PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 14, 1997

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the locations, for the purposes, and at the times as described below on Thursday, August 14, 1997.

AGENDA

Marsac Municipal Building, 445 Marsac Avenue
Closed Session - To be held in the Work Session Room - Main Level

2:30 p.m. Property acquisition

Work Session - To be held in the Work Session Room - Main Level

3:00 p.m. Council questions and comments
3:30 p.m. Ice skating rink presentation
4:15 p.m. Review of regular meeting
4:30 p.m. Adjourn - field trip to Park City Mountain Resort

The Yarrow, 1800 Park Avenue
Regular Meeting - To be held in the Summit C Meeting Room

6:00 p.m. Reconvene

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF JULY 17, 1997

V PUBLIC HEARING

1. Application for federal funding under Section 5311, Programs of the Federal Transportation Administration **(motion to continue to August 21, 1997)**

2. An Ordinance approving an amendment to the Record of Survey for the Sterling Lodge Condominiums Plat at 7600 Royal Street, located in the Southwest Quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

VI CONSENT AGENDA

1. An Ordinance approving an amendment to the Record of Survey for the Sterling Lodge Condominiums Plat at 7600 Royal Street, located in the Southwest Quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

2. Authorization to staff to enter into a service contract for fiber optics installation to Cache Valley Electric in an amount not to exceed $95,000

VII NEW BUSINESS

Consideration of height variation for Park City Mountain Resort Large Scale Master Plan

VIII ADJOURNMENT

PARK CITY COUNCIL
SUMMIT COUNTY, UTAH
AUGUST 15, 1997

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will be attending the Summit County Rodeo in Coalville, Utah on Friday, August 15, 1997 from 8 p.m. to 10 p.m. This is a social function; no formal business will be conducted.

Posted: 8/12/97

PARK CITY
1884

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
AUGUST 14, 1997

Present: Mayor Brad Olch; Council members, Hugh Daniels, Roger Harlan, Chuck Klingenstein; Shauna Kerr; and Paul Sincock

Toby Ross, City Manager; Jodi Hoffman; City Attorney; Jerry Gibbs, Public Works Director; Eric DeHaan, City Engineer; Myles Rademan, Public Affairs Director; Bob Johnston, Leisure Services Director

George Hull, Chairman - Parks, Recreation, and Beautification Advisory Board; Ken Ballard, Barker-Rinker-Seacat

1. **Council questions and comments.** Mayor Olch discussed again meeting with the Salt Lake Council on Friday, October 3. He suggested that one or two Council members and staff participate in the social meeting. There was Council consensus to meet with the School District and the County Commission on Wednesday, September 17. Ms. Kerr pointed out that the traffic light at Kearns and Monitor is not working properly. She reported on the School Board meeting where the field lights were discussed and it was agreed to turn off the lights 30 minutes after games. All of the lights will be retained on the site. Ms. Kerr referred to the Tom Welch's $2 million severance package. She believed Olympic host cities could incur liability if the compensation package is approved as these monies could affect Park City's funding for Olympic projects. Paul Sincock added that the Health Department is very concerned about their participation in the Olympics and the lack of support from the Salt Lake Olympic Committee, especially in consideration of Mr. Welsch's compensation package. Ms. Kerr understood that the Salt Lake Council has discussed this issue and has taken a position and suggested that this be a topic of discussion with them as it could affect our taxpayers. Gordon Strachan advised that the check has not been released yet; there is a possibility that this matter will be concluded by August 26.

Hugh Daniels reported that he and Paul Sincock attended the Health Board meeting where an interlocal agreement on health services on events was discussed; a fee schedule for services will be revised. Mr. Daniels requested that the planning staff look into a matter outlined in a letter from Cindy Sharp. Staff reported that the Sandridge lot was approved by the Planning Commission. Chuck Klingenstein distributed an article on West Valley's traffic calming efforts. He continued that he would like to discuss Park Avenue now that the traffic light has been installed. Jerry Gibbs noted that the light has only been installed a short amount of time and patterns should be monitored. Chuck Klingenstein emphasized the importance of adequate signage at the intersection. He added that a house is being constructed on Lucky John across from the school drop-off zone which needs to be cleared up of construction vehicles before school begins. Mr. Klingenstein was pleased that the trees on the entry corridor have been pruned. He discussed Round Valley Way which is a cul-de-sac and the impacts from the volume of 4 x 4 traffic. He feared that the private property owners will not tolerate the traffic and ultimately everyone will lose the use of the area. Repainting the school crossings was discussed. Jerry Gibbs explained the drainage of the new asphalt and Pace Erickson discussed flying the Summit County flag.

Paul Sincock suggested a crosswalk between Marsac Avenue and Deer Valley Drive because pedestrians seem confused where to cross the street. Eric DeHaan stated that there are no plans now, but that he will follow-up on the project. Paul Sincock commented on the notice the Arts Council received on an Olympic legacy meeting. He recommended eliminating outside consultants now and work within the Summit County and Park City art community first. Myles Rademan explained that the consultants will not be dealing with arts but sign issues. Mr. Sincock felt that the tone of the correspondence should have been more inclusive. He continued that Recycle Utah submitted an a grant request for $250,000 to EPA for curbside recycling and the County is interested in a grant for landfill operations. Roger Harlan thanked Myles Rademan for his efforts on the City-wide summer tour to New Mexico. He commented on his surprise that Sante Fe is cutting back on services because of a decrease in the collection of taxes. He reported that there is an application before the Planning Commission to subdivide property on Sullivan Road. Mr. Harlan believed that Sullivan Road needs to be determined as a service road or a street accommodating residences on Park Avenue. He pointed out that the intersection of Kearns and Park Avenue, on the Snowcreek side, is becoming a dumping area. The City Manager explained that a letter has been sent to Neil Richardson and he has not responded. The Legal Department will follow-up. Mr. Harlan emphasized that this is a key location and needs to be cleaned up. He continued that the McLeod Creek Home Owners Association sent a letter to Council regarding the old sewer treatment plant site being turned into a park. Mr. Klingenstein suggested that it is too soon to make that determination until a comprehensive facilities plan is completed.

2. **Ice skating rink presentation.** Bob Johnston introduced Ken Ballard who is the consultant on the team of Barker-Rinker-Seacat, working on the ice component of the study. Ken Ballard has met on several occasions with the Parks and Recreation Board. He added that George Hull will explain the Board's position.

Mr. Ballard explained that this is a preliminary feasibility study for an ice rink and the market realities and the elements included within that kind of facility were explored. They looked at whether it should be an indoor, outdoor, or some combination and also explored development budgets. The old sewer treatment plant site was a focus and a determination if it could fit on the site. The financial feasibility from an operational standpoint was studied, particularly how would each type of rink would perform in this market in terms of generating revenue to cover the cost of operation. Out of that, the team arrived at a preliminary recommendation in terms of options. Mr. Ballard explained that ice is one of the fastest growing sports in America right now and has grown significantly in overall popularity. Hockey has grown almost 150% and figure skating 80% over the past ten years. However, it is important to keep in mind that they are ice related activities and ice related sports are still down the list compared to swimming, exercising, etc. Ice hockey ranks 49th and figure skating 34th in terms of popularity, so even though it is growing, it is still a reasonably small market share. He continued that ice has a finite market, and despite the growth, it is possible to overbuild. This was done in the mid-West in the 1970s; the demand has since picked up, but Mr. Ballard warned that it is a bit cyclical. In investigation of other providers in the Salt Lake valley, it is apparent that there is a strong demand for almost all types of ice activities, which are not being met by rinks currently in the market. All of the ice rinks indicated that they were currently operating at a maximum. The demand is being served by three indoor rinks in Bountiful, Cottonwood, the new one in West Valley, and five outdoor rinks. Mr. Ballard noted that there are plans for five more indoor ice rinks to be built within the service area between now and the year 2002 and there is an indication that there is a strong likelihood that any, if not all, will be built by that particular time. Since the study, it has been determined that Heber City is also looking at building an outdoor rink. The issue becomes what the ice market will be in the future and the study is targeted toward the year 2003 when the Olympics are over. He continued that in investigating the market, it was determined there was a demand for three or as many as four new rinks, not counting one in Park City,. There could be a real potential that by 2003, ice could be over-built. In response to a question from Ms. Kerr, Mr. Ballard explained that the proposed rinks are listed because they felt the projects had a good chance of being built.

With regard to projections of the market being over-built, he explained that typically the population base is 100,000 for a rink to break even operationally and Park City and the Snyderville Basin is well short of that so there would be a reliance on visitors and people traveling from Salt Lake. If there are adequate facilities in Salt Lake, users are probably not going to drive to Park City. If there are more rinks in the market than demand can fill, Park City will be the first affected by that, not the ones in Salt Lake. Hugh Daniels pointed out that there is a tourist component here, which is not in the Salt Lake valley, and guests would have an affect on usage. Mr. Ballard explained that the tourist and visitor population's demand for ice is different from the local and the Salt Lake market and there is an impact on what would be built. An outdoor rink would be aimed at the visitor while an indoor rink loses some of the ambiance to the visitor and becomes more strongly based to traditional figure skating and hockey. The issue is priorities -- locals, visitors, or a combination of those.

Mr. Ballard continued that the other component is how the other existing ice rinks perform financially. The rinks in Cottonwood and Bountiful are barely meeting their operating expenses or are operating at a slight loss. The goals of the other rinks are to break even. He noted that on a best case scenario, Park City may cover its operational costs, but in no way does the consultant believe that it can recover the capital costs of the facility. In response to a question from Paul Sincock, Mr. Ballard explained that the mix in Salt Lake is pretty balanced between hockey, figure skating, and public skating. He emphasized that if a rink is not operating between 16 to 18 hours a day, the facility is losing money. Mr. Sincock believed that public skating generates more revenue and understood that Cottonwood was losing money because team sports dominated most of the ice time. Mr. Ballard recalled that Cottonwood had a reasonable amount of public skating times to satisfy the market and the schedule was adjusted to meet the demand. He emphasized that more money can be generated with public skating than renting it to a hockey group. A proforma was developed for each of the options and a total facility. The indoor is shown as losing about $40,000 to $50,000 a year, an outdoor about $10,000, and a joint facility breaking even. Mr. Ballard emphasized that these are not overly conservative estimates. He continued that if the goal is to serve the local market and the City is willing to cover the capital costs and possibly some operational deficits, then a single indoor standard sized rink would be appropriate, including amenities of locker rooms, skate rental, etc. If Park City is interested in developing a market for visitors, then a smaller outdoor rink would meet the need for public skating sessions. This could be built cheaper but would not meet a variety of demands. Preliminary cost estimates indicate that building a rink could range from $2 million to $6.5 million depending on the option selected.

Mr. Ballard added that the old sewer treatment site is tight and with the full build-out of an indoor and outdoor rink, there are limitations on parking. He believed there is not enough parking on the site, resulting in a high reliance on mass transportation. Paul Sincock commented that the rink should be more than a locals facility as the capital costs could be covered with the Restaurant Tax, if possible, but it would have to have a visitor component. He would be reluctant to support a facility, at the City's expense, outside this area because the City would have to pay for the whole project. Mr. Sincock suggested that it may make more sense to scale the project down, so that the sewer site could be used as a park with a year-round outdoor rink with refrigeration and a small building for related services. Mr. Sincock suggested that at a later date there could be a building over it later if there was a demand for full-time usage. It could be an in-line skating facility in the summertime and an outdoor rink may better serve the broader needs of the community.

