



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

September 14, 2023

The Council of Park City, Summit County, Utah, met in open meeting on September 14, 2023, at 4:15 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 4:15 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

CLOSED SESSION

Council Member Rubell moved to adjourn from Closed Meeting at 5:15 p.m. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

WORK SESSION

Council Member Doilney was excused at 5:15 p.m.

Health Update by Phil Bondurant, Summit County Health Director:

Phil Bondurant and Emily Quinton presented this item. Quinton reviewed climate change was part of public health. They scheduled events on environmental health as well as physical and mental health from climate change.

Bondurant gave an update on respiratory disease projections for this winter season and stated there were reports of new COVID variants that were coming to the U.S. The levels were assessed through measuring wastewater. He indicated they would monitor the COVID risk and promote vaccinations. He noted vaccines would be offered in October and he projected COVID would become a seasonal virus as other viruses. Council Member Gerber asked if children could receive the vaccination, to which Bondurant indicated one vaccination was approved for people ages 12 and up.

Bondurant indicated the flu virus was tracked in South America and the vaccine would address that virus when it appeared this winter. Respiratory Syncytial Virus (RSV) was another virus and this year there was a vaccine to help protect those at risk. He asked people to be wise this season and stay home when they were sick. They should also take preventative measures so viruses wouldn't spread.

Council Member Doilney returned at 5:26 p.m.

Council Member Dickey asked why Utah had a hospital spike for COVID. Bondurant thought people hospitalized for other reasons and they had COVID as well. Mayor Worel thanked them for presenting their information to Council.

REGULAR MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel – via Zoom Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
Council Member Tana Toly	Excused

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Council Member Rubell disclosed that New Business Item Five concerned the Park City Fire District, and he was chair of that control board. He thanked staff for a great Miners' Day event. Council Member Gerber attended the Seniors lunch this week and indicated it was great. Mayor Worel attended the Primary Election ballot audit. The election canvass would be held on the 19th to ratify the count. She also announced this Saturday she and Council Member Rubell would be at Rotary Park for the Council in the Park event.

Staff Communications Reports

1. Live Park City - Lite Deed Restriction Program Update:

Council Member Dickey praised this report. He discussed the Lease to Locals program other cities used and he wanted to discuss the program further when this item came back to Council.

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

Mayor Pro Tem Gerber handled all public input for this meeting since Mayor Worel was participating via Zoom. Mayor Pro Tem Gerber opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Ed Parigian via Zoom stated he went to Massachusetts and there was a thank you sign posted for driving the speed limit. He proposed putting up positive signs for good driving around town.

Mayor Pro Tem Gerber closed the public input portion of the meeting.

IV. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from August 22, 2023:

Council Member Dickey moved to approve the City Council meeting minutes from August 22, 2023. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

V. CONSENT AGENDA

1. Request to Approve Corrections to the Recreational General Obligation Bond Authorizing Resolution:

2. Request to Approve the City Manager and Public Utilities Director's Execution of an Emergency Construction Agreement with Silver Spur Construction, L.L.C., for the Heber Avenue Emergency Water Pipe Replacement Project, which Replaces a 8-Inch Water Main and the Associated Pipe Appurtenances, Not to Exceed \$450,000 in a Form Approved by the City Attorney:

Council Member Doilney moved to approve the Consent Agenda. Council Member Rubell seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

VI. OLD BUSINESS

1. Consideration to Approve a Property Lease with PC Tots for a Childcare Facility within the Park City Library in a Form Approved by the City Attorney in an Annual Amount of \$120.00:

Council Member Gerber disclosed her child attended PC Tots, but she was not part of the selection group for this lease.

Jenny Diersen and Sue Banerjee, PC Tots Executive Director, presented this item. Diersen stated the initial lease would be for two years and some extensions would be available. She reviewed the timeline with regard to the facility within the library and indicated this space could hold up to 20 children. She stated the City would subsidize the lease at approximately \$35,150 per year. She indicated there was a courtyard where the children could play and the City would make upgrades and maintain that space. She noted 15 City departments worked to make this lease happen.

Banerjee explained the services of PC Tots and noted they offered scholarships to low-income families. Mayor Worel asked why this space was not appropriate for infants. Banerjee stated the space came furnished for preschool children and they would maximize that space. Infant care required a higher ratio of caregivers and since this location was on the third floor, it would be difficult to evacuate infants. Mayor Worel asked if more infants would be taken at the other PC Tots location, to which Banerjee affirmed. Mayor Worel asked if this built capacity. Banerjee stated it helped the capacity for three-year olds.

Council Member Rubell asked if the infant spots would follow the prioritization waterfall. Banerjee explained that each September, the children were moved up to a different class so that would allow other infants to three-year olds to enter the program. She stated there were two to four spots for infants of City employees. Diersen noted there was a short window for City employees to apply for spots and if the spots weren't filled, then residents could fill those open spots. Council Member Rubell asked if the City would have reserved spots moving forward. Diersen stated there would be check ins.

Council Member Dickey asked why the cap was set at 10 spots for City employees. Banerjee stated that number was made because some of the children from the other location needed to move to the new location. Council Member Dickey asserted the City priority was to be a leader in childcare since it asked other businesses in the area to offer childcare. Tony Tyler, PC Tots Board Member, stated the allotment was a financial decision and this new facility would require over \$100,000 to operate. The 10 designated spots would meet a City priority as well as the PC Tots' priorities.

Mayor Pro Tem Gerber opened the public hearing.

Bill Ciraco stated he spent time with PC Tots to help them figure out ways to help the community need for childcare. He indicated the 0–3-year-olds needed one caregiver for every four children. He asked if library workers could be assigned to help PC Tots

evacuate the building if needed and noted that could help that space accommodate younger children.

Ed Parigian supported this lease and thought the 10 spots reserved for City employees was fair, but felt the other 10 spots should be for those in the community.

Diersen stated having the childcare center on the third floor was a risk because of emergency evacuations and pointed out that all respondents to the RFP noted this location was not conducive to infant care.

Mayor Pro Tem Gerber closed the public hearing.

Council Member Rubell thought this solution reflected the City's priorities and increased capacity at the other location. PC Tots provided all-day, year-round care. He noted the other entities that leased space in the library were all subsidized as well. Council Member Doilney agreed with Council Member Rubell and noted that over the last few months there was a push to support childcare and this facility would help make the City a livable community.

