



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

July 21, 2022

The Council of Park City, Summit County, Utah, met in open meeting on July 21, 2022, at 3:30 p.m. in the City Council Chambers.

Council Member Doilney moved to close the meeting to discuss personnel at 3:30 p.m. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 4:10 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Mental Health Update by Aaron Newman, Behavioral Health Director, and Linda Graves, Mental Wellness Alliance Coordinator, Park City Community Foundation:

Aaron Newman reviewed the state of behavioral health had improved greatly in the past few years. Behavioral Health was part of a 17-community group. A survey was distributed to the County residents and there were several key findings, including social support, depression, substance abuse, and the ability/lack of ability to access behavioral health care. Council Member Toly noted there were no questions on drug use, only alcohol. Council Member Gerber asked if the majority of heavy drinkers were women. Pamela Bello with Summit County Health Department defined heavy drinkers as those who had two drinks every day. Newman noted the County residents were double the nationwide statistics on mental health concerns.

Newman indicated the data showed people loved living here. He displayed a graph and indicated since 2015, the majority of individuals' perception changed in the County from not having enough mental health services to 85% who now think the County offered

sufficient services. He estimated 20,000 County residents received mental health services per month.

Linda Graves reviewed the Summit County Mental Wellness Strategic Plan goals, including access, prevention and education, success and sustainability, recovery and reintegration, and equity. She indicated the Mental Wellness Alliance included members from different stakeholder groups in the community so there was united coordination.

Council Member Doilney liked having a network session because needs changed all the time. He knew mountain communities had elevated alcohol use and he asked how that could be balanced and what education could be given to community members. Graves stated the alliance was working with the other mountain communities on these issues, and they wanted to be transparent and put a light on the issues. Council Member Doilney suggested talking to Graves further and taking the information gleaned from her group to the Colorado Association of Ski Towns (CAST) meeting in August. Bello stated her team looked at the alcohol usage statistics and they wanted to educate adults. She felt the community would benefit from the education. Council Member Toly indicated one data point missing from the report was the business community who did not live here and she thought that would affect the statistics.

Newman asserted these programs were accessible to everyone. He addressed the suicides in the community. The data in the State was not good. When they began the process, the County suicide rate was 33 per year. The number had decreased to 17 per year, which was an improvement that he credited to increased access to services. He announced (801) 587-3000 was the direct crisis line for those in state.

Council Member Toly stated it was nice to see the strategic plan and asked to hear from the group once or twice a year to talk about the movement toward the goals. Graves stated there would be an outline for the public to see and track the progress. Newman indicated there would be some open houses for the public to give feedback on the objectives.

Council Member Gerber asked what the next round of strategic efforts would be and what gaps Council could help fill. Graves indicated there was a need for bilingual testing. They were working on pilot programs and she could send the Council specifics on funding opportunities. Council Member Toly asked if online counseling was being promoted. Newman stated it depended on the individual. He stated COVID made telehealth normal. Mayor Worel thanked them for their leadership and indicated the results were there.

Discuss Community Code Compliance - Construction Mitigation Plans (CMP):

Dave Thacker, Cassandra Courtillet, and Ben Henrie, Building Department, presented this item. Thacker reviewed CMPs were part of the permitting process. The plan was

customized for each site and the developer/owner had to sign it. Henrie stated 80% of enforcement actions were related to construction and CMPs. Staff spent a lot of time educating subcontractors and if there were continued problems, stop work orders were distributed. Courtillet explained most CMPs addressed hours of operation, parking regulations, and the allowable work area. Council Member Toly asked if the CMPs were public records, to which Thacker affirmed.

Council Member Dickey asked what the 80% of enforcement incidents included, to which Henrie stated it was specific to the construction site. Henrie noted contractors complained about the restricted days where no construction could take place and City staff reduced those restricted days from 50 per year to 20 per year. Council Member Rubell asked what people did if they saw an issue. Henrie stated emails and calls were common, as well as filling out a form on the City website. Council Member Rubell asked for more detail about the restricted days and indicated the community felt a lot of pressure from construction since it was nonstop. Council Member Gerber stated having more restricted days delayed a lot of projects. Council agreed to have a future discussion on restricted days. Council Member Rubell noted he would like that future discussion to include how the City mitigated impacts that occurred off site, such as blowing dust, as well as a discussion on enforcement and fines.

Council Member Toly asked staff to look at hours of operation because she wanted to give the neighbors back some of their days. Many of her questions centered around parking permits, such as how many construction vehicles were permitted. She wanted a better understanding of partial road closures which weren't coordinated since oftentimes cars were stuck because of one-way streets. She asked how residents were informed of road closures. Thacker asked if she was asking about notices for neighboring properties, to which Council Member Toly affirmed and stated a notice should be sent to anyone who would use the street.

Council Member Dickey didn't know there was a code about flagging for deliveries and wanted to discuss that further. He also indicated some HOAs had a rule on port-o-potties and asked to discuss that further as it related to the City.

Rocky Mountain Power (RMP) Update by Lisa Romney, Rocky Mountain Power Regional Business Manager:

Lisa Romney reviewed that RMP was investing in wildfire mitigation efforts. They assessed many factors, including fuel sources, communities, high risk areas, etc. Some mitigation efforts included insulating equipment and conductors, having proactive operational practices, monitoring weather conditions, and deploying resources on extreme risk days. As a last resort, they would shut down power due to extreme weather.

Romney stated the power lines from 50 years ago were being rebuilt and she displayed eight projects in Park City. She noted RMP was looking to see if they could put some lines underground as part of their wildfire mitigation efforts.

