

TENTATIVE MASTER AGENDA

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

SEPTEMBER 12, 2002

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, September 12, 2002.

Closed Session

3:30 p.m. Property disposition and personnel matters

Work Session

4:30 p.m. Council questions/comments

5:00 p.m. [Dissemination of strategic plan](#)

5:20 p.m. Review of regular meeting

[Open space bond](#)

[LMC amendments - Olympic legacy projects](#)

Meeting questions/comments

5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV [WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 8, 2002](#)

V CONSENT AGENDA PUBLIC HEARINGS

1. [Ordinance approving a plat amendment for 15 Eagle Pointe Court, Eagle Pointe III Subdivision, Park City, Utah](#)
2. [Ordinance approving 186 Main Street Subdivision to combine two metes and bounds parcels of the Park City Survey into one lot of record located at 186 Main Street, Park City, Utah](#)

VI CONSENT AGENDA

1. [Ordinance approving a plat amendment for 15 Eagle Pointe Court, Eagle Pointe III Subdivision, Park City, Utah](#)
2. [Ordinance approving 186 Main Street Subdivision to combine two metes and bounds parcels of the Park City Survey into one lot of record located at 186 Main Street, Park City, Utah](#)

VII PUBLIC HEARING - Olympic Legacy Projects

[Ordinance amending Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 15 Definitions; Chapter 2.6 Historic Commercial Business \(HCB\) District; Chapter 2.13 Residential Development \(RD\) District; Chapter 2.14](#)

Residential Development-Medium Density (RDM) District; Chapter 2.16 Recreation Commercial (RC) District; and Chapter 2.17 Regional Commercial Overlay (RCO) District

VIII NEW BUSINESS

1. Ordinance amending Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 15 Definitions; Chapter 2.6 Historic Commercial Business (HCB) District; Chapter 2.13 Residential Development (RD) District; Chapter 2.14 Residential Development-Medium Density (RDM) District; Chapter 2.16 Recreation Commercial (RC) District; and Chapter 2.17 Regional Commercial Overlay (RCO) District
2. Resolution providing for the holding of a special bond election in Park City, Summit County, Utah, at the same time as the statewide regular general election, for the purpose of submitting to the qualified electors thereof the question of the issuance of General Obligation Bonds of the City in an amount not to exceed \$10,000,000 and providing for related matters
3. Resolution to appoint a citizen's committee to advise the Council on community priorities for open space acquisition, methods to permanently preserve open space, and to account for expenditure of open space bond proceeds should voters approve a General Obligation Bond to preserve open space

IX ADJOURNMENT

Note: This future meeting schedule is TENTATIVE and subject to change.

PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

September 2002

- 19 Business license amendments - work - TB
Amendment to Title 4, Chapter 3, Section 5(g) of the Municipal Code - TD
199 Daly Avenue plat amendment - KL
MFL - Portugese Water Dog Club of America Inc. 12th Annual National Specialty
- 26 America's Opening MFL November 21 - 24 PCMR and Lower Main Street - public hearing and consent
Ice facility update - work - TB
Award of construction contract for Racquet Club pool
Department of Transportation regulations - KC
201 Heber Avenue final subdivision plat - DS
Sunnyside Subdivision rezone from RD to SF - JW

October 2002

- 3 3 Sandstone Cove plat amendment - BR
2197 Little Bessie plat amendment - JW
April Mountain condo plat - KW

10

17

24

31

November 2002

7

14

21

28 *Thanksgiving Day*

26

Nightly rentals

PARK CITY WORK SESSION NOTES

SUMMIT COUNTY, UTAH

AUGUST 8, 2002

Present: Mayor Dana Williams; Council members Peg Bodell, Candace Erickson, Jim Hier; and Fred Jones

Tom Bakaly, Assistant City Manager; Eric DeHaan, City Engineer; Alison Butz, Special Events and Facilities Manager; Kathy Kelly, Racquet Club Manager; Myles Rademan, Public Affairs Director; Patrick Putt, Planning and Zoning Administrator; Kent Cashel, Transportation Director; and Mark Harrington, City Attorney

Brent Tippets, VCBO Architecture, Marianne Cone, resident; Toni Brider and Elizabeth Swank, Park City Arts Council; and Bill Brown, Olympic volunteer

Absent: Council member Kay Calvert (present for regular meeting)

1. **Council questions/comments.** Council member Candace Erickson urged equestrian users to clear off the trails after their horses, like dog owners. Fred Jones commented on the poor condition of the round-about and asked that it be cleaned up. In response to a questions from Mr. Jones, Tom Bakaly explained that he met with the developers of the Park City Hotel and they are moving ahead with the project in hopes of opening for the winter. Eric DeHaan reported that the Four Seasons affordable housing component on Munchkin Road is tentatively scheduled for 2003. Peg Bodell reported that she received a noise complaint from Café Terigo because Mountain Stages is amplifying *canned* music before the live performance begins. She asked that staff monitor this and pointed out that the designated area is not inviting and people are sitting or standing outside the site. Alison Butz stated that she met with Mountain Stages after hearing from Mr. Jones's two weeks ago about the canned music, and Mr. Barton was advised to discontinue playing

recordings because it is not part of the license agreement. Ms. Bodell also relayed that Mountain Stages is soliciting donations for performances which is inappropriate. Selling CDs or displaying a donation jar is fine, but not harassing patrons. Ms. Butz stated that she will follow-up. There was discussion about the City's dental insurance program and adding an additional category for participation.

The Mayor reported on his meeting with the Silver Creek watershed group noting the progress that has been made. Fred Jones questioned what has been accomplished and the Mayor reported that the surface water study is completed and available for the public and the ground water study is underway. He feels that with agencies working together, a significant amount of money has been saved by omission of duplication of services. Peg Bodell felt that setting up a process for lead testing is important as well as sharing information with the medical community. Mr. Jones agreed that it is constructive that agencies are cooperating, but is very concerned that the EPA has targeted Park City for reasons outside the study. When he participated in the group, no one could describe *success* to him and it appeared to be an endless study without quantifying what needs to be accomplished. The Mayor felt that there is always the potential of discovering more *hot spots*, and is not sure that there will ever be an end. Mr. Jones acknowledged that setting up a process is positive but it's important to formulate solutions. Mayor Williams added that it has been helpful that the BLM has joined the meetings and much of the background information is complete.

He shared his weekly correspondence, including a letter from Dick Welch about the irresponsible fireworks display at Park Meadows County Club last weekend. The Chief Building Official issued a permit with conditions, but the Country Club violated those conditions and conducted a display under dangerous dry and windy conditions. Mayor Williams suggested that a memorial be held on September 11 at City Park and there was discussion about applying for a master festival license. Fred Jones expressed his support and suggested hanging flags on Park Avenue and Main Street for the month of September. Mayor Williams stated that he and Myles Rademan gave a presentation on Council's goals to the Rotary Club and a final version will be presented to Council. Myles Rademan explained that the

presentation will be shown to boards and commissions and employees. It is contemplated that Council will alternate hosting the program and a script and CD will be provided to members. Mr. Jones suggested that Council schedule this with their liaison meetings.

Bob Stephens reported on negotiations with AT&T Broadband for use of the City's fiber optic conduit. AT&T is willing to give the City a sleeve from the Public Works Building to the Racquet Club which is an important link. Candace Erickson asked if other companies are interested. Mr. Stephens indicated that since 1997, when the project began, staff spoke to every associated company in Utah but Park City is not a large enough community to make it worthwhile in consideration of infrastructure costs. The reason AT&T is interested is because of its technical investment in Park City prior to the Games. Other offers are not anticipated for at least four or five years and he felt this is a good opportunity. A lease is preferable to a sale as it provides the City with more control and Council indicated its support to move forward.

2. **Pool design.** Kathy Kelly introduced Brent Tippetts of VCBO, contract designer, who explained the evolution of the traditional rectangular pool to the recreation pool which became popular in the 1980s. This concept allows for interactive features, i.e., current channel, play components in shallow water. He reported that on the average, activity recreation pools attract ten users to every one person for the traditional rectangular pool. Through illustration of a slide show, Mr. Tippetts displayed and discussed examples. He explained the benefits of the current channel for cardio-vascular exercise and the vortex feature. The temperature of the water should be cooler for aerobics and warmer for play activities. He discussed in detail the proposed design reviewed by Council, which was a challenge because of budget limitations and physical constraints of the site. The slide is planned to be installed at a later phase. This design contemplates 2,400 square feet of pool area. An alternate design adds about 500 square feet, which is required by code, to accommodate deeper water and is similar to the initial design. It contains the same features but adds a six foot depth in the middle of the pool which could be used for aerobics and

volleyball. The second option is designed so the deep water is located in a rectangular area at one end and in lieu of the current channel, there is a vortex.

Mr. Tippetts explained that the budget for the pool is \$200,000 and \$300, 000 for the total project, including additional play features, demolition, technical reports, and professional services fees. The two alternative schemes are 2,900 square feet and would increase the cost by approximately \$7,500. The slide is not included in these numbers, which is estimated at \$30,000. Candace Erickson expressed concern about kids having to swim across the deep area to get to the opposite shallow play area, and Mr. Tippetts explained that a route could be roped through the shallow area to the other side. It is anticipated that there will be favorable bids because there are many more contractors licensed to install the smaller skimmer pools as opposed to gutter pools. There was discussion about changing the configuration and the minimum space requirements for deck space. Fred Jones pointed out a better location for the pool stairs from the Racquet Club and asked for clarification about water temperature. Mr. Tippetts stated that there may be as much as an 8° variance for the ideal temperature for aerobics and leisure activities and it is suggested to find an average between both. The Mayor invited the interested public to comment. Cindy Lea, aerobic patron, stated that they like the water warmer because the class is in the morning. She supports Alternate 1 with the current channel and deep water and most participants in the class agree.

