation/Demand Expense Growth

3.32%	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Personnel	$0	$640,016	$661,238	$683,164	$705,817	$729,221	$753,402	$778,384	$804,194	$830,861
Materials, Supplies, & Services	$0	$243,038	$251,097	$259,423	$268,025	$276,913	$286,095	$295,582	$305,383	$315,509
Capital Outlay	$0	$12,444	$12,857	$13,283	$13,723	$14,178	$14,649	$15,134	$15,636	$16,155
Interfund Transfer & Contingency	$0	$28,708	$29,659	$30,643	$31,659	$32,709	$33,793	$34,914	$36,072	$37,268
Other										
Total:	$0	$924,205	$1,879,056	$2,865,569	$3,884,793	$4,937,815	$6,025,753	$7,149,767	$8,311,052	$9,510,844

Expanded Level of Service Expense Growth

1.31%	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Personnel	$0	$253,276	$256,599	$259,967	$263,378	$266,834	$270,335	$273,883	$277,477	$281,118
Materials, Supplies, & Services	$0	$96,178	$97,440	$98,719	$100,014	$101,327	$102,657	$104,004	$105,368	$106,751
Capital Outlay	$0	$4,925	$4,989	$5,055	$5,121	$5,188	$5,256	$5,325	$5,395	$5,466
Interfund Transfer & Contingency	$0	$28,708	$29,659	$30,643	$31,659	$32,709	$33,793	$34,914	$36,072	$37,268
Other										
Total:	$0	$383,086	$771,775	$1,166,158	$1,566,330	$1,972,388	$2,384,430	$2,802,555	$3,226,867	$3,657,470

Expense Projections

Interfund Transfers:

Expenses:

Object Code	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
9121-Fleet Charge Inflation/Demand	$593,000	$19,663	$20,315	$20,989	$21,685	$22,404	$23,147	$23,914	$24,707	$25,527
9122-Fleet Maint Charge Inflation/Demand	$272,750	$9,044	$9,344	$9,654	$9,974	$10,305	$10,646	$10,999	$11,364	$11,741
9121-Fleet Charge Council Directed	$593,000	$19,663	$20,315	$20,989	$21,685	$22,404	$23,147	$23,914	$24,707	$25,527
9122-Fleet Maint Charge Council Directed	$272,750	$9,044	$9,344	$9,654	$9,974	$10,305	$10,646	$10,999	$11,364	$11,741
9165-Insurance Fund Charge	$492,665	$0	$0	$0	$0	$0	$0	$0	$0	$0
9255-Golf Tournament Youth/Employee	$25,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$250,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total - Inflation/Demand	$1,633,415	$28,708	$29,659	$30,643	$31,659	$32,709	$33,793	$34,914	$36,072	$37,268
Total - Council Directed	$1,633,415	$28,708	$29,659	$30,643	$31,659	$32,709	$33,793	$34,914	$36,072	$37,268

Assumptions: ***See SLAC Study***

In 2010, a committee of City staff reconvened to update the 2000 SLAC report. The committee agreed that the most valuable output fro m the original report was the distribution of the increment of operating expenses over a ten-year period into three categories describing the nature of the growth. Efforts were focused on reproducing this data for the ten-year period between 2000 and 2010. It was agreed that the results would tie into the City's long-term financial planning to project expenditure growth.

Inflation: Any growth in the cost to provide the same quantity and quality of existing service in 2000. This is basically price increase s (e.g., road salt costs more now than it did then, even if we buy the same amount). Any decrease in program costs due to efficiencies gained, economies of scale, reorganizations, etc., would be accounted for h ere. Increased costs due to State or Federal mandates would also fit in this category.

Increased Demand: Any growth in expenditures due to providing more of the same service to more population, visitors, users, lane miles, etc. (e .g., we buy more salt because we have more lane miles than we had in 2000). A change in the sophistication of user or population demand which causes increased expense could also be accounted for here.

Expanded Level of Service: Growth in expenses related to direction given to increase/expand new services or the level at which existing services are pro vided. Also operating expenses resulting from capital projects which represent a greater level of service, .

Interfund Transfers: It was determined that the fleet charges (fuel and maintenance) to the General Fund are subject to mark et forces and will be affected by inflation and increased discretionary spending. Therefore the fleet charge projections were calculated using the aforementioned growth rates. All other interfund transfers as well as cont ingency are set by policy and were assumed to remain the same. Interfund transfers to debt service and capital funds were excluded as the CIP and debt service projections effectively capture this expense.

SLAC Study FY 2010

DEPT NAME	2000 COST	2010 BUDGET	INCREMENT	INFLATION	DEMAND	COUNCIL	ANNUAL %
BUDGET, DEBT, AND GRANTS	$317,097	$245,224	-$71,873	-$136,050	$19,933	$44,244	-2.54%
BUILDING DEPARTMENT	$909,284	$1,739,144	$829,860	$410,080	$302,260	$117,520	6.70%
BUILDING MAINTENANCE	$694,689	$1,073,369	$378,680	$107,002	$100,670	$171,008	4.45%
CITY COUNCIL	$131,345	$217,984	$86,639	$50,803	$21,660	$14,177	5.20%
CITY MANAGER	$234,328	$598,312	$363,984	$151,977	$95,307	$116,700	9.83%
CITY RECREATION	$1,368,182	$1,508,534	$140,352	-$240,013	$176,092	$204,273	0.98%
COMMUNICATION	$401,064	$719,026	$317,962	$63,592	$222,573	$31,796	6.01%
COMMUNITY & ENVIRONMENT	$90,360	$457,994	$367,634	$20,234	$174,340	$173,060	17.62%
DRUG EDUCATION	$21,187	$5,999	-$15,188	-$3,184	-$12,004	$0	-11.85%
ECONOMY	$309,971	$450,684	$140,713	-$36,745	-$33,360	$210,817	3.81%
ENGINEERING	$269,826	$370,233	$100,407	$52,515	$35,652	$12,240	3.21%
FIELDS	$0	$193,179	$193,179	-$9,687	-$9,687	$212,553	0.00%
FINANCE	$426,546	$797,094	$370,548	$193,444	$86,004	$0	6.45%
FLEET SERVICES	$855,608	$2,335,909	$1,480,301	$573,380	$159,748	$747,173	10.57%
GOLF MAINTENANCE	$566,573	$675,339	$108,766	$63,608	$54,158	-$9,000	1.77%
GOLF PRO SHOP	$540,703	$597,008	$56,305	$36,136	$20,170	$0	1.00%
HUMAN RESOURCES	$449,179	$602,813	$153,634	$17,769	$35,920	$99,945	2.99%
ICE FACILITY	$0	$820,584	$820,584	$84,528	$84,528	$651,528	0.00%
LEADERSHIP	$14,814	$115,617	$100,803	$15,000	$43,000	$42,803	22.81%
LEGAL	$456,140	$808,107	$351,967	$42,914	$221,329	$87,724	5.89%
LIBRARY	$503,598	$845,171	$341,573	$157,770	$169,519	$14,284	5.31%
PARKS AND CEMETERY	$1,063,192	$1,372,435	$309,243	$76,873	$90,666	$141,704	2.59%
PLANNING	$802,678	$945,294	$142,616	$37,591	$221,096	-$116,070	1.65%
POLICE	$2,158,186	$3,520,444	$1,362,258	$297,903	$753,045	$311,310	5.01%
PUBLIC WORKS ADMIN	$191,691	$288,520	$96,829	-$12,065	$35,174	$73,720	4.17%
STATE LIQUOR ENFORCE	$43,530	$66,785	$23,255	$5,395	$7,721	$10,139	4.37%
STREET LIGHTS/SIGNS	$154,800	$184,000	$29,200	$13,651	$8,146	$7,403	1.74%
STREET MAINTENANCE	$1,452,748	$1,845,168	$392,420	$94,600	$210,560	$87,260	2.42%
SWEDE ALLEY	$33,063	$80,450	$47,387	$11,847	$0	$35,540	9.30%
IT	$811,508	$1,159,710	$348,202	$32,321	$294,066	$21,815	3.63%
TENNIS	$341,557	$634,855	$293,298	$157,602	$122,170	$13,527	6.39%
TRANSPORTATION OPERATION	$2,902,837	$6,865,919	$3,963,082	$1,260,620	$761,323	$1,941,140	8.99%
WATER BILLING	$0	$120,379	$120,379	$60,190	$40,026	$20,163	0.00%
WATER OPERATIONS	$2,025,540	$3,889,498	$1,863,958	$307,099	$1,507,035	$49,824	6.74%
All Funds	**$20,723,708**	**$36,241,881**	**$15,518,173**	**$4,140,584**	**$6,018,839**	**$5,540,318**	
General Fund	**$13,832,447**	**$21,564,650**	**$7,732,203**	**$1,849,238**	**$3,486,067**	**$2,578,466**	

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Mary Christa Smith, Project Manager for Summit Community Power Works, will be providing City Council with an update of past performance and current programs.

Respectfully:

Matt Abbott, Enviromental Program Manager

City Council Staff Report

Subject: **2016 Monthly Energy Update: Georgetown University Energy Prize**
Author: **Matt Abbott, Environmental Project Manager**
Department: **Sustainability**
Date: **March 3, 2016**
Type of Item: **Work Session: Informational**

Summary Recommendations:
Staff is not seeking a recommendation at this time.

Executive Summary:
Mary Christa Smith, Project Manager for Summit Community Power Works, will be providing City Council with an update of past performance and current programs.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	~ Accessible and world-class recreational facilities, parks and programs ~ Balance between tourism and local quality of life + Unique and diverse businesses + Multi-seasonal destination for recreational opportunities + Internationally recognized & respected brand	~ Managed natural resources balancing ecosystem needs + Effective water conservation program + Reduced municipal, business and community carbon footprints + Enhanced conservation efforts for new and rehabilitated buildings	+ Skilled, educated workforce + Diverse population (racially, socially, economically, geographically, etc.)	+ Fiscally and legally sound + Engaged, capable workforce + Well-maintained assets and infrastructure + Engaged and informed citizenry + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Positive ⇧	Positive ⇧	Positive ⇧	Very Positive ↑

Comments: Energy as a critical priority will result in successful carbon mitigation and climate adaptation will have numerous beneficial byproducts.

Acronyms:
GUEP Georgetown University Energy Prize
SCPW Summit Community Power Works

Background:
City staff is actively supporting Park City and Summit County's participation in the Georgetown University Energy Prize (www.guep.org) will efforts starting as early as 2014. The Georgetown University Energy Prize is a $5M Orteig prize looking for the

solutions to solve the 'stuck' problem of residential energy efficiency. The prize will be awarded to the community that reduces at-the-meter energy use the most with a program that is replicable, scalable, sustainable, and innovative.

Summit Community Power Works (www.scpw.org) is a fiscal sponsor of The Park City Community Foundation and is currently pursuing a 501(c)3 nonprofit status. SCPW is the Park City and Summit County's joint entry into the Georgetown University Energy Prize and is currently ranked 5th nationally. Mary Christa Smith is the Project Manager for SCPW and is supported by a volunteer executive committee, local donors, and utility partners.

This report is the fifth monthly update. Topic history can be found in Exhibit A.

Analysis:
Mary Christa Smith will be providing City Council an update that includes a performance report from 2015 as well as current and planned programs for 2016. Georgetown is closing the performance period for the Georgetown Prize on December, 31 2016 with the intent to announce the prize in Q2 2017.

Department Review:
Sustainability, Legal, and Executive.

Alternatives:

A. Approve:
Staff is not seeking direction at this time. **[STAFF RECOMMENDATION]**

B. Deny:
Deny ongoing participation with Summit Community Power Works, impairing Park City's ability to win the Georgetown University Energy Prize and delay significant gains in the 2032 Net Zero Goal.

C. Modify:
Modify ongoing participation with Summit Community Power Works, likely impairing Park City's ability to win the Georgetown University Energy Prize and delay significant gains in the 2032 Net Zero Goal.

D. Continue the Item:
Continue ongoing participation with Summit Community Power Works, likely impairing Park City's ability to win the Georgetown University Energy Prize and delay significant gains in the 2032 Net Zero Goal.

E. Do Nothing:
Do nothing, staff is not seeking direction at this time.

Energy:
Summit Community Power Work's programs, along with City support, continue to significantly improve energy efficiency and renewable energy adoption Citywide and Countywide. Staff is working to reduce the amount of pollution associated with this energy.

Funding Source:
Staff is not requesting additional funds at this time.

Consequences of not taking the recommended action:
Staff is not recommending any action.

Recommendation:
Staff is not seeking a recommendation at this time.

Exhibits:
Exhibit A – Topic History

Exhibit A – Topic History

Topic History

At the September 3, 2015 City Council meeting Council requested that staff return in Work Session with a report discussing the possibility of elevating Carbon Reduction and/or Energy Conservation to a Critical Priority.

At the September 24, 2015 City Council meeting staff presented *City Council Critical Priorities: Should carbon reduction and/or energy conservation be added as a third Critical Priority?* (http://parkcityut.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2067&MediaPosition=4500.751&ID=1432&CssClass=). City Council elevated Carbon Reduction and/or Energy Conservation to a Critical Priority.

At the October 29, 2015 City Council meeting staff presented *Monthly Update on New Critical Priority Carbon Reduction & Energy Conservation* (http://parkcityut.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2077&MediaPosition=9927.147&ID=1462&CssClass=)

At the November 19, 2015 City Council meeting staff presented *Monthly Energy Update: Background Discussion* (http://parkcityut.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2071&MediaPosition=198.971&ID=1509&CssClass=)

At the December 17, 2015 City Council meeting staff presented *Monthly Energy Update: Road Map* (http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2082&Inline=True)

At the January 28, 2016 City Council meeting staff presented *Monthly Energy Update: Utilities* (http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2088&Inline=True)

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Due to the worsening traffic situation within Park City and Snyderville Basin, in 2014, Council designated “Transportation” as a critical priority. Over the last year, staff has been conducting multiple studies and plans to assess and address the interrelated transportation, transit and parking issues, both locally and regionally. These plans will be presented to City Council and the community over the next several months for evaluation, prioritization and adoption. Preliminary recommendation indicates significant transportation infrastructure improvements will be needed over the next 1 to 5 and 5 to 10 years. Staff is presenting Council with an overview of potential additional revenues sources which could be made available to further the transportation critical priority.

Respectfully:

Michelle Kellogg, City Recorder

City Council
Staff Report

Subject: Transit, Transportation and Parking Infrastructure Funding
Author: Nate Rockwood – Capital Budget, Debt & Grants Manager
Alfred Knotts - Transportation Planning Manager
Department: Budget, Debt & Grants Department
Transportation Planning Department
Date: March 3, 2016
Type of Item: Informational

Summary Recommendation:
Whereas this report is informational, no action is needed.

Executive Summary:
Due to the worsening traffic situation within Park City and Snyderville Basin, in 2014, Council designated “Transportation” as a critical priority. Over the last year, staff has been conducting multiple studies and plans to assess and address the interrelated transportation, transit and parking issues, both locally and regionally. These plans will be presented to City Council and the community over the next several months for evaluation, prioritization and adoption. Preliminary recommendation indicates significant transportation infrastructure improvements will be needed over the next 1 to 5 and 5 to 10 years. Staff is presenting Council with an overview of potential additional revenues sources which could be made available to further the transportation critical priority.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and world-class recreational facilities, parks and programs + Balance between tourism and local quality of life + Accessibility during peak seasonal times + Well-utilized regional public transit + Internationally recognized & respected brand	+ Reduced municipal, business and community carbon footprints	+ Residents live and work locally + Part-time residents that invest and engage in the community + Entire population utilizes community amenities + Physically and socially connected neighborhoods + Diverse population (racially, socially, economically, geographically, etc.)	+ Fiscally and legally sound + Well-maintained assets and infrastructure + Engaged and informed citizenry + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Positive	Very Positive	Positive
Comments:				

Topic/Description:
Potential funding options for anticipated Transit, Transportation and Parking improvements.

Acronyms in this Report:
CIP – Capital Improvement Plan
FTA – Federal Transit Administration
FY – Fiscal Year
LRTP – Long Range Transportation Plan
SRTDP – Short Range Transit Development Plan
TRT – Transient Room Tax
UDOT – Utah Department of Transportation

Background:
Following a mid-year review of the 2014 City Council Priorities, “Transportation” and “Housing” were escalated to “Critical Priorities”, which are issues that could have a significant negative impact on our community if not addressed expeditiously. “Energy” has also been added to the list of “Critical Priorities.” This is of importance given the close relationship between all three of the Council “Critical Priorities.” It is essential that all three priorities be approached comprehensively and not mutually exclusive if the City is to achieve its’ General Plan goals and objectives.

This emphasis on the development and implementation of a comprehensive transportation program focused on the accelerated implementation of existing plans such as the adopted "2011 Traffic and Transportation Master Plan" and action elements from other related transportation plans/studies. In addition to existing adopted plans that are currently being implemented, additional planning efforts were undertaken in summer 2015 to further address existing and future transportation. Each of the commissioned plans are scheduled for completion in April 2016. Each plan will contain an implementation plan that will be presented to Council for consideration and subsequent adoption of the overall plan. Upon adoption, it is Staff's intent to prioritize projects and advance them to project and/or program development as part of the FY 2017 operating and 5-year CIP budget process.

Background related to the scope of the studies can be found at the following link:
http://parkcityut.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2090&Inline=True

Analysis:

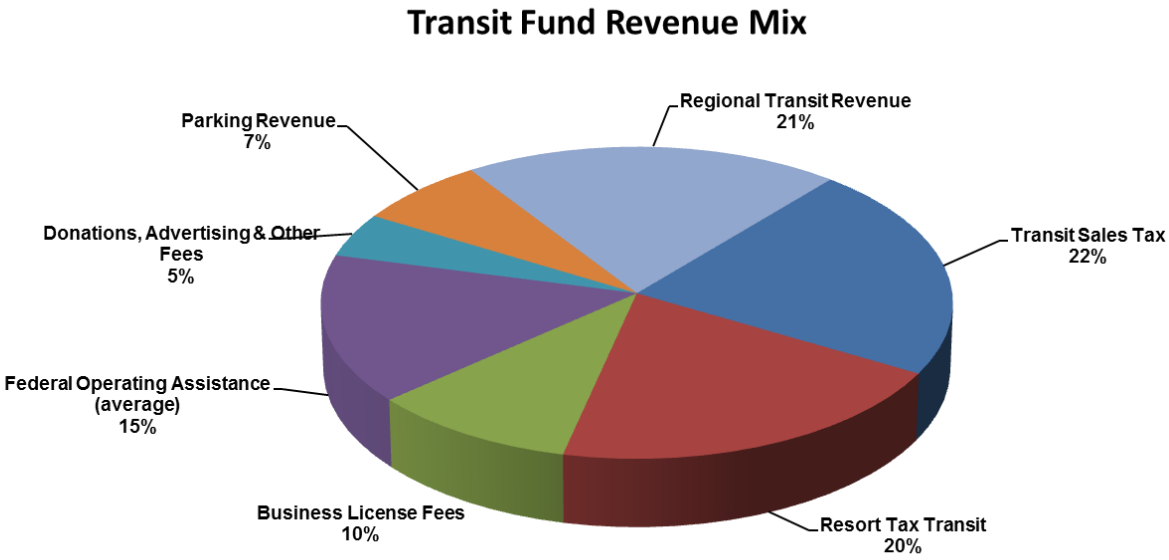
Potential Capital Projects

As mentioned above, City and County staff are currently conducting several studies regarding Transit, Transportation and Parking. Each study will contain a capital and operational implementation plan. Preliminary, recommendations indicate significant capital improvement costs over the 1 to 5, 5 to 10 and 10 to 15 year time periods. While estimated ranges are quite wide and extremely high level estimates, it is anticipated that if all recommendations and phasing were adopted by Council, funding could be required in the $150 to $300 million price range over a 15+ year time frame.

Transportation and Parking Fund

The Transportation and Parking Fund is one of the City's enterprise funds which is housed in the Public Works Team. The fund includes three departments which provide transit, parking, and transportation planning services for the City.

Transportation and Parking Fund revenue types include: transportation sales tax, resort sales tax, federal contract agreements (Fed. Grants), regional transit revenue (for costs of Summit County transit services), business license fees, bus advertising, transfer fees, and other miscellaneous revenues. Parking revenues include: parking permits, meter revenue, parking fines and other parking related fees and fines. The following graphs show the percentage breakdown of Transportation and Parking Fund revenue.



Sales tax represents the largest revenue source for the fund. The City levies a 0.30 percent mass transit sales tax on all goods. The full amount of the mass transit tax is received in the Fund. This amount equated to just over $2.3 million in FY 2015. The City also levies a 1.10 percent resort communities sales tax on all goods (This does not include the .5 percent additional resort communities tax.). Currently twenty-five percent of this amount is received in the Fund with the remaining 75 percent going to the General Fund. The transit portion of the resort communities sales tax was approximately $2.1 million in FY2015. Total Revenue in FY 2015 was $10.4 million. Regional Transit Revenue is received as a monthly payment from Summit County for the transit services provided by the City system within the Summit County Transit District. The primary funding source for transit services in the County Transit District is the County .30% Transit Tax.

Operating expenditures were approximately $8.9 million in FY 2015. Of this amount, approximately 87% was used for transit operations. This includes the amount contributed by the County as Regional Transit Revenue. The Fund also receives transit operating assistance from the FTA. In FY 2015, the Fund received $1.6 million in federal operating assistance. It has continued to be the direction of Council and recommendation of staff that transit operational costs could be funded ongoing without reliance on the federal operating assistance. Following this philosophy, the Transportation and Parking Fund's current operating expenditures are roughly at the annual revenue levels. This leaves little excess revenue within the fund for extensive capital improvements. (Staff does not anticipate the federal operating expenditures to be discontinued in the future, however the annual award to federal funds is never guaranteed).

The Fund continues to depend heavily on federal funds for capital improvements including rolling stock replacement. The City has followed a policy of saving excess revenues in order to cover asset management and replacement, including rolling stock replacement, in the event that federal funding is not available. Over the past five years, the Transportation and Parking Fund has received approximately $15.5 million in FTA capital grant agreements.

Transportation Funding and Coordination with Summit County

Park City staff has continued to work closely with Summit County in addressing the Transit and Transportation issues facing the greater Park City Area. This includes work on an update to the Short Range Transit Development Plan (SRTDP), remote parking siting analysis, "I-80 Parley's Canyon Alternatives Analysis", Kimball Junction Transit Center construction, and the development of a fiscally constrained and fiscally unconstrained Long Range Transportation Plan (LRPT) for Summit County. Over the last four weeks, Summit County staff presented a series of County Council transportation discussions including anticipated transportation projects and potential funding sources that will be included in the LRTP as well as the SRTDP. The County included the following table summarizing the sales tax options available to the County for transportation and transit needs:

County Sales Tax Funding Options

	Short Description	Rate	Imposed By	Annual Est.*	Note
	County option for mass trans.	0.30	Transit District	$1,700,000	Currently imposed
	Additional county option	0.25	County, city or town	4,100,000	County-wide for public transit
or	Fixed guideway	0.30	County	4,920,000	Limited to fixed guideway
	County option for transportation	0.25	County	4,100,000	Limited in use, transit facilities, corridor preservation
	Local option (HB362)	0.25	County	2,350,000	County-wide estimate distributed to municipalities and transit districts

**Estimates based on County historical amounts from similar taxes; local option estimates based on League of Cities and Towns and Wasatch Front Regional Council.*

In addition to sales tax options, the County also provided information for a Summit County Transit District property tax levy option. The County Transit District has the option to levy up to a .0004 property tax which would generate an estimate $2.2 million in property tax revenue for the transit district.

The County also detailed the ability to issue sales tax revenue bonds or Transit District GO bonds .

As a final option for potential transit solutions, County staff briefly discussed the use of Public-Private Partnerships and the current use of inter-local agreements to fund transit services and projects.

Transportation funding and coordination with UDOT on transportation improvements on the State Highway System

In addition to collaborating with the County on regional transportation projects, programs, and service, staff has also met with UDOT on several occasions over the last few months in an effort to expedite improvements to both SR 224 and SR 248. While both projects are identified in the UDOT Long Range Transportation Plan, neither project is programmed in the

State Transportation Improvement Program (STIP) and, therefore, are not a part of UDOT's 5-year program of projects. This is an important item given these projects rank amongst the City's highest priorities and the earliest project development (i.e. preliminary engineering, environmental clearance/permitting, final design, and construction) would commence would be FY 2021/22. Given this information it is painfully obvious that additional local funding will be necessary for the City to adequately address our current and future transportation needs.

Potential funding options for Park City

The City is more limited in the funding options available compared to the County, especially in regards to transit related sales tax options. The following details the potential options available to the City. Council should direct staff to return with additional details for possible funding option as we move into the budget process.

HB 362 County Local Option Transportation Tax

Last year the legislature passed HB 362, a new transportation funding bill at the County level (included on the County sales tax table above). HB 362 allowed counties across the state to levy a .25% sales tax on taxable goods. Like other sales tax options this would require a ballot initiative which requires a county wide popular vote. Unlike other transit and transportation sales tax options or the Resort Communities Sales Tax, Local Option HB 362 has a redistribution formula statewide. Similar to the current city local option, HB 362 has a 50% local and a 50% redistribution formula between all counties that have adopted the tax. This makes forecasting the annual revenue somewhat difficult. It also means that much like the City Local Option sales tax, Park City and Summit County would lose a large portion of winter sales to statewide redistribution. As shown on the Summit County Sales Tax table above, it is estimated that the County option for Transportation would generate $4.10 million on the countywide base. It is estimated that Local option (HB362) would generate $2.35 million in County revenue on the same countywide base after the statewide redistribution formula is applied. Therefore, for the same tax rate charged to visitors and locals, the County could receive up to $1.75 million less in revenue for local use.

Last year, when HB 362 was adopted, it also included an in County distribution formula. It required that new revenues, in areas with existing transit service, would be distributed in the following manner:

a. 0.10% to transit provider
b. 0.10% to cities and towns
c. 0.05% to the County

In areas of the state in which UTA operates the .10% to transit provider would be UTA. Currently the State legislature is considering removing this formula for all Counties other than those of the first and second class. If passed that would remove the .10% stipulation for transit and have the .15% go to the County for use on transportation, road improvements or transit improvements. The County would work with the City and the transit district/fund to determine an agreed distribution percentage. It is likely the currently legislated amendments will be approved by the State.

City Option Additional 0.25% Transit Sales Tax

Utah State Code allows Counties, Cities or Towns to levy an Additional 0.25% Transit Sales Tax. This is in addition to the currently levied 0.30% Mass Transit Tax. If levied, the revenue would be received in the Transportation and Parking Fund to be used for transit operating and capital expenses. The funds could also be used in Transportation and Parking Fund for debt service payment on future transit revenue bonds. It is anticipated that an Additional 0.25% Transit Sales Tax would generate approximately $2.2 million in FY 2017.

Because of the structure of the Transportation and Parking Fund and the flexibility of the 25% Resort Communities Tax contribution to the fund, if adopted, it would be possible to use the Additional 0.25% Transit Sales Tax to fund ongoing transit operation and leverage the 25% Resort Communities Tax contribution to fund infrastructure improvements for all services provided by the Fund (Transportation, Transit & Parking).

The following details the general timeline required for imposing the City Option Additional 0.25% Transit Sales Tax:

1. (June) City Council must first pass a resolution approving the tax
2. (August) City must notify the County Clerk of ballot election
3. (September) City must provide ballot language to the County Clerk 60 days before election.
4. (November) The Municipality must then hold an "City Option Additional 0.25% Transit Sales Tax Election" during:
   (i) a regular general election; or
   (ii) a municipal general election; and publish notice of the election:
      (i) 15 days or more before the day on which the election is held; and
      (ii) in a newspaper of general circulation in the municipality
5. (November) With voter approval Council shall pass an ordinance approving an City Option Additional 0.25% Transit Sales Tax and provide an effective date for the tax
6. (January 1st) The City must notify the Utah State Tax Commission of the ordinance approving the tax
7. The Tax Commission must then allow a 90 day contest period before enacting the tax on the next available tax quarter.
8. (April 1st) Tax levy is applied to all qualifying sales

This timeline may be slightly different than the County due to differing fiscal years. The City and County staff is currently discussing potential options and evaluating the technical nuances of the different tax options.

Transient Room Tax

Park City does not currently charge a City Transient Room Tax (TRT). Under State code cities and towns that meet certain requirements may impose a 1% tax on temporary lodging. The transient room tax, if imposed, is charged in addition to sales tax. The transient room tax does not apply to charges for meeting rooms. Summit County currently charges a 3% TRT tax for lodging within the County. The additional 1%, if levied on Park City lodging, would increase the total TRT tax in Park City to 4%. As with all city sales tax, funding generated from a TRT tax would fluctuate based on the current ski season, lodging environment and economic conditions. The TRT tax is the most directly connected tax to overnight visitors.

The 1% TRT tax levy is enacted by City Council vote. It is estimated that a 1% TRT levied in Park City would generate between $1.8 million to $2.1 million in FY 2017 for the City (inflated annually and dependent on lodging sales). TRT funding could be allocated for capital projects, operating expenditures or pledged for payment of sales revenue bonds.

The following tables detail the current sales tax rate in Park City and the Summit County Transit District (Snyderville Basin).

Park City Sales and Use Taxes	
Sales and Use Taxes	**Tax Rate FY 16**
State of Utah	
General Sales & Use Tax	4.70%
Summit County	
County Option Sales Tax	0.25%
Recreation, Arts, & Parks Tax	0.10%
Park City	
Local Option Sales Tax	1.00%
Resort Communities Sales Tax	1.60%
Mass Transit Tax	0.30%
Total Park City "Base"	**7.95%**
Other Summit County Taxes	
Restaurant Tax*	1.00%
Motor Vehicle Rental Tax*	2.50%
Transient Room Tax*	3.00%

Summit County Sales and Use Taxes	
Sales and Use Taxes	**Tax Rate FY 16**
State of Utah	
General Sales & Use Tax	4.70%
Summit County	
County Option Sales Tax	0.25%
Recreation, Arts, & Parks Tax	0.10%
Summit County - (Transit District)	
Local Option Sales Tax	1.00%
Mass Transit Tax	0.30%
Total Summit County "Base"	**6.35%**
Other Summit County Taxes	
Restaurant Tax*	1.00%
Motor Vehicle Rental Tax*	2.50%
Transient Room Tax*	3.00%

Federal and State Grant Funding

In recent years, the Transportation and Parking Fund has continued to receive several large contract agreements for capital projects and operating expenses from the Federal Transit Administration (FTA). These agreements have been received both directly from the FTA and as pass-through agreements with the Utah Department of Transportation (UDOT). Awards are received though both 5309 and 5311 federal funding programs. Federal funding has played a large part in all capital projects past and ongoing in the Transportation and Parking Fund. Over the past 5 years, the Transportation and Parking Fund has received over $15.5 million in federal funds. A large portion of these funds were for the construction of the Bus Storage Facility, Transit Employee Housing, rolling stock and the Park and Ride facility. Typically federally funded construction projects require a 20% funding match. City staff is continuing to work closely with UDOT and FTA staff to continue to secure funding for critical transit and transportation projects.

Property Tax - General Levy

Property Tax currently contributes 32 percent of the general fund revenue. Property tax is set based on the previous year's collection amount plus new growth. As assessed property values within the City collectively increase or decrease the tax rate decreases or increases respectively in order to generate the same revenue year-over-year. Due to this rate structure, property tax is the most stable revenue source for the General Fund. However, also due to this structure, the property tax levy does not include an automatic inflationary component and

thus as the cost of providing services continue to go up over time, the purchasing power of property tax remains stagnant.

The Property Tax levy is set by Council each year as part of the budget process. The levy can be increased in order to generate additional revenue by a Council vote and through the process of a Truth in Taxation hearing. In order to initiate a Truth in Taxation hearing the Tentative Budget must be adopted in June of the year in which the tax levy would adjust, showing the proposed property tax increase, after which a Truth in Taxation hearing would be held in August, and the Final Budget would be adopted at that time.

General Obligation Bonds and Sales Revenue Bond
General Obligation (GO) Bonds are bonds which are issued for specific projects or uses as approved by popular vote. The pledged revenue source for repayment of the bonds are payable from the proceeds of ad valorem taxes to be levied without limitation as to rate or amount on all of the taxable property in the City fully sufficient to pay the bonds as to both principal and interest. The City has used GO bonds in the past in order to pay for open space acquisition and walkability improvements. GO bonds are the most stable long term funding solution for major capital projects when there is general voting support of the city population.

Sales Revenue Bonds are a long term solution to funding upfront costs of large capital projects when there is insufficient cash on hand. The pledged revenue source for repayment of the bonds are payable from the proceeds of sales tax revenue. While GO bonds have an identified revenue source which is levied for repayment of the bond, sales revenue bonds are paid with current sales tax revenue and therefore reduce the amount of sales tax revenue available for use in the operation fund in which the sales revenue is received.

Other Funding Options
As part of the forthcoming studies, staff will discuss additional funding sources such as:

- Paid parking revenues
- Regional partners (sharing in expense)

Council could also direct staff to explore other potential funding options such as:

- Increased business license fees
- Institute fares

Next Steps:
Staff will return to Council with additional information from the various transportation studies as well as additional information on the aforementioned funding options.

Staff has begun to work to schedule a Joint City Council & County Council meeting for the April timeframe to discuss the problem of traffic and what solutions can address this problem.

Departmental Review:
This report has been reviewed by the Legal Department, Budget Department, Transportation Planning Department, Transit and Parking Operations Departments and the City Manager.

Alternatives:

A. **Approve:** Council should hold a discussion on the potential funding options for anticipated infrastructure needs and provide preliminary direction in preparation for the FY 2017 budget process.
B. **Deny**: N/A
C. **Modify**: Council could request additional information and have staff return for further discussion on funding options.
D. **Continue the Item:** Same as alternative A
E. **Do Nothing:** Same as alternative A

Significant Impacts:

It is anticipated that significant operating and capital resources will be needed to meet Councils identified Transportation Critical Priority. Council will need to identify appropriate funding sources moving forward to complete needed improvements.

Funding Source:

No funding needs are associated with this report. Any preliminary project funding recommendations from Council will be incorporated in the upcoming 5-year CIP process.

Recommendations:

Whereas this report is informational, no action is needed.

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Council should provide direction on the Citizens Open Space Advisory Committee's recommendations for the proposed preservation easement on the 340 acre Clark Ranch properties, located along the east and west sides of the Highway 40 corridor, south of Quinn's Junction within unincorporated Summit County.

Respectfully:

Heinrich Deters, Trails and Open Space Program Manager

City Council Staff Report

Subject: COSAC Recommendation- Clark Ranch Terms of Proposed Preservation Easement
Author: Heinrich Deters
Department: Sustainability
Date: March 3, 2015
Type of Item: Advisory Recommendation- Property

Summary Recommendations:

Council should review and discuss the Citizens Open Space Advisory Committee's (COSAC) recommendation associated with the parameters and values of the proposed preservation easement on the Clark Ranch properties. No Council direction is requested at this time.

Executive Summary:

The Citizens Open Space Advisory Committee will make their recommendations for the proposed preservation easement on the 340 acre Clark Ranch properties, located along the east and west sides of the Highway 40 corridor, south of Quinn's Junction within unincorporated Summit County.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and world-class recreational facilities, parks and programs + Multi-seasonal destination for recreational opportunities + Safe community that is walkable and bike-able	+ Abundant preserved and publicly-accessible open space + Managed natural resources balancing ecosystem needs ~ Economically and environmentally feasible soil disposal	~ Entire population utilizes community amenities + Community gathering spaces and places	+ Engaged and informed citizenry
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive ↑	Very Positive ↑	Neutral ⇔	Very Positive ↑
Comments:				

Acronyms in this Report:

COSAC- Citizens Open Space Advisory Committee
UOL- Utah Open Lands
EPA- Environmental Protection Agency

Background:
On December 17, 2014 Park City Municipal Corporation finalized the purchase of approximately 340 acres of property from the Florence J. Gillmor Estate, which is commonly referred to as the Clark Ranch. The property is located along the east and west sides of the Highway 40 corridor, south of Quinn's Junction **within unincorporated Summit County.** In January of 2015, Park City Municipal Corporation advertised a request for proposals for qualified firms to establish and steward a possible preservation easement on all or some of the Clark Ranch properties. Utah Open Lands were selected to provide the easement services associated with the project.

Over the past several months, COSAC has met numerous times and discussed possible terms associated with the proposed preservation easement. Specifically, the Committee spent significant time discussing the SS-91 parcel, which is located adjacent to the Richardson's Flat Soils Repository and how a portion of that parcel (approximated 20 acres) might be removed from the proposed easement and provide for other City needs including recreational fields and/or a transportation element 'slip ramp'/access to the Park and Ride lot.

Analysis:

COSAC's Role as an Advisory Committee
COSAC's role is to provide timely recommendations to City Council on the acquisition of open space. Additionally, in 2013, Council asked COSAC to provide input on proposed preservation easements on City owned open space. Late in 2015, COSAC and UOL were nearing completion of their work on a recommendation regarding a preservation easement for Clark Ranch. Staff and the City Manager originally suggested that it may be more effective to bring COSAC's recommendation with the rest of staff's analysis regarding potential municipal uses on Clark Ranch that Ann Ober was heading up with Water, Recreation, Environmental, Affordable Housing, and other staff members. The timing recommendation was based upon consistency with efforts to provide the Council with all relevant information at the time of decision; and to maximize the strength of the citizen board's recommendation at the time of the City Council's actual decision. However, COSAC requested an opportunity to present their recommendation as soon as possible to the Council because: 1) COSAC membership who worked so hard on the issue was changing; 2) there was concern that there was a potential for dilution of their message/recognition of hard work if delayed; and 3) COSAC felt strongly about their responsibility to provide the Council an independent recommendation based upon their technical work and it was up to Council to separately weigh that recommendation with whatever else staff put forth.

Why is this important?
Future uses associated with the Clark Ranch properties will largely be dictated, in perpetuity, by the terms associated with the proposed preservation easement.

Next Steps
In recognition of the importance of this Council decision, Council should be given sufficient time to consider this important COSAC recommendation along with a future staff recommendation on municipal needs. Staff is not requesting a decision at this time. Staff respects the important role of COSAC and, in fairness to COSAC, wants to allow COSAC their own work session to present their recommendations for this prope

Additionally, staff believes it is best at this time to continue its work with the Environmental Protection Agency prior to a final Council decision on the Clark Ranch property.

Accordingly, staff will present an analysis of municipal needs – that could include a request to reserve a small percentage of the Clark Ranch property for municipal uses at a future work session. The entire COSAC recommendation and the minutes of this March 3, 2016 City Council discussion will be included in the report for the future work session.

Preservation Easement 'values' and 'permitted/prohibited uses'
As noted above, preservation easements, first and foremost, preserve conservation 'values' associated with property. These 'values', are identified by COSAC within the evaluation matrix noted below as Aesthetic, Recreation, Critical Conservation and Community Character. These 'values' provide the 'intent' of the preservation efforts and are the single most important tool in evaluating the purpose of the easement. Additionally, they are the first 'filter', if you will when determining if a use is consistent within the easement area, if the use is not specifically identified within the easement language.

Permitted and Prohibited uses outlined within an easement, provide 'application of the intent' and serves as the next 'filter', when evaluating a specified use within the easement boundaries. While this list of 'uses' can provide great clarity when evaluating proposals, it is difficult to include and/or foresee all possible uses into the list that may be considered in perpetuity. Thus, easement holders often refer to the values or 'intent' of the easement.

The COSAC evaluation matrix, which is provided in the recommendation letter, was used to evaluate the Clark Ranch properties. This tool helps guide the discussion from the values 'intent' of the easement, through to definitions associated with permitted and prohibited uses.

Utah Open Lands Resource Inventory
Environmental analysis of the Clark Ranch property has been gathered by Utah Open Lands over the previous year. This report identifies vegetation, wildlife, wetland information, as well as, existing/historical uses on the property. Additionally, UOL has incorporated COSAC's recommendations into the analysis. Moving forward, staff and UOL will utilize this document in drafting the final language of the easement, in addition to, maintaining a technical analysis of baseline information moving forward.

COSAC's Clark Ranch Easement Recommendation
COSAC has provided a one page 'position paper' (Attachment I) outlining their recommended goals associated with the proposed easement.

On August 25th COSAC voted to recommend to City Council the following 'values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes)

1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91)
2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Additionally, COSAC provided some recommendations on specific 'permitted/prohibited uses'.

1. No transportation element, such as slip ramp, accessing through property from Highway
2. Restriction of structures inconsistent with aesthetic and recreational values as further defined under passive recreation (place definition)
3. The Committee discussed e-bikes and their application to the properties and
4. The Committee discussed using grazing as a management tool under permitted uses but not to identify agriculture as a conservation value.

Department Review:
This report has been reviewed by the Sustainability, Recreation, Water, Transportation, Planning, Legal and Executive Departments. All comments have been included.

Funding Source:
No funding is required for this item.

Consequences of not taking the recommended action:
This would delay drafting and adoption of the proposed easement.

Alternatives:
Staff is not seeking direction as part of this discussion

Recommendation:
Council should review and discuss the Citizens Open Space Advisory Committee's (COSAC) recommendation associated with the parameters and values of the proposed preservation easement on the Clark Ranch properties. No Council direction is requested at this time.

Attachment I- COSAC Recommendation Letter

Exhibit A- Parcel Map

Exhibit B- Regional Map

Exhibit C- Clark Ranch and Surrounding Properties

Exhibit D- Growth Map

Exhibit E- COSAC Meeting Minutes August 25th, 2015

Attachment I- COSAC Presentation Position Document

Clark Ranch Acquisition Memo to Mayor Thomas and the Park City Council

From COSAC

February 23, 2016

Purpose:

COSAC makes recommendations to the City Council with the focus on the acquisition, use and management of open space. We have 4 criteria with which to focus our discussion and use a litmus for decision making that was approved by the City Council.

COSAC Criteria:

Council Goals

1. World Class Multi-Seasonal Resort Destination
2. Preserving &Enhancing Natural Environment
3. An Inclusive Community of Economic & Cultural Opportunities, Responsive
4. Cutting Edge and Effective Government

	Categories (Purpose)	*Recreational*	*Aesthetics*	*Critical Conservation*	*Community Character*
Tier I	***Will the open space purchase advance and/or protect stated goals in the Park City General Plan and specifically add/or enhance one or more of the following four primary purposes?***				
Tier II	**Values and Priorities (Intent/Unweighted)** ***The following sections are intended to narrow the prioritization of allowed uses and preserved values which may further enable COSAC to identify funding sources and the appropriate protection tool.***	• Improves trail connectivity and new trail development. • Acquisition needed for public access; • Passive recreation higher priority (Passive/Non-motorized activities on established trails; related trail infrastructure, parking); • Active recreation (includes improved fields, parks, facilities, group camping, restrooms); • multiple public uses permitted	• Protect resort and open view sheds; • Greater Park City Area entry corridor; • preserves open space buffers against new development encroachment • Prevention of new residential or commercial construction- land may or may not have specific additional conservation values	• Protection of the natural habitat of fish, wildlife or plants; • Enhances stream corridor or watershed; • Protects wetlands; • Existing natural characteristics and conservation values essentially preserved as is and primary over other uses	• The preservation of open space in conjunction with agriculture, farmland and forestland, or the preservation of historically important land or a historic structure. Appropriate support related infrastructure. • Preservation is for the scenic enjoyment of the general public, which will yield a significant public benefit; may include mines, mine structures or repositories provided open character of land is maintained and environmental issues mitigated; secondary uses partitioned

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1. You asked us to give you a recommendation on the future of the Clark Ranch acquisition, with specific consideration to parcel # SS-91 on the east side of the property. This is the property with the most competing interests before you. You asked us: Should the City include parcel SS-91 in a conservation easement? What values do all the parcels provide if they are placed under a conservation easement?
2. We took our task to heart and formulated a unanimous recommendation after a thorough 5-month vetting process that included vigorous debate, site visits, detailed analysis by staff and Utah Open Lands and long meetings that prevented us from enjoying the open space!

3. We reached our decision in October of 2015 and wanted you, the Council and deciding body, to have the recommendation as you discuss the future of the property and balance all the competing interests and demands that the parcel faces. In addition, many members have reached their term limits and wanted to present this to you as they depart the Commission.

This quick summary is followed by a detailed report on the property and its values as developed by Utah Open Lands, the minutes of COSAC meetings on this issue, the supporting Park City General Plan and Park City Council goals that relate to this topic.

Property:

There are several parcels in the acquisition and for brevity we analyzed the parcels as East and West side. (Exhibit A- Parcel Map)

Unanimous COSAC Recommendation:

Place both the East and West side parcels under conservation easements with these detailed parameters:

West Side:

1. Protect the Visual/aesthetic value which promotes and contributes to the entry corridor value of the property.
2. Allow for Passive Recreation elements and Conservation Zones around springs and unique vegetation.
3. Do not prioritize agricultural for conservation but rather allow as a management tool.
4. Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council. Fondly called “Steve’s Point”.
5. Trails and E-Bikes: No final vote taken but asked to be addressed in management plan and easement document. There was general agreement that a paved trail and e-bikes could be supported if they were limited to the area close to the highway 40 frontage road on the west side.

East Side:

1. Protect the Visual/aesthetic value which promotes and contributes to the entry corridor value of the property.
2. Allow for Passive Recreation and Conservation Zones around springs and unique vegetation.
3. Do not prioritize agricultural for conservation but rather allow as a management tool.
4. No slip ramp through parcel SS-91 (Vote by committee).
5. Recreational Amenities/Passive Recreation: No final vote was taken but the item was asked to be addressed in the management plan and easement documents. There is a definition for passive recreation uses in the COSAC matrix, which provide guidelines for this discussion.

Our Findings:

1. There is real quantifiable growth that is coming to our community in the City and County. Park Record Map July 25, 2015 (Exhibit C) and Park City community discussion led by Councilmember Henney.

2. All of these parcels east and west provide a critical open space buffer that in 10 years on this corridor may be the one parcel (in its collective state) left open on from Kimball Junction to the Jordanelle.

3. The General Plan discusses the importance of the entry corridors along 224 and 248. While 224 has been protected with Swaner, the White Barn and Quarry Mountain, the 248 corridor is under serious development pressure. Already three of the four corners of 248/40 have significant development and more is coming. The Clark Ranch and Richardson Flats seem to be our last hope to protect the view shed.
4. The City has included in its recently adopted General Plan, Natural Settings as a priority and has a goal #4 to "Open Space- Conserve a connected healthy network of open space for continued access to and respect for the natural setting".
5. There is recorded value to the parcel from a visual standpoint and as a continuum in wildlife habitat (migratory and local). (See detailed Utah Open Lands documentation)
6. All the parcels have a key role to play in the wildlife corridor and habitat and its preservation may help to ensure more in the area.
7. All parcels have a high degree of visual vulnerability with the east side ranking higher in that critical aesthetic criteria.
8. This property creates defined open space on our entry corridor adjacent to planned developments.
9. There is the potential for development on the periphery of the parcel in Summit County on private land making this piece as an open space buffer and corridor more important to preserve.
10. The Talisker land and adjacent properties may also provide an opportunity to continue the visual, recreational and migration corridor especially if the City takes the lead to protect their property.
11. The City has as one of its top 2016 Council priorities to "Preserve and Enhance the natural Environment".
12. The voters of the City approved funding for the direct goal of preserving open space in our community.
13. It is possible that in 5-10 years the site may need to provide access to a parking lot on the "to be" reclaimed super fund site.
14. SS-91 has value in the collective to passive recreational uses. There are many potential trail connections that could be realized on the parcels as a whole satisfying our community's goal of recreation.
15. There may be real pressure to utilize the parcels for emergency access for Wasatch County development on our easements or access roads.
16. There is a natural spring on the site and the property has agricultural leasing uses that are still in operation for tax purposes.

Our Conclusions:

1. COSAC wants to send a clear message that this land is critical to preserve and manage for the future.
2. The parcel meets the COSAC criteria in every category and in the City's goals and General Plan policies.
3. SS-91 is an integral piece of the Clark land acquisition and needs to be in a conservation easement.
4. We feel strongly that we need to create and preserve "buffers" instead of expanding our footprint. Think "White Barn – McPolin acquisition". This piece, to us, represents a last chance on this entry corridor.

5. There was clear consensus from the group that existing easements should be limited in scope to their existing intention and that no additional access easements or agreement to provide for additional development for adjacent parcels should be granted.
6. The City should not have an "out" to develop building on SS-91 for competing needs. There are infill parcels and other solutions and after careful analysis we believe "Steve's Point" is the area most suitable for development if the City has to. We don't make land anymore and this is a key parcel to ensure some of the criteria that the City has pledged to work towards. Parcel SS-91 and the other parcels on the East and West sides needs to stay open and part of the collective under a conservation easement.
7. The City should seriously consider pursuing the Talisker superfund property and adjacent properties for both recreational and open space needs. Clark Ranch if preserved can anchor the entry corridor and can provide for a potential visual and recreational opportunities on adjacent properties.

That's our story and were sticking to it!

Thank you for taking our input and Good Luck!