Council Member Toly asked how people were notified of power shutoffs. Romney stated only the account holders of the properties would receive notifications. Council Member Rubell asked if the Park City substation was hardened to be resilient, and was it possible to move the station. Romney indicated the substation hardening project was awarded today and would start soon. She had several conversations with staff with regard to moving the substation and it would be a very expensive item to move.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Ryan Dickey Council Member Max Doilney Council Member Becca Gerber Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney took a trip to Tanzania and participated in a school lunch program for children whose lunch was the only meal they ate per day. He hoped to connect the school with Park City schools.

Council Member Rubell stated the police were stepping up enforcement around town and improvements were being made. He thought there were a lot of complaints and horn honking, and he thought the Chamber would have some good ideas for a “Stay Sunny” campaign similar to the one in Sun Valley, Idaho. He also attended a community concert, which was a nice experience.

Council Member Toly indicated Equality Utah did a presentation on race and LGBTQ+ and it was great. She disclosed she would recuse herself from New Business Item Two because the item discussed property next to the property owned by her family's trust.

Mayor Worel had a Zoom meeting with Housing and Urban Development (HUD) and they interviewed her about the City's affordable housing efforts. She noted they wanted to come to Park City to have an affordable housing conversation.

Staff Communications Reports:

1. Park Silly Sunday Market (PSSM) Mid Season Report:

Council Member Rubell noted the contract for the bike valet was cancelled and he asked if there was anything the City could do to help in that area. Jenny Diersen stated PSSM was working on a new agreement with Summit Watch Marriott for parking and an ingress area. Diersen indicated she would also look at City property that could potentially hold a large number of bikes.

2. Business License Fee Study Update:

3. Neighborhood Traffic Management Program (NTMP) Update:

Council Member Rubell stated the Neighborhood First team was doing great things and the residents were happy.

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda. No comments were given. Mayor Worel closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from June 16, 2022:

Council Member Doilney referred to Page Eight, Line 28, and indicated Barack Obama was misspelled.

Council Member Doilney moved to approve the City Council meeting minutes from June 16, 2022 as amended. Council Member Dickey seconded the motion.

RESULT: APPROVED AS AMENDED

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Enter into a Professional Services Agreement in a Form Approved by the City Attorney with American Mailing Services for Daily Courier Services in an Amount Not to Exceed \$250,000:

2. Request to Authorize a Contract with Kimley-Horn Transportation Consultants in the Amount of \$48,200, in a Form Approved by the City Attorney for the Thaynes Canyon Parking Study:

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

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Consideration to Approve Ordinance 2022-25, an Ordinance Approving the Fox Tail Trail Subdivision, Located at 3805 Fox Tail Trail, Park City, Utah:

Alex Ananth, Senior Planner, presented this item and reviewed the applicant requested to create a 3.8 acre lot for a single family dwelling. This application had been discussed for the past year, and the result was a better plan for the site. She stated a utility easement went through the middle of the site and it took a while to create a developable lot. The applicant offered the remainder of the parcel to the City as open space. The proposed site met all the site requirements and the applicant agreed to the height limit of 28 feet. The subdivision required the removal of the Fox Tail Trail. One concern from the HOA was short term rentals and the applicant agreed to deed restricting the property to a minimum rental period of 12 months. She noted most of the concerns from neighbors were satisfied. Doug Ogilvie, applicant, indicated the deed restriction helped the neighbors feel more comfortable with the approval.

Council Member Dickey asked if the open space area was required to be dedicated to the City, to which Ananth affirmed. Council Member Dickey asked why Lot One had part open space in the lot, to which Ananth stated it would give the owner more room, and no structures could be built on that portion of the lot. Ogilvie explained the configuration for the Hidden Meadows Subdivision and indicated this lot was configured as it was originally intended. Council Member Dickey asked if the City had the right to construct trails through the open space. Ogilvie stated the City wouldn't construct trails through the lot. Heinrich Deters, Trails and Open Space Manager, affirmed no trails were on the .8 acres of open space that was part of the lot.

Council Member Dickey stated there was an architectural concern from the neighbors and asked if that could be addressed by the City. Ananth explained the intent was for the home to be consistent with the surrounding neighborhood. It could be a more modern home, but it had to be true to the General Plan. Council Member Dickey asked if the lot next to the original subdivision that expired in 2002 had an option to be part of the HOA. Ogilvie stated that provision was in favor of the declarant and not the HOA. Council Member Dickey asked how long the cut through trail had been used. Deters stated it was used since the mid-1990s. Council Member Dickey asked if permission was given by the owner to the public to use the trail, to which Deters stated there was no formal permission. Council Member Dickey asked if this was a prescriptive easement. Ogilvie stated United Park allowed people to use trails because they owned so much land it would be hard to fence it all. He considered it permissive use. Council Member Dickey asked if there was wildlife friendly fencing in the code. Ananth stated it wasn't in the code but it could be a condition of approval. Council Member Dickey supported making that a condition. Ogilvie agreed to construct a four-foot split rail fence.

Council Member Rubell stated the official trail was being preserved, to which Ananth affirmed. Council Member Rubell asked what would happen to the trail parking once a house was there. Deters stated the trail would be monitored like other trails on cul-de-sacs. Council Member Gerber clarified it was a connector trail. Council Member Rubell asked if there were other lots in the City with split zones on the lots, to which Ananth stated there were a few. Council Member Rubell asked for clarification on the lot not being developed until Hidden Meadows Phase II was recorded. Ananth explained the lot could not be developed until there was an official subdivision. At that point in time it was called Hidden Meadows Phase II. This subdivision was the exact same thing. They created a lot that could be developed, but it was not part of the Hidden Meadows HOA. Council Member Rubell asked if the lot would be eligible for the Hidden Meadows HOA if the Phase II subdivision had existed, to which Ananth affirmed.