Council members Hier and Jones both felt that the design should work for as many people as possible and Alternative 1 seems to be a viable solution. The Mayor suggested that the slide be installed in this phase. Jim Hier disagreed and Fred Jones interjected that he would like to get through the capital improvement process before committing more funds to this project. Brent Tippetts explained that about two months of disturbance should be planned for the separate installation of the slide. Peg Bodell asked about fund-raising efforts for the slide which were previously discussed. Kathy Kelly clarified that fund-raising and applying for restaurant tax and RAP tax funding is planned. Tom Bakaly explained that when the construction contract is bid, there may be an opportunity for the slide and completing the pool earlier by working through the winter. Fred Jones recommended that the

slide be identified in the bid as an alternate feature. Mr. Bakaly added that the \$7,500 difference in cost for the alternate design would come from the five year CIP Budget. Mr. Hier asked that staff provide him with the bond language for recreation on the ballot last year.

3. **Olympic legacies update.** Myles Rademan commented that in order to allow the flags at PCMR and Deer Valley and the Olympic tower in the Olympic Welcome Plaza requires code amendments, including the Land Management Code and Sign Code. Additionally, the plaza contains two zones, the front is zoned GC and the back RDM with different height requirements, 42 feet and 28 feet respectively. LMC considerations will be reviewed by the Planning Commission. Another issue is what to budget for Olympic legacies and forming a task force was suggested at the last Council work session. In response to a question from Jim Hier, Pat Putt explained that there will be a definition of Olympic legacy displays in the definition section of the LMC and inserted in the allowed uses in different zones. There are also specific height exceptions for each zoning district. Mr. Putt clarified that the Planning Commission will also make a recommendation on an amendment to the Sign Code. Jim Hier addressed the option of sending applications to the Board of Adjustment previously discussed, and felt this is a better and more appropriate approach since hardship can't really be demonstrated. Peg Bodell believed that the language should be broader than flags and towers in the event there is an for a unique exhibit. Mr. Putt explained that this was discussed but it was felt that if there is an Olympic related outdoor display of art, there is already a provision in the LMC for public art and a process in place.

With regard to funding, Ms. Bodell felt that a task force would be helpful in formulating a budget. Mr. Hier agreed. Fred Jones pointed out that if Council is unwilling to commit more time and money to a legacy program, there is no need for a task force. The effort should be concentrated on Main Street because of the Olympic celebration. Ms. Bodell discussed the possibility of a partnership for projects with Utah Olympic Park. Council member Jones noted the importance that the task force act quickly. Bill Brown, Olympic volunteer, displayed a model he constructed of the Olympic tower in the plaza.

Marianne Cone, resident artist, suggested that visuals be installed at locations reminiscent of the Olympic experience, these could include but not be limited to competitions.

The photographic plaques are fairly indestructible and quite reasonable. The Mayor invited her to participate on the task force and she agreed. Myles Rademan discussed the current Olympic plaque program.

Toni Bridger, Director of the Park City Arts Council, felt there needs to be some coordination with public art. She suggested that the Arts Council be designated as the entity to review applications initially, not necessarily make final decisions. The Arts Council already has formulated and applied criteria on soliciting and selecting art. It is important that the art community be involved at the beginning of a project, which may save time, dollars and unforeseen conflicts. If the Arts Council is so designated by the City Council, it would then be eligible for more funding from federal agencies.

Bill Brown recommended that since the tower in the rear won't work because of more stringent height limitations in the zone, that the tower be placed in the center of the plaza at full height. It was pointed out that the tower height is not allowed in either zones in the plaza.

With regard to the task force, Fred Jones pointed out the importance that it have a focus. Candace Erickson added that the committee should have explicit direction of the City Council's expectations. Peg Bodell suggested that Mr. Rademan talk to some of the candidates to determine interest and a program. Mr. Rademan suggested that he explore the concept and come back to Council. The Mayor recommended that the Chamber/Bureau and other associations be involved; he received a letter from the Chamber's Board of Directors supporting the tower, other legacy projects and requesting that it be included in projects.

4. **Bus graphics.** Kent Cashel explained that in FY 2000, Council approved a capital project that would provide funding of a bus graphics program, which was delayed

because of the Olympics. Last April, Council authorized a contract with Summit County for provision of regional transit and it was contemplated that the joint transit advisory board would develop and recommend a bus graphic concept. Although this is already budgeted, Council expressed interest in seeing the design. In response to a question from the Mayor about costs, Mr. Cashel explained that painting the buses costs about \$3,500 where the vinyl applications have a surface life of about five years. The wraps are about \$5,000 per bus over the life of the bus estimated at 12 years and the financial plan is in place. There was discussion about future acquisitions of low floor buses where riders can take their skis inside, eliminating the need for racks. The task force looked at designs that were easy to maintain, repair and identified as part of the system. The group decided against photos and other commercial-like approaches and wanted to communicate something unique about Park City. In response to a question from the Mayor, Mr. Cashel indicated that Summit County will be participating in its portion of the cost.

He continued that there will be a common graphic below the window running the full length of the bus and a variable graphic which will be placed on the back of the bus. The common graphic is a mountain theme and the variable graphics are geared toward recreation, history, and environment. The Mayor recognized support for the project among Council members, but invited questions. Peg Bodell stated that the concept is good but some images aren't historical, like panning for gold. She urged staff to include the Historical Society and the Arts Council who could provide some valuable input. The Mayor agreed with Ms. Bodell about accurately portraying our history. Mr. Cashel emphasized that these are only concepts and final proofs will be available in a month.

5. Home owners association noticing. Mark Harrington explained that representatives from associations in American Flag and Prospector requested that the City make issuing building permits contingent upon HOA sign-off. The Building Department has never been in favor of this but a form has been developed which is an improvement to noticing but keeps the City out of neighborhood disputes. The home owner will be required to

produce a signed form from the HOA or proof of service to the designated HOA representative to the Building Department before receiving a building permit.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING

SUMMIT COUNTY, UTAH

AUGUST 8, 2002

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, August 8, 2002. Members in attendance were Dana Williams, Peg Bodell, Kay Calvert, Candace Erickson, Jim Hier, and Fred Jones. Staff present were Tom Bakaly, Assistant City Manager; Mark Harrington, City Attorney; Ray Milliner, Planner; and Kirsten Whetstone, Planner.

II PUBLIC INPUT

April Mountain - Paul Pilzer, Aerie Subdivision resident, stated that he was out-of-town during most of July when this project was heard. He urged Council to continue a decision because condominiums don't belong in a single family neighborhood. The Mayor interjected that there have been lengthy public hearings on this and ample time to write Council. He expressed his concern that the appeal was rejected because it was submitted late. There is no money in the system to maintain condominiums, and he suggested that \$5,000 a year be given to the City for upkeep on the buildings. Mr. Pilzer reiterated that the condos don't belong there and he wants more single family developments, more children in the community, and more full-time and year-round activities. See Old Business.

Hearing no further comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Arts Council - Peg Bodell asked for Council support to involve Tom Bakaly in working with the Arts Council. Mr. Bakaly responded that he is comfortable with that and

added that one of Council's policy action items is arts. Elizabeth Swank, Arts Council, stated that they have formulated a five year plan focusing on cultural tourism, and are committed to getting grants and raising money, and not asking the City for funding. However, in order to receive state and federal grants, they must be formally recognized by the City. Ms. Bodell discussed a cultural tourism conference this Fall and urged participation.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF MAY 23, 2002

The Mayor requested a motion to approve. Peg Bodell, "I so move". Candace Erickson seconded. Motion carried unanimously.

V PUBLIC HEARING

Ordinance approving an amended record of survey for the Cache at Silver Lake Planned Unit Development Unit #3 located at 7950 Royal Street East, Park City, Utah - Ray Milliner explained that the application requests a change in common area to private area for Unit 3. Staff is recommending approval after holding a public hearing. The Mayor invited the Council and the public to comment. Hearing no input, the public hearing was closed.

VI CONSENT AGENDA

Ordinance approving an amended record of survey for the Cache at Silver Lake Planned Unit Development Unit #3 located at 7950 Royal Street East, Park City, Utah - Jim Hier, "I move to approve the Consent Agenda". Fred Jones seconded. Motion carried unanimously.

VII OLD BUSINESS

The City Attorney explained the Aerie Home Owners Association has reached a settlement agreement with the April Mountain developer. The appeal of the CUP is stipulated to be dismissed with prejudice and there is an order that Council should adopt by motion.