George Hull of the Parks and Recreation Board indicated that they spent a lot of time on this and the Board would prefer to talk less about ice as a stand-alone issue and more about ice as a possible component in a recreation master plan. The group has been diverted to talking about ice because of concerns from Council and although this hasn't been a waste of time, he believes ice should not be isolated in a planning process. Mr. Hull emphasized that the Board would like to see this folded back into a comprehensive master plan process. The results of the preliminary study show there is no compelling reason to build an ice sheet right now. He felt it important to consider this information with the next round of collected public sampling to determine where ice fits in terms of what City residents prefer. He emphasized that the preliminary study contains valuable information. Ken Ballard felt it is time to test this with other issues in the marketplace and find out where ice falls in residents' priorities.

Roger Harlan pointed out the research the consultants have shared has been very helpful to the City Council. He added that an ice rink is more than likely going to cost the City some dollars. Chuck Klingenstein agreed with the Parks and Recreation Board that there should be a comprehensive plan and all recreation needs to be studied. The capital investment is considerable, there are limited resources and he would like to look at the whole package at one time. Mr.

Klingenstein is leery of a stand-alone rink and would like to see it as a part of a recreation facility. He prefers local orientation, but if possible tie it into a tourism component. He questioned if a rink needs to be Olympic sized and discussed an outdoor rink in Bozeman, Montana which operates without refrigeration. Mr. Klingenstein was reluctant to encumber significant funding to ice. Shauna Kerr appreciated the timing of the presentation and study. She is unsure if whether or not ice is a top priority with residents and it may be prudent to wait and see what is built in Salt Lake. Ms. Kerr felt it better to buy land now and monitor the market, so there is property for a rink, if desired. It may be more appropriate to propose a bond issue for a recreation facility. Based on the numbers, she is inclined to look at an indoor/outdoor rink at the same site, but felt that the City is a long way from building that and would rather spend today's dollars on land. Ms. Kerr believed that if there are facilities in the valley, people will not come to Park City for team sports and the locals and visitors would have to support ice. She subscribed to the Board's conclusions, primarily that it should be targeted to our citizens and tourists, and she is not inclined to build a facility that relies on bringing more traffic into the town to finance it, which runs counter to her philosophy on traffic, circulation and parking. Hugh Daniels concurred that a comprehensive facilities plan is needed and this study is what Council asked for and provides the numbers to make intelligent decisions. He agreed that the Board's position is the right way to go. With regard to Mr. Sincock's statement on Restaurant Tax funding, Mr. Daniels, as a member of the grant review committee, noted that they have discussed a convention center and ice skating rink that they are willing to bond for. The caveat is the tourism component, and although there needs to be a comprehensive plan, consideration needs to be given to significant funding through another source. Mr. Daniels stated, however, it may mean isolating the rink from the major recreation facility. He encouraged the Board to move through the process, keeping in mind that there may be that kind of funding. Mr. Daniels felt that if Park City is ultimately the last one to build a rink, there is potential for more difficulties as opposed to a preemptive approach of having ice available earlier. The only way it will work here is with a tourism element, because Salt Lake users will probably not want to commute. He believed the indoor/outdoor facility provides the most options and allows for summer use. Mr. Daniels contacted the Chamber/Bureau who indicated they have a conducted a limited survey of guests, and 5% indicated an interest in skating. However after skiing, 44% go shopping, 65% relax, and 10% do other things. He reiterated that the Board should consider other funding sources when it renders its final recommendation to the Council.

Mr. Hull emphasized that when the Board deals with these issues, it is considering the recreation needs of the community and our guests are also naturally taken into consideration. However when the recreation facility becomes 70/30 favoring visitors, he personally questions why the resort center doesn't build a skating rink. If it is such a "no-brainer" and is going to make a lot of money, he asked why it isn't a part of the master plan for the Park City Mountain Resort. Mr. Hull believes the Board's charge is to deal with the recreation needs of the community which includes some marginal percentage of inviting others. Commercial projects are more difficult for the Parks and Recreation Board to study. Hugh Daniels interjected that public facilities don't have to make money if they cover operational costs and if our tourism base helps provide facilities for residents at less cost to residents, it's a good thing. However, he believed that the Board's basic philosophy of looking at the needs of residents first, is absolutely correct.

The Mayor thanked Mr. Hull and the Board for their hard work and stated that the direction is to carry on with the comprehensive recreation master plan.

3. Review of the regular meeting. Ms. Kerr asked if there was any consensus on continuing a decision on the height variation after the Council has had an opportunity to listen to public input. Messrs. Klingenstein and Harlan felt it may be appropriate. Mr. Harlan asked if there was a good reason not to continue. The Mayor felt that there has been sufficient information and presentations and the Council should consider that in its deliberations. Mr. Klingenstein noted that he is having a difficult time understanding the scale of the project and needs to gain a better grasp on the project. There was discussion about some people unable to attend the meeting. The field trip to the Park City Mountain Resort was conducted. See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
AUGUST 14, 1997

I ROLL CALL

Mayor Brad Olch called the regular meeting of the City Council to order at approximately 6 p.m. at The Yarrow, 1800 Park Avenue, on Thursday, August 14, 1997. Members in attendance were Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Eric DeHaan, City Engineer; Kirsten Whetstone, Planner; Pat Putt, Planning and Zoning Administrator; and Jodi Hoffman, City Attorney.

II PUBLIC INPUT

The Mayor invited the public to comment on any matter of City business not scheduled on the agenda. Hearing none, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

The City Engineer discussed the one-lane only situation on Wednesday and Thursday next week on I-80.

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF JULY 17, 1997

Roger Harlan, "I move approval of the Work Session Notes and Minutes of the meeting of July 17, 1997". Paul Sincock seconded. Motion unanimously carried.

V PUBLIC HEARING

1. Application for federal funding under Section 5311, Programs of the Federal Transportation Administration **(motion to continue to August 21, 1997)** - The Mayor requested a motion to continue. Chuck Klingenstein, "I so move". Shauna Kerr seconded. Motion carried unanimously.

2. An Ordinance approving an amendment to the Record of Survey for the Sterling Lodge Condominiums Plat at 7600 Royal Street, located in the Southwest Quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - Kirsten Whetstone explained that this is a request for a plat to the Sterling Lodge Condominium Plat involving changing

approximately 100 square feet of platted common space into limited common space. The Planning Commission is forwarding a positive recommendation and the staff report (attached) contains the findings of fact, conclusions of law, and the conditions of approval. With no questions or comments from the Council or the public, the public hearing was closed.

VI CONSENT AGENDA

With no questions or comments regarding the Consent Agenda, the Mayor requested a motion to approve. Chuck Klingenstein, "I so move". Shauna Kerr seconded. Motion carried unanimously.

1. An Ordinance approving an amendment to the Record of Survey for the Sterling Lodge Condominiums Plat at 7600 Royal Street, located in the Southwest Quarter of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See public hearing and staff report.

2. Authorization to staff to enter into a service contract for fiber optics installation to Cache Valley Electric in an amount not to exceed $95,000 - See attached staff report.

VII NEW BUSINESS

Consideration of height variation for Park City Mountain Resort Large Scale Master Plan - Pat Putt explained that before Council this evening is consideration of a height variation to the Park City Mountain Resort Large Scale Master Plan; Powdr Corporation is requesting this in conjunction with its master plan approval. Section 10.9 of the Land Management Code provides for heights to be approved in excess of those specified in individual zones through the MPD process. The property is zoned Recreation Commercial (RC) with a maximum height of 35 feet or 40 feet with a pitched roof, but there is a mechanism built into the MPD section which allows flexibility in heights in order to achieve better building articulation, more open space, or a better plan as a result of providing flexibility in the building heights. Mr. Putt emphasized that this is not a variance or a zone change. Council action is necessary to approve the heights as requested by the applicant because the Planning Commission can only approve up to a 25% increase and heights over that require City Council approval.

He continued that the Planning Commission conditionally approved the Park City Mountain Resort on July 25, 1997 and the project area highlighted on the boards represent a project area of approximately 25 acres, of which about 6.25 acres is currently developed at the site. He clarified that the master plan includes resort bed base over the parking lots, removal of the gondola building, and construction of hotel timeshares. There are 619 new residential units averaging 1,200 square feet in size to be built over ten to 20 years; currently there are about 840 units of varying size at the project site. There is new skier plaza with support services, new underground parking and the addition of approximately 1,200 new spaces for a total between 2,500 and 3,000 spaces. There is a relocation of Lowell Avenue, new buildings which range in height from two stories to eight stories with the average building height on the project of 4.7 stories. Mr. Putt stated that the proposal meets the density proposed within the allowed RC zoning and the total open space calculation of approximately 70%. Mr. Putt stated that the Planning Commission approved the LSMP along with a recommendation to approve the height variation as specifically requested in the application. The approval of the Planning Commission was not appealed or called-up by the City Council and the limitations of the scope of review are outlined in the staff report in accordance with the LMC. He pointed out that the criteria and issues that need to be addressed by the Council, the staff analysis in the staff report, and the Planning Commission's findings related to the height exception are in a staff report available to the public tonight. He commented that staff is recommending that Council take public input and consider the following options. (1) Approve the request for a height variation allowing the applicant to move forward in satisfying other conditions of the LSMP. Staff would be directed to prepare the necessary findings memorializing that decision. (2) Deny the request. The applicant would have to significantly modify the plan in order to bring it in conformance with the RC height requirements. (3) Continue the item and request additional information. There should be specific direction to staff and the applicant. (4) Revise the plan to decrease the height variation request with specific direction to staff, the applicant and the Planning Commission. The Mayor invited questions or comments from the Council.

Paul Sincock asked if staff and the applicant analyzed whether or not the square footage of the buildings without the height variation could fit on the site, including ski terrain, in accordance with the RC zoning. He was concerned that the request is to increase the allowable square footage. Doug Clyde, Powdr Corporation, explained that there are so many units entitled on the project and using a standard unit equivalent multiple with a 20% circulation factor number, the maximum building volume can be determined. Mr. Clyde emphasized that the project is 10% less than what would be allowed by virtue of that calculation. Mr. Putt verified that statement. Mr. Daniels asked for an explanation of the stepping of the building on the street side on Lowell Avenue. Through illustration of a rendering, Mr. Clyde explained the one-story element around the building, bringing the building down to street scale, and the other stories for a total of 40 feet in height. Chuck Klingenstein pointed out that he was contacted by some Three Kings home owners who were unable to attend the meeting tonight. He will attempt to interject their concerns throughout the presentation. Hearing no further questions from the City Council, the Mayor requested public input.

Jim Doilney stated that he has been a Board member of the Marsac Mill Condominium Association for about 20 years. He is the owner of commercial space in the building at the lowest level and closest to the highest element requested in the height variance, and will probably be the most impacted by the height. He emphasized that Mr. Clyde has worked with the Condominium Association and members have voted unanimously to support the proposal. Powdr Corporation has been extremely cooperative in making modifications to the project. Mr. Doilney added that he personally is in support of the application as the current situation at the resort is "tired", and he is excited about the change. The applicant has been very fair with the Association in the planning process, and he encouraged Council to vote for the height variation.

Nick Corvolla stated that he is the Director of Operations for Resort Lodging and is representing both the property management company and the condominiums managed, including the Lodging Resort Center, The Gables, Shadow Ridge, and the Village Loft. He added that all of these entities are in total support of the project as proposed.