Council Member Toly asked if the City would add trails to the larger open space. Deters stated a trail would be added to tie into Deer Valley. Also, Park City Heights had a trail plan that would tie into this parcel. The City owned Clark Ranch properties and trails could be constructed to connect those parcels as well. Council Member Toly asked what could be done on the open space within the lot. Ananth indicated they could put a bench or other decorative feature, but no vegetation removal would be allowed.

Council Member Dickey referred to Condition of Approval (COA) 21, and asked if the house would be located on Lot 1. Ogilvie explained Lot One was the four-acre parcel. He proposed a restrictive covenant on the .8 acre of the lot that would prohibit structures or grading other than that needed for private pedestrian trails. Council Member Dickey read the staff report which said trails could be constructed on the .8 acres. Deters stated a trail wouldn't be constructed so close to the home. Council Member Dickey liked COA 21 in the staff report, but noted it wasn't in the ordinance.

Ananth indicated COA 21 in the staff report was COA 20 in the ordinance. Ogilvie stated his intent was the four-acre lot would be private. Council Member Toly asked why the applicant did not want to join the HOA. Ogilvie stated it was about architectural oversight. The ordinance addressed most of those restrictions.

Council Member Rubell stated there were many conditional uses in the code, and asked if they could be approved by Planning Commission in the future. Ananth stated the limits of disturbance boundaries restricted development.

Mayor Worel opened the public hearing.

Randy Johnston indicated the president of the HOA, James Letchford, asked him to speak. The issue was the size of the house being built. The intent of the ordinance and application was to expand the size of the lot. There were no other homes in the area that approached a 10,000 square foot home. He was grateful for the changes Ogilvie made. They regretted the loss of the trail, which was used a lot more than the proposed trail. They thought the Planning Commission was hasty in approving the lot because he didn't think there was good cause to build a 10,000 square foot home. He didn't think open space should be traded for subdivision approval. He suggested the City buy the open space so the burden could be shared by all the residents instead of approving this lot. He asked Council to deny the ordinance. Council Member Dickey asked how large the surrounding homes were. Johnston stated there were four homes that had 8,000-9,000 square feet and one home had 9,900 square feet, but it wasn't near this lot.

Mayor Worel closed the public hearing.

Council Member Toly stated there were six homes with maximum limits of disturbance (LOD). Ananth stated the LOD on this parcel was larger than the house size.

Council Member Gerber stated 10,000 square feet was excessive, but it met the Land Management Code (LMC). The City didn't have the authority to cap house size. Council Member Toly asked to tour the area before a decision was made. Council Member Rubell thought a tour would be beneficial, and he wanted to understand the prescriptive easement and the .8 acre open space parcel with its potential uses. Council Member Dickey wanted to understand what was required and what wasn't in the Recreation and Open Space Zone. He requested a legal opinion on if a prescriptive easement was established here. He requested a site visit as well.

Council Member Doilney understood Council wanted to be better educated, but stated the applicant checked the boxes and jumped a high bar to get to this point. The Planning Commission gave a positive recommendation. He didn't want Council to make a habit of continuing items, when the Legal Department stated the City didn't have ground to stand on by denying it. He felt it was not a good precedent to set. Council

Member Gerber agreed and stated the Planning Commission did a good job reviewing it and it wasn't rubber stamped.

Council Member Dickey agreed the Planning Commission did a good job with this application. The Council had oversight of the Planning Commission and if more information was needed, it was within its right. Site visits were part of the process and he objected to Council Member Doilney's comments.

Council Member Rubell indicated new points came up during discussions. He knew nothing about prescriptive easements and he didn't want to do something against the community's wishes that the code actually supported. He also wanted clarity on the mixed zoning. He stated continuing items were sometimes necessary and part of the process.

Council Member Toly moved to continue Ordinance 2022-25, an ordinance approving the Fox Tail Trail Subdivision, located at 3805 Fox Tail Trail, Park City, Utah to September 1, 2022. Council Member Rubell seconded the motion.

RESULT: CONTINUED TO SEPTEMBER 1, 2022

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

2. Consideration to Approve Ordinance No. 2022-26, an Ordinance Approving the 949 Empire Avenue Plat Amendment, Located at 949 Empire Avenue, Park City, Utah:

Council Member Toly recused herself from this item since the property adjacent to this parcel was owned by her family's trust.

Spencer Cawley, Planner, presented this item with Terence Sheckter, applicant. Cawley indicated the plat amendment would remove a lot line on this parcel. He noted the building footprint formula helped restrict the size of single-family dwellings in Old Town.

Council Member Gerber asked if half the garage was owned by the neighbor, to which Cawley affirmed and stated the neighbors were working out property ownership details on the garage. Sheckter stated he would rebuild the side of the neighbor's garage. Cawley explained the entire garage would be removed and rebuilt after the home was constructed.

Council Member Dickey asked how the Lowell Avenue owners accessed their parking spots, to which Cawley indicated there was a staircase connecting Empire to Lowell. Council Member Rubell asked to look at the determination of setbacks letter. Cawley explained the garage lot was part of the home lot and the setbacks were based on that. Council Member Rubell clarified this was a flag lot. He asked how far back the setback was, to which Cawley confirmed 10 feet from the property line of the garage.