1. Ordinance approving a final subdivision plat known as the April Mountain Subdivision, located on Mellow Mountain Road, Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - Kirsten Whetstone, planner stated that the plat is for 31 single family lots and three development parcels for future development of 39 condominium units. This property consists of 39 acres of RD zoned property and 33.9 acres of open space. A public hearing before Council was held July 18; the Planning Commission held a public hearing on June 26 and voted to approve the project with conditions. She suggested one additional condition to ensure pedestrian easements, which is reflected in Condition No. 12. Condition No. 16 was requested by the applicant that a note be added to the plat stating that no nightly rentals are allowed. Mark Harrington clarified that since it will be on the plat and not in the CC&Rs, there will be a conflict with the LMC and there are no findings on the prohibition of nightly rentals. Mr. Hier thanked Ms. Whetstone for her response to information requests during the process. Fred Jones, "I move to approve the April Mountain Subdivision plat based on the findings of fact, conclusions of law, and conditions of approval as stated in the July 31, 2002 staff report". Jim Hier seconded. Motion carried unanimously.

2. Appeal of Planning Commission June 26, 2002 approval of April Mountain Conditional Use Permit for 39 condominium units - Aerie Owners Association - Peg Bodell, "I move that we adopt the order to dismiss the appeal". Candace Erickson seconded. Motion unanimously carried.

VIII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

* * * * *

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

DATE: September 12, 2002
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: Lot 43 Eagle Pointe III subdivision
TYPE OF ITEM: Plat amendment to shift Building Zone

SUMMARY RECOMMENDATIONS Conduct a public hearing, consider any public input, and consider staff's recommendation to approve the plat amendment as conditioned or amended.

DESCRIPTION

A. Topic

Owners Tom and Kay Dunton
Location 15 Eagle Pointe Ct, Eagle Pointe III subdivision
Zoning Residential Development (RD), part of the Quarry Mountain Master
Planned Development
Adjacent Land Uses Residential
Reason for Review Plat Amendments require Planning Commission review and
City Council approval.

1. Background

The property is located at 15 Eagle Pointe Court, also known as lot 43 of the Eagle Pointe III subdivision. It is 2.9 acres in size. It is an unimproved lot near the end of Eagle Pointe Court. The lot is the site of former quarrying operations. What little vegetation is on the lot is mostly sagebrush with some Gambel oak clusters.

The subdivision plat has Building Zones for each lot (see Exhibit A). The Building Zone for lot 43 is irregular in shape, encompassing 19,603 square feet. To the north and running diagonally across the lot, is a 30 foot wide water easement for the Mountain Top subdivision. A 30 foot wide private driveway easement runs across lots 46, 45, and 44, terminating at lot 43. It is for the benefit of the owners of lots 43-46. The applicant proposes to reduce the Building Zone by 681 square feet, or nearly 3.5%, and to shift the Building Zone fifty feet (50') from the front property line along Eagle Pointe Court. The revised building pad will run along the Mountain Top water

line easement and will not extend further north than the platted turnaround for the private driveway easement.

The Planning Commission forwarded a positive recommendation from their regular meeting of August 28, 2002.

2. Analysis

Staff has visited the site and finds no negative impacts by this proposal. Additional vegetation will be preserved as the largest clump of Gambel's oak is located within the current building pad. The applicant has provided a site plan and building elevations (Exhibit B) that show a garage on the north side of the driveway and the main body of the house to the east. This is a logical terminus for the extended private driveway. This action will allow a house to be built 13 feet higher on the hillside. The highest point of the existing Building Pad is 6956 feet and the proposed Pad has a highest elevation of 6969. However, the elevation on the lot continues to rise to over 7000 feet so views from the neighboring Mountain Top subdivision will not be obstructed.

The effect of shifting this building pad, with the house proposed, is negligible from Park Meadows and not visible from any of the Sensitive Lands viewpoints. The Mountain Top homes break the ridgeline and the typical homes on American Saddler and Meadows Drives present a greater visual impact than the proposed home. Staff has conditioned the approval on the construction of a house in substantial compliance with the plans and model presented to the Planning Commission.

Staff has researched the Eagle Pointe III subdivision file. At the May 27, 1998 meeting (Minutes, Exhibit E) there was considerable discussion with several of the Mountain Top neighbors regarding the private driveway. Lot 43 was proposed with a substantially larger building pad (Exhibit F) that was reduced in the final plat. A concern of the Mountain Top neighbors, and shared by Staff, is the precedent of moving the building pad to the north side of the private driveway. As the revised building pad for lot 43 does not extend north of the adjacent driveway turnaround (platted as part of the easement), no precedent is set. Also, as the easement terminates at lot 43, the easement does not bisect the Building Pad nor is the Pad shifted wholly across the easement. Several Conditions of Approval reflects this. Staff has received a letter from the owner of lots 45 and 46, Nancy Rossman, in support of this application and she states that no precedent should be inferred from granting this application.

The Mountain Top water line has also been an item of concern for the neighbors. A letter from the applicant to Vince Desimone, the Mountain Top water line manager, (Exhibit D) has been reviewed by Mr. Desimone and found to be acceptable. Mr. Desimone has provided a written statement to this effect.

3. Department Review

This project has gone through an interdepartmental review. At such time as a final plat is required, the City Engineer and City Attorney will review the plat as to form and compliance with the Land Management Code prior to recordation.

4. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record. Staff has received several inquiries into the nature of this application and has received concerns expressed by the Mountain Top neighbors and has also received letters of support for this application (See Exhibit D, Correspondence).

ALTERNATIVES

1. The City Council may approve the plat amendment as conditioned or amended, or;
2. The City Council may deny the plat amendment; or
3. The City Council may continue the discussion with direction to the staff and applicant.

SIGNIFICANT IMPACTS

There are no significant impacts with this application. Staff finds the proposal to be compatible with the surrounding development pattern.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

The Building Zone will remain as is.

RECOMMENDATION

Staff recommends that the City Council open the public hearing, consider any public input, and consider staff's recommendation to approve the plat amendment based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

1. The property is located at 15 Eagle Pointe Court, also known as lot 43 of the Eagle Pointe III subdivision. The property is zoned Residential Development - RD. The property is vacant.
2. Building Zones are located on each lot. The Building Pad for lot 43 is 19,603 square feet in size and is setback 25 feet from the front property line along Eagle Pointe Ct.
3. The proposed Building Zone is 18,922 feet in size and setback 75 feet from the front property line along Eagle Pointe Ct.
4. The plat amendment reduces the Building Pad by 3.5%.
5. There is an increase in the amount of existing vegetation preserved outside of the revised Building Pad.
6. A private driveway easement exists for the benefit of lot 43.

7. The platted turnaround of the private driveway is adjacent to lot 43.
8. The revised Building Pad does not extend north of the platted turnaround of the private driveway.
9. Lots 43-46 have access off of the private driveway. Additional fire access to lot 43 is provided from Eagle Pointe Court.
10. The Planning Commission, after holding a public hearing on August 28, 2002, forwarded a positive recommendation to the City Council.

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, the General Plan and applicable State law regarding subdivision 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:

5. The Conditions of Approval for the Eagle Pointe III subdivision remain in full force and effect.
6. 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.
7. 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 year's time, this approval and the plat will be void.
8. The eleven plat notes, the maximum house square footage table, and the typical lot building setback drawing from the Eagle Pointe III subdivision plat are required to be on the lot 43 plat amendment.
9. The revised Building Pad is not bisected by, or shifted across over the driveway easement.
10. The revised Building Pad will not extend north of the adjacent platted turnaround of the private driveway.
11. Approval is granted based on preliminary building plans and model presented to the Planning Commission on August 28, 2002. Substantial compliance with these building plans is required.

EXHIBITS

Exhibit A - Eagle Pointe III plat

Exhibit B - Proposed Plat with Site Plan

Exhibit C - Minutes of Planning Commission meeting of July 31, 2002.

Exhibit D - Correspondence

Exhibit E - Minutes of Planning Commission meeting of May 27, 1998

Exhibit F - Earlier proposed plat (May, 1998)

AN ORDINANCE APPROVING A PLAT AMENDMENT FOR 15 EAGLE POINTE COURT, EAGLE POINTE III SUBDIVISION, PARK CITY, UTAH.

WHEREAS, the owners of lot 43 of the Eagle Pointe III Subdivision, located at 15 Eagle Pointe Court have petitioned the City Council for approval of 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 August 28, 2002, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on August 28, 2002, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 12, 2002, the City Council held a public hearing and approved the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment.

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

SECTION 1. APPROVAL. The plat amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

12. The property is located at 15 Eagle Pointe Court, also known as lot 43 of the Eagle Pointe III subdivision. The property is zoned Residential Development - RD. The property is vacant.
13. Building Zones are located on each lot. The Building Pad for lot 43 is 19,603 square feet in size and is setback 25 feet from the front property line along Eagle Pointe Ct.
14. The proposed Building Zone is 18,922 feet in size and setback 75 feet from the front property line along Eagle Pointe Ct.
15. The plat amendment reduces the Building Pad by 3.5%.
16. There is an increase in the amount of existing vegetation preserved outside of the revised Building Pad.
17. A private driveway easement exists for the benefit of lot 43.
18. The platted turnaround of the private driveway is adjacent to lot 43.
19. The revised Building Pad does not extend north of the platted turnaround of the private driveway.
20. Lots 43-46 have access off of the private driveway. Additional fire access to lot 43 is provided from Eagle Pointe Court.
21. The Planning Commission, after holding a public hearing on August 28, 2002, forwarded a positive recommendation to the City Council.