Jim Powell, owner of Utah Coal and Lumber property (aka White Pine Touring), stated that he is very interested in what happens to Park City. Mr. Powell stated that he has visited ski resorts throughout the United States and Europe, and believes Park City is on the verge of becoming a world class resort. The Resort is giving the community a gift with this proposal as the architecture is superior to anything he has seen recently in Park City. He believed that if the height variation is not approved, the integrity of the buildings will be greatly compromised, and encouraged Council to approve the heights. In Steamboat and Vail, there are high buildings, but you can still see the mountains. He added that the scale and look of the buildings are like the historic mining structures that used to be in town. He believed not allowing the plan to proceed, will not only hurt the Resort but all of Park City as the community depends on skiing. Mr. Powell, however, criticized the Planning Commission and the staff who he alleged have neglected the issue of parking and traffic. For years, there has been reasonable open and free parking and until last year. He believed that paid parking will change the character of who skies here and there will be parking on City streets, and the Resort should be responsible for parking like businesses on Main Street. Mr. Powell stated that this is unfair and paid parking may be injurious to the Resort's business. He suggested the Resort validate lift tickets.

Peg Bodell stated that from 1980 to 1985 she worked on the impact statements for Deer Valley and the Silver Mountain Project. She noted that she knows densities and reminded the Council the importance of the public open space in this proposal. This plan accomplishes this, resulting in a positive impact to the community. She emphasized that providing a place for the public is very important.

John Donnell stated that he is an owner of a unit at Three Kings Condominiums and is appalled that there will be an eight story building very close to this condo project. The sense of openness at the Resort is going to be destroyed and it will definitely impact the people in the Three Kings units near the street. He has not heard a plan for dealing with the traffic that won't ruin their street and make it difficult for condo owners to walk to the Resort. Most cars have been parking at the Resort in the past and will probably be forced out on their street, which could be hazardous.

Bob Powers discussed living in Park City back in 1976. This is a suburban town now, but the economic engine is still the Resort, which he agreed is "tired". He didn't believe it is a world class ski resort now and hasn't been for about ten years. Powdr Corporation will provide improvements for good skiing and a good experience for skiers out-of-state. He recalled that Park City spends $1,049 per capita on services and discussed the importance of sales tax revenues. There are skiers that don't want Park City to change, but there are skiers that won't come here if there is no on-site housing, inadequate restaurants, lifts that are out-of-date, or lack of terrain. Mr. Powers felt that Powdr Corporation has made significant steps to adapt the plan, resulting in an outstanding ski base village. This may visually impact some people, but the traffic problems are being worked out. Mr. Powers added that all traffic should exit from the main area, and is very much in favor of granting the height variance.

Joan Palmer stated that she is an out-of-state Three Kings Condominium unit owner from California and is very concerned about traffic and asked how it will be directed. Doug Clyde noted that this concern is shared by staff as well and Powdr Corporation has developed a traffic management plan which provides for protected right-turn lanes out of the garage. Exiting traffic will not be allowed to turn on Three Kings Drive. He continued that there is no benefit to them to route traffic there. There will be improvements to Lowell and Empire Avenues as well as the three intersections getting people out of town to a level that will handle the traffic volume as proposed. All of this has been worked out with Powdr's engineers and the City engineer as well, and all are in agreement and comfortable with the plan as proposed that it is sufficient to exit the traffic out through signaled intersections. Ms. Palmer asked if an environmental impact study has been conducted. Mr. Clyde explained a study prepared by an engineering firm and reviewed by the City's engineering firm is the same level of review that would be accomplished with an environmental document in California. In response to a question from Ms. Palmer, Mr. Clyde clarified that the parking garages are all subterranean. Ms. Palmer admitted that the Resort probably needs to grow, but people need to be able to get there.

Carol Murnin, resident, stated that she is very concerned about the heights of the buildings as views will be lost. As a reservationist for a property management company, she finds that people want a cabin in the woods by the creek. She doesn't have people asking to be in a big high rise. Most people can't afford the rates charged for ski-in/ski-out lodging and a wide variety of accommodations need to be offered. She hears from her clients that Park City is becoming too big and that they don't plan to come back. A variety of accommodations, including deluxe and economy accommodations need be offered, but most guests prefer the moderate range. Ms. Murnin added that she is also concerned about fire trucks servicing the buildings.

Roger Harlan asked if the reconfiguration of the bus drop-off will accommodate several highway coaches. Doug Clyde answered that there is a lot of flexibility for special events. The new bus drop-off area has been reviewed with the Transportation Director who insisted on more than the average required space and the current traffic plan calls for Lowell Avenue to be one-way in a section and Millsite and Manor to be two-way. He continued that there is another island that is intended to be for motor coaches only and public drop-off for cars will be on the inside. Oversized vehicles will be moved out to the Munchkin Lane site, but at the same time temporary stacking of buses can take place here or in the protected lane. Chuck Klingenstein stated that as a Planning Commission he first reviewed the plan in 1995; the plan has come a long way and has vastly improved with good architectural detail and dealing with the concerns of the neighborhood. In all of the Planning Commission actions he has reviewed, it appears as if Powdr Corporation has meet the intent of Section 10.9(f), however No. 10 states "...The burden of establishing the needs and benefits of a height increase is on the developer...", and he has never seen a summation of that requirement. Mr. Clyde believed that it means that the applicant has to address the enumerated items before that provision. Mr. Klingenstein stated that he would be more comfortable if the public at large understood that this has occurred. Doug Clyde clarified that there was considerable work documented on these items, but the Planning Commission's findings were abbreviated considerably but noted and well covered. Mr. Clyde added that there are no benchmarks on specific items, but the Planning Commission considered Powdr's response as favorable on the issues. Chuck Klingenstein continued that aside the review of each building pod, there is the finalization of the construction phasing mitigation plan, an aggressive parking mitigation plan, protection and maintenance of open space, and an agreement whereby all lands controlled by the Resort will be described in a comprehensive plan. Doug Clyde believed it to be some kind of interlocal agreement with the specific intent of applying the Sensitive Lands Ordinances to land in the County which is part of the view-shed of Park City and also provides for erosion impact review.

Chuck Klingenstein stated that he is not comfortable with voting on this tonight and would like some time to think about public input. He added that he spent 45 minutes reviewing the video to get a feel for the relative scale of the buildings and asked why there isn't a massing model. Doug Clyde explained that they preferred the computer montage because of their ability to change them and this project has gone through an enormous amount of change. He stated that they feel very comfortable with the computer simulation as well as the photo montages as they clearly illustrate the project and it is a practical issue. Ms. Kerr added that she is having the same problem and asked if they could build a model. She is having problems with the video as this is a process she is not familiar with and would feel more comfortable with that additional resource. An architect for the project interjected that the disadvantage of a master model is that the viewer is typically looking down on it while the photo montages and videos provide a whole range of views. Mr. Clyde believed that there is a mixture of views in the video, and if there is something specific that Council would like generated at eye level, it can be done on the computer very quickly. He explained that the level in the video of the plaza is at eye level and Ms. Kerr interjected that she is more concerned about the views from the 7th green and 8th tee box on the golf course. Doug Clyde indicated that he could have a video available by next week and the Mayor urged Mr. Klingenstein and Ms. Kerr to be very specific about what they would like to see. Chuck Klingenstein added that there is the transition from Three Kings Condominiums and Empire Avenue. Ms. Kerr believed that the transition from Three Kings should be "feathered-in" and she would like to see a visual of how compatible the plan is with the condominiums and the golf course. Mr. Clyde commented that in balance, the Council needs to consider what the community has now with the existing Resort Center, which is a 60 foot wall of absolute flat buildings. Albeit it is not quite as close, but the proposal has a lot more architectural character and interest. Mr. Clyde emphasized that the plaza space can not be accommodated if there is a structure that transforms smoothly up the mountain and a one-story building would be spread out.

The Mayor believed the number of Three Kings units facing this project is rather small, maybe three units; John Sands believed there were two. Paul Sincock discussed the parking demand, and on peak days last season, all of the lots were filled and cars were parked on the street. He understood that at the most, Powdr would be adding another 500 to 600 automobiles in a day over a three day period, and are increasing capacity by 30%. Doug Clyde explained that out of the 600 stalls, 100 will be employee parking, leaving 500 spaces, and there will be more parking than exists today. Roger Harlan pointed out that buildings on the parking lot will increase parking demands, and asked for an explanation of the phasing of the project. Mr. Clyde explained that the approval requires them to have the same, if not more parking spaces, available at any given ski season opening. Consequently, there are two major parking structures; one under the main lot and the other under Building E and on any given year, and construction of the parking garage has to begin promptly in early April and the parking must be available by the next ski season. Mr. Clyde added that people are irritated by the number of dump trucks on streets, and explained that all of the excavation material for the parking lots and buildings will be deposited on the ski mountain.

Hugh Daniels stated that he would like to ruminate on this plan; he wasn't concerned about a master model as it is old technology. He added that he would like to walk the site again, specifically studying the views from the golf course and Three Kings. Ms. Kerr disclosed that she has received several calls from individuals who couldn't attend and she advised them that she would make a motion to continue based on the information they gave to her and the opportunity for them to be heard. She is not comfortable with the traffic plan as there is an option of pulling out on Three Kings, and will discourage some of the on-street parking which will not be able to be tolerated under this scenario. Ms. Kerr is not as concerned about inviting skiers down through our neighborhoods, which shouldn't be encouraged, but is concerned about the visual impacts to the existing residents and from the golf course. In general, she likes the concept but would like to see another visual analysis of Three Kings and Snow Flower, the end of the hill, and the mountain behind. She would also like to see Silver King and Shadow Ridge on Lowell Avenue at eye level. She agreed with Mr. Powers that the ski area needs new life and the property needs a new image which will be a boom to the community, but is sensitive to the existing residents that have grown accustomed to the views that we all love. Shauna Kerr, "<u>I move to continue this item to our next meeting, with direction to Doug and John to do two more visual analyses with the computer generated renderings</u>". Chuck Klingenstein seconded. The Mayor urged the Council members to talk to the applicants and to be clear on what they want the applicants to produce. Discussion ensued about accepting public input at the next meeting. For clarification, the Mayor explained that the height variation item is not a noticed public hearing, and it is his intention to accept further input. There was discussion about the areas of the project that will be computer generated. <u>Motion carried unanimously</u>.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:30 p.m. Members in attendance were Mayor Brad Olch, Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Staff present were Toby Ross, City Manager; Mark Harrington, Assistant City Attorney; and Jodi Hoffman, City Attorney. Paul Sincock, "<u>I move to close the meeting to discuss property acquisition</u>". Hugh Daniels seconded. <u>Motion carried unanimously</u>.

The meeting opened at approximately 3:15 p.m.

* * * * * * * * * * *

The meeting for which these minutes were prepared was noticed by posting 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 SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1,
1884

PARK CITY 1884

Council Agenda Report

DATE:	August 14, 1997
DEPARTMENT:	Leisure Services
AUTHOR:	Bob Johnston, Leisure Services Director
TITLE:	**Recreation Facility Master Plan**
TYPE OF ITEM:	Direction

SUMMARY RECOMMENDATIONS:

Provide Staff and Parks, Recreation and Beautification Board with direction on how to proceed with Recreation Facility Sudy after consideration and discussion of the Park City Ice Rink Feasibility Study.

DESCRIPTION:

A. Topic:

Recreation facility study/ice facility feasibility.

