PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 17, 2000

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, August 17, 2000.

Closed Session

3:15 p.m. Litigation

Work Session

3:45 p.m. Council questions and comments
4:15 p.m. Transit center update
4:30 p.m. Qwest presentation
5:30 p.m. Review of regular meeting

- Grant Avenue Interpretive Memorial
- Reestablishment of the Town Lift Design Review Task Force

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 THE MEETING OF JULY 6, 2000 AND JULY 20, 2000

V CONSENT AGENDA PUBLIC HEARING

1. An Ordinance to approve the fourth amendment to the Condominium Declaration for the Silver King Hotel, 1485 Empire Avenue, Park City, Utah

2. Addendum to Master Festival License for the Fidelity Park City International Jazz Festival, August 25 - 27, 2000

VI CONSENT AGENDA

1. An Ordinance to approve the fourth amendment to the Condominium Declaration for the Silver King Hotel, 1485 Empire Avenue, Park City, Utah

2. Addendum to Master Festival License for the Fidelity Park City International Jazz Festival, August 25 - 27, 2000

3. 130 Grant Avenue Interpretive Memorial recommendation

4. Approval of License Agreement for Round Valley trail connection - Valderonde/McMillian

5. Resolution Reestablishing the Town Lift Design Review Task Force

VII ADJOURNMENT

Posted: 08/14/00
Revised: 08/16/00
See: parkcity2002.org

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
AUGUST 17, 2000

Present: **Mayor Brad Olch; Council members Candace Erickson; Fred Jones; and Shauna Kerr**

Toby Ross, City Manager; Mark Harrington, City Attorney; Tom Bakaly, Director of Capital Management & Budget; Bob Stephens, Administrative Services Director; Eric DeHaan, City Engineer; Myles Rademan, Public Affairs Director; and Derek Satchell, Preservation Planner

Craig Bowcutt, Qwest

Absent: **Peg Bodell and Roger Harlan**

1. **Council questions/comments.** Fred Jones reported that he felt the City is making progress with Summit County on water negotiations. He relayed a request from the Main Street Business Alliance to consider additional imprinted crosswalks on Main Street which could be accomplished when the street is paved. The summer tour to Sedona, Flagstaff and Jerome was beneficial and in Sedona, he reported that the City Council schedules *walk-abouts* in different neighborhoods to discuss issues with residents. Additionally, a member of the Sedona Council is available at the grocery store at scheduled times. Ms. Kerr discussed the Summit County Fair which was a great event this year. She thanked Melissa Caffey and other City staff members for making the Arts Festival a success. Ms. Kerr discussed the unacceptable slow pace of the Golf Course Hotel development and suggested a meeting with the contractor. Toby Ross explained that there is a proposal for a land exchange which will be reviewed by the Planning Commission and staff is working on developing a time schedule on the entire project. The land exchange will be before Council with a revised MPD and development agreement with definitive language for opening the pro shop and the driving range. Ms. Erickson also commented on the success of the Arts Festival and was surprised that the crosswalk on Bonanza Drive is so subtle. She invited the public to the Utah Open Lands fund-raiser on Saturday. Shauna Kerr stated that the Quality Growth Commission approved a grant to the Trust for Public Lands for the purchase of 340 acres at the top of Summit Park. The request was for $500,000; $400,000 was approved with the condition that TPL raise the remaining $100,000.

Myles Rademan announced that 80 applications have been submitted for this year's Leadership 2000 Program. Mayor Olch and Ms. Erickson volunteered to serve on the selection committee. In response to a question from Fred Jones regarding the traffic signal at the Snowcreek intersection, Eric DeHaan reported that Sear-Brown measured traffic before and after the Arts Festival. The warrants were met, but not by as large a margin as thought; the signal should be installed late fall.

2. Transit center update (customer service award). Shauna Kerr announced that the OCM&B department is the recipient of the customer service award for the quarter. Melissa Caffey read a nomination letter complimenting staff on getting information to residents and employees and addressing concerns relating to the transit center project. The nomination was submitted by her, Meg Ryan, Frank Bell, Kim Leier, and Lloyd Evans. Ms. Kerr read nomination letters for Linda Cook submitted by Tom Bakaly and Matt Twombly for her customer service efforts on this project. Tom Bakaly introduced the staff members in his department. Ms. Kerr also acknowledged Christine Gault who is leaving the City.

3. Qwest presentation. Craig Bowcutt of Qwest stated that approximately 1.5 million visitors are expected in Salt Lake City and 100,000 travelers a day will be coming through the airport. The major broadcaster for the Games is International Sports Broadcasting. He explained what *inside* and *outside the fence* means and relayed that Qwest will be providing communication services inside the fence as part of its Olympic sponsorship, as well as services outside the fence. Although the staging areas are temporary, the electronics deployed in the facilities will be a legacy and will remain after the Games.

With regard to Qwest's sponsorship, the data network will accommodate the broadcast video, closed circuit and security video, and data communications. The voice network will be installed in a central office in Salt Lake to feed dial tone to all of the venue sites, eliminating Olympic traffic on the public switch network. He explained the benefits of Qwest's new PCS wireless service and discussed fiber optic technology in detail. There will be redundancy in Park City which doesn't exist today, so if there is a cable clip, service can be routed an alternate direction, and users will have long distance and cell service. The number of cable fiber strands have increased from 12 to 216 providing large capacities, and Mr. Bowcutt described the Salt Lake City central office and service to the venue locations, including Soldier Hollow which is basically a field with no infrastructure.

Mr. Bowcutt added that with regard to services outside the fence, Qwest will have technology display sites and non-right media broadcast centers. The unaccredited media tends to park satellite trucks in parking lots and fields, and Qwest suggests an area that is pre-provisioned with fiber-based services so that the media can rent a space and obtain a connection from Qwest. The DSL technology will drive Internet service off of a dial-up basis into more of a dedicated basis. He discussed the possibilities of employees able to work at home on a computer and pointed out that the School District will be closing for the two week period.

He referred to an analysis SLOC performed in conjunction with the bid award which estimates revenues of $2.8 billion from 1996 until the Games; $71 million in tax revenues; 23 job years worth of employment; and $972 million in wages. There are opportunities for improvements for ATM services and also foreign currency exchange, which is very limited in Utah. The airport will be improved but not expanded by the year 2002; it will be expanded by 2004. He discussed

Olympic packages for visitors staying in outlying areas like Las Vegas and flying to Salt Lake to attend events. Mr. Bowcutt pointed out concerns of various agencies and discussed traffic cameras located at the Junction, The Canyons and perhaps Main Street and communications monitoring flows every nine minutes. The health care industry is concerned about process and claims billing for international travelers. Security needs are demanding and manpower difficult to procure, but remote monitoring provides the capability to view many locations by one person. Mr. Bowcutt emphasized that cities will have to consider 911 and waste management capabilities.

He stated that Salt Lake is the largest city to host the Winter Olympic Games and is very easy to travel to unlike Nagano. This is the last time the Olympic Games will be held in the United States for the decade and as a result of that, there will be great interest in visiting Utah. In response to a question from Myles Rademan about DSL being provided in Park City, Mr. Bowcutt explained that because the central stations are so expensive, larger cities are typically accommodated where there is a market for sales. Because of Qwest's sponsorship of the Olympics, DSL services will be provided in Park City and their building on Park Avenue is currently being remodeled for the DSL shelf. He felt that services should be available before 2002. Fred Jones asked if there will be other legacies other than fiber optics and DSL. Mr. Bowcutt responded that the video broadcast services will be brought into the Park City and Deer Valley resorts and hotels. An unaccredited broadcaster can park in a reasonably close area and connect to the network and broadcast back to the world. This will remain in place for World Cup races and other special events. Resorts with video broadcasting capabilities are very rare. Mr. Rademan asked about the distribution of public phones and Mr. Bowcutt explained that in conjunction with the sponsorship, there will be 700 phones inside and around the venue sites. There was discussion about an Olympic information system so municipalities aren't burdened with fielding calls. Mr. Bowcutt explained a 311 system that SLOC was considering but it was too expensive and noted that there can be automated answering systems. KPCW reporter Mike Savage asked how much Qwest is spending for upgrades, Mr. Bowcutt replied that it is significant and Utah will be receiving capital infrastructure dollars that it wouldn't normally receive. Eric DeHaan expressed concern about the streets being cut for cable and Mr. Bowcutt felt that there may be existing infrastructure in Park City that could be shared with Qwest.

4. Review of regular meeting:

Grant Avenue interpretive memorial. Derek Satchell explained that the recommendation is to approve the appropriation of $50,000 to abate the existing dangerous building located at 133 Grant Avenue and construct an interpretive memorial as described in the staff report. The existing structure is located in the middle of platted Chambers Street and although the report addresses three buildings, it was clarified that there is a house and an outbuilding. The building will collapse and rather than handling this through the CAD process to demolish the historic building, both the Historical Society and Historic District Commission support looking at other options. This could be a full restoration, which is not recommended by staff as it would be very expensive and there is no anticipated use for the restored building. A memorial would provide visitors and residents some idea what the living conditions were in Park City. The contractor's estimate of $50,000 is a reasonable to cover any unexpected conditions, i.e., the need for a retaining wall or stairs to the site. The funds could be allocated from the Main Street RDA for historic grant incentives which totals $157,000 and all awarded grants can be covered. The Mayor felt that preservation is important and supports the proposal.

Reestablishment of the Town Lift Design Review Task Force. Derek Satchell explained that the resolution for reestablishment of this task force was requested by Harry Reed, the developer for the Town Lift Project. There is an application to construct a pedestrian bridge to span Main Street, connecting the Town Lift to the Summit Watch Plaza on lower Main Street. The initial Town Lift Project MPD was reviewed and approved in 1991, and contrary to the applicant's understanding, this specific pedestrian bridge was not included as part of that MPD. The applicant is now requesting a resolution to reform the task force to review the pedestrian bridge and to amend the MPD to include it. This is not the ski bridge spanning Park Avenue. No formal design plans have been submitted, but the bridge would be the same height as the Summit Watch Plaza which is about 15 feet above Main Street and it would probably be no wider than 12 feet.