Exhibits and Links:

- Link to all Minutes of COSAC Meetings – June 2015 to January 2016
  - http://www.parkcity.org/government/boards-commissions/cosac-committee
- Link to Draft -Utah Open Land Conservation Resource Inventory
  - http://52.26.130.11/Home/ShowDocument?id=21255
- Link to General Plan, Natural Settings Goal #4 page 50
  - http://www.parhttp://www.parkcity.org/home/showdocument?id=12386

Exhibit A- Parcel Map

Exhibit B- Regional Map

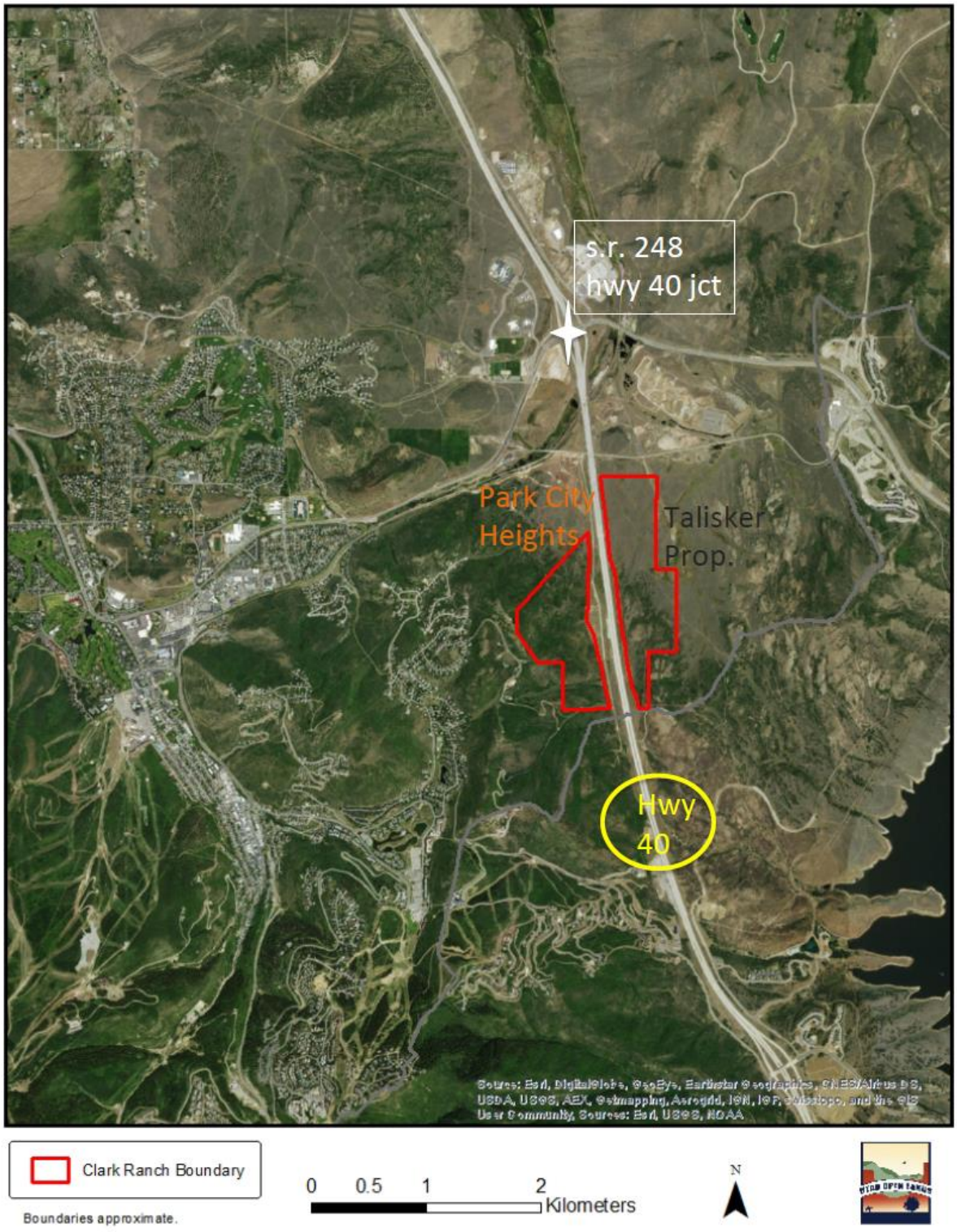

Exhibit C- Clark Ranch and Surrounding Properties

Clark Ranch and Surrounding Properties

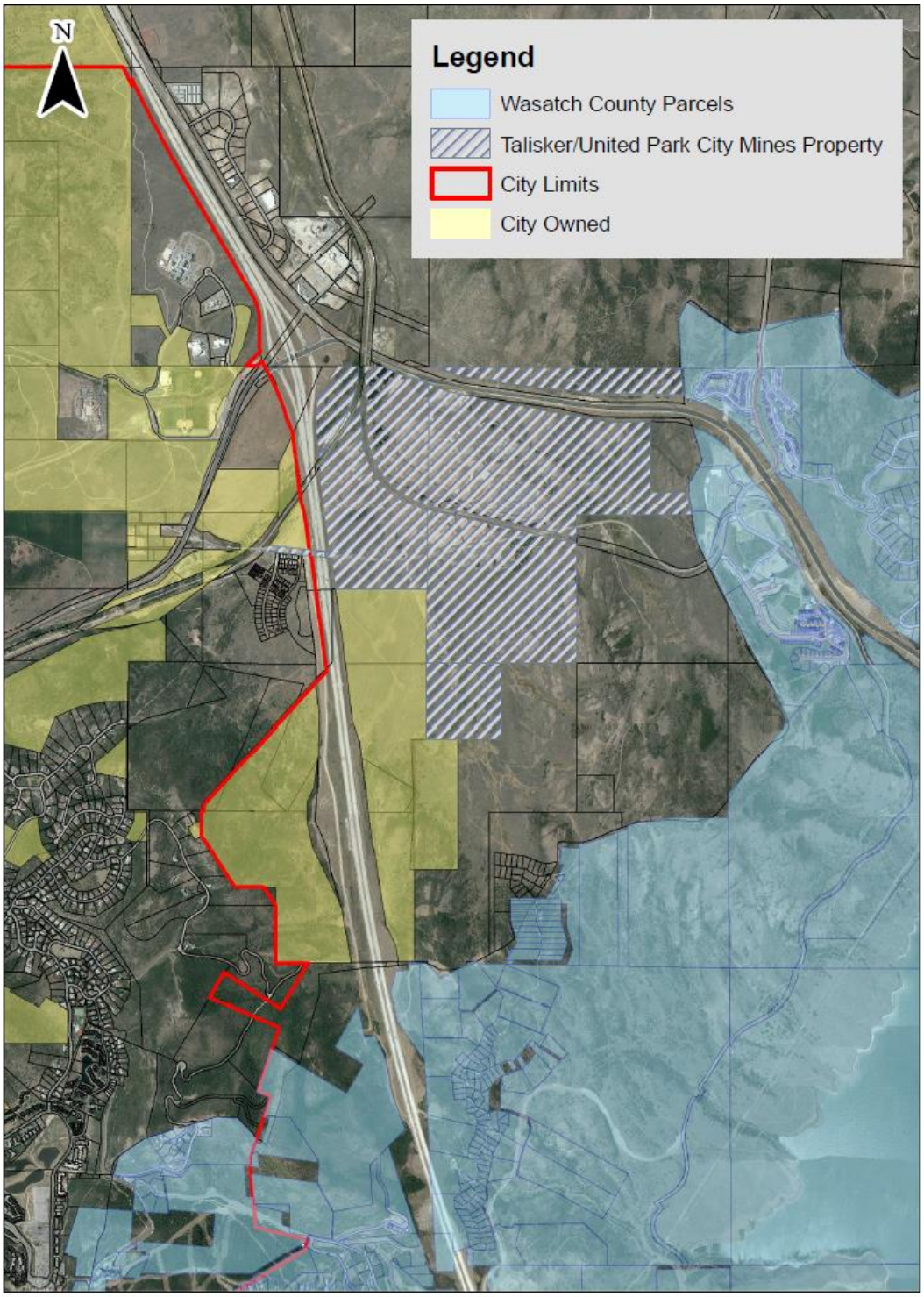

Exhibit D- Growth Map

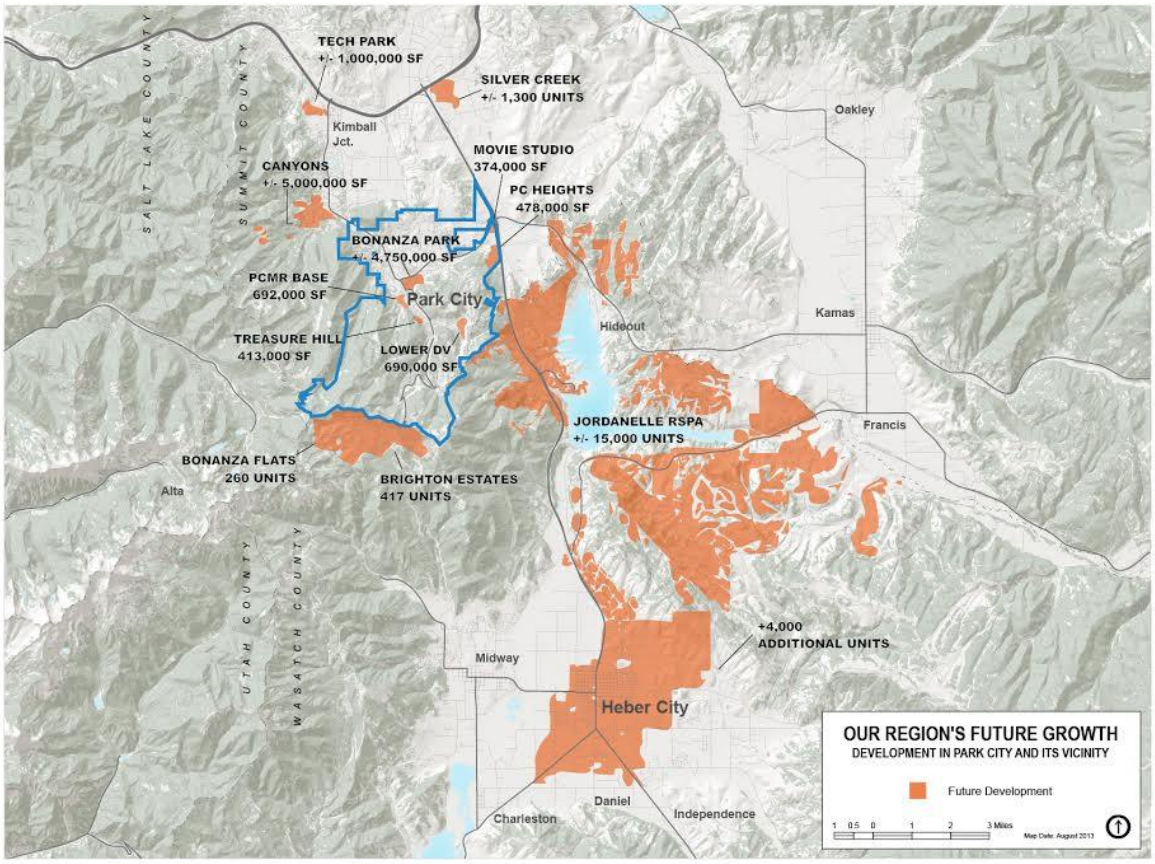

Exhibit E- August 25th COSAC Minutes Adopted.

Citizens' Open Space Advisory Committee (COSAC IV)
Council Chambers, 445 Marsac Avenue, Park City, Utah
August 25, 2015

I. Meeting Called to Order at 8:36 am, by Judy Hanley, Chair

II. Roll Call: Members in Attendance

- Heinrich Deters
- Tom Daly
- Elizabeth Quinn Fregulia
- Wendy Fisher
- Bronson Calder
- Tyler Dustman
- Jim Doilney
- Bill Cunningham
- Meg Ryan
- Cara Goodman
- Suzanne Sheridan
- Judy Hanley
- Cheryl Fox
- Steve Joyce
- Carolyn Frakenburg
- *Council Member* Andy Beerman *joined the meeting late.*

III. Adoption of Minutes for August 11, 2015

a. Ms. Fisher asked that the following changes be made to the minutes:
   i. First paragraph: She is not proposing a different conservation easement for SS91 but suggesting that the committee might look at two different easements for east and west, and whether to leave in a portion of SS91.
   ii. Page 3: "Ms. Fisher implied that they could put parameters on easements." Ms. Fisher wanted to clarify that part of the purposes of conservation easements is that they are removed from local lobbying/politics.

b. Mr. Joyce moved to accept minutes as amended.
   i. Mr. Doilney seconded.
   ii. Minutes were approved as amended.

IV. Staff & Board Communications and Disclosures

a. Council Member Beerman is currently speaking on the radio and will be join the meeting shortly.
b. City Tour is coming up. Mr. Deters asked if anyone from the committee was going, but nobody from COSAC will be attending (with the exception of Council Member Beerman, who was not present when the question was posed).
c. Summit Lands and Utah Open Lands fund-raisers
   i. Summit Lands: Ms. Fox reported that Summit Lands held their fund-raiser at Blue Sky Ranch. They had thought they would hold the event every other year, but they had so much fun that the board decided they would do so every year. It was a lot of fun and also effective. Mr. Doilney commented that he thought it was fantastic and loved the energy. The food, venue, and auction items were all great, especially the squirt guns! The partners (venue, wine, liquor) were also all great. Stay tuned for next September.
   ii. Utah Open Lands: Ms. Fisher reported that this is the organization's 25th year of operation, so this year they will honor the founding board members, all of whom are Parkites. UOL was the first land trust in the state. They will have a brief overview of a confidential project and other upcoming initiatives, and then will

launch into the 25-year celebration. The event will be September 17th in the Scholarship room at the University of Utah, which overlooks the heritage preserve.

d. Mr. Deters reported that on Sunday he presented to the Morningstar HOA, which is the subdivision that abuts Clark Ranch. He said he had a good discussion with the group, but is disappointed that no one from that entity is present at this meeting for public input. He said the HOA members are very willing to help—either financially or in other ways. The HOA represents a 12-lot subdivision, approximately eight of which are secondary homes.
e. Mr. Deters provided an update specific to Clark Ranch: the movie studio's *Blood & Oil* project is filming now. He said he received a request to access the G-Bar venture parcel. After preliminarily working through the process, the production crew determined they will most likely not be accessing the venue. But this incident begs the larger question of access to this and other parcels/venues. Mr. Deters said he is examining this issue with Mr. Daly, specifically how to address such issues in an easement. He added that UPCM rejected the filming request, but said we should prepare for subsequent access requests.

V. Public Input: There was none.

VI. Old Business: Clark Ranch Easement Values (Entire Values)

Ms. Hanley then asked Mr. Deters to introduce Ms. Fisher's presentation. Mr. Deters used Gambel Oak as a good example in terms of the process of developing recommendations to present to Council. He reminded everyone that we are presenting value documents.

Mr. Deters said, up to this point, he has heard most about aesthetics and recreation. Agricultural is also important: this does not necessarily need to be a value, but it could help frame the discussion. Ms. Ryan asked Mr. Deters to help keep the group on task since there are so many facets to consider.

Ms. Fisher began by asking the group to focus on defining the conservation values, for example restricting grazing on the west side. She reminded the group of the discussion led by her staff that highlights the various conservation areas. There is an aspen forest, mountain shrub, gambel oak, wet meadow, and sage brush steppe (view shed), which provides habitat for sage grouse, (although we have not seen sage grouse). There are rushes and sedges where seep-like areas come through. There are some critical conservation areas—particularly the springs—that may need restoration work, but we would need to fence them off from cattle. We would therefore need to figure out how to water the cattle. Ms. Sheridan clarified that we do have grazing, at least for the next two years.

Greenbelt / Tax Implications Discussion

Mr. Deters said that the property has been filed as greenbelt, which is very significant, in that it means several hundred thousands of dollars in taxes. Ms. Fox asked whether the easement precludes this. Mr. Daly said that if you keep leases going for five years, you will not be assessed a greenbelt or rollback tax. If we maintain agricultural use for five years, once you change the use, you will not receive rollback taxes. The lease did go to council, which was part of the purchase. Mr. Deters said Council will most likely want to avoid rollback taxes. Ms. Fisher reminded group that we can use grazing as a land-management tool. For example, grazing helps keep invasive species at bay. It would be possible to insert specific language such as "right but not obligation." The city will not have to continue to include grazing. If we do not want to put it into the conservation easement, then we can use it as a management tool to further our values on other parts of the property. It is hard to say that we will need to require heritage in agricultural value in perpetuity: it's hard to keep agriculture on the land as an absolute.

Mr. Joyce asked if we need to allow this on both sides, and Mr. Deters responded that the lease identifies both sides.

Mr. Doilney asked for clarification about our tax obligation: why are we subject to taxes after the purchase? Mr. Daly explained that rollback taxes discourage people from developing agricultural land. There is no tax consequence looking forward, but we do need to look back. A change in use triggers the

tax. The rollback tax is by statute/code: we pay tax as if the use changed back then. This is five years from the date of purchase. If you remove the agricultural use within less than five years, the rollbacks are triggered. Mr. Daly said that he would develop a graphic with a timeline to explain the rollback process, in terms of if and when it would be triggered.

Ms. Ryan stated, as she has in previous meetings, that the uses should be primarily conservation, secondarily recreation, and thirdly the conservation easement with preservation of oaks and springs. Finally, character is important but not necessarily the grazing/agricultural characteristics as much as for the visual characteristics. To this end, grazing should be considered a management tool rather than a conservation value. We have five years to deal with this issue anyway. This would then beg the question of how passive recreation fits in, as well as the height of structures and the proposed slip ramp.

Mr. Joyce moved that we adopt priorities as described by Ms. Ryan to drive the constitution of the easement. He outlined them as such:

- Aesthetics
- Passive Recreation
- Conservation Zones around springs and unique vegetation
- Do not prioritize agricultural for conservation but rather for a management tool.

Mr. Doilney seconded the motion.

Mr. Cunnigham asked if passive recreation is compatible with grazing. Mr. Deters responded that it is not compatible through the same zones, but yes, if we fenced off grazing. Mr. Doilney asked if this would preclude us from installing an elk underpass. Mr. Deters responded no, and Mr. Fisher said this would be part of the details.

Ms. Fisher said we could further discuss the slip ramp, but in prioritizing values, we are limiting uses that will impair scenic value, recreation value, and critical conservation areas. If council contemplates the slip ramp, we should probably not site it in a seep, for example. In addition to the slip ramp, we should also talk about the west side.

Vote on Mr. Joyce's motion:

- The group responded aye,
- with the exception of Ms. Goodman, who opposed the recreation element.
- Ms. Fisher abstained.
- The motion passed.

West Side

The discussion then turned to the west side. Ms. Fisher explained those areas on the map. Single-track recreation use is already taking place, which is heightened by the aesthetic views. There are also areas for critical conservation, including mountain mahogany, as well as aspen and gambel oak groves. The bench area is unique in terms of habitat. The ridge top area also has high value for habitat and critical conservation. This is why we would want two separate conservation easements. Ms. Fisher showed a rendering of a firehouse as a possible structure. We would also need to include access to any buildings. What is not shown is the Park City Heights development, which may or may not be obscured. There are not a lot of changes in topography because of the low sagebrush in other areas, so structures stand out. In the proposed rendering, the eye is less drawn to it the because of the mountains in the background.

Mr. Beerman reminded the group that Council has been asked to consider structures, so he wanted to ask the group if they were to build something, whether they would prefer it on the east or the west side. The firehouse is just an example. Mr. Deters asked about the acreage, and Mr. Beerman said it would be approximately three-to-ten acres. Mr. Joyce pointed that the land comes down to a point, and if you chopped three acres off from that point, it almost fits with the Park City Heights development. He suggested putting any buildings in this triangle. Access would come through PC Heights, as opposed to

creating a new road. Ms. Sheridan said that trailheads are always important because trail parking is always maxed out. Mr. Deters seconded this because parking at trails is at a premium. He said he wants to push parking to an area in Park City Heights, and that he generally likes flexibility.

Mr. Doilney proposed the following motion: “In the event that additional property is needed by city, it should be carved off the property at the point.” COSAC-recommended language should include the designation of “Steve Point” to be the focus of any city uses that would be subtracted from the conservation easement. City Council would maintain the decision-making process, up to 10 acres. In the event that council chooses to retain property other than uses stated in the easement, we recommend that this not exceed 10 acres and be located at Steve Point. Mr. Calder asked to clarify vertical uses. Mr. Deters responded that this would fall under zoning.

- Aesthetics
- Passive Recreation
- Conservation Zones around springs and unique vegetation
- Do not prioritize agricultural for conservation but rather for a management tool.
- Exclude no more than 10 acres in the northwest corner of the parcel, adjacent to PC Heights from easement, for City uses TBD by Council.

- Mr. Doilney’s motion was seconded by Ms. Ryan.
- Ms. Hanley called a vote.
- The motion was approved unanimously, except for
- Ms. Fisher, who abstained.

Transportation (Slip Ramp) Discussion

Ms. Ryan mentioned the next discussion area and referenced Mr. Wilking (who was not present), saying that he felt uncomfortable about binding council to future decisions. She mentioned the letter from Ms. Foster that appeared in the July municipal newsletter, reading aloud the passage describing possible future transportation infrastructure. Mr. Joyce said that this will not impact our discussion. Ms. Ryan asked about the slip ramp impacting this. Mr. Joyce said that the study should answer the question of whether people coming into town will tolerate going around—rather than straight from 40 to the park and ride. If you make it this quick, would it be more highly utilized? Mr. Deters said that the group has already set a template for addressing an issue like this with previous values that have been defined, so we can we put in transportation infrastructure such as a slip ramp that is in concert with the values in a way that will satisfy council. He asked how we want to define slip ramp and road. Mr. Beerman said this could be a reality sooner rather than later (next three years). He explained that this is not completely within in our purview, but we could give Council a recommendation. Ms. Fox asked if something is sewn up because of an easement, will they just go past this property to the next stop? We could make an additional right-hand lane that loops around and goes around the protected property. An easement does not prohibit this; it just makes them go around. Mr. Doilney said the speed is not impinged that much and we should not chew up open space.

- Ms. Ryan proposed a motion that—based on our defined values—the slip ramp not be accessed through this property.
- The group voted aye unanimously, with the exception of
- Ms. Fisher, who abstained.

Mr. Daly asked if this is based on the assumption that you can’t come off the ramp. Ms. Fox said this is council’s decision to make. Mr. Doilney said we can impose a restriction on the slip ramp location. Mr. Beerman said his one concern is that this is where the restored wetlands are, so this is probably not possible. Mr. Joyce said there are a lot of highway rules. His concern is about speed coming from the highway: you need to start a slip ramp far in advance. Mr. Deters cautioned that group that we are not engineers. If the impetus for the vote is here, we should pursue. Council may well postpone this decision

until they receive transportation data. The city's transportation group will need to develop a solution. We cannot answer this question today. Mr. Doilney said that engineers always like the direct approach, but that they can always achieve their goals based on given constraints.

Discussion of Table

Discussion then turned to the table, which is based on the last discussion that was had. Stated restrictions: no impervious surfaces except paved trails for e-bikes on west trail. Mr. Deters said that he put this exception in because—in working with Wasatch County—he wanted to develop non-car alternatives for ingress/egress to terminate at the Mayflower property (this is part of a bigger plan for a Wasatch County trail network). Mr. Deters said this would stay as close as possible to the boundary, winding its way up to the county line. It would be exactly like Silver Quinn. Ms. Fisher asked for the distinction: alternative transportation route paved on both east and west or just west?

Ms. Sheridan proposed an exception for the east side for e-bikes on the west side because it is so crucial to get people out of their cars. Ms. Goodman asked if it could not just follow the road there. Mr. Deters said this is not our jurisdiction, but he said he would try to do this. Mr. Doilney agreed with Ms. Sheridan but suggested that we define it narrowly. Mr. Deters said that we would word it so that it is in concert with the values as stated. Solutions could be re-vegetation or moving the trail to develop the best possible solution.

Ms. Fisher said whether this is in the easement or the management plan, we could coordinate with UDOT. In addition, it may be good to stay on the UDOT right-of-way simply because of the grade issue.

Ms. Fox asked the group whether the committee would prefer that it stay on the UDOT right of way. Ms. Hanley said she is in favor of the alternative trail but not the e-bikes. Ms. Ryan asked if we are looking at the trail as a whole or just this one. Also, the grazing management plan will dictate other choices to be made. Mr. Deters said that the Stone Ridge easement can help dictate this process. Ms. Fisher said that she thinks they have enough direction to create a blueprint: they can then come back to the group to make sure they have captured the values and uses appropriately to protect the property in the best and most effective ways.

Mr. Beerman said that setting things in stone are important, but something like e-bikes is a new frontier. He asked Ms. Fisher if she has the flexibility to recognize future development and changing definitions. Ms. Fisher said yes: it always comes back to the conservation values and what you are trying to protect. So, through this process, you look at what will create more pressure on the habitats and wildlife. E-bikes would create noise issues, so you can specify where they are and are not appropriate. The City also was very smart to look at the management plan because this helps manage the intent of the conservation easement and manage it within those parameters. This achieves the flexibility but contains potential future loopholes.

Ms. Sheridan mentioned the Deer Valley easement as a cautionary tale: mountain biking has changed the use dramatically. Ms. Fox said she wishes the easements—which were written in 2001—were written differently. Mountain biking has changed from single-track to wider roads. This shift has completely changed the complexion of the place. We always need to come back to the intent.

Discussion of Amenities, including Restrooms & Parking

Ms. Ryan asked about restrooms and parking. If "Steve's Meadow" includes a trailhead, will this be sufficient, or should we go back to SS91? Also, with regard to the Talisker property: the county is entertaining development. This holistic extension is very important. Mr. Dustman said BOSAC has not spent a lot of time talking about this area because it has been focused on the bond, so they are playing catch-up on the area. Mr. Beerman said that he and Pat Putt, Chris Robinson, and Mr. Dustman will talk about collaborating on this. Ms. Sheridan said that county council is also talking about open space broadly.

Ms. Fisher said that restrooms are being looked at in this parcel, but her staff will do a visual analysis and consider this within the decision of carving out 10 acres. Mr. Deters asked for clarification: if we put

a trailhead on SS91—should we do so with or without restrooms? Ms. Ryan referred everyone to the passive recreation definition. Ms. Fisher also mentioned equestrian use. Ms. Hanley said the barn visualization was helpful. Mr. Joyce said that there is a difference between a two-story barn that is more prominently placed than a restroom that is tucked away and hidden by a dirt mound and painted subtly. Ms. Fisher said they will consider this in their recommendations. Reserving future use may happen in the future. Ms. Ryan suggested a composting toilet.

Sommer Parcel

Mr. Deters gave an update on this parcel. The sale has been approved. He said they will try to close on the 4th rather than the 25th. They will identify funding. The current plant is to do some affordable housing and some open space. There is no access on this property. This is a one-time purchase. Mr. Deters said he would also like to tie up the Hogle parcel.

VII. Adjourn

Mr. Cunningham made a motion to adjourn.
The motion was seconded by Mr. Dustman.
Meeting adjourned at 9:59 am.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance. Minutes were recorded and prepared by Elizabeth Quinn Fregulia, Community Affairs Associate for Park City Municipal Corporation

MANAGER'S REPORT – 3/3/2016

Submitted by: **Matthew Cassel**
Subject: **Manager's Report - Public Lighting Update**

The following manager report is to give City Council an update on where staff has been and where we are trying to go with public lighting in Park City.

Respectfully:

Matthew Cassel, City Engineer

Manager Report

To:	**Honorable Mayor/Members of City Council**
Subject:	**Public and Street Lighting Study Update**
Author:	**Matthew Cassel, P.E., City Engineer**
Department:	**Engineering**
Date:	**March 3, 2016**
Type of Item:	**Informational**

The following manager report is to give City Council an update on where staff has been and where we are trying to get to with public and street lighting in Park City.

Acronyms/ Definitions
HPS – High Pressure Sodium
LED – Light Emitting Diode
ROW – Right-of-Way
K – Kelvin
RMP – Rocky Mountain Power
IES – Illuminating Engineering Society (organization's goal is to create national standards for lighting)

Lumens – A lumen is the measure of the total quantity of visible light emitted by a source.

Temperature of lights – The temperature of lights has been well discussed and analyzed among staff. The temperatures of lights are as follows:

- 4000 K – this is a white light. The lights along Deer Valley Drive are currently 4000 k (the wrong temperature) and will be changed to a lower temperature,
- 3000 K – this temperature has more yellow in it and is the current lowest temperature standard for the industry,
- 2700 K – this light temperature is what Park City wants and is closer to the color of HPS. This temperature is a special order light.

Lighting Goals
Staff's goal with lighting:

- To manage the overall public lighting in Park City with respect to our Dark Sky ordinance. The goal will be to maintain or even decrease our current lighting amount when possible,
- Maintain the lightings pleasant look and feel,
- Standardize the light types for more efficient and effective maintenance,
- Maintain the lightings intent of safety for pedestrians and vehicular traffic, and

- Maintain sufficient way finding lamination for visitors and guests.

Issues
The following are issues that staff acknowledge and are still analyzing:

- GE has stopped making HPS lights. The other major manufacturer, Phillips will stop producing HPS lights within the year. The lighting industry is pushing Cities to LED,
- Staff is struggling with replacement standards. Council has directed staff to replace existing HPS lights with LED. This will result in a cost savings to the City because of the lower power needs of LED. The issue is that LED lights do not emit as much light as HPS:
    - The amount of lights emitted is measured in lumens
    - HPS lights emit approximately 100 lumens/per watt of light. The lumens for one of our standard 70 watt shoebox type of HPS lights is 7,000,
    - LED lights emits approximately 55 lumens/per watt. The lumens for a 48 watt, 2700 K light are only 2,640, a decrease of over 60% of light,
    - While HPS lights disperse their lights out into a larger area, LED lights are very directional and produce a "spotlight" type of lighting,
    - Staff is analyzing how to address this change in light by:
        - Looking at moving light poles closer together,
        - Adding multiple light fixtures on each pole,
        - Do nothing and accept the lower amount of light, or
        - Increase the wattage of LED to help offset the loss.
- Lighting representatives have met with staff and have indicated that Park City does not currently meet urban lighting standards as set forth by the IES. Staff is pretty confident that we are not going to attempt to meet this standard but we do need to be careful and understand the ramifications of not meeting urban lighting standards,
- Staff still needs to address the timing for replacement of lights. Public Utilities is currently replacing HPS light fixtures with LED fixtures but the questions needing to be addressed are:
    - Which ROW projects should require upgrading the lights? Just road projects such as OTIS or all projects in the ROW such as utility or sidewalk projects,
    - If the City is moving away from the shoebox type of light, should we be retrofitting the existing fixtures with LED lights?
    - If the City moves away from the standard UDOT cobra head lights for LED lights, should the cobra heads be retrofitted for LED, or should new lights be brought in that meet City standards?
    - The replacement of all HPS lights immediately with LED lights can be budget challenging so a balance needs to be found.

City Standards
Because of the recent lighting issues with Deer Valley Drive, staff does have a better overall understanding of lights. Other than the issues described in the previous section,

the following are the direction our standards appear to be heading as recommended by staff:

- Road lighting will be located only at intersections to help with way finding,
- Pedestrian lights and pathway lights will need to use a different light fixture. The current light fixture can be seen on our Poison Creek Trail as one looks south from the intersection of of Bonanza Drive and Iron Horse Drive. This light fixture type has been discontinued by the manufacturer. The new model will be similar to the ones installed along the Deer Valley Drive pathway and the Iron Horse Drive sidewalk. These light fixtures will be rated at 48 watts with a temperature of 2700 K.
- Intersection light fixtures will be similar to the light fixtures installed at the intersection of Prospector Avenue and Bonanza Drive. These light fixtures will be rated at 48 watts with a temperature of 2700 K,
- Stairway light fixtures will be located at the road intersections and at the half way point of the stairs and would be similar to the pedestrian light fixtures,
- Other light locations to be considered and standardized include:
    - Bus stops,
    - Main Street and other Prospector Square commercial area,
    - Parking lots,
    - Parks and park functions, and
    - Way finding

Next Steps
The next steps in the lighting standardization process are:

- Inventory redundant lights and start removing the extra lights. It should be noted that there is a cost to disconnect and remove lights owned by RMP
- Complete a formal light study,
- Hold a work session with Council to confirm direction,
- Complete standards update and present to Council for adoption

MANAGER'S REPORT – 3/3/2016

Submitted by: **Amanda Noel**
Subject: **Manager's Report - Skating Instructor Success**

February has been an eventful month for the team of figure skating instructors at the Ice Arena. The team is featured in Skating Magazine, a national publication and the official publication of US Figure Skating, highlighting the success that the Park City coaches have found by working in a team structure in a sport where competition between instructors is almost as intense as the skaters. Haley Smith, skating instructor and front desk team leader for the facility, will also be presenting on this aspect of the team's success at the Utah Recreation & Parks Conference in March.
Also this month, Stephanie Bass, an instructor that has been with the facility since our opening, won a national competition for choreography. The artistic component of figure skating is often overlooked in lieu of the technical side. This competition gives choreographers a chance to express themselves.

Respectfully:

Amanda Noel, Ice General Manager

Mangers' Report, February 2016 Amanda Angevine- Ice Arena General Manager

Park City Ice Arena's Skating Instructors featured in Skating Magazine for their team approach to coaching.

Link to article, turn to page 32.

Figure Skating Instructor, Stephanie Bass wins national choreography competition.
Stephanie Chace Bass, the Park City Ice Arena's resident choreographer won the prestigious Young Artists Showcase over the weekend. This figure skating choreography competition is followed by thousands of skating fans worldwide that tune in weekly during the competition to see what new and contemporary figure skating choreography the competitors have conjured up.

Stephanie placed in the top two by the end of the online portion of the competition, securing a spot in the Live Finals. Having visited our rink before, the Young Artists Showcase founder and Olympic coach, Audrey Weisiger, suggested they hold the event in Park City. So, over the weekend top figure skating professionals, judges, and celebrity dancers from the shows "So You Think You Can Dance" and "Dancing With The Stars," came to the Park City Ice Arena to judge and attend the event where Stephanie Chace Bass, long time local and employee of the city won the entire competition with an innovative interpretation of "Bohemian Rhapsody."

Many commented on how they expected athleticism from our town but were truly blown away by how Park City Ice Arena is an epicenter for creativity. We are very proud of our coaches and look forward to hosting more figure skating events.

These two recent acknowledgements have been noticed throughout the industry. Our Skating Director, Erika Roberts was contacted during the weekend of the YAS6 completion by three different skating coaches interested to join the team. Erika was also contacted by Ice Dance International to discuss brining a show to Park City this fall. Hosting such an event would be great exposure for the facility, provide entertainment for the community and sell ice during the less busy day time hours.

Erika's leadership of the skating instructors over the last 10 years has been tremendous for our program and the skaters in the Park City community and is now being recognized across the country in the world of Figure Skating.

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Attached for your approval, please find the City Council meeting minutes for February 11, 2016. Thank you for your consideration.

Respectfully:

Michelle Kellogg, City Recorder

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

February 11, 2016

The Council of Park City, Summit County, Utah, met in open meeting on February 11, 2016, at 1:30 p.m. in the City Council Chambers.

WORK SESSION

1. Planning Commission Interviews:

The Council and Mayor Thomas interviewed Robert Dillon and Morgan Irvin for the open position on the Planning Commission. Following the interviews, the Council met in Closed Session to discuss the candidates.

Council Member Henney moved to close the meeting to discuss property, litigation, and personnel at 1:53 p.m. Council Member Gerber seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

CLOSED SESSION

Council Member Gerber moved to adjourn from Closed Meeting. Council Member Beerman seconded the motion. Voting Aye: Council Members Beerman, Gerber, Henney, Matsumoto and Worel.

I. STUDY SESSION

1. Park City's Strategic Planning Roadmap (2 of 4):

Jed Briggs explained that this was the second of four Strategic Planning study sessions, and reviewed the questions presented to the Council at the last meeting. There was some discussion on merging the Council Priorities with the Council's Desired Outcomes. It was noted that in the past, using the priorities and desired outcomes in the budget process was difficult. By merging the list, there would be priorities which would help with budget allocations. With regard to the General Plan, it was decided that it should be reviewed in order to verify that the Critical Priorities would be included. Council Member Beerman hoped the main focus would be on the Land Management Code (LMC) updates.

Briggs reviewed the desired outcomes for the goal, "Preserving and Enhancing the Natural Environment." He noted several key indicators that would help the City achieve its goals, such as acres preserved for open space, citizens who walked or biked instead

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of driving at least once a month, percent of citizens who rate drinking water quality as good or excellent, etc. It was indicated that the City's carbon footprint had increased because of new facilities that had been constructed.

Briggs discussed the biennial plan for preserving and enhancing the natural environment and listed recent successes and current challenges. Some successes listed included becoming a MS4 Water Program City, and having an expanded renewable energy portfolio, such as installing solar units on the MARC, etc. Challenges included animal control ordinances, climate change, lack of raw water storage, etc. Council Member Beerman requested that the open space acquisition impacts on housing affordability be removed from the list, as he felt it was added for political reasons. Discussion on this topic ensued. Council Member Gerber felt there was an ongoing need for recycling in the City, noting different areas of the City that did not have this service. Matt Abbott, Sustainability, stated this was a topic worth exploring. It was suggested that developers could be required to provide recycling services for new developments.

Briggs noted possible staff increases could help reach some of the desired outcomes. Council Member Matsumoto asked if there was a plan for acquiring more open space in the near future. Council Member Gerber expressed support for having clearly defined goals, such as the energy conservation goal that the City adopted. Mayor Thomas liked the strategic planning process for achieving specific time lines for accomplishing goals.

In looking at the desired outcomes, Council Member Beerman felt that the water quality desired outcome should be moved to essential functions. Foster noted that this was something the City was already accomplishing, but the soils desired outcome was something the City was actively focused on. She also expressed appreciation to Briggs and staff for being dedicated to helping the Council achieve its goals. There was some discussion on essential functions versus other requests that the Council could prioritize. Council Member Henney stated the essential functions were his critical priorities. Briggs stated this was good preparation for further discussion at the Council retreat. He stated that at the next meeting he would be talking about the City goal of being a resort destination.

2. National Citizen Survey Results Presentation:

Phyllis Robinson, Sustainability, and Damema Mann, National Research Center, presented this item. Robinson noted that the survey had been performed biennially and the City had seen the trends over the past six years.

Mann talked about community livability and discussed some of the prioritized areas where data was collected, including safety, mobility, natural environment, built environment, economy, recreation and wellness, education and enrichment, and community engagement. Some findings were that ‘Quality of Life” remains exceptional and “Recreation and Wellness” received a nine out of ten rating. The feeling of safety

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received 100% in residential neighborhoods and 98% in the downtown areas of the City. With regard to aspects of the economy, survey results showed very strong ratings as a place to visit, having a vibrant downtown area, having overall economic health and shopping opportunities. Mobility was identified as a top priority for those surveyed, including trails, bicycle lanes, public transportation, etc. Natural Environment rated higher than the benchmark as well, including open space, garbage collection, natural areas preservation, recycling, and drinking water.

Mann noted that general governance was trending downward. Robinson stated she observed what was going on in the community right before the survey was taken, which was the Vail Ski Resort purchase. Council Member Worel asked if there was space on the survey to write comments. Mann stated there was not space on this survey for comments.

3. Community Engagement Quarterly Update:

This item was continued to a future meeting.

4. Study Session on Storm Water:

Jason Christensen, Public Utilities, spoke about the City's new MS4 designation with regard to storm water. He recommended enhanced levels of service because of aging infrastructure and because of the requirements relating to the new designation. He hoped to discuss a potential storm water fee to cover these needs. Christensen explained the fees would be based off the surface area of properties. Council Member Henney asked if there was a way to use the storm water fee for the storm water needs, so that funds that were currently used for these necessities could be otherwise expended. Clint McAffee, Water Manager, thought that July would be the soonest that the fee could be implemented. Nate Rockwood, Capital Budget, Debt and Grants Manager, asserted that some of the allocated funds in the Storm Water Fund had already been used for projects around the City. He added that the Storm Water Fee would be set up as an Enterprise Fund, and that it would take a lot of work to get it up and running.

Christensen talked about the goals for a Storm Water Program: Improving the storm water systems to protect the physical environment of stream water quality, and managing storm water to protect stream and groundwater water quality. Council Member Matsumoto asked Christensen to bring back the cost of “affixing band aids” to the failing system with General Fund monies.

Christensen also reviewed the minimum control measures for storm water under the new designation. McAffee indicated the State notified the City of the new designation in December of 2014. The City then requested a one year extension to come into compliance with the new designation; therefore, the designation would go into effect this July.

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REGULAR MEETING

II. ROLL CALL

Attendee Name	Title	Status
Jack Thomas	Mayor	Present
Andy Beerman	Council Member	Present
Becca Gerber	Council Member	Present
Tim Henney	Council Member	Present
Cindy Matsumoto	Council Member	Present
Nann Worel	Council Member	Present
Diane Foster	City Manager	Present
Mark Harrington	City Attorney	Present
Matt Dias	Assistant City Manager	Present
Michelle Kellogg	City Recorder	Present

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Gerber stated she attended the Chamber's quarterly forum as well as the Planning Commission meeting.

Council Member Worel indicated she went to the Utah League of Cities and Towns (ULCT) with Council Member Gerber to be trained, and also attended the Park City Public Art Advisory Board meeting.

Council Member Henney asserted he attended the quarterly County, City and School Board meeting. He also went to the School District's "What Counts" meeting. He attended the Summit Mosquito Abatement meeting and listened to the Public Land Initiative at the County Council meeting. He reviewed that a lot of time and effort went into crafting a proposal the County took pride in. The Initiative submitted was not the original proposal, but the County didn't like the submittal and so they would be resubmitting the original proposal. Council Member Henney also spoke about parking at the Brew Pub Plaza. He indicated that a parking study would be done in March, and suggested that implementing a paid parking policy for some areas of the City might help him feel better about supporting the expensive parking at the Brew Pub location.

Council Member Beerman stated he went to Transit's 40th birthday party, and noted he took the bus to Kimball Junction and the bus was full. He attended the School Board joint meeting, the Legislative Policy meeting, and the Summit Community Power Works event. With regard to the growth of the Sundance Festival, Council Member Beerman thought consideration should be given to blocking off the downtown area to non-residents in order to help improve the quality of festival. He also asked if air monitors could be placed in key locations around the City. Foster stated Summit County had an air monitoring program and she could get someone to come speak on this issue.

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Council Member Matsumoto indicated she went to a Public Art Board meeting and looked at some Rocky Mountain Power (RMP) power boxes on Swede Alley as possible locations for art. She attended the School Board joint meeting and County meeting. She also went to the School District's "What Counts" meeting and felt it was a first step at community outreach. She attended a Special Events meeting and the Chamber luncheon as well.

Mayor Thomas stated he was involved with the Courchevel, France delegation, and took them to the Transit birthday party and to the Christian Center. He also attended the School District meeting, the Chamber function, the monthly poverty meeting and the Promise Partnership meeting with United Way. He indicated that he participated in the KPCW fundraising drive as well.

Foster stated the Council would be assigning liaisons at the Council retreat, but in the meantime, she was looking for someone to join Council Member Henney at the Joint Transportation Advisory Board meeting. Council Member Worel stated she could attend that meeting.

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

Lynn Ware Peek, KPCW, displayed a picture of the owner, Larry Warren, fixing a leaky sink, and encouraged the Council and public to pledge to the radio station. She also thanked Mayor Thomas for coming on the radio as Jack Thomas, supporting the pledge drive. She thanked Council and staff for providing a great service to the community.

V. CONSIDERATION OF MINUTES

1. Consideration of a Request to Approve the City Council Meeting Minutes from January 19, 2016, January 21, 2016 and January 28, 2016:

Council Member Gerber stated she didn't encourage high lease rates, which was noted on the January 19th minutes, Page 66 of the packet, Lines 38 and 39. Council Member Beerman noted that he and Meg Ryan, not Matt Dias, met with students, as found in the January 28th minutes, Page 69 of the packet.

Council Member Beerman moved to approve the City Council Meeting minutes from January 19, 2016, January 21, 2016, and January 28, 2016 with the aforementioned amendments. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VI. CONSENT AGENDA

1. Approve an Amendment to the Park Avenue Pathways 2015 Construction Agreement with B. Jackson Construction, in a Form Approved by the City

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Attorney, as Change Order No. 2, for an Increase to the Contract in an Amount Not to Exceed $137,869.22, in a Total Contract Amount Not to Exceed $1,184,920.04:

Council Member Beerman moved to approve the Consent Agenda. Council Member Matsumoto seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VII. APPOINTMENTS AND RESIGNATIONS

1. Citizens Open Space Advisory Committee At-Large Member Appointments:

Heinrich Deters, Sustainability, stated this committee would serve two-three year terms. He noted that the at-large nominees were Cara Goodman, Brooke Hontz, Bill Cunningham, Jan Wilking, Carolyn Frankenburg, and Jim Doilney. The at-large alternates were Marion Crosby and Kathy Kahn.

Council Member Matsumoto moved to approve the Citizens Open Space Advisory Committee at-large member appointments. Council Member Beerman seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

2. Recreation Advisory Board Member Appointment

It was indicated that Jane Campbell was appointed to fill the vacancy on this Board.

Council Member Henney moved to approve the Recreation Advisory Board Member appointment. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

VIII. OLD BUSINESS

1. 2016 Week 3 Legislative Update:

Kraig Powell, State House of Representatives, was present and spoke of issues at the Legislature that were of interest to the City. Representative Powell stated he had seen a positive change in the legislators with regard to early childhood education, with two bills on extended day kindergarten being passed today. With regard to air quality, he indicated there were several bills moving forward, one of which he had sponsored. The water heater bill would require stricter regulations on new water heaters that would minimize emissions. Building codes was another bill to watch that would help air quality.

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Representative Powell asserted that the sales tax on online sales would be another bill to watch.
Matt Dias, Assistant City Manager, stated the bill which most concerned the City was the nightly rental bill, which, if passed, would preclude where these rentals would be permitted. He stated that he was working with Representative Powell, Senator VanTassell, and the author of the bill to get the City's concern known. Representative Powell indicated he would watch this bill very closely.

Council Member Henney asked if Representative Powell sensed a change of attitude with regard to Rocky Mountain Power's reliance on coal. Representative Powell stated that air quality, solar and other progress was being made in baby step increments. He felt the best way for the moderate republicans and democrats to get things passed were in increments.

Council Member Beerman thanked Representative Powell for representing the City and its citizens so well. He asked about HB 52, the infrastructure grants for trails and walkability. Representative Powell stated he was supportive of that bill, but it was still in committee. Council Member Beerman also asked about SB 80, generating money from transportation revenue. Representative Powell stated there was a debate on whether the state could meet future growth needs, especially with water, and discussed in detail the varying opinions of this issue.

IX. NEW BUSINESS

1. Consideration of a Request for Elevated Level of Service (RELS) for Snow Removal of North Sidewalk on Deer Valley Drive:

Steven Arhart, Engineering, stated his department received a request for snow removal on the north side of the road from 545 Deer Valley Drive to the intersection of Sunnyside Drive and Deer Valley Drive. Council Member Gerber stated that it was difficult to get to the spine side of the sidewalk. She asked if there could be another crosswalk that would make that connection easier. Arhart stated his department was evaluating another crosswalk on Deer Valley Drive.

Mayor Thomas opened the meeting for public comments.

Alisha Nisuander stated it was difficult to cross Deer Valley Drive. Many preferred to walk, but got annoyed jumping over snow banks to get to the other side of the street. She hoped the Council would approve plowing this section.

Jennifer Franklin stated she was advocating for alternatives B and D in the staff report, approving the request or continuing the item to gather more information. She noted there were 40 residents that walked in this area.

Dennis McCormick indicated one of his first jobs was a snow cat driver for Deer Valley, and he looked for other areas to groom in order to maximize his time on the job. He

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thought the City could optimize routes as well and it wouldn't really be out of the way. He also pointed out that this was the only covered bus stop on Deer Valley Drive and people had to climb over the snow bank to get to the bus stop. He asked that the City use common sense in considering this request.

Ron Hunt read a letter from Atlas Jemison, who was 15 years old. She was concerned because she walked on the unplowed road.

Mayor Thomas closed the public comment portion of the meeting.

Council Member Worel stated this was a matter of public safety and health. She asked if this request could be approved until a new crosswalk was constructed. Arhart stated the crosswalk was still being evaluated and was not a sure thing. Council Member Beerman stated there were many sidewalks that the City didn't plow, but this was a unique situation because of having a bus stop in that area. Council Member Henney stated this request would address the needs of a specific neighborhood. He felt services needed to be provided to primary residents. Council Member Matsumoto agreed with the other Council members and wanted the plowing to begin immediately instead of waiting until the next budget year. Blake Fonnesbeck, Transportation Manager, stated plowing in that area was performed for the past two years while a plan was being figured out. Other areas which were not on the spine were plowed because of the proximity to schools. This could take effect immediately if the Council chose, but his only hesitation was setting a precedent.

Council Member Gerber stated plowing would provide accessibility to three points of interest and would get people out of the street. She also suggested having flashing lights at the crosswalks. Council Member Henney asked to use the Council Contingency Fund to fund this project. Fonnesbeck stated the plowing budget would be able to accommodate this request. Foster stated her concern was setting a precedent for others to make the same request for their neighborhoods. Mayor Thomas thought this stretch of road was unique and he supported this request.

The Council agreed to approve the request for snow removal services.

2. Consideration to Approve the Shared Lane Markings Policy and Designate the Neighborhood Traffic Management (NTMP) Committee as the Body to Approve or Deny Implementation of Requests by the Community on City Streets And/Or on City Projects:

Kai Tohinaka, Parametrix, and Heinrich Deters, Sustainability, presented this item. Deters stated this program would have pavement markings in the roadway that would indicate bicycles were sharing the road with vehicles. He listed the recommended criteria for having these markings: that they would be consistent with corridor plans, that the speed limit would not exceed 25 mph, that the average daily traffic (ADT) was less than 3,500 and that the slope of the street was less than six percent.