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, the General Plan and applicable State law regarding subdivision 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:

5. The Conditions of Approval for the Eagle Pointe III subdivision remain in full force and effect.
6. 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.
7. 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 year's time, this approval and the plat will be void.
8. The eleven plat notes, the maximum house square footage table, and the typical lot building setback drawing from the Eagle Pointe III subdivision plat are required to be on the lot 43 plat amendment.
9. The revised Building Pad is not bisected by, or shifted across over the driveway easement.
10. The revised Building Pad will not extend north of the adjacent platted turnaround of the private driveway.
11. Approval is granted based on preliminary building plans and model presented to the Planning Commission on August 28, 2002. Substantial compliance with these building plans is required.

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

PASSED AND ADOPTED this 12th day of September, 2002.

DATE: September 12, 2002
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 186 Main Street (formerly noticed as 178 Main) -
Plat Amendment
TYPE OF ITEM: Regular Agenda

SUMMARY RECOMMENDATIONS: Staff requests that the City Council conduct a public hearing, consider public input, and approve the proposed plat amendment to combine two (2) metes and bounds parcels of the Park City Survey into a single lot of record according to the Findings of Fact, Conclusions of Law, and Conditions of Approval herein.

A. PROJECT STATISTICS

Applicant: John Ray/Jonathan DeGray (Architect)
Location: 186 Main Street (formerly noticed as 178 Main Street)
Proposal: Plat Amendment
Zoning: Historic Residential (HR-2)
Adjacent Land Uses: Historic and Contemporary Residential Buildings
Date of Application: July 16, 2002

B. BACKGROUND

The applicant is proposing to disassemble the existing, single-story, historic, commercial building and re-construct it, along with the incorporation of an expanded lower and upper story towards the rear of the building. The building is currently situated on two (2) metes and bounds parcels (having the approx. dimensions of 25'x75') of the Park City Survey, having both a trail and flume easement traversing the rear of the lot. The purpose of the Plat Amendment is to combine the parcel in order to accommodate the proposed reconstruction of the existing historic building (with and addition) on the lot while maintaining an existing zero front yard setback.

The review and approval of a Historic District Review Application, Conditional Use Permit application, Special Exception Request/Variance application, and Plat Amendment application shall be required prior to the issuance of any building permits. The Historic District Design Review application was initially reviewed by the Historic District Commission (HDC) on June 17, 2002. No design modifications were recommended, and the application was remanded to Staff for final review and possible action. The Special Exception Request/Variance application to maintain the zero front yard setback was reviewed and approved by the Board of Adjustment on August 20, 2002. Since the building is historic, and is located within the Historic Residential -2 zone, the LMC requires that the proposed change of use to include "retail/service commercial, minor" be reviewed and approved by the Planning Commission under a Conditional Use Permit application. The CUP application was reviewed and approved by the Planning Commission on August 28, 2002. The Commission also forwarded a positive recommendation for the plat amendment to the City Council during the same meeting.

C. ANALYSIS

The applicant is requesting a Plat Amendment to combine two (2) metes and bounds parcels of the Park City Survey into a single lot of record. The parcels are located adjacent to the intersection of Main Street and Swede Alley having combined approximate dimensions of 25'x75' within the HR-2 zone. There is also a trail and flume easement traversing the rear of both parcels. The existing vacant historic building is a single-story, false-front structure that was previously used as a residential dwelling, containing approximately 1,200 square feet. The building currently encroaches into the Main Street right-of-way by approximately two feet (2'), and is significantly structurally compromised. Hence, the applicant proposes to disassemble and reconstruct a portion of the existing historic building on the newly created lot, while incorporating an expanded lower floor and a single-family residence on an upper level. The total square footage of the reconstructed building will be approximately 2,388 square feet. The proposed Maximum Building Footprint (MBF) is 844 square feet, and height of the reconstructed building is 27'. The required MBF for a single platted Old Town lot is 844 square feet, and the height limit in the HR-2 zone is twenty-seven feet (27'). The reconstructed building would incorporate all salvageable architectural material of the original

structure, including but not limited to the entire front facade of the building. The surrounding area consists of both contemporary and historic buildings, some of which maintain a zero front yard setback.

	Proposed		
Current Use (shack; flood channel)	mixed-use (residential/retail & service commercial, minor)		
Lot Size	approximately 1,876 square feet		
Setbacks			
• Front yard (Main Street)	10' setback min. (zero setback permitted)*	Combination of twenty feet (20') total for front and rear setbacks	
• Rear yard	10' setback min. (zero setback is permitted)*		
• Side yard (opposite Swede Alley and adjacent 180 Main Street)	3' minimum, combination of 6' total for side yard setbacks.		
Height	27'		

Parking	Five (5) parking spaces required - Two (2) can be physically accommodated for on site. The remainder payment in-lieu for the remaining three (3) parking spaces will be required. The in-lieu fee shall be \$42,000 as per Section 15-2.3- 9(B)5.
Design	HDC, CUP and Special Exception applications shall be required.

*Note -The property's front yard fronting Main Street shall maintain an existing zero front yard setback as permitted by the Board of Adjustment on August 20, 2002.

The City will require a minimum five (5') foot utility and snow storage easement measured south from the Swede Alley gutter. The proposed plat amendment complies with the HR-2 District regulations. This proposal does not increase the density on the lot. The proposed lot is consistent with other lot sizes in the immediate area. After reviewing the request, the Community Development Department finds that the creation of the new lot is in compliance with the Land Management Code, and supports the plat amendment.

The Plat Amendment is being processed through the Planning Commission and City Council procedure due to the fact that State Law prohibits use of the administrative approval when the action results in the combination of two (2) metes and bounds parcels.

D.NOTICE

Property owners within 300 feet of the project were notified on May 14, 2002. The property was properly posted and legally noticed. As of this date of this report, staff has not received any additional public input concerning this application.

E. DEPARTMENT REVIEW

The Community Development Department has reviewed this request. The City Attorney's Office will review the plat prior to recordation. The request was discussed at a Staff Review Meeting on May 14, 2002, where representatives from local utility companies and City Staff were in attendance and found it to be in conformance with all requisite City development codes of which we are currently aware. The City Engineer shall review and approve the slope and drainage issues related to the existing trail and flume easement traversing the rear of the parcels, as well as the proposed improved driveway having access off Swede Alley right-of-way, since there exists a small-scale local drainage impairment.

ALTERNATIVES:

- A. Approval of the proposed plat amendment to combine two (2) metes and bounds parcels of the Park City Survey into a single lot of record as conditioned to accommodate the reconstruction of the existing historic building and addition.
- B. Deny the plat amendment and retain the original Record of Survey which would prohibit the applicant from making the proposed modifications to the existing historic structure.
- C. Continue the item and request further evaluation from the Staff.

SIGNIFICANT IMPACTS:

The proposed amendment will result in one (1) lot which will meet the lot requirement for the HR-2 District. The plat amendment will not increase the density of the lot.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the plat amendment is not approved as proposed, the necessary structural repairs and expansion to the existing historic dwelling can not be permitted.

F. RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider public input, and approve the 186 Main Street Plat Amendment to combine two (2) metes and bounds parcels of the Park City Survey into a single lot of record as conditioned.

Findings of Fact:

14. The findings discussed in the analysis section of this report are incorporated herein.
15. The property is located in the Historic Residential (HR-2), sub-zone B.
16. The rear twenty feet (20') of the property is located within the Flood Plain Zone.
17. An existing trail and flume easement traverses the rear of the lot.
18. The existing building is historic, but significantly compromised physically necessitating its reconstruction.
19. The proposed Maximum Building Footprint (MBF) is 844 square feet, and complies with the LMC required MBF for a single platted Old Town lot in the HR-2 zone.
20. The maximum height of the dwelling is 27' at the highest ridge line above existing grade.
21. The HDC has reviewed the proposal, endorses it, and has remanded it to Staff for final action during their June 17, 2002, regularly scheduled meeting, pending the approval of the CUP, Special Exception/Variance, and Plat Amendment applications.
22. The Special Exception/Variance application (to maintain the existing non-complying front yard setbacks upon relocation and reconstruction of the historic building on the lot) was approved by the Board of Adjustment on August 20, 2002.
23. The CUP application for mixed-use (residential/retail & service commercial, minor) was reviewed and approved by the Planning Commission on August 28, 2002.
24. A Plat Amendment application (to combine the existing platted Lot with the adjacent parcel, into one platted) lot was reviewed and forwarded to the City Council with a positive recommendation by the Planning Commission on August 28, 2002.
25. The LMC parking requirements for this type of mixed use stipulates a minimum of five (5) on-site parking spaces. The property can physically accommodate up to 2 parking spaces. The applicant has agreed to pay \$14,000 per required parking space that is not provided on-site.
26. The applicant's intent is to maintain the original existing historic facade while developing towards the rear of the lot, away from Main Street.

Conclusions of Law:

1. There is good cause for the amendment.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapter 7 and Chapter 15 and State subdivision requirements.

Conditions of Approval:

3. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
4. No remnant lot created is separately developable.