Mayor Worel opened the public hearing.

Roxanne Toly via Zoom stated she owned the property next to the parcel and the retaining walls were historic. She wanted to make sure the retaining wall would be repaired if it was damaged during construction. There were also old trees on her property and she asked who would be responsible if they cut part of a tree that resulted in the tree dying. She read the code that stated all mature landscape should be preserved and maintained. The other issue was it was hard to build on the site without using her property and she didn't want building materials on her property. She had concerns that construction vehicles would take her parking. She asked that these concerns be considered. Sheckter stated the garage would be demolished and the retaining wall would remain. The property would be accessed through Empire and the neighbor's property would not be impacted. Mayor Worel advised Toly to attend the Planning Commission meeting when the construction mitigation plan for the property was discussed.

Mayor Worel closed the public hearing.

Council Member Gerber clarified the interior lot line and deed lot line were being removed. Council Member Rubell noted there was Planning Director determination on odd sized lots, and he was concerned that there would be a building set too close to the street, which would be out of character with other homes on the street. Cawley explained how setbacks were determined per code specifications. Council Member Rubell asked if setbacks in LMC 15-2.2-3(B) were followed. Milliken stated this was an unusual lot configuration, so it was looked at as a whole in configuring setbacks.

Council Member Dickey asked what would happen with the waterline easement if the lot line was removed and if a structure was built over the easement. Cawley stated the owner could build at their own risk and indicated this could be an abandoned utility line since it wasn't on the Engineer's map.

Council Member Gerber moved to approve Ordinance No. 2022-26, an ordinance approving the 949 Empire Avenue Plat Amendment, located at 949 Empire Avenue, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

RECUSED: Council Member Toly

3. Consideration to Approve Ordinance No. 2022-27, an Ordinance Approving the 405 Woodside Avenue Subdivision Plat, Located at 405 Woodside Avenue, Park City, Utah:

Spencer Cawley, Planner, presented this item and indicated there were encroachments with the right-of-way and the side property line. The request was to plat the lot since it was currently not classified as a lot. Planning Commission recommended adding a COA and it was included in the ordinance. Mayor Worel asked if the retaining wall was historic, to which Cawley stated that would have to be determined at the Historic District Review.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Rubell moved to approve Ordinance No. 2022-27, an ordinance approving the 405 Woodside Avenue Subdivision Plat, located at 405 Woodside Avenue, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2022-28, an Ordinance Approving the Vacation of a Portion of the Platted Sampson Avenue Right-Of-Way Adjacent to 115 Sampson Avenue and the 115 Sampson Avenue Subdivision First Amended Plat Amendment, Located at 115 Sampson Avenue, Park City, Utah:

Spencer Cawley and Christopher Hoff, applicant, were present for this item. Cawley explained the owner used to access the property from Norfolk, but now they had to access it from Sampson. The vacation of the right-of-way would align the road. He noted it complied with the code permitting a vacation and stated the applicant must compensate the City for the loss of right-of-way. The plat would memorialize the vacation of the right-of-way.

Mayor Worel opened the public hearing. No comments were given. Mayor Worel closed the public hearing.

Council Member Doilney moved to approve Ordinance No. 2022-28, an ordinance approving the vacation of a portion of the platted Sampson Avenue right-of-way adjacent to 115 Sampson Avenue and the 115 Sampson Avenue Subdivision First Amended Plat Amendment, located at 115 Sampson Avenue, Park City, Utah. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 09-01-2022



Construction Mitigation Plans (CMP)

PARK CITY

1884

Staff Introduction

Community Code Compliance

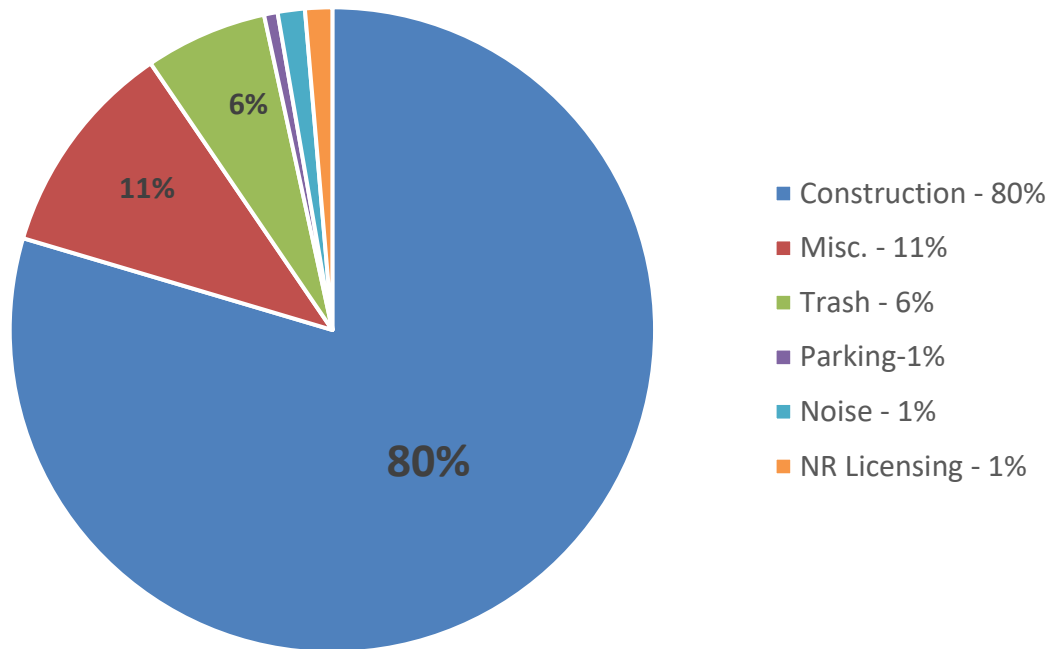
- Casandra Courtillet – Deputy Chief Building Official
- Ben Henrie – Community Code Compliance Inspector
- Stephen Anderson – Community Code Compliance Inspector