Council Member Dickey moved to approve a property lease with PC Tots for a childcare facility within the Park City Library in a form approved by the City Attorney in an annual amount of \$120.00. Council Member Rubell seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

2. Consideration to Approve Ordinance 2023-42, an Ordinance Amending Park City Code Section 13-1-25 and Establishing the City's Designated Water Service Area:

Clint McAfee, Public Utilities Manager, presented this item and indicated these updates were made to comply with state code. The current City code allowed the City to charge double for properties outside the City limits. This was changed and those properties would be charged the same rate as those within the City limits. Another amendment required those living outside the City limits to petition to annex into the City limits. The ordinance would also designate a water service boundary.

McAfee displayed a map of the City and noted properties that had the potential of requesting water service. Mayor Worel asked if Mountain Top Subdivision petitioned for annexation to which McAfee stated they petitioned to be in the water service district because their petition was made prior to the changes in state code.

Council Member Rubell asked if impact fees were set specific to a project. McAfee stated the impact fees were the same for all areas. Council Member Rubell asked if the

properties petitioning to annex or be part of the water service area could be required to pay impact fees. McAfee referred to Mountain Top Subdivision and explained the requirements for them to connect to the water, including the payment of impact fees, adding infrastructure, and then dedicating the infrastructure to the City. Council Member Rubell asked if requesters putting in their own infrastructure was a requirement for all properties or if it was discretionary. McAfee indicated there was no policy with that requirement. Council Member Rubell proposed adding language requiring those infrastructure additions to the policy for those requesting to be part of the water service area. Margaret Plane, City Attorney, asked if language should be in place for a petitioner who was annexed in or for the caveat proposed in the ordinance where the annexation was denied, to which Council Member Rubell stated language should be in place for those who requested service but were denied annexation. The language should require requesters to pay for all infrastructure associated with connecting to the system.

Council Member Doilney asked if there was infrastructure that wasn't owned by the City that the City maintained. McAfee couldn't think of an example. He thought there could be a requirement for requesters to upgrade their system before deeding it to the City. Plane indicated all water agreements would come to Council for approval. Matt Dias stated the code amendment was addressed and he asked McAfee to return to Council to discuss amending the policy.

Pro Tem Member Gerber opened the public hearing. No comments were given. Pro Tem Member Gerber closed the public hearing.

Council Member Doilney moved to approve Ordinance 2023-42, an ordinance amending Park City Code Section 13-1-25 and establishing the City's designated water service area. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

3. Consideration to Approve Ordinance 2023-41, an Ordinance Approving an Extension of City Council's September 1, 2022, Approval of Ordinance No. 2022-33, an Ordinance Approving the Sommet Blanc Condominium Plat, Located at 9300 Marsac Avenue, Park City, Utah:

Alex Ananth, Senior Planner, presented this item and stated there were no changes to the project but the applicant needed an extension to the deadline for recording the plat.

Pro Tem Member Gerber opened the public hearing. No comments were given. Pro Tem Member Gerber closed the public hearing.

Council Member Doilney moved to approve Ordinance 2023-41, an Ordinance approving an extension of City Council's September 1, 2022, approval of Ordinance No.

2022-33, an ordinance approving the Sommet Blanc Condominium Plat, located at 9300 Marsac Avenue, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2023-43, an Ordinance Approving the Studio Crossing Plat Amendment, Commercial Lots and Building Pods, Amending Lot 1B, Park City Film Studios First Amended Subdivision, Park City, Utah:

Alex Ananth, Senior Planner, with Trent Smith and Gary Crandall, applicant, were present for this item. Ananth summarized the plat amendment would subdivide Lot 1B, which would separate the market rate units from the affordable units. There were no changes to the plan. The subdivision would facilitate financing.

Pro Tem Member Gerber opened the public hearing. No comments were given. Pro Tem Member Gerber closed the public hearing.

Council Member Rubell moved to approve Ordinance 2023-43, an ordinance approving the Studio Crossing Plat Amendment, Commercial Lots and Building Pods, amending Lot 1B, Park City Film Studios First Amended Subdivision, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

2. Consideration to Approve Ordinance No. 2023-44, an Ordinance Approving the Snow Flower Condominiums Fifth Amended Plat Amending Unit 70 Plat Amendment, Located at 401 Silver King Drive, Unit 70, Park City, Utah:

Spencer Cawley, Planner, presented this item and indicated this was Phase One of the project. He stated the common attic area would be converted to private area. Other units in the condo area had these same amendments. The parking was reduced for this unit and a note would be put on the plat amendment.

Council Member Rubell asked if this amendment could be approved for all units in the complex. Cawley stated the HOA would need to apply and they did not do that.

Pro Tem Member Gerber opened the public hearing. No comments were given. Pro Tem Member Gerber closed the public hearing.

Council Member Dickey moved to approve Ordinance No. 2023-44, an ordinance approving the Snow Flower Condominiums Fifth Amended Plat amending Unit 70 Plat Amendment, located at 401 Silver King Drive, Unit 70, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

3. Consideration to Approve Ordinance 2023-45, an Ordinance Approving the Fifth Amendment to Trail's End at Deer Valley Condo Plat Amendment, Located at 2100 Deer Valley Drive, Park City, Utah:

Virgil Lund, Planner, presented this item and stated the purpose of the amendment was to increase square footage by extending the unit into the common space.

Pro Tem Member Gerber opened the public hearing. No comments were given. Pro Tem Member Gerber closed the public hearing.

Council Member Dickey moved to approve Ordinance 2023-45, an ordinance approving the Fifth Amendment to Trail's End at Deer Valley Condo Plat Amendment, located at 2100 Deer Valley Drive, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

4. Consideration to Authorize the City Manager to Execute an Agreement with Fix and Finish, in a Form Approved by the City Attorney, Not to Exceed \$187,194 to Replace Nine Heating Ventilation and Air Conditioning Units at the Park City Ice Arena:

Mike Diersen and Amanda Angevine, Ice Arena, presented this item. Diersen stated the original units were installed in 2006 and needed to be replaced. Council Member Rubell asked if this was funded through the Joint Recreation Fund, to which Diersen affirmed.

Pro Tem Member Gerber opened the public input. No comments were given. Pro Tem Member Gerber closed the public input.