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A pilot program was implemented in 2014 on Sidewinder, Prospector and Park Avenue, and data was collected throughout 2014-2015. In 2015, markings were put on those roads and more data was collected. Tohinaka stated the data showed that most bicycle traffic was by adults, and 14 cyclists were on the street per hour on average. He stated before the markings were placed on the streets, only 15% of cyclists rode in the travel lanes. After the markings were implemented, 60% of riders were in the travel lane. He recommended using the shared lane markings for Sidewinder and Prospector, but not for Park Avenue.

Blake Fonnesbeck, Transportation Manager, stated he was opposed to the placement of markings on Park Avenue. Buses needed to meet schedules and they were concerned that cyclists going uphill would slow down the buses, which would create a problem since there was no allotment for delay in the bus routes. Destry Pollard, Transit, stated the other two streets had no adverse effect on buses.

Mayor Thomas opened the meeting for public comment.

Dennis McCormick stated he agreed that having markings on the uphill side of Park Avenue was not a good idea, but he supported having the markings on the downhill side of Park Avenue.

Mayor Thomas closed the public comment portion of the meeting.

Council Member Beerman stated the cyclists would be on the street if the markings were there or not, so he felt the markings would notify drivers that the road was a shared road. He supported the markings on Park Avenue. Council Member Gerber indicated she biked around town, and the travel lane was the best option for bicycle travel, especially in the winter. She thought people would move over if a car approached from behind, and even suggested some education with regard to the shared roadway.

Council Member Matsumoto felt it might be wise to only have shared markings on the downhill side, but she indicated she could support either option. Council Member Henney stated he was in favor of markings on the downhill side of Park Avenue, but agreed that the bicycles would go uphill with or without markings. Fonnesbeck stated there was a trail for bikes, but with the markings, the riders might opt to use the street instead of using the trail. Council Member Henney stated the markings sent a message that this was a bike friendly community and he supported that, but he didn't have to have the markings going uphill. Council Member Worel stated she saw near misses with vehicles and bicycles on Park Avenue, so she would support the markings on the downhill side only. Council Member Beerman stated the message was that this was a bike friendly community, he felt this was a safety issue and he did not want to compromise on this issue.

DRAFT

Deters noted that the markings had no effect on the bike travel on Park Avenue. Mayor Thomas agreed that the uphill travel was problematic. Tohinaka stated that the uphill markings were not recommended and that was why Park Avenue was not recommended to be studied initially. The majority of the Council approved keeping the downhill markings but eliminating the uphill markings. Deters asked that this topic be readdressed in the future, when Park Avenue was reconstructed. Deters also indicated that as the City moved forward with the bus rapid transit, a request would be made to add another lane. The Neighborhood Traffic Management (NTMP) committee would evaluate it, and if the City or County was looking at that, it should be given higher priority. Council Member Matsumoto indicated she did not want to put one form of transportation over another at this point. Further discussion ensued on the bus rapid transit.

Council Member Henney moved to approve the shared lane markings with the direction from Council to remove the markings on the uphill side of Park Avenue and leave the markings on the downhill side of Park Avenue, and put as many markings as would be appropriate on the roads, but do not conflict with the transit system around town. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Matsumoto and Worel
NAY: Council Member Beerman

3. Consideration of a Request to Continue a Public Hearing Regarding the One Empire Pass Condominiums Record of Survey Plat Located at 8910 Empire Club Drive, Park City, Utah:

Mayor Thomas opened the public hearing for this item. No comments were given. Mayor Thomas closed the public hearing portion of the meeting.

Council Member Matsumoto moved to continue the approval of One Empire Pass Condominiums Record of Survey Plat Located at 8910 Empire Club Drive, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: CONTINUED **Next: 2/25/2016 6:00 PM**
AYES: Council Members Beerman, Gerber, Henney, Matsumoto and Worel

X. ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, Park City Recorder

DRAFT

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

The amendment to the contract entered into with Neubrain in July 2012 will extend the provision of the contract that covers software maintenance until the end of the 2016 calendar year. The total cost of the extension will be $16,719.84. Our current contract with them expired at the end of 2015, and in order to receive upgrades to the software and assistance with issues, we will need to extend the contract for this year.

The ?shall not to exceed? clause is also amended by the amendment to account for all software maintenance costs and any licenses purchased in the last 3 years, as well as the new software maintenance costs going forward. These costs are detailed in Attachment B of the amendment. The original agreement with Neubrain had a ?shall not exceed? clause of $163,214. The new ?shall not exceed? clause will be $247,929.46.

Staff is requesting that council approve the amendment to the original contract, in order to continue using the BOARD software. The Budget Department already has operating funds set aside for the purpose of paying the software maintenance every year.

Respectfully:

Kory Kersavage, Budget Analyst

City Council
Study Session Report

Subject: BOARD Software Maintenance Contract Extension
Author: Kory Kersavage
Department: Budget, Debt & Grants
Date: March 3, 2016
Type of Item: Consent

Recommendation:
Staff recommends that Council approve an amendment to the contract entered into with Neubrain in July 2012. This amendment will extend the provision of the contract that covers software maintenance until the end of the 2016 calendar year. The total cost of the extension will be $16,719.84.

Executive Summary:
The amendment to the contract entered into with Neubrain in July 2012 will extend the provision of the contract that covers software maintenance until the end of the 2016 calendar year. The total cost of the extension will be $16,719.84. Our current contract with them expired at the end of 2015, and in order to receive upgrades to the software and assistance with issues, we will need to extend the contract for this year.

The “shall not to exceed” clause is also amended by the amendment to account for all software maintenance costs and any licenses purchased in the last 3 years, as well as the new software maintenance costs going forward. These costs are detailed in Attachment B of the amendment. The original agreement with Neubrain had a “shall not exceed” clause of $163,214. The new “shall not exceed” clause will be $247,929.46.

Staff is requesting that council approve the amendment to the original contract, in order to continue using the BOARD software. The Budget Department already has operating funds set aside for the purpose of paying the software maintenance every year.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?				Fiscally and Legally Sound
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral ⟺	Neutral ⟺	Neutral ⟺	Positive ⇧
Comments: There will be a positive impact on the fiscally and legally sound desired outcome, as this software will increase our ability to create a fiscally sound budget.				

Acronyms:
BFO – Budgeting for Outcomes

Background:
The BOARD Software is a crucial component of the budgeting process and in implementing the BFO process in Park City. This software allows us to budget by program throughout the City, and to link individual programs and services to Council's Goals and Desired Outcomes. This software has also been tailored to Park City's specific needs and saves hundreds of hours of frustrating hours every year during the budget process. The software maintenance contract is a necessary part of keeping the software up to date and functioning properly in order to have a smooth budget process.

The amendment to the contract entered into with Neubrain in July 2012 will extend the provision of the contract that covers software maintenance until the end of the 2016 calendar year. The total cost of the extension will be $16,719.84. Our current contract with them expired at the end of 2015, and in order to receive upgrades to the software and assistance with issues, we will need to extend the contract for this year. The "shall not to exceed" clause is also amended by the amendment to account for all software maintenance costs and any licenses purchased in the last 3 years, as well as the new software maintenance costs going forward. These costs are detailed in Attachment B of the amendment. The original agreement with Neubrain had a "shall not exceed" clause of $163,214. The new "shall not exceed" clause will be $247,929.46. Staff is requesting that council approve the amendment to the original contract, in order to continue using the BOARD software. The Budget Department already has operating funds set aside for the purpose of paying the software maintenance every year.

Funding Source:

The software maintenance cost will be paid out of the Budget Department's operating budget. Currently there are funds set aside for this purpose on an ongoing basis. All other costs have already been paid for.

Alternatives:

A. City Council should do the following:
Staff recommends that Council consent to extending the Contract agreement with Neubrain until the end of 2016.

B. Deny:
Council may elect to not extend the contract. The budget department would search for an alternative method for developing the budget.

C. Modify:
Council may elect to change the terms of the contract.

D. Continue the Item:
The decision would be delayed until March 24th.

E. Do Nothing:
This has the same effect as Alternative B.

Significant Impacts:
This would maintain the status quo of the City's current situation with Neubrain, and allow for improvements to the software to be accessible by the City for no extra cost. It would also maintain the current budget procedures, and provide for a smooth budget process.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	**Preserving & Enhancing the Natural Environment (Environmental Impact)**	**An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)**	**Responsive, Cutting-Edge & Effective Government**
Which Desired Outcomes might the Recommended Action Impact?				Fiscally and Legally Sound
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral ⇔	Neutral ⇔	Neutral ⇔	Positive ⇧
Comments: There will be a positive impact on the fiscally and legally sound desired outcome, as this software will increase our ability to create a fiscally sound budget.				

Consequences of not taking the recommended action:
If the recommended action is not taken, the City would need to discontinue use of the BOARD software, and an alternative method would need to quickly be found in order to continue the budget process.

Department Review:
Budget, Debt, & Grants Department, Legal, and City Manager

Summary Recommendation:
Staff recommends that Council approve an amendment to the contract entered into with Neubrain in July 2012. This amendment will extend the provision of the contract that covers software maintenance until the end of the 2016 calendar year. The total cost of the extension will be $16,719.84.

Attachments:
A – First Amendment to the Neubrain Software agreement
B – Addendum A from Original Contract Scope of Work

Attachment A

FIRST AMENDMENT TO PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT

THIS FIRST AMENDMENT is made and entered into in duplicate this ___ day of 2016, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation and political subdivision of the State of Utah ("City"), and NEUBRAIN, LLC, a Maryland limited liability company ("Service Provider"), to amend the PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT signed and executed by the Parties on July 12, 2012.

WITNESSETH;

WHEREAS, the parties entered PARK CITY MUNICIPAL CORPORATION SERVICE PROVIDER/PROFESSIONAL SERVICES AGREEMENT (hereinafter "Original Agreement"); and

WHEREAS, part of the scope of services is for Service Provider to provide maintenance for the BOARD software;

WHEREAS, the term of the agreement ended December 31, 2015.

WHEREAS, the parties desire to amend the Original Agreement to provide an extension to the term of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises made herein and other valuable consideration, the parties hereto now amend the Original Agreement as follows:

1. **AMENDMENTS:**

   a. **EXTENSION OF TERM**. The term of the Original Agreement shall be extended to a termination date of December 31, 2016.
   b. **SCOPE OF SERVICE**. The software maintenance cost is 18% of the list price for the BOARD software and licenses. A detailed list of items for which maintenance will be provided is found in Attachment A.
   c. **FEE.** The total fee for 2016 annual maintenance shall not exceed Sixteen Thousand Seven Hundred Nineteen Dollars and Eighty Four Cents ($16,719.84). The total fee under the Agreement shall not exceed Two-Hundred and Forty-Seven Thousand Nine-Hundred and Twenty Nine Dollars and Forty Six Cents ($247,929.46) as detailed in Attachment B.

2. **OTHER TERMS**. All other terms and conditions of the Original Agreement shall continue to apply.

3. **ENTIRE AGREEMENT**. This First Amendment is a written instrument pursuant to Section 23 of the Original Agreement between the parties and cannot be altered or amended except by written instrument, signed by all parties.

IN WITNESS WHEREOF the parties hereto have caused this First Amendment to be executed the day and year first herein above written.

PARK CITY MUNICIPAL CORPORATION
445 Marsac Avenue
P.O. Box 1480
Park City UT 84060-1480

_____
Diane Foster, City Manager

Attest:

_____
City Recorder's Office

Approved as to form:

_____
City Attorney's Office

SERVICE PROVIDER: NEUBRAIN, LLC
Name: Yana McConaty
Address: 2275 Research Blvd., Suite 500
City/State/Zip: Rockville, MD 20850
Tax ID#: 161675809
PC Business License #:_____

_Yana McConaty_____
Printed Name

_____
Signature

_____
Title

STATE OF MARYLAND)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2016, before me, the undersigned notary, personally appeared YANA McCONATY, personally known to me/proved to me through identification documents allowed by law, to be the person whose name is signed on the preceding or attached document, and she acknowledged that she signed it voluntarily for its stated purpose as a _____ of NEUBRAIN, LLC, a Maryland limited liability company, on behalf of the company.

_____
Notary Public

Attachment A

Detailed list of Software Maintenance Items

Licenses	Unit Cost	Qty	Extended Costs
BOARD DEVELOPER USER NAMED	$5,441	5	$27,205
BOARD Power User	$0	0	$0
BOARD LITE+ USER NAMED	$907	40	$36,280
BOARD LITE USER NAMED	$317	4	$1,268
BOARD Office Add-in for up to 25 users	200	25	$5,000
BOARD Engine USERS - 26 TO 50 (1 Additional BOARD Developer License for Test Server is included in BOARD Engine price)	$18,135	1	$18,135
BOARD Beam	$5,000	1	$5,000
BOARD Web View-only license for up to 250 users (Included)			
			$92,888

BOARD Annual Software Maintenance is 18% of the list price - $16,719.84

Attachment B

Detailed list of Items Paid for Under Contract

Items	Costs
Original Contract	$ 163,214.00
Addendum C (Additional License/BOARD Engine upgrade)	$ 13,390.00
Addendum D (2-Day Training)	$ 3,088.00
Addendum E (Additional Licenses)	$ 4,361.20
Addendum F (Additional Licenses)	$ 3,287.88
BEAM Software and License Change	$ 9,534.00
2013 Software Maintenance*	$ 12,288.24
2014 Software Maintenance*	$ 13,823.00
2015 Software Maintenance*	$ 8,223.30
2016 Software Maintenance	$ 16,719.84
*Covered by the original contract, but not included in the “shall not exceed” clause	**$ 247,929.46**

Attachment B
Addendum A
Scope of Work

This document details the expectation in service and work product for this project.

1 Product and Services Provided

1.1 Neubrain will provide Park City Municipal Corporation (PCMC) with software and licensing as described in Attachment B "Customer License Agreement."

1.2 Neubrain will perform services to automate the City's position budgeting, operating budget, outcome budgeting and reporting processes (5 key reports per each area).

2 Implementation

2.1 Implementation is broken into the following components:

2.1.1 Conduct Requirement Analysis

Conduct Requirements Analysis in partnership with Park City Municipal to ensure a system with the breadth to meet the needs of the City.

Develop Implementation Strategy, including defined roles

Complete Detailed Work Plan, including timeline for completion in conjunction with PCMC staff

2.1.2 Design and Configure Budgeting Model

Configure Board Software, focusing on the BFO Budget process.

Design Database and Configure Data Interface to ensure complete integration with Park City's current system in a simple and effective manner

Configure Board Capsules (Budget Model) for each department.

Create Signoff List for each process and function identified

Configure Security for all users and within the Active Directory environment

Conduct Quality Review, addressing any concerns to ensure proper quality of design.

Identify Future Improvements that could provide improved workflow and/or capabilities

2.1.3 Perform Budget Model Testing

Define Testing Requirements, with PCMC staff

Perform Unit Testing

Perform System Performance/Stress Testing

Perform User Acceptance Testing, focusing on ease of use.

Resolve Test Incidents

2.1.4 Conduct Budget Model Training

Define Training Requirements, to meet PCMC needs

Conduct Board Developer Training Class (3 days, on-site)

Conduct Budget Administrator Training (1 day, on-site)

Respond to Ad-hoc Training Questions (1 day, on-site)

Conduct End User Training Class on-site with Department Managers, focusing on the processes involved in the Budget Cycle.

2.1.5 Launch and Production Support

Migrate Models from Test into Production Environment
Acceptance Test of Processes and Functions, using Signoff list
Provide Client Software Installer Packages, ready for PCMC network environment
Assist with transition into Budget Cycle (beginning in January), assign designee that will be available during regular business hours (MST) and with access to resources to address issues
Resolve any Production incidents, within 24-hours or as agreed
Perform additional knowledge transfer including relevant documentation

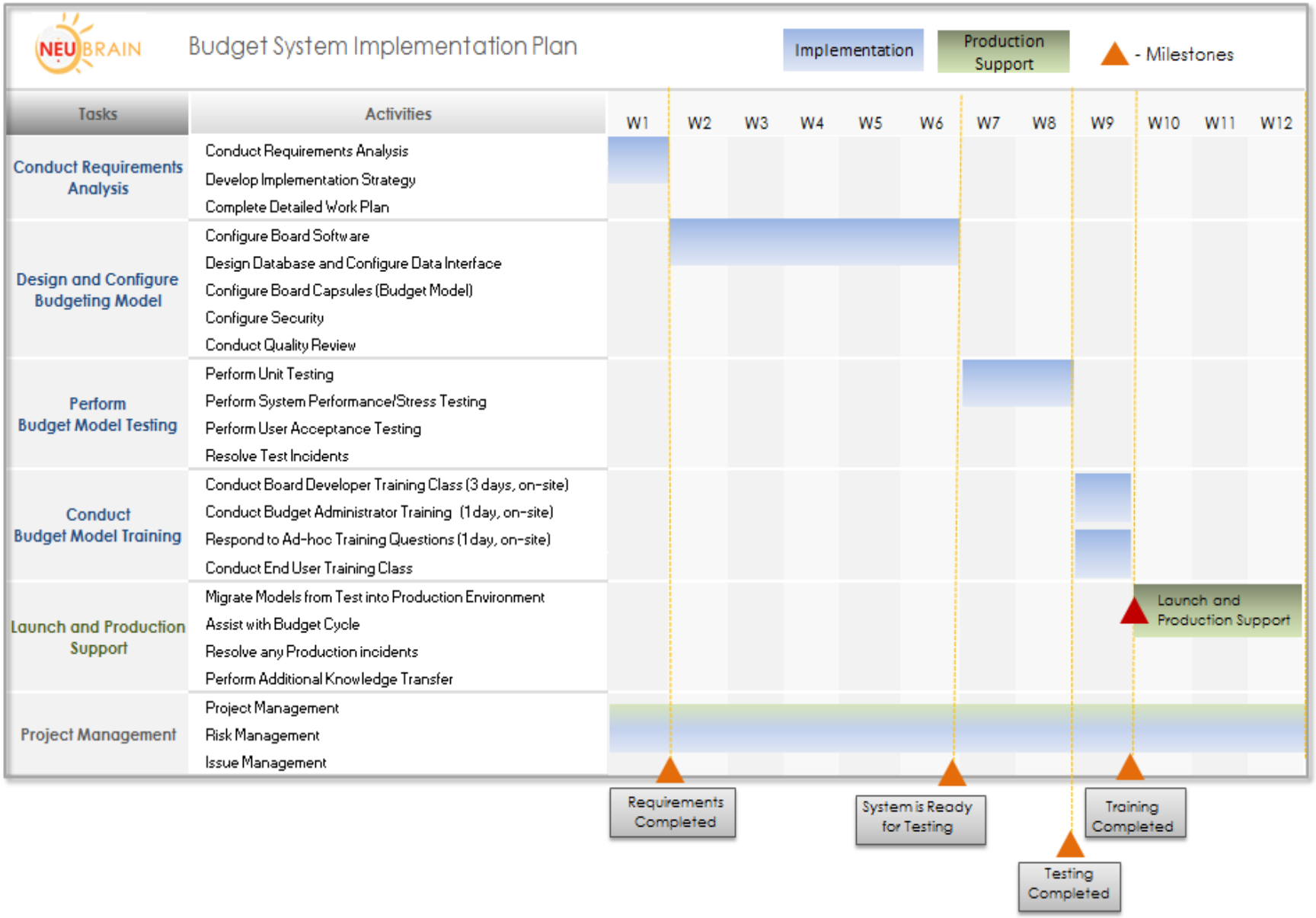
2.1.6 Project Management

Project Management, oversee project to ensure smooth and timely implementation; promptly notify implementation team about project impacts; manage resources and make implementation process recommendations.
Risk Management, identify performance, project timelines and security implications and notify implementation team
Issue Management as needed, work with assigned designees to resolve technical, personnel or project issues

2.1.7 Documentation

Integration and Communication Links between Board and EDEN
Database Links and Table Map
Server Configuration, Communication Ports and Security Settings
Client Software Installation Requirements

2.2 The following table shows a proposed Implementation schedule. Implementation is estimated to take 12 weeks, beginning on July 16, 2012.


NEUBRAIN
Budget System Implementation Plan
Implementation
Production Support
- Milestones
Tasks
Activities
W1
W2
W3
W4
W5
W6
W7
W8
W9
W10
W11
W12
Conduct Requirements Analysis
Conduct Requirements Analysis
Develop Implementation Strategy
Complete Detailed Work Plan
Design and Configure Budgeting Model
Configure Board Software
Design Database and Configure Data Interface
Configure Board Capsules (Budget Model)
Configure Security
Conduct Quality Review
Perform Budget Model Testing
Perform Unit Testing
Perform System Performance/Stress Testing
Perform User Acceptance Testing
Resolve Test Incidents
Conduct Budget Model Training
Conduct Board Developer Training Class (3 days, on-site)
Conduct Budget Administrator Training (1 day, on-site)
Respond to Ad-hoc Training Questions (1 day, on-site)
Conduct End User Training Class
Launch and Production Support
Migrate Models from Test into Production Environment
Assist with Budget Cycle
Resolve any Production incidents
Perform Additional Knowledge Transfer
Launch and Production Support
Project Management
Project Management
Risk Management
Issue Management
Requirements Completed
System is Ready for Testing
Testing Completed
Training Completed

3 Training

3.1 **Web-based Training.** BOARD provides many on-line training events free of charge to its customer and partners. http://www.board.com/WE/CustomerE-Education.

3.2 **Classroom Training.** Both Board and Neubrain offer various classroom training programs depending on the customers' needs. Information on current classes is available through Board's website.

3.3 **On-site Training.** Neubrain training is typically delivered on-site during the course of the implementation, and it is tailored to the customer's project needs. As noted above, training is estimated for the following:

Conduct Board Developer Training Class (3 days, on-site)
Conduct Budget Administrator Training (1 day, on-site)
Respond to Ad-hoc Training Questions (1 day, on-site)
Conduct End User Training Class

4 Maintenance/Technical Support

4.1 **Board Maintenance/Technical Support**

Board Technical Support organization adds significant value to its product in two ways. First, the organization provides a number of methods to allow customers to get help, from web-accessible automated knowledge bases and web case logging to telephone support. Second, the organization provides mechanisms to resolve critical issues in appropriate timeframes. For example, a Hotsite (critical bug) is defined as a product problem that prevents a customer from performing a business-critical function. These Hotsite problems are escalated to Development and treated as top priority until they are resolved. Hotsite will be addressed immediately via a software 'point' release – Board does not provide patches. The turnaround time from identifying the bug to the release varies depending on the complexity of the issue, but is typically within a few days.

Fixes to problems that are important, but less critical than Hotsite problems, are batched together in Maintenance releases of the products. Maintenance releases are introduced every 3 months, and a 'major' release once per year. The Board software installation files are available for download from http://www.board.com website, and email notices are sent to all customers when a new release has gone GA (General Availability). CDs with the software can be mailed, if needed.

The Board Technical Support team is organized into three hierarchical levels which reflect the escalation process that an issue follows. These levels are:

Level 1 - Board Technical Support personnel located in the same country or region of the customer where the escalation origins from (The US and Canada Technical Support Teams are located in Austin, Texas and Boston, Massachusetts)
Level 2 - International Support Team
Level 3 - Development Team located in HQ.

5 Cost

5.1 Costs for this project are broken into four categories: Costs for Services, Costs for Licensing, Costs for Maintenance, and Costs for Travel.

5.1.1 Costs for Services include man hours needed to implement the project. However, NeuBrain understands that $98,336 is the not to exceed cost and the cost for the below phases will not exceed that amount. The table below summarizes the services for the scope of the project outlined in NeuBrain's original proposal. The City will be charged on a time and materials basis at a GSA rate of $194/hour for an Information Architect/Project Manager and $163 for a Software Engineer. The estimated number of hours required for each major phase of the project is summarized below:

	Information Architect Hours	Costs	Software Engineer Hours	Costs	Total
PHASE I – IMPLEMENT					**$75,304**
Conduct Requirements Analysis	8	$1,552	40	$7,160	$8,712
Design and Configure Budgeting Model	40	$7,760	200	$35,800	$43,560
Perform Budget Model Testing	8	$1,552	80	$14,320	$15,872
Conduct Budget Model Training			40	$7,160	$7,160
PHASE II – LAUNCH AND PRODUCTION SUPPORT					**$21,480**
Production Support and Knowledge Transfer			120	$21,480	$21,480
PROJECT MGMT					**$1,552**
Project Management	8	$1,552			$1,552
					$98,336

5.1.2 Costs for Licensing include the cost of each BOARD License the City will purchase. The table below shows the various typed of licenses available for Board software, along with the associated costs for each license type.

SIN	MFR Part Number	Product Description (Software User Category*)	GSA Price Unit Cost	Qty	GSA Extended Costs
132-33	B7-D-N	Board 7 DEVELOPER USER NAMED	$5,441	3	$16,323
132-33	B7-LP-N	Board 7 LITE+ USER NAMED	$907	22	$19,954
132-33	B7-E-6-25	Board 7 Engine USERS - 6 TO 25 (1 Additional Developer License for Test Server is included in the Engine price)	$13,601		$13,601
n/a	n/a	Board 7 Office Add-in for up to 26 users	$200	25	$5,000
					$54,878

*Software User Category	License Description
Developer	Enables the user to perform all Board functions (database, capsules).
Power User	Enables the user to perform all functions except access the Database area. It is possible to create/modify capsules, run data readers (but not create new data readers).
Lite+	Enables the user to view a capsule with the ability to perform data entry in reports, run procedures and data readers. User cannot create/modify a capsule or access the database definition.
Lite	Enables the user to work with capsules (predefined applications) in read-only mode (without data-entry). This license is designed for users who need to analyze data through predefined reports that are accessed through menus and buttons.

5.1.3 Costs for Maintenance include the annual maintenance fee. BOARD software maintenance costs are 18% of the list price/year. The 1st year BOARD software maintenance costs are prorated as of date of purchase; with the first 90 days free. BOARD software maintenance covers product support, software upgrades and new releases, on-line training, access to the knowledge base, etc.

5.1.4 Cost of travel is charged only if out-of-town resources are used. The proposed project team will consist of 1 out-of-town resource. In order to minimize the travel costs, Neubrain will work a portion of the project off-site (50%), utilizing

our virtual software implementation and project management tools. The estimate for travel costs is as follows:

Activity	Consultant 1 Hours (Out-of-Town)
Travel at 100% (estimate of 20% of the service costs: $98,336)	$19,667
Travel at 50%* (estimate of 20% of the service costs)	$9,833

*Using this estimation approach, the travel costs will not exceed $10,000. Billed as incurred.

5.2 16Summary of Costs

The Following Table summarizes the total estimated costs for this project. This includes the annual costs of maintenance for years one through four. Neubrain understands that these amounts are not to exceed costs. These costs will be billed as used, but will not exceed the amounts listed below.

Cost Category	Year 1	Year 2	Year 3	Year 4
BOARD Budgeting & Reporting Software	$54,878			
BOARD Software Maintenance (18% of the list price/first 90 days free; year; prorated as of the day of purchase)		$9,878	$9,878	$9,878
Implementation Services	$98,336			
Other Direct Costs – Travel (at 50% on site during the implementation)	$10,000			
Grand Total	**$163,214**	**$9,878**	**$9,878**	**$9,878**

5.3 Payment

Costs will be paid in lump sums after the completion of each major phase as agreed upon by Park City Municipal and NeuBrain. Costs are capped at the above-mentioned amounts, with a total project cost for Year 1 **Not to Exceed (NTE) $163,214.** This includes costs for software and licensing, maintenance, implementation and production services, and travel. Lump payments will be scheduled as follows as they are performed:

Week 1- Payment will be made on the following:

-Board Software Licensing (NTE $54,878)

-Completion of “Requirements Analysis” (NTE $8,712)

Week 7-Payment will be made on the following:

-Completion of “Design and Configure Budget Model” (NTE $43,560)

Week 9-Payment will be made on the following:

-Completion of Budget Model Testing (NTE $15,872)

-Completion of Budget Model Training (NTE $7,160)

Week 12- Payment will be made on the following:

- Completion of Production Support (Billed per hour, NTE $21,480)
- Completion of Project Management (Billed per hour, NTE $1,552)

Travel costs will be paid as incurred (NTE $10,000).
Software Maintenance costs will be paid in full on an annual basis.

6 Assumptions

- When on-site, Neubrain Project Team will work in the City's facilities and space, phones, modem access (or equivalent), VPN access, printers, copiers, etc, will be made available.
- When working remotely, Neubrain consultants will require a VPN access to the City's Board servers.
- The City will be responsible for providing the recommended and agreed upon technology environment to properly operate the application. (Please reference Board 7.4 Specifications).
- Hardware setup activities will be performed by the City's personnel and their selected vendors.
- Neubrain will not be responsible for the installation or troubleshooting of the network. Non-application specific technical expertise and support (e.g. LAN/WAN planning, desktop configuration and support, etc.) is not considered part of the scope.
- The City's personnel will be responsible for all data cleansing tasks.
- Historical budget data, currently stored in the old systems/spreadsheets contains the appropriate level of detail and; therefore, could be imported into the new application.
- The City's personnel will be responsible for execution of designated testing processes based on guidance from Neubrain. Customer is involved in the following tests: unit testing, security testing, integration testing, stress testing and acceptance testing.
- The City's internal personnel will be dedicated to the project. A City's project manager should be dedicated throughout the duration of the project (50% of FTE). Throughout the duration of the project, a minimum of one part-time (25% of FTE) experienced and knowledgeable resource per each respective model/application must be dedicated to this implementation. In addition, a Technical Resource Administrator should be available for technical, desktop, network, and other related issues (50% of FTE).

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

In 2007 City Council created the Main Street Business Improvement District (BID) to function as a mechanism for establishing a single service provider for commercial solid waste collection and provide business promotion for businesses within the District. A $243 tax is levied on qualified businesses in the district and used for the purposes of business promotion. Staff recommends that Council authorize the City Manager to execute a service provider agreement with the Historic Park City Alliance to continue to provide business promotion activities within the Main Street Business Improvement District.

Respectfully:

John Umbel,

City Council
Staff Report

Subject: Service Provider Contract for Main Street BID
Author: John Umbel and Nate Rockwood
Department: Budget, Debt, & Grants
Date: March 3, 2016
Type of Item: Administrative

Summary Recommendation:

Staff recommends that Council authorize the City Manager to execute a service provider agreement with the Historic Park City Alliance to continue to provide business promotion activities within the Main Street Business Improvement District in which the city collects a $243 tax levied on the qualified businesses within the District and redistributes the total collection to the service provider on an annual basis.

Executive Summary:

In 2007 City Council created the Main Street Business Improvement District (BID) to function as a mechanism for establishing a single service provider for commercial solid waste collection and provide business promotion for businesses within the District. A $243 tax is levied on qualified businesses in the district and used for the purposes of business promotion. Staff recommends that Council authorize the City Manager to execute a service provider agreement with the Historic Park City Alliance to continue to provide business promotion activities within the Main Street Business Improvement District.

Acronyms in this Report:

BID – Business Improvement District
HMBA – Historic Main Street Business Alliance
HPCA – Historic Park City Alliance
RFP – Request for Proposals

Background:

On August 30, 2007 City Council created the Main Street Business Improvement District (BID) to serve two functions: 1) act as a mechanism for establishing a single service provider for commercial solid waste collection within the District's boundary, and 2) provide business promotion services to the businesses within the District. A tax was discussed to fund the latter function.

On September 13, 2007 City Council approved a $156 tax to be levied on each qualified business within the BID for the purposes of business promotion. Staff subsequently issued a Request for Proposals (RFP) for qualified organizations to provide business promotion activities within the BID. The Historic Main Street Business Alliance (HMBA) was contracted for the services. Total collection of the

annual BID tax is distributed annually to the HMBA (now known as the HPCA) for the contracted business promotion services. On average the collection amount over the past five years was $61,972.

On October 1, 2009 City Council approved an increase of the tax levied on each qualified business, raising the taxed amount from $156 to $243. Total increased collection amounts are distributed annually to the HPCA for business promotion services.

Analysis:

In January 2016, the City issued a Request for Proposals (RFP) for qualified organizations to provide business promotion activities within the BID. The Historic Park City Alliance (HPCA) submitted the only proposal.

The HMBA proposed to provide "business promotion" in the BID in four areas: 1) Member Services, 2) Marketing & Advertising, 3) Downtown Events & Activities, and 4) Commercial Solid Waste & Recycling. Staff has reviewed the contents of proposal and found that the criteria established in the RFP are satisfactorily met.

The service provider contract would establish the Historic Park City Alliance as a business promotion services provider for the Main Street Business Improvement District under the following terms:

1) Scope of Services –

Required services include, but are not limited to the following:

A. Provide communication to all the Main Street merchants through various channels (i.e., newsletter, emails, phone calls) including local event information that may impact the Main Street area.

B. Coordinate special events and Main Street activities with Main Street area merchants. This will include communication and coordination with City staff.

C. Provide marketing and advertising for BID businesses and the Historic Main Street area.

D. Provide communication to Main Street area businesses regarding trash services for the Main Street Business Improvement District (BID) and work with City staff to evaluate the program, specifically related to renewal of the service contract with the solid waste hauler. Work with City staff to develop a recycling program to accompany the solid waste management efforts.

2) Term

The term of this Agreement will commence on the date on the date of execution and shall terminate on June 1, 2019 with the option of one two-year extension in writing at the discretion of the City Manager.

3) Compensation

Payments for services shall not exceed actual BID tax dollars collected by the City in a fiscal year. A payment shall be made to the Service Provider on or before July 31 of each contract year (after the total yearly tax has been collected).

4) Performance Measures

The City requires that the Service Provider present an annual update to City staff on the following metrics. Perpetuation of this service provider contract is contingent upon the satisfactory execution of the scope of services, which is in part determined by the achievement of the goals specified here:

1. Line-item accounting of how BID funds were spent
2. Summary of how each of the services in the scope of services was met.

Department Review:
Budget, Debt & Grants; Legal; City Manager

Alternatives:

A. **Approve the Request:** Staff recommends that Council approve a service provider agreement with the Historic Park City Alliance.
B. **Deny:** As no other proposals were received in response to this RFP, this would indefinitely post-pone the fulfillment of the purpose of the BID Tax ordinance.
C. **Modify**: Council may direct changes to the service provider agreement with the Historic Park City Alliance
B. **Continue the item:** This would prolong a finalized agreement with a business promotion service provider for the Main Street BID.
E. **Do Nothing:** Same as alternative B

Significant Impacts: The approval of this contract would be the final step in renewing the contract for the Main Street Business Improvement District.

Funding Source: The city collects a $243 tax levied on qualified businesses with the purpose of business promotion for those business within the district.

Recommendation:
Staff recommends that Council authorize the City Manager to execute a service provider agreement with the Historic Park City Alliance in which the city collects a $243 tax levied on the qualified businesses within the BID and redistributes the total collection on an annual basis.

Attachments
A – Scope of Services

SCOPE OF SERVICES

A. Provide communication to all the Main Street merchants through various channels (i.e., newsletter, emails, phone calls) including local event information that may impact the Main Street area.

B. Coordinate special events and Main Street activities with Main Street area merchants. This will include communication and coordination with City staff.

C. Provide marketing and advertising for BID businesses and the Historic Main Street area.

D. Provide communication to Main Street area businesses regarding trash services for the Park City Historic Business Improvement District (BID) and work with City staff to evaluate the program, specifically related to renewal of the service contract with the solid waste hauler. Work with City staff to develop a recycling program to accompany the solid waste management efforts.

E. The City requires that the Service Provider present an annual update to City staff on the following metrics. Perpetuation of this service provider contract is contingent upon the satisfactory execution of the scope of services, which is in part determined by the achievement of the goals specified here:

1. Line-item accounting of how BID funds were spent
2. Summary of how each of the services in the scope of services was met.

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff will provide a verbal weekly update regarding the 2016 Legislative Session underway, as well as provide an updated bill tracking spreadsheet at the meeting for Council review.

Respectfully:

Michelle Kellogg, City Recorder

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff recommends amending the MCPC to change the method by which PCMC imposes water impact fees for outdoor dining areas. Under the current impact fee ordinance, PCMC imposes impact fees on outdoor dining "decks" on a square footage basis, which is the same way that PCMC imposes impact fees on the interior space of a restaurant or bar. In 2014, the city council amended the MCPC to add outdoor "decks" to the fee schedule incorporated in the water impact fee ordinance. Before the 2014 amendment, outdoor dining areas were not specifically called out and were considered a non-standard use and calculated as such.

Staff finds that the operation of seasonal, outdoor dining "decks" does not materially increase the peak demand on PCMC's water delivery system. Staff therefore supports amending the impact fee ordinance to forego imposing water impact fees, in almost all instances, on "outdoor dining areas," which would broaden the currently codified term "decks."

Respectfully:

Jonathan Weidenhamer, Economic Development Manager

City Council Staff Report

Subject: Water Impact Fees
Author: Various Staff
Departments: Sustainability, Public Utilities, Community Development, City Attorney's Office
Date: March 3, 2016
Type of Item: Administrative

Summary Recommendations:
Direct staff to return at a subsequent public meeting with a proposed amendment to Municipal Code of Park City (MCPC) 11-13-1 et seq. to change the method by which PCMC imposes water impact fees on outdoor dining areas.

Executive Summary:
Staff recommends amending the MCPC to change the method by which PCMC imposes water impact fees for outdoor dining areas. Under the current impact fee ordinance, PCMC imposes impact fees on outdoor dining "decks" on a square footage basis, which is the same way that PCMC imposes impact fees on the interior space of a restaurant or bar. In 2014, the City Council amended the MCPC to add outdoor "decks" to the fee schedule incorporated in the water impact fee ordinance. Before the 2014 amendment, outdoor dining areas were not specifically called out and were considered a non-standard use and calculated as such.

Staff finds that the operation of seasonal, outdoor dining "decks" does not materially increase the peak demand on PCMC's water delivery system. Staff therefore supports amending the impact fee ordinance to forego imposing water impact fees, in almost all instances, on "outdoor dining areas," which would broaden the currently codified term "decks."

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Unique and diverse businesses	(+/-) Managed natural resources balancing ecosystem needs (+/-) Enhanced water quality and high customer confidence (+/-) Effective water conservation program (+/-) Adequate and reliable water supply - Reduced municipal, business and community carbon footprints	+ Residents live and work locally	+ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Positive ⇧	Neutral ⇔	Positive ⇧	Positive ⇧

Acronyms:
MCPC – Municipal Code of Park City
IFA - Impact Fee Analysis
IFFP - Impact Fee Facilities Plan
PCMC – Park City Municipal Corporation

Background:
PCMC's impact fee ordinance was created pursuant to Utah state law. Consistent with state law, Park City's ordinance states that a water impact fee is imposed to address "the impact of indoor development activity" and "is used to offset the proportionate impact of the development activity on the need for the acquisition and transfer of water rights and points of diversion and the planning, design, engineering, acquisition, financing and construction of physical sources to realize those water rights." (MCPC 11-13-1(Q)).

The Park City Public Utilities Department, in cooperation with financial consultants, conducts an Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA), both of which are described below. The IFFP and IFA determine what water impact fees are recommended to and adopted by the city council. After city council adoption, the water impact fees are codified in the MCPC. The Park City Community Development Department then applies the codified water impact fees to proposed development activity as a condition to issuing a building permit. The Chief Building Official is the individual with the statutory authority to impose the fee. The IFFP and IFA were updated in late 2014.

<u>Water Impact Fee Facilities Plan</u>
The purpose of an IFFP is to identify water demands placed upon Park City's facilities by future development and to evaluate how Park City will meet those demands. The IFFP also addresses future infrastructure needed to serve Park City undercurrent land use planning. The existing and future capital projects documented in an IFFP will ensure that level of service standards are maintained for all existing and future users.

<u>Water Impact Fee Analysis</u>
Using the information in the IFFP, the IFA recommends an impact fee structure for residential, non-residential, and outdoor landscaping that meets state law requirements and represents the maximum culinary water impact fee that the City may assess.

Analysis:
Currently, there are 34 outdoor dining decks/patios based on business license information. Staff finds that the potential loss of water impact fees which would be charged to "outdoor dining areas" (as opposed to just "decks") does not outweigh the interest in encouraging outdoor dining. The loss of revenue will not prevent the Water Fund from supporting current and future service levels. Based on staff's analysis, staff is recommending that the city council direct staff to return in a future public meeting to amend PCMC's water impact fee to broaden the term "deck" to "outdoor dining area" and to give the Chief Building Official the ability to impose impact fees to such areas

under a Non-Standard Users Impact Fee Formula. This would result, in almost all instances, in no fees being charged to outdoor dining areas.

Staff's analyzed the sales generated by restaurants with outdoor seating. (Please see chart below). After comparing quarterly sales, staff finds that summer restaurant sales do not impact the peak water demand.

Restaurants with Outdoor Seating Total Sales Quarter 1 and Quarter 3 (FY 2011 -2015)										
	Q1			Q3			Q1	Q3	Q1	Q3
Year	July	August	September	January	February	March	Total	Total	Ratio	Ratio
2011	1,832,499	2,181,763	1,499,637	5,537,208	4,405,339	5,960,504	5,513,899	15,903,051	26%	74%
2012	3,685,250	2,643,258	2,122,983	6,035,788	7,298,017	5,000,810	8,451,491	18,334,615	32%	68%
2013	1,837,689	5,608,087	2,226,353	7,322,960	8,272,364	6,929,344	9,672,129	22,524,668	30%	70%
2014	4,660,560	3,573,137	3,132,973	8,346,009	12,124,858	7,138,214	11,366,670	27,609,081	29%	71%
2015	5,364,272	5,056,119	3,412,692	8,558,986	8,370,722	9,349,520	13,833,083	26,279,228	34%	66%
5 Year Avg.	**3,476,054**	**3,812,473**	**2,478,928**	**7,160,190**	**8,094,260**	**6,875,678**	**9,767,454**	**22,130,129**		

After discussing the proposed amendment to PCMC's water impact fee with the engineering consultants who created the IFFP and the financial consultant who created the IFA, both staff and the consultants agree that the proposed amendment would not require a modification of the IFA, IFFP, or a recalculation of the fees determined through those processes.

Department Review:
Public Utilities, Building, Economic Development, Budget, Executive.

Alternatives.

1. City Council could support staff's recommendation and direct staff to return with an amendment to PCMC's water impact fee ordinance to achieve the goals described in this report. Council approval would be consistent with council goals and would not adversely affect the water fund. If council does support staff's recommendation, staff will include in a future staff report more technical data and a draft ordinance.
2. City Council could direct staff to return with additional analysis and to present more detailed technical data prior to acting on staff's recommendation.
3. City Council could decide to leave the current code in place, leaving "decks" subject to a square foot calculation identical to that used for indoor restaurant and bar areas.

Significant Impacts:
While there is no reliable way to predictor forecast exactly how many more applications for "outdoor dining areas" will be submitted, staff's experience and analysis support its foregoing recommendation. And while it is similarly impractical to estimate the loss of water impact fee revenue caused by the proposed ordinance amendment, staff has concluded that any lost revenue would be offset by increases in water user rates. Importantly, the proposed amendment will not retroactively affect water impact fees imposed under previous ordinances.

Funding Source:
The Water budget is an enterprise fund. Any reduction in water impact fee revenues will be offset with existing user rate revenues.

Recommendation:
Direct staff to return at a subsequent meeting with a proposed amendment to PCMC's water impact fee consistent with the contents of this report.

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

The Thin Air Innovation Festival is a three (3) day festival that brings together groups of inspired people in an environment with two world-class year round resorts, and a growing tech-savvy community. The goal of the event is to inspire innovation. Activities during the Festival will include keynote and panel discussions, as well as time for collaboration, innovation and inspiration. The event will culminate with a free concert on lower Main Street with the band, Thievery Corporation, on Friday, April 8th, 2016. Staff is requesting the approval of this new Level 3 Special Event Permit.

Respectfully:

Jennifer Diersen,

City Council Staff Report

Subject: Approval of Level Three Special Event Permit for Thin Air Innovation Festival
Author: Jenny Diersen, Special Events Coordinator
Department: Sustainability – Special Events
Date: March 3, 2016
Type of Item: Administrative

Summary Recommendations:
Review the Level Three Special Event Permit, conduct a public hearing, and approve the permit for Thin Air Innovation Festival, as conditioned, on the following dates: Wednesday, April 6th through Friday, April 8th, 2016.

Executive Summary:
The Thin Air Innovation Festival is a three (3) day festival that brings together groups of inspired people in an environment with two world-class year round resorts, and a growing tech-savvy community. The goal of the event is to inspire innovation. Activities during the Festival will include keynote and panel discussions, as well as time for collaboration, innovation and inspiration. The event will culminate with a free concert on lower Main Street with the band, Thievery Corporation, on Friday, April 8th, 2016. Staff is requesting the approval of this new Level 3 Special Event Permit.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings + Multi-seasonal destination for recreational opportunities		+ Shared use of Main Street by locals and visitors + Community gathering spaces and places + Vibrant arts and culture offerings	
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Positive ⇧	Neutral ⇔	Positive ⇧	Neutral ⇔

Comments:

Topic/Description:
Review the Level Three Special Event Permit Application, submitted by Bob Kollar, for Thin Air Innovation Festival Concert on Main Street on Friday, April 8, 2016.

Acronyms in this Report:
TAIF – Thin Air Innovation Festival
HPCA – Historic Park City Alliance

Background:
Thin Air Innovation Festival is a concept born from the belief that by gathering groups of inspired people in an environment known for majestic mountains peaks, clear alpine atmosphere, two world-class year round resorts, and a growing tech-savvy community, innovation is bound to happen.

For three days in Park City, this Festival will create the conditions that will allow attendees and their teams to work through and solve your biggest business challenges, launch the next big idea, or bring the next innovation to the marketplace. A new theme will be established each year to attract new groups and continue to attract returning groups; the 2016 theme is "Innovation in Peak Human Performance."

The limited structure of Thin Air programming will be complemented by the seemingly unlimited opportunities to experience Utah's Greatest Snow On Earth® at both Deer Valley Resort and Park City Mountain Resort. The festival will present an opening night keynote event, a diverse group of engaging panelists and speakers, and plenty of opportunities to connect and network both on the mountains and in the Thin Air Lounge. The festival will culminate with an outdoor free concert, featuring the band Thievery Corporation, on Historic Main Street. http://thinairparkcity.com/

Analysis:
The event organizers have requested to hold the Thin Air Innovation Festival, as conditioned, on Wednesday, April 6th through Friday, April 8th, 2016 (Exhibit C).

Activities:
Wednesday, April 6
Thin Air Lounge at Butchers Chop House (751 Main) Open to credentialed guests 12 noon – 10 pm.
Evening Keynote Presentation at Eccles Center with Kevin Plank, CEO of Under Armour 6 p.m.

Thursday, April 7
Breakfast Sessions at Deer Valley Resort (Silver Lake Lodge), Park City Mountain (Legacy Lodge) and Canyons Village (Red Pine Lodge), and Utah Olympic Park at 8:30 am – 10:30 am
Speakers include: Hoby Darling, CEO of Skullcandy; Tiger Shaw, CEO of USSA; Erik Snyder, CEO of Armada; and Desi Matel-Anderson, CEO of GDIG
Thin Air Lounge at Butchers Chop House (751 Main) Open to credentialed guests 12 noon- 10 pm
**Possible lower Main Street closure from the bridge to 9th Street. The purpose of the closure is to begin set-up of the stage, as to prevent noise disturbance early on Friday morning. Stage setup to occur only between the hours of 6 p.m. and to end no later than10 p.m.*
7th street to remain open
Overnight private security required.
9th street to Deer Valley drive to remain open

Friday, April 8
Lower Main Street Closure at 5:30 a.m. for concert preparations. (Exhibit B)
7th Street to remain open.

Closure will begin on Main Street south of 7th Street and continue down to 9th Street including the intersections of Deer Valley Drive and Main Street.
If Thursday street closure is approved, lower main street closure would take place at 8 a.m., not 5:30 a.m.

Thin Air Lounge at Butchers Chop House (751 Main) Open to credentialed guests 12 noon – 10 pm.
Outdoor Free Concert on Lower Main at 7 p.m. with Thievery Corporation

Community Notification:
The applicant has been working to notify and address concerns residents and businesses may have regarding the event. The applicant is working to ensure residents and businesses are made aware of public impacts of the event, as well as working to mitigate the impacts of the event. The targeted notification areas include Old Town, Resorts and Main Street Businesses including the HPCA. In addition the applicant will work with local media outlets including KPCW and the Park Record to inform the community of impact mitigation solutions during the event.

Parking and Transit:
The applicant has been working with Park City School District and Resort partners and has received written permission to use the Parking Lots to host spectator, volunteer and participant parking during the event. The applicant will work to pull permits as necessary for Event Radio (1700 AM) as well as UDOT Variable Message Board permissions.