Council member Jones, former Planning Commissioner, recalled the pedestrian bridge as part of the discussion which was not approved. There was discussion about the original application and whether a pedestrian bridge is needed. The City Attorney emphasized that this action does not relate to the desirability of a pedestrian bridge; the item is a procedural request, similar to the process utilized for the Town Lift Project. He warned Council not to prejudice itself by making comments on the bridge itself. The amendment to the MPD will have to be reviewed by the Planning Commission as a conditional use permit. Ms. Kerr asked if there are other aspects of the project for the task force to review and Mr. Satchell noted that it is being reestablished specifically for the review of the pedestrian bridge. He pointed out that a City Council member would serve as an ex officio member.

See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 17, 2000

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, August 17, 2000. Members in attendance were Brad Olch, Candace Erickson, Fred Jones, and Shauna Kerr. Peg Bodell and Roger Harlan were excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Jonathon Weidenhamer, Planner; Melissa Caffey, Special Projects Manager

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda.

1. Water conservation - John Roberts, 961 Norfolk, requested that Council take a more aggressive stand on water conservation. The current drought situation is an eye-opener and a call to action and nothing affects property values more than a water emergency in Park City. Utah is the second driest state in the nation and we live in a desert. Mr. Roberts encouraged Council to look at raising the rate structure and legislating appropriate landscaping. If there is no action now, a serious problem may surface in the future.

2. Wahso Restaurant garbage - Kevin Voilaka, employee, explained that without access to The Claimjumper walkway, they have no access to Main Street except through the front door of the building. Wahso can produce as much as a half dumpster worth of garbage on a winter day and he doesn't feel that it is practical or sanitary to drag this volume of trash through the restaurant and pile it on Main Street. He requested some help on this issue as it is not fair that the west side of Main Street has to jump through so many hoops. Mercato has its own dumpster; The Claimjumper has a walkway for access to Main Street and there are snow issues. Mr. Voilaka reported that representatives from Wahso, The Claimjumper and BFI met today. There may be a solution for Park Avenue for trash, realizing that this is a very controversial issue. He pointed out that the Main Street Deli doesn't produce as much volume as Wahso and Harry O's garbage is cleaner as it is mainly bottles and cans. He acknowledged that Wahso's operations may be a nuisance to the neighborhood, but perhaps a shielded compactor on the Park Avenue facing property could be considered.

Joe Kernan, resident and owner of Good Earth Recycling, admitted that he doesn't know the details of the situation and read a letter into a record. He indicated that he recognized the concerns of Park Avenue residents to have a safe and clean neighborhood with no impacts from businesses but asked if it is reasonable to expect only the benefits and not the impacts. Upper Park

Avenue residents enjoy the economic benefits of being next to the business district, such as higher property values, entertainment, and nightly rental income, but they want none of the impacts of the normal operating needs of businesses. Residents of upper Park Avenue expect the Council to help them maintain a *magic curtain* between the neighborhood and the business district, which is like living in a ski-in, ski-out unit and not expecting noise from snow making. He encouraged Council to consider making changes to the way businesses with their backs to Park Avenue can operate. It puts his employees at risk to carry 35 gallon containers downstairs into the alley or downstairs through the front of the building. Snow on the stairs makes it more dangerous. Businesses should be allowed to accept deliveries and pick-ups from upper Park Avenue, which is less impact than he square foot private studio unit and maintaining the other half as a general manager's office. It is also proposed to convert a 550 square foot lounge area, which is common space, to a sales and marketing office. There are no outstanding issues and parking requirements have been satisfied. The Planning Commission held a public hearing and recommended that the City Council hold a public hearing and consider approval of the conversion based on the findings of fact, conclusions of law, and conditions of approval outlined in the ordinance. Hearing no questions or comments from the City Council or the public, the public hearing was closed.

2. Addendum to Master Festival License for the Fidelity Park City International Jazz Festival, August 25 - 27, 2000 - Melissa Caffey explained that this is the third year of the Festival. The Main Street Business Alliance requested the organizers to include them in some fashion to enhance the event as well as bring in additional business to Main Street. This includes a concert at the Town Lift on Friday night and performances in the small Main Street venues all day on Saturday and Sunday morning. She emphasized that staff feels comfortable with the request and feels it's a benefit for the event and the merchants and the proposal fits within the City's outdoor music guidelines. With no comments or questions from the Council or the public, the Mayor closed the public hearing.

VI CONSENT AGENDA

Mark Harrington clarified that with regard to Item 4, license for Round Valley, the notice is not less than 90 days. The Mayor requested a motion to approve Consent Agenda Items 1 through 5. Shauna Kerr, "I so move". Fred Jones seconded. Motion carried.

Peg Bodell	Absent
Roger Harlan	Absent
Candace Erickson	Aye
Fred Jones	Aye
Shauna Kerr	Aye

1. An Ordinance to approve the fourth amendment to the Condominium Declaration for the Silver King Hotel, 1485 Empire Avenue, Park City, Utah - See staff report and public hearing.

2. Addendum to Master Festival License for the Fidelity Park City International Jazz Festival, August 25 - 27, 2000 - See staff report and public hearing.

3. 130 Grant Avenue Interpretive Memorial recommendation - See staff report and work session discussion.

4. Approval of License Agreement for Round Valley trail connection - Valderonde/McMillian - See staff report.

5. <u>Resolution Reestablishing the Town Lift Design Review Task Force</u> - See work session notes and staff report.

VII ADJOURNMENT

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

* * * * * * * *

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3:15 p.m. Members in attendance were Mayor Brad Olch, Candace Erickson, Fred Jones, and Shauna Kerr. Peg Bodell and Roger Harlan were excused. Staff present were Toby Ross, City Manager; and Mark Harrington, City Attorney. Shauna Kerr, "<u>I move to close the meeting to discuss litigation</u>". Fred Jones seconded. <u>Motion carried</u>.

Peg Bodell	Absent
Roger Harlan	Absent
Candace Erickson	Aye
Fred Jones	Aye
Shauna Kerr	Aye

The meeting opened at approximately 4 p.m.

* * * * * * * *

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

Janet M. Scott

Janet M. Scott, City Recorder

PARK CITY
1884

CITY COUNCIL STAFF REPORT

Date:	**August 17, 2000**
Department:	**Community Development Department**
Title:	**Silver King Hotel Condominium Conversion**
Type of Item:	**Legislative**

Summary Recommendations: Staff recommends that the City Council conduct a public hearing, consider any public input, and approve the condominium conversion with conditions as outlined in this staff report.

A. Topic

Applicant:	Silver King Hotel Homeowners Association
Location:	1485 Empire Avenue
Proposal:	Condominium Conversion
Zoning:	RC (Recreation Commercial)
Adjacent Land uses:	Multi-unit condominium/hotel buildings, parking lots
Project Planner:	Jonathan Weidenhamer

B. Background

This application is to allow an existing condominium project located at 1485 Empire Avenue to convert half of an existing office into a studio residential unit, and convert existing Lounge area into a Sales and Marketing Office. The space to be converted presently exists as Common Area. The Homeowners Association wishes the unit to be condominiumized so that it can be sold separately.

The Planning Commission originally approved a Conditional Use Permit for 83 units for the Silver King Hotel Condominium Project in September 1981. In November 1983, the Planning Commission approved a modification to the original CUP to allow for the phasing of this project. This modification resulted in the completion of only 65 units, which was then considered the first phase. The parking requirement for this first phase was 50 spaces, however, only 41 underground spaces had been completed. A condition of approval to allow phasing required the Silver King to provide 9 temporary, parking spaces at the proposed location of Phase II, that, in the event of not being completed, would be made permanent parking stalls. Phase II was never completed, and an 18 stall parking lot presently exists at this site.

The Planning Commission conducted a public hearing and forwarded a positive recommendation to City Council to approve this condominium conversion at their August 9, 2000 meeting.

C. Analysis

The Silver King Hotel, as modified was approved for 65 units and 50 parking spaces. They currently provide 5 spaces, 40 underground and 18 above ground. At this time, the applicant is requesting to convert 608 s.f. of a 1216 s.f. office into a condominium unit, and convert an existing 550 s.f. Lounge area on the 5th Floor into a Sales and Marketing Office. All of the office space will remain Common Area. The proposed modifications are required to meet current parking standards, not the whole project. Current parking requirements for general office space are 3 spaces per 1,000 s.f. of net leasable floor area; the requirement for Multi-Unit Dwellings are 1 per 650 s.f., 1.5 per 650-1,000 s.f., and 2 per 1,000-2,5000 s.f.. For this amendment the existing parking demand is 4 spaces. This proposal would result in an increased demand of 1 space (see chart below).

EXISTING		
TYPE	Square Feet	Parking Demand
General Office(existing, shown as "office")	1216	**4**

PROPOSED		
TYPE	Square Feet	Parking Demand
General Office (Unit 207)	608	2
Residential (Unit 206, new conversion)	608	1
General Office (Sales and Mkt. Office)	550	2
		5

Based on current parking standards, the Silver King is considered a Non-Complying Structure. Any Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing, non-compliance of all or any part of such Structure. Under current parking standards, the Silver King would be required to have 99 parking spaces for the residential use alone. However, because the Silver King currently provides 8 spaces more than originally required, this modification results in demand for only one of those spaces, and because minor alterations are permitted to Non-Complying Structures, and no external alteration or expansion is proposed, Staff supports their request.

D. Department Review

The City's Staff Review Team has reviewed this application on July 18, 2000 and found it to be in conformance with all requisite city development codes. The City Attorney's office and City Engineer will review and approve the plat and CC&R's before recordation.

E. **Public Input**

Property owners within 300 feet of the project were notified on July 26, 2000. The property was properly posted and legally noticed. As of this date of this report, Staff has received no comments regarding the proposed application.

Alternatives

A. Approve the proposed amendment thereby allowing individual ownership of unit 206 at The Silver King Hotel, and conversion of lounge area to office space.

B. Deny the proposed amendment to the condominiumization and retain the current record of survey.

C. Continue the item and request additional evaluation from the staff.

Significant Impacts

The proposal results in a record of survey plat that allows individual ownership of ½ an existing office, and the relocation of the Sales and Marketing office to the 5th floor lounge area. Approval of this application will not result in any significance impacts to the neighborhood. No external changes to the structure are proposed.

Consequence Of Not Taking The Recommended Action

If the Commission recommends denial of the condominium conversion as proposed, the current record of survey plat will remain.

Recommendation

Staff recommends the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council on the proposed condominium conversion at 1485 Empire Avenue based upon the following:

Findings of Fact:

1. The proposed plat changes the type of ownership of the space identified as "Unit 206" on the Amended Plat to private condominium ownership.