Construction Mitigation Plans

- Today we will be discussing CMPs.
- If needed, we can return to discuss:
 1. Specific CMP items in more detail
 2. Possible updates to CMPs or enforcement processes

Code Compliance Data



Construction Mitigation Plans

Intended to balance:

Construction Work with Quality of Life in Park City

~by providing notice and education, to all parties involved~



Construction Mitigation Plans

Main categories:

1. Hours and days of operation
2. Parking regulations
 - Deliveries
 - Road closures
3. Allowable work area
 - Onsite, within approved Limits of Disturbance area
 - Right-of-Way
4. Site specific items



Community Code Compliance

Questions/Discussion



Rocky Mountain Power Wildfire Mitigation

2022





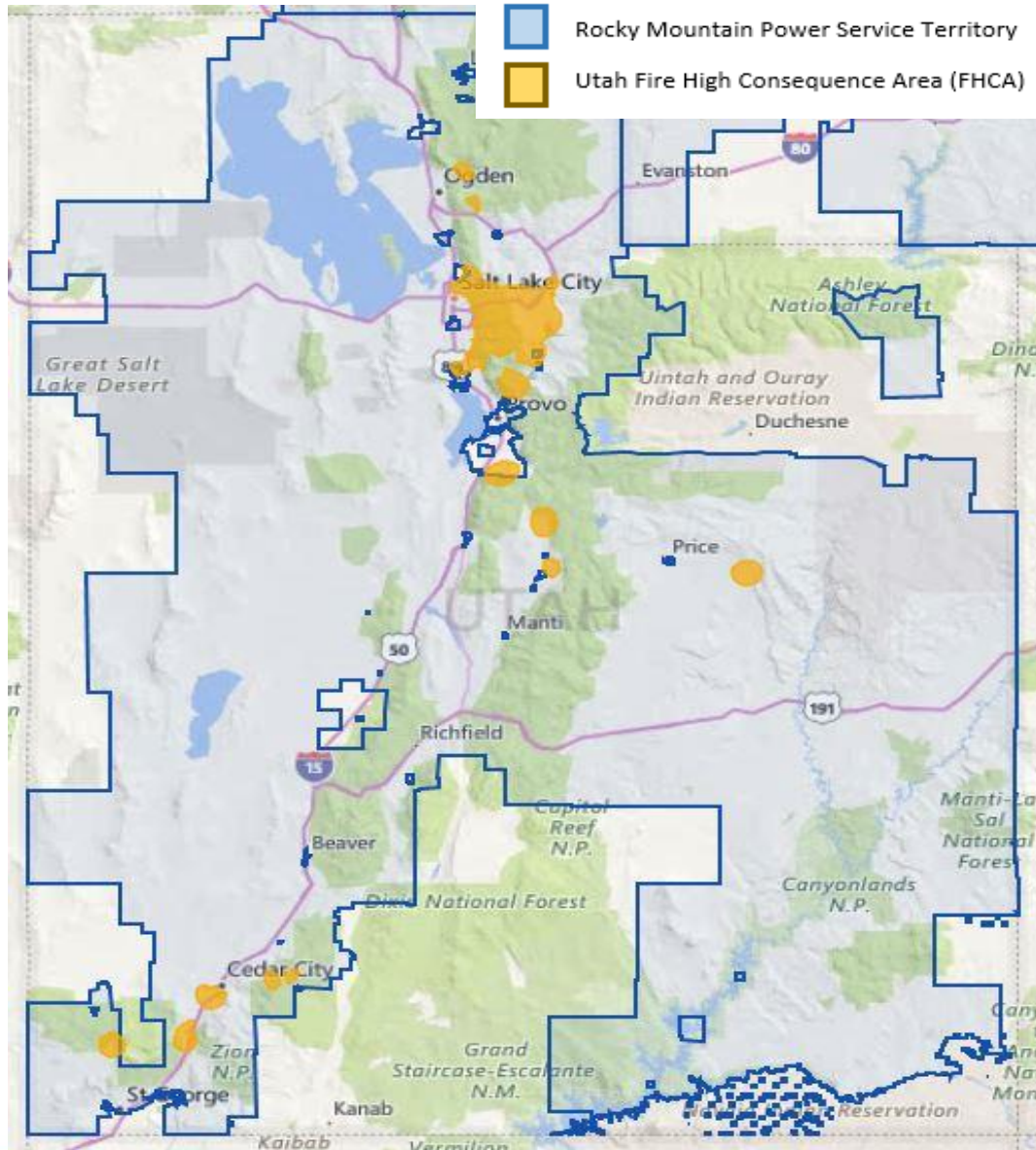
Our priority

Keeping you safe is job #1.

With wildfires becoming more frequent and intense throughout our region, protecting your community while providing safe, reliable power, is our highest priority.