5. No building permits shall be issued for this project unless and until the Historic District Design Review Application, Plat Amendment and Special Exception/Variance applications have been reviewed and approved for the project.
6. No building permit shall be issued for this project until the plat amendment has been duly recorded with the Summit County Recorder's Office.
7. A note shall be added to the plat that no accessory apartment(s) will be permitted as part of this structure (in excess of the single residential unit proposed), unless a separate CUP for such use is approved by the Planning Commission.
8. The applicant shall pay the required \$42,000 parking in-lieu fee in full to the City prior to the issuance of the Full Building Permit.
9. A note shall be added to the plat that two (2) uncovered on-site parking stalls shall be constructed within the existing trail and flume easement traversing the rear of the lot. No other physical structure or improvements are permitted within this area on site.
10. The City Engineer shall review and approve the slope, configuration and drainage pattern of the proposed improvements to the proposed driveway fronting Swede Alley right-of-way.
11. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).
12. This approval shall expire one year from the date of City Council approval, unless this Plat Amendment is recorded prior to that date.

Exhibits

Exhibit A - Vicinity Map

Exhibit B - Existing Survey Map

Exhibit C - Existing Plat

Exhibit D - Standard Project Conditions

Exhibit E - Proposed Plat

AN ORDINANCE APPROVING 186 MAIN STREET SUBDIVISION TO COMBINE TWO (2) METES AND BOUNDS PARCELS OF THE PARK CITY SURVEY, INTO ONE (1) LOT OF RECORD LOCATED AT 186 MAIN STREET, PARK CITY, UTAH

WHEREAS, the owner of two (2) metes and bounds parcels of the Park City Survey, has petitioned the City Council for approval of a revision to the final plat; 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 August 28, 2002, to receive input on the proposed subdivision;

WHEREAS, the Planning Commission, on August 28, 2002, forwarded a positive recommendation to the City Council; and,

WHEREAS, on September 12, 2002, the City Council held a public hearing to receive input on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey and plat amendment.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. The findings discussed in the analysis section of this report are incorporated herein.
2. The property is located in the Historic Residential (HR-2), sub-zone B.

3. The rear twenty feet (20') of the property is located within the Flood Plain Zone.
4. An existing trail and flume easement traverses the rear of the lot.
5. The existing building is historic, but significantly compromised physically necessitating its reconstruction.
6. The proposed Maximum Building Footprint (MBF) is 844 square feet, and complies with the LMC required MBF for a single platted Old Town lot in the HR-2 zone.
7. The maximum height of the dwelling is 27' at the highest ridge line above existing grade.
8. The HDC has reviewed the proposal, endorses it, and has remanded it to Staff for final action during their June 17, 2002, regularly scheduled meeting, pending the approval of the CUP, Special Exception/Variance, and Plat Amendment applications.
9. The Special Exception/Variance application (to maintain the existing non-complying front yard setbacks upon relocation and reconstruction of the historic building on the lot) was approved by the Board of Adjustment on August 20, 2002.
10. The CUP application for mixed-use (residential/retail & service commercial, minor) was reviewed and approved by the Planning Commission on August 28, 2002.
13. A Plat Amendment application (to combine the existing platted Lot with the adjacent parcel, into one platted) lot was reviewed and forwarded to the City Council with a positive recommendation by the Planning Commission on August 28, 2002.
14. The LMC parking requirements for this type of mixed use stipulates a minimum of five (5) on-site parking spaces. The property can physically accommodate up to 2 parking spaces. The applicant has agreed to pay \$14,000 per required parking space that is not provided on-site.

15. The applicant's intent is to maintain the original existing historic facade while developing towards the rear of the lot, away from Main Street.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby concludes that there is good cause for the above-mentioned subdivision, that neither the public nor any person will be materially injured by the proposed subdivision and that the proposal is consistent with both the Park City Land Management Code and State subdivision requirements.

SECTION 3. SUBDIVISION APPROVAL. The subdivision to combine two (2) metes and bounds parcels of the Park City Survey, known as the 186 Main Street Subdivision, is approved as shown on Exhibit B, with the following conditions:

- A. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
- B. No remnant lot created is separately developable.
- C. No building permits shall be issued for this project unless and until the Historic District Design Review Application, Plat Amendment and Special Exception/Variance applications have been reviewed and approved for the project.
- D. No building permit shall be issued for this project until the plat amendment has been duly recorded with the Summit County Recorder's Office.
- E. A note shall be added to the plat that no accessory apartment(s) will be permitted as part of this structure (in excess of the single residential unit proposed), unless a separate CUP for such use is approved by the Planning Commission.
- F. The applicant shall pay the required \$42,000 parking in-lieu fee in full to the City prior to the issuance of the Full Building Permit.
- G. A note shall be added to the plat that two (2) uncovered on-site parking stalls shall be constructed within the existing trail and flume easement traversing the rear of the lot. No other physical structure or improvements are permitted within this area on site.
- H. The City Engineer shall review and approve the slope, configuration and drainage pattern of the proposed improvements to the proposed driveway fronting Swede Alley right-of-way.

All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

- I. This approval shall expire one year from the date of City Council approval, unless this Plat Amendment is recorded prior to that date.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of September, 2002.

DATE: September 12, 2002
DEPARTMENT: Planning
AUTHOR: Patrick Putt
TITLE: Land Management Code/ Sign Code Amendments to Allow Olympic
Legacy Displays
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATION: Hold a public hearing and approve the attached Ordinance amending the Land Management Code as it pertains to Olympic Legacy Displays.

DESCRIPTION

10. Background

On August 8, 2002, the City Council reviewed an informational item from Public Affairs Director, Myles Rademan, regarding Olympic Legacies. Many different avenues and options have been pursued for Olympic Legacy projects. Existing regulations prohibit installation of the proposed legacies that have generated the most support; i.e., the Olympic Venue Towers at Park City Mountain Resort and Olympic Welcome Plaza, as well as the existing flagpoles along Deer Valley Drive at the base of Snow Park Lodge. The City Council stated that it seeks to commemorate Park City's role as a venue city for the 2002 Winter Olympic Games. Council noted that there are compelling governmental, economic and aesthetic interests in providing for the on-going commemoration of Park City's role in hosting the Olympics. Council directed Staff to move forward with developing Land Management Code and Sign Code amendments to allow such displays in limited public spaces and venues connected to the 2002 Salt Lake City Winter Olympic Games.

The Planning Commission held a public hearing on this matter on August 28, 2002. Two members of the public addressed the Commission with concerns that the proposed amendments would potentially permit a 65 foot tower within the Frontage Protection Zone or within the Recreation Open Space District without public notice or input. Several members of the business community, including representatives from Park City Mountain Resort, Deer Valley Resort, Chamber of Commerce, and Lodging Association, emphasized the "cultural tourism" and economic benefits of recognizing Park City's role in the Olympics.

Following the public hearing, the Planning Commission expressed its support for commemorating the City's Olympic legacy. The Commission stated that it supported the existing Olympic way-finding tower at Park City Mountain Resort and the flagpoles and banner poles at PCMR and Deer Valley Resort. Commissioners were concerned with permitting a 65 foot way-finding tower in a relocated area (including within the FPZ or ROS District) or the possibility of relocating Olympic

flagpoles or banner poles to new locations without public notice and the opportunity for community input. The Commission suggested Staff revise the amendments to allow Olympic Legacy Displays approved under the City's Olympic Services Agreement and Master Festival License to be maintained in their existing locations as allowed uses. The Commission suggested that Olympic Legacy Displays which are proposed to be relocated from their previously approved Olympic location should require conditional use permit approval.

Staff and Commissioner Erickson gave the City Council an update on the Commission's direction at the August 29, 2002, Council meeting. Planning Commission action on the proposed amendments is scheduled for September 11, 2002. Council directed Staff to move forward and schedule the matter for possible action on September 12, 2002, following Planning Commission's formal recommendation on the amendments.

The specific amendments are set forth below. Staff has also prepared a draft Ordinance based on these amendments for possible action by the Council. Inasmuch as the Planning Commission will not have made its recommendation at the time Council receives this report, Staff will update Council at the September 12, 2002 meeting as to any changes recommended by the Planning Commission.

11. Proposed Amendments

Amendments to Land Management Code

Add to Section 15-15-1: Definitions--Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays: Official exhibits from the Salt Lake City 2002 Winter Olympic Games created and/or provided by the Salt Lake Organizing Committee (SLOC) prior to February 7, 2002 as part of the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and approved by the City Council for installation on City property, public rights-of-way and/or within the areas that were Olympic Venue sites during the 2002 Winter Olympic Games at Park City Mountain Resort and Deer Valley Resort. Olympic Legacy Displays are specifically limited to Olympic way-finding towers, flagpoles, banner poles and banners.

Section 2.6: Historic Commercial Business (HCB) District:

Add to 15-2.6-2(A): HCB Allowed Uses: #30. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁶.

Add to 15-2.6-2(B): HCB Conditional Uses: #22. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁹.

Add Footnote #6: Olympic Legacy Displays limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original property set forth in the services agreement and/or MFL.

Add Footnote #9: Olympic Legacy Display limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an area other than the original location set forth in the services agreement and/or MFL.

Add to 15-2.6-5(F): Maximum Building Volume and Height~~Building Height Exceptions~~:

#6. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of 65 feet.

Section 15-2.13: Residential Development (RD) District:

Add to Section 15-2.13-2(A): RD Allowed Uses: #16. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵.

Add to Section 15-2.13-2(B): RD Conditional Uses: #42. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴.

Add Footnote #5: Olympic Legacy Displays limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or MFL.

Add Footnote #14: Olympic Legacy Display limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an area other than the original location set forth in the services agreement and/or MFL.