2. The Fifth Floor Lounge area being modified to a Sales and Marketing Office will remain Common Area.

3. The property is currently located in the RC, Recreation Commercial zoning district.

4. The proposal is consistent with the Park City Land Management Code and General Plan.

5. The Silver King Hotel was approved with a parking plan for 50 spaces. They currently provide 58 spaces, eight more than required in their original approval.

6. The Silver King Hotel is a Legal Non-Complying Building in as much as the 58 spaces do not meet current Land Management Code parking requirements.

7. The proposed modification will result in an increased parking demand of 1 space.

8. The applicant has agreed to the conditions of approval.

Conclusions of Law:

1. There is good cause for this condominium plat.

2. Neither the public nor any person will be materially injured by the proposed condominium plat.

3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominium plats.

Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.

2. All standard project conditions shall apply.

3. A financial guarantee in an amount acceptable to the City Engineer for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

4. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval and the plat shall be considered void.

Exhibits

A. Location Map
B. Original Record of Survey Map
C. Existing Second Floor
D. Proposed Second Floor
E. Existing Fifth Floor
F. Proposed Fifth Floor
G. Proposed Ordinance

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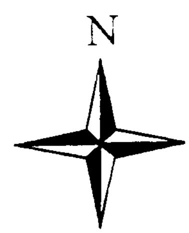
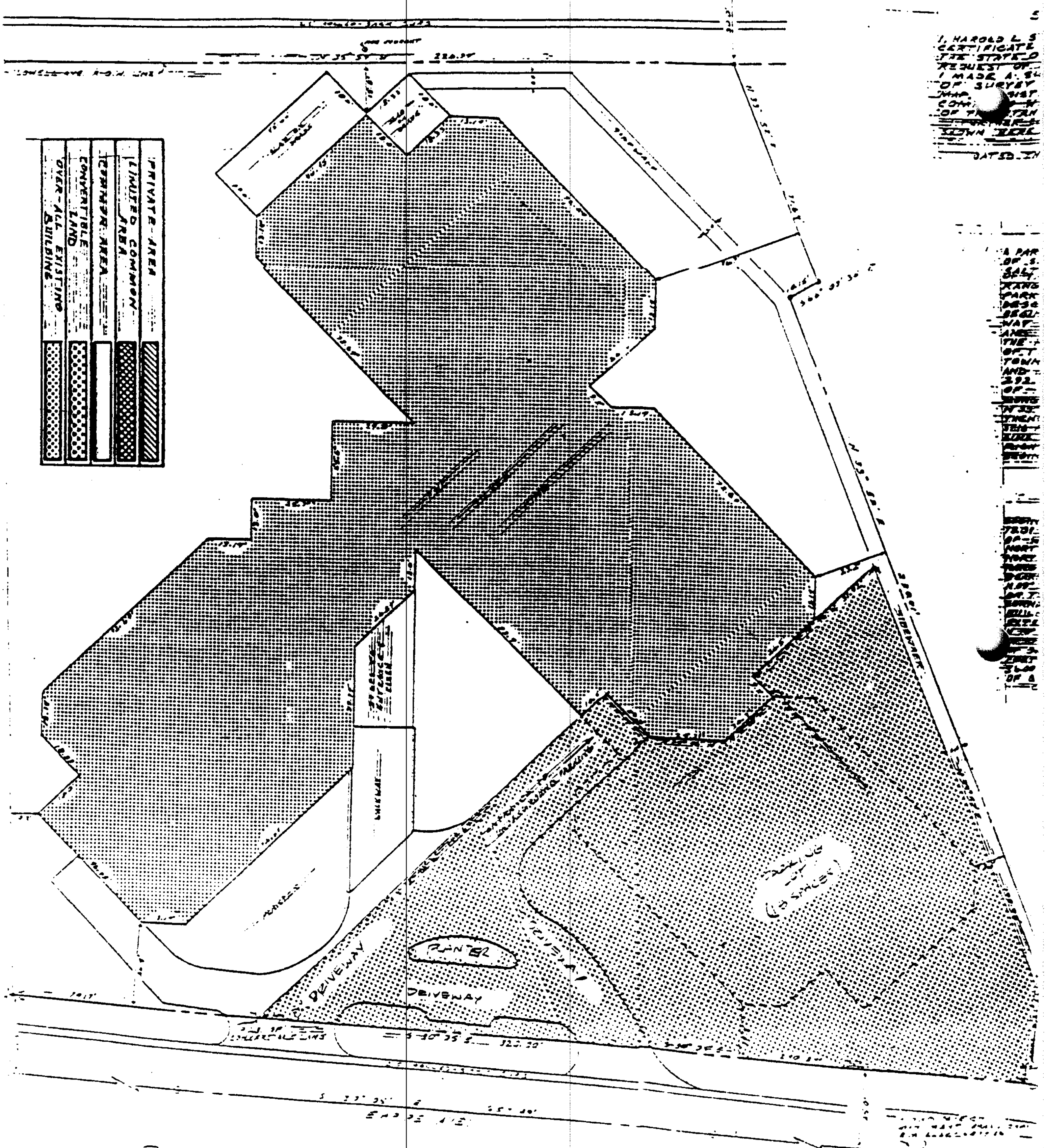
1485 Empire Ave.

Exhibit A
Vicinity Map





RECORD OF SURVEY

THE SILVER KING

16 EXHIBIT B

EER	CITY PLANNING COMMISSION	CITY COUNCIL	APPROVAL

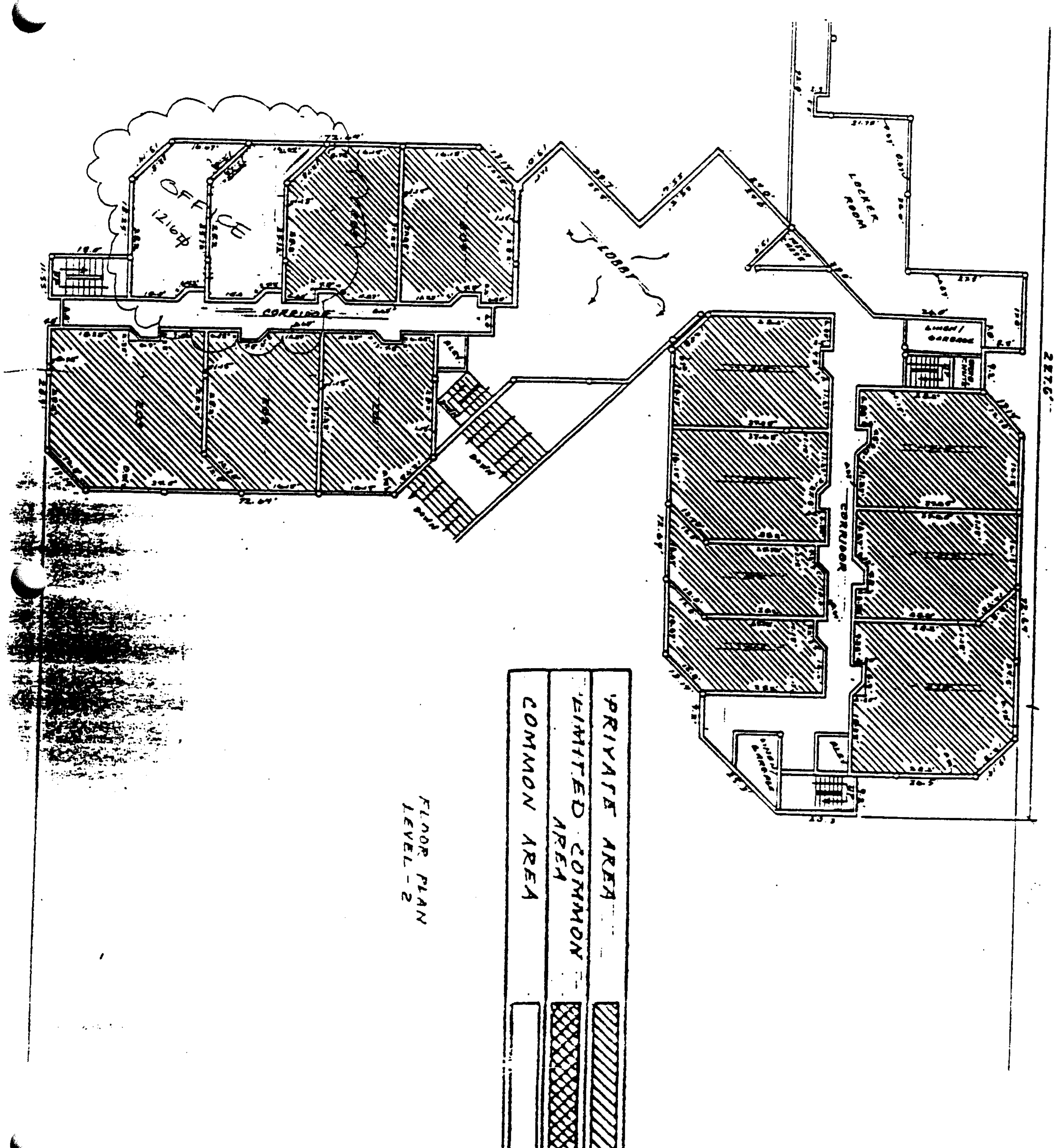
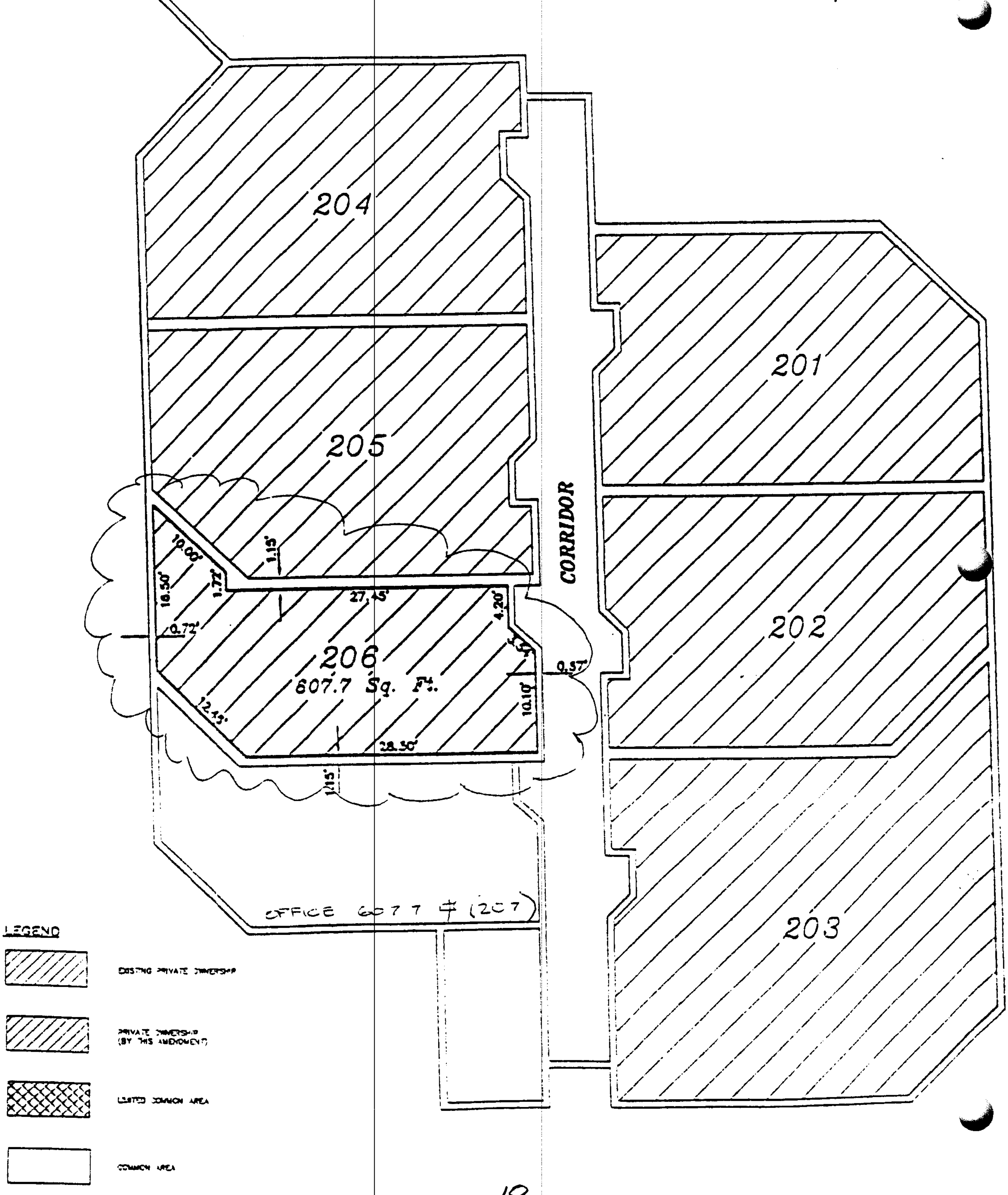