Council Member Doilney moved to authorize the City Manager to execute an agreement with Fix and Finish, in a form approved by the City Attorney, not to exceed \$187,194 to replace nine heating ventilation and air conditioning units at the Park City Ice Arena. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

5. Request by Summit County to Approve an Interlocal Agreement (ILA) for Basic 911 Service between Summit County, Park City Fire District (PCFD), and Park City Municipal in a Form Approved by the City Attorney:

Mayor Worel noted this was continued from Tuesday's meeting. Jed Briggs, Budget Manager, reviewed the City, PCFD, North Summit Fire District (NSFD), and South Summit Fire District (SSFD) to sign interlocal agreements with Summit County. Chief Zanetti, PCFD, and Shayne Scott, Summit County Manager, were present for this item.

Council Member Dickey reviewed the equal funding model for the three fire districts and indicated Summit County viewed that equal funding as part of the ILA. He suggested verifying the county's intent instead of amending the ILA. Scott affirmed that summary was the understanding and the requirement for using general fund monies was to equally distribute funding to each fire district. Council Member Rubell stated current regulations required equal distribution, but this was a 20-year agreement, and he asked if that would remain the same if regulations changed. Margaret Plane stated the county defined basic and enhanced services the same in all the ILAs. The agreement bound the County to provide that funding at the defined level. The contract could not control something that changed statutorily. Council Member Dickey asked if state law held the county to equal funding or if it was the ILA. Scott stated the ILAs held the county to equal funding.

Council Member Gerber asked how the county general fund was funded, to which Scott stated it was through property taxes. Council Member Gerber asked if the county planned to raise property taxes to cover the costs of the ILA. Scott stated it was possible the county would raise property taxes to cover the ILA, childcare, senior services, new personnel, and COLAs. Mayor Worel stated there was concern from citizens on the new property tax evaluation, and she asked if that could help fund the ILA. Scott stated as property values increased, property tax rates decreased. The county could raise property taxes to keep that rate flat for the taxpayer. Margaret Plane clarified the agreement referenced the county's desire to use general funds, but it didn't bind them to only that.

Pro Tem Member Gerber opened the public input. No comments were given. Pro Tem Member Gerber closed the public input.

Council Member Doilney stated one reason for continuing this item was to consider reducing the term of the ILA. He thought the term might be reduced to 10 years so it could be reviewed. Council Member Dickey stated he was uncomfortable with a 20-year term. Council Member Rubell indicated the agreement would be void if the county

decided to use a different funding source. Scott stated the agreement referenced the general fund and the county would be bound to use general fund money. Plane indicated the agreement could be amended by the parties. Council Member Rubell was comfortable with the 20-year term and noted the growth in the county was focused outside PCFD. Council Member Gerber asked Chief Carpenter if there were typical ILA terms with other entities, to which he stated they were all over in the matter of terms. He felt there was a benefit to looking at the agreement every so often. Council Member Rubell stated the agreement would be reviewed with any proposed changes, which made him comfortable with the term. Council Member Dickey indicated this was an advantageous deal for Park City.

Council Member Rubell asked if Park City would be under obligation if it signed and another entity didn't sign. Scott stated the agreement wouldn't work unless every entity signed. Plane stated the motion could make the approval contingent on other entities approving the ILAs.

Council Member Doilney moved to approve an interlocal agreement for Basic 911 service between Summit County, Park City Fire District, and Park City Municipal in a form approved by the City Attorney, contingent on other cities and districts entering into substantially similar interlocal agreements. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, Gerber, and Rubell

EXCUSED: Council Member Toly

VIII. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

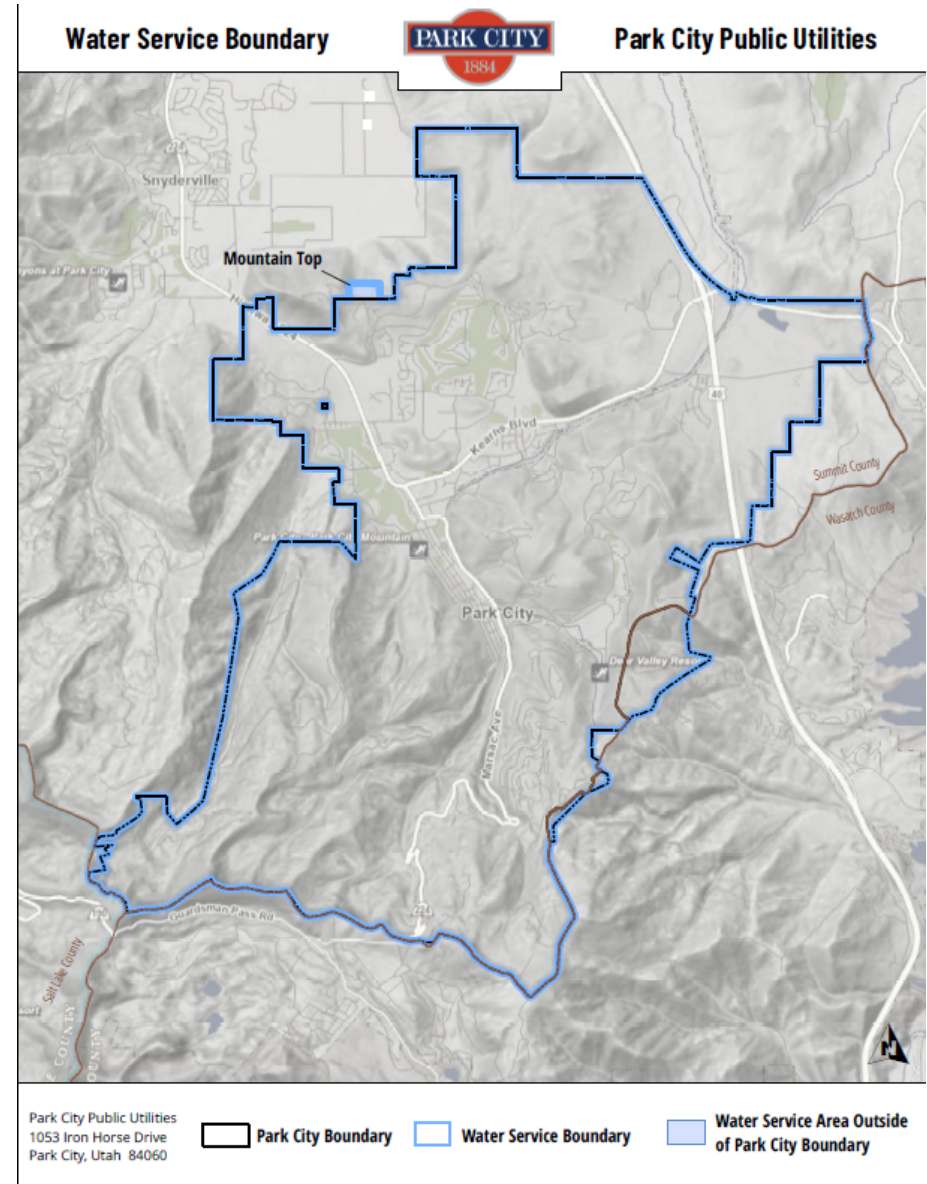
Park City Code Section 13-1-25 Amendment