[Wildfire Safety — Investing in Resilience - YouTube](#)

Fire High Consequence Area Assessment



Assessment Factors:

- Fuel Presence (dry brush)
- Historic Weather Data
- Topography
- Fire Suppression Response
- Fire History
- Spatial Isolation / Fire Breaks

Impact to People and Property:

- Communities at Risk
- Presence of Critical Facilities
- Asset Risk/Vulnerability
- Egress Points

699 Miles of Rocky Mountain Power lines run through Fire High Consequence Areas

Wildfire Mitigation Components

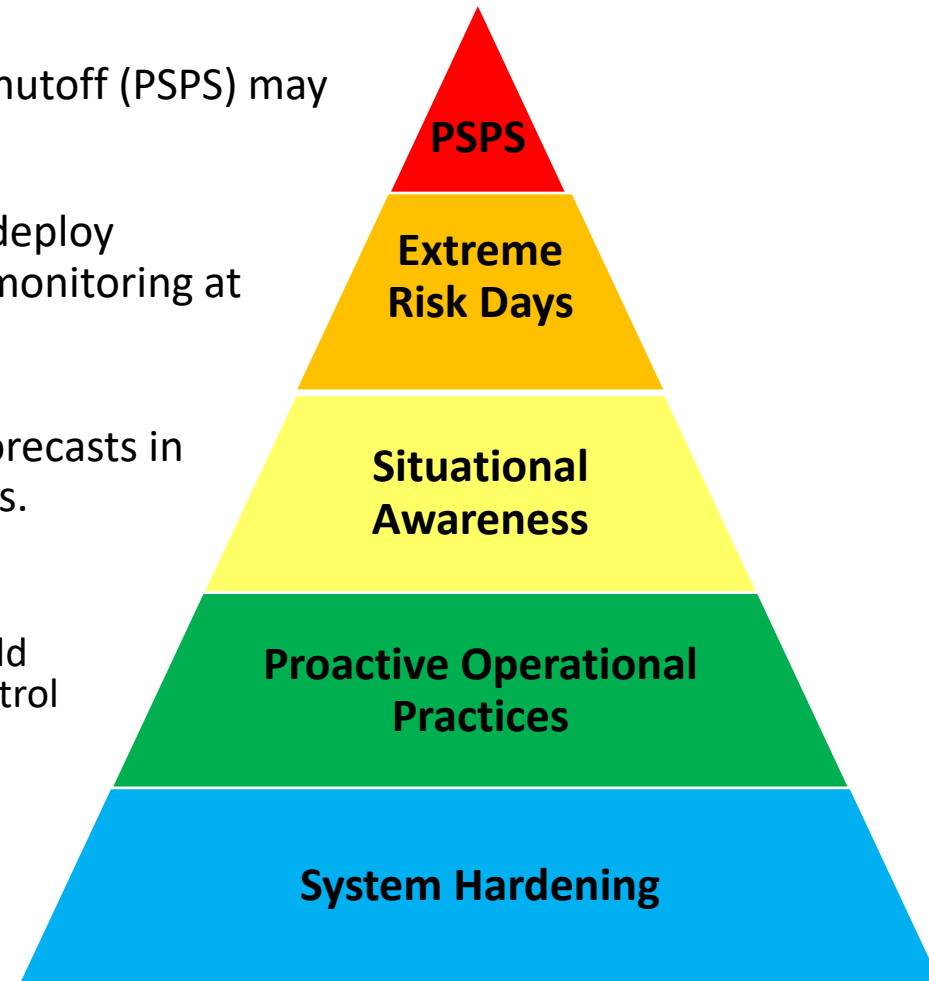
As a last line of defense, Public Safety Power Shutoff (PSPS) may be implemented.

During Extreme Risk Days, in identified areas, deploy additional resources to area for assessment / monitoring at a local level.

Monitoring weather conditions and weather forecasts in localized areas with additional weather stations.

Operational practices include enhanced vegetation management, enhanced inspections, training of field personnel and use of enhanced protection and control settings.

System modifications include installing insulated conductors, construction standard changes, installing non-spark equipment (fuses and lightning arrestors).



System Hardening - Resiliency

Summit County – Park City Projects

Transmission Line Name	Park City	Voltage	Year Planned	Mileage	
				Current	Future
Snyderville to Silver Creek		138kV	2020	9	9
Cottonwood - Snyderville Tap		138kV and 46 kV	2022 - 2024	15	9
Cottonwood - Summit Park Distribution Underground		12.47 kV	2022-2024	9	0
Judge - Brighton	x	46kV	2022	5	5
Snyderville - Park City	x	46kV	2022	6	6
Judge - Midway	x	46kV	2022	9	9
Park City - Judge	x	46kV	2022	3	3
Silver Creek - Kamas		46kV	2024	7	7

Park City to Judge – 2022-2024



Finished Projects: Snyderville to Silver Creek

*Project is not in Park City, but is highly visible



Familiar with these
along I80/Highland Dr
(between old ranch
road and I40)

Photo shows distribution equipment, not S2SC

System Hardening and Non- Spark Equipment

- All fuses and arresters in historic Park City
- Replaced 25 poles and cross arms
- Replaced 10 transformers
- Additional next year – two reclosers.