B. Background:

Late last fall, Council directed staff to work with the Parks, Recreation and Beautification Board and a facility consultant on the development of a plan that would identify Park City's recreational needs over the next ten years. The firm of Barker-Rinker-Seacat was chosen. Throughout the winter, there was a series of workshops and meetings designed to better define and develop the study's scope of work. In late March, the Board and Staff came back to Council with recommendations on how to proceed with the study. Council declined the recommendation to expand the study and directed staff to complete the plan using the $55,795.00 initially budgeted. Council also had mixed opinions regarding the direction we were taking with the ice skating component. Strong feelings were communicated regarding the location and basic operational philosophies of the facility and direction was given to explore other options. Specifically, the sewer treatment plant site as a location and a greater reliance on the tourist market. Given the limited resources remaining to complete the study, the decision was made to postpone any further work on a general recreation plan and focus on ice. Direction was given to Barker-Rinker-Seacat and in May, the Park City Ice Rink Preliminary Feasibility study was produced and submitted to staff. The Parks, Recreation and Beautification Board has seen and reviewed the document which is attached and before you for discussion.

C. Analysis:

Of the $55,795 approximately $30,000 remains. It is important that Staff receive clear direction from Council on this issue due to the remaining limited resources. The preliminary study raises a number of issues and suggests that ice skating in Park City is feasible; however, only if the City would consider developing ice without the recovery of capital expenditures and beyond that, operating the facility with marginal assistance from the City's General Fund. One option, an outdoor seasonal facility, does suggest a revenue surplus, that may be enough to cover some portion of capital. However, this facility would function much like the one that currently exists at the Resort Center and would have definite programming limitations. The other issue at hand is the marketing orientation of who do we want using the facility. Arguments exist for a community facility first and foremost with some tourist use component, while others believe that we should develop a facility that would be heavily marketed to and used by the tourists, with a lesser degree of community use. Council direction on this issue would also be helpful.

D. Review:

The Leisure Services Staff and the Parks, Recreation and Beautification Board have reviewed and discussed the study. The position of the Parks, Recreation and Beautification Board has not changed and was formally re-stated again in June at their meeting. That position is as follows.

Any recreation facilities, including ice, recommended for development should be supported by the recreation facilities plan.

Facilities recommended for development should be developed first and foremost for the residents of Park City with local visitor and tourist use being secondary.

Facilities should be combined wherever possible to ensure efficiencies in operational costs.

Facilities should be located where opportunities exist for expansion.

Unless an extraordinary opportunity exists to do so, capital expenditures for facility development should be paid for by the community. New facilities should attempt to recover their operating costs with revenue.

ALTERNATIVES:

A. Council could adopt the Parks, Recreation and Beautification Board position as stated above and authorize study to continue accordingly.

B. Council could determine that based on the results of the Park City Ice Rink Preliminary Study, ice skating in Park City is not feasible and authorize study to continue without the ice component.

C. Council could adopt the recommendation described on Page 25 of the preliminary study outlining the development of an indoor ice sheet with expansion capabilities constructed at a suitable location.

D. Council could determine that the ice facility should be developed on the sewer treatment plant site and direct the project team to develop that alternative accordingly.

E. Council could direct team to develop concept for seasonal outdoor sheet.

SIGNIFICANT IMPACTS:

As Council is aware, resources for the general recreation facility study are limited. We now have a lot of good information on ice, however little exists regarding the other study components. Should Council require further information or request additional options regarding ice skating, resources will be pulled from the work still remaining. Please remember we are trying to use the Recreation Master Plan as the recreational component for the General Plan. Spending additional resources on ice will lessen our ability to develop a complete plan.

Section 1 - Executive Summary

- This Preliminary Feasibility Study summarizes interim findings for feasibility of ice rink facilities on the Old Sewer Plant site on Holiday Ranch Loop Road in Park City. It is anticipated that other sites will be analyzed for ice and other recreation facilities if the study is authorized to proceed. Two other sites to be analyzed are the Snow Creek Crossing site and the newly acquired Gilmore property. This preliminary study specifically was prepared to:
  - Prepare a market study for ice facilities in Park City, determining relative demand and proposed program recommendations.
  - Develop a facility program for ice facility options including: an indoor only rink, an outdoor only rink and a combined indoor/outdoor facility.
  - Develop construction and development budgets for these options on the Sewer Plant site.
  - Develop concept plans that allow a "test fit" of proposed facilities on the site.
  - Develop operational feasibility analysis including expense and revenue projections.
  - Make preliminary recommendations for facilities.

- Since this study was limited to the Old Sewer Plant site, feasibility findings will likely vary for other sites as they have different development potential for additional facilities and adequate parking.

- The ice rink market nationally has enjoyed phenomenal growth over the last 10 years. In fact, the National Sporting goods Association reported that ice hockey has increased in the number of participants by 150% during this time and figure skating by 80%. However, it must be kept in mind that despite this huge increase, ice hockey still only ranks 49th in popularity of sports with 2.5 million participants nationwide, while figure skating ranks 34th with 7.1 million participants.

- It must be recognized that despite the incredible growth rates of ice related activities, there is still a finite market for ice and there is always a danger of over building. This situation was witnessed during the 1970's in the Midwest, when a large number of rinks closed in many metropolitan areas when the supply out stripped the demand. Hockey participation (especially for youth) is impacted by the relative high costs of programs and equipments. The same scenario is also true (to a certain extent) for competitive figure skating. This fact can result in decline in the popularity of ice activities after the initial excitement has worn off.

- There currently is a very strong demand for more ice time by most all user groups including adult and youth hockey, figure skating, high school hockey and learn to skate/public skate sessions. All of the local ice organizations are either turning participants away and/or limiting games, practices, or team size. This is particularly true of high school and youth hockey.

- Currently within the Park City service area there are two indoor ice rinks and five outdoor rinks. In addition, there is also an indoor ice rink in Ogden and a new rink that recently opened in West Valley. There has also been talk of building up to 4 other indoor rinks in the service area. It is estimated by local rink operators and ice user groups, that in the next 4 to 5 years demand will be sufficient to handle up to 3 or 4 new indoor year round ice rinks. However, there may be five or more indoor rinks (counting the West Valley rink) built in the immediate service area during this time with another 2 to 3 in the outlying areas of Logan and Provo. As a result, there is a real danger that by the year 2003 there may be more ice rinks in existence than the demand, even with continued strong growth in the ice market.

- The existing indoor rinks in the region are either barely covering operating expenses with revenues or are losing small amounts of money. No indoor rinks in the area are able to even begin to offset capital costs with operating revenues. Ice rinks in mountain resort communities report more mixed results. The privately operated rinks in Sun Valley and Jackson, Wyoming are covering their operating expenses with revenues but the key is the direct connection to the resort's lodging/food service. Most of the revenues are being produced from theses non-traditional sources. On the other hand, the publicly operated rinks in Vail and Aspen lose considerable sums of money. The Aspen rink has a very traditional orientation while Vail mixes ice use with other dry floor activities.
- Based on the fact that the Snyderville basin population during the next several years will be in the 21,000 range, it is clear that an ice rink in Park City will have to draw from beyond the immediate population base to be financially successful. As a general rule, a market population near 100,000 is desired for the establishment of a rink that will break even operationally. With this in mind it must be recognized that any indoor ice rink will need to be considered a regional facility that must draw users from the local visitors and tourists. This makes the rink largely dependent on the non-resident user success.

- Operating pro-formas have been developed for three ice rinks options for Park City. Option one is a single year round indoor ice rink, option 2 is for an outdoor seasonal rink, and option 3 is for a combination of both. The year 2003 has been used as the benchmark for the study.

Category	Indoor	Outdoor	Tot. Facility
Expenditures	$784,601	$313,375	$955,547
Revenues	$738,187	$323,375	$953,050
Difference	-$46,414	+$10,000	-$2,497

Recovery %	94%	103%	100%

- The following ice rink development plan is recommended if the city is willing to cover the capital cost of building an ice rink as well as a potential operating deficit.

    1. A single standard sized (85 x 20) indoor ice sheet should be built of the goal is to serve primarily the residents of the Snydervlle basin. The indoor sheet should attempt to operate year round so that a strong figure skating program as well as summer camps and clinics can be developed. If these elements cannot be sustained at a profitable level then thought should be given to operating the indoor rink on a seasonal basis only.

    2. If the ice rink needs of the visitor population are to be served, than as part of a larger master plan, an outdoor ice rink (smaller than the standard size) should be built at the same site (if site size is adequate, and is easily accessible to visitors).

- Preliminary estimates of cost to develop facility options range from $2.1 million to $6.5 million. More detailed estimates will be prepared if the study proceeds further.

- The Old Sewer Plant site does not allow adequate parking for both combined outdoor and indoor facilities. Use of public transportation, particularly by visitors would be required to develop a combined facility.

PARK CITY

CITY COUNCIL STAFF REPORT

DATE:	**August 14, 1997 meeting**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Kirsten A. Whetstone**
TITLE:	**7660 Royal Street East, Sterling Lodge Condominium Plat Amendment**
TYPE OF ITEM:	**Legislative**

SUMMARY RECOMMENDATIONS: Approval with conditions.

DESCRIPTION:

A. Topic

PROJECT STATISTICS:

Applicant:	Jeff Graham, Jack Johnson Company
Location:	7660 Royal Street East, Lot 2 Silver Lake East Subdivision
Zoning:	RD-MPD
Adjacent Land Uses:	Condominiums, ski base, commercial
Date of Application:	May 27,1997
Staff Recommendation:	Approval with conditions

B. Background

The Silver Lake East Subdivision was recorded in July of 1990 as a subdivision of 3 lots. The first lot is developed as the Deer Valley Club. Lot 2 is the subject of this proposal and Lot 3 is dedicated as open space. On August 30, 1995 the Planning Commission approved the Small Scale Master Planned Development for the 14 unit Sterling Lodge at Silver Lake condominium project. A subdivision plat amendment was approved by the City Council on August 3, 1995 to make a minor adjustment to the previous lot lines. The density and heights are consistent with the Deer Valley Resort 7th Amended MPD and the Sterling Lodge MPD. This project provides pedestrian connections to the adjacent properties with pedestrian bridges and sidewalks. Each of the units are town-house in nature and range in size from 2,500 to 4,900 square feet. Twenty-nine parking spaces are provided for the

14 units, as approved by the Planning Commission during review of the Sterling Lodge MPD.

A final condominium plat for the Sterling Lodge Condominium project was approved by the City Council on August 1, 1996. The final plat was recorded at the Summit County recorder's office on September 4, 1996. Construction of the 14 unit Sterling Lodge Condominiums is nearing completion.

C. **Proposal**

This current request is for an amendment to the record of survey and plat to change approximately 100 square feet of platted common area into limited common area. The space in question is located on the seventh level, behind Unit 12. This space was not indicated on the condo plat when the final plat was recorded. The Sterling Lodge Homeowner's Association, being the Richmond Realty Corporation as sole owner of all property of record in the Sterling Lodge Condominium plat, authorized this change from common space to limited common. The area will be used as storage, for skis, etc. by the tenants and owners of Unit 12, treated in the same manner as other ski storage areas in the building. The area is located at the top of the external stairs for this unit.

D. **Analysis**

This condominium project is in the final phases of construction. The project consists of 14 units in one building with an underground parking structure with access to Royal Street East. The proposed plat amendment is consistent with the Land Management Code, approved Sterling Lodge MPD plans, and the approved building plans. Minor physical changes are proposed to add a door to this storage area. No additional parking demand is created. The amendment changes the type of ownership of this 100 square foot space from common to limited common ownership. There are no significant impacts to the Sterling Lodge condominium project or to the community as a whole.