It is the policy of the City to provide culinary water within the corporate limits of Park City. Those individuals or entities desiring connection to the Park City water system must petition the Park City Council for Annexation as a condition of water service. If annexation is denied or otherwise unsuccessful, City Council may choose to waive the annexation requirement and provide the individuals or entities with culinary water outside the corporate limits of Park City. Those individuals and entities outside the corporate limits of Park City currently connected to the water system and receiving water shall agree to abide by the terms and conditions of this Title ~~[and shall pay double the applicable rate charged for water provided inside the corporate limits of Park City. Upon annexation, they will receive water service at the normal rate].~~



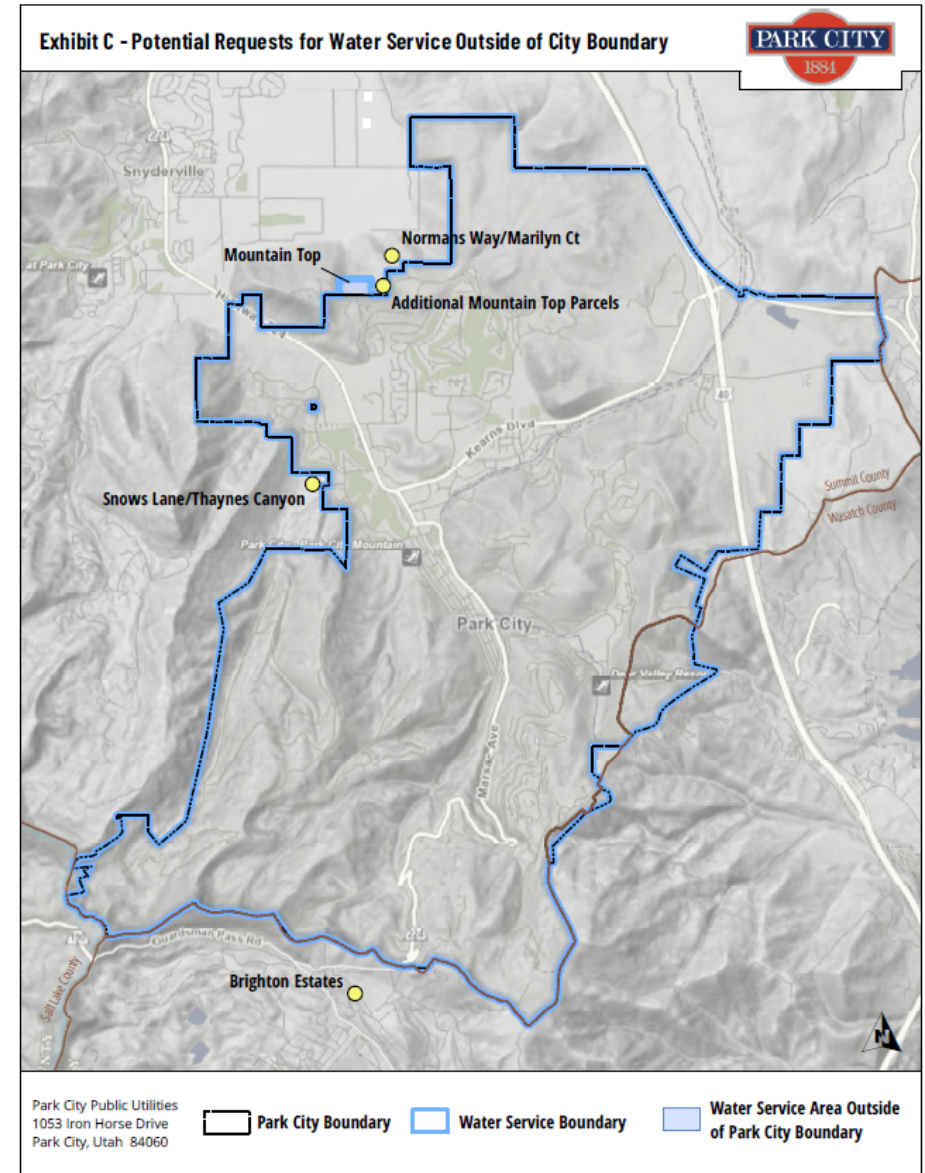
Enact Park City Code Section 13-1-30

- Establishes a Designated Water Service Area
- Includes the City Boundary and Mountain Top Subdivision



Potential Requests for Water Service

- Ridgeline north of Park Meadows
- Snows Lane
- Brighton Estates Area



Recommendation

Consider adopting Ordinance No. 2023-42 which would 1) amend Park City Code Section 13-1-25 to provide retail water service outside of its municipal boundary with the same water rates as customers inside the City; and 2) enact Park City Code Section 13-1-30 to establish the City's Designated Water Service Area.



A close-up photograph of a field of blue grape hyacinths (Muscicapa) in full bloom. The flowers are small, bell-shaped, and clustered in dense, upright spikes. The green leaves are broad and pointed, some showing signs of aging and browning. The background is slightly blurred, showing more of the same flowers and foliage.

PROPERTY LEASE

CHILDCARE FACILITY AT PARK CITY LIBRARY

PARK CITY

1884

TIMELINE

- 1990s - 2023: Park City Cooperative Preschool was the tenant in the space.
- May 2023: PCCP Terminated their lease and closed. Council prioritized another childcare provider in the space.
- June 2023: Released an RFP for the Childcare space.
- July 2023: Received four proposals, reviewed by selection committee.
- August 2023: Conducted Fair Market Value and Appropriation of Funds Study and posted notice.
- Today: Request public hearing and approval of Property Lease.
- November: Childcare Facility anticipated to open for 20 children.