- *The applicant will continue to work with Resorts partners in their coordination efforts to lessen the impacts of parking and traffic and congestion during the event. The applicant has secured permission from resorts including Deer Valley and Park City Base and Village starting at 4 p.m. each day of the festival. The goal of this partnership is to mitigate parking and traffic congestion. This partnership will help to keep participants engaged at the panels and venues at each resort during the day, and keep their vehicles parked with transit access to Main Street post events and for the Main Street Concert on Friday, April 8th. The applicant will continue to work with the Resorts in their coordination efforts as the event falls on closing weekend at the Resorts.*
- *The applicant will continue to work with the School District in their coordination efforts as the event falls on Spring Break week. The Applicant is messaging to people to leave their vehicles at Park City High School and take City Transit to Main Street for the closing concert event on Friday night.*
- *Neither Staff nor the Applicant, nor other stakeholders see any current conflicts with parking arrangements.*

The applicant has also been working with Park City Transit and Park City Parking Department to ensure that parking and transit will be accessible for the public to help draw visitors to Main Street and venues.

- *Free parking will be available in the Old Town Areas including China Bridge, Main Street for the duration of the event.*

Traffic:
The applicant has been working on a traffic mitigation plan for the events. The applicant is aware of traffic concerns with the event. The applicant is working with the Park City Police Department and Transportation Planning Department, as well as the Special Events team to come up with a traffic barricade plan. The goal of the plan is to ensure traffic continues to move and that the general public is affected in the least way possible. The plan will include barricades being placed in residential neighborhoods in close proximity to event venue including residential neighborhoods that may be affected. Staff believes there is ample parking available for the event at the Park City High School,

Old Town public parking areas and Resort parking areas. The applicant will work with staff to monitor traffic patterns throughout the event and make changes as needed.

Crowd Control:
The applicant has proposed the use of adult and youth volunteers to assist with various tasks during the events. The applicant is expecting crowds of around 1,000 (one thousand) for the keynote speaker as well as approximately 5,000 for the Concert on Lower Main Street and is working on a finalized plan for crowd control. The applicant is also working with the Park City Police Department as well as the Special Events Department regarding security and crowd control.

Weather:
The applicant has submitted a weather conditions plan and would like to ensure the safety of spectators, participants and visitors as well as the general public. The applicant understands that Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel the proposed Level 3 Special Event. Due to the fact that much of the festival is indoors, the applicant has decided not to choose a weather date for the Thin Air Innovation Festival, including the concert on lower Main Street. Should events be cancelled or postponed, the applicant will use the community notification procedures to notify attendees and the community.

Funding:
Staff is working with departments to compile an estimate of City Services costs for this new event. At this time, staff anticipates fees to not exceed $5,000.00, as stated below in the fee estimate chart. Fee waiver requests, if needed, will be approved by the City Manager, after review by departments and Budget Department as pertaining to the City's Purchasing Policies. At this time, the applicant has been given a fee estimate, as stated below, and staff does not anticipate the applicant to request fee reduction.

Police Services	$1,800.00
Building Permits	$838.00
Application Fee	$160.00
Removal of Public Parking	$800.00
Barricades/Streets Equipment	$1,209.60
Parks Additional Cleaning	$61.90
Total Estimated City Service Costs	**$4,709.50**

Department Review:
PCMC event operational departments consisting of Special Events, Police, Planning, Building, Business Licensing, Parks, Building Maintenance, Public Works, Parking Services, Transit, Executive, Legal and Budget and the appropriate external governmental agencies have reviewed the application for Thin Air Innovation Festival and their comments have been incorporated into the report. All departments continue to work with the organizer.

Funding Source:
Any fee reductions will be covered by existing department budgets as part of the City's General Fund.

Alternatives:.

A. Approve:
This is staff's recommendation. Approve the Level Three Special Event Permit for Thin Air Innovation Festival Concert on Main Street. This would allow the activities as described in the Level Three Special Events Permit and conditions of approval to occur on the dates and times as described. This would align with City Council's goal of attracting such events to Park City.

B. Deny:

Deny the Level Three Special Event Permit for Thin Air Innovation Festival Concert on Main Street. The event would not be approved, preventing the addition of this event to the Park City schedule of events, and not align with City Council's goal of attracting such events to Park City.

C. Modify:

City Council could modify the conditions of approval of the Level Three Special Event Permit for Thin Air Innovation Festival Concert on Main Street. Should the conditions of approval be modified, the event may changes substantially, and may require additional resources, City Services and/or change to operational plans.

D. Continue the Item:

The City Council may continue the discussion in order to receive additional information. This would delay the approval of the Thin Air Innovation Festival. If the item is continued, staff would request additional direction with regards to information requested for a later meeting.

E. Do Nothing:

City Council could take no action, thus staff would lack direction with regards to the Level Three Special Event Permit. Such action would prevent the addition of the Thin Air Innovation Festival Concert on Main Street and to Park City's schedule of events, one of Council's goal of attracting such events.

Consequences of not taking the recommended action:

Thin Air Innovation Festival would not take place within Park city as described.

Recommendation:

Approve the permit for Thin Air Innovation Festival, as conditioned, on the following dates: Wednesday, April 6th through Friday, April 8th, 2016.

Attachments:

Exhibit A – Thin Air Innovation Festival Application
Exhibit B – Site Plan for Thin Air Innovation Concert on April 8, 2016 – Lower Main Street
Exhibit C – Thin Air Innovation Festival Level Three Special Event Permit and Conditions of Approval

Submit Print

Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

Complete applications for Master Festival Licenses are due no later than 90 days prior to an event. **Complete** applications for Special Events are due no later than 60 days before an event. Incomplete applications cannot be reviewed. Applications submitted after the timeframe described above may be denied for approval. To view a list of items needed for complete applications, visit the Applications & Planning page under the Special Events tab at www.parkcity.org.

APPLICATIONS DO NOT CONSTITUTE AS A VALID PERMIT UNTIL APPROVED BY THE SPECIAL EVENTS DEPARTMENT

APPLICATION FEES

All new/ first time applications require a $160.00, non-refundable application processing fee. All applications for annual/returning events require an $80.00, non-refundable application processing fee. Additional fees for other services, including Health Department, Fire Department, and City Services will be estimated and provided to the applicant.

EVENT TYPE INFORMATION

MASTER FESTIVAL CRITERIA	☒ Attraction of crowds over 500 participants and or spectators	☒ Requires Partial or Full Street Closure or use of Public Right of Way	☐ Use of City park, buildings or other properties or transportation system	☐ Use of off –site parking facility	☐ Use of Amplified Music in or adjacent to a residential neighborhood
SPECIAL EVENT CRITERIA (PUBLIC OR PRIVATE EVENT)	☒ Causes significant public impacts via disturbance, crowd, traffic, and or parking	☒ Disruption of the normal routine of the community or affected neighborhood	☐ Necessitates temporary business or liquor licensing in conjunction with public impacts	☒ Necessitates the use of city personnel	

EVENT TYPE

Street Fair/Festival	Run - Walk	Parade	Trail Event	Concert	Road Bike Event	
☐	☐	☐	Additional regulations required; see Special Event Planning Guide for details or visit www.parkcity.org	☒	☐	

Other Type of Event (Please Specify):

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

NAME: (FIRST, LAST) Bob Kollar	TITLE/POSITION: VP, Special Events
STREET ADDRESS: 1850 Sidewinder Dr, Suite 320	CITY, STATE, ZIP CODE: Park City, UT 84060
MAILING ADDRESS: (If different from above)	CITY, STATE, ZIP CODE:
TELEPHONE (WORK): 4356589608 / MOBILE PHONE: 4356405131	WEBSITE: VisitParkCity.com
EMAIL ADDRESS: bob@visitparkcity.com	SOCIAL MEDIA:
BUSINESS OR ORGANIZATION: Park City Chamber/Bureau	Is organization a registered non-profit? ☒ Yes ☐ No (If yes, please provide copy IRS paperwork)
ONSITE CONTACT: Bob Kollar	MOBILE PHONE: 4356405131

NAME OF EVENT: Thin Air Innovation Festival Main Street Concert presented by Deer Valley Resort

☒ FIRST TIME EVENT	☐ ANNUAL EVENT (How many years?) _____	Will a fee be charged for attendance or participation? ☐ Yes ☒ No

Overall Event Description (Briefly explain event and activities. This may be included in your operational plan or on a separate piece of paper):

EVENT DATES AND TIMES
EVENTS WITH ATTENDANCE GREATER THAN 500 REQUIRE A SUMMIT COUNTY MASS GATHERING PERMIT

EVENT DATE(S): April 8, 2016	EVENT HOURS - START TIME: 6:00 pm		END TIME: 10:00 pm
SET-UP DATE/S: April 8, 2016	TIME/S: 8:00 am	BREAKDOWN DATE/S: April 8, 2016	TIME/S: 10:00 pm - 1:00 am
ESTIMATED ATTENDANCE - PARTICIPANTS: 15		SPECTATORS: 3000-5000	TOTAL: 5000

EVENT LOCATION(S): PLEASE LIST SPECIFIC TRAILS, FIELDS, STREETS, PARKS, BUSINESS OR BUILDINGS

Stage on lower Main Street at 9th Street with spectators standing on Main Street between 9th Street and 7th Street

Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

STREET CLOSURE INFORMATION

STREET CLOSURE ROUTE MAP MUST BE INCLUDED WITH YOUR APPLICATION

STREET CLOSURES

ATTACH A STREET CLOSURE PLAN AND TIMELINE IN A SEPARATE DOCUMENT WHEN SUBMITTING YOUR APPLICATION

Will this be a Complete Road Closure?	Will this be a Partial Road Closure?	Will this be a Rolling Road Closure?
YES ☐ NO ☒	YES ☒ NO ☐	YES ☐ NO ☒

Does the event cross over city boundaries? YES ☐ NO ☒ Into Summit County ☐ Into Wasatch County ☐

Names of Streets to be Closed : * SITE MAP, with proposed route if applicable, MUST BE INCLUDED WITH APPLICATION *

Street: Main Street	Between: 9th Street	And: Heber Avenue
Street:	Between:	And:
Street:	Between:	And:
Street:	Between:	And:

Description of reason for closure:

Free community concert for general public and festival attendees

Days of Closure: (including setup and breakdown)	Start Date:	Reopen Date:	Time Of Closure:	Start:	End:
	4/8/16	4/8/16		6:00 am	2:00 am

PARADE INFORMATION

Assembly Area:	Disbanding Area:	# of Anticipated Parade Entries:

PUBLIC FACILITY USE

FACILITY MAP MUST BE INCLUDED WITH APPLICATION

ADDITIONAL FEES MAY APPLY

Check any or all that apply :			
	☐ Miners Hospital	☐ Main Street - Miner's Park	☐ McPolin Barn
	☐ City Park Softball Field	☐ Library Field	☐ Dirt Jump Park
	☐ City Park Rugby Field	☐ Quinn's Sports Complex Fields	☐ Skate Park
	☐ City Park Gazebo Area	☐ Ice Arena	☐ School District Fields
	☐ City Park Covered Picnic Area	☐ Rotary Park	Other:

EVENT PARKING (PARKING MAP MUST BE INCLUDED WITH APPLICATION)

Does the event request for closure, restriction, removal or use of any public parking: YES ☐ NO ☒

If yes, complete a **Request for Special Use of Public Parking Application** and attach to application.

Estimate Total Parking Spaces Needed for Event (Spectators, Participants, Attendees) -

Will event parking be on Private property? YES ☐ NO ☒
Written Permission from Owner of Private Parking Area is Required and should be attached with this application.

Will there be transportation services to and from Parking Lots? YES ☐ NO ☒

Transportation Contact Phone Number and Email Address: Transportation Provider Name:

TEMPORARY STRUCTURES & IMPROVEMENTS – STRUCTURE MAP MUST BE INCLUDED WITH APPLICATION

All temporary structures must be approved and inspected by the Park City Building Department at 435-615-5100. Check all that apply

☐ Bleachers	☐ Inflatable's	☒ Canopies
☒ Stage/s	☐ Temporary Lighting	☒ Tent/s < 200 sq ft
☐ Trailer/s	☐ Structures over 6' in height	☐ Tent/s > 200 sq ft

Will you have electrical needs? YES ☒ NO ☐ | Do you propose to use generators? YES ☒ NO ☐

What is the purpose of the structures:

Will you be using flammable materials, including fuels and gasses? YES ☒ NO ☐

Will you be requesting permits for fireworks? YES ☐ NO ☒

If yes to either above question, a **Fire Permit Application** must be submitted 20 days prior to the event.

Toilet Facilities – Depending on the size, scope and location of this event the SUMMIT COUNTY HEALTH DEPARTMENT may require additional public faculties. **Site plan must include the location of public facilities.**

Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questic

Special Events
435.615.5150
specialevents@parkcity.org

OPERATIONAL - PART B

WASTE MANAGEMENT & RECYCLING

The Park City Municipal Corporation encourages sustainable efforts in Waste Management including the recycling of as much event waste as possible. Please refer to the Park City Event Planning Guide for a list of local recyclers to find out how they may assist you.

All applications must include a waste management plan that includes pre and post event details

FOOD AND MERCHANDISE SALES

Will there be sale of Merchandise? YES ☐ NO ☒

Will there be sale of or complimentary food? YES ☒ NO ☐

Describe Items for sale :

Food will be provided for VIPs by Deer Valley Resort on Marriott Summit Watch Plaza and by Butcher's Chop House inside its restaurant.

Will food items be pre–packaged? YES ☐ NO ☒

Will food items be cooked at event? YES ☐ NO ☒

Will food items be prepared off site? YES ☒ NO ☐

All individual vendors must obtain a Park City Business License & Summit County Temporary Food Service Permit
If cooking onsite a permit may be required for use of appliances

Will there be beer, wine, and/or liquor sales during the event? YES ☐ NO ☒

The Park City Finance Department requires application for a Beer & Liquor License.

The Utah Dept. of Alcoholic Beverage Control (UDABC) may require application for a Single Event Liquor License or other state permit.

TEMPORARY SIGNS

Will there be Temporary signs at the event? YES ☐ NO ☒

If yes, attach sign plan describing sign content, sizes and locations

ANIMALS AT EVENT

Will there be animals at the event? YES ☐ NO ☒

If yes, attach plan to address nuisances or health hazards associated with the animals.

COMMUNICATIONS NEEDS

Will there be installation of antenna for communications? YES ☐ NO ☒

If yes, attach site plan and specifications of antenna.

SAFETY – SECURITY

An Operational Plan is required for all events outlining : Security and Crowd Control specifics, Fire District and Access Information, First Aid & EMT requirements **(Refer to Park City Special Event Planning Guide for more information)**

Does your event require Law Enforcement services beyond routine periodic patrol? YES ☐ NO ☒

Upon review the Park City Police Department may require additional on-site personnel for event approval

MARKETING OF EVENT

Proper marketing your event is vital to its success. Please contact the Park City Chamber Bureau (www.parkcityinfo.com) as a resource

Who is the target market for this event?
Corporate groups

Where is the target market for this event? Local ☐ Regional ☒ National ☒ International ☒

Will this event be televised? YES ☐ NO ☒

Local ☐ Regional ☐ National ☐ International ☐
Describe coverage:

Please list print advertisements including newspapers and magazines:
Fortune magazine

Social Media Links:

Please list range of marketing budget

< $100 ☐ $100 - $500 ☐ $500 - $1000 ☐ > $1000 ☒

Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questi

Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

APPLICATION INFORMATION

INSURANCE REQUIRMENTS
INSURANCE MUST BE RECIEVED AT LEAST 10 DAYS PRIOR TO EVENT

Park City Municipal Corporation requires proof of liability insurance in the minimum amount of two million dollars ($2,000,000) per occurrence, four million dollars ($4,000,000) aggregate. The applicant shall name Park City Municipal Corporation, 445 Marsac, P.O. Box 1480, Park City, Utah 84060 as additionally insured.

RULES AND REGULATIONS

To insure prompt and accurate processing of your application, ensure that ALL support materials and documentation accompany you application. Failure to do so will constitute an incomplete application and may delay review and approval processes.

COMPLETE APPLICATIONS

A complete application must include an event site plan that includes, but may not be limited to the following: street closures, signs, operational vehicles, barricades, tents and other temporary structures, activity locations, bleachers, portable and fixed toilets, water stations, event headquarters, solid waste & recycle containers, entrances/exits, walkways, fire lanes, event route, security / crowd control personnel, power sources, cooking facilities, etc. Complete applications must also include the appropriate application fee, operations plan and timeline, parking and transit plan, road closure plan and schedule, safety and emergency plan, weather date and weather contingency plan, emergency plan, communication plan, route and trails map and/or parks and fields use schedule, volunteer and staff plan and schedule, residential and community notification and mitigation plan, permission letters from private land or property owners, sign and banner plans as well as trash, waste and recycling plan.

WE WELCOME YOUR INQUIRES - PLEASE CONTACT US AT SPECIALEVENTS@PARKCITY.ORG

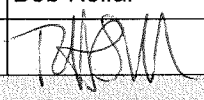
Applicants are welcome to request a meeting to discuss the event prior to submitting applications.

EVENT COSTS

The Applicant shall assume and reimburse the city for any and all costs and expenses determined by Park City Municipal Corporation such as City's staff's time if required at event, additional garbage or waste in city receptacles, providing, erecting or moving equipment such as barricades, directional or event signs, garbage and waste receptacles. Park City Municipal Corporation may require a deposit that shall not exceed one thousand dollars ($ 1,000.00) to cover such expenses. Events may incur costs from other departments or agencies.

AGREEMENT AND SIGNATURE

I, the undersigned representative, have read the rules and regulations with reference to this application and am duly authorized by the organization to submit this application on its behalf. The information contained herein, including supporting documentation is comple and accurate.

Name (Printed)	Bob Kollar	
Signature:		Date: 1.7.16

Refer to www.parkcity.org and click on the Applications & Planning page to access the Special Event Planning Guide for answer to the most frequently asked event related questions.

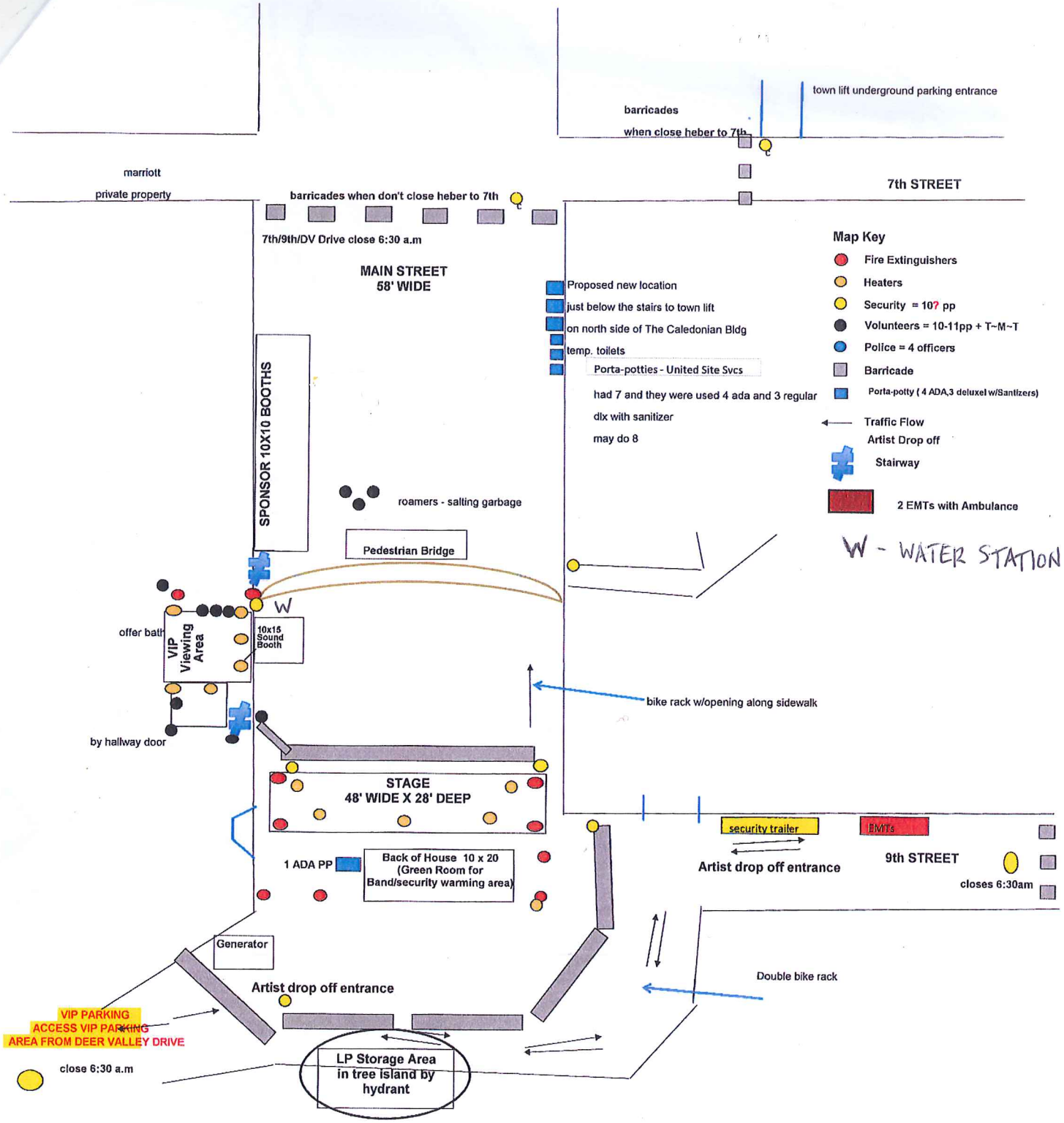
Contact Information:
Tommy Youngblood, Special Events Coordinator & Filming Permits 435.615.5187 tommy.youngblood@parkcity.org
Jenny Diersen, Special Events Coordinator & Facility Rental 435.615.5188 jenny.diersen@parkcity.org
Website: www.parkcity.org – click Special Events under the Living Here tab

Complete Application Check List

We encourage you to contact us prior to submitting an application.
*Items marked with this symbol may not be required for all events.

- ☐ Completed Application
- ☐ Application Fee – with accounting code
- ☐ Site Map with details as described above (google earth suggested)
- ☐ Road Closure Plan and Schedule*
- ☐ Fields / Parks Use Plan and Schedule*
- ☐ Parking and Transit Plan
- ☐ Emergency Plan
- ☐ Sign and Banner Plans*
- ☐ Public / Community Outreach Plan
- ☐ Volunteer / Staff Plan and Schedule
- ☐ Certificate of Insurance
- ☐ Letters of Permission from Private Land or Property Owners
- ☐ Route and Trails Map*
- ☐ Operations Plan and Timeline
- ☐ Safety Plan – Police, EMS, Fire, Private Security
- ☐ Weather Date and Weather Contingency Plan
- ☐ Trash, Waste & Recycle Plan
- ☐ Bicycle Storage Security Plan*

Complete applications for Master Festival Licenses are due no later than 90 days prior to an event. Complete applications for Special Events are due n later than 60 days before an event. All events, including first year or reoccurring, are not permitted until approved by the Special City Council.


town lift underground parking entrance
barricades
when close heber to 7th
marriott
private property
barricades when don't close heber to 7th
7th STREET
7th/9th/DV Drive close 6:30 a.m
MAIN STREET
58' WIDE
Map Key
Fire Extinguishers
Heaters
Security = 10? pp
Volunteers = 10-11pp + T~M~T
Police = 4 officers
Barricade
Porta-potty (4 ADA,3 deluxel w/Santizers)
Traffic Flow
Artist Drop off
Stairway
2 EMTs with Ambulance
Proposed new location
just below the stairs to town lift
on north side of The Caledonian Bldg
temp. toilets
Porta-potties - United Site Svcs
had 7 and they were used 4 ada and 3 regular
dlx with sanitizer
may do 8
SPONSOR 10X10 BOOTHS
roamers - salting garbage
Pedestrian Bridge
W - WATER STATION
W
offer bath
VIP Viewing Area
10x15 Sound Booth
by hallway door
bike rack w/opening along sidewalk
STAGE
48' WIDE X 28' DEEP
security trailer
EMTs
Artist drop off entrance
9th STREET
closes 6:30am
1 ADA PP
Back of House 10 x 20 (Green Room for Band/security warming area)
Generator
Artist drop off entrance
Double bike rack
VIP PARKING
ACCESS VIP PARKING
AREA FROM DEER VALLEY DRIVE
close 6:30 a.m
LP Storage Area in tree island by hydrant

SPECIAL EVENT LICENSE

Level of License:	**____ Level One ___ Level Two _X__ Level Three**
Event Name:	**Thin Air Innovation Festival**
Event Date(s):	**Wednesday, April 6 – Friday, April 8, 2016**
Event Location:	**Deer Valley Resort, Park City Resort (Base and Village), Utah Olympic Park, Eccles Center (Park City High School) and Main Street**
Licensee:	**Park City Chamber of Commerce/Convention & Visitors Bureau**
Contact Person:	**Bob Kollar**
Approved By:	**___ Special Events Manager _X__ City Council of Park City**
Approval Date:	**Thursday, March 3, 2016**

The Park City Council has approved the Level Three (3) Special Event Permit for the Thin Air Innovation Festival to be held Wednesday, April 6 through Friday, April 8th, 2016. This Level Three (3) Special Event Permit has been issued under the authority described within the Park City Municipal Code Section 4-8-4(C) based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The 2016 Thin Air Innovation Festival will happen Wednesday, April 6 – Friday, April 8 , 2016 at the Deer Valley Resort, Park City Resort (Village and Base), Utah Olympic Park, Eccles Center and Main Street. The event organizer anticipates a crowd of 5,000 in attendance during the free concert event, and will have 1,000 credentialed pass holders for the breakout sessions. The Main Street portion of this event scheduled for Friday, April 8, 2016 from 7:00 p.m. – 10:00 p.m.
2. The event will have larger crowds than 500 and there will be amplified music, Staff has determined the application to be licensed as a Level Three (3) Special Event Permit.
3. The Park City Chamber will provide adequate parking for the event. Shuttle parking lots are required, no shuttle transportation will be provided by the City other than regular routes. If additional City Transportation is needed, the applicant is responsible for the costs of such services.
4. The applicant requested a lower Main Street closure as early as April 7th from 6:00 p.m. to 10:00 p.m. and from 6:00 am on April 8, 2016, until 3:00 am on Saturday, April 9, 2016. Main Street will be closed from 7th to 9th Street during these hours. Public transportation and other vehicular and pedestrian traffic in the area may be interrupted or redirected around this closure.
5. Police Officers will be required to man the Main Street Concert. The size and scope of the event will require the need for City police services along with EMS presence. Private Security, PCMC Event Staff & PCPD have coordinated the security and public safety component of the Main Street event. Police, fire, or other essential public employees will not be diverted from their normal duties to protect the remainder of the City from the impacts of this event.
6. The Special Event provides positive economic, cultural and community value as in accordance with the Park City General Plan, as this event adds diversity and uniqueness to the existing event calendar. Additionally this event is consistent with the goals of the Economic Development Plan as it shall provide positive economic benefit to the City through tax benefits, resort visitation, marketing and branding value.
7. The events taking place at in Park City limits Deer Valley, Park City Resort (Base), as well as events in other jurisdictions including Park City Resort (Village) and Utah Olympic Park anticipates crowds no larger than a total of 1,000 attendees per day and 5,000 attendees per day during the Friday night concert. The type of event will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

8. There are no other approved Special Event Permits for the time frame of Wednesday, April 6 – , April 8, 2016. Staff finds that none of the event will negatively impact the health, safety, or welfare of the general public.
9. This application was submitted by Bob Kollar of the Park City Chamber of Commerce/Convention and Visitors Bureau. Bob has been working with City Staff to ensure that all conditions of the event will be met. The Applicants have demonstrated an ability and willingness to conduct the events pursuant to the terms and conditions of the Park City Municipal Code and have never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

1. The application is consistent with the requirements of the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The applicant, at its cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health or sanitation equipment and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant has been given a fee estimate amounting to $4,709.50, for City Service Fees including: Application, Parking Spaces, Equipment, Police Services, Fire/Building Permits, and Parks Cleaning. The applicant will be billed for any fees that are not approved as part of the fee reduction request or additional fees assessed by the Special Events Department after the event has concluded.
3. Building permits and inspections, along with any associated fees, are required for tents or proposed temporary structures, and signage must be obtained no later than Tuesday, April 5, 2016.
4. The Applicant shall provide all required permits required by federal, state and local agencies, along with any associated fees and the Applicant will abide by all City and Land Management Codes.
5. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the Applicant. The Applicant shall provide monitors for crowd control and safety, in addition to, any other services or facilities necessary to ensure compliance with City noise, sign or other applicable ordinance(s).
6. The applicant is responsible for Operational, Parking and Pedestrian Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.
7. The applicants use of barricade and signage will be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) for the duration of the event.
8. All third party approval including the Park City School District, Resort Properties, and County and State approvals required by Tuesday, April 5, 2016.
9. The Park City Special Events, Police, Fire, Building Official/Fire Marshal and Emergency Management have the right to cancel the event upon any condition, violation or weather that jeopardizes the life, safety or property of the residents or visitors of Park city.
10. The approval identification provided with the approval of this permit must be in possession of the applicant at all times while on location and must be made available for inspection when requested by City authorities or the public. The Applicant provides a schedule of events, and provides access to any site for purposes of Code enforcement as outlined by Park City Municipal Code 4-8-11.
11. The Applicant will provide Park City Municipal Corporation with proof of liability Insurance prior to the start of the event in the amount to be determined by the City Attorney's Office and name Park City Municipal Corporation as additionally insured.

PASSED AND APPROVED this Thursday the 3rd day of March, 2016.

PARK CITY MUNICIPAL CORPORATION

_____

City Manager, Diane Foster

Attest:

_____

Michelle Kellogg, City Recorder

Approved as to form:

_____

, City Attorney

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

408, 410, 412 Deer Valley Loop, Lots 1, 2, and 3 of the Gateway Estates Replat Subdivision Amended, are owned by Charles and Judith Tink, as tenants in common since 2011. The property owners request to rezone the property from HR-1 to R-1 District. The same staff report has been prepared for this item and the following at the same site for a Plat Amendment request.

Respectfully:

Francisco Astorga, Senior Planner

City Council
Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Subject: **Zoning Map Amendment Request & Gateway Estates Replat, Second Amended at 408/410/412 Deer Valley Loop**
Author: **Francisco Astorga, AICP, Senior Planner**
Project Number: **PL-15-03018 & PL-15-03017**
Date: **03 March 2016**
Type of Item: **Legislative – Zoning Map Amendment & Plat Amendment**

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Zoning Map Amendment Request from Historic Residential-1 (HR-1) District to Residential-1 (R-1) District at 408/410/412 Deer Valley Loop based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Staff recommends the City Council hold a public hearing and consider approving Gateway Estates Replat - Second Amended located at 408/410/412 Deer Valley Loop based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant:	Charles and Judith Tink represented by Marshall King, Alliance Engineering, Inc.
Location:	408/410/412 Deer Valley Loop
Zoning:	Historic Residential-1 (HR-1) District
Proposed Zoning:	Residential-1 (R-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Zoning Map Amendments and Plat Amendments applications require Planning Commission review and City Council review and action

Executive Summary/Proposal

Lots 1, 2, and 3 of the Gateway Estates Replat Subdivision Amended are owned by Charles and Judith Tink, as tenants in common since 2011. The property owners request to rezone the property from HR-1 to R-1 District. The property owners request to reconfigure the existing three (3) lots into two (2) lots of record.

Background

On December 04, 2015, the City received a completed Zoning Map Amendment application requesting to change the zoning from HR-1 to R-1 District and a Plat Amendment application for the Gateway Estates Replat - Second Amended. The property is located at 408/410/412 Deer Valley Loop. The property is in the HR-1 District. The subject property consists of Lots 1, 2, and 3 of the Gateway Estates Replat

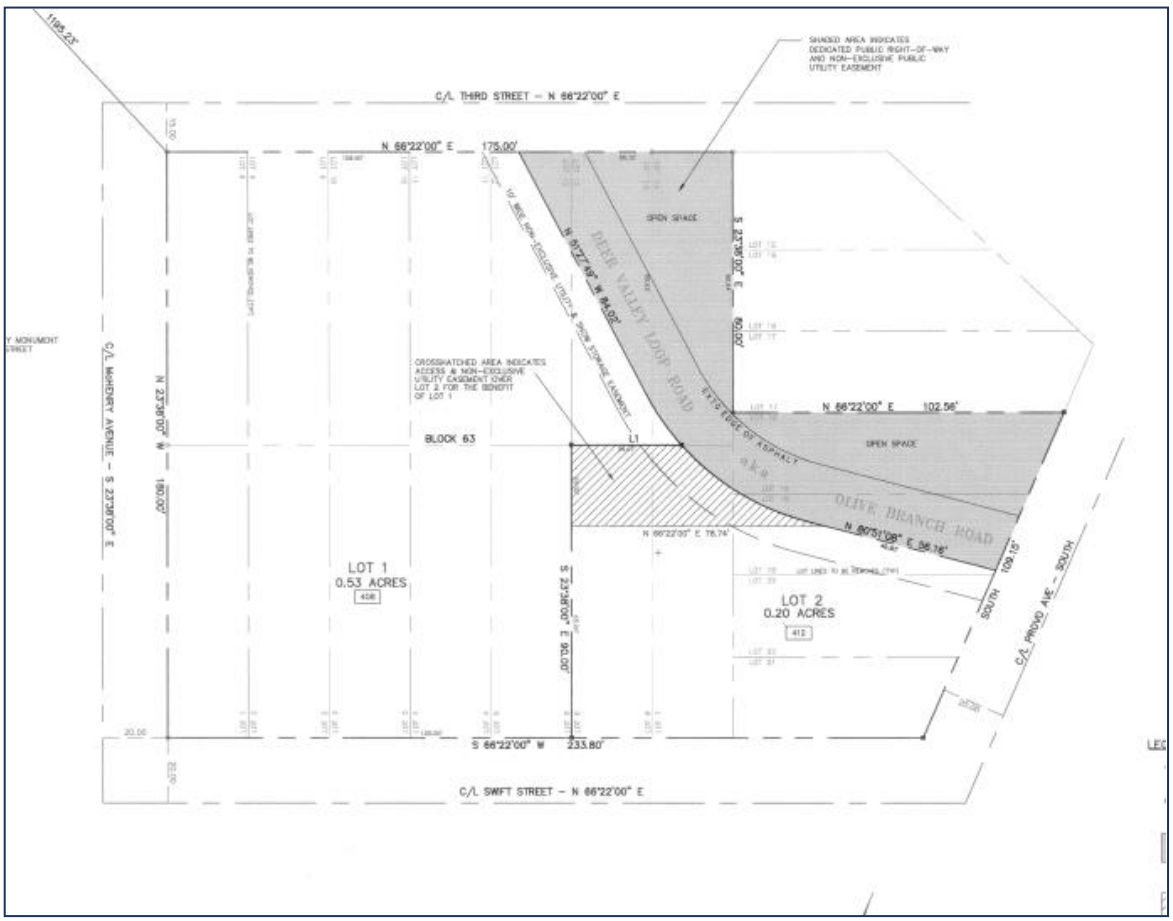
Subdivision Amended. Lot 1 is recognized by Summit County as Parcel GWE-1-Am (Tax ID). Lot 2 is recognized by Summit County as Parcel GWE-2-Am (Tax ID). Lot 3 is recognized by Summit County as Parcel GWE-3-Am (Tax ID).

Currently, Lot 3 contains a single-family dwelling. The single-family dwelling was built in 2010, after the property owner was able to obtain the proper development permits with the City. According to Park City Building Department approved records the existing single-family dwelling is approximately 4,315 square feet, consisting of the livable area, basement, and garage.

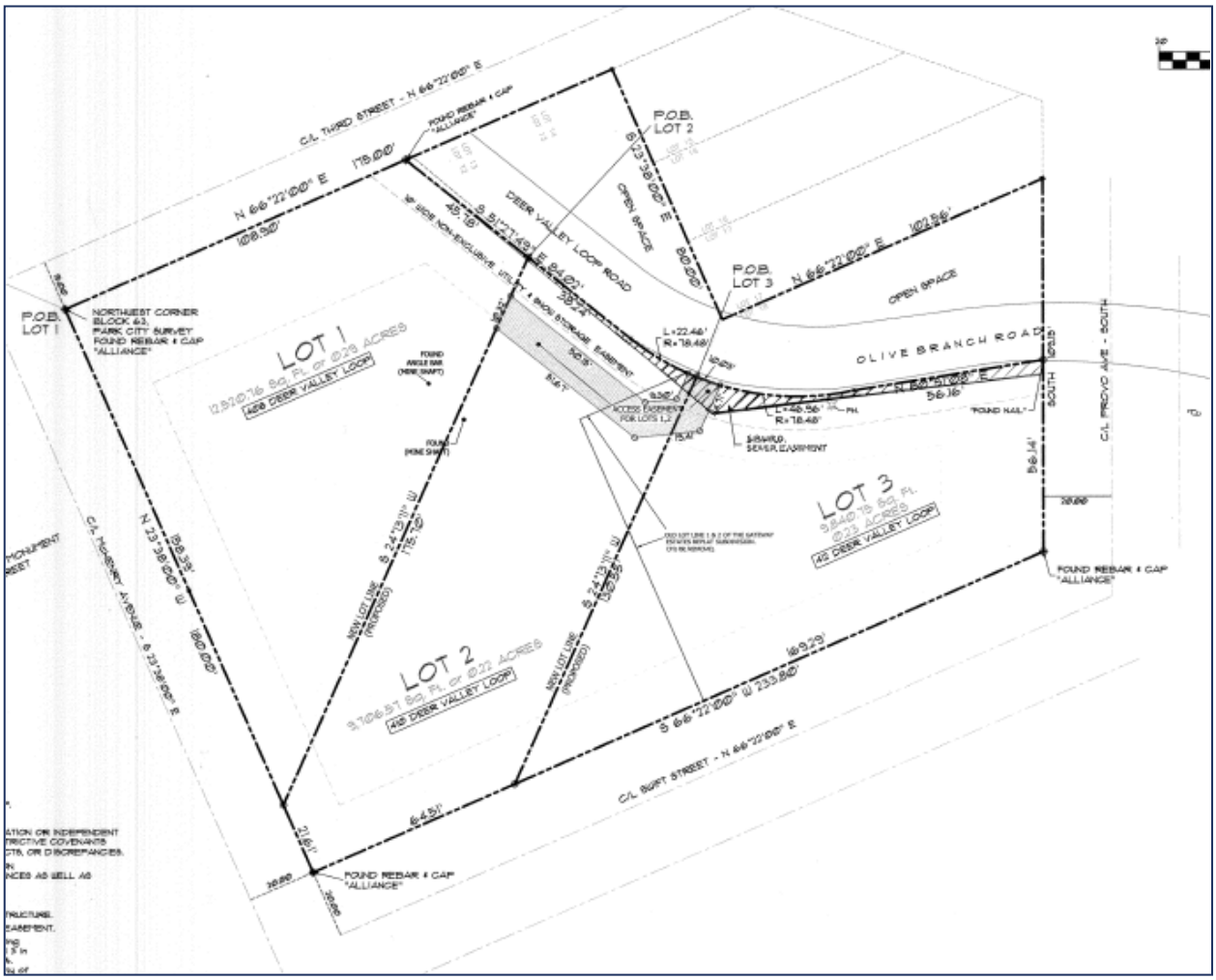
The Planning Commission reviewed the requested Zoning Map Amendment and Plat Amendment during their regularly scheduled meeting on February 10, 2016. The Planning Commission voted to add a condition of approval stating that access to the three (3) lots would be off Deer Valley Loop only. See Plat Amendment Condition of Approval no. 9. The Commission forwarded positive recommendations to the City Council for the Zoning Map Amendment and the Plat Amendment. As required, two separate motions were made; both votes were unanimous (5-0).

Plat Amendment History

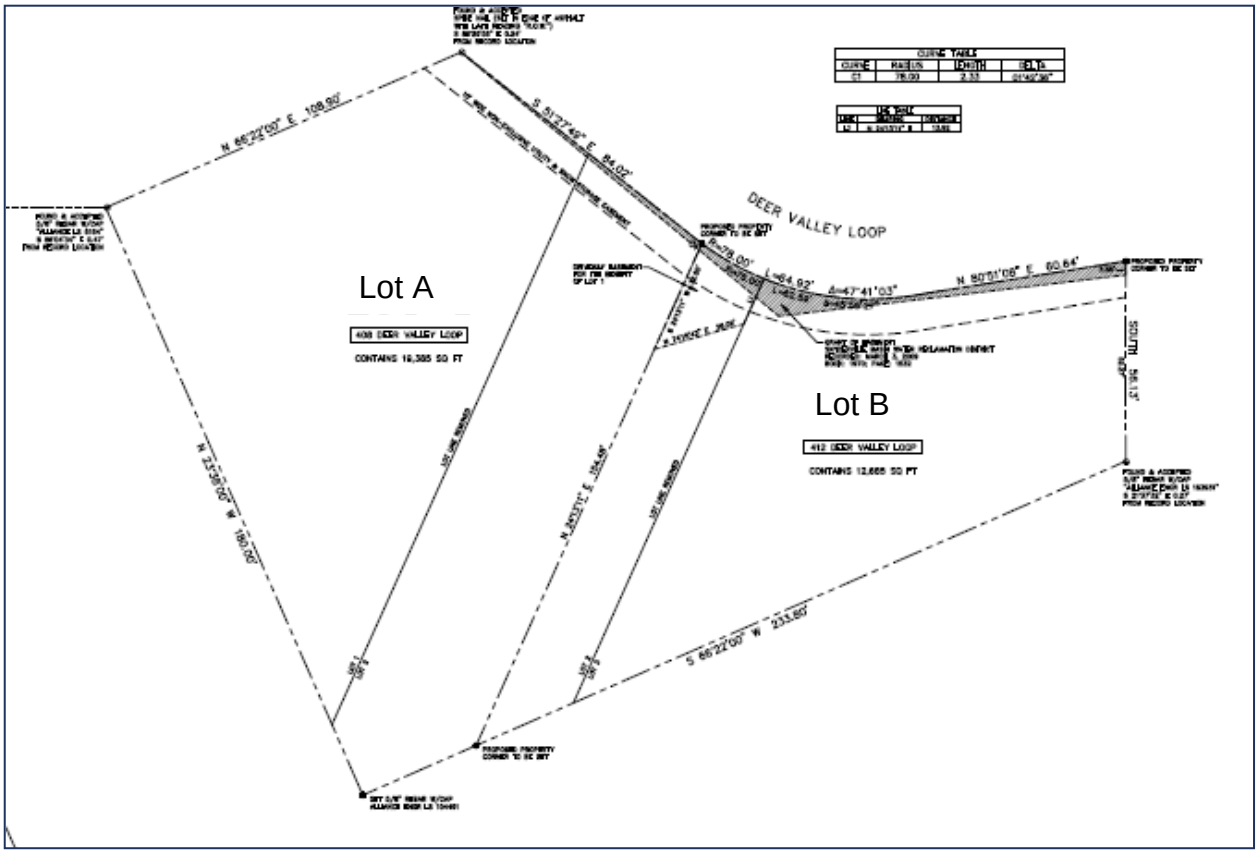
In March 2000, the City Council approved the Gateway Estates Replat Subdivision. This Plat Amendment combined eighteen (18) Old Town lots in Block 63 of the Park City Survey into two (2) lots of record. This plat was recorded in June 2000. See Exhibit F – Gateway Estates Replat (retired), or partial exhibit below:



In August 2008, the City Council approved the Gateway Estates Replat Subdivision Amended. This Plat Amendment reconfigured the two (2) approved lots into three (3). This Plat Amendment was recorded in March 2009 and the 2000 Plat Amendment was *retired* at the County. See Exhibit G – Gateway Estates Replat Amended, or partial exhibit below:



The current proposal is similar to the 2000 Plat Amendment. See Exhibit A2 – Plat Amendment Attachment 1 – Proposed Plat, or partial exhibit below:



In September 2008, the property owner submitted three (3) Steep Slope Conditional Use Permits (SSCUPs) and three (3) Historic District Design Review (HDDRs) applications for the construction of three (3) single-family dwellings, one (1) on each lot. In April 2009, the Planning Commission approved the SSCUPs and the Planning Department approved the HDDRs. The property owner at the time, moved forward with building permit plans for Lot 3, 412 Deer Valley Loop. The property owner did not submit building permits for Lot 1 or 2 of the Gateway Estates Replat Amended (2009 plat, see Exhibit G) and the remaining approved SSCUPs and HDDRs expired as no building permits were applied for within one (1) year's time.

Purpose

The purpose of the HR-1 District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes

which mitigate impacts to mass and scale and the environment.

The purpose of the Residential R-1 District is to:

A. allow continuation of land Uses and architectural scale and styles of the original Park City residential Area,
B. encourage Densities that preserve the existing residential environment and that allow safe and convenient traffic circulation,
C. require Building and Streetscape design that minimizes impacts on existing residents and reduces architectural impacts of the automobile,
D. require Building design that is Compatible with the topographic terrain and steps with the hillsides to minimize Grading,
E. encourage Development that protects and enhances the entry corridor to the Deer Valley Resort Area,
F. provide a transition in Use and scale between the Historic Districts and the Deer Valley Resort; and
G. encourage designs that minimize the number of driveways accessing directly onto Deer Valley Drive.

Zoning Map Amendment Analysis

The subject site is currently in the HR-1 District. As indicated on the current zoning map below, the site is adjacent to the R-1 District to the north and northeast, and adjacent to the HR-1 to the south and southwest. The site is completely disconnected from Old Town. The access to the site is off Deer Valley Drive to Deer Valley Loop. The area from the Marsac Avenue/Deer Valley Drive round-about is in the R-1 District towards the end of the subject property towards the east as it then transitions to the Residential-Medium Density (RM) District.

The major difference between the HR-1 and the R-1 District is the requirement of Historic District Design Review (HDDR) and Steep Slope Conditional Use Permit (SSCUP) in the HR-1 District. HDDRs are reviewed by the Planning Department. SSCUPs are reviewed by the Planning Commission. Should the site be rezoned to R-1 the property owner would no longer need to submit HDDR and SSCUP applications in order to move forward with development.

The subject site does not contribute to preserving present land uses and character of the historic residential areas of Park City as its access is surrounded by the R-1 and RM District. The surround sites do not contribute to the character and scale of the Historic District. The subject site provides a transition in use and scale between the Historic District and the Deer Valley Resort.

Regarding allowed/conditional uses, see the following table below:

Listed Use:	**HR-1**	**R-1**
Single Family Dwelling	allowed	allowed
Lockout Unit[1]	allowed	allowed
Nightly Rental[1]	allowed	allowed
Home Occupation	allowed	allowed
Child Care, In-Home Babysitting[2]	allowed	allowed
Child Care, Family[2]	allowed	allowed
Child Care, Family Group[2]	allowed	allowed
Accessory Building and Use	allowed	allowed
Conservation Activity	allowed	allowed
Agriculture	allowed	allowed
Residential Parking Area or Structure, with four (4) or fewer spaces	allowed	allowed
Duplex Dwelling	conditional	allowed
Tripex Dwelling		conditional
Guest House on Lots one (1) acre or greater	conditional	conditional
Secondary Living Quarters	conditional	allowed
Accessory Apartment[3]	conditional	allowed
Group Care Facility	conditional	conditional
Child Care Center	conditional	conditional
Public and Quasi-Public Institution, church and school	conditional	conditional
Essential Municipal and Public Utility Use, Facility, Service, and Structure	conditional	conditional
Telecommunication Antenna[4]	conditional	conditional

[1]Nightly Rental of a Lockout Unit requires a Conditional Use permit
[2]See LMC Chapter 15-4-9 for Child Care Regulations
[3]See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments
[4]See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

Satellite Dish, greater than thirty-nine inches (39") diameter[5]	conditional	conditional
Bed and Breakfast Inn[6]	conditional	conditional
Hotel, Minor, (fewer than sixteen (16) rooms)[6]	conditional	
Residential Parking Area or Structure with five (5) or more spaces.	conditional	
Temporary Improvement[7]	conditional	conditional
Passenger Tramway Station and Ski Base Facility[8]	conditional	
Ski tow rope, ski lift, ski run, and ski bridge[9]		conditional
Outdoor Event[8]		conditional
Master Planned Development with moderate income housing Density bonus[10]		conditional
Master Planned Development with residential and transient lodging Uses only[10]		conditional
Recreation Facility, Private		conditional
Fences and walls greater than six feet (6') in height from Final Grade[8]		conditional

The allowed/conditional use difference lies within duplex dwellings, triplex dwellings, secondary living quarters, accessory apartments, minor hotels, residential parking areas or structures with five (5) or more spaces, ski facilities, ski facility amenities, outdoor events, MPDs, and private recreation facilities.

Any use not listed as an allowed or conditional use is prohibited. Any spaces left blank on this table would indicate that the use is not allowed in this district. Staff notes that fences/walls greater than six feet (6') are allowed in the HR-1 District, as they are allowed City wide per LMC § 15-4-2.

Staff finds that the requested Zoning Map Amendment from HR-1 to R-1 is appropriated based on the fact that this site is completely disconnected from the rest of the HR-1. A resident and/or visitor, does not have to go through any historic neighborhood to get to this site. This part of town, the Deer Valley Loop sub-neighborhood, is often associated as the Deer Valley entry. Furthermore, all properties in the immediate area are in the R-1 District.