Wildfire Mitigation Components

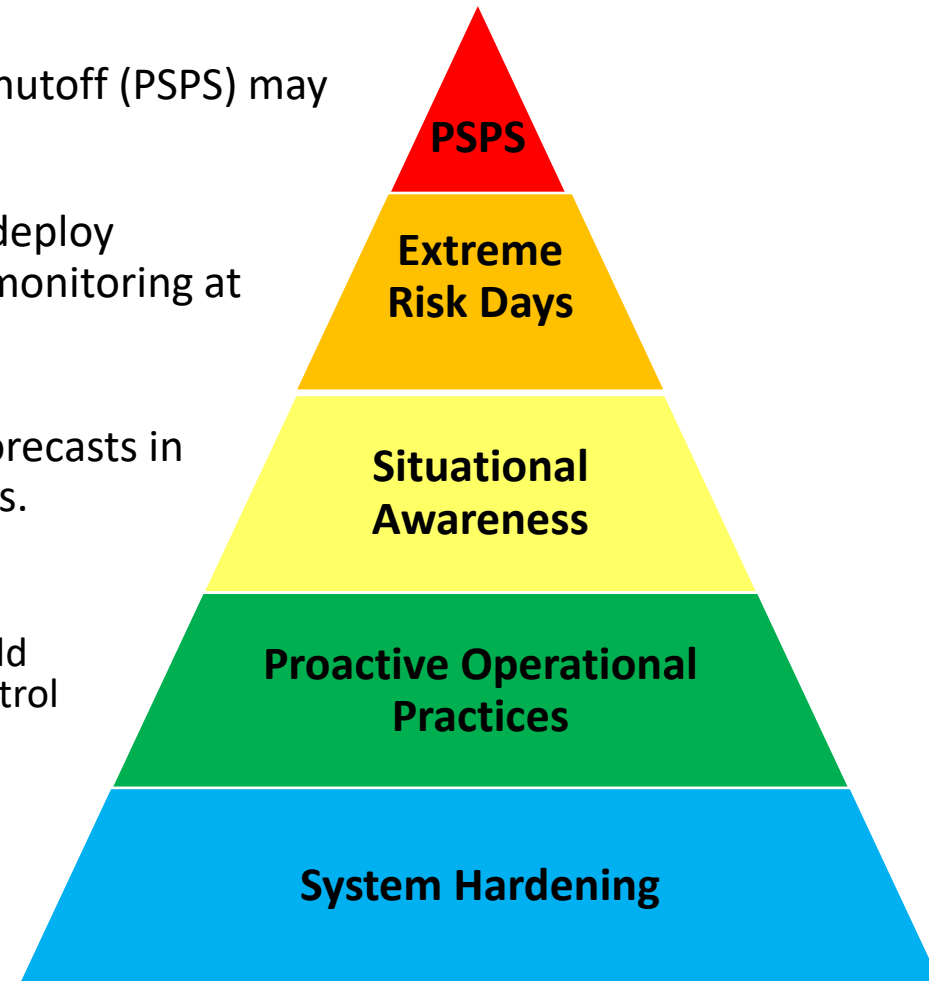
As a last line of defense, Public Safety Power Shutoff (PSPS) may be implemented.

During Extreme Risk Days, in identified areas, deploy additional resources to area for assessment / monitoring at a local level.

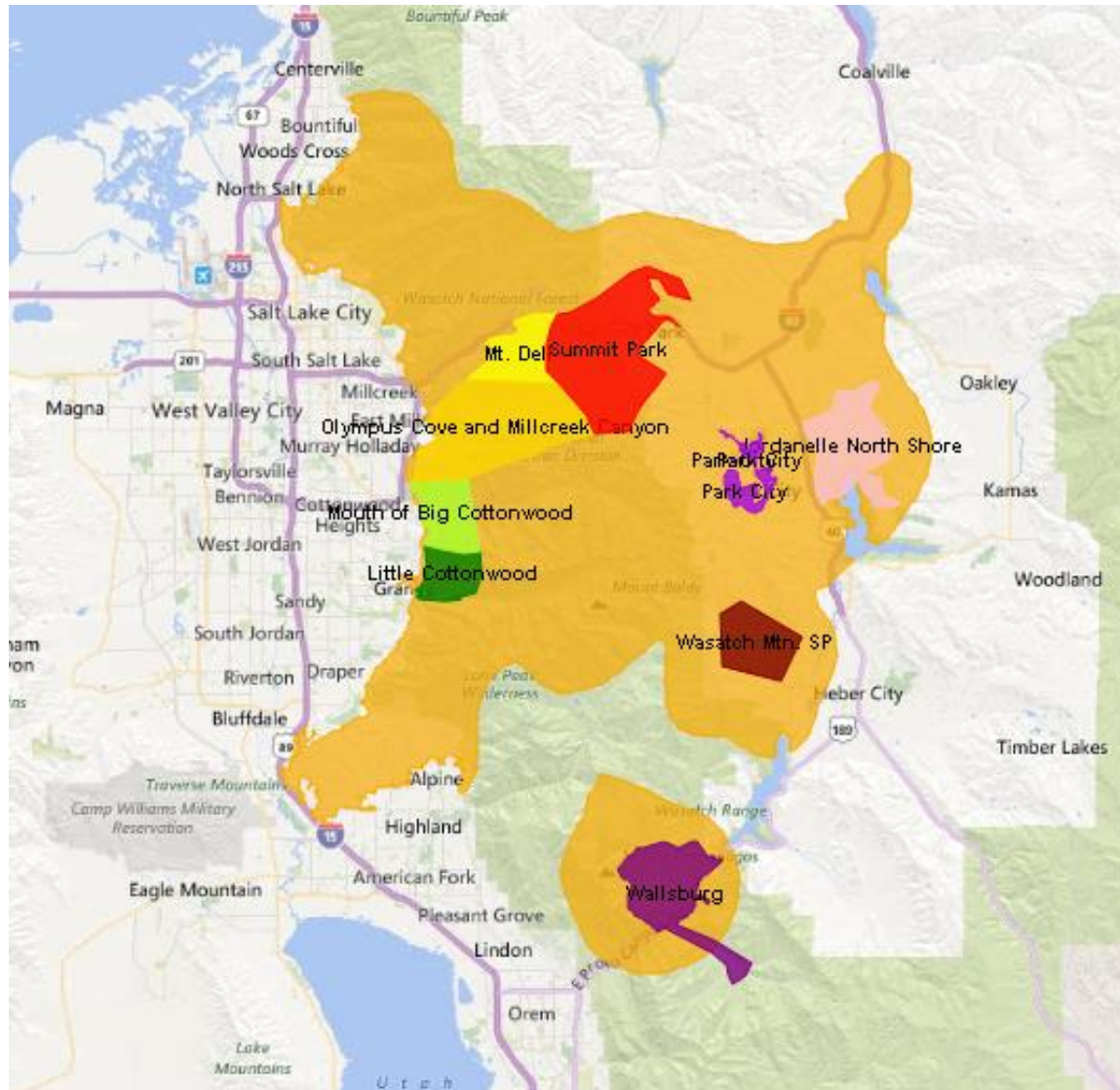
Monitoring weather conditions and weather forecasts in localized areas with additional weather stations.