CITY PRIORITIES



City Priorities

- Ages 0 to 3, all day, year-round care.
- Park City Municipal Employees
- Park City Residents and Workforce
- Tuition Schedule, acceptance of DWS payments, and scholarship programs.
- Teacher salary scale and benefits.

LEASE TERMS

Lease Terms

- 2-year, w/3-year extension + 5-year extension (+ annual check-in).
- \$120 annual + 5% inflation / ~\$35,150 annual subsidy from City.
- Priority Order: PC Municipal Staff, then PC Residents, and Workforce
- Infant Care & Tots
- Courtyard upgrades and maintenance.
- Coordination with Library Programs and tenants.



FINANCIAL ANALYSIS

Childcare/Preschool Space Fair Market Value Rent Analysis					
Space	Size (sq ft)	Type of Use	Fair Market Value	Total Costs	Notes
Entry/Mudroom	160	Exclusive	\$20/sqft	\$3,200.00	market value
Classroom	1,125	Exclusive	\$20/sqft	\$22,500.00	market value
Playground		Exclusive	\$25/3 hours	\$6,250.00	Based on cost of Parks Pavillion Rental in PC Fee Schedule. Resident Full Day fee is \$100/4 = \$25.00 X 250 (248-252 week days)
Total Fair Market Value 2023				\$31,950.00	

FINANCIAL ANALYSIS

Childcare/Preschool Space Fair Market Value Rent Analysis - 10 year Lease					
Year	Fair Market Value	Inflation Percentage	Dollar Amount Inflation	FMV Annual Estimate	Notes
2023-24	\$31,950.00	0%	\$0.00	\$18,637.50	Prorate to seven months November to June (\$18,637.50)
2024-25	\$31,950.00	3%	\$958.50	\$32,908.50	
2025-26	\$32,908.50	3%	\$987.26	\$33,895.76	upon lease extension
2026-27	\$33,895.76	3%	\$1,016.87	\$34,912.63	
2027-28	\$34,912.63	3%	\$1,047.38	\$35,960.01	
2028-29	\$35,960.01	3%	\$1,078.80	\$37,038.81	upon lease extension
2029-30	\$37,038.80	3%	\$1,111.16	\$38,149.96	
2030-31	\$38,149.14	3%	\$1,144.47	\$39,293.61	
2031-32	\$39,293.61	3%	\$1,178.81	\$40,472.42	
2032-33	\$40,472.42	3%	\$1,214.17	\$41,686.59	
Total Rent 10 Years				\$352,955.79	



FINANCIAL ANALYSIS

Current PC Tots Lease Proposal					Notes
Year	Proposed Rent Amount (Monthly)	Inflation Percentage	Dollar Amount Inflation	Annual Rent	
2023-24	\$10.00	0%	\$0	\$70.00	Prorate to seven months November to June (\$70)
2024-25	\$10.00	5%	\$6.00	\$126.00	
2025-26	\$10.50	5%	\$6.30	\$132.30	upon lease extension
2026-27	\$11.03	5%	\$6.62	\$138.92	
2027-28	\$11.58	5%	\$6.95	\$145.86	
2028-29	\$12.16	5%	\$7.29	\$153.15	upon lease extension
2029-30	\$12.76	5%	\$7.66	\$160.81	
2030-31	\$13.40	5%	\$8.04	\$168.85	
2031-32	\$14.07	5%	\$8.44	\$177.29	
2032-33	\$14.77	5%	\$8.86	\$186.16	
Total Rent 10 Years					
PC Tots				\$1,459.35	
Total 10 Year FMV				\$352,955.79	
Less: Lease Rent				<u>-\$1,459.35</u>	
Total 10 Year Subsidy				\$351,496.44	



RECOMMENDATION

Hold a Public Hearing and consider approving a property lease for a childcare facility in the Park City Library.

- Term: Two-year term, with the option of three-year renewal and additional five-year renewal (possible ten-year lease)
- Rent: \$120 a year + 5% inflation.



**THE STUDIO CROSSING SUBDIVISION PLAT AMENDMENT, COMMERCIAL LOTS
AND BUILDING PODS, AMENDING LOT 1B, PARK CITY FILM STUDIOS FIRST
AMENDED SUBDIVISION, PARK CITY, UTAH**