Staff recognizes that the requested Zoning Map Amendment from HR-1 to R-1 removes the Historic District Design Review and Steep Slope Conditional Use Permit. It also removes specific building height parameters of the HR-1 District outlined in the Plat Amendment section of this report: final grade (+/- 4 around the periphery), internal

[5]See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas
[6]In Historic Structures only. Parking requirements of Chapter 15-3 shall apply.
[7]Subject to Administrative or Administrative Conditional Use permit
[8] See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities
[9]As part of an approved Ski Area Master Plan. See LMC Chapter 15-4-18, Passenger Tramways and Ski Base Facilities
[10]Subject to provisions of LMC Chapter 15-6, Master Planned Development

height (35' max.), 10' step-back at downhill façade, required roof pitch (7:12 - 12:12). Staff finds that the regulations no longer needed because of the Zone Change are alleviated by the specific conditions of approval regarding Building Footprint limitation and duplex/triplex restriction in conjunction with the Plat Amendment which removes the one (1) unit of density. The existing character of this sub-neighborhood is passive to the HR-1 Building Height requirements such as the 10' step-back at downhill façade, required roof pitch, etc. The existing character of this sub-neighborhood does not reflect character defining features represented in the compliance of the Design Guidelines for Historic Districts.

General Plan Compliance

Volume I of the General Plan contains goals, objectives, and strategies for each of the four (4) Core Values: Small Town, Natural Setting, Sense of Community, and Historic Character. The General Plan goals are copied below in *italics* below:

Small Town

- *Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.* The proposed Zoning Map Amendment directs complimentary development into an existing neighborhood.

- *Goal 2: Park City will emphasize and preserve our sense of place while collaborating with the Wasatch Back and Salt Lake County regions through regional land use and transportation planning.* Not applicable.

- *Goal 3: Park City will encourage alternative modes of transportation on a regional and local scale to maintain our small town character.* Not applicable.

Natural Setting

- *Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.* Not applicable.

- *Goal 5: Environmental Mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.* Not applicable.

- *Goal 6: Climate Adaptation: Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change.* Not applicable.

Sense of Community

- *Goal 7: Life-cycle Housing: Create a diversity of primary housing opportunities to address the changing needs of residents.* Not applicable.

- *Goal 8: Workforce Housing: Increase affordable housing opportunities and associated services for the work force of Park City.* Not applicable.

- *Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.* Not applicable.

- *Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City's role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community.* Not applicable.

- *Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.* Not applicable.

- *Goal 12: Foster diversity of jobs to provide greater economic stability and new opportunities for employment in Park City.* Not applicable.

- *Goal 13: Arts & Culture: Park City will continue to grow as an arts and culture hub encouraging creative expression.* Not applicable.

- *Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.* Not applicable

Historic Character

- *Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.* The subject site, based on its proximity, does not assist in maintaining the integrity of historic resources within Park City as there are no sites designated on the Park City Historic Sites Inventory and its two National Register Historic Districts that can be affected by the Zone Change. The proposed Zone Change does not affect the character, context and scale of the local historic district.

- *Goal 16: Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.* The proposed Zone Changes does not affect the "*heart*" of the City, Main Street.

Plat Amendment Analysis R-1 District

The proposed Plat Amendment reconfigures three (3) lots of record into two (2). A single-family dwelling is an allowed use in the R-1 District. The minimum lot area for a single-family dwelling is 2,812 square feet (approx. 0.065 acres). Proposed Lot 1 is 19,385 square feet. Proposed Lot 2 is 12,685 square feet. The proposed lots meet the minimum lot area for a single-family dwelling in the R-1 District.

A duplex dwelling is an allowed use in the R-1 District, however; when the three (3) lot subdivision was approved in 2008/2009, a plat note was placed indicating that duplexes

would not be allowed in this subdivision as stipulated by the property owner at the time. The current property owner does not request to undo this existing plat note/condition of approval. See Plat Amendment Ordinance Condition of Approval no. 3.

A triplex is a conditional use in the R-1 District. The minimum lot area for a triplex dwelling is 5,625 square feet. The proposed lots meet the minimum lot area for a triplex dwelling.

The applicant has stipulated to not allow any duplexes on site, to be consisting with the 2008/2009 approved Plat Amendment. A Tripex dwelling is even more intensive than a duplex. Staff recommends adding a condition of approval in the form of a Plat note that simply indicates that a triplex dwelling would not be allowed. See Plat Amendment Ordinance Condition of Approval no. 3.

The minimum lot width allowed in the R-1 District is thirty-seven and one-half feet (37.5'). The proposed width of Lot A is approximately 98 feet. The proposed width of Lot B is approximately 129 feet. The proposed lots meet the minimum lot width allowed in the R-1 District.

The table below shows applicable development parameters in the R-1 District:

LMC Regulation	Requirements
Front Yard	The minimum Front Yard is fifteen feet (15'). New Front Facing Garages for Single Family and Duplex Dwellings must be at least than twenty feet (20') from the Front Property Line.
Rear Yard	The minimum Rear Yard is ten feet (10').
Side Yard	The minimum Side Yard is five feet (5').
Special Setback Requirements for Conditional Uses	Side Yard: The minimum Side Yard is ten feet (10'). Front Yard: The minimum Front Yard is twenty feet (20'). All yards of Structures fronting on any Streets must be considered Front Yards for the purposes of determining required Setbacks. Garages must be a minimum of five feet (5') behind the front facade of the Main Building or underground. Rear Yard: The minimum Rear Yard is ten feet (10').
Building (Zone) Height	No Structure may be erected to a height greater than the Zone Height of twenty-eight feet (28') from Existing Grade. Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.

The following requirements below, outlined in the HR-1 District regulations, are not required in the R-1:

- Building Footprint (max. based on lot size)

- Final Grade (+/- 4 around the periphery)
- Lowest Finish Floor Plane to Highest Wall Top Plate (35' max. internal height)
- Vertical Articulation (10' step-back at downhill façade)
- Roof Pitch (required from 7:12 - 12:12).

Staff recognizes that with the R-1 District zoning designation, the property owner would no longer be restricted to these regulations above. Other than Building Footprint, Staff does not find any issues of concern regarding the R-1 designation of the subject site as this site is disconnected in terms of connectivity with the rest of the HR-1 District. The character of this sub-neighborhood is completely different than what is expected in what Park City is most familiar with the HR-1 District, known as the historic single-family dwelling neighborhood. Because of its disconnection, the site does not feel like a part of Old Town. See Zoning Map Amendment Analysis section of this staff report.

Building Footprint

The recorded plat has a maximum footprint table as shown below:

	Maximum Footprint Allowed
Lot 1	2243 Sq. Ft.
Lot 2	1750 Sq. Ft.
Lot 3	1750 Sq. Ft.

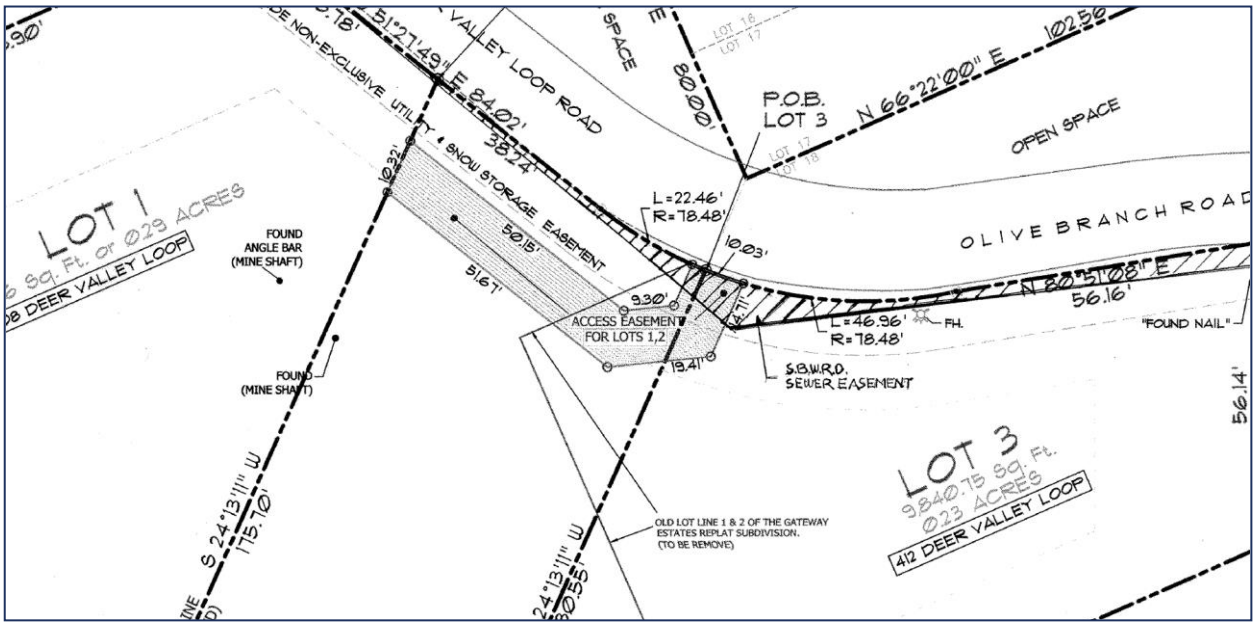
In 2008/2009 the City limited the maximum Building Footprint to a combined total of **5,753** square feet. The City was consistent with the 2000 Plat Amendment approval which limited Lot 1 to 3,150 square feet and Lot 2 to 2,593 square feet, a combined total of **5,753** square feet. According to the 2000 Plat Amendment approval, remnant lots north of Deer Valley Loop were used as part of the total footprint calculation formula as they were dedicated to the City as open space. See Exhibit K – 30 March 200 CC Staff Report.

The applicant, at this time, requests to rezone the property from HR-1 to R-1. The R-1 District Does not restrict the Building Footprint. Staff recognizes the consistency of the Maximum Building Footprint regulation that has been followed through the subsequent Plat Amendments which originated from the first in 2000.

Staff recommends adding a condition of approval that would indicate that the combined maximum footprint of the two (2) lots shall not exceed **5,753** square feet. Staff recommends limiting the Building Footprint to the original Plat Amendment note which limited Lot 1 to 3,150 square feet, maximum, and Lot 2 to 2,593 square feet, maximum, a combined total of **5,753** square feet. See Plat Amendment Ordinance Condition of Approval no. 8.

Access

In 2008/2009 the approved Plat contained an access easement for the benefit of lot 1 and Lot 2 over Lot 2 and Lot 3. See Exhibit G – Gateway Estates Replat Amended, or partial exhibit below:



The proposed Plat Amendment requests re-platting a similar driveway access easement over proposed Lot B for the benefit of proposed lot A. See Plat Amendment Ordinance Condition of Approval no. 7.

Mine Shaft

During the 2008/2009 review of the Plat Amendment and other Land Use applications, Planning Staff identified two (2) mine shafts onsite near the Lot 1/Lot 2 side property line. See Exhibit G – Gateway Estates Replat Amended, or partial exhibit above. In order to mitigate the impacts of construction the following Condition of Approval was added to that approval as suggested by the Chief Building Official at the time:

> *A letter shall be provided to the city by a register Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance*.

Staff recommends keeping that same condition. See Condition of Approval no. 5.

Good Cause

Planning Staff finds that there is Good Cause for this Plat Amendment as the amendment will not cause undo harm to adjacent property owners and all requirements of the Land Management Code can be met.

Process

The approval of this Plat Amendment application and approval of the proposed rezoning application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 1-8

Department Review
This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice
The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input
No public input has been received by the time of this report.

Alternatives
- The City Council may approve the Zoning Map Amendment and the Gateway Estates Replat - Second Amended; or
- The City Council may deny Zoning Map Amendment and the Gateway Estates Replat - Second Amended and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on Zoning Map Amendment and the Gateway Estates Replat - Second Amended; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Planning Department's Recommendation
The zoning designation and the existing lots would remain as is.

Summary Recommendations
Staff recommends the City Council hold a public hearing and consider approving the Zoning Map Amendment Request from Historic Residential-1 (HR-1) District to Residential-1 (R-1) District at 408/410/412 Deer Valley Loop based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Staff recommends the City Council hold a public hearing and consider approving Gateway Estates Replat - Second Amended located at 408/410/412 Deer Valley Loop based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance

Exhibits
Exhibit A1 – Zoning Map Amendment Draft Ordinance
Exhibit A2 – Plat Amendment Draft Ordinance with Proposed Plat
Exhibit B – Applicant’s Project Description
Exhibit C – Existing Conditions & Topographic Map
Exhibit D – Aerial Photograph

Exhibit E – County Tax Map
Exhibit F – Gateway Estates Replat (retired)
Exhibit G – Gateway Estates Replat Amended
Exhibit H – Site Photographs
Exhibit I – Zoning Exhibit
Exhibit J – Adjacent Use Aerial Photograph
Exhibit K – 30 March 2000 CC Staff Report
Exhibit L – 10 February 2016 Planning Commission Meeting Minutes

Exhibit A1: Zoning Map Amendment Draft Ordinance

Ordinance No. 16-09

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM HISTORIC RESIDENTIAL (HR-1) DISTRICT TO RESIDENTIAL (R-1) DISTRICT AT 408/410/412 DEER VALLEY LOOP, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 408/410/412 Deer Valley Loop has petitioned the City Council for approval of a Zoning Map Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2016, to receive input on Zoning Map Amendment; and

WHEREAS, the Planning Commission, on February 10, 2016, forwarded a recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing to receive input on the Zoning Map Amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve Amend the Zoning Map.

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

SECTION 1. APPROVAL. Zoning Map Amendment from Historic Residential (HR-1) District to Residential (R-1) District as shown in Attachment 1 is approved subject to the following Findings of Facts, and Conclusions of Law.

Findings of Fact:

1. The property is located at 408/410/412 Deer Valley Loop.
2. The property is in the Historic Residential-1 District.
3. The subject property consists of Lots 1, 2, and 3, of the Gateway Estates Replat Subdivision Amended.
4. Lot 1 and 2 are currently vacant.
5. Lot 3 contains a single-family dwelling.
6. The site is adjacent to the R-1 District to the north and northeast.
7. The site is adjacent to the HR-1 to the south and southwest.
8. The site is completely disconnected from Old Town.

9. The access to the site is off Deer Valley Drive then to Deer Valley Loop.
10. The area from the Marsac Avenue/ Deer Valley Drive roundabout is in the R-1 District towards the end of the subject property towards the east as it then transitions to the Residential-Medium Density (RM) District.
11. The HR-1 District requires Historic District Design Reviews and Steep Slope Conditional Use Permit applications.
12. Historic District Design Reviews are reviewed by the Planning Department. Steep Slope Conditional Use Permits are reviewed by the Planning Commission.
13. The R-1 District does not require the review of Historic District Design Reviews and Steep Slope Conditional Use Permit applications.
14. The subject site does not contribute to preserving present land uses and character of the historic residential areas of Park City as its access is surrounded by the R-1 and RM District.
15. The surround sites do not contribute to the character and scale of the Historic District.
16. The subject site provides a transition in use and scale between the Historic District and the Deer Valley Resort.
17. The allowed/conditional use difference lies within duplex dwellings, triplex dwellings, secondary living quarters, accessory apartments, minor hotels, residential parking areas or structures with five (5) or more spaces, ski facilities, ski facility amenities, outdoor events, MPDs, and private recreation facilities.
18. The HR-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as conditional uses.
19. The R-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as allowed uses.
20. The HR-1 District does not allow triplex dwellings.
21. The R-1 District lists triplex dwellings as a conditional use.
22. The HR-1 District lists minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities as conditional uses.
23. The R-1 District does not allow minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities.
24. The R-1 lists ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities as conditional uses.
25. The HR-1 District does not allow ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities.

26. The requested Zoning Map Amendment from HR-1 to R-1 is appropriate.
27. The subject site completely disconnected from the rest of the HR-1.
28. A resident and/or visitor, does not have to go through any historic neighborhood to get to this site.
29. This part of town, the Deer Valley Loop sub-neighborhood, is often associated as the Deer Valley entry.
30. All properties in the immediate area are in the R-1 District.
31. The requested Zoning Map Amendment removes the Historic District Design Review and Steep Slope Conditional Use Permit.
32. It also removes specific building height parameters of the HR-1 District outlined in the Plat Amendment section of this report: final grade (+/- 4 around the periphery), internal height (35' max.), 10' step-back at downhill façade, required roof pitch (7:12 - 12:12).
33. The regulations in the HR-1 not found in the R-1 District are alleviated by the specific conditions of approval regarding Building Footprint limitation and duplex/triplex restriction in conjunction with the Plat Amendment which removes the one (1) unit of density.
34. The existing character of this sub-neighborhood is passive to the HR-1 Building Height requirements such as the 10' step-back at downhill façade, required roof pitch, etc.
35. The existing character of this sub-neighborhood does not reflect character defining features represented in the compliance of the Design Guidelines for Historic Districts.
36. The proposed Zoning Map Amendment directs complimentary development into an existing neighborhood.
37. The subject site, based on its proximity, does not assist in maintaining the integrity of historic resources within Park City as there are no sites designated on the Park City Historic Sites Inventory and its two National Register Historic Districts that can be affected by the Zone Change.
38. The proposed Zone Change does not affect the character, context and scale of the local historic district.
39. The proposed Zone Changes does not affect the "*heart*" of the City, Main Street.

Conclusions of Law:

1. There is Good Cause for this Amendment to the Official Zoning Map for Park City.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code.
3. The Zoning Map Amendment is consistent with applicable State law.
4. Neither the public nor any person will be materially injured by the proposed Zoning Map Amendment.
5. Approval of the Zoning Map Amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

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

PASSED AND ADOPTED this 3rd day of March, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

ATTEST:

_____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Official Zoning Map for Park City with Amendment
Attachment 2 – Proposed Zoning Map Amendment (Blown Up to Show Detail)

Zoning Map

March, 2016

Legend

- Park City Limits
- County Boundaries
- Sending Zones
- Receiving Zones
- Sensitive Lands (SLO)
- Frontage Protection Zone (FPZ)
- Entry Corridor Protection (ECP)
- Master Planned Development (MPD)
- Regional Commercial (RCO)
- Community Transition (CT)
- Estate (E)
- General Commercial (GC)
- Historic Commercial Business (HCB)
- Historic Residential (HR-1)
- Historic Residential (HR-2A)
- Historic Residential (HR-2B)
- Historic Recreation Commercial (HRC)
- Historic Residential - Low Density (HRL)
- Historic Res. - Medium Density (HRM)
- Light Industrial (LI)
- Protected Open Space (POS)
- Public Use Transition (PUT)
- Residential (R-1)
- Recreation Commercial (RC)
- Residential Development (RD)
- Residential Dev. - Medium Density (RD-M)
- Residential - Medium Density (RM)
- Recreational Open Space (ROS)
- Single Family (SF)
- Parcels

Official Zoning Map

Jack Thomas, Mayor

Bruce Erickson, Planning Director

Adam Strachan, Planning Commission Chair

Summit-Salt Lake

Salt Lake-Wasatch

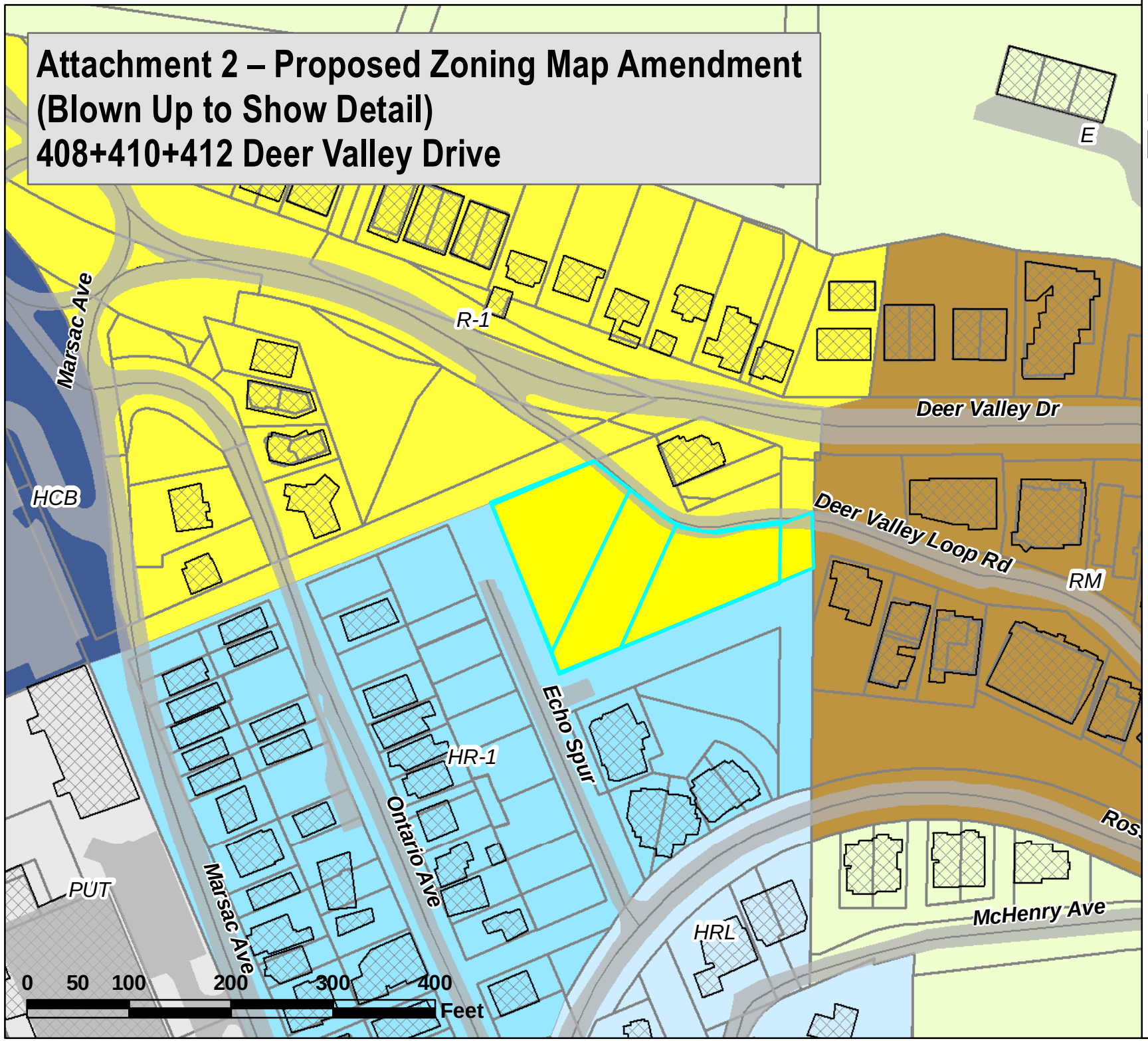
Summit-Wasatch

N W E S

This map is a graphic illustration of Park City's zoning districts and is not intended to establish precise dimensions and/or surveyed boundaries of each zone. Interpretation of the Zoning Map is governed by the standards in LMC Section 15-1-6. For complete information relating to the specific boundaries of any of the zoning designation shown on this map, please contact the Park City Planning Department.

0 0.5 1 Miles

Map Projection: NAD83 Utah State Plane Central in US Feet
Document Name: Zoning_Map2-2016 User Name: fastorga



Legend

- Road Edges
- 408_410_412_Zon
- Building Outline
- Parcels
- Streets

Zoning District

- HRL
- HR-1
- HR-2A
- HR-2B
- HRM
- HRC
- HCB
- ROS
- POS
- E
- SF
- R-1
- RD
- RDM
- RM
- RC
- GC
- LI
- PUT
- CT
- RCO

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

408, 410, 412 Deer Valley Loop, Lots 1, 2, and 3 of the Gateway Estates Replat Subdivision Amended, are owned by Charles and Judith Tink, as tenants in common since 2011. The property owners request a Plat Amendment to reconfigure the existing three (3) lots into two (2) lots of record. The same staff report has been prepared for this item and the previous item of a Zoning Map Amendment request.

Respectfully:

Francisco Astorga, Senior Planner

Exhibit A2: Plat Amendment Draft Ordinance

Ordinance No. 16-10

AN ORDINANCE APPROVING GATEWAY ESTATES REPLAT - SECOND AMENDED LOCATED AT 408/410/412 DEER VALLEY LOOP, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 408/410/412 Deer Valley Loop has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2016, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on February 10, 2016, forwarded a recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause and it is in the best interest of Park City, Utah to approve Gateway Estates Replat - Second Amended.

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

SECTION 1. APPROVAL. Gateway Estates Replat - Second Amended as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

General Findings of Fact:

1. The property is located at 408/410/412 Deer Valley Loop.
2. The property is in the Historic Residential-1 District.
3. The subject property consists of Lots 1, 2, and 3, of the Gateway Estates Replat Subdivision Amended.
4. Lot 1 and 2 are currently vacant.
5. Lot 3 contains a single-family dwelling, built in 2010, approximately 4,315 square feet.
6. In March 2000, the City Council approved the Gateway Estates Replat Subdivision which combined eighteen (18) Old Town lots in Block 63 of the Park City Survey into two (2) lots of record and was recorded in June 2000.

7. In August 2008, the City Council approved the Gateway Estates Replat Subdivision Amended, which reconfigured the two (2) approved lots into three (3) lots of recorded and was recorded in March 2009.
8. When the Gateway Estates Replat Subdivision Amended (2009) was recorded at Summit County, the Gateway Estates Replat Subdivision (2000) was retired.
9. The proposed Plat Amendment reconfigures three (3) lots of record into two (2) lots.
10. A single-family dwelling is an allowed use in the R-1 District.
11. The minimum lot area for a single-family dwelling is 2,812 square feet (approx. 0.065 acres).
12. Proposed Lot A is 19,385 square feet.
13. Proposed Lot B is 12,685 square feet.
14. The proposed lots meet the minimum lot area for a single-family dwelling in the R-1 District.
15. A duplex dwelling is an allowed use in the R-1 District, however; when the three (3) lot subdivision was approved in 2008/2009, a plat note was placed indicating that duplexes would not be allowed in this subdivision as stipulated by the property owner at the time.
16. The current property owner does not request to undo this existing plat note/condition of approval.
17. A triplex is a conditional use in the R-1 District.
18. The minimum lot area for a triplex dwelling is 5,625 square feet.
19. The proposed lots meet the minimum lot area for a triplex dwelling.
20. The minimum lot width allowed in the R-1 District is thirty-seven and one-half feet (37.5').
21. The proposed width of Lot A is approximately 98 feet.
22. The proposed width of Lot B is approximately 129 feet.
23. The proposed lots meet the minimum lot width allowed in the R-1 District.
24. In 2008/2009 the City limited the maximum Building Footprint to a combined total of 5,753 square feet.
25. The City was consistent with the 2000 Plat Amendment approval which limited Lot 1 to 3,150 square feet and Lot 2 to 2,593 square feet, a combined total of 5,753 square feet.
26. According to the 2000 Plat Amendment approval, remnant lots north of Deer Valley Loop were used as part of the total footprint calculation formula as they were dedicated to the City as open space.
27. The R-1 District Does not restrict the Building Footprint.
28. Staff recommends limiting the Building Footprint to the original Plat Amendment note which limited Lot 1 to 3,150 square feet, maximum, and Lot 2 to 2,593 square feet, maximum, a combined total of 5,753 square feet. See Condition of Approval no. 8.
29. In 2008/2009 the approved Plat contained an access easement for the benefit of lot 1 and Lot 2 over Lot 2 and Lot 3.
30. The proposed Plat Amendment requests re-platting a similar driveway access easement over proposed Lot B for the benefit of proposed lot A.
31. During the 2008/2009 review of the Plat Amendment, Planning Staff identified

two (2) mine shafts onsite near the Lot 1 and Lot 2 side property line.

32. In order to mitigate the impacts of possible construction a condition was added to that approval as suggested by the Chief Building Official requiring that a letter be provided to the City by a register Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance. See Condition of Approval no. 4.

Conclusions of Law:

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The 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 plat shall note that duplexes and triplex dwellings are not allowed in the subdivision.
4. A letter shall be provided to the city by a register Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance.
5. There shall be a ten foot (10') wide non-exclusive utility and snow storage easement along the front property line as indicated on the plat.
6. There shall be an access easement over Lot B for the benefit of Lot A as indicated on the plat.
7. Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
8. A note shall be added to the plat prior to recordation limiting the Maximum Building Footprint for Lot A to 3,150 square feet and for Lot B to 2,593 square feet.
9. Access shall be limited to Deer Valley Loop only.

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

PASSED AND ADOPTED this 3rd day of March, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

ATTEST:

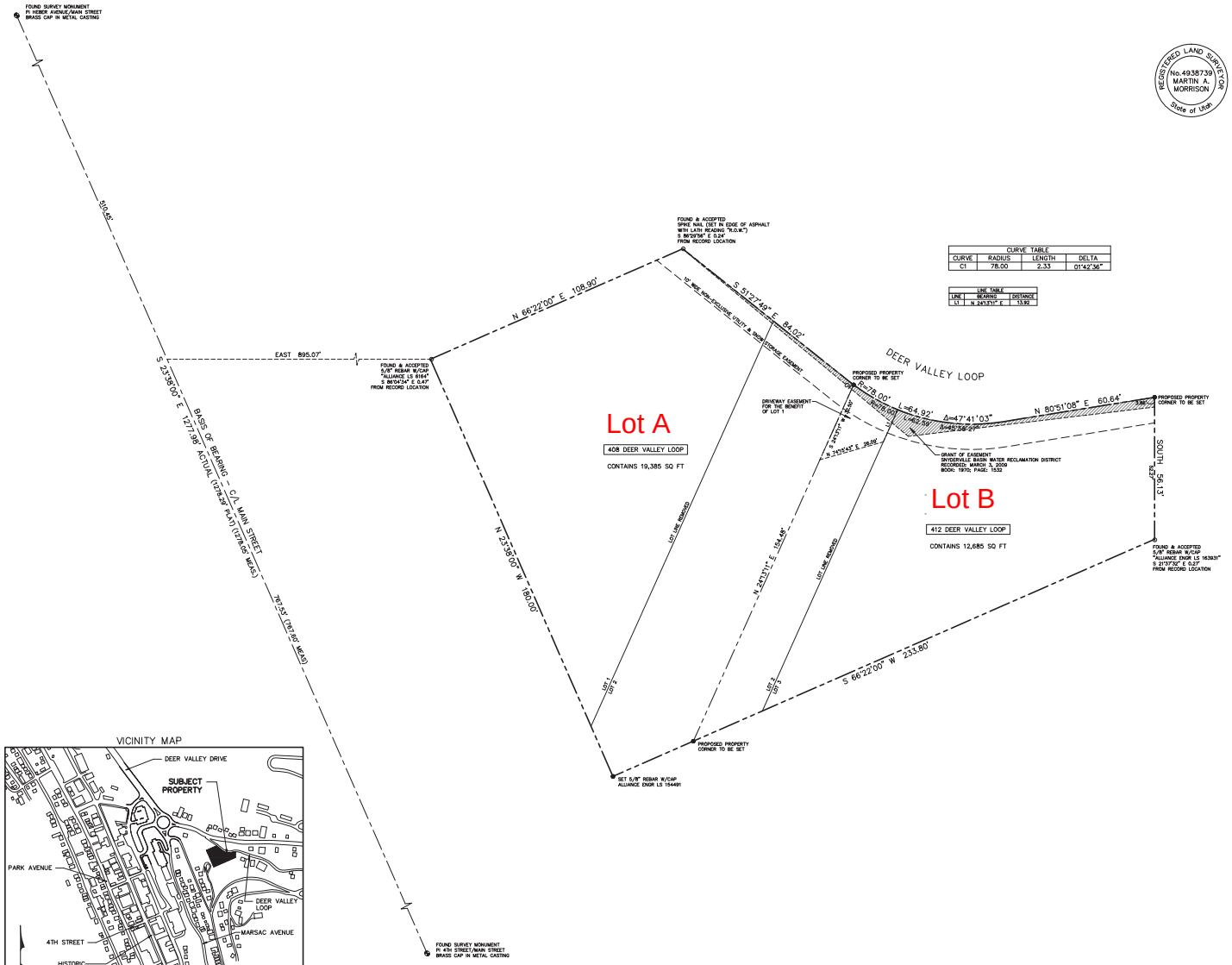
_____
Marci Heil, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

Attachment 1 - Proposed Plat



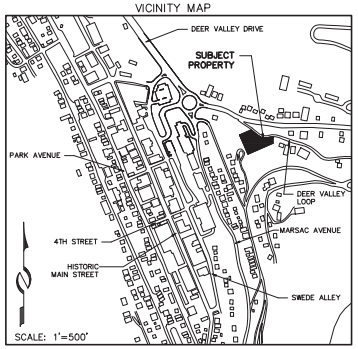
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	78.00	2.33	01°42'36"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°13'11" E	13.92

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of GATEWAY ESTATES REPLAT-SECOND AMENDED has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

DEED DESCRIPTIONS

All of LOTS 1, 2 and 3, GATEWAY ESTATES REPLAT SUBDIVISION AMENDED, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, Charles W. Tink & Judith Tink, husband & wife as tenants in common, hereby certify that they have caused a survey to be made and this Second Amended Plat to be prepared and hereby consent to the recordation of this Second Amended Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

By: _____
Charles W. Tink

In witness whereof, the undersigned set her hand this _____ day of _____, 2016.

By: _____
Judith Tink

ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this _____ day of _____, 2016, Charles W. Tink personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Charles W. Tink acknowledged to me that he is the person whose name is subscribed to this instrument, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
Notary Public
_____
Printed Name
Residing In: _____
My commission expires: _____

ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this _____ day of _____, 2016, Judith Tink personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Judith Tink acknowledged to me that she is the person whose name is subscribed to this instrument, and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
Notary Public
_____
Printed Name
Residing In: _____
My commission expires: _____

NOTE

This subdivision is subject to the Conditions of Approval in Ordinance 16-____.

20' 0 20' 40'

GATEWAY ESTATES REPLAT-SECOND AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

12/3/15 JOB NO.: 1-10-15 FILE: X:\ParkCitySurvey\dwg\srv\plat2015\011015.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2016 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ _____ FEE _____ RECORDER

Project Intent

Judy and Bill Tink would like to build a contemporary home for themselves on what is currently Lot 1 and Lot 2 of Gateway Estates, Park City (408 and 410 Deer Valley Loop).
They currently reside at 412 Deer Valley Loop (Lot 3 of Gateway Estates) and intend to sell this property upon completion of their new home.

History

Approval had been granted in 2009 for three single family homes to be built on Lots 1, 2 and 3 of Gateway Estates. But in the end, only Lot 3 was developed.
The house was completed in August 2010 and the Tinks purchased the house in June 2011. Lots 1 and 2 were purchased by the Tinks in July 2011 and have remained undeveloped.

Plat Amendment

The submitted existing conditions and topographic map shows the three lots as currently delineated on the currently recorded amended plat of Gateway Estates along with a proposed modification to return Gateway Estates into two lots. Reasons for this include but are not limited to:

- We wish to reduce the number of homes from three to two on the total property thus decreasing the density.
- We wish to increase the distance between properties built on this land
- Improve the privacy afforded the homeowners on each lot
- Significantly increase the amount of land devoted to green space on these lots by reducing homes from three to two
- Afford additional space for native animal traffic to move through the area

Re-Zone

Gateway Estates exists as an anomaly within the Deer Valley Loop / Deer Valley Drive residential area. It is zoned as Historic Residential (HR-1) and yet the only property built to HR-1 standards that we are aware of is our home at 412 Deer Valley Loop.
We request that Gateway Estates be re-zoned to Residential (R-1) for the reasons outlined below:

- We wish to build a more contemporary style home and feel the HR-1 restrictions would compromise this
- All properties in the immediate area (with the exception of 412 Deer Valley Loop) are R-1
- Our immediate neighbor would be Roundabout Condos and this is a contemporary structure

DEC 01 2015

- The ridgeline paralleling Ontario Road is the visual separation of Old Town and 408 Deer Valley Loop and therefore our property cannot be seen from Old Town
- The new condominiums and the Tlou property on Echo Spur are contemporary design and yet both of these are between Old Town and 408 Deer Valley Loop. We believe these properties were rezoned from HR-1 to R-1
- The Park City Land Management Code under R-1 defines one of its purposes as "Encourage development that protects and enhances the entry corridor to the Deer Valley Resort Area". Certainly this property will be part of this entry corridor as it will be at the junction of Deer Valley Drive and Deer Valley Loop
- Another purpose of the R-1 code is to "Encourage densities that preserve the existing residential environment and that allow safe and convenient traffic circulation". Certainly there would be no impact on traffic as entry to the property would be via the existing easement access agreement for a driveway with 412 Deer Valley Loop. Also, we would be reducing the house densities by re-establishing Gateway Estates to two lots verses the current three lots.
- All current new construction in this area can be defined as contemporary or modern. This includes Roundabout Condominiums, Echo Spur Condominiums, the Tlou home on Echo Spur and the Mullen home on Rossie Hill Drive.

Furthermore, it is highly likely that we would use the same architect as being used on the Roundabout Condos thus providing a consistent architectural feel as people access the entry corridor to the Deer Valley Resort Area.

Bill Tink
October 25, 2015

DEC 01 2015

Exhibit C – Existing Conditions & Topographic Map

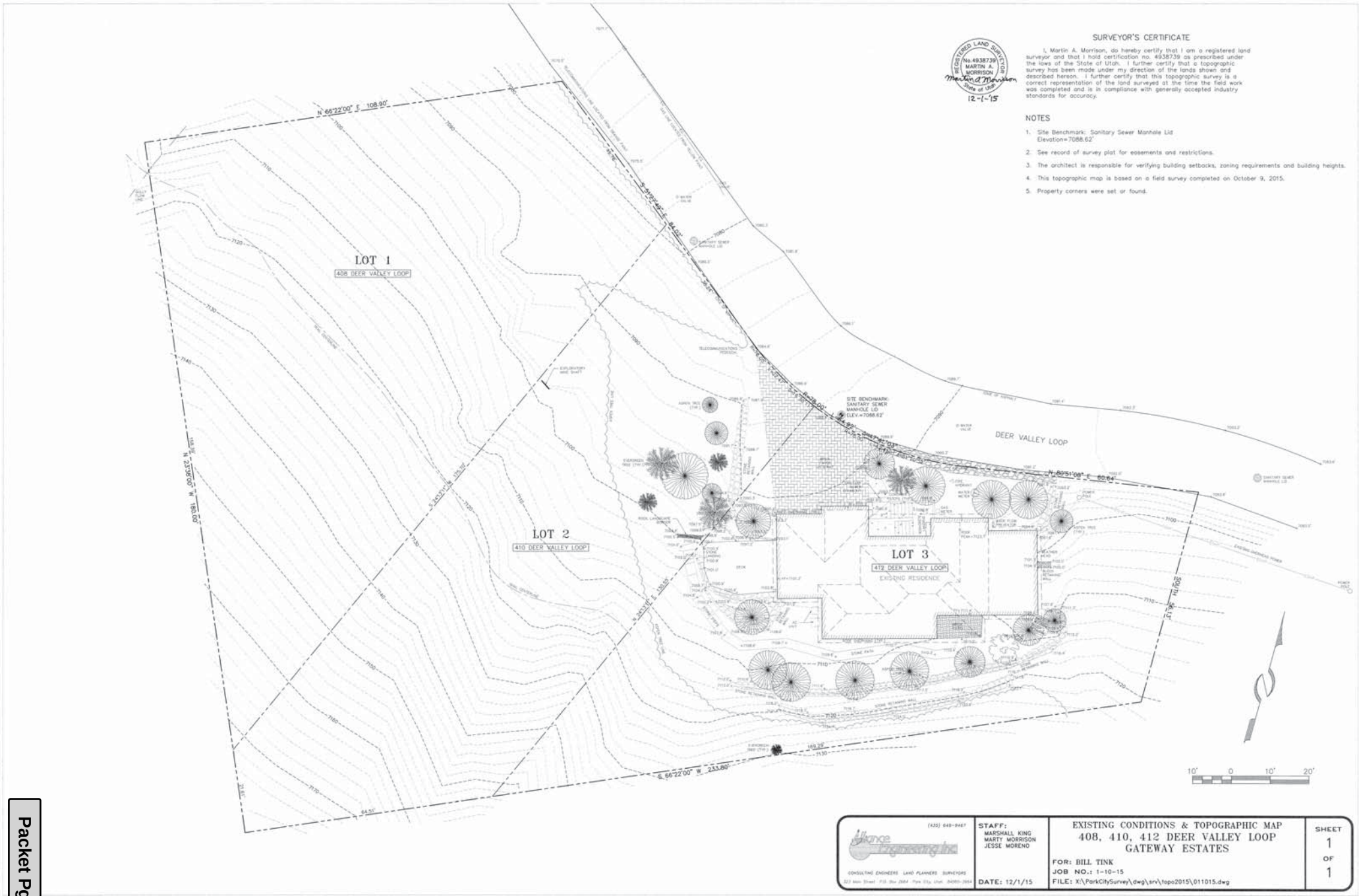


Exhibit D – Aerial Photograph

(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
523 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MARSHALL KING JESSE MORENO

DATE: 12/1/15

AERIAL PHOTOGRAPH
GATEWAY ESTATES
BLOCK 63, PARK CITY SURVEY

FOR: BILL TINK
JOB NO.: 1-10-15
FILE: X:\ParkCitySurvey\dwg\Exhibits\gateway estates-ortho .dwg

SHEET 1 OF 1

Exhibit E – County Tax Map

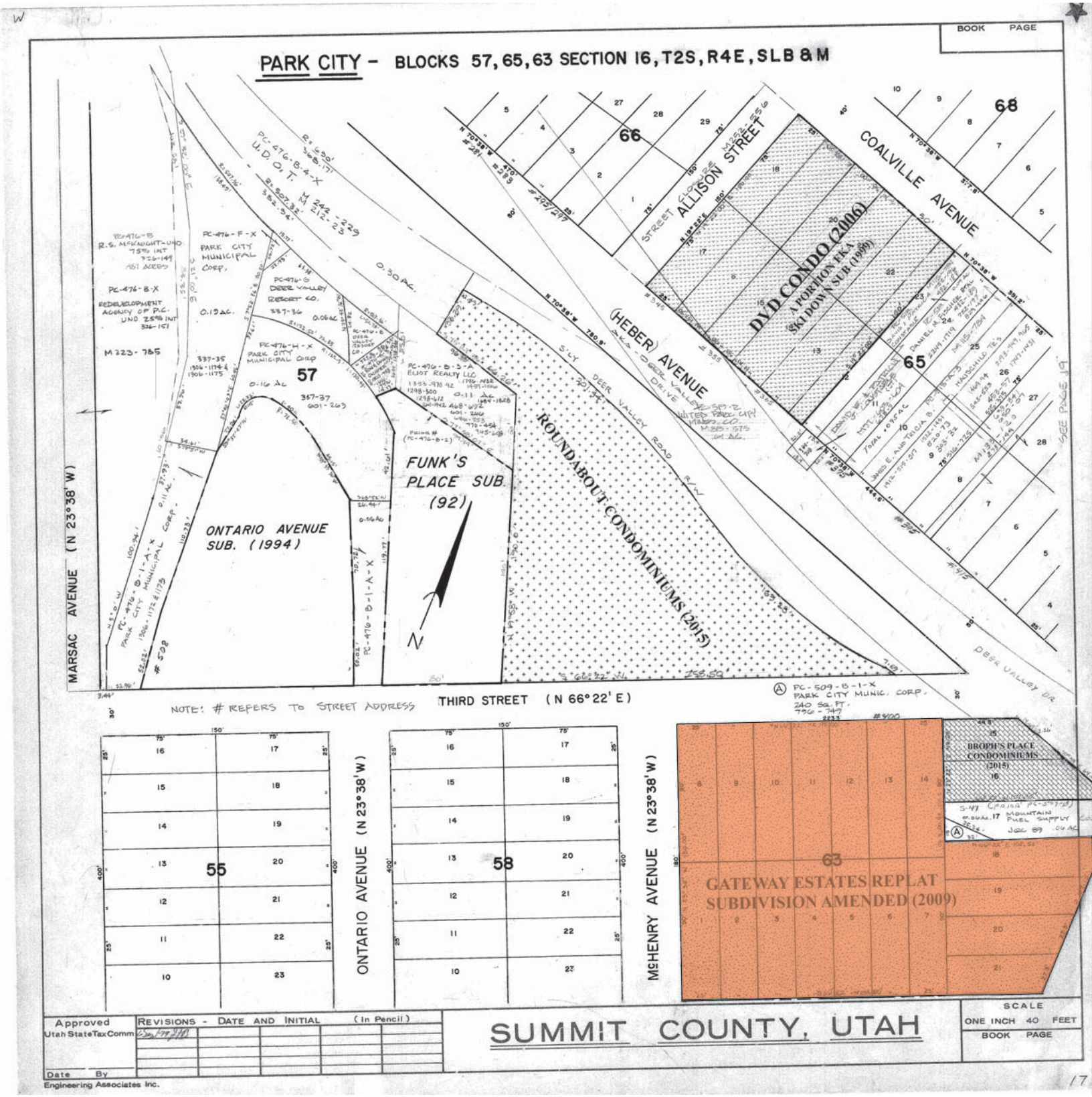
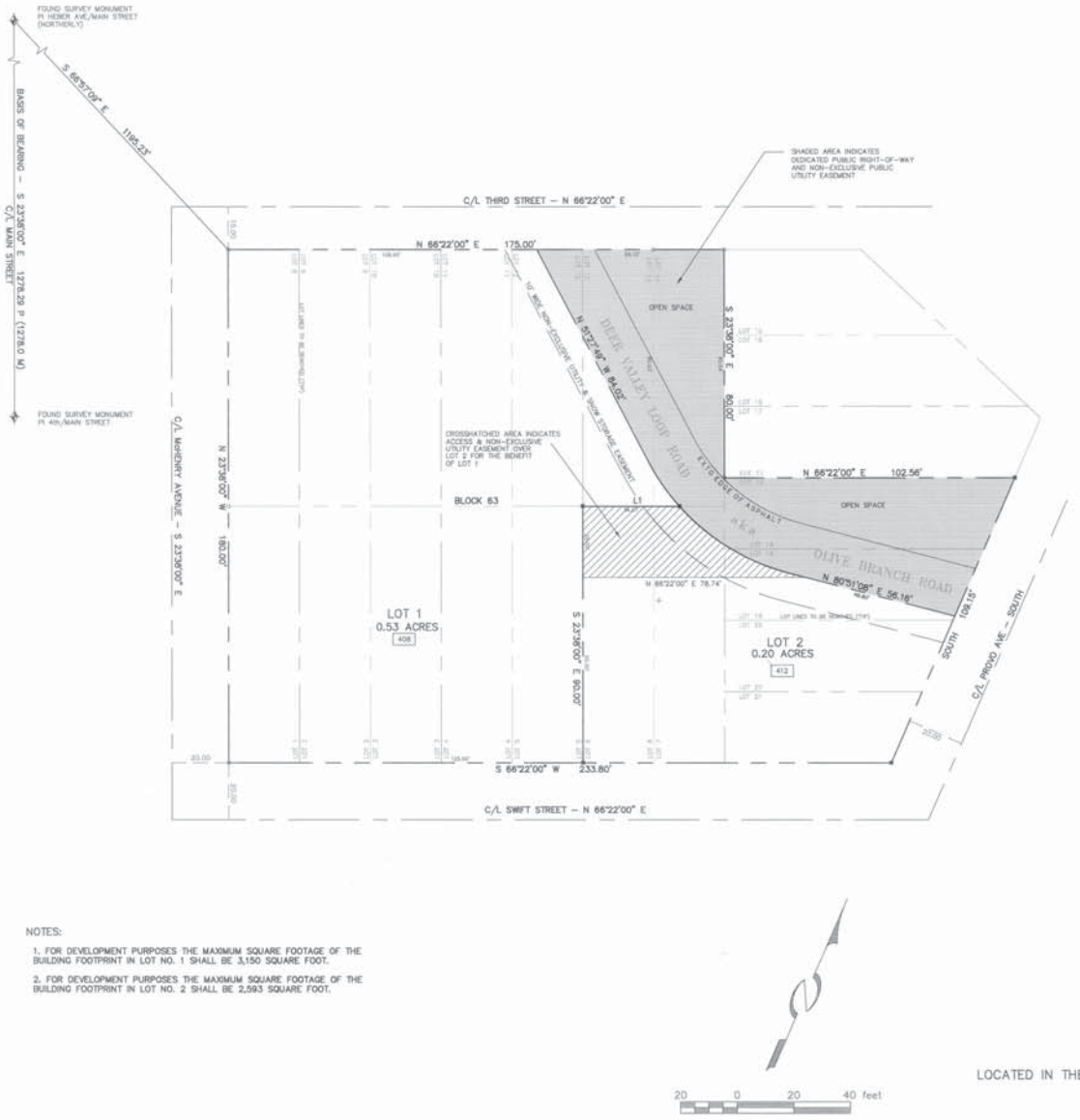


Exhibit F – Gateway Estates Replat (retired)



LINE TABLE		
LINE	LENGTH	BEARING
L1	37.04'	S66°22'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	19.19'	78.00'	14°05'40"
C2	45.73'	78.00'	33°35'23"

LEGEND

- PROPERTY CORNER PREVIOSLY SET. RECORDED SURVEY S-1875
- PROPERTY CORNER TO BE SET
- DEDICATED PUBLIC RIGHT-OF-WAY AND NON-EXCLUSIVE PUBLIC UTILITY EASEMENT
- ACCESS & NON-EXCLUSIVE UTILITY EASEMENT
- 412 STREET ADDRESS ON DEER VALLEY LOOP ROAD

NOTES:

1. FOR DEVELOPMENT PURPOSES THE MAXIMUM SQUARE FOOTAGE OF THE BUILDING FOOTPRINT IN LOT NO. 1 SHALL BE 3,150 SQUARE FOOT.
2. FOR DEVELOPMENT PURPOSES THE MAXIMUM SQUARE FOOTAGE OF THE BUILDING FOOTPRINT IN LOT NO. 2 SHALL BE 2,593 SQUARE FOOT.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah, and that by authority of the owner(s), I have prepared this Record of Survey map of GATEWAY ESTATES REPLAT and that the same has been or will be monumented on the ground as shown on this plat.