E. **Department Review**

This item was discussed on June 17, 1997 at a Staff Review meeting where representatives from local utilities and City Staff were present. There were no outstanding concerns raised at that time. The City Engineer and City Attorney's office will review and approve the plat, as to final form, prior to recordation.

F. **Public Notice**

Notice of this amendment and the public hearing were properly published and posted. Letters were sent to property owners within 300' of the property and to all owners within the plat. Richmond Realty Corporation is the only owner of record at this time.

G. **Planning Commission Action**

On July 23, 1997 the Planning Commission held a public hearing on this plat amendment. No public comment was submitted to the record. The Planning Commission voted to forward a positive recommendation to the City Council with findings of fact, conclusions of law, and conditions of approval as outlined in the staff report.

ALTERNATIVES:

A. Approve the proposed plat amendment thereby allowing limited common ownership of the 100 sq. ft. of space for use as storage.

B. Deny the proposed plat amendment and retain the 100 sq. ft. of space as commonly owned storage.

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

SIGNIFICANT IMPACTS:

The proposal results in an amendment to the record of survey plat which changes ownership of a 100 sq. ft. storage space from common to limited common space. There are no significant impacts as a result of this plat amendment.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

If the Commission denies the subdivision plat as proposed, the space will remain under common ownership.

RECOMMENDATION:

The staff recommends approval of the amendment to the condominium plat for 7660 Royal Street East, Sterling Lodge, based upon the following:

Findings of Fact

1. The proposed plat amendment changes the type of ownership of approximately 100 square feet of space located behind Unit 12 of the Sterling Lodge Condominiums. This space is located at the top of the external stairs for Unit 12.

2. The space in question is currently platted as common area on the recorded Sterling Lodge Condominium plat. The space is used as a storage area.

3. The Homeowner's Association authorized this request to change the space in question to limited common ownership.

4. The Park City Council held a public hearing on this item on August 14, 1997.

5. Notice of this amendment request and public hearing before the City Council was

published in the Park City Record, posted on the property, and sent to property owners within 300' of and within the plat.

Conclusions of Law

1. There is good cause for this amendment.

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

3. Approval of the plat amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

4. The amended plat is consistent with the Planning Commission approval of the Sterling Lodge MPD and the Deer Valley 7th Amended MPD.

5. The amended plat is consistent with the Park City Land Management Code Chapters 7 and 15, and State of Utah condominium requirements.

Conditions of Approval

1. The City Attorney and City Engineer's review and approval of the final form and content of the plat and the Conditions, Covenants and Restrictions (CC&R's), for compliance with State law, the Land Management Code, and the conditions of approval, is a condition precedent to recording the plat.

2. All conditions of approval, including conditions of approval for the Sterling Lodge MPD and Sterling Lodge Condominium plat, shall apply.

3. All standard project conditions shall apply.

4. The final mylar for this condominium plat amendment 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 time frame, this approval and the plat shall be considered null and void.

EXHIBITS:
Exhibit A- Location map
Exhibit B- Proposed condominium plat

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RECEIVED

PARK CITY
PLANNING DEPT.

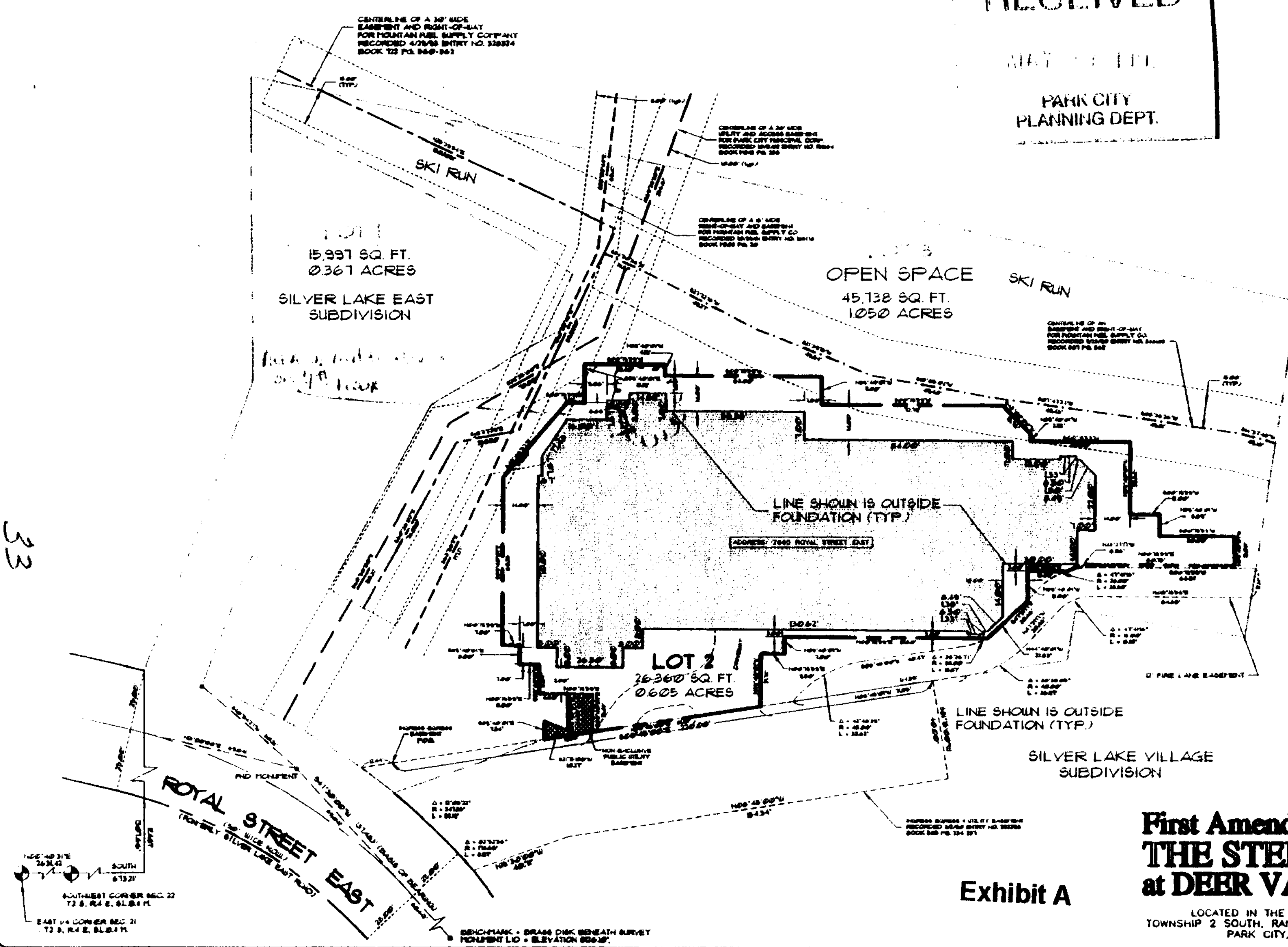


Exhibit A

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 1 OF 5

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Jack J. Johnson, do hereby certify that this drawing correctly represents The Sterling Lodge at Deer Valley, a Utah condominium project, as shown on the Original Plat, recorded 8/18/96 as Entry No. 462637, with the exceptions of the additions to Unit 12 as shown on this Amended Plat

Date

Jack J. Johnson
Utah License No. 22-147581-2201

LEGAL DESCRIPTION

All of Lot 2 of the First Amended Lots 2 and 3 Silver Lake East Subdivision as recorded on the third of January, 1996 in the Summit County, Utah Recorders Office entry no. 445687

OWNERS CONSENT TO RECORD :

The undersigned The Sterling Lodge at Deer Valley Homeowners Association for units in The Sterling Lodge at Deer Valley consents to the Recordation of the First Amendment The Sterling Lodge at Deer Valley

__________ -(President) The Sterling Lodge at Deer Valley Homeowners Association

ACKNOWLEDGEMENT
STATE of ________
COUNTY of ________

On this ____ Day of ____ AD 1997 Personally appeared before me, ________ who being by me duly sworn, did say he is the President of the The Sterling Lodge at Deer Valley Association and that the within and foregoing Consent to Record was signed on behalf of said The Sterling Lodge at Deer Valley Homeowners Association and said ________ duly Acknowledged that said The Sterling Lodge at Deer Valley Homeowners Assc. executed the same

Notary Public ________ My Commission expires

OWNERS CONSENT TO RECORD :

The undersigned owners of Lot 1 consent to the Recordation of the Amendment and of the First Amended The Sterling Lodge at Deer Valley

Peter Belford, Owner, Unit 12

Catherine Belford Owner, Unit 12

ACKNOWLEDGEMENT
STATE of ________
COUNTY of ________

On this ____ Day of ____ AD 1997 Personally appeared before me, Peter Belford, who being by me duly sworn, did say he is the Owner of Unit 12 and that the within and foregoing Owner's Dedication and Consent to Record was signed

Notary Public ________ My Commission expires

ACKNOWLEDGEMENT
STATE of ________
COUNTY of ________

On this ____ Day of ____ AD 1997 Personally appeared before me, Catherine Belford, who being by me duly sworn, did say she is the Owner of Unit 12 and that the within and foregoing Owner's Dedication and Consent to Record was signed

Notary Public ________ My Commission expires

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF ____ CITY COUNCIL THIS ____ DAY OF ____ A.D. 19__ AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

MAYOR

CITY RECORDER

CITY ENGINEER

APPROVED AND ACCEPTED BY THE ____ CITY ENGINEERING DEPARTMENT ON THIS ____ DAY OF ____ A.D. 19__

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE ____ CITY PLANNING COMMISSION ON THIS ____ DAY OF ____ A.D. 19__

CHAIRMAN

SEWER DISTRICT APPROVAL

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS ____ DAY OF ____ A.D. ____

S.B.S.I.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 19__

CITY ATTORNEY

RECORDED

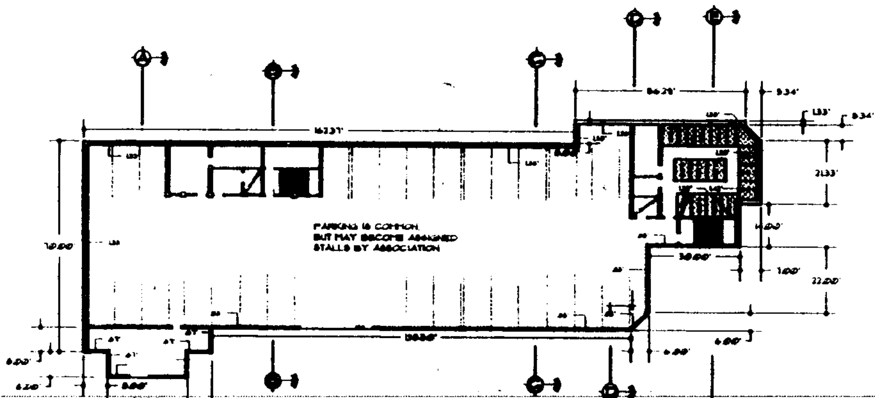
Nº ____
STATE OF ____
COUNTY OF ____
RECORDED AND FILED AT THE REQUEST OF ____

COUNTY RECORDER

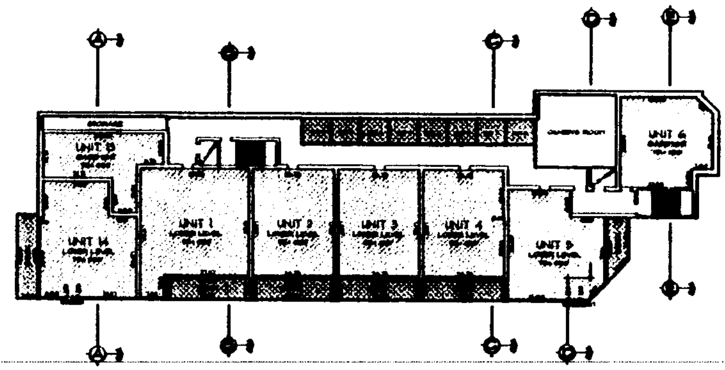
THE JACK JOHNSON COMPANY

1910 Prospector Avenue • Park City, Utah 84060 (801) 645-9000 • fax (801) 649-1620

33



LEVEL 1 (ELEV.= [illegible])
SCALE 1" = 20'