Add to 15-2.13-4(A): Building Height–Building Height Exceptions: #7. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of 65 feet.

Section 15-2-14: Residential Development-Medium Density (RDM) District:

Add to Section 15-2.14-2(A): RDM Allowed Uses: #17. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵.

Add to Section 15-2.14-2(B): RDM Conditional Uses: #40. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹².

Add Footnote #5: Olympic Legacy Displays limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or MFL.

Add Footnote #12: Olympic Legacy Display limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an area other than the original location set forth in the services agreement and/or MFL.

Add to 15-2.14-4(A): Building Height~~Building Height Exceptions~~: #7. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of 65 feet.

Section 15-2.16: Recreation Commercial (RC) District :

Add to Section 15-2.16-2(A): RC Allowed Uses: #20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵.

Add to Section 15-2.16-2(B): RC Conditional Uses: #37. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³.

Add Footnote #5: Olympic Legacy Displays limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or MFL.

Add Footnote #13: Olympic Legacy Display limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an area other than the original location set forth in the services agreement and/or MFL.

Add to 15-2.16-4(A): Building Height–Building Height Exceptions: #7. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers are permitted to a Height of 65 feet.

Section 15-2.17: Region Commercial Overlay (RCO) District:

Add to Section 15-2.17-2(A): RCO Allowed Uses: #15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴.

Add to Section 15-2.17-2(B): RCO Conditional Uses: #43. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁰.

Add Footnote #4: Olympic Legacy Displays limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or MFL.

Add Footnote #10: Olympic Legacy Display limited to those specific structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an area other than the original location set forth in the services agreement and/or MFL.

C. Staff Recommendation: The Planning Department recommends that the Commission hold a public hearing and forward a positive recommendation to the City Council to approve the revised amendments.

AN ORDINANCE AMENDING TITLE 15 OF THE MUNICIPAL CODE OF PARK CITY, UTAH, LAND MANAGEMENT CODE, CHAPTER 15 DEFINITIONS, CHAPTER 2.6 HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, CHAPTER 2.13 RESIDENTIAL DEVELOPMENT (RD) DISTRICT, CHAPTER 2.14 RESIDENTIAL DEVELOPMENT-MEDIUM DENSITY (RDM) DISTRICT, CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT, AND CHAPTER 2.17 REGIONAL COMMERCIAL OVERLAY (RCO) DISTRICT

WHEREAS, Park City served as an Official Olympic Venue City for the 2002 Olympic Winter Games;

WHEREAS, the City Council has noted that there are compelling governmental, economic, and aesthetic interests in providing for the ongoing commemoration of Park City's role in hosting the Olympics;

WHEREAS, a number of official exhibits from the 2002 Olympic Winter Games (including wayfinding towers, flagpoles, banner poles, and banners) were displayed in Park City throughout the Games at various Olympic venues, including Deer Valley Resort and Park City Mountain Resort;

WHEREAS, the City Council and Park City's residents and visitors believe such "Olympic Legacies" are a vital commemorative vehicle and desire to retain them;

WHEREAS, the Planning Commission held a public hearing on this matter on August 28, 2002, and recommended that Olympic Legacy Displays approved under the City's Olympic Services Agreement and Master Festival Licenses should be maintained in their existing locations as allowed uses and possibly relocated as conditional uses;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL of Park City, Utah that:

SECTION 1. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 15 Defined Terms, is hereby amended to include the term as shown on Exhibit A.

SECTION 2. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.6 Historic Commercial Business (HCB) District, is hereby amended to include sections and footnotes as shown on Exhibit B.

SECTION 3. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.13 Residential Development (RD) District, is hereby amended to include sections and footnotes as shown on Exhibit C.

SECTION 4. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.14 Residential Development-Medium Density (RDM) District, is hereby amended to include sections and footnotes as shown on Exhibit D.

SECTION 5. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.16 Recreation Commercial (RC) District, is hereby amended to include sections and footnotes as shown on Exhibit E.

SECTION 6. AMENDMENT. Title 15 of the Municipal Code of Park City, Utah, Land Management Code, Chapter 2.17 Region Commercial Overlay (RCO) District, is hereby amended to include sections and footnotes as shown on Exhibit F.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon publication.

EXHIBIT A

15-15-1. DEFINITIONS.

15-15-1.190. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays. Official exhibits from the Salt Lake City 2002 Winter Olympic Games created and/or provided by the Salt Lake Organizing Committee (SLOC) prior to February 7, 2002 as part of the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and approved by the City Council for installation on City Property, public Rights-of-Way and/or within the Areas that were Olympic venue Sites during the 2002 Winter Olympic Games at Park City Mountain Resort and Deer Valley Resort. Olympic Legacy Displays are specifically limited to Olympic way-finding towers, flagpoles, banner poles, and banners.

15-15-2. LIST OF DEFINED TERMS.

-S-

Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays

EXHIBIT B

15-2.6-2. USES.

Uses in the Historic Commercial Business (HCB) District are limited to the following:

(A) ALLOWED USES.

- (1) Single Family Dwelling
- (2) Multi-Unit Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit¹
- (5) Accessory Apartment²
- (6) Nightly Rental³
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group⁴
- (11) Child Care Center
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture

¹Nightly rental of Lock Units requires a Conditional Use Permit

²See LMC Chapter 8.19, Supplementary Regulations for Accessory Apartments

³Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

⁴See LMC Chapter 14 for Child Care Regulations

- (15) Bed and Breakfast Inn⁵
- (16) Boarding House, Hostel
- (17) Hotel, Minor, fewer than 16 rooms
- (18) Office, General
- (19) Office, Moderate Intensive
- (20) Office and Clinic, Medical
- (21) Financial Institution, without drive-up window
- (22) Commercial Retail and Service, Minor
- (23) Commercial Retail and Service, personal improvement
- (24) Commercial Neighborhood Convenience, without gasoline sales
- (25) Restaurant, Cafe or Deli
- (26) Restaurant, General
- (27) Bar
- (28) Parking Lot, Public or Private with four (4) or fewer spaces
- (29) Entertainment Facility, Indoor

⁵Requires an Administrative Conditional Use Permit

(30) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁶

(B) **CONDITIONAL USES.**

- (1) Group Care Facility
- (2) Public and Quasi-Public Institution, Church, School
- (3) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (4) Telecommunication Antenna⁷
- (5) Satellite Dish, greater than thirty-nine inches (39") in diameter⁸
- (6) Plant and Nursery stock products and sales
- (7) Hotel, Major
- (8) Timeshare Projects and Conversions
- (9) Timeshare Sales Office, Off-Site within an enclosed Building
- (10) Commercial Retail and Service, Major
- (11) Office, Intensive
- (12) Restaurant, Outdoor Dining⁵
- (13) Outdoor Events
- (14) Hospital, Limited Care Facility
- (15) Parking Area or Structure for five (5) or more cars
- (16) Temporary Improvement
- (17) Passenger Tramway Station and Ski Base Facility
- (18) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (19) Recreation Facility, Public or Private
- (20) Recreation Facility, Commercial
- (21) Fences greater than six feet (6') in Height from Final Grade.
- (22) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁹

⁶Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License.

⁷See LMC Chapter 8.30, Supplemental Regulations for Telecommunication Facilities

⁸See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁹Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.6-5(F) MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.

To allow for pitched roofs and to provide usable space within the Structure, the following exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features, as allowed under the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').

EXHIBIT C

15-2.13-2. USES.

Uses in the RD District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single-Family Dwelling
- (2) Duplex Dwelling
- (3) Secondary Living Quarters
- (4) Lockout Unit¹⁰
- (5) Accessory Apartment¹¹
- (6) Nightly Rental¹²
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family
- (10) Child Care, Family Group¹³
- (11) Accessory Building and Use
- (12) Conservation Activity
- (13) Agriculture
- (14) Parking Area or Structure with four (4) or fewer spaces
- (15) Recreation Facility, Private
- (16) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴

(B) **CONDITIONAL USES.**

- (1) Triplex Dwelling¹⁵

¹⁰Nightly rental of Lockout Units requires a Conditional Use Permit

¹¹See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

¹²Nightly Rentals do not include the Use of dwellings for Commercial Uses

¹³See LMC Chapter 14 for Child Care Regulations

¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or Master Festival License

- (2) Multi-Unit Dwelling⁶
- (3) Guest House
- (4) Group Care Facility
- (5) Child Care Center
- (6) Public and Quasi-Public Institution, Church, and School
- (7) Essential Municipal Public Utility Use, Facility, Service, and Structure

¹⁵Subject to provisions of LMC Chapter 10, Master Planned Development

- (8) Telecommunication Antenna¹⁶
- (9) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter¹⁷
- (10) Raising, grazing of horses
- (11) Cemetery
- (12) Bed and Breakfast Inn
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,18}
- (16) Office, Moderate Intensive^{6,9}
- (17) Office, Medical^{6,9}
- (18) Financial Institution without drive-up window^{6,9}
- (19) Commercial Retail and Service, Minor^{6,9}
- (20) Commercial Retail and Service, personal improvement^{6,9}
- (21) Commercial, Resort Support^{6,9}
- (22) Café or Deli^{6,9}
- (23) Restaurant, Standard^{6,9}
- (24) Restaurant, Outdoor Dining¹⁹
- (25) Outdoor Event¹⁰
- (26) Bar^{6,9}
- (27) Hospital, Limited Care Facility^{6,9}
- (28) Parking Area or Structure with five (5) or more spaces
- (29) Temporary Improvement¹⁰
- (30) Passenger Tramway Station and Ski Base Facility²⁰
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,9}

¹⁶See LMC Chapter 8.30, Supplemental Regulations for Telecommunications Facilities

¹⁷See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

¹⁸Allowed only as a secondary or support use to the primary development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential developments.