John Demkowicz — 5/16/00 Date

REGISTERED LAND SURVEYOR No. 163931 JOHN DEMKOWICZ STATE OF UTAH

LEGAL DESCRIPTION

ALL OF BLOCK 63, PARK CITY SURVEY, PARK CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SUMMIT COUNTY, UTAH, EXCEPTING THEREFROM LOTS 15, 16, AND 17.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the herein described tract of land, to be known hereafter as the GATEWAY ESTATES REPLAT, do hereby certify that we have caused this Lot Line Amendment Plat to be prepared, and we, Thomas Hurd and Paula Hurd, husband and wife as joint tenants, hereby consent to the recordation of this Lot Line Amendment Plat.

ALSO, the owners or their representative, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this 16th day of May 2000.

Thomas Hurd
Owner

Paula Hurd
Owner

ACKNOWLEDGEMENT

State of Utah:
County of Summit:

On this 16th day of May 2000, Thomas Hurd and Paula Hurd personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Thomas Hurd and Paula Hurd acknowledged to me that they are the owners of the herein described tract of land and that they signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Wendi Barber-Jones
Notary Public

My commission expires: November 5, 2001

LOT LINE ADJUSTMENT
GATEWAY ESTATES REPLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE PARK CITY SURVEY, PARK CITY, SUMMIT COUNTY, UTAH

PAGE 1 OF 1

Alliance Engineering Inc. (435) 649-9467 — CONSULTING ENGINEERS LAND PLANNERS SURVEYORS — 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

JOB NO.: 6-12-99 FILE: Z:\SRV\SRV99\PCS\HURDRP.DWG

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 17th DAY OF MAY 2000 A.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 24th DAY OF MAY 2000 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 19th DAY OF MAY 2000 A.D.	APPROVED AS TO FORM THIS 26TH DAY OF MAY 2000 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH 2000 A.D.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH 2000	#566533 STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title DATE 06-01-2000 TIME 07:06AM BOOK – PAGE – $33.00 FEE
BY S.B.S.I.D.	BY CHAIRMAN	BY PARK CITY ENGINEER	BY PARK CITY ATTORNEY	BY PARK CITY RECORDER	BY MAYOR	BY RECORDER

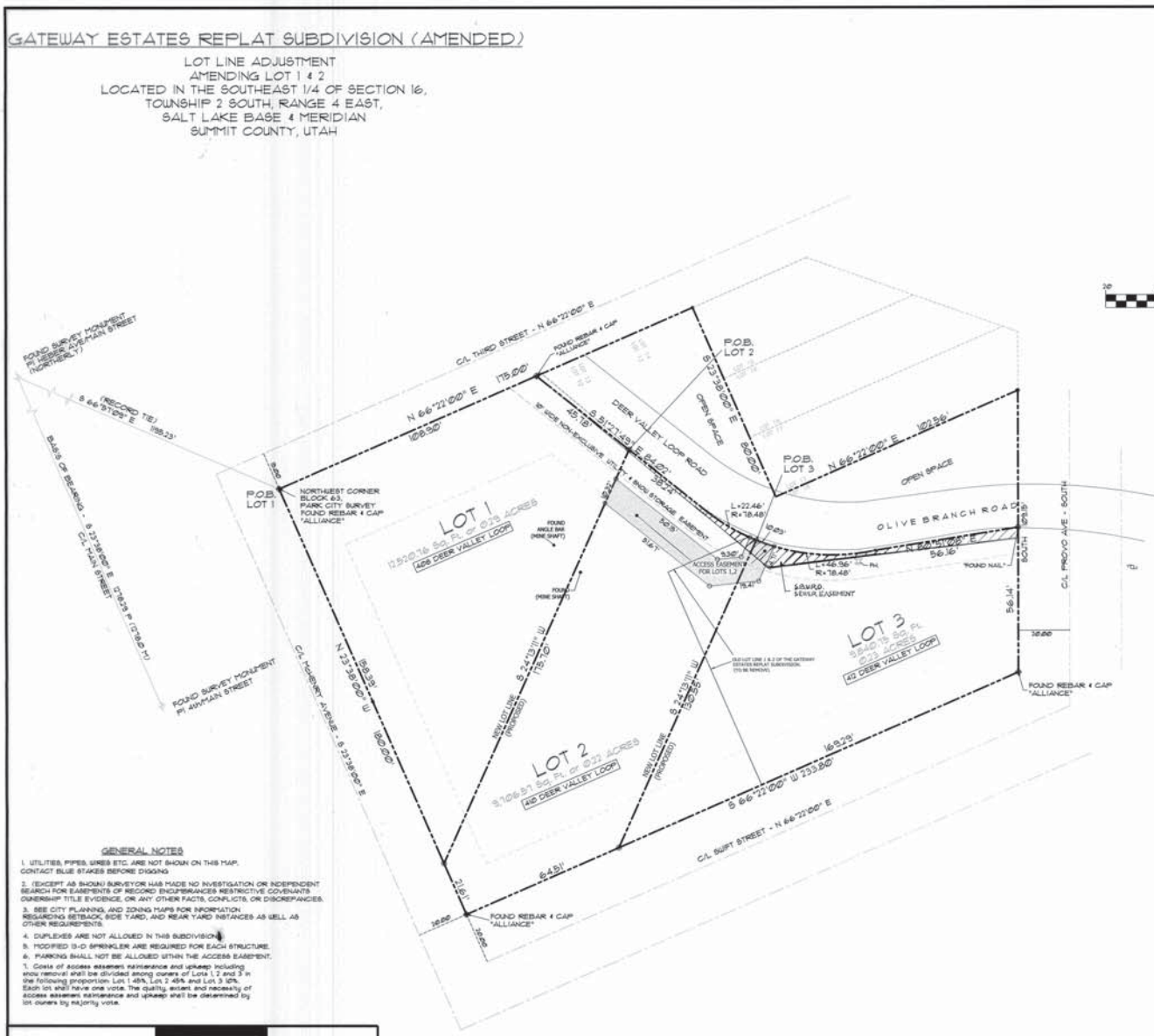
GATEWAY ESTATES REPLAT

Gateway Estates Replat

Exhibit G – Gateway Estates Replat Amended

GATEWAY ESTATES REPLAT SUBDIVISION (AMENDED)

LOT LINE ADJUSTMENT
AMENDING LOT 1 & 2
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



SITE SURVEY

GRAPHIC SCALE

30 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND SURVEY MONUMENT
- STREET MONUMENT
- FOUND COPPER NAIL
- FOUND PROPERTY CORNER 5/8" REBAR & CAP * REBAR & CAPS FOUND*
- SURVEY CONTROL POINT

XXXX ADDRESS

	MAXIMUM FOOTPRINT ALLOWED
LOT 1	2,243 Sq. Ft.
LOT 2	1,750 Sq. Ft.
LOT 3	1,750 Sq. Ft.

GENERAL NOTES

1. UTILITIES, PIPES, WIRES ETC. ARE NOT SHOWN ON THIS MAP. CONTACT BLUE STAKES BEFORE DIGGING
2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES.
3. SEE CITY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.
4. DUPLEXES ARE NOT ALLOWED IN THIS SUBDIVISION.
5. MODIFIED 13-D SPRINKLER ARE REQUIRED FOR EACH STRUCTURE.
6. PARKING SHALL NOT BE ALLOWED WITHIN THE ACCESS EASEMENT.
7. Costs of access easement maintenance and upkeep including snow removal shall be divided among owners of Lots 1, 2 and 3 in the following proportion: Lot 1 45%, Lot 2 45% and Lot 3 10%. Each lot shall have one vote. The quality, extent and necessity of access easement maintenance and upkeep shall be determined by lot owners by majority vote.

LAND DESIGN ENGINEERING
7412 SOUTH STATE STREET
SUITE 201
MIDVALE CITY, UTAH 84047
OFFICE: (801) 495-2541
FAX: (801) 495-2547

LDE LAND DESIGN ENGINEERING L.L.C.

- PLANNING
- ENGINEERING
- SURVEYING

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5152650 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY THE OWNERS I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT, OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

No. 5152650 TIMOTHY R. JOHANSON 04/06/10

BOUNDARY DESCRIPTION

AMENDING LOTS 1 & 2 OF THE GATEWAY ESTATES REPLAT SUBDIVISION. (FILE# 566533) RECORDED JUNE 1, 2000. LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH.

ALSO, DESCRIBED AS, ALL OF BLOCK 63, PARK CITY SURVEY, PARK CITY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SUMMIT COUNTY, UTAH, EXCEPTING THEREFROM LOTS 15, 16, AND 17. NEW LOTS 1-3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1

Beginning at a point that is South 66°57'09" East, a distance of 1,195.23 feet from an existing monument located in the intersection of Heber Avenue & Main Street,to the Point of Beginning; said point being describe as the Northwesterly corner of Block 63, Park City Survey; said point monumented with a 5/8" Rebar & Cap stamped "Alliance"
thence running
North 66°22'00" East, a distance of 108.90 feet; thence
South 51°27'49" East, a distance of 45.78 feet; thence
South 24°13'11" West, a distance of 175.70 feet; thence
North 23°38'00" West, a distance of 158.39 feet to the Point of Beginning.
(Containing 12,521 square feet or 0.287 acres, more or less.)

LOT 2

Beginning at a point that is East, a distance of 135.57 feet; thence North, a distance of 15.14 feet from the Northwesterly corner of Block 63, Park City Survey; said point monumented with a 5/8" Rebar & Cap stamped "Alliance" thence running
South 51°27'49" East, a distance of 38.24 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 38°29'11" East, a radial distance of 78.48 feet; thence southeasterly along the arc, through a central angle of 16°23'48", a distance of 22.46 feet; thence
South 24°13'11" West, a distance of 130.55 feet; thence
South 66°22'00" West, a distance of 64.51 feet; thence
North 23°38'00" West, a distance of 21.61 feet; thence
North 24°13'11" East, a distance of 175.70 feet to the Point of Beginning.
(Containing 9,706 square feet or 0.223 acres, more or less.)

LOT 3

Beginning at a point that is East, a distance of 184.82 feet; thence South, a distance of 19.98 from the Northwesterly corner of Block 63, Park City Survey; said point monumented with a 5/8" Rebar & Cap stamped "Alliance" thence running
At the beginning of a curve to the left, of which the radius point lies North 22°05'24" East, a radial distance of 78.48 feet; thence
easterly along the arc, through a central angle of 34°16'48", a distance of 46.95 feet; thence
North 80°51'08" East, a distance of 56.16 feet; thence
South, a distance of 56.14 feet; thence South 66°22'00" West, a distance of 189.29 feet; thence
North 24°13'11" East, a distance of 130.55 feet to the Point of Beginning.
(Containing 9,841 square feet or 0.226 acres, more or less.)

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT DEER VALLEY LOOP, LLC AND REDWOOD ROAD TWO, LLC, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND TO BE KNOWN HEREAFTER AS GATEWAY ESTATES REPLAT SUBDIVISION (AMENDED), CERTIFY THAT I HAVE CAUSED THIS LOT LINE ADJUSTMENT PLAT TO BE MADE AND CONSENT TO THE RECORDATION AT THIS LOT LINE ADJUSTMENT PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVE, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF PARK CITY ALL THE STREETS, LAND FOR LOCAL GOVERNMENT USES, EASEMENTS, PARKS, AND REQUIRED UTILITIES AND EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION.
IN WITNESS WHEREOF, THE UNDERSIGN SET THEIR HAND THIS 11 DAY OF Feb 2009 A.D.

Mark Beesley
DEER VALLEY LOOP, LLC

REDWOOD ROAD TWO, LLC)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT } S.S.

ON THIS 11 DAY OF Feb A.D. 2009 PERSONALLY APPEARED BEFORE ME Mark Beesley & WHO BEING DULY SWORN DID SAY THAT THEY ARE THE UNDERSIGNED AGENTS AS DEER VALLEY LOOP, LLC & REDWOOD ROAD TWO, LLC

Trudy W. Stump NOTARY PUBLIC
9-30-2012 MY COMMISSION EXPIRES

TRUDY W. STUMP NOTARY PUBLIC STATE OF UTAH COMMISSION #579004 COMM. EXP. 9-30-2012

GATEWAY ESTATES REPLAT SUBDIVISION (AMENDED)
LOT LINE ADJUSTMENT
AMENDING LOT 1 & 2
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

CITY APPROVAL & ACCEPTANCE
APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 7th DAY OF August 2008 A.D.
Dana Williams
PARK CITY MAYOR

CITY PLANNING COMMISSION
APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 18TH DAY OF MAR. 2009 A.D.
CHAIRMAN DATE 3-18-09

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 7th DAY OF August 2008 A.D.
PARK CITY RECORDER

PARK CITY ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS 12th DAY OF MARCH 2009 A.D.
PARK CITY ENGINEER DATE

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS 13 DAY OF March A.D. 2009
DISTRICT

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 20th DAY OF March A.D. 20 09
PARK CITY ATTORNEY

RECORDED
867964
STATE OF UTAH
COUNTY OF SUMMIT
FILED AT THE REQUEST OF: U.S. Title of Utah
DATE: 3-24-09 TIME: 3:01 pm BOOK: PAGE:
FEE: $33.00
COUNTY RECORDER

Gateway Estates looking east

Exhibit H – Site Photographs

Gateway Estates looking southeast

Gateway Estates looking northeasterly

Gateway Estates looking west

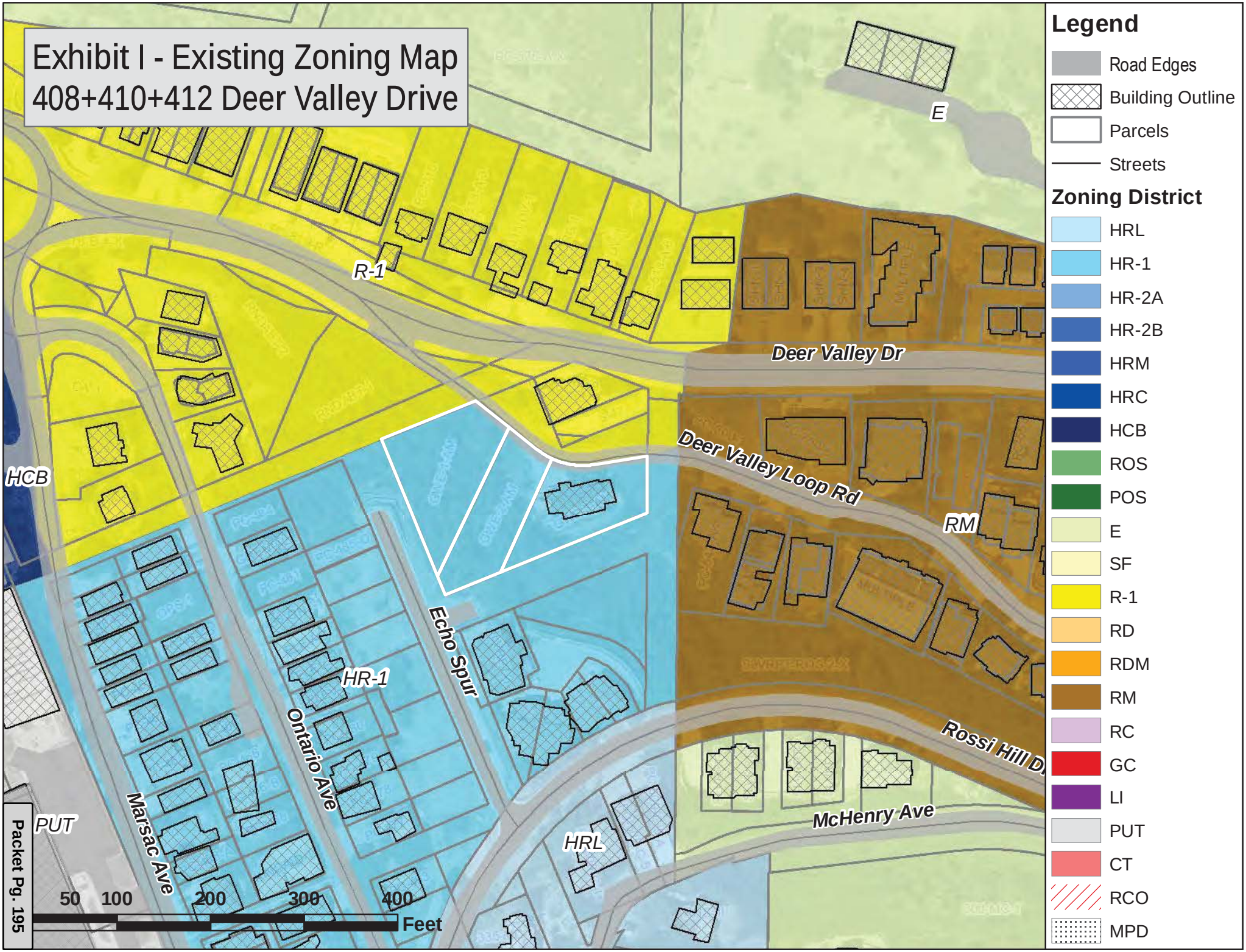


Exhibit I - Existing Zoning Map
408+410+412 Deer Valley Drive
Legend
Road Edges
Building Outline
Parcels
Streets
Zoning District
HRL
HR-1
HR-2A
HR-2B
HRM
HRC
HCB
ROS
POS
E
SF
R-1
RD
RDM
RM
RC
GC
LI
PUT
CT
RCO
MPD
E
R-1
Deer Valley Dr
Deer Valley Loop Rd
RM
HCB
HR-1
Echo Spur
Ontario Ave
Marsac Ave
PUT
HRL
McHenry Ave
Rossi Hill D
50
100
200
300
400
Feet
Packet Pg. 195

Exhibit J – Adjacent Use Aerial Photograph

(435) 649-9467 Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING JESSE MORENO DATE: 12/1/15	AERIAL PHOTOGRAPH GATEWAY ESTATES BLOCK 63, PARK CITY SURVEY FOR: BILL TINK JOB NO.: 1-10-15 FILE: X:\ParkCitySurvey\dwg\Exhibits\Gateway Estates\gateway estates-ortho.dwg	SHEET 1 OF 1

PARK CITY
1884

CITY COUNCIL STAFF REPORT

Date: **March 30, 2000**
Department: **Planning Department**
Title: **412 Deer Valley Loop Road - Plat Amendment**
Type of Item: **Legislative**

Summary Recommendations: Conduct a public hearing and adopt the attached Ordinance approving a plat amendment to consolidate lots 1-14 and lots 18-21 of Block 63 of the Park City Survey into two separate lots of record.

A. Project Statistics

Applicant:	Tom and Paula Hurd
Location:	412 Deer Valley Loop Road
Zoning:	HR-1 - Historic Residential District
Adjacent Land Uses:	Residential
Project Planner:	Kevin LoPiccolo
Date of Application:	January 5, 2000

B. Background

On February 23, 2000, the Planning Commission voted to forward to City Council a positive recommendation to approve a plat amendment to combine a total of eighteen historic platted lots into two separate lots of record.

The proposed application requests is to combine 18 lots in Block 63 of the Park City Survey into two separate lots of record. Lot 1 would be approximately 27,007 square feet and Lot 2 would be approximately 12,196 square feet. The property is zoned HR-1. The lots are located on the northeast slope of Rossie Hill below Silver Pointe Subdivision.

The property slopes up to the south to platted Fifth Street. Lots 1-14 has a slope of approximately 40% and Lots 18-21 has a slope of approximately 30 %. Deer Valley Loop Road, a prescriptive right-of-way, bisects the northeast portion of the property. Deer Valley Loop Road was known as Olive Branch Road in the mining era.

The development pattern in the general area of Deer Valley Loop Road consists of single-family dwellings and multi-family structures.

C. **Analysis**

Use: Future development will need to comply with requirements for Steep Slope Development as set forth in the Land Management Code. Each lot will be reviewed separately under a conditional use permit. The design of each proposed single-family dwelling will be reviewed pursuant to the Historic Design Guidelines.

Minimum lot size and underlying zoning: As currently platted, the applicant has 18 platted HR-1 lots. Under the HR-1 zone, the minimum lot size is 1,875 square feet. The applicant is proposing to combine all lots into two lots of record. The new lots will be 27,007 and 12,196 square feet respectively. 23,085

Access

Deer Valley Loop Road, a prescribed roadway, crosses the property and an existing driveway would provide access to both parcels. An easement would be created across a portion of parcel 2 for access and utilities for the benefit of parcel 1. Deer Valley Loop Road and two small remnant parcels as part of the condition of approval will be dedicated to City as part of the Plat Amendment approval. In exchange for the road dedication, the square footage of the two small remnant parcels will be added to Lot 1 for purposes of calculating maximum building footprints. The area of the dedicated road right-of-way will not be added to the lot areas for purposes of calculating maximum building footprint.

D. **Public Input**

All owners within 300' of the property were noticed. As of the date of this report there have been two phone calls in support of the proposed plat amendment.

Recommendation

The Community Development Department recommends approval of the proposed Plat Amendment application to allow the creation of two lots of record, based upon the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Finding of Fact:

1. The property is in the HR-1 Zone.
2. Deer Valley Loop Road is characterized by single-family dwellings, and multi-family structures.
3. The plat amendment results in combining eighteen lots into two lots of record.
4. The proposed lot combination will create one 27,007 square foot lot and one 12,196 square foot lot. Minimum lot size for a single family dwelling is 1,875 square feet.
5. The applicant is deducting Deer Valley Loop Road through the property as public right-of-way and the remnant parcels to the north as open space.
6. The applicant stipulates to all conditions of approval.

Conclusions of Law:

1. Neither the public nor any person will be materially injured by the proposed plat revision.

2. There is good cause for the amendment.

3. The amended plat is consistent with the Park City Land Management Code and applicable State law regarding Subdivision plats.

Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the final form and content of the amended plat is a condition precedent to recording the plat.

2. All standard Project Conditions shall apply and Land Management Codes shall apply.

3. The final plat shall be recorded at Summit County within one year from the date of City Council approval. If recordation has not occurred within one year time, the approval and the plat shall be considered void.

4. A Construction Management Plan (CMP) shall be submitted to and approved by the Community Development Department prior to the issuance of any building permits. The plan shall address staging, material storage, construction time lines, special signs, parking, fencing, and any other construction related details to the satisfaction of the Community Development Department.

5. The project complies with the fire and emergency access requirements, by virtue of a fire protection plan which addresses alternative methods of code compliance, such as provision of type 13D fire sprinkler systems, alternative access, fire separation of structures, and non-combustible roof materials.

6. A ten (10) foot non-exclusive utility and snow storage easement along Deer Valley Loop Road shall be dedicated to the City on the plat. Adherence to these provisions is required.

7. Construction for Steep Slope Development shall be reviewed by the Planning Commission as provided in the Land Management Code.

8. Design of the proposed homes on all lots require review and approval for compliance with the Historic District Design Guidelines.

9. The Deer Valley Road right-of-way may not be used for maximum building footprint calculation. The remnant lots north of Deer Valley Loop Road may be used as part of the total footprint calculation formula found in the HR-1 zone. The remnant lots north of Deer Valley Loop Road shall be designated as Open Space on the plat.

10. No remnant lot created hereby is separately developable.

11. The remnant parcels to the north shall be revised and shown on the plat public as right-of-way.

Exhibits:

Exhibit A - Vicinity Map
Exhibit B- Existing Plat Map
Exhibit C - Standard Project Conditions
Exhibit D - Minutes from February 23, 2000

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
FEBRUARY 10, 2016

COMMISSIONERS IN ATTENDANCE:

Chair Adam Strachan, Melissa Band, Preston Campbell, Steve Joyce, John Phillips, Doug Thimm

EX OFFICIO:

Planning Director, Bruce Erickson; Kirsten Whetstone; Planner, Francisco Astorga, Planner; Anya Grahn, Planner; Polly Samuels McLean, Assistant City Attorney

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REGULAR MEETING

ROLL CALL

Chair Strachan called the meeting to order at 5:30 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES

January 13, 2016

Commissioner Band referred to page 10, first full paragraph, and changed Director Eddington to correctly read **Director Erickson**.

MOTION: Commissioner Band moved to APPROVE the minutes of January 13, 2016 as amended. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC INPUT
There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that a Planning Commission liaison position was open on the Citizens Open Space Advisory Committee. He noted that Commissioner Joyce has fulfilled that role in the past and expressed an interest in continuing to do so. Director Erickson requested that the Planning Commission appoint a member and an alternate to the COSAC.

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. A ten feet (10') wide public snow storage easement will be required along the Park Avenue and Woodside Avenue frontages of 1043 Park Avenue; the existing public snow storage easements along Park Avenue at 1049 Park Avenue shall remain.

4. At 1043 Park Avenue, the applicant shall address the encroachment of the historic house onto the 1035 Park Avenue site.

5. At 1043 Park Avenue, the applicant shall also remove or enter into an encroachment agreement for the encroaching hot tub and block patio prior to plat recordation.

6. 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.

7. At 1043 Park Avenue, vehicular access to the site shall be limited to Woodside Avenue.

8. A portion of the new deck at 1049 Park Avenue shall be removed to the property line in order to resolve the encroachment. Decks, not more than thirty inches (30") in height above Final Grade are permitted in the setback, and this deck does not exceed thirty inches (30") in height.

4. 408/410/412 Deer Valley Loop Road, Gateway Estates Replat Second Amended – Plat Amendment creating two (2) lots of record from the three (3) platted lots. (Application PL-15-03017)

5. 408/410/412 Deer Valley Loop Road, request for Zone Change from Historic Residential – 1 (HR-1) District to Residential-1 (R-1) District. (Application PL-15-03018)

Planner Astorga requested that the Planning Commission discuss these two items simultaneously. However, they were two separate requests. One was for the plat amendment and the other was for a zone change.

Planner Astorga stated that the original plat for 408/410/412 Deer Valley Loop Road was approved by the City and recorded in 2000. Currently, the site is in the HR-1 District and approximately 18 lots of record were part of this plat as it met the Code in 2000.

Planner Astorga stated that in 2008 the former property owner submitted a plat amendment rearranging the two lots of record into three lots; and that request was approved and recorded. Planner Astorga reported that the steep slope criteria was reviewed by the Planning Department and the Planning Commission for three separate single family dwellings and CUP approval was granted. The applicant also received approval for three Historic District Design Reviews because it is part of the HR-1 District. When the steep slope CUPs were approved the Staff and the Planning Commission talked about a potential rezone because of the specific items that were added to the LMC in 2009 such as the 10-foot setback, a three-story maximum restriction, and other components that this site had to meet because it was zoned HR-1. All the surrounding properties from Deer Valley Loop Road was zoned R-1.

Planner Astorga stated that after receiving the approvals the applicant only built one house at 412 Deer Valley Loop Road. Charles and Judith Tink purchased the house and the three lots of record and currently live at 412 Deer Valley Loop Road. He explained that that Mr. and Mrs. Tink would like to go back to two lots of record in order to build a house on "Lot A". The middle lot, which would be 410 Deer Valley Loop Road would be absorbed by Lot A and Lot B, which is 408 and 412 Deer Valley Loop Road. Planner Astorga remarked that Mr. and Mrs. Tink would like to build a new home on Lot A to live in; and either keep or selling the existing home at 412 Deer Valley Loop Road.

Planner Astorga stated that the Staff had conducted an analysis and found that the request meets all of the current development parameters in the HR-1 District for the plat amendment. The Staff was prepared to make findings for compliance with the HR-1 Zone.

Planner Astorga stated that they could discuss the former conditions of approval, such as the mine shafts that were found in 2008 and the condition that was worded by the Chief Building Official; as well as other items regarding access which are supposed to remain in place. However, he first wanted to discuss another issue that had occurred. In 2008 the Staff, the Planning Commission, and the owner decided to restrict duplexes on the site, and it was included as a plat note on the recorded plat. Mr. and Mrs. Tink have no desire to build a duplex, but if they change the zoning classification it would open the door to triplexes as an allowed use in the R-1 zone. Mr. Tink has indicated that they would be comfortable adding the same restriction for triplexes.

Planner Astorga reviewed the request for a zone change. He presented the zoning map shown on page 302 of the Staff report, and identified the three lots of record and the

approximate footprint of the existing home. He noted that access was directly from the roundabout off of Deer Valley Drive and right on to Deer Valley Loop Road. He pointed out that the main access to everything else around the property is zoned R-1. Planner Astorga stated that continuing on Deer Valley Loop Road eventually moves into the RM zones, which are more intensive uses allowed in the RM District. Planner Astorga stated that if the Planning Commission chooses to forward a positive recommendation to the City Council, the zoning classification would be changed from approximately the middle of Echo Spur, platted Fourth Street, and the platted Provo or Utah right-of-way so it would all be within the R-1 designation. Should the Planning Commission and the City Council finding that the plat amendment also complies with the development parameters of the HR-1 zone, the Staff had also created findings for that action.

Planner Astorga reiterated that the difficulty is that there are components in the HR-1 District that this applicant would have to meet that no one else in their direct neighborhood would have to meet. He proposed a trade where the applicant would get the R-1 rezone without having to go through a Steep Slope CUP or a HDDR; and the Staff could mitigate that accordingly because the more intense uses that are allowed in the R-1 would no longer be allowed. It would also remove one unit of density from this neighborhood.

Chair Strachan asked if the new zoning line would follow the lot line of the three lots. Planner Astorga answered yes, with the exception of the right-of-way, which would also be rezoned R-1. He noted that Echo Spur could remain in the HR-1 if they preferred. Planner Astorga stated that the zoning does not affect any work on public right-of-way because those situations are handled by the City Engineer. No private improvements are allowed in public rights-of-way other than connections, stairs, roads, etc., that are approved by the City Engineer. He explained that the preference is to follow the zoning designation to avoid confusion regarding zoning on the unbuilt rights-of-way.

Assistant City Attorney McLean understood that they were looking at the current zoning map, but she thought Planner Astorga was also going to attach the revising zoning map. Ms. McLean stated that the revised map needed to be attached to the ordinance when this goes to the City Council. Planner Astorga clarified that there was not a revised map that showed the proposed rezone and he apologized for not having one to include. Ms. McLean thought it was important for the Planning Commission to see a map that shows exactly where the new zone would be because that would be their recommendation to the City Council and what the City Council will sign as the new Zoning Map.

Commissioner Campbell asked if it would be described verbally as part of the record. Ms. McLean replied that it could be done verbally as long as it is clear in the recommendation.

Planner Astorga did not believe it mattered whether the center line of the Provo right-of-way remains R-1 or RM because it would not affect the right-of-way in any way. It would be up to the Planning Commission how they would want to recommend it to the City Council. Assistant City Attorney McLean stated that it should be as uniform as possible.

Chair Strachan opened the public hearing on both the request for a zone change and the plat amendment.

There were no comments.

Chair Strachan stated that any recommendation to the City Council should be clear that the zone change would have no effect on the Echo Spur pending development. He would not want that developer to request a zone change. Commissioner Band remarked that Echo Spur was under construction and some of the homes were already built. Chair Strachan believed that ground was not yet broken to construct the homes to the south. Commissioner Campbell provided clarification on the development. He noted that Lots 7 and 6 were completed. Lots 5 and 4 were permitted and would begin construction in the Spring. Chair Strachan agreed that the development was far enough along that they probably would not request a change, but it was a long battle and the developer was not pleased with the zoning. Chair Strachan acknowledged that zoning boundaries are different on one side as opposed to the other and it is sometimes difficult to enforce it. If a zoning line is moved they need to strongly consider the precedent it might set.

Assistant City Attorney McLean believed there was a finding of fact regarding the access. If the Planning Commission is in favor of the rezone they could be specific as to why they were recommending this particular rezone. It is a legislative decision and the Staff supports it is because the access is from Deer Valley Loop and not through any historic districts.

Commissioner Phillips asked if there was any way in the future that they would request access from Echo Spur. Planner Astorga did not believe they could request a different access because of the way the original 2000 plat and the 2008 replat were done. It was specifically platted with access for Lot 1 and 2 through Deer Valley Loop.

Assistant City Attorney McLean noted that the plat amendments were before the Planning Commission and they could put a condition of approval on the plat regarding access.

Commissioner Campbell referred to the topo on page 293 of the Staff report and pointed out a 40 foot drop on the Echo Spur side. Commissioner Phillips agreed that it was highly unlikely, but still probable. He created a scenario where someone could design a house on

the upper side and bring a driveway in off Echo Spurt. For that reason he wanted to make sure that would never be a possibility.

Planner Astorga reviewed the original map from 2000. A cross-hatched area indicated access and a non-exclusive utility easement over Lot 2 for the benefit of Lot 1.

Chair Strachan agreed with Commissioner Phillips. He thought it was wise to prohibit access off Echo Spur.

Commissioner Thimm asked a question regarding permitted and conditional uses. He noted that there was commentary in the Staff report over the concern of intensity of use. The Staff recommended maintaining the condition of approval excluding duplexes and adding a condition of approval excluding triplexes. Commissioner Thimm pointed out that they left secondary living quarters and accessory apartments. He questioned why the Staff did not have the same concern regarding that intensity of use. Planner Astorga explained that secondary living quarters and accessory apartments are allowed uses in the RI-1 District. Based on the size of the lot the Staff did not find it necessary to mitigate those uses because they were more difficult to address in Old Town because of the limited lot sizes. He was not opposed to adding additional restrictions if the Commissioners felt more comfortable doing so.

Commissioners Band and Phillips were not in favor of restricting secondary living quarters and accessory apartments. Commissioner Band thought both of those uses would be acceptable because Old Town is high density. She noted that they were reducing the density by removing one lot. Commissioner Band stated that Deer Valley Loop Drive is very steep and it can be an issue during the winter. She supported the idea of having less impact with only two houses; but in her opinion secondary living quarters and accessory apartments should remain allowed uses and not be changed to conditional uses.

Commissioner Joyce thought it was something they should continue to encourage secondary living quarters and accessory apartments to address the affordable housing issue. He was opposed to any restrictions that would make it harder to provide that type of living situation. Commissioner Thimm understood their reasoning.

Commissioner Phillips stated that too often they attach restrictions to plats prohibiting duplexes. He asked if the Code was correctly written to support their intent for not allowing duplexes. Commissioner Phillips suggested that in some areas duplexes should be a conditional use as opposed to an allowed use so they were not continually having to address it.

Director Erickson was not prepared to answer the question and he offered to look into it. In the zone it applies more broadly than to just one parcel. Director Erickson clarified that for the Staff report Planner Astorga memorialized the previous Planning Commission's action of not allowing an expansion. Planner Astorga stated that it was also done because the property owner stipulated to keeping the same plat note. If the property owner had disagreed, they would be having a different conversation.

Director Erickson reported that the Staff would be bringing forth a slate of LMC changes in April. If the Commissioners would like to add something once they see the list it could be discussed at that time.

Commissioner Phillips noted that in looking at rezoning this area, they talked about how the east side of Echo Spur does not align with the west side. He thought there appeared to be two additional lots sitting on a triangular piece behind the two houses. Commissioner Phillips thought those lots fit more with the HRL or the Estate zones. Planner Astorga pointed to the triangle piece Commissioner Phillips was referring to. Commissioner Phillips asked if the three homes belong in HR-1 or whether they should be HRL or E.

Planner Astorga stated that it was part of the Silver Pointe subdivision MPD, which covered two duplexes, a single family dwelling and all the duplexes on the other side of the street. The MPD crossed multiple zone lines as it was in the HR-1, RM, Estates, HRL and the new house at the corner of Rossi and McHenry and Coalition View. They were all part of the MPD in 1998 or 1999. Planner Astorga indicated two parcels that he believed were open space parcels for the slipper parcel at the Silver Pointe subdivision. Planner Astorga reiterated that it was approved as an MPD. Commissioner Phillips was comfortable with the explanation. However, he personally thought it appears to belong in a different zone. Chair Strachan understood the point Commissioner Phillip was making; but Silver Pointe has never tried to change their zone and he was not comfortable changing it for them.

Chair Strachan noted that both applications needed separate motions. Assistant City Attorney McLean suggested that they take action on the zoning change before the plat amendment.

Director Erickson had drafted language for a motion based on the discussion this evening. They would be recommending changing the zone from HR-1 to R-1 regarding the property in question along the north, east and south property lines of the proposed property, and all of either Provo or Utah right-of-way adjacent to the property. Director Erickson clarified that they would recommend rezoning the property known as the Gateway Estates to R-1 along the property lines of the north, west and south property and all of Provo Street adjacent to the property.

Chair Strachan thought the language was vague, but he assumed there would be a property line with a metes and bounds description that would go to the City Council. Ms. McLean answered yes. She asked Planner Astorga to show the lines on the existing zoning map where it would go along the property lines. It would exclude Echo Spur and the rights-of-way, but it would go straight across. Director Erickson explained that it was all of the property known as the Gateway Estates replat following the property line on the north, west and south property lines, and the south property line extended across all of the right-of-way adjacent to the property of platted Provo Street adjacent to the Gateway Estates Subdivision.

Assistant City Attorney McLean noted that an ordinance cannot be passed without the exhibit or the zoning map. Therefore, the Staff will make sure it is mapped with a legal description of the area when this goes to the City Council.

Chair Strachan suggested that the Commissioners make a motion to forward a positive recommendation on the draft ordinance with the particular zoning map to be given to the City Council. The motion should be conditioned on the zoning map reflecting the meeting minutes.

MOTION: Commissioner Phillips moved to forward a POSITIVE Recommendation to the City Council for the proposed zone change request for the property at 408/410/412 Deer Valley Loop Road from Historic Residential-1 (HR-1) to Residential 1 (R-1) with the revised zoning map to be given to the City Council, on the condition that the zoning map reflects the meeting minutes, and according to the Findings of Fact and Conclusions of Law found in the draft ordinance. Commissioner Band seconded the motion.

VOTE: The motion passed unanimously.

Chair Strachan called for a motion on the plat, and noted that there was consensus on adding a condition of approval stating that access to the new lots be off Deer Valley Loop road only.

Director Erickson stated that there were two alternatives for the Findings of Fact, Conclusions of Law and Conditions of Approval. One was if the project stayed in the HR1 and the other was if the project moved to R-1 zoning. He requested that whoever made the motion reference the Findings of Fact for the R-1 Zone found on page 283 of the Staff report and add a condition of approval that the access to development on this site will come from Deer Valley Loop Road.

MOTION: Commissioner Joyce moved to forward a POSITIVE recommendation to the City Council for the plat amendment for the Gateway Estates Replat Second Amended located

at 408/410/412 Deer Valley Loop Road, based on the Findings of Fact for the R-1 District found on Page 283 of the Staff report, the Conclusions of Law and Conditions of Approval, including the additional condition stating that all access to the development is off of Deer Valley Loop Road. Commissioner Thimm seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Zone Change to R-1

1. The property is located at 408/410/412 Deer Valley Loop.

2. The property is in the Historic Residential-1 District.

3. The subject property consists of Lots 1, 2, and 3, of the Gateway Estates Replat Subdivision Amended.

4. Lot 1 and 2 are currently vacant.

5. Lot 3 contains a single-family dwelling.

6. The site is adjacent to the R-1 District to the north and northeast.

7. The site is adjacent to the HR-1 to the south and southwest.

8. The site is completely disconnected from Old Town.

9. The access to the site is off Deer Valley Drive then to Deer Valley Loop.

10.The area from the Marsac Avenue/ Deer Valley Drive roundabout is in the R-1 District towards the end of the subject property towards the east as it then transitions to the Residential-Medium Density (RM) District.

11.The HR-1 District requires Historic District Design Reviews and Steep Slope Conditional Use Permit applications.

12.Historic District Design Reviews are reviewed by the Planning Department. Steep Slope Conditional Use Permits are reviewed by the Planning Commission.

13.The R-1 District does not require the review of Historic District Design Reviews and Steep Slope Conditional Use Permit applications.

14.The subject site does not contribute to preserving present land uses and character of the historic residential areas of Park City as its access is surrounded by the R-1 and RM District.

15.The surround sites do not contribute to the character and scale of the Historic District.

16.The subject site provides a transition in use and scale between the Historic District and the Deer Valley Resort.

17.The allowed/conditional use difference lies within duplex dwellings, triplex dwellings, secondary living quarters, accessory apartments, minor hotels, residential parking areas or structures with five (5) or more spaces, ski facilities, ski facility amenities, outdoor events, MPDs, and private recreation facilities.

18.The HR-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as conditional uses.

19.The R-1 District lists duplex dwellings, secondary living quarters, and accessory apartments as allowed uses.

20.The HR-1 District does not allow triplex dwellings.

21.The R-1 District lists triplex dwellings as a conditional use.

22.The HR-1 District lists minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities as conditional uses.

23.The R-1 District does not allow minor hotels, residential parking area or structure with five (5) or more spaces, and passenger tramway station/ski base facilities.

24.The R-1 lists ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities as conditional uses.

25.The HR-1 District does not allow ski tow rope/ski lift/ski run/ski bridge, outdoor events, MPDs, and private recreation facilities

26.The requested Zoning Map Amendment from HR-1 to R-1 is appropriate.

27.The subject site completely disconnected from the rest of the HR-1.

28.A resident and/or visitor, does not have to go through any historic neighborhood to get to this site.

29.This part of town, the Deer Valley Loop sub-neighborhood, is often associated as the Deer Valley entry.

30.All properties in the immediate area are in the R-1 District.

31.The requested Zoning Map Amendment removes the Historic District Design Review and Steep Slope Conditional Use Permit.

32.It also removes specific building height parameters of the HR-1 District outlined in the Plat Amendment section of this report: final grade (+/- 4 around the periphery), internal height (35' max.), 10' step-back at downhill façade, required roof pitch (7:12 - 12:12).

33.The regulations in the HR-1 not found in the R-1 District are alleviated by the specific conditions of approval regarding Building Footprint limitation and duplex/triplex restriction in conjunction with the Plat Amendment which removes the one (1) unit of density.

34.The existing character of this sub-neighborhood is passive to the HR-1 Building Height requirements such as the 10' step-back at downhill façade, required roof pitch, etc.

35.The existing character of this sub-neighborhood does not reflect character defining features represented in the compliance of the Design Guidelines for Historic Districts.

36.The proposed Zoning Map Amendment directs complimentary development into an existing neighborhood.

37.The subject site, based on its proximity, does not assist in maintaining the integrity of historic resources within Park City as there are no sites designated on the Park City Historic Sites Inventory and its two National Register Historic Districts that can be affected by the Zone Change.

38.The proposed Zone Change does not affect the character, context and scale of the local historic district.

39.The proposed Zone Changes does not affect the “heart” of the City, Main Street.

Conclusions of Law – Zone Change to R-1.
1. There is Good Cause for this Zoning Map Amendment.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code.
3. The Zoning Map Amendment is consistent with applicable State law.
4. Neither the public nor any person will be materially injured by the proposed Zoning Map Amendment.
5. Approval of the Zoning Map Amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

General Findings of Fact – Gateway Estates plat amendment

1. The property is located at 408/410/412 Deer Valley Loop.

2. The property is in the Historic Residential-1 District.

3. The subject property consists of Lots 1, 2, and 3, of the Gateway Estates Replat Subdivision Amended.

4. Lot 1 and 2 are currently vacant.

5. Lot 3 contains a single-family dwelling, built in 2010, approximately 4,315 square feet.

6. In March 2000, the City Council approved the Gateway Estates Replat Subdivision which combined eighteen (18) Old Town lots in Block 63 of the Park City Survey into two (2) lots of record and was recorded in June 2000.

7. In August 2008, the City Council approved the Gateway Estates Replat Subdivision Amended, which reconfigured the two (2) approved lots into three (3) lots of recorded and was recorded in March 2009.

8. When the Gateway Estates Replat Subdivision Amended (2009) was recorded at Summit County, the Gateway Estates Replat Subdivision (2000) was retired.

9. The proposed Plat Amendment reconfigures three (3) lots of record into two (2) lots.

Plat Amendment – Findings of Fact of R-1 District

1. A single-family dwelling is an allowed use in the R-1 District.

2. The minimum lot area for a single-family dwelling is 2,812 square feet (approx. 0.065 acres).

3. Proposed Lot A is 19,385 square feet.

4. Proposed Lot B is 12,685 square feet.

5. The proposed lots meet the minimum lot area for a single-family dwelling in the R-1 District.

6. A duplex dwelling is an allowed use in the R-1 District, however; when the three (3) lot subdivision was approved in 2008/2009, a plat note was placed indicating that duplexes would not be allowed in this subdivision as stipulated by the property owner at the time.

7. The current property owner does not request to undo this existing plat note/condition of approval.

8. A triplex is a conditional use in the R-1 District.

9. The minimum lot area for a triplex dwelling is 5,625 square feet.

10.The proposed lots meet the minimum lot area for a triplex dwelling.

11.The minimum lot width allowed in the R-1 District is thirty-seven and one-half feet (37.5').

12.The proposed width of Lot A is approximately 98 feet.

13.The proposed width of Lot B is approximately 129 feet.

14.The proposed lots meet the minimum lot width allowed in the R-1 District.

15.In 2008/2009 the City limited the maximum Building Footprint to a combined total of 5,753 square feet.

16.The City was consistent with the 2000 Plat Amendment approval which limited

Lot 1 to 3,150 square feet and Lot 2 to 2,593 square feet, a combined total of 5,753 square feet.

17.According to the 2000 Plat Amendment approval, remnant lots north of Deer Valley Loop were used as part of the total footprint calculation formula as they were dedicated to the City as open space.

18.The R-1 District Does not restrict the Building Footprint.

19.Staff recommends limiting the Building Footprint to the original Plat Amendment note which limited Lot 1 to 3,150 square feet, maximum, and Lot 2 to 2,593 square feet, maximum, a combined total of 5,753 square feet. See Condition of Approval no. 8.

20.In 2008/2009 the approved Plat contained an access easement for the benefit of lot 1 and Lot 2 over Lot 2 and Lot 3.

21.The proposed Plat Amendment requests re-platting a similar driveway access easement over proposed Lot B for the benefit of proposed lot A.

22.During the 2008/2009 review of the Plat Amendment, Planning Staff identified two (2) mine shafts onsite near the Lot 1 and Lot 2 side property line.

23.In order to mitigate the impacts of possible construction a condition was added to that approval as suggested by the Chief Building Official requiring that a letter be provided to the City by a register Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance. See Condition of Approval no. 4.

Conclusions of Law – Gateway Estates plat amendment.

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – Gateway Estates plat amendment

1. The 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 plat shall note that duplexes and triplex dwellings are not allowed in the subdivision.

4. A letter shall be provided to the city by a register Professional Engineer certifying that the mines shafts have properly been closed and that they can adequately support any proposed construction if applicable prior to building permit issuance.

5. There shall be a ten foot (10') wide non-exclusive utility and snow storage easement along the front property line as indicated on the plat.

6. There shall be an access easement over Lot B for the benefit of Lot A as indicated on the plat.

7. Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.

8. A note shall be added to the plat prior to recordation limiting the Maximum Building Footprint for Lot A to 3,150 square feet and for Lot B to 2,593 square feet.

9. Access shall be limited to Deer Valley Loop only.

Commissioner Joyce requested discussion on the LMC amendments. Director Erickson reported that the first round of LMC changes deal with definition problems related to setbacks, heights. They will address with protection of historic homes that are lower than 40 feet below an existing access road. They will also address measuring heights on curved roofs. Director Erickson stated that the Staff may also try to get a modification to the vertical zoning in the location of Marriott Plaza. Also coming forward are the updated

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

Staff recommends the City Council hold a public hearing and consider approving the Lodges at Deer Valley – Phase One – First Amended record of survey plat, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Respectfully:

Makena Hawley, Planning Technician

City Council
Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Subject: **The Lodges at Deer Valley – Phase One – First Amended – Record of Survey Plat**
Author: **Makena Hawley, City Planner**
Project Number: **PL-15-02943**
Date: **March 3, 2016**
Type of Item: **Legislative – Condominium Plat Amendment**

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider approving the Lodges at Deer Valley – Phase One – First Amended record of survey plat, based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant:	The Lodges at Deer Valley Owners Association (Represented by Marshall King, Alliance Engineering)
Location:	2900 Deer Valley Drive
Zoning:	Residential Development (RD), Master Planned Development
Adjacent Land Uses:	Single-family, duplex residential, Deer Valley Resort parking lots, and recreation open space
Reason for Review:	Plat amendments require Planning Commission review and City Council review and action.

Proposal

The applicant is requesting a Plat Amendment for the purpose of memorializing the existing “convertible space 2” parking spaces as common area. The existing record of survey had originally separated specific areas of the parking garage as “convertible space 2” for possible amenities in the future. Since the recordation of the initial plat, the space has only been used as parking spots and now the HOA is proposing the plat reflect the area as common area. The plat amendment changes the ownership designation from convertible space to common area and does not remove any of the existing parking spaces.

Purpose

The purpose of the Residential Development (RD) District is to:

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 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;
e) Promote pedestrian connections within Developments and between adjacent areas; and
f) Provide opportunities for variation in architectural design and housing types.

Background

On September 25, 2015 the applicant submitted a complete application for the Lodges at Deer Valley – Phase One – First Amended record of survey plat. The property is located at 2900 Deer Valley Drive in the Residential Development (RD) District, subject to the provisions of the Deer Valley Master Planned Development (MPD). This development is adjacent to the Hanover-Queen Esther Subdivision and recreation open space just down the street from the Deer Valley Resort parking lots. The affected areas are recognized by the County as Parcels: LDVC-1-D-102, LDVC-1-B-301, LDVC-1-C-316 (Tax ID's).