EXHIBIT C - 2nd FLOOR EXISTING

AMENDED PLAT THE SILVER KING ADDING UNIT 206



18

EXHIBIT D - 2nd FLOOR PROPOSED

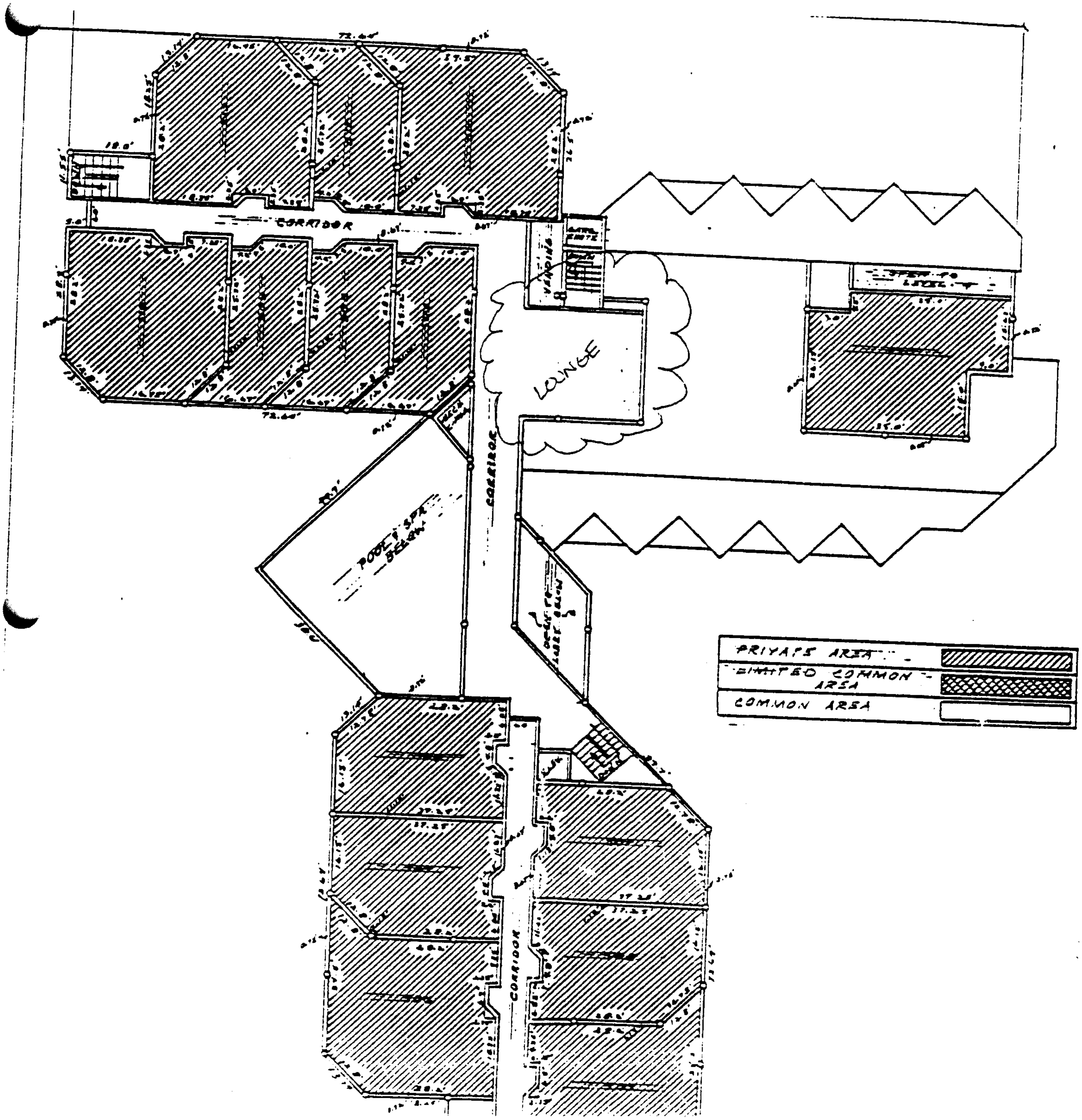


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EXHIBIT E - 5th FLOOR EXISTING

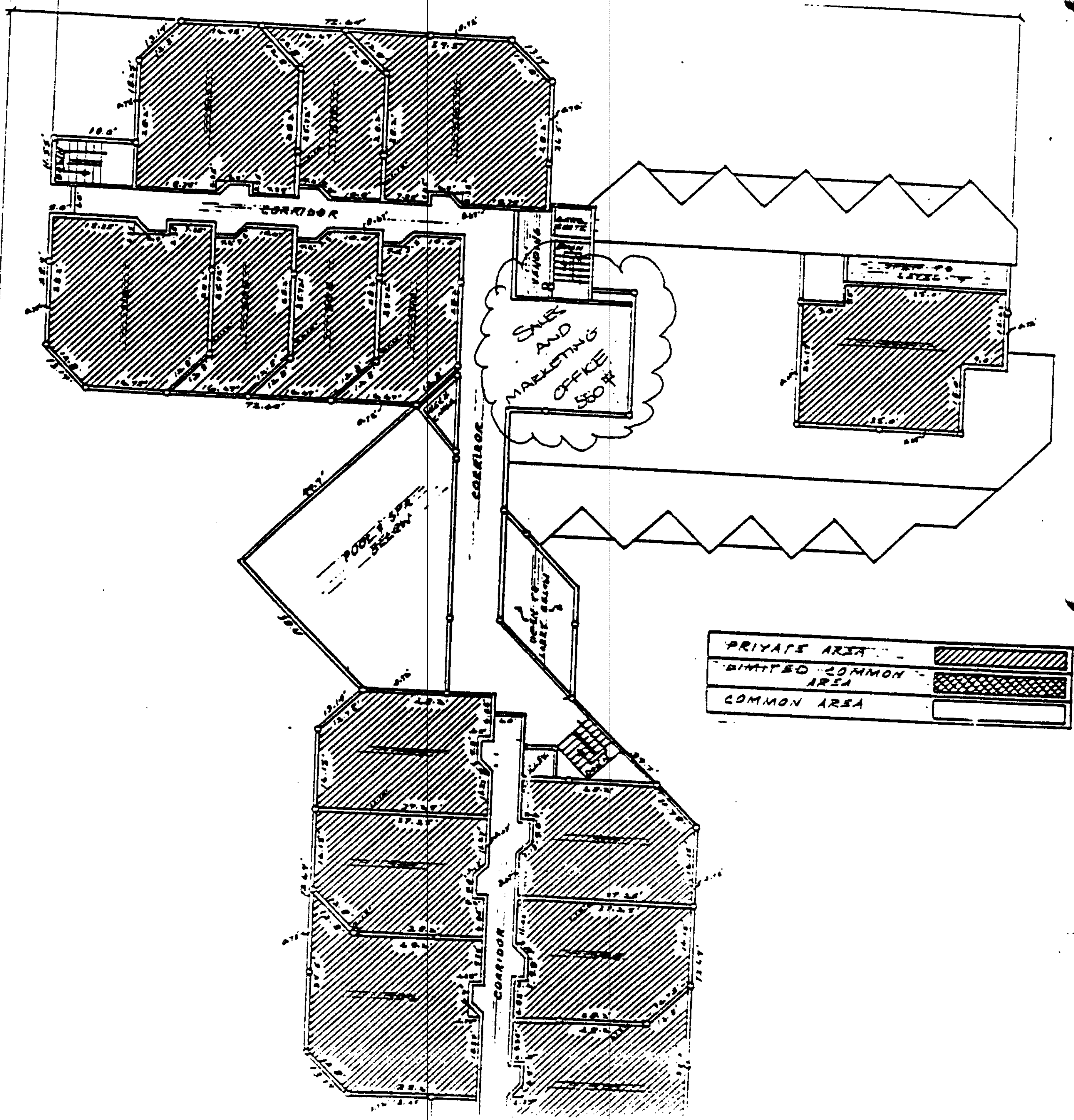

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EXHIBIT F - 5th FLOOR PROPOSED

Ordinance No. 00-

AN ORDINANCE TO APPROVE THE FOURTH AMENDMENT TO THE CONDOMINIUM DECLARATION FOR THE SILVER KING, 1485 EMPIRE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property known as 1485 Empire Avenue have petitioned the City Council for approval of a record of survey for a condominium conversion; 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 9, 2000, to receive input on the proposed record of survey for the condominium conversion;

WHEREAS, the Planning Commission, on August 9, 2000, forwarded a positive recommendation to the City Council; and,

WHEREAS, on August 17, 2000, the City Council held a public hearing to receive input on the proposed amendment to the record of survey for the condominium conversion; and

WHEREAS, it is in the best interest of Park City, Utah to approve the record of survey for the condominium conversion.