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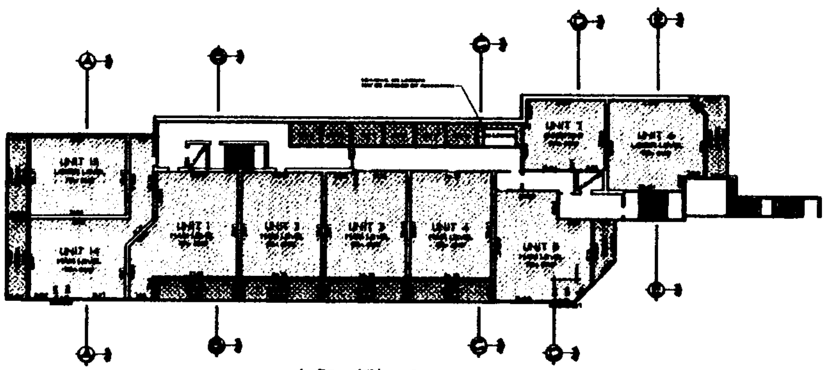
SCALE 1" = 20'



LEVEL 3 (ELEV.= [illegible])
SCALE 1" = 20'

UNIT SQUARE FOOTAGES

SQUARE FOOTAGE CALCULATIONS HAVE BEEN COMPLETED BY OTTO WALKER ARCHITECTS

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	TOTAL
SQ. FEET	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OWNERSHIP LEGEND

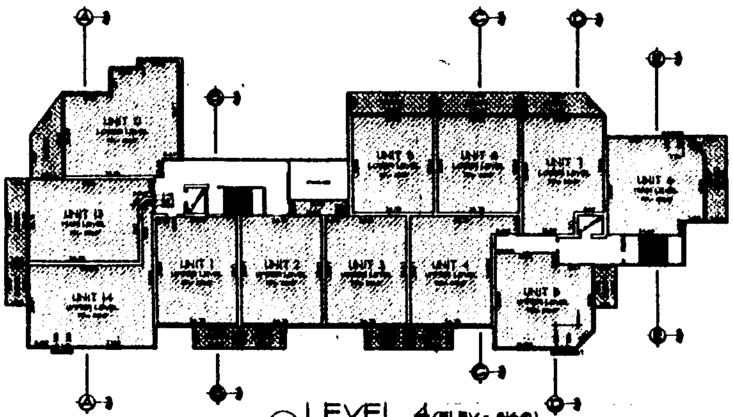
- PRIVATE
- LIMITED COMMON
- COMMON

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 2 OF 5

RECORDED
N°
STATE OF
COUNTY OF
RECORDED AND FILED AT THE REQUEST OF
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1910 Prospector Avenue * Park City, Utah 84060
(801) 645-9000 * fax (801) 645-1620



LEVEL 4 (ELEV.= [illegible])
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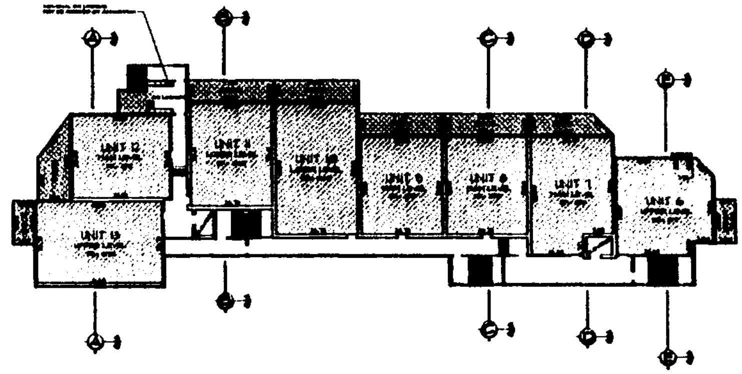

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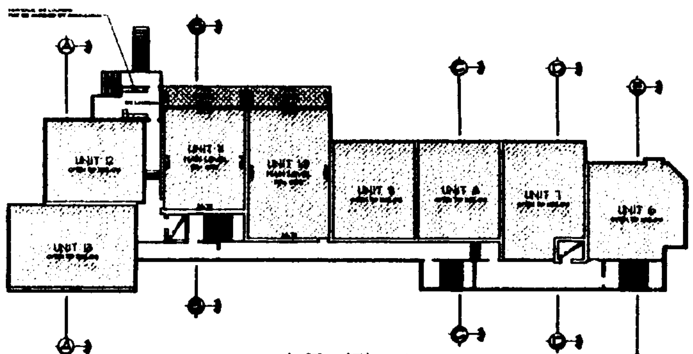

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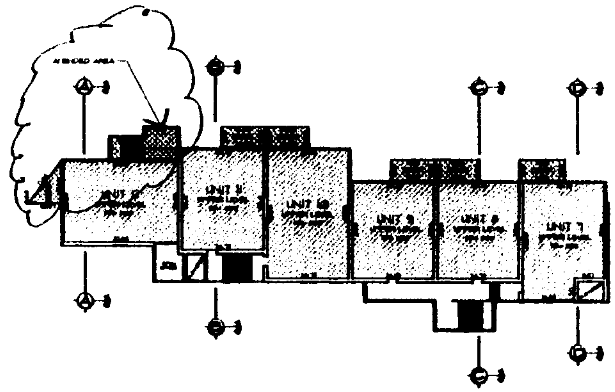

LEVEL 7 (ELEV.= [illegible])
SCALE 1" = 20'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 5 OF 5

RECEIVED

PARK CITY PLANNING DEPT.

RECORDED

Nº ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF ______

______ COUNTY RECORDER

THE JACK JOHNSON COMPANY

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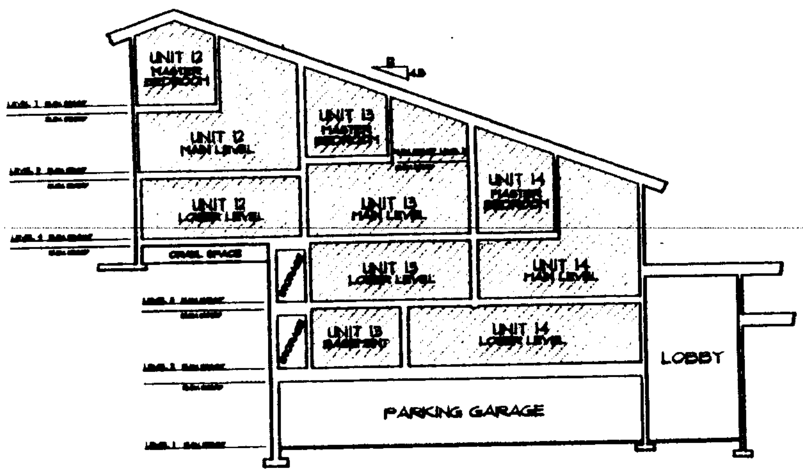
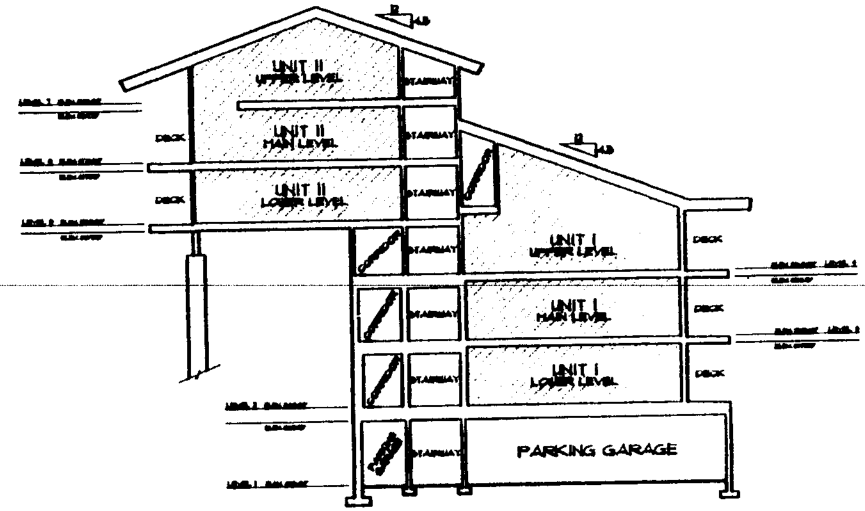


SECTION A
SCALE 1" = 10'



SECTION B
SCALE 1" = 10'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

ELEVATIONS ARE TO UNFINISH FLOOR TYPICAL

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 4 OF 5

RECEIVED

PARK CITY PLANNING DEPT.

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N°. ______
STATE OF ______
COUNTY OF ______
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COUNTY RECORDER

THE JACK JOHNSON COMPANY

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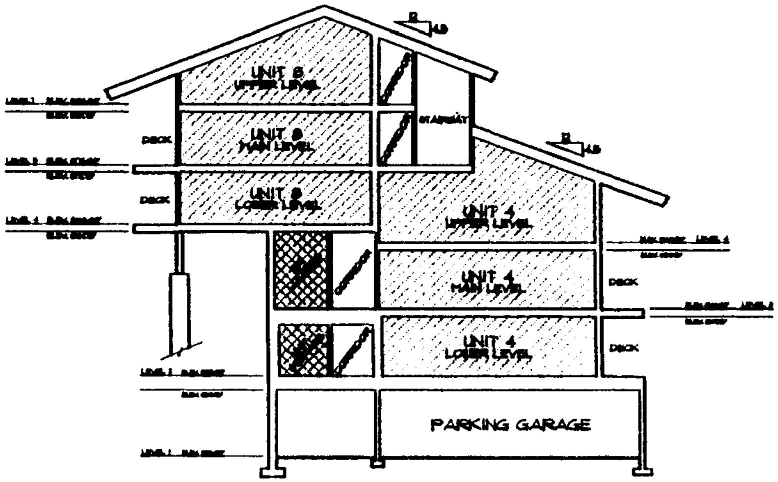
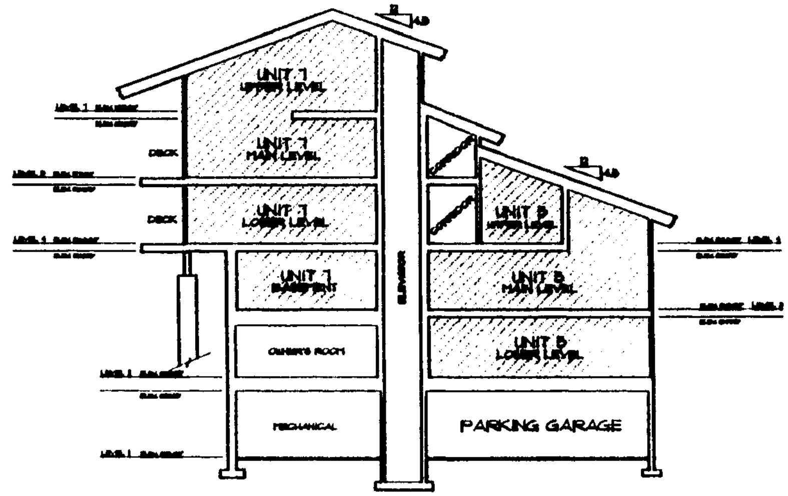
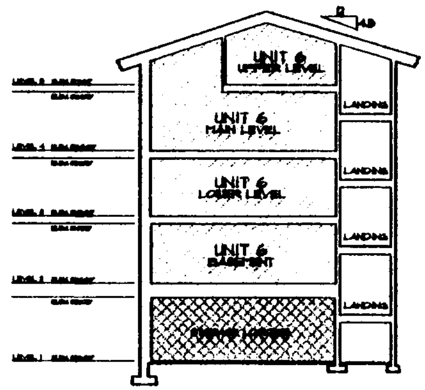


SECTION C
SCALE 1" = 16'



SECTION D
SCALE 1" = 16'



SECTION E
SCALE 1" = 16'

OWNERSHIP LEGEND

- PRIVATE
- LIMITED COMMON
- COMMON

ELEVATIONS ARE TO UNFINISH FLOOR TYPICAL

First Amended THE STERLING LODGE at DEER VALLEY

SHEET 5 OF 5

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PARK CITY PLANNING DEPT.