The Lodges at Deer Valley record of survey was originally approved by City Council on November 11, 1997 and recorded on March 20, 1998. The total area of the approved Development is 12.65 acres and construction of the eighty five (85) units began in 1999. All of the units have been constructed and certificates of occupancy have been issued.

The recorded record of survey for the Lodges at Deer Valley, page 2, designated 62 parking stalls as "convertible space 2". Originally the developer of the Lodges at Deer Valley created the "Convertible space 2" to allow for development options for the future in case the space could be turned into a ski shop or commercial space of some kind. In 2013 the Lodges at Deer Valley HOA acquired ownership of this space and have been paying tax on the "convertible space 2" under the Tax ID LDVC-1-CS-2. The space is already utilized as common area, the HOA would like to memorialize it as common area which will also take away the Tax ID number that was assigned to it and the taxes would fall under normal common area taxes. The request does not remove any parking spaces from the building.

During the February 10, 2016 Planning Commission meeting, the Commission forwarded a positive recommendation to the City Council, the vote was unanimous (5-0).

Analysis

The proposed plat amendment will retire the original Sheet 2 and replace it with the proposed Sheet 2 for this application. This will effectively memorialize the 62 parking spaces currently known as "convertible space 2" to "common area". The existing as-built conditions of the 62 parking spaces will not change. The proposed plat amendment will not affect any of the lot requirements for the RD zone or the approved record of survey as no changes to the built environment will occur.

In 1999 the parking requirements by the Land Management code required 2 parking spaces for every unit with full bedroom and exceeded one thousand (1,000) square feet. The current Land Management code requires 1.5 spaces per dwelling unit greater than one thousand (1,000) square feet and less than two thousand (2,000) square feet.

LMC Parking Requirement for 85 units in 1998 -	169 spaces
LMC Parking Requirement for 85 units in 2016 -	127 spaces

The Lodges at Deer Valley have 162 parking spaces total. There appears to be more spaces than would be required by the current code however at the time when the Lodges were built the code required additional spaces then that which is currently necessary.

The proposed plat amendment does not create any new non-conforming situations and does not remove any of the parking spaces. This plat amendment is consistent with the Park City LMC and applicable State law regarding condominium plats. Any future additions to the existing development must comply with current LMC requirements as well as the Deer Valley MPD.

Good Cause

Planning Staff finds there is good cause for this record of survey plat amendment. Memorializing the convertible space 2 to common area will allow the Lodges at Deer Valley owners to have an undivided interest in the area and the plat will not allow for the space to be further developed outside of what the HOA can allow. Staff finds that the plat will not cause undo harm to adjacent property owners and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements and the Deer Valley MPD. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community. No decrease in parking spaces is proposed.

Department Review

This project has gone through an interdepartmental review. The Legal Department raised an issue that because under one section of the Utah State Code, it states that Convertible space is common area. However, another section states that it should be treated as a Unit. Due to this conflict and because the convertible space could be developed in the future, the County gives convertible space a tax ID. Since the HOA acquired the area, they decided to memorialize the space to common area to be taxed as such. No additional issues were raised by any of the other departments or service providers regarding this proposal that have not been addressed by the conditions of approval.

Notice

On January 10, 2016 the property was posted and notice was mailed to property owners within 300 feet in accordance with requirements in the LMC. On January 23,

2016 the legal notice was also published in the Park Record and on the public notice website in accordance with the requirements of the LMC.

Public Input
Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled Planning Commission and City Council public hearings.

Process
Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Alternatives

- The City Council may approve the Lodges at Deer Valley – Phase One – First Amended record of survey plat as conditioned or amended; or
- The City Council may deny the Lodges at Deer Valley – Phase One – First Amended record of survey plat and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the Lodges at Deer Valley – Phase One – First Amended record of survey plat; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The proposed plat amendment would not be recorded and the existing plat would remain as is. The Lodges at Deer Valley unit owners would continue to pay taxes on the Convertible 2 space and there would still be possibilities to develop this area in the future.

Recommendation
Staff recommends the City Council hold a public hearing for the Lodges at Deer Valley – Phase One – First Amended record of survey plat located at 2900 Deer Valley Drive and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits
Exhibit A – Draft Ordinance
Exhibit B – Project Intent Letter
Exhibit C – Current Plat (Page 1 &2 only – Entire Plat is available upon request)
Exhibit D –Proposed Plat (Page 2 only)
Exhibit E – Recorded Tax Deed
Exhibit F – Current tax ID receipt from Convertible Space 2 area

Exhibit A- Draft Ordinance and Proposed Plat

Ordinance 16-11

AN ORDINANCE APPROVING THE LODGES AT DEER VALLEY PHASE ONE, FIRST AMENDED RECORD OF SURVEY PLAT, UTAH EXPANDABLE CONDOMINIUM PROJECT LOCATED AT 2900 DEER VALLEY DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Lodges at Deer Valley Phase One, have petitioned the City Council for approval of the Lodges at Deer Valley Phase One, First Amended subdivision plat; and

WHEREAS, the owners of the Lodges at Deer Valley Phase One wish to change the Convertible Space 2 to Common Area on page 2 of the Lodges at Deer Valley Phase One Record of Survey plat; and

WHEREAS, on January 23, 2016 the legal notice was published in the Park Record and on the public notice website in accordance with the requirements of the Land Management Code; and

WHEREAS, the property was properly noticed and letters sent to affected property owners on January 10, 2016, according to the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2016 to receive input on the proposed subdivision;

WHEREAS, on February 10, 2016 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed plat amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Deer Valley Phase One, First Amended record of survey plat, a Utah expandable condominium project, as shown in Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 2900 Deer Valley Drive within the Residential Development (RD) Zoning District and is subject to the Deer Valley Master Planned Development.
2. The Lodges at Deer Valley Phase One record of survey plat was originally approved by City Council on November 11, 1997 and recorded on March 20, 1998.
3. The total area of the Lodges at Deer Valley Phase One record of survey plat is 12.65 acres.
4. There are fifty three (53) units in the Lodges at Deer Valley Phase One record of survey plat and eighty five (85) units total at the Lodges at Deer Valley.
5. On September 21, 2015, the applicant submitted an application to amend the existing Lodges at Deer Valley Phase One record of survey plat.
6. The application was deemed complete on September 25, 2015.
7. The original page 2 of the Lodges at Deer Valley Phase One record of survey plat includes 62 parking spaces labeled as Convertible space.
8. The proposed plat amendment would memorialize the existing 62 parking spaces as common area of the Lodges at Deer Valley Phase One record of survey plat and remove that area as convertible space.
9. The proposed plat amendment does not create any new non-complying or non-conforming situations.
10. The proposed plat does not decrease the number of parking spaces.
11. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment 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 amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A note shall be included on the plat that all conditions of approval and plat notes of the Lodges at Deer Valley Phase One record of survey continue to apply.

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

PASSED AND ADOPTED this ___day of _____, 2016

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

ATTEST:

_____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

EXHIBIT B - Project Intent Letter

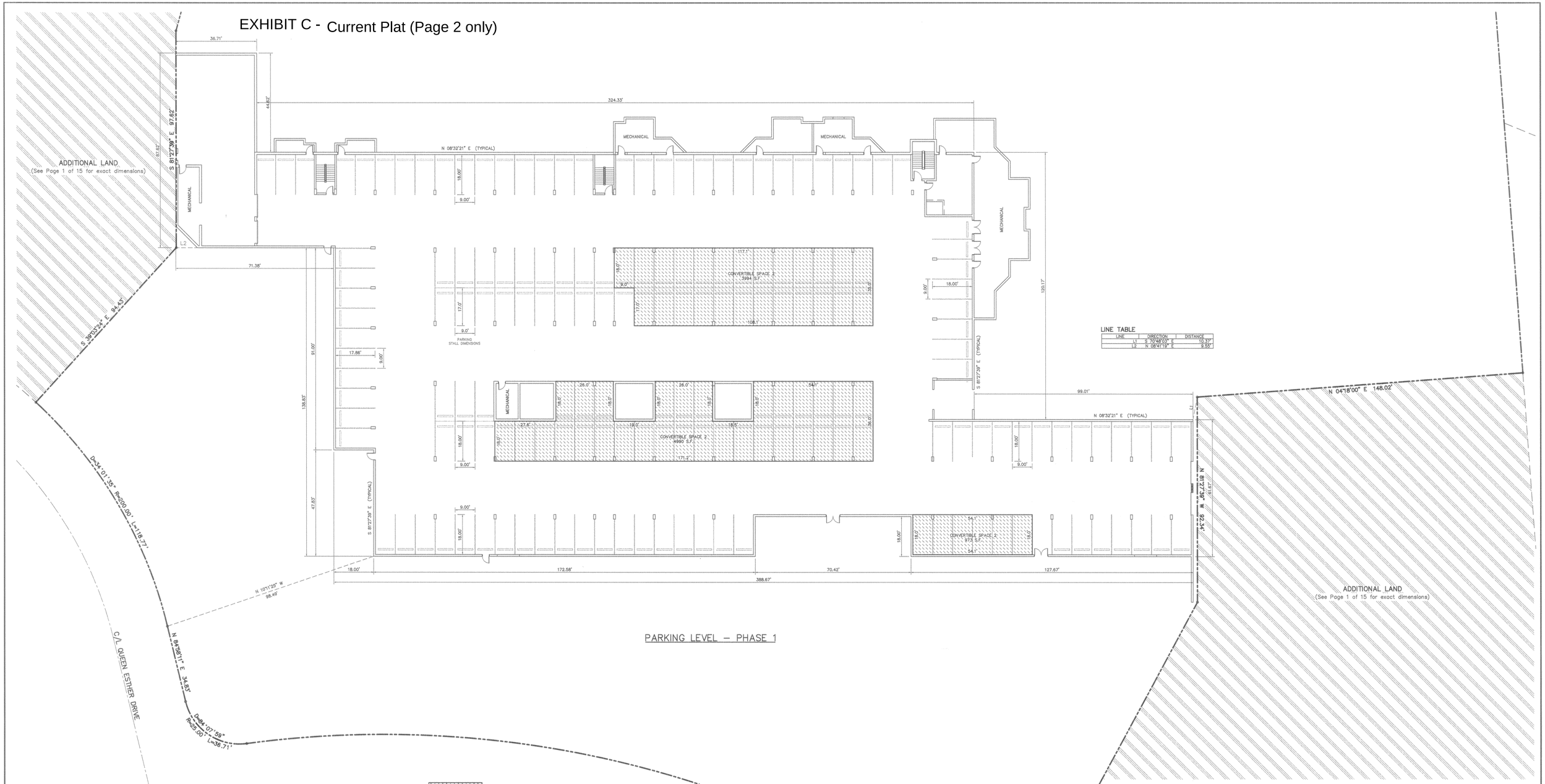
THE LODGES AT DEER VALLEY
PHASE 1-FIRST AMENDED

September 9, 2015

PROJECT INTENT

The Lodges at Deer Valley, Phase One, was recorded March 20, 1998, as Entry No. 502238. Page 2 of the plat, the Parking Level, contains 62 parking stalls designated as Convertible Space 2. The Lodges at Deer Valley Owners Association has since acquired ownership of this space. The purpose of this plat amendment is to change the Convertible Space 2 to common ownership. It is intended to retire the original Sheet 2 and replace it with the proposed Sheet 2 in this application.

EXHIBIT C - Current Plat (Page 2 only)



PARKING LEVEL – PHASE 1

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 70°48'03" E	10.33'
L2	N 08°41'19" E	9.55'

NOTES:

1. PLANS AND DIMENSIONS SHOWN ON THIS PLAT WERE COMPILED FROM ARCHITECTURAL DRAWINGS PREPARED BY JOHN C. SHIRLEY AND ASSOCIATES.
2. INTERIOR DIMENSIONS SHOWN ARE TO FINISHED SURFACES.
3. ALL UNIT EXTERIOR WALLS WITHOUT A STONE VENEER ARE 0.6 FEET THICK. ALL UNIT EXTERIOR WALLS WITH A STONE VENEER ARE 1.0 FEET THICK.
4. ALL STRUCTURAL ELEMENTS ARE DESIGNATED AS COMMON AREAS.
5. REFER TO DECLARATION OF CONDOMINIUM FOR COMPLETE DESCRIPTION OF OWNERSHIP.
6. BENCHMARK: SEE PAGE 1 OF 15 FOR LOCATION AND ELEVATION.
7. CAPITALIZED TERM AS USED ON THIS MAP ARE DEFINED IN THE DECLARATION OF CONDOMINIUM FOR THE LODGES AT DEER VALLEY.
8. THE STREET ADDRESS OF THE LODGES AT DEER VALLEY IS 2900 DEER VALLEY DRIVE EAST.
9. ALL CONDITIONS OF APPROVAL OF THE PARK CITY PLANNING COMMISSION DATED APRIL 10, 1996 ARE IN FULL FORCE AND EFFECT.

- CONVERTIBLE LAND 1
- CONVERTIBLE LAND 2
- CONVERTIBLE SPACE 1
- CONVERTIBLE SPACE 2
- COMMON OWNERSHIP
- PRIVATE OWNERSHIP
- LIMITED COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP ASSOCIATED WITH CONVERTIBLE SPACE 1
- ADDITIONAL LAND

20 0 20 40 FEET

RECORD OF SURVEY MAP

THE LODGES AT DEER VALLEY

PHASE ONE

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

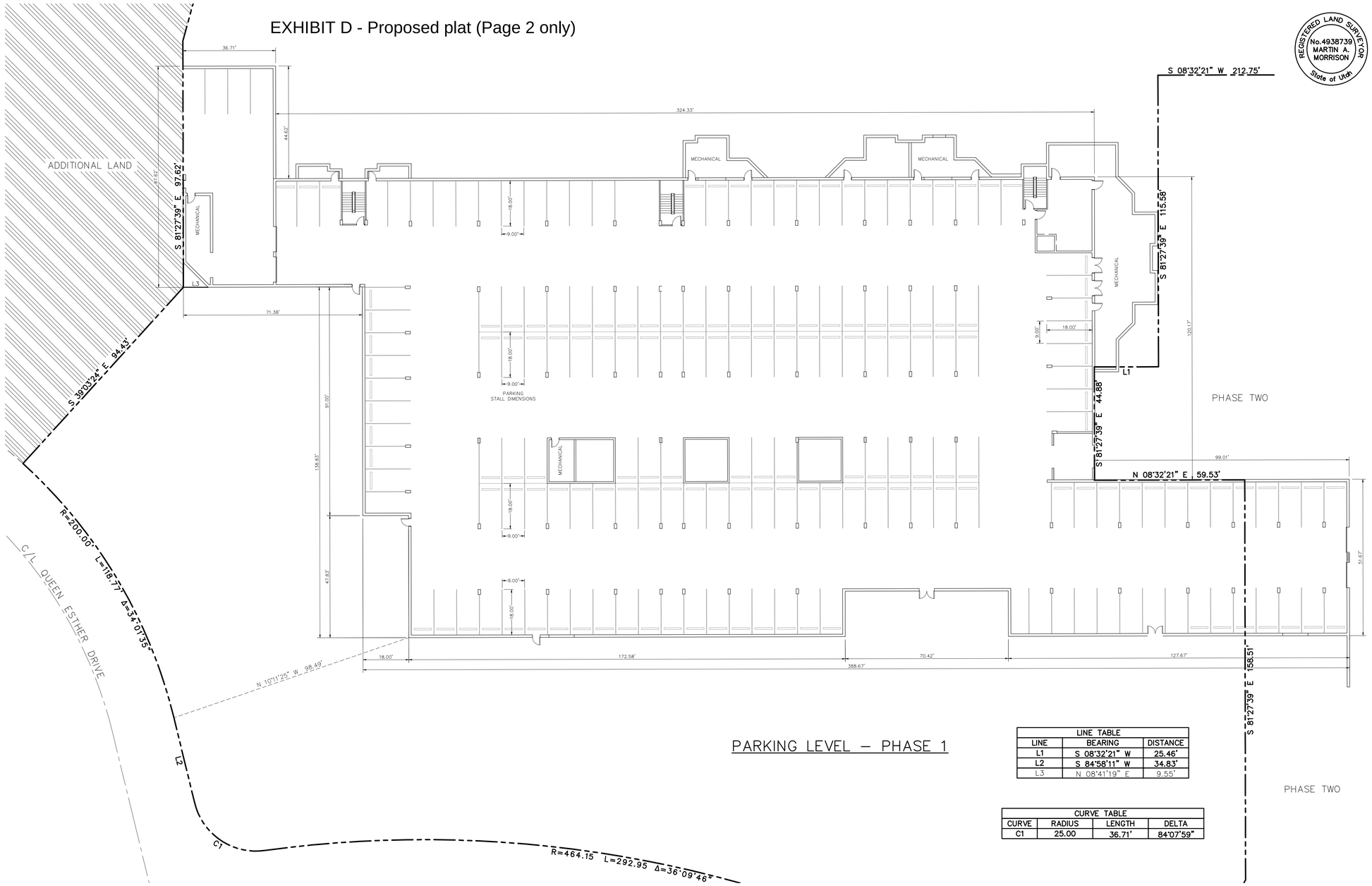
#:502238 RECORDED

STATE OF UTAH COUNTY OF SUMMIT AND, FILED AT THE REQUEST OF Coalition Title
DATE 03-20-98 TIME 9:27AM BOOK ___ PAGE ___
$ 503.00 FEE
Alan Spriggs RECORDER

JOB NO. 1-10-95 \LDV\P\PH1P2

Lodges at Deer Valley 2/15

EXHIBIT D - Proposed plat (Page 2 only)



PARKING LEVEL – PHASE 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 08°32'21" W	25.46'
L2	S 84°58'11" W	34.83'
L3	N 08°41'19" E	9.55'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	25.00	36.71'	84°07'59"

CONVERTIBLE LAND 1
CONVERTIBLE LAND 2
CONVERTIBLE SPACE 1
CONVERTIBLE SPACE 2
COMMON OWNERSHIP
PRIVATE OWNERSHIP
LIMITED COMMON OWNERSHIP
LIMITED COMMON OWNERSHIP ASSOCIATED WITH CONVERTIBLE SPACE 1
ADDITIONAL LAND

20 0 20 40

REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of The Lodges At Deer Valley Phase One–First Amended and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

Convertible Space 2, The Lodges At Deer Valley, Phase One, a Utah Expandable Condominium Project, together with an undivided appurtenant interest in and to the common areas and facilities of said project, as the same are identified and established in the Record of Survey Map recorded March 20, 1998, as entry no. 502238 and in the declaration of covenants, conditions and restrictions, recorded March 20, 1998, as entry no. 502239, in book 1129, at page 13, in the Summit County Recorder's Office.

ASSOCIATION DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, on behalf of The Lodges At Deer Valley Owners Association, having complied with the requirements of both Statues and the Recorded Declaration hereby consent to the recording of this amended record of survey map.

_____
Karl R. Sattler, President
The Lodges At Deer Valley Owners Association

ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this _____ day of _____, 2015, personally appeared before me, the undersigned Notary Public, in and for said County and State, Karl R. Sattler, being duly sworn, acknowledged to me that he is the president of the The Lodges At Deer Valley Owners Association and that he signed the above Owner's Dedication and Consent to Record for, on, and in behalf of all of the unit owners at the The Lodges At Deer Valley Condominium Project acting as a group (under the name of the The Lodges At Deer Valley Owners Association) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57–1–1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for The Lodges At Deer Valley Condominium.

_____
A Notary Public Commissioned in _____
_____
Printed Name
Residing in: _____
My commission expires: _____

NOTES:

1. This plat is subject to the Conditions of Approval in Ordinance 15–_____.
2. Plans and dimensions shown on this plat were complied from architectural drawings prepared by John C. Shirley and Associates.
3. Interior dimensions shown are to finished surfaces.
4. All unit exterior walls without a stone veneer are 0.6 feet thick. All unit exterior walls with a stone veneer are 1.0 feet thick.
5. All structural elements are designated as common areas.
6. Refer to Declaration of Condominium for complete description of ownership.
7. Benchmark: See page 1 of 15 for location and elevation.
8. Capitalized term as used on this map are defined in the Declaration of Condominium for The Lodges At Deer Valley.
9. The street address of The Lodges At Deer Valley is 2900 Deer Valley Drive East.
10. All conditions of approval of the Park City Planning Commission dated April 10, 1996, are in full force and effect.

RECORD OF SURVEY MAP

THE LODGES AT DEER VALLEY

PHASE ONE–FIRST AMENDED

A UTAH EXPANDABLE CONDOMINIUM PROJECT

LOCATED IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

9/18/2015 JOB NO.: 6–7–15 FILE: X:\SnowParkVillage\dwg\srv\plat2015\060715.dwg

(435) 649–9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2015 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ _____ FEE _____ RECORDER

EXHIBIT E- Recorded Tax Deed

ENTRY NO. 00972319
06/13/2013 11:27:24 AM B: 2191 P: 1397
Tax Deed PAGE 1/1
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 0.00 BY SUMMIT COUNTY AUDITOR

When recorded return to:
Summit County Auditor
Send Tax Notice To:

Lodges at Deer Valley Owners Association
P.O. Box 2250
Park City, Utah 84060

TAX DEED

SUMMIT COUNTY, a body corporate and politic of the State of Utah, Grantor, hereby conveys to: Lodges at Deer Valley Owners Association
P.O. Box 2250
Park City, Utah 84060

Grantee, of the following described real estate in SUMMIT COUNTY, UTAH:

Parcel # LDVC-1-CS-2

CONVERTIBLE SPACE 2, THE LODGES AT DEERVALLEY CONDOMINIUM PHASE 1; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 9957 SQ FT. TOGETHER WITH AN UND 1.646% INT INTHE COMMON AREA

This conveyance is made in consideration of payment by the Grantee of the sum of $34,369.03 delinquent taxes, penalties, interest and costs, constituting a charge against said real estate, which was sold to said County at preliminary sale for non-payment of general taxes assessed against it for the year 2008 in the sum of $5,011.67.

Dated this 13th day of June, 2013.

SUMMIT COUNTY

By: _____
Auditor

STATE OF UTAH COUNTY AUDITOR SUMMIT COUNTY

Packet Pg. 227

EXHIBIT F - Current Tax ID Receipt from Convertible space 2

Tax Account

Summary

Account Id	0341861
Parcel Number	LDVC-1-CS-2
Owners	LODGES AT DEER VALLEY OWNERS ASSOCIATION
Address	PO BOX 2250 PARK CITY, UT 84060
Situs Address	2900 DEER VALLEY DR E
Legal	CONVERTIBLE SPACE 2, THE LODGES AT DEERVALLEY CONDOMINIUM PHASE 1; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE. CONT 9957 SQ FT. TOGETHER WITH AN UND 1.646% INT IN THE COMMON AREA 2191-1397

Inquiry

As Of 11/23/2015

Taxes Due $5,825.76

Total Due $5,825.76

Update

Value

Area Id		Tax Rate
07 - 07 - PARK CITY A,J,K,U (D-D)		0.0084800000
	Actual	**Assessed**
MISC - 13A	687,000	687,000
Taxes		$5,825.76

The amounts of taxes due on this page are based on **2015** property value assessments.

DATE: March 3, 2016

TO HONORABLE MAYOR AND COUNCIL

The 1049 Park Avenue Plat Amendment was recorded on June 13, 2014; whereas, 1043 Park Avenue currently consists of the north half (1/2) of Lot 11, the south 20 feet of Lot 12, and the north half (1/2) of Lot 22, Block 4, Snyder's Addition to Park City. The applicant is proposing to add approximately five feet (5') of the north portion or existing Lot 12 to Lot 13, changing the location of the lot line between 1049 and 1043 Park Avenue so that each historic house on its own lot. Additionally, this plat amendment will remove the lot line which runs through the historic house at 1043 Park Avenue.

Respectfully:

Anya Grahn, Planner II

City Council
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 1043 & 1049 Park Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Project Number: PL-15-02996
Date: March 3, 2016
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends City Council hold a public hearing and consider approving the 1043 & 1049 Park Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicants:	1043 Park Avenue Holdings, LLC and Jeffrey Stanford Pierce
Location:	1043-1049 Park Avenue
Zoning:	Historic Residential-1 (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and City Council review and action

Acronyms

Historic Residential-1 (HR-1)
Historic Sites Inventory (HSI)
Historic District Design Review (HDDR)

Executive Summary/Proposal

The 1049 Park Avenue Plat Amendment was recorded on June 13, 2014; whereas, 1043 Park Avenue currently consists of the north half (1/2) of Lot 11, the south 20 feet of Lot 12, and the north half (1/2) of Lot 22, Block 4, Snyder's Addition to Park City. The applicant is proposing to add approximately five feet (5') of the north portion or existing Lot 12 to Lot 13, changing the location of the lot line between 1049 and 1043 Park Avenue so that each historic house on its own lot. Additionally, this plat amendment will remove the lot line which runs through the historic house at 1043 Park Avenue.

District Purpose

The purpose of the HR-1 District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,

D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

On October 21, 2015, the City received a Plat Amendment application for the 1043 and 1049 Park Avenue Plat Amendment; the application was deemed complete on November 24, 2015. The properties are located at the same address and are in the Historic Residential (HR-1) District. The subject property consists of all of the 1049 Park Avenue Subdivision as well as the north half (1/2) of Lot 11, the south 20 feet of Lot 12, and the north half (1/2) of Lot 22, Block 4, Snyder's Addition to Park City which is where 1043 Park Avenue is located.

Both 1043 and 1049 Park Avenue are listed on Park City's Historic Sites Inventory (HSI). 1043 Park Avenue is designated as "significant," and 1049 Park Avenue is designated as "landmark". Both properties were built between 1895-1905, during the Mature Mining Historic Era (1894-1930). The historic house at 1049 Park Avenue encroaches over its south property line into the 1043 Park Avenue property, and the historic house at 1043 Park Avenue encroaches over its south property line into 1035 Park Avenue. There is currently a Conditional Easement agreement between 1043 and 1049 Park Avenue for maintenance of the encroachment of the 1049 Park Avenue historic house, recorded in April 2004.

The historic house at 1043 Park Avenue received a Historic District grant in 1990; however, it does not appear that grant funds were ever awarded or that any renovation work was completed. In 2014, a building permit was issued to restructure the roof from the interior in order to meet snow loads. The house has been used as a nightly rental.

The historic house at 1049 Park Avenue also had improvements in the past. In 2007, a plat amendment was previously approved for Sarah's Subdivision to replat 1049 Park Avenue; however, the plat was never recorded. Similarly, the property received a Historic District Grant in 2009, but the funds were never dispersed due to inactivity. After the current owner acquired the property, a Historic District Design Review (HDDR) application was approved in 2013 and a Historic District Grant was awarded the same year. The plat amendment for the 1049 Park Avenue Subdivision which only included Lot 13 and north 5 feet of Lot 12 was approved by City Council in March 2014, and the plat was recorded in June 2014 (see City Council staff report 3.20.14—Exhibit G).

The Planning Commission reviewed this plat amendment on February 10, 2016, and unanimously forwarded a positive recommendation to City Council.

Analysis

The proposed Plat Amendment will create two (2) lots of record from the existing Lot 1, 1049 Park Avenue subdivision, as well as the north half (1/2) of Lot 11, the south 20

feet of Lot 12 and the north half (1/2) of Lot 22, Block 4, Snyder's Addition.

A single-family dwelling is an allowed use in the HR-1 District. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings. The following table shows applicable Land Management Code (LMC) development parameters in the HR-1 District for the existing situation:

Existing Conditions:				
Required	**1043 Park Avenue (Lot 2) Existing**	**Permitted**	**1049 Park Avenue (Lot 1), Existing**	**Permitted**
Lot Size	2,984.3 square feet	1,875 square feet minimum ***Complies***	2,640.7 square feet	1,875 square feet minimum ***Complies***
Allowed Footprint	1,174 square feet	1,261.78 square feet square feet, maximum. ***Complies***	1,043 square feet	1,138.27 square feet, maximum. ***Complies***
Front/Rear Yard Setbacks	26 feet, front yard; 78 feet rear yard	15 feet, for total of 30 feet **Complies**[1]	19 feet, front yard; 10 feet rear yard	10 feet, for total of 20 feet **Complies**[1]
Side Yard Setbacks	7 feet north side yard; 0 feet south side yard	3 feet, minimum for total of 6 feet. ***Historic – valid complying***[1]	3 feet north side yard; 0 feet south side yard	3 feet, minimum for total of 6 feet. ***Historic – valid complying***[1]

[1]*LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures.*

As previously noted, the historic house at 1049 Park Avenue encroaches over the existing lot line and into the 1043 Park Avenue property. The applicant intends to relocate the property line approximately 3.5 feet at the east (front) side of the property and approximately 6.5 feet at the west (rear) side of the property in order to maintain a minimum 3 foot side yard setback from the house at 1043 Park Avenue, which complies with Building Code requirements. The relocation will create a side yard setback for 1043 Park Avenue of 3 feet and a side yard setback for 1049 Park Avenue of 2.36 feet. The modification to the existing property line between 1043-1049 Park Avenue will eliminate the encroachment of the historic 1049 Park Avenue house into the 1043 Park Avenue property, while also allowing 1043 Park Avenue to meet International Building Code separation requirements for fire safety.

The following conditions will exist following the plat amendment:

Proposed Conditions:		
	1043 Park Avenue (Lot 2)	1049 Park Avenue- (Lot 1)
Lot Size	2,994.7 square feet	2,630.4 square feet
Allowed Footprint	1,265.43 square feet	1,134.49 square feet

At the recommendation of the Development Review Committee (DRC) and the Building Department, the applicant has located the new property line between 1043 and 1049 Park Avenue to be 3 feet from 1043 Park Avenue and 2.36 feet from 1049 Park Avenue (see Exhibit F). This will allow 1043 Park Avenue to meet the required three foot (3') side yard setback and comply with the International Building Code (IBC) requirements for fire ratings. The relocation of the existing lot line will also resolve the encroachment of 1049 Park Avenue and provide the structure with a 2.36 foot side yard setback along the south side of the property. Historic structures that do not comply with Building Setbacks are valid complying structures per LMC 15-2.2-4.

As part of the renovation of 1049 Park Avenue, a deck was constructed over the existing property line into the 1043 Park Avenue property, now owned by the same owner. The applicant is working with the City to remove a portion of the new deck at 1049 Park Avenue in order to resolve the encroachment. Decks, not more than thirty inches (30") in height above Final Grade are permitted in the setback, and this deck does not exceed thirty inches (30") in height. Condition of Approval #7 has been added to this plat amendment to guarantee that the work is completed.

The submitted survey also reveals a number of encroachments:

- At 1043 Park Avenue, the historic house extends two feet (2') over the south property line into the 1035 Park Avenue property. Further, the hot tub encroaches two feet (2') over the rear (west) property line, and there is an existing block patio that extends over the 1043-1035 Park Avenue lot line in the south side yard.
- At 1049 Park Avenue, the historic house extends three feet (3') over the property line and the historic front porch is built to property line. The deck at 1049 Park Avenue extends to the south wall of the historic house, and encroaches approximately five feet (5') over the existing property line. By relocating the property line between 3.5 and 6.5 feet to the south, the encroachments at 1049 Park Avenue will be resolved. Staff has added Condition of Approval #4 requiring that the applicant address all encroachments on the site which will exist after the proposed lot line amendment prior to plat recordation.

The City Engineer will also require two (2) – ten foot (10') snow storage easements to be granted along the front and rear property lines of 1043 Park Avenue to address street frontages, per Condition of Approval #3; public snow storage easements have already been granted as part of the 1049 Park Avenue Subdivision and shall remain along Park Avenue.

Good Cause

Staff finds good cause for this Plat Amendment. By relocating the property line between 1043 and 1049 Park Avenue 3.5 to 6.5 feet to the south, the historic house at 1049 Park Avenue will no longer encroach into the 1043 Park Avenue property. The plat amendment will also address existing encroachments that exist on both properties. Interior lot lines between Lots 11 and 12 and Lots 11 and 22 will also be removed at

1043 Park Avenue. Finally, public snow storage and utility easements will be provided on the lots.

Department Review
This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice
The property was posted and notice was mailed to property owners within 300 feet on January 27, 2016. Legal notice was also published in the Park Record according to requirements of the Land Management Code on January 23, 2016.

Public Input
Staff has not received public input on this application at the time of this report. Public input may be taken at the regularly scheduled City Council public hearing.

Process
Approval of this application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18. Any new structures and improvements will require a Historic District Design Review. A Building Permit is publicly noticed by posting of the permit.

Alternatives
- The City Council may approve the 1043 & 1049 Park Avenue Plat Amendment; or
- The City Council may deny the 1043 & 1049 Park Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The site would remain as is. The historic structure at 1049 Park Avenue will continue to encroach into the 1043 Park Avenue property. Any new development to occur at 1043 Park Avenue will be required to be built to setbacks determined by the property's interior lot lines, and encroachments on this property, such as the hot tub and patio, will not be resolved. Further, the City will not gain the additional snow storage easements at 1043 Park Avenue.

Recommendation
Staff recommends the City Council hold a public hearing and consider approving the 1043 & 1049 Park Avenue Plat Amendment located at the same address based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the

attached ordinance.

Exhibits
Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
Exhibit B – Survey
Exhibit C – County Tax Map
Exhibit D – Aerial Photographs with 500’ Radius
Exhibit E– Site Photographs

Exhibit A – Draft Ordinance

Ordinance No. 16-12

AN ORDINANCE APPROVING THE 1043 & 1049 PARK AVENUE PLAT AMENDMENT LOCATED AT 1043 AND 1049 PARK, PARK CITY, UTAH.

WHEREAS, the owners of the properties located at 1043 and 1049 Park Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 10, 2016, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on February 10, 2016, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 3, 2016, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1043 & 1049 Park Avenue Plat Amendment.

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

SECTION 1. APPROVAL. 1043 & 1049 Park Avenue Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The properties are located at 1043 and 1049 Park Avenue.
2. The properties are located in the Historic Residential (HR-1) District.
3. The subject property consists of all of the 1049 Park Avenue Subdivision, recorded in 2013, as well as 1043 Park Avenue, which contains the north half (1/2) of Lot 11, the south 20 feet of Lot 12, and the north half (1/2) of Lot 22, Block 4, Snyder's Addition to Park City.
4. The applicant is proposing to add the north five feet (5') of Lot 12 to Lot 13, changing the location of the lot line between 1049 and 1043 Park Avenue so that each historic

house on its own lot. Additionally, this will remove the lot line which runs through the historic house at 1043 Park Avenue.

5. The house at 1043 Park Avenue is listed as “Significant” on Park City’s Historic Sites Inventory; the house at 1049 Park Avenue is listed as “Landmark.”
6. The proposed Plat Amendment creates two (2) lots of record from the existing one (1) lot, two (2)-half (1/2) lots, and one partial lot.
7. The Plat Amendment removes one (1) lot line going through the historic house at 1043 Park Avenue, and the interior lot line separating Lots 11 and 22.
8. The Plat Amendment also resolves the encroachment of the historic house at 1049 Park Avenue encroaching over the existing property line and into the 1043 Park Avenue property.
9. The proposed Plat Amendment combines the property into two (2) lots. 1043 Park Avenue (Lot 2) will contain 2,994.7 square feet and 1049 Park Avenue (Lot 1) will contain 2,630.4 square feet.
10. A single-family dwelling is an allowed use in the District.
11. The minimum lot area for a single-family dwelling is 1,875 square feet. The proposed lots meet the minimum lot area for single-family dwellings.
12. The minimum lot width required is twenty-five feet (25’). The proposed lots meet the minimum lot width requirement.
13. At 1043 Park Avenue, the maximum building footprint allowed based on proposed lot size of 2,994.7 square feet is 1,265.43 square feet.
14. At 1049 Park Avenue, the maximum building footprint allowed based on the proposed lot size of 2,630.4 square feet is 1,134.49 square feet.
15. The minimum front/rear yard setback for 1043 Park Avenue is fifteen feet (15’) based on the lot depth. The minimum total front/rear yard setback is thirty feet (30’).
16. The minimum front/rear yard setback for 1049 Park Avenue is twelve feet (12’) based on the lot depth. The minimum total front/rear yard setbacks for both lots are twenty-five feet (25’).
17. The minimum side yard setbacks for both lots are three feet (3’) based on the lot width. 1043 Park Avenue currently has side yard setbacks of seven feet (7’) on the north and 0 feet on the south. 1049 Park Avenue currently has a side yard setback of three feet (3’) on the north and 0 feet on the south. Both historic houses encroach over their prospective south property lines.
18. Per LMC § 15-2.2-4 indicates that historic structures that do not comply with building setbacks are valid complying structures. 1043 and 1049 Park Avenue are valid complying structures.
19. At 1043 Park Avenue, the existing historic house encroaches approximately two feet (2’) over the south property line and into the 1035 Park Avenue property. The hot tub and block patio also encroach two feet (2’) over the west (rear) property line.
20. At 1049 Park Avenue, the existing historic house encroaches approximately 3 feet (3’) over the south property line and into the 1043 Park Avenue property. There is a deck, constructed in 2015, that encroaches five feet (5’) over the current property line.
21. 1043 and 1049 Park Avenue are located in a FEMA Flood Zone X.
22. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

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. A ten feet (10') wide public snow storage easement will be required along the Park Avenue and Woodside Avenue frontages of 1043 Park Avenue; the existing public snow storage easements along Park Avenue at 1049 Park Avenue shall remain.
4. At 1043 Park Avenue, the applicant shall address the encroachment of the historic house onto the 1035 Park Avenue site.
5. At 1043 Park Avenue, the applicant shall also remove or enter into an encroachment agreement for the encroaching hot tub and block patio prior to plat recordation.
6. 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.
7. At 1043 Park Avenue, vehicular access to the site shall be limited to Woodside Avenue.
8. A portion of the new deck at 1049 Park Avenue shall be removed to the property line in order to resolve the encroachment. Decks, not more than thirty inches (30") in height above Final Grade are permitted in the setback, and this deck does not exceed thirty inches (30") in height.

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

PASSED AND ADOPTED this 3rd day of March, 2016.

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, MAYOR

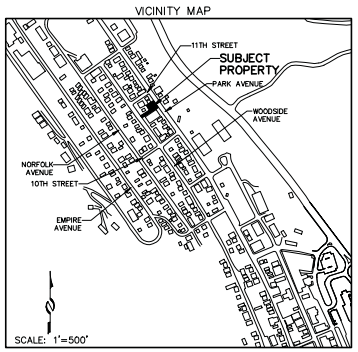
ATTEST:

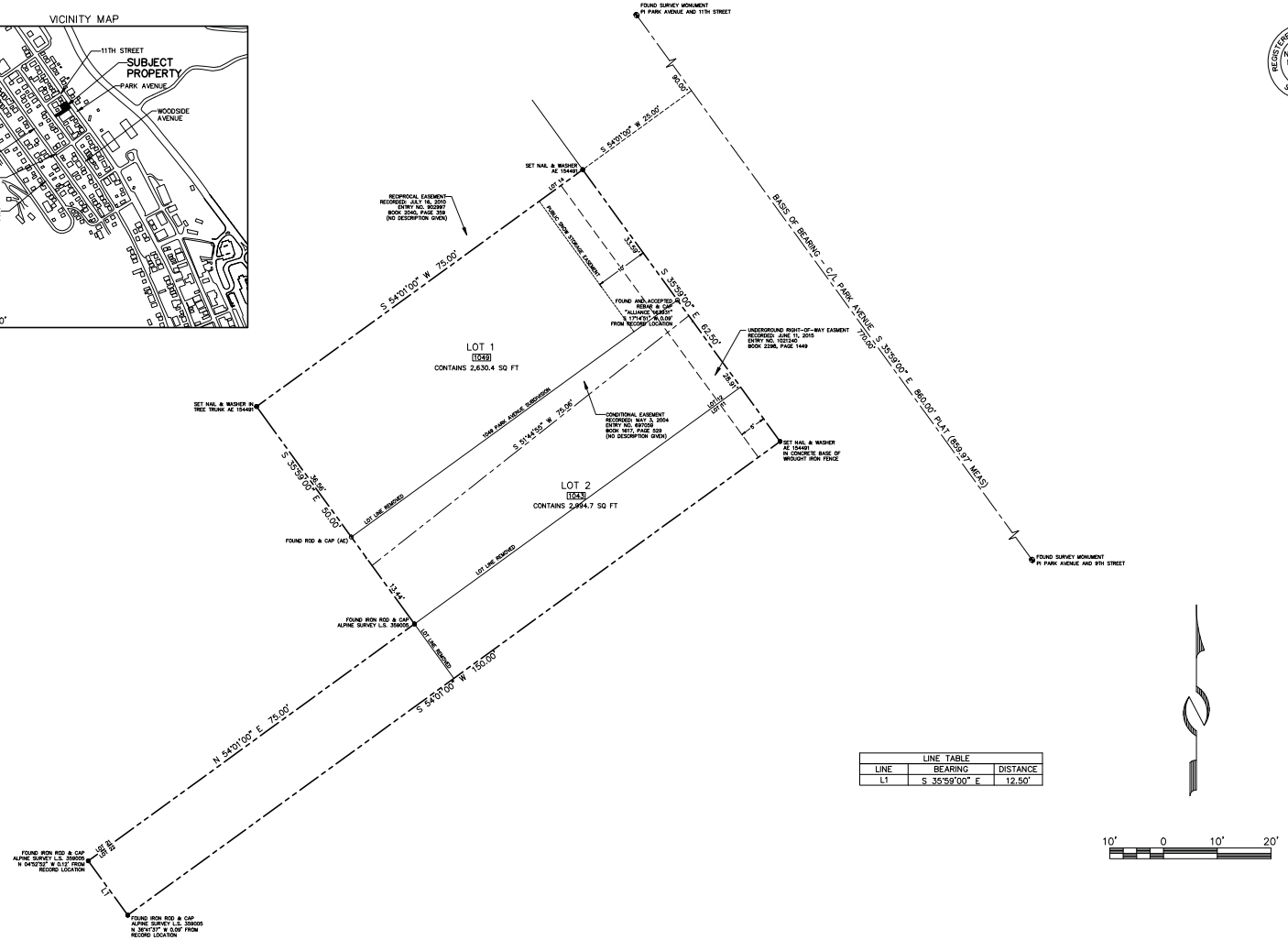
_____
City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Proposed Plat





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	12.50'

REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of 1043 & 1049 PARK AVENUE PLAT AMENDMENT has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

PARCEL 1:

The North ½ of Lot 11, the South 20 feet of Lot 12, and the North ½ of Lot 22, Block 4, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

PARCEL 2:

All of Lot 1, 1049 Park Avenue Subdivision, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 1043 PARK AVENUE HOLDINGS, LLC, as to Parcel 1, the undersigned owner of the herein described tract of land, to be known hereafter as 1043 & 1049 PARK AVENUE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

_____
Jeffrey Stanford Pierce, Manager
1043 PARK AVENUE HOLDINGS, LLC

ACKNOWLEDGMENT

State of _____:

ss:

County of _____:

On this _____ day of _____, 2016, Jeffrey Stanford Pierce personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Jeffrey Stanford Pierce acknowledged to me that he is the managing member of 1043 PARK AVENUE HOLDINGS, LLC and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing In: _____

My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Jeffrey Stanford Pierce, as to Parcel 2, the undersigned owner of the herein described tract of land, to be known hereafter as 1043 & 1049 PARK AVENUE PLAT AMENDMENT, does hereby certify that he has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

_____
Jeffrey Stanford Pierce, an unmarried man

ACKNOWLEDGMENT

State of _____:

ss:

County of _____:

On this _____ day of _____, 2016, Jeffrey Stanford Pierce personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Jeffrey Stanford Pierce acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing In: _____

My commission expires: _____

NOTE

This subdivision is subject to the Conditions of Approval in Ordinance 16-____.

LEGEND

[XXXX] Street address on Park Avenue

A RE-SUBDIVISION OF PLATTED LOTS

IN BLOCK 4, SNYDER'S ADDITION TO PARK CITY SURVEY

1043 & 1049 PARK AVENUE PLAT AMENDMENT

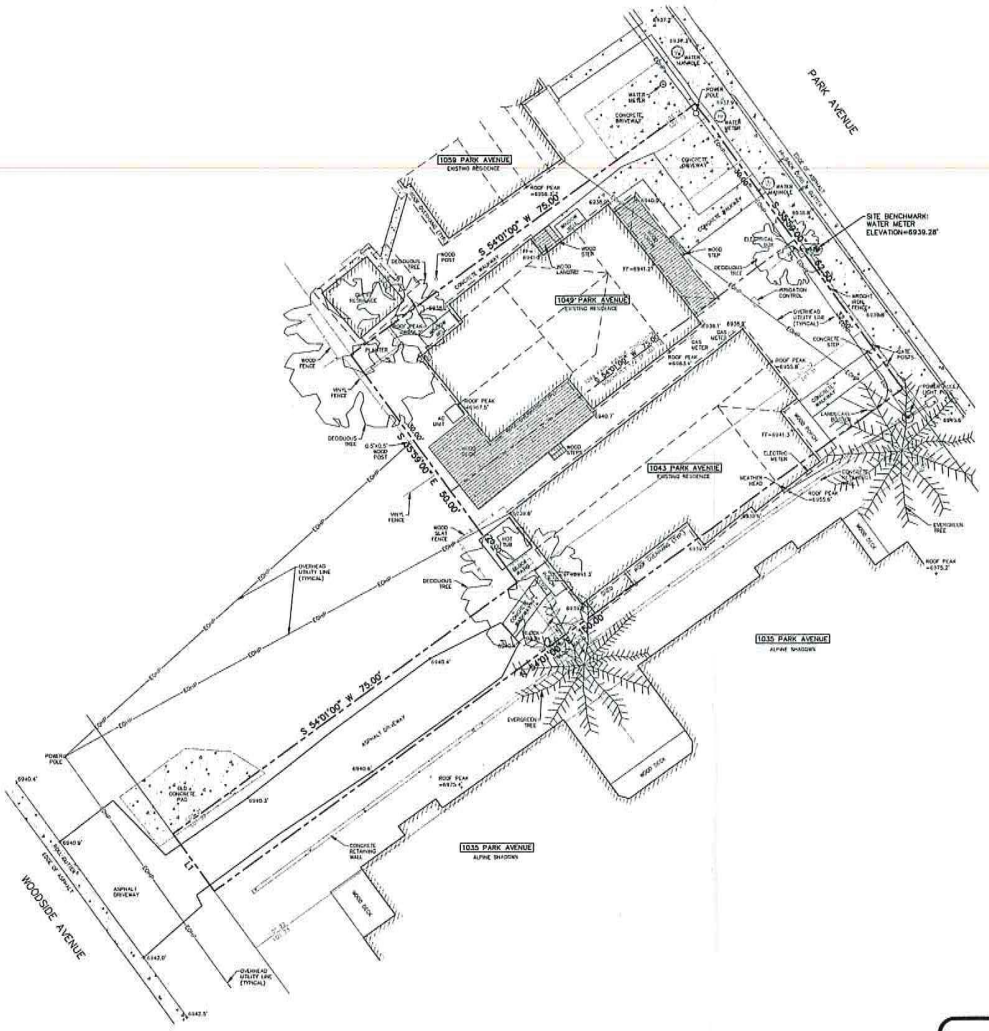
LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

12/31/15 JOB NO.: 9-12-13 FILE: X:\SnydersAddition\dwg\srv\plat2013\091213-2015.dwg

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2016 BY _____ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2016 BY _____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ MAYOR	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2016 BY _____ PARK CITY RECORDER	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO._____ _____ FEE _____ RECORDER

Exhibit B



SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

Martin A. Morrison

11-23-'15

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Water Meter Elevation=6939.28'
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 July 21, 2014.
4. Property corners were set or found.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	12.50

10' 0 10' 20'

RECEIVED
NOV 23 2015
PARK CITY
PLANNING DEPT.

RECEIVED
NOV 23 2015
PARK CITY
PLANNING DEPT.