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

SECTION 1. APPROVAL. The condominium conversion and record of survey as shown in Exhibit D is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The proposed plat changes the type of ownership of the space identified as "Unit 206" on the Amended Plat to private condominium ownership.

2. The Fifth Floor Lounge area being modified to a Sales and Marketing Office will remain Common Area.

3. The property is currently located in the RC, Recreation Commercial zoning district.

4. The proposal is consistent with the Park City Land Management Code and General Plan.

5. The Silver King Hotel was approved with a parking plan for 50 spaces. They currently provide 58 spaces, eight more than required in their original approval.

6. The Silver King Hotel is a Legal Non-Complying Building in as much as the 58 spaces do not meet current Land Management Code parking requirements.

7. The proposed modification will result in an increased parking demand of 1 space.

8. The applicant has agreed to the conditions of approval.

Conclusions of Law:

1. There is good cause for this condominium plat.

2. Neither the public nor any person will be materially injured by the proposed condominium plat.

3. The plat is consistent with the Park City Land Management Code and applicable State Law regarding condominium plats.

Conditions of Approval:

1. The City Attorney and City Engineer's review and approval of the condominium plat, for compliance with the Land Management Code and conditions of approval, is a condition precedent to recording the plat.

2. All standard project conditions shall apply.

3. A financial guarantee in an amount acceptable to the City Engineer for the value of all public improvements to be completed, shall be provided to the City prior to plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

4. The final condominium plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year of City Council's approval, this approval and the plat shall be considered void.

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

PASSED AND ADOPTED this 17th day of August 2000 .

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:

Jan Scott, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

PARK CITY
1884

CITY COUNCIL
STAFF REPORT

DATE:	**August 17, 2000**
DEPARTMENT:	**Facilities and Special Events**
AUTHOR:	**Melissa Caffey, Megan Ryan**
TITLE:	**Fidelity Investments Park City International Jazz Festival**
TYPE OF ITEM:	**Amendment to Master Festival License**

SUMMARY RECOMMENDATIONS: Review proposed additions to event, conduct a public hearing and consider amending the Master Festival License for the Fidelity Investments Park City International Jazz Festival 2000.

DESCRIPTION

A. Background

The Fidelity Investments Park City International Jazz Festival was granted a Master Festival License in 1998. The event has successfully operated for the last three years at the Deer Valley Resort and the Eccles Center presenting three days of Jazz music performances. The event is scheduled for this year on August 25 - August 27. The event organizers, the Chamber of Commerce and local residents are proposing to amend their Master Festival Licence in order to add musical events on Main Street.

B. Analysis

The organizers are proposing to have the Great Basin Street Band travel down Main Street, as they have in the past, in Deer Valley jitneys at 5 pm on Friday to the Town Lift music stage . They will then perform on the stage until 6:30 pm. On Saturday, the organizers are proposing to use the Summit Watch plaza and Summit watch stage, Miners Park, Centennial Park and the Kimball Arts Plaza to showcase artists throughout the day. Please see Exhibit A for a detailed schedule of events. On Sunday, the organizers propose to have two roving jazz musicians on Main Street from 10:30 am to 1:30 pm in the hopes of capturing the Sunday brunch crowd. The events scheduled on the Summit Watch and Town Lift plazas are scheduled in compliance with the Outdoor Music Ordinance and are **not** in addition to the regularly scheduled events but will act as the programmed events for Friday, Saturday and Sunday. The performances will enhance both Main Street and add a new dimension to the Jazz Festival. The Historic Main Street Business Association is in full support of the new additions. The proposed events will not require additional police service. The Parks Department may have additional restroom and trash pickup requests.

C. Department Review

All City departments including Transportation, Police, Legal, Planning, Building, OCM&B and Public Works have reviewed this application and no concerns have been registered.

ALTERNATIVES

A. Conduct a public hearing and consider amending the Master Festival License.

B. Conduct a public hearing and consider modifying the parameters of the proposed new events or deny the modification completely.

C. Postpone action based on further input or discussion.

SIGNIFICANT IMPACTS:

The primary impact of the event will be felt in the area of temporary traffic slowdowns on Main Street on Friday and a potential of increased noise levels throughout the weekend.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The organizers would have to cancel this portion of the event.

RECOMMENDATION:

Review proposed event, conduct a public hearing and consider amending the license for Fidelity Investments Park City International Jazz Festival based on the following:

Findings of Fact:

1. The conduct of the event will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of Main Street and its venue.

2. The conduct of the event will not require a diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.

3. The concentration of persons, vehicles, or animals will not unduly interfere with

the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

4. The event will not substantially interfere with any other Special Event or Master Festival for which a license has already been granted or with the provision of City services in support of other such events or governmental functions.

5. The event does not create the imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.

6. The Applicant has demonstrated an ability and willingness to conduct the event pursuant to the terms and conditions of the Park City Municipal Code and has never failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

7. The facts discussed in the Analysis section are incorporated herein.

Conclusions of Law:

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

Conditions of Approval:

1. The roving musicians will not perform in front of any establishment that does not want them to be there or feels that their business is being disrupted.

2. The conduct of the event will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of Main Street and its venue.

3. The Applicant will work with Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided at Applicant's expense.

4. The Applicant shall provide to the Special Events Manager proof of liability insurance as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as an additional insured.

EXHIBITS:
Exhibit A - Proposed Main Street Schedule

Exhibit A

JAZZ ON MAIN
AUGUST 25 – 27, 2000

SCHEDULE OF EVENTS

Friday, August 25th

5:00 – 5:30 pm	Great Basin Street Band parade down Main Street
5:30 – 6:30 pm	Great Basin Street Band performs on Town Lift Stage
10:00 pm	Post-performance jam sessions in restaurants and bars

Saturday, August 26th

12:00 – 1:00 pm	Salt Lake Good Time Band, *Main Street Mall* Alan Michaels, *Centennial Park*
1:00 – 2:00 pm	**Slickrock Gypsies, *Marriott Summit Watch Stage***
2:00 – 3:00 pm	Dave Compton Trio, *Miners Park* Mambo Jumbo, *Kimball Arts Plaza*
3:00 – 4:00 pm	**Sam Cardon, *Marriott Summit Watch Stage***
4:00 – 5:00 pm	Crosstowne, *Summit Watch Plaza* Frederick McCray Trio, *Upper Main Street (near Brew Pub parking lot)*
5:30 – 6:30 pm	**John Flanders Jazz Group, *Marriott Summit Watch* Stage**
10:00 pm	Post performance jam sessions in restaurants and bars

Sunday, August 27

10:30 am – 1:30 pm "Jazz Brunch on Main"
Roving musicians playing near restaurants serving lunch/brunch.
Geoffrey Miller & John Flanders

PARK CITY
1884

CITY COUNCIL REPORT

DATE: August 17, 2000
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 147 Swede Alley - Miner's Shack Interpretive Memorial
TYPE OF ITEM: Consent Agenda - Legislative

SUMMARY RECOMMENDATIONS: Staff recommends that the City Council approve the appropriation of $50,000 to abate the existing dangerous building condition located at 147 Swede Alley, and construct an interpretive memorial at the same location as conditioned.

A. TOPIC

Location: 147 Swede Alley
Zoning: Historic Residential District (HR-2)
Adjacent Land Uses: Residential
Project Planner: Derek Satchell

B. BACKGROUND

The project site is located at 147 Swede Alley in the Historic Residential District (HR-2). The project involves a proposal to mitigate the existing dangerous building condition at the aforementioned location by transforming it into an interpretive memorial reflecting early living conditions and housing in Park City. Remnants of a dilapidated and abandoned historic dwelling and two outbuilding currently existing on the site (See Exhibit B).

The current dwelling was constructed sometime between 1886 and 1900, as indicated by the Sanborn Fire Insurance Maps for the City at that time (See Exhibit C). Although the property has not been researched thoroughly to identify the former owners of the dwelling, this area of Grant/Hillside Avenue (now know as Swede Alley) was part of the Finnish neighborhood in Park City around the turn of the century. Originally, the single-story gable-front and wing house was L-shaped in plan, having wood horizontal siding, wood shingled roof, with a shed-roofed porch placed within the L made by the two adjacent wings (See Exhibit D). This structure is an example of a T/L cottage, which represents one of the most common historic residential building forms of Park City. The only portions of the dwelling which remain are the building's north, west and a portion of the west walls. The west facade is currently braced by temporary shoring provided by the City (See Exhibit E). Adjacent to the dwelling are two outbuildings which remain standing today, despite the fact that neither structure has a roof. All structures are located in the City right-of-way and are abandoned. Given the deteriorated state and compromised structural integrity of the buildings, immediate collapse is likely. Staff's concern is that the buildings serve as an attractive nuisance and pose a strong potential fire and public safety hazard. Because of this, the Chief Building Official is most interested in remedying this situation. The house is commonly photographed by artists as a site of local community interest (See Exhibit F).

C. <u>ANALYSIS</u>

The project involves a proposal to mitigate the existing dangerous building condition at the aforementioned location by transforming it into an interpretive memorial reflecting early living conditions and housing in Park City. The reasoning behind such a proposal is due to the fact that no matter how well infill architecture is incorporated into the Historic District, there will always be an undeniable interest to know something about early residents of town and how they lived. Additionally, as Park City continues to prosper and grow, owners of historic cottages will continue to build additions to their 800 square foot house to fit their current needs, the public will know very little about the original scale and size of these small historic dwellings.