¹⁹Requires an Administrative Conditional Use Permit.

²⁰As part of an approved Ski Area Master Plan

- (35) Commercial Stables, Riding Academy²¹
- (36) Master Planned Development with moderate income housing density bonus¹²
- (37) Master Planned Development with residential and transient lodging uses only ¹²
- (38) Master Planned Development with Support Retail and Minor Service Commercial Uses¹²
- (39) Heliport¹²

²¹Subject to provisions of LMC Chapter 10, Master Planned Development

- (40) Vehicular Access Control Gate on private property²²
- (41) Fences greater than six feet (6') in Height from Final Grade.
- (42) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays²³

²²See Section 15-2.13-10 for specific review criteria for gates

²³Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.13-4(A). BUILDING HEIGHT EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').

EXHIBIT D

15-2.14-2. USES.

Uses in the RDM District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit²⁴
- (6) Accessory Apartment²⁵
- (7) Nightly Rental²⁶
- (8) Home Occupation
- (9) Child Care, In-Home Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group²⁷
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Parking Area or Structure with four (4) or fewer spaces
- (16) Recreation Facility, Private
17. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays²⁸

(B) **CONDITIONAL USES.**

²⁴Nightly Rental of Lockout Units requires a Conditional Use Permit.

²⁵See LMC Chapter 15-4, Accessory Apartments.

²⁶Nightly Rentals do not include the Use of Dwellings for Commercial Use.

²⁷See LMC Chapter 15-4, Child Care and Child Care Facilities.

²⁸Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or Master Festival License.

- (1) Multi-Unit Dwelling ²⁹
- (2) Guest House
- (3) Group Care Facility
- (4) Child Care Center
- (5) Public and Quasi-Public Institution, Church, and School
- (6) Essential Municipal Public Utility Use, Facility, Service, and Structure

²⁹Subject to provisions of LMC Chapter 15-6, Master Planned Development.

- (7) Telecommunication Antenna³⁰
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter³¹
- (9) Raising grazing of horses
- (10) Cemetery
- (11) Bed and Breakfast Inn
- (12) Boarding House, Hotel
- (13) Hotel, Minor⁶
- (14) Hotel, Major⁶
- (15) Office, General^{6,32}
- (16) Office, Moderate Intensive^{6,9}
- (17) Office and Clinic, Medical^{6,9}
- (18) Financial Institution, without drive-up window^{6,9}
- (19) Commercial Retail and Service, Minor^{6,10}
- (20) Commercial Retail and Service, personal improvement^{6,10}
- (21) Commercial, Resort Support^{6,10}
- (22) Cafe or Deli^{6,10}
- (23) Restaurant, Standard^{6,10}
- (24) Restaurant, Outdoor Dining³³
- (25) Outdoor Event
- (26) Bar^{6,10}
- (27) Hospital, Limited Care Facility^{6,10}
- (28) Parking Area or Structure with five (5) or fewer spaces
- (29) Temporary Improvement¹⁰
- (30) Passenger Tramway Station and Ski Base Facility³⁴
- (31) Ski Tow, Ski Lift, Ski Run, and Ski Bridge¹¹
- (32) Recreation Facility, Public
- (33) Recreation Facility, Commercial⁶
- (34) Entertainment Facility, Indoor^{6,9}
- (35) Commercial Stables, Riding Academy^{6,9}
- (36) Master Planned Development with moderate income housing Density bonus⁶

³⁰See LMC Chapter 15-4, Telecommunication Facilities.

³¹See LMC Chapter 15-4, Telecommunication Facilities, Satellite Receiving Antennas.

³²General Offices are only permitted with an approved Master Planned Development of an existing Building. See LMC Chapter 15-2.14-6.

³³Requires an Administrative Conditional Use Permit.

³⁴As part of an approved Ski Area Master Plan.

- (37) Master Planned Development with residential and transient lodging Uses only⁶
- (38) Master Planned Development with Support Retail and Minor Service Commercial⁶
- (39) Fences greater than six feet (6') in Height from Final Grade
- 40. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays³⁵

³⁵Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.14-4(A) BUILDING HEIGHT EXCEPTIONS. To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural features subject to the Architectural Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski lift or tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a Height of sixty-five feet (65').

EXHIBIT E

15-2.16-2. USES.

Uses in the RC District are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling
- (2) Duplex Dwelling
- (3) Triplex Dwelling
- (4) Secondary Living Quarters
- (5) Lockout Unit³⁶
- (6) Accessory Apartment³⁷
- (7) Nightly Rental³⁸
- (8) Home Occupation
- (9) Child Care, In-Home
Babysitting
- (10) Child Care, Family
- (11) Child Care, Family Group³⁹
- (12) Child Care Center
- (13) Accessory Building and Use
- (14) Conservation Activity
- (15) Agriculture
- (16) Bed & Breakfast Inn
- (17) Boarding House, Hostel
- (18) Hotel, Minor
- (19) Parking Area or Structure with four (4) or fewer spaces
20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴⁰

³⁶Nightly Rental of Lockout Units requires a Conditional Use Permit

³⁷See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

³⁸Nightly Rentals do not include the Use of dwellings for Commercial Uses

³⁹See LMC Chapter 14 for Child Care Regulations

⁴⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or Master Festival License.

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling
- (2) Group Care Facility
- (3) Public and Quasi-Public Institution, Church, and School
- (4) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (5) Telecommunications Antenna⁴¹
- (6) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁴²
- (7) Raising, grazing of horses
- (8) Cemetery
- (9) Hotel, Major
- (10) Timeshare Project and Conversion
- (11) Timeshare Sales Office
- (12) Office, General⁴³
- (13) Office, Moderate⁸
- (14) Office and Clinic, Medical⁸
- (15) Financial Institution without drive-up window⁸
- (16) Minor Retail and Service Commercial⁸
- (17) Retail and Service Commercial, personal improvement⁸
- (18) Transportation Service⁸
- (19) Neighborhood Market, without gasoline sales⁸
- (20) Cafe or Deli⁸
- (21) Restaurant, General⁸
- (22) Restaurant, Outdoor Dining^{8, 44}
- (23) Bar⁸
- (24) Hospital, Limited Care Facility⁸
- (25) Parking Area or Structure with five (5) or more spaces
- (26) Temporary Improvement⁴⁵

⁴¹See LMC Chapt. 8.30, Supplemental Regulations for Telecommunication Facilities

⁴²See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving
Antennas

⁴³As support use to primary Development or use, subject to provisions of LMC
Chapter 10, Master Planned Development

⁴⁴Requires an Administrative Conditional Use Permit

- (27) Passenger Tramway Station and Ski Base Facility⁴⁶
- (28) Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge¹⁰
- (29) Outdoor Event⁹

⁴⁵Subject to an Administrative Conditional Use Permit

⁴⁶As part of an approved Ski Area Master Plan

- (30) Recreation Facility, Public and Private⁴⁷
- (31) Recreation Facility, Commercial¹²
- (32) Entertainment Facility, Indoor¹²
- (33) Commercial Stables, Riding Academy¹²
- (34) Master Planned Developments
- (35) Heliport¹²
- (36) Fences greater than six feet (6') in Height from Final Grade
- 37. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴⁸

⁴⁷As support Uses, subject to provisions of Chapter 10, Master Planned Development

⁴⁸Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

15-2.17-4(A) **BUILDING HEIGHT EXCEPTIONS.** To allow for pitched roofs and to provide usable space within the Structure, the following Height exceptions apply:

- (1) A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
- (2) An Antenna, chimney, flue, vent, or similar Structure may extend up to five feet (5') above the highest point of the Building to comply with Uniform Building Code (UBC) requirements.
- (3) Water towers, mechanical equipment, and associated Screening, when enclosed or Screened may extend up to five feet (5') above the Height of the Building.
- (4) A church spire, bell tower, and like architectural feature, subject to the Architectural Guidelines, LMC Chapter 9, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Community Development Department.
- (5) An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
- (6) Ski Lift or Tramway towers may extend above the Zone Height subject to a visual analysis and administrative approval by the Community Development Department.
- (7) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers are permitted to a Height of sixty-five feet (65').

EXHIBIT F

15-2.17-2. USES.