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
MARTY MORRISON
HARRISON HOLLEY
JESSE MORENO

DATE: 11/23/15

EXISTING CONDITIONS & TOPOGRAPHIC MAP
1043 & 1049 PARK AVENUE
LOTS 12, 13, & 1/2 OF LOTS 11 & 22

FOR: DAVE BAGLINO
JOB NO.: 9-12-13
FILE: X:\SnydersAddition\dwg\srv\topo2013\091213.dwg

SHEET 1 OF 1

Exhibit C

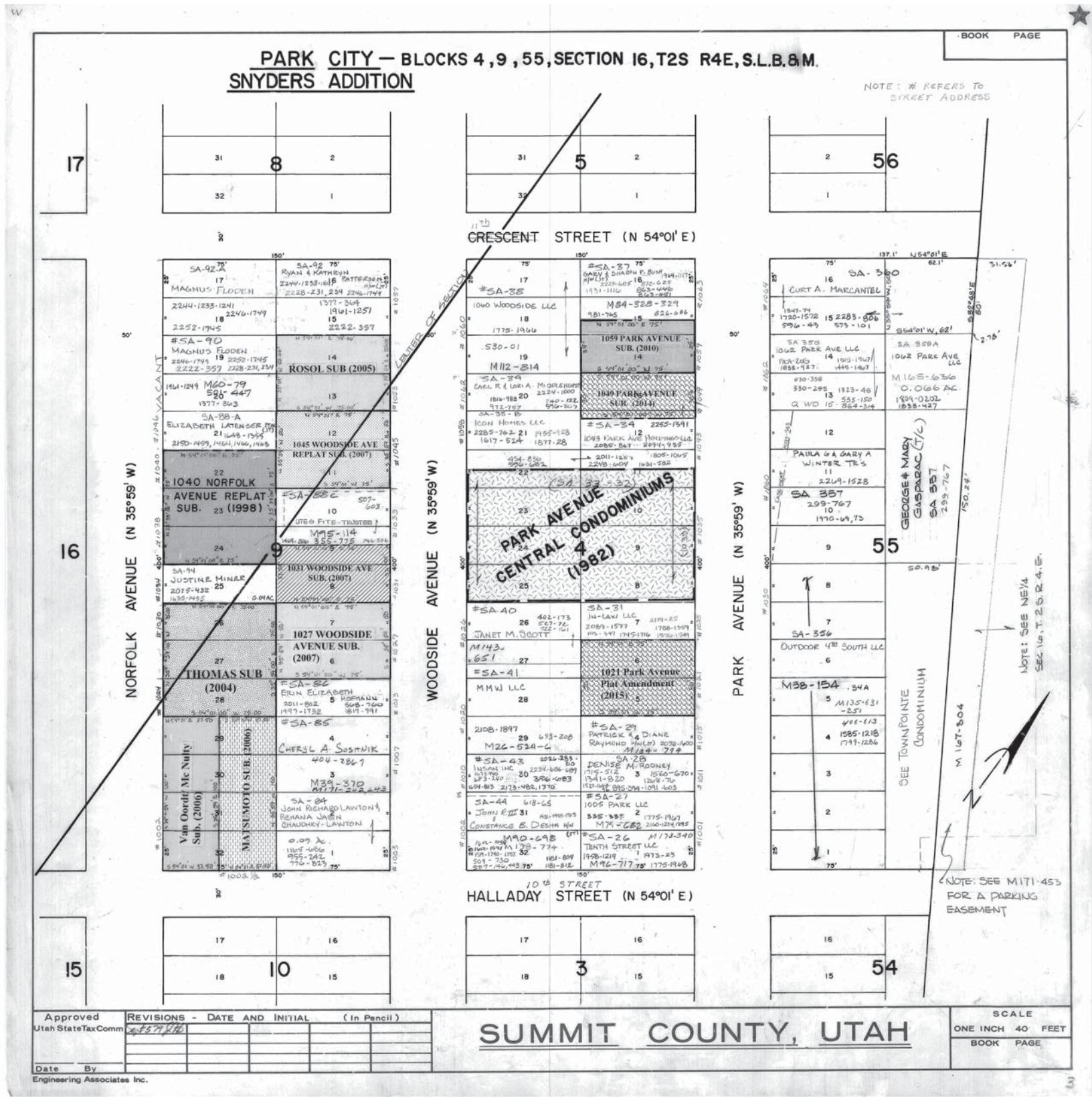

PARK CITY — BLOCKS 4, 9, 55, SECTION 16, T2S R4E, S.L.B.&M.
SNYDERS ADDITION
BOOK PAGE
NOTE: # REFERS TO STREET ADDRESS
CRESCENT STREET (N 54°01' E)
HALLADAY STREET (N 54°01' E)
NORFOLK AVENUE (N 35°59' W)
WOODSIDE AVENUE (N 35°59' W)
PARK AVENUE (N 35°59' W)
LAYER OF SECTION
PARK AVENUE CENTRAL CONDOMINIUMS 4 (1982)
1040 NORFOLK AVENUE REPLAT SUB. (1998)
ROSOL SUB (2005)
1045 WOODSIDE AVE REPLAT SUB. (2007)
1031 WOODSIDE AVE SUB. (2007)
1027 WOODSIDE AVENUE SUB. (2007)
THOMAS SUB (2004)
Van Oordt Mc Nulty Sub. (2006)
MATSUMOTO SUB. (2006)
1059 PARK AVENUE SUB. (2010)
1049 PARK AVENUE SUB. (2014)
1021 Park Avenue Plat Amendment (2015)
1062 PARK AVE LLC
GEORGE & MARY GASPARAC (T/C)
SEE TOWNPOINTE CONDOMINIUM
NOTE: SEE NE1/4 SEC 16, T. 2S. R. 4 E.
NOTE: SEE M171-453 FOR A PARKING EASEMENT
SUMMIT COUNTY, UTAH
SCALE ONE INCH 40 FEET
BOOK PAGE
Approved Utah State Tax Comm
REVISIONS - DATE AND INITIAL (In Pencil)
Date By
Engineering Associates Inc.

Exhibit D

SUBJECT PROPERTY
RECEIVED
OCT 1 2015
AERIAL PHOTOGRAPH
1043 & 1049 PARK AVENUE
FOR: WASATCH ENGINEERING CONTRACTORS
JOB NO.: 9-12-13
FILE: X:\SnydersAddition\dwg\Exhibits\1043&1049 park ave-ortho.dwg
STAFF: MARSHALL KING
JEFF KITCHEN
DATE: 3/2/15
SHEET 1 OF 1

Exhibit E

Looking West

Looking Southwest

RECEIVED
OCT 2 1 2021
PARK CITY
PLANNING

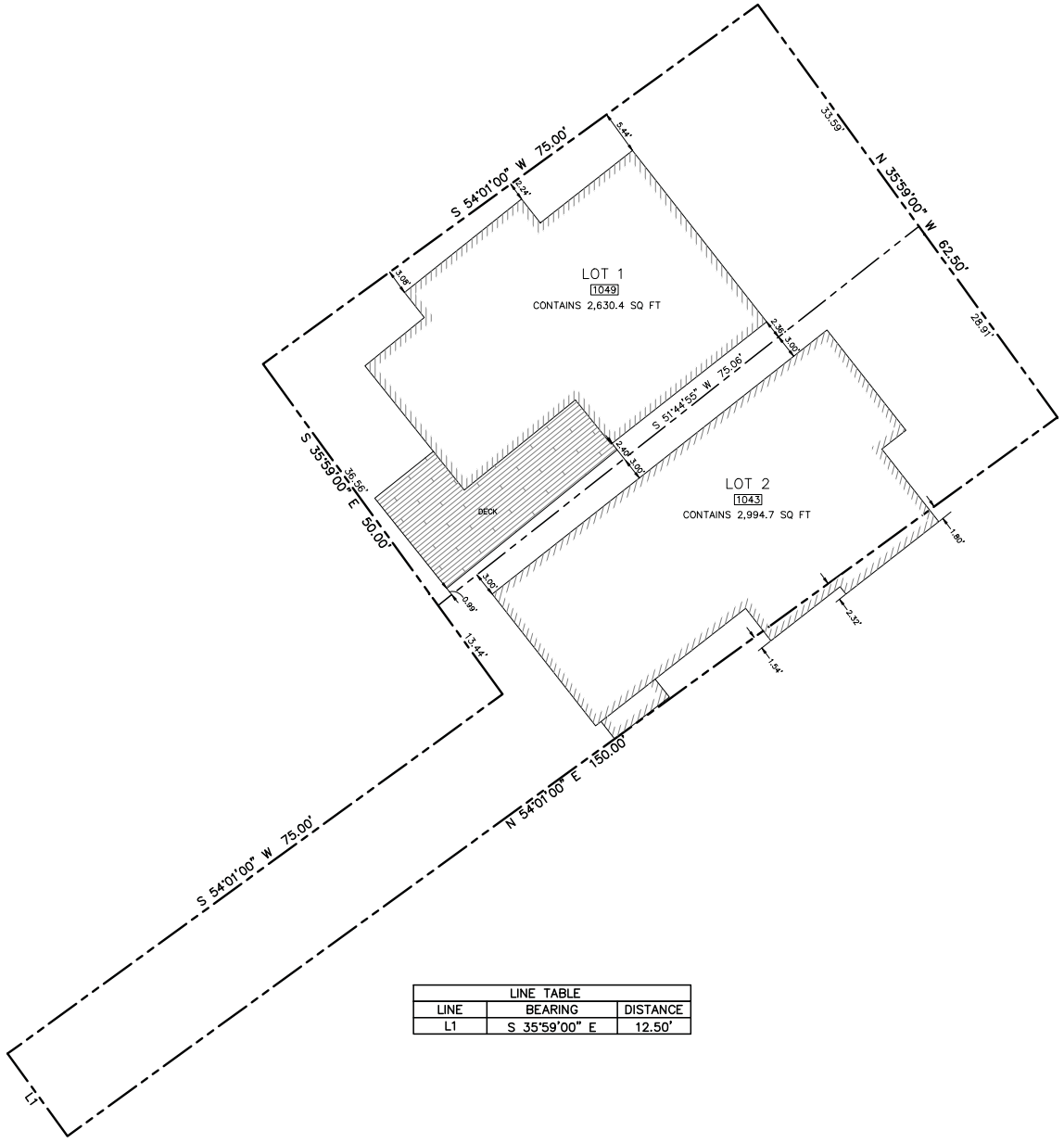
1043 Park Avenue Looking North

Looking East

RECEIVED
OCT 21 2015
PARK CITY
PLANNING DEPT.

Exhibit F

EXHIBIT SHOWING STRUCTURES RELATIVE TO PROPOSED PROPERTY LINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	12.50'

1043 & 1049 PARK AVENUE SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'

12/31/15 X:\SnydersAddition\dwg\srv\plat2013\091213-2015.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

City Council Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Application #: PL-13-01893
Subject: 1049 Park Avenue Subdivision
Author: Anya Grahn, Historic Preservation Planner
Date: March 20, 2014
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing for the 1049 Park Avenue Subdivision located at the same address, and consider approving the proposed plat amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant:	Dave Baglino, Wasatch Engineering Contractors
Location:	1049 Park Avenue
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential condominiums, single-family residential, vacation rentals
Reason for Review:	Plat approval requires City Council review and approval

Proposal

The applicant is requesting a Plat Amendment for the purpose of combining the north five feet (5') of Lot 12 and all of Lot 13 of Block 4 of Snyder's Addition to the Park City Survey. There is an existing historic home on the property identified as a Landmark on the City's Historic Sites Inventory (HSI) that straddles the lot line between Lots 12 and 13, and encroaches into the neighboring property to the south by two (2') to three (3') feet. The applicant wishes to combine the lots in order to move forward with a Historic District Design Review (HDDR) approval.

Purpose

The purpose of the Historic Residential (HR-1) District is to:

(A) Preserve present land Uses and character of the Historic residential Areas of Park City,
(B) Encourage the preservation of Historic Structures,
(C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
(D) Encourage single family Development on combinations of 25' x 75' Historic Lots,
(E) Define Development parameters that are consistent with the General Plan policies for the Historic core, and

(F) Establish Development review criteria for the new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The 1049 Park Avenue property is listed on the Historic Sites Inventory (HSI) as a "Landmark" site which includes a two (2) story frame hall-parlor house. The house has had minimal changes, the most significant of which is the reconstruction of the front porch with a pediment above the entrance. The hall-parlor form is the earliest type to be built in Park City and is one (1) of three (3) of the most common house types built in Park City during the Mining Era. The site was individually nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed due to the owner's objection. Because the site retains its historic integrity and is eligible for the National Register, it has been designated as "landmark" on the City's HSI.

On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, the Building Department was unable to issue a building permit for the construction of a new basement addition which would occur on the adjacent property. Though a maintenance easement existed, the City required the applicant to submit a consent letter from the neighboring property owner that provided their permission to build the basement over the shared property line. Further analysis revealed that a root cellar and crawl space existed beneath the historic structure. The root cellar is approximately seven feet ten inches (7'10") in height and encroaches approximately three feet (3') into the 1043 Park Avenue property. A crawlspace is beneath the remainder of the structure and is roughly three feet ten inches (3'10") in height. A portion of the crawlspace also encroaches approximately two feet (2') into the neighboring property.

The Planning Director determined that the replacement of the existing root cellar and foundation with a new basement foundation did not increase the degree of the existing foundation's nonconformity on February 10, 2014 (Exhibit F).

During this analysis, it was also discovered that the applicant needed to complete a plat amendment in order to remove the interior property line. A revised HDDR action letter was sent to the applicant on February 10, 2014, that added a Condition of Approval that no building permit would be issued prior to the recordation of the subdivision plat amendment.

In January 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The applicant requested that the Planning Commission forward a positive recommendation to City Council for a plat amendment combining the north five feet (5') of Lot 12 and all of Lot 13 of Block 4 of the Snyder's Addition to Park City. The existing landmark historic structure encroaches over the interior lot line and on to the property at 1043 Park Avenue. This encroachment increases from east to

west, varying from two feet (2') to three feet (3'). The square footage of the encroachment is 47.5 square feet.

1043 Park Avenue, the parcel directly to the south of 1049 Park Avenue, contains the north half of lot 11, the south twenty feet (20') of lot 12, and the north half of lot 22 of Block 4 of Snyder's Addition. This lot contains approximately 3,375 square feet, or 0.07 acres. It is not a substandard lot. Further, the site is listed as "Significant" in the City's Historic Site Inventory.

The Planning Commission held a Public Hearing and voted unanimously (5-0) to forward a positive recommendation of the 1049 Park Avenue Subdivision on February 19, 2014. Public comment was provided at this meeting in regards to the parking conditions on Sampson Avenue.

Analysis
The home currently straddles the lot line between Lots 12 and 13 of Block 4 of the Snyder's Addition. The plat amendment is necessary in order for the applicants to make the necessary improvements to the site, which were approved as part of the Historic District Design Review (HDDR) on July 18, 2013.

	HR-1 Zone Designation	**Existing Conditions**	**Proposed Conditions**
Lot Size	1,850 SF	2,250 SF	2,250 SF
Setbacks			
Front (West)	10 ft.	18.5 ft. (porch) ; *complies*	18.5 ft.
Rear (East)	10 ft.	19 ft.; *complies*	10 ft.
Side (North)	3 ft.	2 ft. ; *valid complying (historic)*	2 ft.
Side (South)	3 ft.	0 ft. (encroaches 2-3ft, increasing to the west); *valid complying (historic)*	0 ft. (encroaches 2-3 ft. increasing to the west.)
Height above existing grade	27 ft.	23.5 ft.	26.5 ft. (new rear addition)

The proposed plat amendment does not increase any degree of nonconformity with respect to setbacks. The plat amendment would remove existing encroachments over the interior lot lines. The additions to the landmark structure would be required to meet the current setback requirements.

In running the footprint formula, the total allowed footprint on this lot is 991.4 SF. The historic structure encroaches 47.5 feet onto the property at 1043 Park Avenue. The total footprint of the historic building and new addition will be 1,035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property because the remaining 47.5 square feet is located on the property at 1043 Park Avenue. As has been the standard in Park City, the 47.5 SF that encroach

will be deducted from the total allowed footprint at 1043 Park Avenue. With the reduction of the encroachment, 1043 Park Avenue would be able to have a footprint of approximately 1,348.5 square feet; the total allowed square footage for that property is 1,396 square feet based on the survey (see Exhibit E).

As seen in the following chart, the current size of the historic structure at 1049 Park Avenue is similar in size to other historic structures in the neighborhood. The proposed addition is relatively small due to the footprint limitations and will not create a house that is larger than those seen in the neighborhood. The chart below shows the approximate house size for other historic structures on the 1000 block of Park Avenue.

Address:	Year Built:	Lot Size (+/-)	Existing SF	Max Footprint	Historical Significance
1000 Park	2002	100,928.52 SF	Condo Development		Non-Historic
1001 Park	1984	1,875 SF	1,620 SF	844 SF	Non-Historic
1005 Park	1993	1,875 SF	1,520 SF	844 SF	Non-Historic
1011 Park	1968	1,875 SF	1,059 SF	844 SF	Non-Historic
1015 Park	1894	1,875 SF	1,049 SF	844 SF	Significant
1021 Park	1901	3,750 SF	980 SF	1,519 SF	Landmark
1025 Park	1993	1,875 SF	1,834 SF	844 SF	Non-Historic
1030 Park	1971	14,810 SF	1,071 SF	3222 SF	Non-Historic
1035 Park	1982	11,250 SF	Condo Development		Non-Historic
1043 Park	1905	3,375 SF	1,204 SF	1,396 SF	Significant
1049 Park	1910	2,250.04 SF	1,171 SF	991.4	Landmark
1059 Park	1904	2,613.6 SF	848 SF	1,128.31	Significant
1060 Park	1946	13,939.2 SF	953 SF	3,184.46	Significant
1062 Park	1926	3,750 SF	605 SF	1,519 SF	Landmark
1064 Park	Vacant Lot	6,969.6	N/A	2,355.55	Non-Historic
1063 Park	1920	3,049.2	857	1,284.53	Landmark

The amendment of one (1) partial lot and one (1) full lot is not uncommon in Old Town, and the 1049 Park Avenue Subdivision is in keeping with the lot sizes already in existence in this neighborhood. The smallest lot size on this block is 1,875, or a traditional twenty-five by seventy-five foot (25'x75') Old Town Lot. The largest lot size is at 1000 Park Avenue and includes the three (3) condominium structures facing Deer Valley Drive. The second largest is at 1030 Park Avenue and is 14,810 square feet; this is the location of Prudential Real Estate Office. The average lot size, not including the development at 1000 Park Avenue is 4,958 square feet, and the property at 1049 Park Avenue is roughly forty-five percent (45%) of the average lot size.

Aside from an HDDR and Building Permit, if the applicant wishes to add an addition to the house, there are no other regulatory processes anticipated for this property. The site is not on a steep slope.

Good Cause
Planning Staff believes there is good cause for the application. Combining the lots will allow the property owner to move forward with site improvements, which include restoring the historic landmark house and adding a rear addition. If left un-platted, the property remains as is. Moreover, the plat amendment will resolve the issue of the existing landmark structure straddling interior lot lines. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undo harm on any adjacent property owner because the proposal meets the requirements of the Land Management Code (LMC) and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. In approving the plat, the City will gain one (1) ten foot (10') snow storage easement along Park Avenue as well as resolve the existing building encroachments over interior lot lines. The applicant cannot move forward with this addition until the plat amendment has been recorded.

Process
The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 15-1-18.

Department Review
This project has gone through an interdepartmental review. No additional issues were raised regarding the subdivision.

Notice
The property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record.

Public Input
No public input was provided at the February 26, 2014, Planning Commission.

Alternatives
- The City Council may approve the 1049 Park Avenue Subdivision as conditioned or amended; or
- The City Council may deny the 1049 Park Avenue Subdivision and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 1049 Park Avenue Subdivision; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts
There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The proposed plat amendment would not be recorded and one (1) and one-half (1/2) existing lots would not be adjoined. Any additions to or renovations of the historic house would not be permitted because the interior lot line runs through the house.

Recommendation
Staff recommends the City Council hold a public hearing for the 1049 Park Avenue Subdivision, and consider approve the 1049 Park Avenue Subdivision based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits
Exhibit A – Draft Ordinance with Proposed Plat
Exhibit B – Existing Conditions Survey
Exhibit C – Vicinity Map/Aerial Photograph and streetscape photos
Exhibit D – Plat Map
Exhibit E – Survey of 1043 Park Avenue
Exhibit F – Planning Director Determination Letter, 2.10.14
Exhibit G – Planning Commission Minutes, 2.12.14

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 14-

AN ORDINANCE APPROVING THE 1049 PARK AVENUE SUBDIVISION PLAT LOCATED AT 1049 Park Avenue, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1049 Park Avenue, has petitioned the City Council for approval of the plat amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on February 26, 2014 to receive input on the proposed subdivision;

WHEREAS, on February 26, 2014 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 20, 2014 the City Council held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 1049 Park Avenue Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 1049 Park Avenue Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1049 Park Avenue within the Historic Residential (HR-1) Zoning District.
2. The applicants are requesting to combine the north five (5) feet of Lot 12 and all of Lot 13 of Block 4, Snyder's Addition into one (1) Parcel.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of a rear yard addition to the historic house.
4. The amended plat will create one new 2,250.04 square foot lot.
5. The existing historic 1,171 square foot home is listed as "Landmark" on the Historic Sites Inventory (HSI).

6. Per Land Management Code (LMC) 15-2.2-4 Historic Structures that do not comply with building setbacks, off-street parking, and driveway location standards are valid Complying Structures. The historic structure is a valid complying structure, though it straddles the property line that separates Lots 12 and 13.
7. The existing historic structure encroaches into the property at 1043 Park Avenue. The degree of the encroachment increases from two feet (2') to three feet (3') from east to west. The total square footage of the encroachment is 47.5 square feet. A conditional easement currently exists to address this encroachment.
8. Any proposed additions to the existing historic home require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
9. The maximum allowed building footprint allowed on the lot is 991.3 square feet. The applicant intends to construct a new rear addition and renovate the existing historic home. Following the renovation, the total footprint of the house will be 1035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property. The remaining 47.5 square feet of the encroachment is located at 1043 Park Avenue.
10. The amendment of one and one-half (1.5) lots would be smaller than the average size of lot combinations on Park Avenue and is in keeping with the traditional size of development on the 1000 block of Park Avenue.
11. New additions to the rear of the historic home require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
12. On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, no building permit can be issued prior to the recording of the plat amendment.
13. The approval of the HDDR application was revised on February 10, 2014.
14. There is an existing root cellar and crawlspace beneath the historic building. The applicant intends to replace this makeshift foundation with a new basement foundation. The Planning Director determined that a new basement foundation did not increase the degree of the existing foundation's nonconformity on February 10, 2014. Rather, the replacement of the existing root cellar and foundation with a new basement foundation is maintenance and necessary to ensure the longevity of the historic structure.
15. On January 14, 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The application was deemed complete on February 11, 2014.

<u>Conclusions of Law:</u>

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment 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 amendment at the County within one (1) 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 complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. 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.
5. A 10 foot (10') wide public snow storage easement is required along the street frontage of the lot along Park Avenue and shall be shown on the plat.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

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

PASSED AND ADOPTED this ___day of March, 2014.

PARK CITY MUNICIPAL CORPORATION

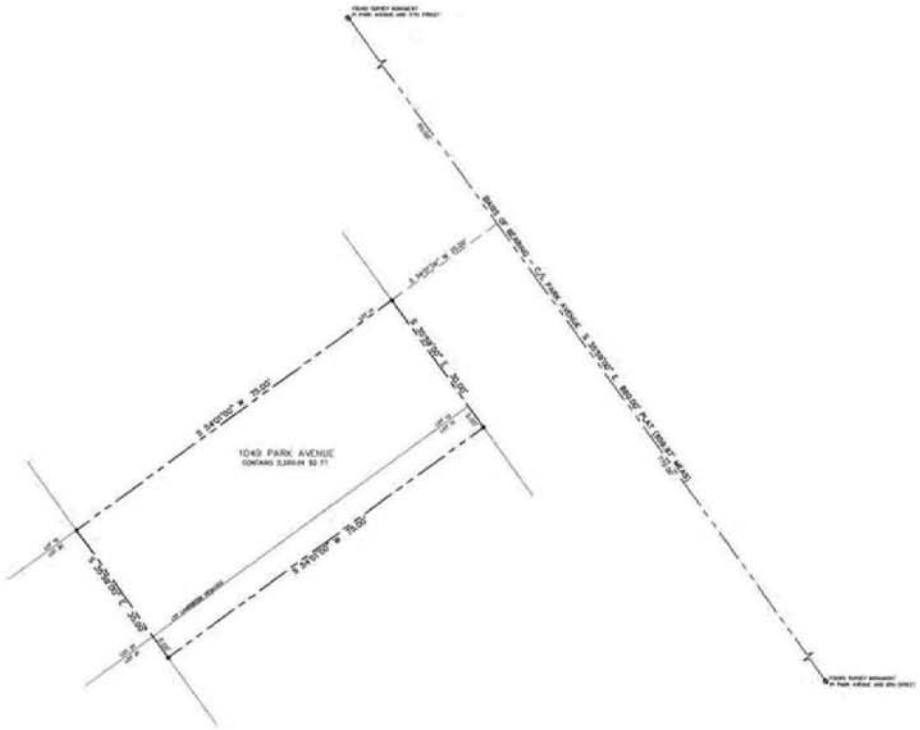
_____
Jack Thomas, MAYOR

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154481, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of the 1049 PARK AVENUE SUBDIVISION and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTION

The North 5 feet of Lot 12 and all of Lot 13, Block 4, SNYDERS ADDITION TO THE PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that _____, the undersigned owner of the herein described tract of land, to be known hereafter as 1049 PARK AVENUE SUBDIVISION, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner or his representative, hereby irrevocably offers for dedication to the city of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his/her hand this _____ day of _____, 2014.

_____

_____, Owner

ACKNOWLEDGMENT

State of _____,
ss
County of _____,

On this _____ day of _____, 2014, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, _____ acknowledged to me that he/she is the owner of the herein described tract of land, and that he/she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

LEGEND

● Property corners were found or set. See recorded survey # 2-4295.

A PARCEL COMBINATION PLAT

A COMBINATION OF THE NORTH 5 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 4, SNYDER'S ADDITION

1049 PARK AVE. SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECEIVED
JAN 14 2014
PARK CITY
PLANNING DEPT.

SHEET 1 OF 1

JOB NO.: 8-12-13 FILE: X:\Snyder's Addition\dwg\srv\plat2013\8-12-13.dwg

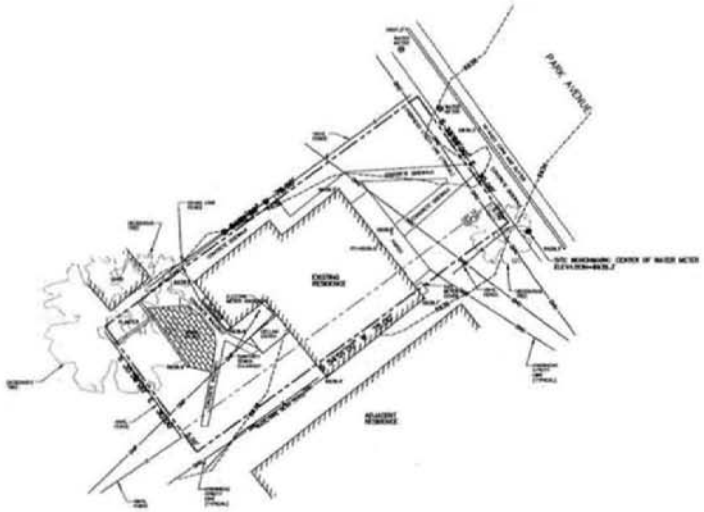
	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
(435) 649-9467	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2014 A.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2014 A.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2014 A.D.	APPROVED AS TO FORM THIS _____ DAY OF _____, 2014 A.D.	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 A.D.	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2014 A.D.	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
	BY _____ S.B.W.R.D.	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ PARK CITY RECORDER	BY _____ MAYOR	DATE _____ TIME _____ BOOK _____ PAGE _____ ENTRY NO. _____ FEE _____ RECORDER

SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a registered land surveyor and that I hold certificate no. 154481 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Center of water meter
   Elevation=6930.3'
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 June 8, 2006.
4. Property corners were set or found.



10' 0 10' 20'

(435) 649-9467	STAFF: MARSHALL KING TRACY SNIDOW	EXISTING CONDITIONS MAP 1049 PARK AVENUE, SNYDERS ADDITION NORTH 5' OF LOT 12 AND LOT 13 FOR: WES GARRETT JOB NO.: 3-6-06 FILE: X:\...\snyders\dwg\srv\topo06\030606.dwg	SHEET 1 OF 1
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS		DATE: 6/22/06	

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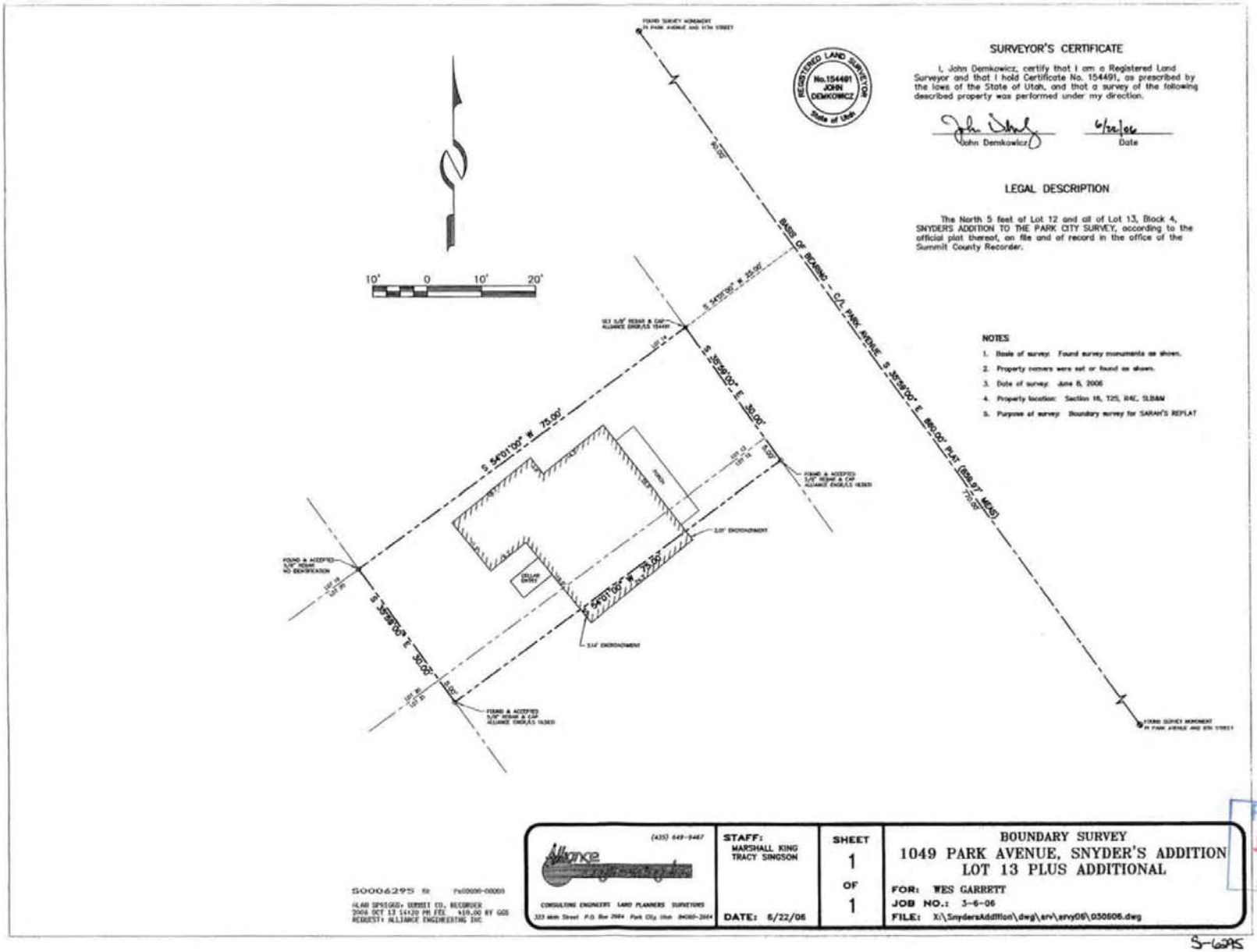
JAN 14 2014
PARK CITY PLANNING DEPT.



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S0006295 Rx Fee00000-00000
ALAN SPRIGGS, SUMMIT CO. RECORDER
2006 OCT 13 14:20 PM FEE $10.00 BY GGS
REQUEST: ALLIANCE ENGINEERING INC

S-6295

500 FOOT EXHIBIT

10 SCALE SITE PLAN

1049 PARK AVE SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Alliance Engineering	STAFF: STEVE SCHUELER MARSHALL KING	ORTHO-PHOTOS 1049 PARK AVE. SUBDIVISION SNYDER'S ADDITION	SHEET 1 OF 1
	DATE: 1/2/14	FOR: DAVID BAGLINO JOB NO.: 8-12-13 FILE: X:\Snyder's Addition\dwg\plat2013\08-12-13-support.dwg	

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PARK CITY PLANNING DEPT.

LOOKING NORTH FROM PARK AVE.

LOOKING SOUTH FROM PARK AVE.

LOOKING WEST FROM PARK AVE.

	STAFF: STEVE SCHAEFER MARSHALL KING	STREETSCAPE PANORAMAS 1049 PARK AVE. SUBDIVISION SNYDER'S ADDITION FOR: DAVID BAGLINO JOB NO.: 8-12-13 FILE: X:\Snyder's Addition\dwg\plat2013\08-12-13-support.dwg	SHEET 1 OF 1
	DATE: 1/2/14		

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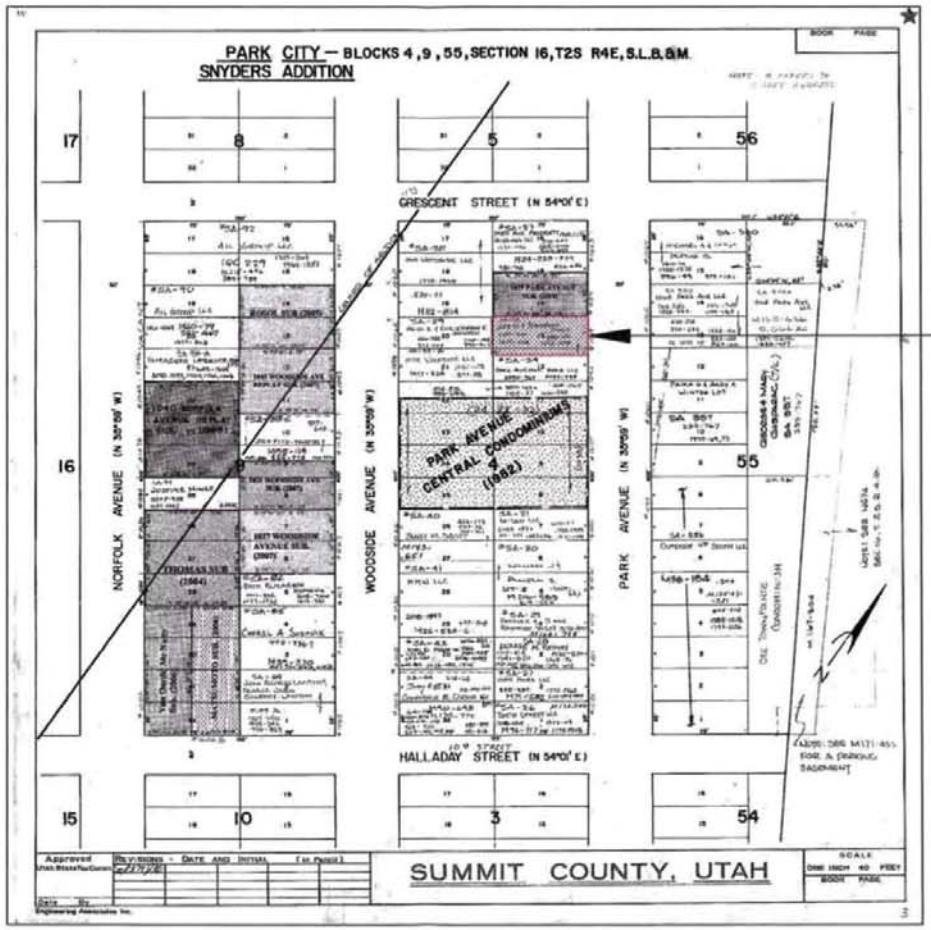
JAN 14 2014
PARK CITY PLANNING DEPT.



1049 PARK AVE. SUBDIVISION

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Alliance Engineering Inc.	STAFF: STEVE SCHUELER, MARSHALL KING	OWNERSHIP PLAT 1049 PARK AVE. SUBDIVISION SNYDER'S ADDITION FOR: DAVID BAGLINO JOB NO.: 8-12-13 FILE: H:\Snyder's Addition\dwg\plat2013\08-12-13-subplat.dwg	SHEET 1 OF 1
	DATE: 1/2/14		

RECEIVED
JAN 14 2014
PARK CITY
PLANNING DEPT.

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 163931, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz — 1-19-98 Date

REGISTERED LAND SURVEYOR No. 163931 JOHN DEMKOWICZ State of Utah

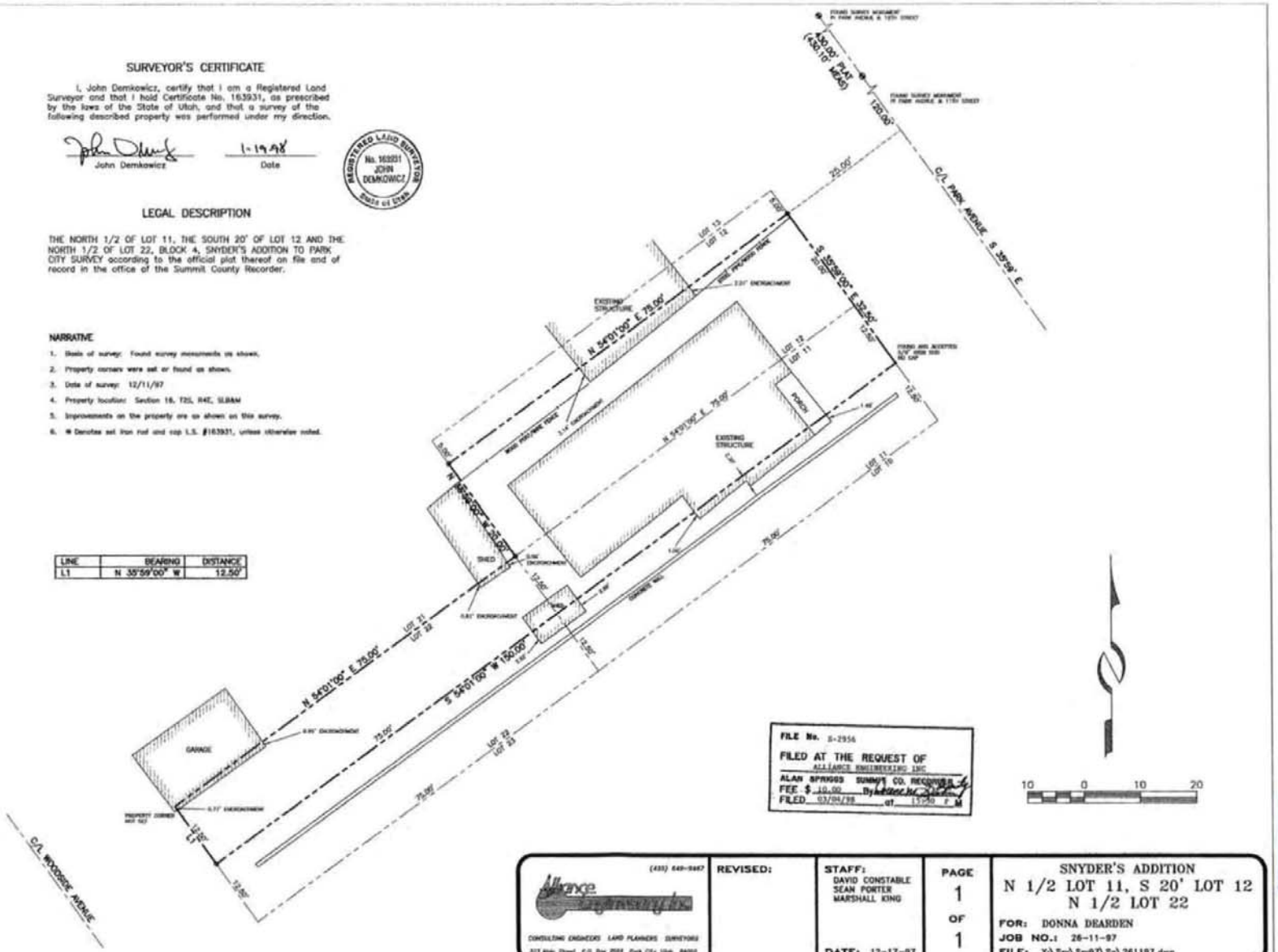
LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 11, THE SOUTH 20' OF LOT 12 AND THE NORTH 1/2 OF LOT 22, BLOCK 4, SNYDER'S ADDITION TO PARK CITY SURVEY according to the official plat thereof on file and of record in the office of the Summit County Recorder.

NARRATIVE

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: 12/11/97
4. Property location: Section 16, T2S, R4E, SLB&M
5. Improvements on the property are as shown on this survey.
6. ● Denotes set iron rod and cap L.S. #163931, unless otherwise noted.

LINE	BEARING	DISTANCE
L1	N 35°59'00" W	12.50'



FILE No. S-2956
FILED AT THE REQUEST OF ALLIANCE ENGINEERING INC
ALAN SPRIGGS SUMMIT CO. RECORDER
FEE $ 10.00 By
FILED 03/04/98 at 1058 P M

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
333 Main Street P.O. Box 2664 Park City, Utah 84060

REVISED:

STAFF:
DAVID CONSTABLE
SEAN PORTER
MARSHALL KING

DATE: 12-17-97

PAGE 1 OF 1

SNYDER'S ADDITION
N 1/2 LOT 11, S 20' LOT 12
N 1/2 LOT 22

FOR: DONNA DEARDEN
JOB NO.: 26-11-97
FILE: Y:\Srv\Srv97\Sa\261197.dwg

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JAN 14 2014
PARK CITY PLANNING DEPT

10 February 2014

Kevin Horn
PO Box 386
Bountiful, UT 84011

Dave Baglino
Wasatch Engineering Contractors, Inc.
1762B Prospector Avenue
Park City, UT 84060

Dear Kevin and Dave:

NOTICE OF PLANNING DIRECTOR DETERMINATION

Project Address:	1049 Park Avenue
Project Description:	Determination of legal non-complying structure status for existing landmark structure
Project Number:	HDDR: PL-12-01816; Plat: PL-14-02232
Date of Action:	January 28, 2014

Action Taken By Planning Director:

The Planning Director has made a determination that the existing structure located at 1049 Park Avenue is a valid complying structure. According to Land Management Code Section 15-2.2-4, Historic Structures that do *not* comply with building setbacks, off-street parking, and driveway location standards are valid complying structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards, and Building Height.

The proposed basement addition is replacing an existing cellar and crawlspace. The basement and crawlspace do not meet the setback requirements and appear to have been built out-of-period. This portion of the house is legal non-complying and there is a conditional easement in place as the house extends over the property line. Per LMC 15-9-6(A), any non-complying structure may be repaired, maintained, altered, or enlarged provided that such repair, maintenance, alteration, or enlargement shall neither create a new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of the structure.

The Planning Director finds that replacing the existing foundation and cellar with a new basement does not create a new non-compliance nor will it increase the degree of the existing non-compliance of all or any part of the basement structure.

Similarly, there is an existing non-complying out-of-period (non-historic) one-story addition along the north property line that does not currently comply with setbacks. The walls of this structure are comprised of tin panels atop limited stud wall construction. Some wood wall construction has rotted along the north elevation, near finished grade. During the renovation, these walls will be replaced with new walls that meet the International Building Code (IBC). This will be completed in an effort to repair the existing structure.

The Planning Director has made this determination based on the following findings of fact and conditions of approval:

Findings of Fact:

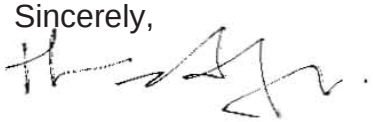
1. The property is located at 1049 Park Avenue.
2. The property is located in the Historic Residential (HR-1) District, and is subject to all the requirements of the Park City Land Management Code (LMC) and the 2009 updates to the Park City Design Guidelines for Historic Districts and Historic Sites.
3. The lot contains an existing historic “landmark” house.
4. The area of the lot is 2,250 square feet. The minimal lot size in the HR-1 zoning district is 1,875 square feet.
5. Per LMC 15-2.2-4, Historic Structures that do not comply with Building Setbacks, Off-street parking, and driveway location standards are valid complying structures. The existing historic structure encroaches over the south property line and a non-historic one-story addition does not meet the current side yard setbacks along the north property line. No on-site parking is currently available.
6. A conditional easement was recorded with the county on May 3, 2004, for the maintenance of the encroaching historic structure over the neighboring property to the south. The historic structure encroaches by approximately two feet (2’) to three feet (3’), increasing from east to west.
7. The historic structure will be elevated twenty-four inches (24”) in order to pour a new basement foundation to follow the footprint of the existing structure and new addition. Per Design Guidelines B.3.2, the basement foundation will not significantly diminish the original placement, orientation, and grade of the historic building. No more than two feet (2’) of the new foundation will be visible above the finished grade on the primary and secondary facades.
8. The setback requirements for the lot are three feet (3’) for the side yards and ten feet (10’) in the front and rear yards. The existing structure does not meet the setback requirements.

9. On July 18, 2013, a Historic District Design Review (HDDR) application was approved by Planning Staff for an exterior remodel of the structure. A revised Action Letter was sent on February 10, 2014.
10. The structure complies with the 27 foot height limit.

Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The plan shall include a phasing, timing, staging, and coordination of construction with adjacent projects to address mitigation of neighborhood impacts due to the high volume of construction in this neighborhood.
3. City Engineer review and approval of all construction, including grading, utility installation, public improvements and drainage plans, and construction within the ROW, for compliance with the City standards is a condition precedent to building permit issuance.
4. No building permits shall be issued for this project until the final plans for the building remodel are reviewed and approved by the Planning Department staff for compliance with the Historic District Design Review and conditions as approved on July 18, 2013 and revised on February 10, 2014.
5. A final landscape plan shall be submitted for approval by the Planning Department and the landscaping shall be complete prior to issuance of a Certificate of Occupancy for the structure.
6. No building permit shall be issued prior to recording the plat amendment.

Sincerely,



Thomas E. Eddington, Jr. AICP, LLA
Park City Planning Director

CC: Anya Grahn, Historic Preservation Planner

MOTION: Commissioner Strachan moved to CONTINUE the public hearing on 901 Norfolk Avenue plat amendment to March 12, 2014. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, public hearing, action.

1. 1049 Park Avenue Subdivision
(Application PL-13-01893)

Planner Anya Grahn reviewed the application for a plat amendment for the property located at 1049 Park Avenue. A historic house is located on the property. The lot consists of one Old Town lot and an additional two to three feet of the north half of Lot 12, which is directly to the south. The applicant was requesting to remove an interior lot line in order to move forward with renovation plans for the house.

Planner Grahn noted that the existing house encroaches approximately 48 feet on to the neighboring property, which is typical on Park Avenue. When the street was resurveyed all the lot lines shifted and the encroachments occurred. A conditional easement with the neighbor allows them to do maintenance.

Planner Grahn stated that the requested plat amendment was standard procedure for removing an interior lot line. Once the interior lot line is removed, the lot would be slightly larger than a standard Old Town lot; but still relatively small compared to other lots in the neighborhood. In addition to the lot line combination allowing the applicant to move forward with his renovation plan, the City would also gain a ten-foot snow storage easement across the front of the property.

The Staff recommended that the Planning Commission conduct a public hearing for the subdivision and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval outlined in the Staff report.

Kevin Horn, the project architect, noted that the Staff report did not mention that the applicant had a signed letter from the neighbor giving consent for the plat amendment to move forward.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation for the plat amendment at 1049 Park Avenue based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1049 Park Avenue

1. The property is located at 1049 Park Avenue within the Historic Residential (HR-1) Zoning District.

2. The applicants are requesting to combine the north five (5) feet of Lot 12 and all of Lot 13 of Block 4, Snyder's Addition into one (1) Parcel.

3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of a rear yard addition to the historic house.

4. The amended plat will create one new 2,250.04 square foot lot.

5. The existing historic 1,171 square foot home is listed as "Landmark" on the Historic Sites Inventory (HSI).

6. Per Land Management Code (LMC) 15-2.2-4 Historic Structures that do not comply with building setbacks, off-street parking, and driveway location standards are valid Complying Structures. The historic structure is a valid complying structure, though it straddles the property line that separates Lots 12 and 13.

7. The existing historic structure encroaches into the property at 1043 Park Avenue. The degree of the encroachment increases from two feet (2') to three feet (3') from east to west. The total square footage of the encroachment is 47.5 square feet. A conditional easement currently exists to address this encroachment.

8. Any proposed additions to the existing historic home require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.

9. The maximum allowed building footprint allowed on the lot is 991.3 square feet. The applicant intends to construct a new rear addition and renovate the existing historic home. Following the renovation, the total footprint of the house will be 1035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property. The remaining 47.5 square feet of the encroachment is located at 1043 Park Avenue.

10. The amendment of one and one-half (1.5) lots would be smaller than the average size of lot combinations on Park Avenue and is in keeping with the traditional size of development on the 1000 block of Park Avenue.

11. New additions to the rear of the historic home require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

12. On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, no building permit can be issued prior to the recording of the plat amendment.

13. The approval of the HDDR application was revised on February 10, 2014.

14. There is an existing root cellar and crawlspace beneath the historic building. The applicant intends to replace this makeshift foundation with a new basement foundation. The Planning Director determined that a new basement foundation did not increase the degree of the existing foundation's nonconformity on February 10, 2014. Rather, the replacement of the existing root cellar and foundation with a new basement foundation is maintenance and necessary to ensure the longevity of the historic structure.

15. On January 14, 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The application was deemed complete on February 11, 2014.

Conclusions of Law – 1049 Park Avenue

1. There is good cause for this plat amendment.

2. The plat amendment is consistent with the Park City Land Management Code and

applicable State law regarding subdivisions. 3. Neither the public nor any person will be materially injured by the proposed plat
amendment.

4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 1049 Park Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment 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 amendment at the County within one (1) 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 complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.

4. 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.

5. A 10 foot (10') wide public snow storage easement is required along the street frontage of the lot along Park Avenue and shall be shown on the plat.

6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

2. 7101 Silver Lake Drive – Conditional Use Permit for Lockout Units (Application PL-13-02034)

Planner Francisco Astorga handed out public comment he had received over the weekend. Due to a personal matter he was out of the office and unable to forward the comments to the Planning Commission prior to the meeting.