Although the full restoration of the dwelling and outbuildings would be most desirable, it is not be practical for several reasons. The primary reason is due to cost–at least $200,000 for the reconstruction of such a small building with no potential use by the City. Second, to fully restore the dwelling for habitation would warrant the removal and replacement of almost all of the existing original building fabric. Third, the former single-family dwelling is located within the platted Hillside Avenue right-of-way, which means that any sale thereof would possibly involve a long and arduous process. A process that the buildings would not be able to survive given their current physical condition.

Attached is an estimate for the proposed work for $50,000 (See Exhibit G). The estimate comes from a local contractor having substantial and successful experience working on historic structures in Old Town. Possible funding for the project could come from a portion of the Main Street Improvements RDA (approximately $157,000) that is a carry-over from the Historic District Grant Program. The contractor has stated that he is available to begin the project immediately.

By "preserving" the dwelling and adjacent outbuildings as a landmark ruin, tangible evidence of Park City's early living conditions is saved in its most honest form. Treated in a similar manner to that of the nationally recognized award-winning Franklin Court in Philadelphia, Pennsylvania, a light steel frame could be incorporated to reflect the overall outline of the dwelling and outbuildings, then the existing wood facades would be attached to the steel frames (See Exhibit G). This "ghost" structure could then continue to stimulate the imagination of visitors, as well as residents, about early life in Park City. The landmark could be physically inaccessible to the public, but could be accompanied by a plaque at the foot of the bluff on which the dwelling sits, that could provide a historic photograph, detailed history on the dwelling, and of its occupants. The landmark would then not only serve as an artistic photographic opportunity, but also serve as a local educational icon that conveys the rich history of Park City's heritage. The only maintenance of the memorial that would be required is the application of a weatherproof sealer over the siding every three years to retard the accelerated deterioration of the existing wood siding, as well as maintaining the surrounding vegetation.

The Historic District Commission and the Park City Historical Society have both embraced the possibility of executing such a cutting-edge project, having so many community benefits. The director of the historical society also stated that the organization would be interested in participating in the project by supplying the plaque.

D. DEPARTMENT REVIEW

The Community Development Director had the property surveyed on May 18, 2000, and confirms the location of the structures within the City-owned platted Chambers Street right-of-way. The Chief Building Official inspected the structures on March 13, 2000, and finds that they are a danger to public safety and welfare in their current condition. Since the existing dwelling appears to have settled even more during the summer after being temporarily braced, it has become an immediate threat and swift action is necessary.

ALTERNATIVES

A. Approval of the request for the appropriation of $50,000 to abate the existing dangerous building condition at 147 Swede Alley by creating a miner's shack interpretive memorial incorporating all three existing structures.

B. Approval for the appropriation of approximately $40,000 to abate the existing dangerous building condition at 147 Swede Alley by creating a miner's shack interpretive memorial incorporating only the existing dwelling.

C. Deny the request for the appropriation of $50,000 to create the interpretive memorial and direct Staff to proceed with the demolition of the historic structures via the CAD process. The estimated cost for the demolition and removal of the structures is approximately $5,000 to $7,000.

D. Request Staff to explore the full restoration of the dwelling for other possible uses by the City.

E. Continue the item and request further evaluation from the Staff.

SIGNIFICANT IMPACTS:
The proposed request will result in an interpretive memorial pocket park while preserving the existing historic structures, and mitigate the dangerous building condition that poses a threat to public safety.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:
If the request is not approved as proposed, the Chief Building Official will proceed to demolish the existing historic structures. The estimated cost for the demolition and removal of the structures is approximately $5,000 to $7,000.

RECOMMENDATION:
Staff recommends that the City Council appropriate $50,000 to proceed with the proposal due to the demonstrated interest in this project and the potential benefit it would render the community. Action to approve the proposal is based on the following Findings of Fact, Conclusions of Law and Conditions of approval:

Findings of Fact:
1. The property is located in the HR-2 zone.
2. The site currently contains an existing dwelling composed of one historic dwelling and two outbuildings.
3. The proposed project will mitigate the existing dangerous building condition on the site.
4. This proposal does not increase the density on the lot.
5. The structures are located within the platted Chambers Street right-of-way which is owned by the City.

Conclusions of Law:
1. There is good cause for the appropriation.
2. Neither the public nor any person will be materially injured by the proposed project.
3. The proposal is consistent with both the Park City Land Management Code requirements.

Conditions of Approval:
1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of **any** building permit.
2. The appropriation of $50,000 to fund the proposal shall derive from the come from either the Main Street Improvements RDA.
3. The preservation of all structures on the site and the design of the memorial shall comply with the Historic District Design Guidelines.
4. All Standard Project Conditions shall apply.
5. This approval shall expire one year from the date of City Council approval.

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EXHIBITS:

Exhibit A - Location Map
Exhibit B - 1907 Sanborn Map
Exhibit C - Historic Tax Photo circa 1940's
Exhibit D - Photograph of Existing Conditions
Exhibit E - Greeting Card featuring 147 Swede Alley
Exhibit F - Summary & Photo of Franklin Court, Philadelphia, Pennsylvania
Exhibit G - Contractor's Estimate
Exhibit H - Standard Conditions of Approval

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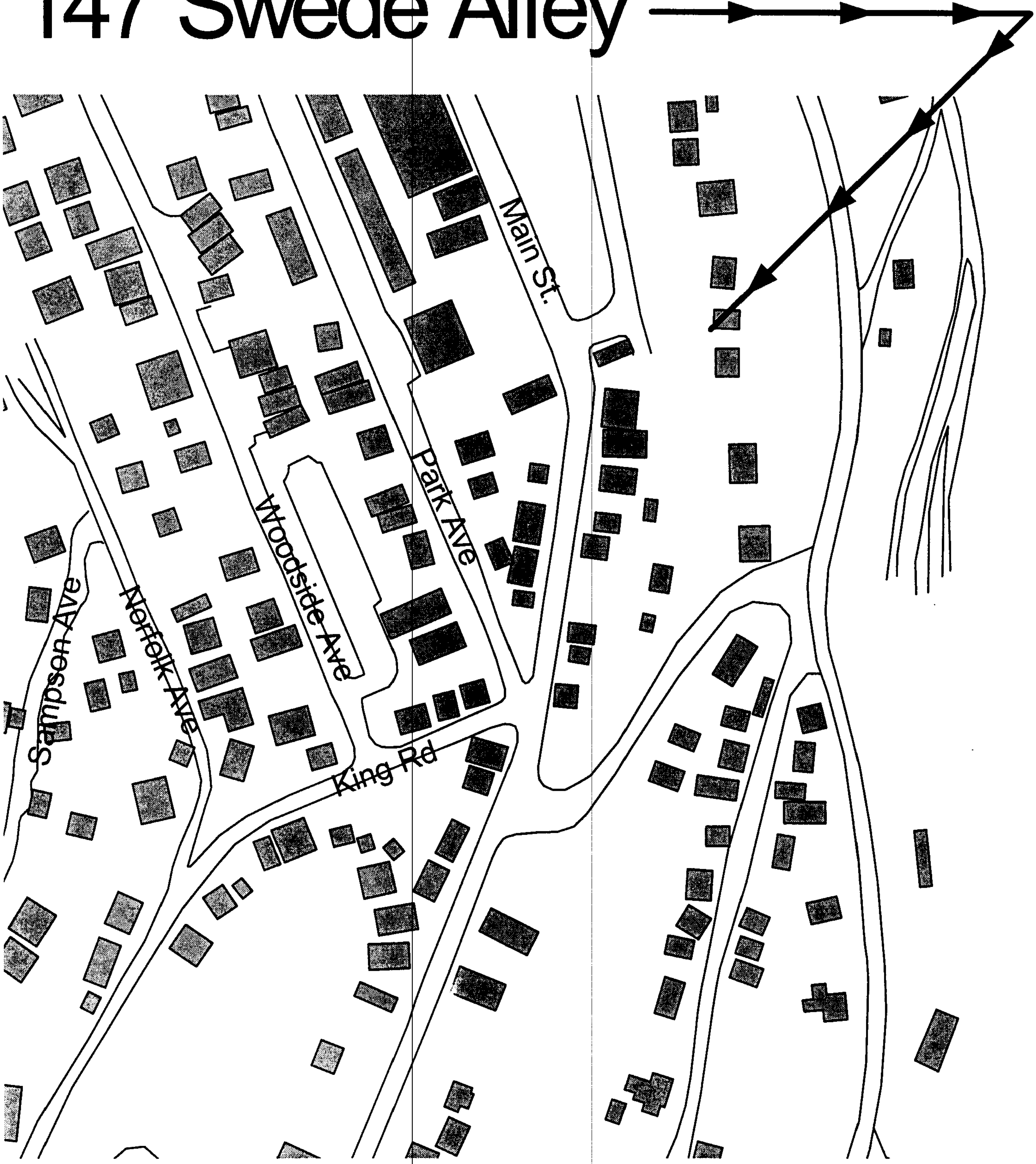
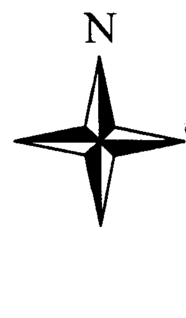
147 Swede Alley