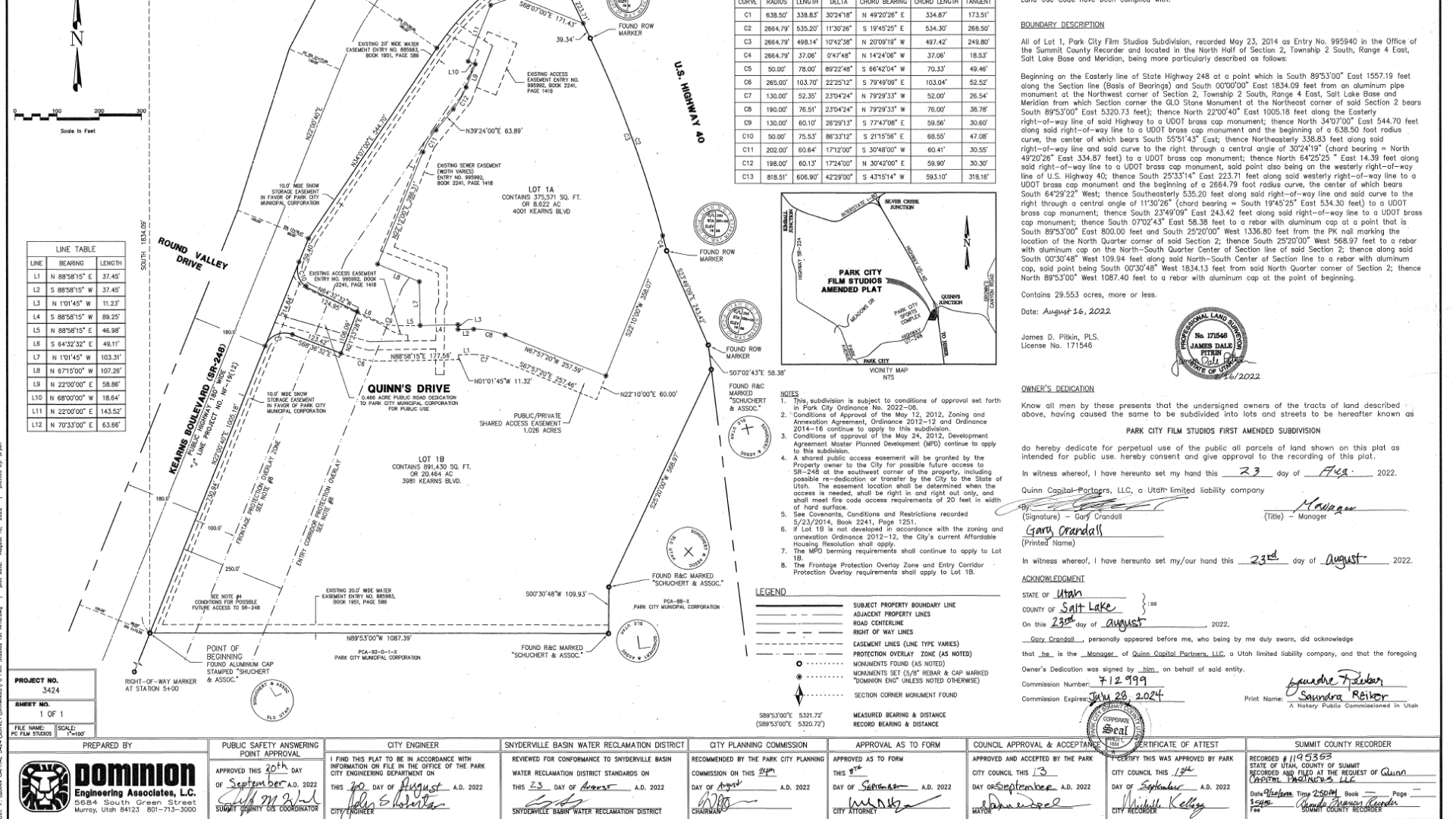
**City Council
September 14, 2023**



PLAT AMENDMENT

This Plat Amendment seeks to subdivide Lot 1B of the Park City Film Studio First Amended Subdivision into two (2) Lots, to accommodate the phased development and financing of the property, consistent with the Studio Crossing MPD, approved on December 15, 2022, via Ordinance 2022-47.





PLAT AMENDMENT

Lot 1 is 11.87

Lot 2 is 6.47

No substantive changes to the Phasing Plan

The Studio Crossing Plat Amendment complies with the Community Transition (CT) Zoning District Requirements, the Regional Commercial Overlay (RCO), the Entry Corridor Protection Overlay (ECPO), the Sensitive Land Overlay (SLO), the Housing Mitigation Plan, and the Studio Crossing MPD.

Recommendation

Staff finds Good Cause for the proposed Plat Amendment as it facilitates the orderly development and financing of the individual components of the project and is consistent with the Studio Crossing MPD and approved Housing Mitigation Plan. No Public Street, Right-of-Way, or easement is vacated or amended.

Staff Recommends the City Council review the proposed Plat Amendment, hold a public hearing, and consider approving Ordinance 2023-43, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Ordinance.



SNOW FLOWER CONDOMINIUMS

FIFTH AMENDED PLAT (UNIT 70)