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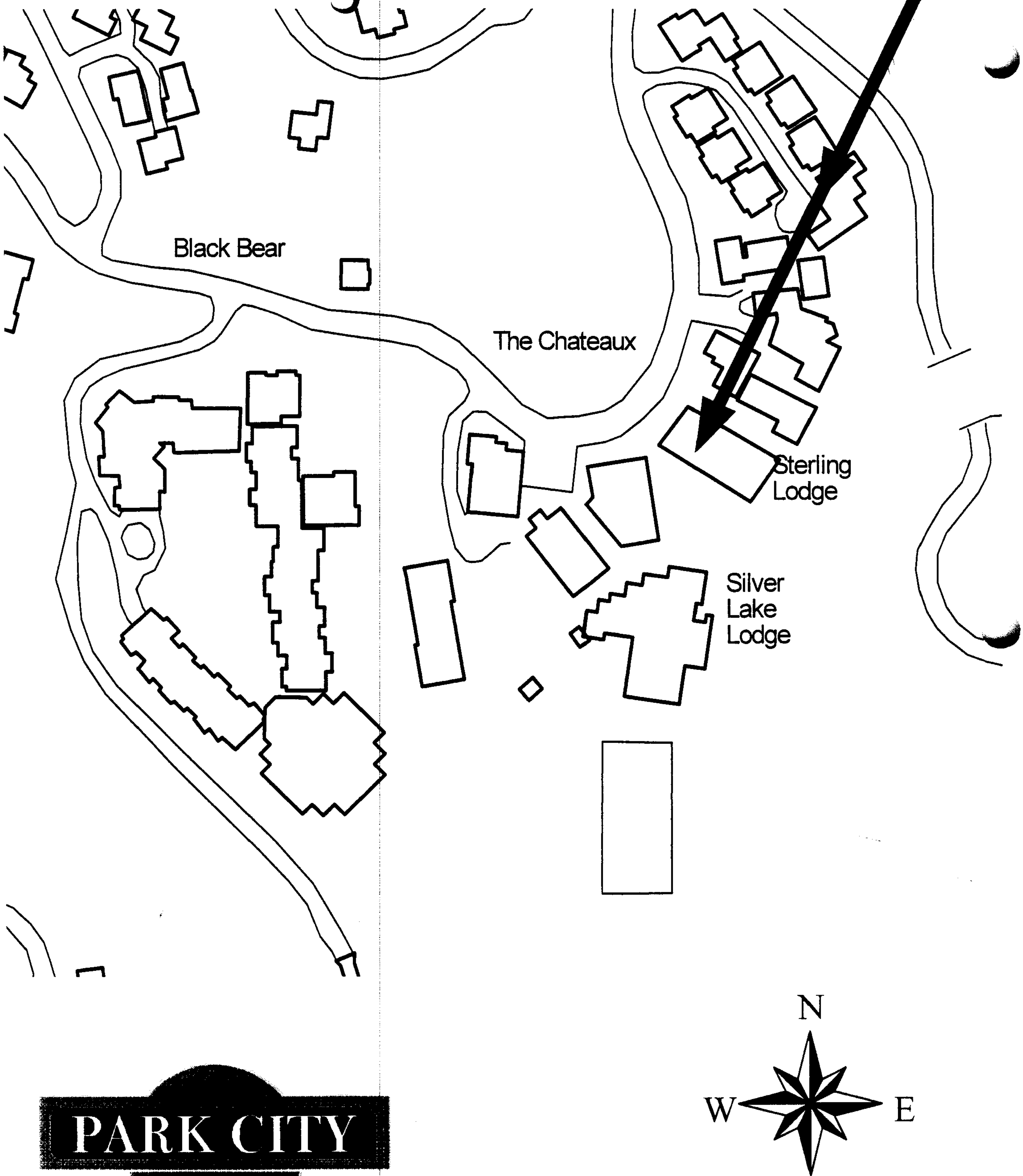
N°. ______
STATE OF ______
COUNTY OF ______
RECORDED AND FILED AT THE REQUEST OF:
______
COUNTY RECORDER

THE JACK JOHNSON COMPANY

37

7660 Royal Street



PARK CITY 1884

EXHIBIT A: VICINITY MAP

PARK CITY 1884

DATE: August 14, 1997
DEPARTMENT: Administrative Services
AUTHOR: Robert W. Stephens
TITLE: Administrative Services Director
TYPE OF ITEM: Award of Service Contract

SUMMARY RECOMMENDATIONS:

To award a contract to Cache Valley Electric for the installation of fiber optic inner duct and fiber optic cable between Marsac and the new Public Works building in a base contract amount of $80,688 and not to exceed $95,000 in the case of change orders for unanticipated conditions.

DESCRIPTION:

A. Topic: Installation of fiber optic cable

B. Background: At the City Council work session on March 26, 1997 the City Council approved $138,000 to install a 6-inch conduit for fiber optic cable in the trench with the SBSID relief sewer line from the intersection of SR 224 and SR 248 to the intersection of Marsac Avenue and Deer Valley Drive. This phase of the project was mostly completed on August 1, 1997. We still need to complete the connection from Deer Valley Drive to the Public Works building which is scheduled for the first part of September and we will need to raise the manhole covers once UDOT completes the overlay of Deer Valley Drive. The next phase of the project is to install the fiber optic cable in the conduit. The City Council approved $95,000 for this phase as part of the 1997-98 fiscal year budget.

C. Analysis:

A Request For Quotes (RFQ) was sent out in July to five fiber optic vendors. Bids were received from four of the vendors; however, only two of the bids covered the entire project meaning they would provide both material and labor. One vendor bid only the labor and one only the termination connectors, panels and racks. The two vendors who bid the complete job were Cache Valley Electric at $80,688 and Americom at $84,847.

D. Department Review:

The Technical Services Department has reviewed the details of each bid for completeness.

ALTERNATIVES:

A. Authorize staff to enter into a contract with Cache Valley Electric to install the fiber optics cable between Marsac and the Public Works facility.

B. Authorize staff to enter into a contract with Americom to install the fiber optics cable between Marsac and the Public Works facility.

C. Reject all bids.

D. Delay the installation of the fiber optic cable and rebid.

SIGNIFICANT IMPACTS:

The majority of the vendors bidding on the new telephone system have indicated their intentions of using the fiber optic link between Marsac and Public Works as a method of reducing costs in their bids. It is difficult at this point to determine the dollar value of this as telephone bids are not due until September 5, 1997. We are strongly considering making the Public Works building the hub of the City's wide area network and the location for the new telephone system pbx switch because it is situated more or less in the center of City buildings. If we do not complete the fiber optic connection between Marsac and Public Works, we will need to rethink our options.

The project is within budget for either alternatives A or B. Council authorized the project in the CIP program (31-42116).

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The City would need to lease an additional T1 phone line from US West at a current rate of approximately $5,000 per year to connect Marsac and Public Works.

RECOMMENDATION:

Authorize staff to enter into a contract with Cache Valley Electric to install the fiber optic cable in the conduit between Marsac City Hall and the Public Works building for a base contract amount of $80,688 and not to exceed $95,000 in the case of change orders for unanticipated conditions.

PARK CITY
1884

DATE: August 14, 1997
DEPARTMENT: Planning
AUTHOR: Nora L. Seltenrich
TITLE: Park City Mountain Resort Height Variation
TYPE OF ITEM: Height Variation Request

SUMMARY RECOMMENDATIONS: Take public input and either take action on the request or continue action to a later meeting.

DESCRIPTION:

PROJECT STATISTICS

Project Name:	Park City Mountain Resort Height Variation
Applicant:	Powdr Corporation
Location:	Base of the Park City Mountain Resort
Zoning:	Recreation Commercial
Adjacent Land Uses:	Ski Area, Residential
Project Planner:	Nora L. Seltenrich

A. Topic:

Powdr Corporation is requesting a height variation for a Large Scale Master Plan for the Park City Mountain Resort. Section 10.9(f) of the Land Management Code provides for heights to be approved in excess of those specified in the zone. This process is not a variance or a zone change. It is a process which was set up to provide flexibility in design and site planning. Because of the extent of the height variation being requested, City Council action is necessary.

B. Background:

The Planning Commission conditionally approved the Park City Mountain Resort on June 25, 1997. That approval included a positive recommendation to the City Council on a Height Variation requested by the applicant. Because the Master Plan is heavily dependent on the height variation, the City Council has been given and has reviewed the entire Master Plan, as approved by the Planning Commission.

The Planning Commission approval included an extensive list of conditions which must be satisfied before the project moves forward. Those conditions include, but are not limited to:

- Finalization of a construction phasing and mitigation plan

- Finalization of a parking mitigation plan to address peak parking demands
- Deed Restriction or similar mechanism to ensure the open space areas remain open in perpetuity and cannot be considered for future development
- Requirement for an agreement or annexation which gives the City an increased level of review of on-mountain improvements, as they may impact the City.

A joint Planning Commission/City Council work session was held on July 17, 1997 and the PCMR Master Plan was discussed. At that meeting, the Council directed staff to set up a public meeting and information session to give the public an opportunity to understand the project as approved by the Planning Commission. That meeting was held on August 5, 1997. Balloons were flown for each of the proposed buildings at the same time. The public was invited to drop in and review the drawings, slides and video describing the Master Plan. During the course of 3 hours, some 60-70 people dropped by to review information and ask questions. Notice of the City Council hearing on August 14, 1997 was given at the meeting.