PARK CITY 1884

Exhibit A
Vicinity Map



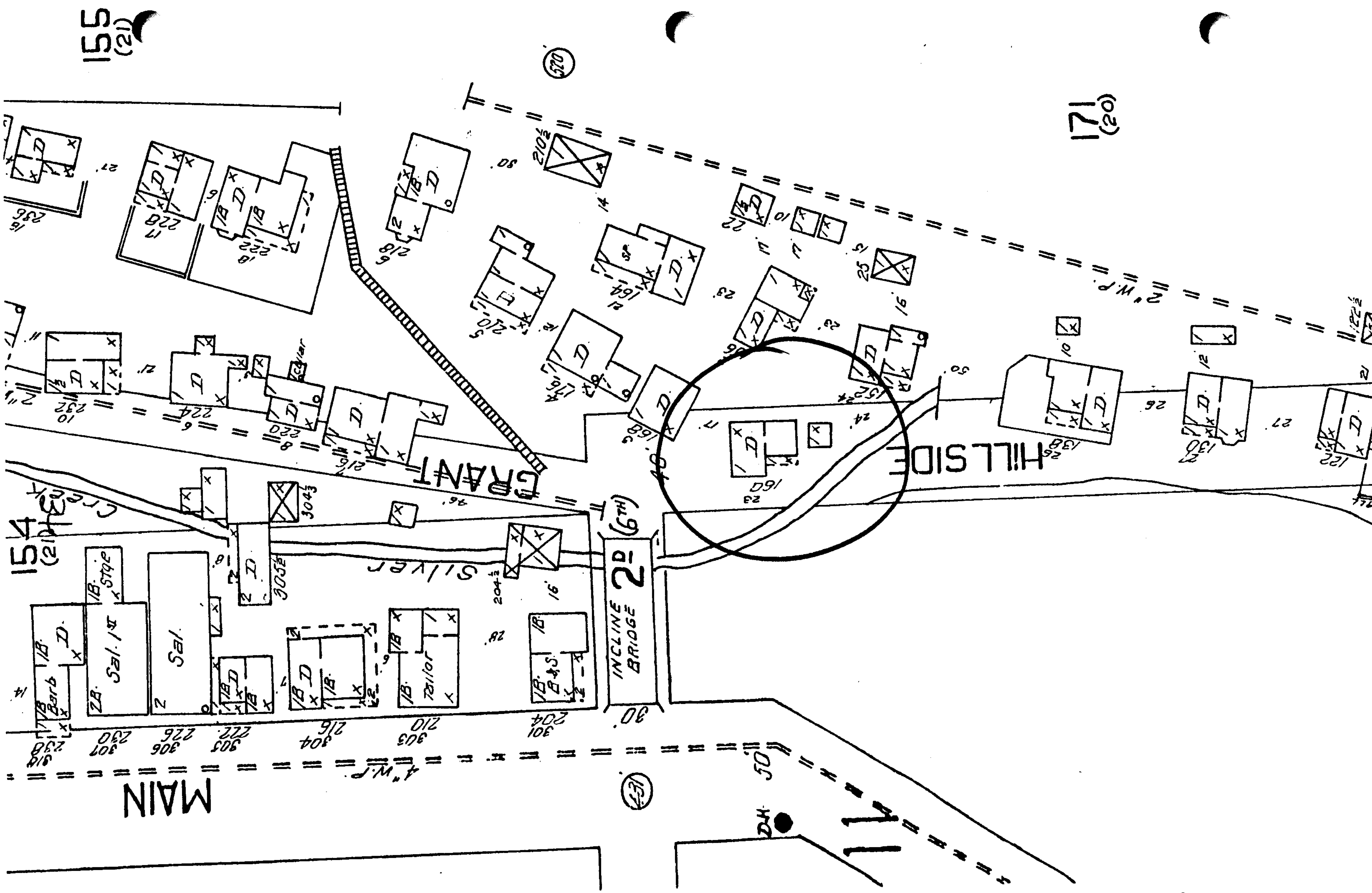


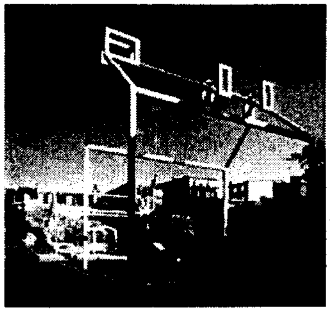
Exhibit B - 1907 Sanborn Map

Exhibit C - Historic Tax Photo c.1940's

Exhibit D - Photograph of Existing Conditions

Park City, Utah   Susan [illegible]

Exhibit E - 1998 Greeting Card



Franklin Court

(Market Street between 3rd and 4th Street; also accessible from Chestnut Street)

Visiting

Located on Market Street between 3rd and 4th Streets, the Franklin Court today contains a steel "ghost structure" outlining the spot where Benjamin Franklin's house once stood. Underground is a museum with displays, interactive exhibits, and a 20-minute film entitled "Portrait of a Family" which introduces visitors to Franklin, his wife and children. Fronting Market Street are restorations of five buildings, three of which Franklin had built shortly after his return from France to be used as rental properties. These buildings contain an 18th century printing office, an architectural/archaeological exhibit, an operating post office and a postal museum. Exhibits are open year round, though hours vary by season.

History

Franklin Court was once the site of the handsome brick home of Benjamin Franklin, who lived there while serving in the Continental Congress, the Constitutional Convention and as President of Pennsylvania. The house, the only one Franklin ever owned, stood in an airy court off Market Street. Built 1763 -1765, it was a handsome structure 34 feet square, three stories high, with three rooms to a floor, a kitchen in the cellar, and chimneys on the side. By all accounts it was roomy and comfortable, filled with the fashionable touches of living. It was, he once said, "a good House contrived to my Mind".

Franklin spent comparatively few years in his house. Political missions kept him abroad for almost 19 of the next 20 years. When he returned for the last time in 1785 after his brilliant tour as envoy to France, he was 80, home for good with time to devote to his home. He now built an addition on the west side of the house that expanded it by half. This gave him space for a library, two additional bedrooms, two garrets, and a place to store wood. "I hardly know how to justify building a Library at an age that will so soon oblige me to quit it", he mused, " but we are apt to forget that we are grown old, and Building is an amusement." He also improved the grounds with grass plots, trees, flowering shrubs, and gravel walks.

After Franklin's death in 1790, the house and property passed into the hands of descendants, who lived in it for a time before leasing it out to a succession of tenants. By 1812 there was little interest in the house, and it was torn down to make way for commercial development.

Go Back to Home Page

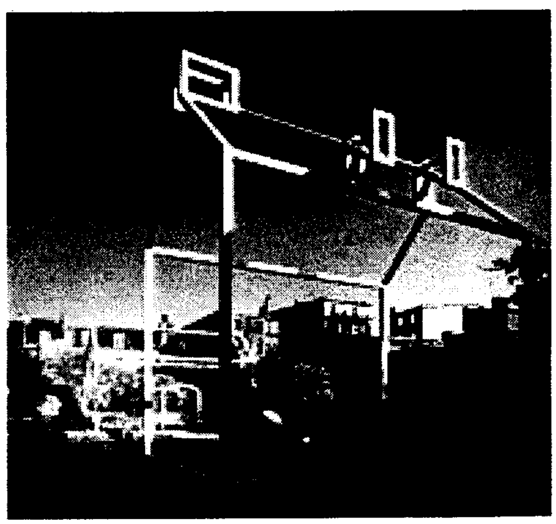


Exhibit F - Franklin Court
Philadelphia, Pennsylvania

KINCAID DESIGN CONSTRUCTION

P.O. BOX 681954 • PARK CITY, UT 84068
435-645-8436

STATE LICENSE #91-250893-5501
PARK CITY LICENSE #3153

OHIO CASUALTY GROUP INSURANCE
BLW (98) 52-16-26-33
WORKERS COMP. # 1670789

Proposal For:

Swede Alley Miner Shack

1.	**Steel framing**	
	Main Building	$10,000.00
	2 Outbuildings	$5,000.00 (each)
		$20,000.00
2.	**Excavating**	**$5,000.00**
3.	**Demo work**	**$4,000.00**
4.	**Concrete**	**$4,000.00**
5.	**Steel prep**	**$2,000.00**
6.	**Landscaping**	**$4,000.00**
7.	**Siding Repair and Re-Installation**	**$11,000.00**
TOTAL		***$50,000.00***

There would be a +/- 20% reduction in cost per outbuilding if excluded.

It is my professional opinion that this historically significant building will not last another winter. If work is to be done, it should be done as soon as possible. At this present time we would be able to start work immediately.

Thank you.

Lance Kincaid

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JUL 14 2000
PARK CITY
PLANNING DEPT.

Exhibit G - Contractor's Estimate

PARK CITY
1884

Staff Report

DATE: 7/31/00
DEPARTMENT: Legal
AUTHOR: Mark Harrington
TITLE: **License Agreement for Round Valley Trail Connection**
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATION:

Authorize the Mayor to execute the attached License Agreement, which authorizes City use of Valderonde property for purposes of a trail connection between the City's property in Round Valley.

DESCRIPTION:

A. Topic:

Round Valley trail connection.

B. Background:

As a result of fencing by PRI and McMillian, the City's Round Valley Trail was blocked at a four corners property line earlier this summer. Subsequent meetings with PRI and Valderonde representatives produced McMillian's agreement to create a gap in the fence line and the attached Licence. The License Agreement grants the City use of the current six foot gap for the maintenance of an 18" dirt trail. No motorized vehicles are allowed except for maintenance and the City will not interfere with the fence line and McMillian's no trespassing signs. The License can be terminated by McMillian by providing the City 90 days written notice.

Staff would like to thank Elliot Christiansen, of PRI, Inc. and Valderonde representatives John McMillian, Dea Riley, and Micheal Stewart for their cooperation in reaching this agreement, and in opening the trail as soon as possible after our initial meeting.

C. Department Review:

This new Agreement has been reviewed by the Legal and Administrative Departments.

D. ALTERNATIVES:

1. **Approve the Request:** Authorize the Mayor to execute the attached License Agreement which authorizes City use of Valderonde property for purposes of a trail connection between the City's property in Round Valley.

2. **Continue the Item:** Direct staff as to what additional information the Council needs.

3. **Direct staff to make specific changes and approve the Request.** Modify the License as necessary and approve the new language.

E. SIGNIFICANT IMPACTS:

The License ensures the City's right to continue use of the trail. While the License is revocable, staff is confident that access will be maintained. The City does not forego any other legal options in the event access is terminated by virtue of the License.

F. SUMMARY RECOMMENDATION:

Authorize the Mayor to execute the attached License Agreement which authorizes City use of Valderonde property for purposes of a trail connection between the City's property in Round Valley.

PARK CITY
1884

CITY COUNCIL STAFF REPORT

DATE: August 17, 2000
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: Resolution to Re-establish The Town Lift Project Task Force
TYPE OF ITEM: Consent Agenda - Legislative

SUMMARY RECOMMENDATIONS: Adopt a resolution to re-establish the Town Lift Project Task Force to review the design of the proposed pedestrian bridge spanning lower Main Street for compliance with the Historic District Design Guidelines, and appoint an ex-officio City Council member as stipulated in the resolution.

A. TOPIC.
Re-establishment of the Town Lift Project Task Force and appointment of ex-officio member.

B. Background.
On December 5, 1991, the City Council formed the Town Lift Design Review Task Force to provide a broad-based review of the designs of the proposed structures within the Town Lift Project. Upon completion of the project, the task force was dissolved.