PL-23-05560
September 14, 2023
City Council



Glenwood Cemetery

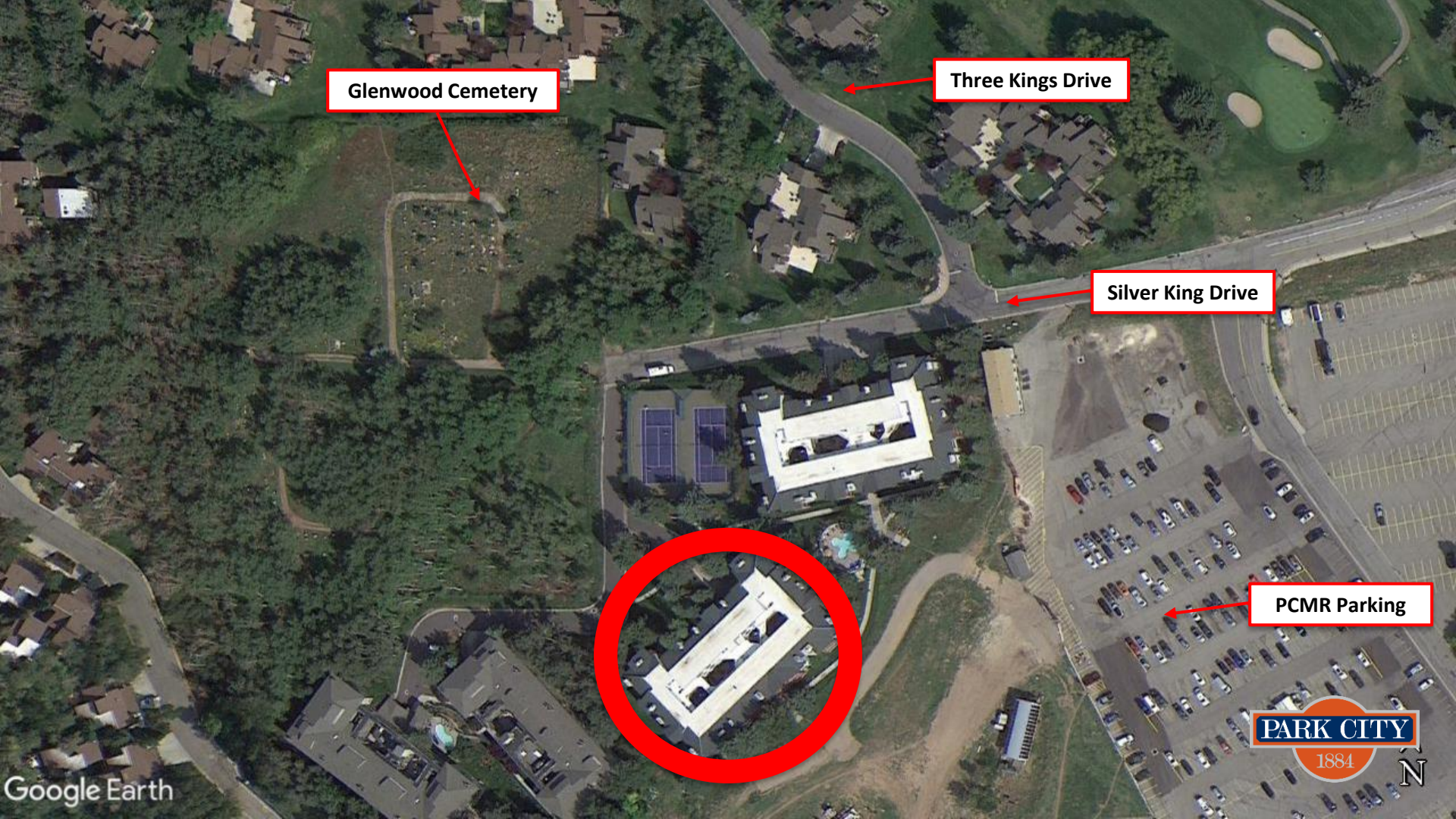
Three Kings Drive

Silver King Drive

PCMR Parking

PARK CITY

1884



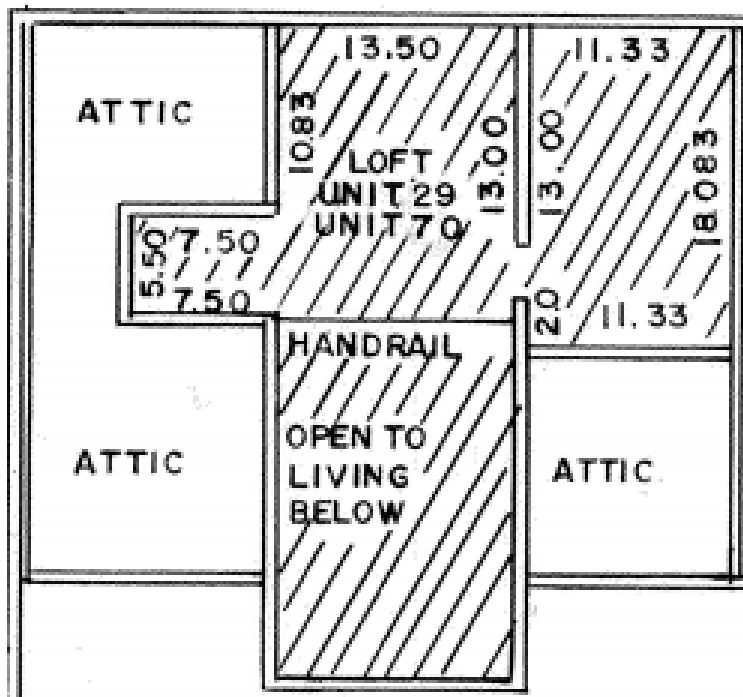
BACKGROUND

401 SILVER KING

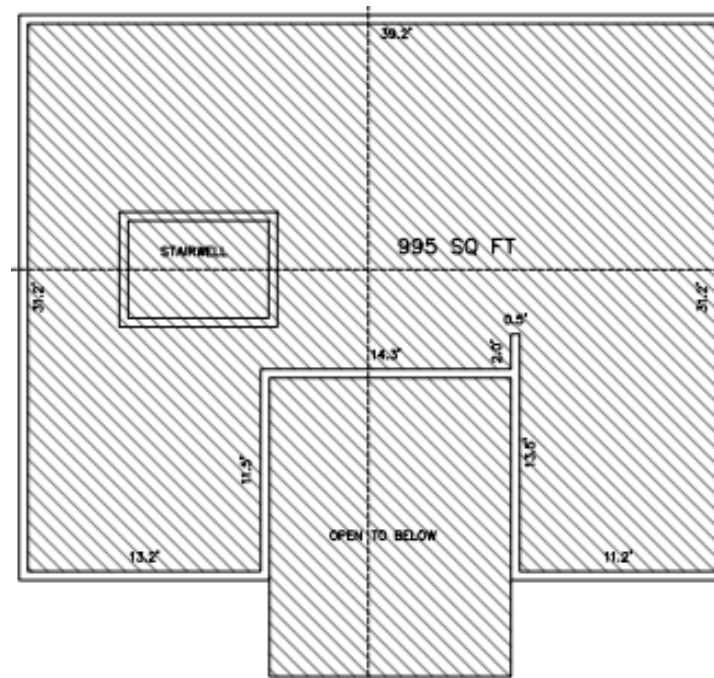
- 82 Multi-Unit Condominium (Phase 1)
- Recreation Commercial Zoning District
- Approved in 1978
- Applicant is original owner
- HOA approval – January 2022



LOFT LEVEL



Existing



Proposed

PRIOR APPROVALS

- 2004 – Unit 80 increase from 595 square feet to 655 square feet
- 2006 – Unit 72 increase from 595 square feet to 655 square feet
- 2007 – Unit 76 increase from 2,387 square feet to 2,612 square feet
- 2022 – Unit 75 increase from 2,387 square feet to 2,612 square feet
- Unit 70 Floor Area +465 square feet (2,289 total)

PARKING

HOA indicates one parking space per unit (also restricted in CC&Rs)

Owner's second home.

Plat note: "The unit owner shall not use or cause to be used at any time more than one parking stall on site"

Planning Commission reduced parking for Unit 70 from two parking spaces to one parking space.



GOOD CAUSE

The amendment will expand the Private Area but will not change the footprint or mass of the existing structure.



RECOMMENDATION

401 SILVER KING

(I) review the proposed Snow Flower Condominiums Fifth Amended Plat, Amending Unit 70, (II) hold a public hearing, and (III) consider approving Ordinance No. 2023-44 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance.