While the heights of the proposed buildings was a topic of discussion and questions, the majority of the question and comment seemed to focus on:

- proposed ski improvements
- adequacy of parking
- paid parking
- construction phasing and parking during construction
- summer recreation activities

C. <u>Analysis</u>:

Section 10.9(f) of the Land Management Code reads as follows:

> <u>Variations in Height Requirements</u>. The height requirements of Chapter 7 shall apply to Master Planned Developments, except that after review by the Planning Commission, the Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable height of some or all of the buildings in the development by up to 25% of the maximum building height established for that zone in Chapter 7 of this Code (not including those adjustments permissible under Section 8.17) *after due consideration of the following site specific review standards* (emphasis added), in addition to the other standards established for Master Planned Developments by this Chapter. If the requested height increase is greater than 25% of the stated zone maximum, the request shall be reviewed by Planning Commission, then submitted to the City Council with recommendations from the Commission, with final approval, disapproval, or approval with modifications of the request to be made by the City Council, based on the same review criteria. The Council may act on the height increase request at any time during the review process following Planning Commission's review of the height request, and may act on the height request prior to final Commission approval of the overall master plan.
>
> 1. The geographical position of the building and possible visual effects on existing structures on or off-site;

2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views, or ridge line intrusion;

3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, and adjacent open space;

4. Appropriateness of the uses within the building in the neighborhood;

5. Landscaping and buffered areas of other physical separations that may be proposed to buffer the site from adjacent uses;

6. The size of the side yard areas between buildings and adjacent streets and alleys and their relationship to pedestrian traffic and open space;

7. The provision of more than the required 60% open space within the project;

8. Reduction of the height of other buildings or portions of a building to a point that is lower than the underlying zone maximum;

9. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage or building volume (above grade) over that which is, or would be, possible under normal zone standards for the zone in which the site is located. When determining the possible building square footage and/or volume possible under the underlying zone regulations, the Community Development Department shall consider the unit configuration proposed (i.e., the mix of hotel rooms, apartments, and commercial space) and the reasonable circulation space needed to serve that configuration, exiting requirements, light and air requirements and other requirements of the Uniform Building Code which would affect the location and placement of building volume, and not merely calculate volume based on the zone's setback and yard requirements.

10. The amount of any increased height is not specified for each zone district as the minimum allowable height that is compatible with good planning practices and good design is a site specific review item. The burden of establishing the needs and benefits of a height increase is on the developer, and in the absence of a satisfactory showing that the additional height will result in a superior plan and project, the zone height shall be applied.

11. Height variations shall not be permitted in the HR-l, RM, R-l, and HRL zones.

The applicant has offered the following rationale for requesting the height variation:

GENERAL HEIGHT VARIATION APPROACH

Building heights are varied in each building and in each cluster of buildings with low scale elements reaching down to the street and higher elements located towards the mountain

- Height is used to achieve a varied facade and building articulation that allows for greater setbacks from neighboring buildings over those which are required within the zone
- Greater buffers and setbacks to neighboring properties generally increases the solar exposure over that which would exist under minimum setbacks with buildings built to the base zoning height
- The taller building elements are designed as prominent architectural features that will provide variety and interest as opposed to the uniform and uninteresting mass that can otherwise result by conforming to base zone height
- Height is used to lessen the horizontal mass of buildings thereby increasing the view corridor and open space on the surrounding hillside and provide sunny public spaces between building clusters
- Buildings are located off of hillsides previously designated for development thereby preventing development creep up the mountain and enhancing village atmosphere

SPECIFIC REVIEW CRITERIA

1. Geographic position and visual effect on existing structures;

Building locations have been pulled down from adjacent mid-slope development sites that exist under current zoning: this preserves the views for the greatest number of adjacent properties. The majority of existing surrounding buildings are substantially higher than the base zoning: the proposed buildings are in scale with the existing buildings. The height variance has allowed for substantial increases in setbacks over the base zoning which minimizes the effect of the additional height. In many cases the views from surrounding properties are improved over that which would occur if the buildings were built at zoned height against the set backs. The tallest element of the project is located adjacent to the base of the mountain furthest away from neighboring projects. No buildings break the sky line. Buildings that frame the view corridor step up from the street with low scale elements in the foreground.

2. Potential problems on neighboring sites caused by loss of solar access, loss of air circulation, closing of views, or ridge line intrusion;

Photographic visual analysis and shadow studies were used to assess these potential impacts. The analysis indicates that the location of the height of Building "A" will increase sun in the southern end of the plaza and otherwise maintain similar shadow pattens in the balance of the project when compared to the existing condition. Solar analysis of Building "E" shows that the solar impacts of a building built at zoned height are similar to those of the building that is proposed: this is a result of the stepping of the building mass up from the street with the taller elements located towards the ski area. The balance of the buildings have expanded setbacks or separations from adjacent properties which in general provides similar if not improve view corridors and/or solar access over that which might be obtained under alternative developments plans.

If the project was constructed with buildings built against the minimum setbacks at the base zoning height, most of the adjacent units in the lower two to three stories would fall into shadow throughout the winter. Furthermore, any existing views of the mountain would be lost for these units. Views of the ski area from the street will be preserved as a result of the height variation.

No buildings cause loss of air circulation and no buildings are proximate to a ridge line.

3. The influence on the general vicinity including contact with existing buildings, streets, traffic congestion and circulation, and adjacent open space;

The project design has incorporated a number of improvements to traffic circulation. Proposed private auto drop-off is roughly 4 times greater than the existing condition. Significant improvement to the existing bus drop off are included as well. The relocation of Lowell Avenue has resulted in substantial improvements to the intersections and overall traffic circulation.

The design of the buildings provides a strong visual identity for the drop-off area with the plaza feature and view corridor. Adjacent open space is increased as a result of the height variation. Previously planned hillside development has been eliminated, which increases the amount of open space. Ski area access has been preserved for all existing properties. The increased height has allowed for prominent facade shifts and variations in setbacks over the minimum required by zoning.

4. Appropriateness of uses;

All uses proposed are consistent with the RC Zone which calls for transient housing and related support commercial as the principal use. The clustering of units eliminates the possibility of low density or single family units which are significantly less likely to be used as transient lodging.

5. Landscaping and buffered areas of other physical separations that may be proposed to buffer the site from adjacent uses;

The project configuration has resulted in some significant separation and buffered areas between the proposed buildings and adjacent structures. Building "A" has setbacks from adjacent building property lines of up to 100' where the standard setback would require as little as 10' from the property line. Building "C" is setback by 75' from the existing Resort Center Condominiums. Smaller but significant buffers occur throughout the project; however, most importantly the height variations eliminates the potential development between the existing properties at the base of the resort and the ski terrain.

6. Size of side yards and separation from streets;

Zone required setbacks are generally exceeded throughout the project. With setbacks of up to 100' in the case of "A" and 75' for "C", prominent facade shifts for all buildings create separation from the streets that are generally in excess of the minimum zoned requirements. Tall elements of all buildings are located away from the frontages.

7. Provision of more than 60% open space;

The project has over 31 acres of RC zoning. Less than 7 acres of the project would be covered by building foot print, which leaves over 77% of the project as open space in the form of plazas and green scape. Most importantly this open space commitment would prevent the mid-slope development that is possible under the current zoning in the vicinity of the First Time and Three Kings lifts.

8. Reduction of building height in portions of building to less than the underlying zone maximum height;

Two story elements are present on the ends of buildings "E" and "C" that frame the arrival views of the resort. Some one story elements are present on the Silver King Drive side of building "E" and a two story element exists on parcel "B". The majority of surrounding existing development is substantially higher then the base zoning; consequently, the proposed new buildings have complemented this massing and otherwise preserved open space. In general, the project mass is designed to place the taller building components against the backdrop of the mountain and to reduce the building scale toward the edges of the property.

9. Increasing height allowing increases in density or number of units;

The requested increase in height for portions of the buildings does not increase the density or number of units on the site. The site has a total of 492 Unit Equivalents under the RC Zone. No increase in the total number of Unit Equivalents is proposed. Total building volume that is proposed is less than the building volume that could be built given the 492 UE's of entitlements. For example using a 2000 square foot unit and a 20 % circulation factor, 492 UE's would equate to 1,180,800 square feet of residential building volume. The project as proposed will use only 974,000 square feet of gross residential building space, which is roughly 18% less then the maximum allowed given the entitlements. Similarly there is a proportionate reduction in the square footage that is allotted to Support Commercial associated with each building. Depending on final unit configuration, all UE's may ultimately be used; however, no increase in UE's are proposed and total building volume is less than that which is possible under the base zoning.

The Planning Commission reviewed all of the evidence provided and made the following findings:

Findings for Recommending the Requested Height Variation to the City Council:

The applicant has requested a height variation as provided for in the Section 10.9 of the Land

Management Code. The heights proposed are described and regulated by the Concept Master Plan Book dated June 10, 1997 and are summarized on pages 10, 10B, 11 and 11B, copies of which are attached to this approval.

In many cases, the Planning Commission required significant changes to the project, or extraordinary conditions based upon review of the criteria outlined in Section 10.9(f) of the Land Management Code.

The Planning Commission has considered the site specific review standards outlined in Section 10.9(f) Variations in Height Requirements and recommends a variation in height based upon the following findings:

- The Planning Commission carefully considered the extent of the RC zone, and has determined that clustering the density around a new skier plaza at the base of the ski runs is preferable to spreading the density up the hill to the extent of the RC zone. The clustering preserves open space, allows for the separation of buildings, and provides opportunities for view corridors.

- The applicant provided extensive visual analysis, including shadow studies, to determine the effect of the proposed height variation on views and solar access. Building layout and massing were modified based upon those studies. The majority of the mass and height of the proposed buildings was placed toward the hill, away from existing residential uses.

- Specific building volumetrics were developed by the applicant to define where building masses should and should not occur. The volumetrics provide massing transitions to the adjacent existing buildings and streets, and maintain important view corridors.

- The clustering of density increases the potential effectiveness of public transportation. The Planning Commission reviewed circulation and transit plans. The project, when built, will result in significant traffic circulation and transit improvements.

- The Planning Commission has determined that the location of the proposed buildings is appropriate for density, bed base and commercial uses contained in the Master Plan.

- A major element of the Planning Commission review included landscaping, streetscape and building design details, which reduce the apparent mass of the structures and to provide some pedestrian scale at sidewalks and plaza areas.

- Because of the clustering of density, over 70% of the site will remain in open space. The Planning Commission requires that the open space be preserved in perpetuity, through easement restrictions, zoning or other means deemed to be appropriate by the applicant and City.

- The increase in height requested does not result in increased density beyond that which is allowed by the RC zoning.

- The requested height variations are deemed appropriate by the Planning Commission as they provide an opportunity to enhance the appearance of the buildings through significant vertical and horizontal articulation. The articulation is defined in the building volumetrics, which are an integral component of the plan, and are incorporated by reference to this approval.

ALTERNATIVES:

A. Approve the Request: If the City Council approves the height variation, the applicant can move forward with satisfying all of the other conditions of approval to have a valid Large Scale Master Plan approval.

B. Deny the Request: If the City Council denies the height variation, the applicant would have to modify the plan so significantly that it would constitute a new application requiring the full review process by the Planning Commission.

C. Continue the Item and request additional information: If there is specific additional information that the City Council deems is necessary in order to make a decision on the height variation, the Council could direct staff to provide that information and action be continued until that information can be provided and reviewed.

D. Ask the Planning Commission to Revise the Plans to Decrease the Height Variation Request: If the City Council is uncomfortable with the height variation as requested and can give direction to the applicant and staff on what may be acceptable, the application could be directed back to the Planning Commission for revision.

The City Council could take action following the public hearing on this request. The staff would prepare findings similar to those made by the Planning Commission for action at a subsequent meeting. The staff would appreciate direction and input on the findings.