On May 9, 2000, Harry Reed of McIntosh Mill, L.L.C., developer for the Town Lift Project, submitted an application for the construction of a pedestrian bridge spanning lower Main Street, as part of the original design proposal of the Town Lift Project in 1991. To accomplish this project, the initial Town Lift Project Master Plan for Development (MPD) will need to be amended. City Council appointed a Town Lift Design Review Task Force to review the initial MPD. On July 21, 2000, Mr. Reed submitted a formal request to the City Council to re-formulate the Task Force.

C. Analysis
The Task Force would be formally empowered with design review responsibilities of the pedestrian bridge to ensure compliance with the City's Historic District Design Guidelines. The Task Force would consist of all five Historic District Commission members, two Planning

Commissioners and one non-voting City Council member. The Planning Commission has not formally selected any members to serve on the Task Force. It is envisioned that the City Council would select one ex-officio (non-voting) member to serve, and appoint a second as an alternate.

It is envisioned that the Historic District Commission Chairperson would be the Chairperson of the Task Force. Each of the seven (7) members would have one vote, and their approval/denial would be forwarded to the Planning Commission as part of the amendment to the initial Town Lift Project Conditional Use Permit Application. It is the hope of Staff that the re-establishment of this Task Force will facilitate communication between the HDC, Planning Commission and City Council concerning the Town Lift Project, and its potential visible impact on Old Town. The action of the Task Force would represent the formal design review process of the pedestrian bridge, and no separate review would be required by the HDC.

D. Departmental Review

This report has been reviewed by the Community Development Department and the Legal Department.

E. Alternatives

A) **Approve the Request:** Adopt the resolution and appoint the Task Force with an ex-officio City Council member as stipulated in the attached resolution.

B) **Deny the Request:** Deny the proposed resolution and request by the applicant or proposed an alternate "make-up" of the Task Force. Denying the resolution would mean that the review of the pedestrian bridge would be conducted first by the HDC and forwarded to the Planning Commission to amend the initial Town Lift Project Conditional Use Permit Application.

C) **Continue the Item:** Continue the item to the next available City Council meeting without significant impact to the project schedule.

D) **Do Nothing:** This would have the same effect as denying and/or continuing the request.

F. Significant Impacts:

It is the hope of Staff that the re-establishment of the Town Lift Project Task Force would facilitate commission and City Council interaction and thus streamline the design review process for the project.

G. Consequences of Not Taking Recommended Action:

If the City Council did not adopt the resolution, the design review of the proposed pedestrian bridge would be conducted first by the HDC, and then forwarded to the Planning Commission for amendment to the initial Town Lift Project Conditional Use Permit Application.

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H. Recommendation

Staff recommends that the City Council re-establish the Town Lift Project Task Force and appoint a City Council ex-officio member as stipulated in the resolution.

I. Exhibits

Exhibit A - Letter from the applicant requesting the re-establishment of the Task Force
Exhibit B - Photograph of the proposed pedestrian bridge
Exhibit C - Ordinance to Re-establish the Town Lift Project Task Force

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McINTOSH MILL LIMITED PARTNERSHIP

July 21, 2000

Park City Council
Park City Municipal
PO Box 1480
Park City, Utah 84060

Dear Council Members,

McIntosh Mill Ltd. would like to request the reformation of the Task Force used to consider request on Lower Main Street. The task force has been the vehicle to consider request on Lower Main Street. The task force would convene to review the Bridge over Main Street, which was approved as part of the original master plan.

We appreciate your consideration in this matter, as it will bring the Town Lift Area together as originally perceived in the Master Plan.

Sincerely,

Harry Reed

Harry Reed
McIntosh Mill, LLC

Exhibit A - Letter from the Applicant

RECEIVED
JUL 21 2000
PARK CITY
PLANNING DEPT.

P.O. BOX 1330 • PARK CITY, UTAH 84060
TELE. 435-649-9084 • FAX 435-649-8207
E-Mail: mtnland@ditell.com

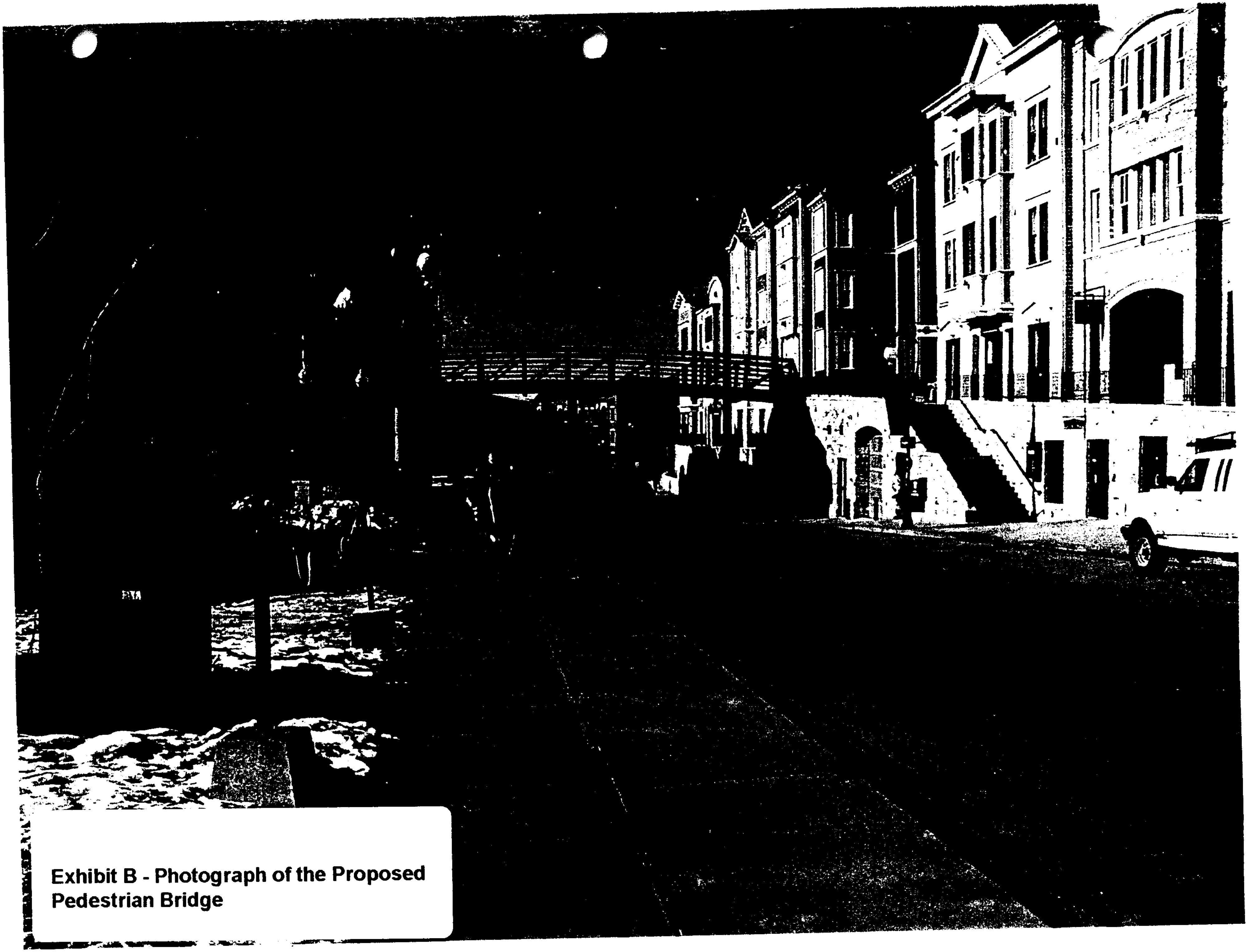

Exhibit B - Photograph of the Proposed Pedestrian Bridge

Resolution No. -00

RESOLUTION REESTABLISHING THE TOWN LIFT PROJECT DESIGN REVIEW TASK FORCE

WHEREAS, the City Council originally formed the Town Lift Design Review Task Force on December 5, 1991 to provide a broad-based review of the designs of the proposed structures within the Town Lift Project and because of conflicts of interest on the then seated Historic District Commission; and

WHEREAS, because of changes in membership on the Historic District Commission, those conflicts do not now exist; and

WHEREAS, the newly proposed pedestrian bridge in the Town Lift Project area is, in fact, new development having a greater visual impact than those traditionally reviewed by the Historic District Commission, and the broader representation on the Town Lift Design Review Task Force has been beneficial in the review of projects in the area;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that the Town Lift Project Design Review Task Force is reestablished as follows:

SECTION 1. MEMBERSHIP. The membership of the Town Lift Project Design Review Task Force shall include all members of the Historic District Commission, two Planning Commissioners appointed by the Planning Commission, and one ex-officio, non-voting City Council member appointed by the Mayor. In making appointments, the Planning Commission and Mayor shall take into consideration the background and experience of the candidates in matters affecting Park City's Historic District.

SECTION 2. DUTIES. The Town Lift Project Design Review Task Force shall conduct design review of the proposed pedestrian bridge spanning lower Main Street, in the vicinity of the Town Lift Project in accordance with the City's Historic District Design Guidelines. The review shall occur prior to the issuance of the Conditional Use Permit for the project by the Planning Commission. The review is supplemental to Community Development Department review pursuant to Land Management Code, Section 4.5(b). There shall be no separate review by the Historic District Commission.

(A) Chairperson. The Historic District Commission chairperson shall serve as chairperson of the Task Force. The Chairperson shall vote.

(B) Quorum. No business shall be conducted without a quorum at the meeting. A quorum shall consist when a majority (at least 4) of the voting members are present. All meetings must comply with the Utah Open and Public Meetings Act.

(C) Voting. All actions and final design approval of the Task Force shall be represented by a vote of the membership. A simple majority of the members voting at a meeting shall approve any proposed action.

SECTION 3. APPEALS. Decisions of the Town Lift Project Design Review Task Force are appealable to the City Council and may be called up in the same manner as final actions of the Planning Commission and Historic District Commission, subject to the same procedures as outlined in the Park City Land Management Code.

SECTION 4.TERM. The Task Force shall dissolve upon final action of the proposed pedestrian bridge, but in no event shall the Task Force remain active past August 17, 2001, without subsequent City Council approval.

PASSED AND ADOPTED this 17th day of August, 2000

PARK CITY MUNICIPAL CORPORATION

____

Mayor Bradley A. Olch

Attest:

____

Janet M. Scott, City Recorder

Approved as to form:

____

Mark D. Harrington, City Attorney