2100 Deer Valley Drive

Condo Plat Amendment



BACKGROUND

- The Planning Commission approved an MPD/CUP for the Pine Inn (Trail's End) Condos on July 31, 1985
- The Phase II CUP for the Trail's End Condos was approved on April 10, 1991
- Part of the Twelfth Amended and Restated Deer Valley MPD
- Planning Commission forwarded a positive recommendation on August 9, 2023

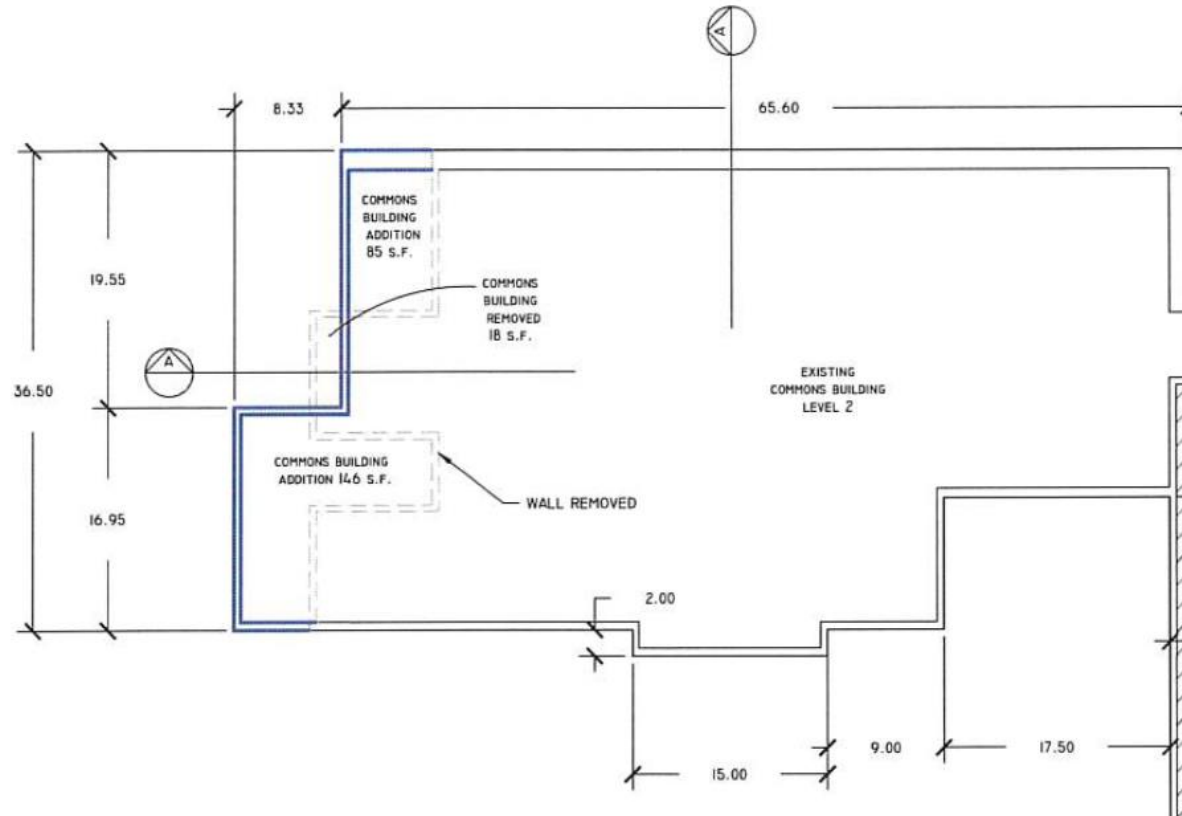


BACKGROUND

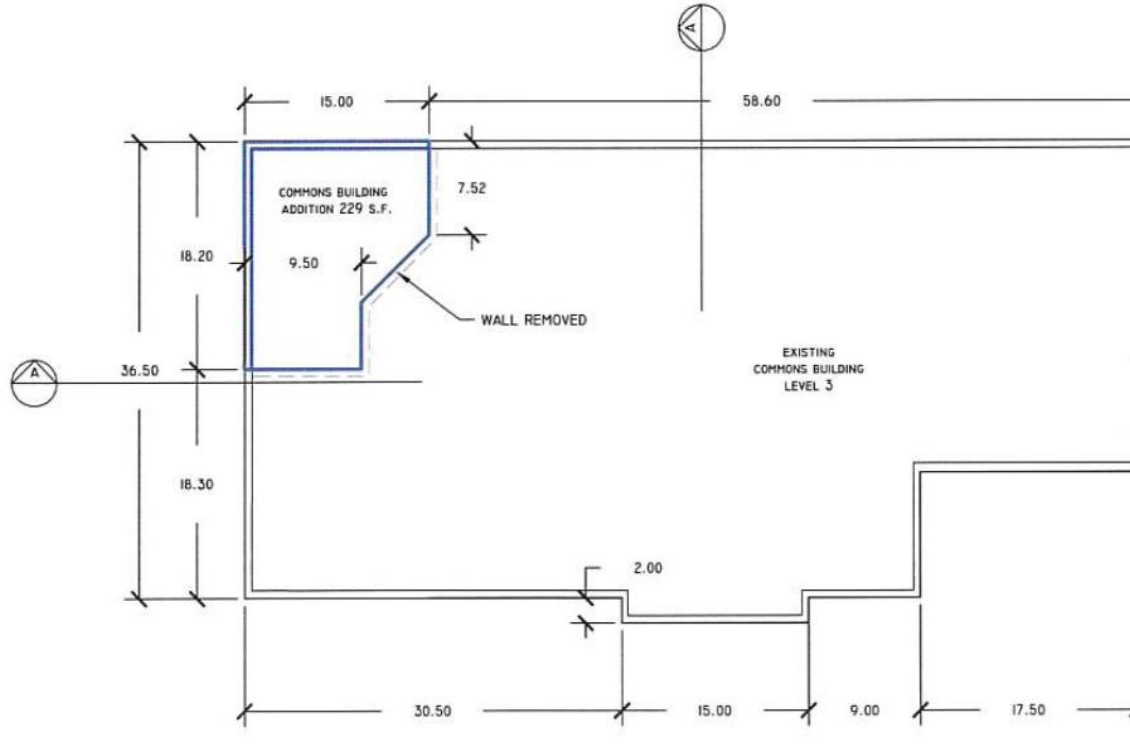
- The Applicant proposes two additions, totaling approximately 393 square feet
- All additions will occur under existing roof lines and in Common Area, no private ownership will be affected.



BACKGROUND



BACKGROUND



ANALYSIS

- The proposed Plat Amendment complies with the Residential Development Zoning District Requirements
 - The proposed additions will not encroach into any Setbacks
 - No additional Units are proposed



ANALYSIS

- The proposed Plat Amendment complies with Parking Ratio requirements
 - The proposed Plat Amendment does not increase Private Area or living space, so additional parking demand is not created

ANALYSIS

- Good Cause
- The proposed Plat Amendment will have no negative impact on the public and does not create any non-conformities

RECOMMENDATION

- Review the proposed Plat Amendment for the Trail's End Condos
- Open a Public Hearing
- Consider approving Ordinance No 2023-45