Uses in the RCO District are limited to the following:

(A) **ALLOWED USES.**

- (1) Secondary Living Quarters
- (2) Lockout Unit⁴⁹
- (3) Accessory Apartment⁵⁰
- (4) Nightly Rental
- (5) Home Occupation
- (6) Child Care, In-Home Babysitting
- (7) Child Care, Family
- (8) Child Care, Family Group⁵¹
- (9) Accessory Building and Use
- (10) Conservation Activity
- (11) Agriculture
- (12) Parking Area or Structure with four (4) or fewer spaces
- (13) Recreation Facility, Private
- (14) Allowed Uses in the Underlying Zoning District
15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵²

(B) **CONDITIONAL USES.**

- (1) Multi-Unit Dwelling⁵³
- (2) Group Care Facility⁴

⁴⁹Nightly Rental of Lockout Units requires a Conditional Use Permit

⁵⁰See LMC Chapter 8.19, Supplemental Regulations for Accessory Apartments

⁵¹See LMC Chapter 14 for Child Care Regulations

⁵²Olympic Legacy Displays limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in the original location set forth in the services agreement and/or Master Festival License

⁵³Subject to provisions of Chapter 10, Master Planned Developments

- (3) Child Care Center⁴
- (4) Public and Quasi-Public Institution, Church and School⁴
- (5) Essential Municipal Public Utility Use, Facility, Service, and Structure⁴
- (6) Telecommunication Antenna⁵⁴
- (7) Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵⁵
- (8) Plant and Nursery stock products and sales⁴
- (9) Bed and Breakfast Inn⁴
- (10) Boarding House, Hostel⁴
- (11) Hotel, Minor⁴
- (12) Hotel, Major⁴
- (13) Timeshare Sales Office, off-site⁴
- (14) Office, General⁴
- (15) Office, Moderate Intensive⁴
- (16) Office, Intensive⁴
- (17) Office and Clinic, Medical⁴
- (18) Financial Institution, with and without drive-up window^{4, 56}
- (19) Retail and Service Commercial, Minor⁴
- (20) Retail and Service Commercial, personal improvement⁴
- (21) Retail and Service Commercial, Major⁴
- (22) Transportation Service⁴
- (23) Retail Drive-Up Window⁷
- (24) Neighborhood Convenience Commercial⁴
- (25) Commercial, Resort Support⁴
- (26) Gasoline Service Station⁴
- (27) Cafe, Deli⁴
- (28) Restaurant, General⁴
- (29) Restaurant, Outdoor Dining⁵⁷
- (30) Outdoor Event⁸
- (31) Restaurant, Drive-up window⁷
- (32) Bar⁴
- (33) Hospital, Limited Care Facility⁴
- (34) Hospital, General⁴

⁵⁴See LMC Chapter 8.30, Supplemental Regulations for Telecommunication Facilities

⁵⁵See LMC Chapter 8.25, Supplemental Regulations for Satellite Receiving Antennas

⁵⁶See Section 15-2.18-5 criteria for drive-up windows

⁵⁷Requires an Administrative Conditional Use Permit

- (35) Parking Area or Garage with five (5) or more spaces⁴
- (36) Temporary Improvement⁸
- (37) Passenger Tramway Station and Ski Base Facility⁴
- (38) Ski tow rope, ski lift, ski run, and ski bridge⁴
- (39) Recreation Facility, Public⁴
- (40) Recreation Facility, Commercial⁴
- (41) Entertainment, Indoor⁴
- (41) Master Planned Developments⁴
- (42) Heliport⁴
- (43) Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵⁸

⁵⁸Olympic Legacy Display limited to those specific Structures approved under the SLOC/ Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

DATE: September 6, 2002
DEPARTMENT: Office of Capital Management & Budget
AUTHOR: Linda Cook
TITLE: Resolution providing for a special bond election in Park City, at the same time as the statewide general election, for the acquisition and preservation of undeveloped park and recreational land and amenities.
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Staff recommends that Council formalize the Open Space Bond Initiative by adoption of the proposed Election Resolution. In the August 29th work session, Council reviewed proposed ballot language based on their intent to acquire open space under certain parameters and the legal and technical aspects of the language. The draft resolution, including ballot proposition language is attached. This resolution must be finalized and forwarded to the County Clerk by September 13, 2002. A separate resolution, providing for the appointment of a citizens' advisory committee and regular audit of the bond proceed expenditures is provided under separate cover in this Council packet. It should be adopted by separate motion under new business on September 12th.

DESCRIPTION: A number of steps are legally required to complete an election. Staff has been advised that adoption of the bond measure and ballot language by resolution is necessary to comply with state law. Two additional factors affect the resolution. The bond measure will be reflected as a special bond election in conjunction with the statewide general election in November 2002. The question will appear on its own page of the overall ballot and the special designation will allow votes on the measure to be tabulated separately. The bond authorization is for \$10 million. Council may remember that a reimbursement resolution was approved at the time of the recent McMillian acquisition allowing the City to reimbursement itself from a future bond issuance. Additionally, the attached election resolution explicitly provides for reimbursement for interim open space purchases so that this arrangement need not be repeated for individual acquisitions with the new bond issue.

A. Department Review: City Manager
OCMB
Public Affairs
Legal

ALTERNATIVES:

Option 1: Make any necessary modifications to the ballot language and Election Resolution, including a reimbursement resolution, and adopt the placement of the measure and the ballot language by resolution to comply with state law. Adopt, by separate motion, the resolution allowing for the appointment of a citizens' advisory committee and annual audit.

Option 2: Rescind approval and decide not to pursue the bond measure at this time.

CONSEQUENCES: These resolutions need to be executed before ballots can be printed. Time is of the essence to satisfy this requirement so as to allow the proper notification periods to the public, the County and the printing agency. Inattention to this matter could preclude the inclusion of the bond measure for the November election.

RECOMMENDATION: The adoption of these resolutions in this matter is required to comply with state law. The qualification of a special bond election means that the measure appears alone on the ballot and competes with no other measures in the ultimate tabulation of votes. The Election Resolution included with this staff report is a draft. Bond Council must add or modify several minor details for compliance with County procedures. The final version will be produced prior to the Council Meeting on Sept. 12th and staff can identify the changes at that time. Council should adopt the Election Resolution, which incorporates language that meets the requirements of the reimbursement resolution, and adopt the separate resolution providing for the citizens' advisory committee and annual audit.

Bond resolution available at City Recorder's Office 435-615-5007.

RESOLUTION TO APPOINT A CITIZENS' COMMITTEE TO ADVISE THE COUNCIL ON COMMUNITY PRIORITIES FOR OPEN SPACE ACQUISITION, METHODS TO PERMANENTLY PRESERVE OPEN SPACE, AND TO ACCOUNT FOR EXPENDITURE OF OPEN SPACE BOND PROCEEDS SHOULD VOTERS APPROVE A GENERAL OBLIGATION BOND TO PRESERVE OPEN SPACE.

WHEREAS, unlike many mountain resort communities, Park City is surrounded by large expanses of undeveloped private lands;

WHEREAS, through community visioning, preference polls, and the General Plan process, it is clear that the community values open space for a variety of reasons, including its visual beauty, passive recreational use and contribution to our quality of life and livelihood as a gateway to destination resorts;

WHEREAS, private open lands will not remain open without thoughtful land use planning, public-private cooperation and, where necessary, purchase of private development rights;

WHEREAS, this November the Park City Council will offer the community an opportunity to vote for General Obligation Bonds in an amount not to exceed \$10 million to fund open space acquisition;

WHEREAS, General Obligation Bonds are a cost-effective form of government financing because they pledge the full faith and credit of the City to repay the bonds, in exchange for the lowest tax-exempt rate of interest available to the City. By pledging the full faith and credit of the City, the City would commit to repay the bonds with property tax revenue and to raise property taxes to the extent necessary to repay the bondholders;

WHEREAS, based on 2002 projections of City-wide assessed valuation, current interest rates, and the current 45% tax exemption for primary residential property, such bonds would likely cost a primary resident \$16 per \$100,000 of assessed market value. For second homes and commercial properties, the bonds would likely cost \$29 per \$100,000 of assessed market value;

WHEREAS, the concept of a General Obligation Bond for open space has been discussed in the past few weeks, it is clear that the community would like immediate assurances that the proper lands will be acquired and forever preserved as open space;

WHEREAS, to meet those concerns, the Council hereby commits to invite broad-based community advice regarding the lands to be acquired with bond proceeds and the proper form of ownership of the land (i.e. fee simple title, conservation easements, deed restrictions, etc.);

WHEREAS, the Council also commits to regular, independent audits of the bond proceeds to assure proper expenditures of the funds;

NOW THEREFORE, be it resolved by the Park City Council as follows:

16. The Council will appoint a citizens' advisory committee, to be referred to as the Citizens' Open Space Advisory Committee (COSAC), to investigate and recommend a strategy for acquisition of open space. This committee will not only recommend specific parcels for acquisition, but also will prioritize available lands for acquisition and recommend improvements to open space to protect critical natural amenities and provide safe public access.
17. The City will annually audit bond expenditures and report the results of such audit to the public.

Dated this 12th day of September, 2002.

TO: Mayor & City Council
FROM: Myles Rademan
DATE: June 30, 2016
RE: Disseminating the Council's Strategic Action Plan

Now that the Council has concurred on the final language for the Strategic Action Plan it is time to disseminate it as widely as possible to the general public.

The following strategies for dissemination are recommended:

- 1) Print and distribute the *Citizens Guide to Park City's Government* which contains the Council's vision statement, principles, goals and action proposals, along with other pertinent city organizational and contact information.
- 2) Schedule personal Council presentations before city staff, boards, commissions and community groups. Followed by several neighborhood specific meetings. To date, Mayor Dana Williams has made presentations to the Chamber/Bureau Board and the Park City Rotary Club. He is also scheduled before the Lodging Association. As the official spokesperson for the City, he can help coordinate other council appearances.
- 3) Publish the Citizens Guide on the city's website.

These action steps can start immediately be completed by the end of November.