Operational practices include enhanced vegetation management, enhanced inspections, training of field personnel and use of enhanced protection and control settings.

System modifications include installing insulated conductors, construction standard changes, installing non-spark equipment (fuses and lightning arrestors).



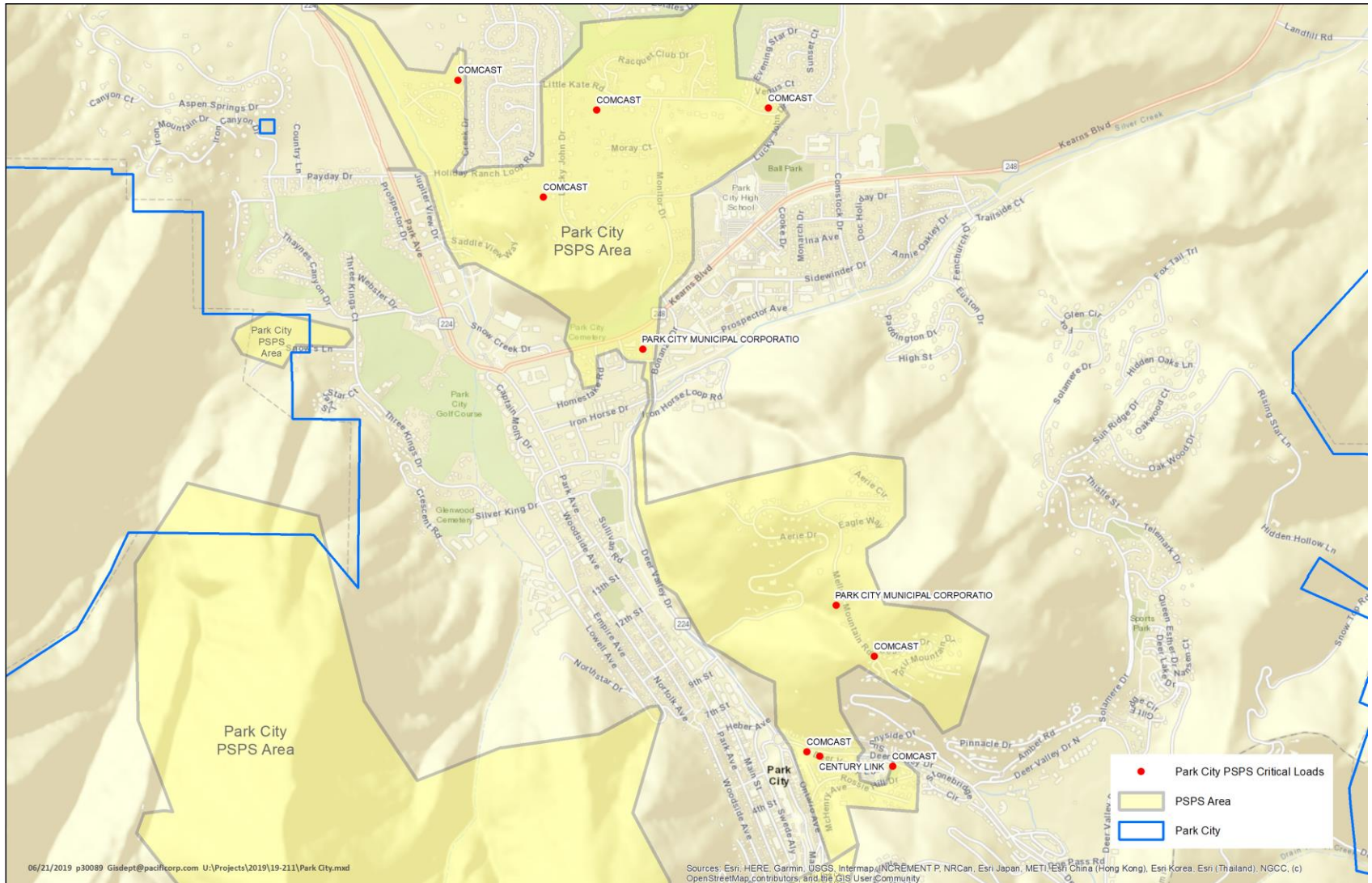
Public Safety Power Shutoff Criteria



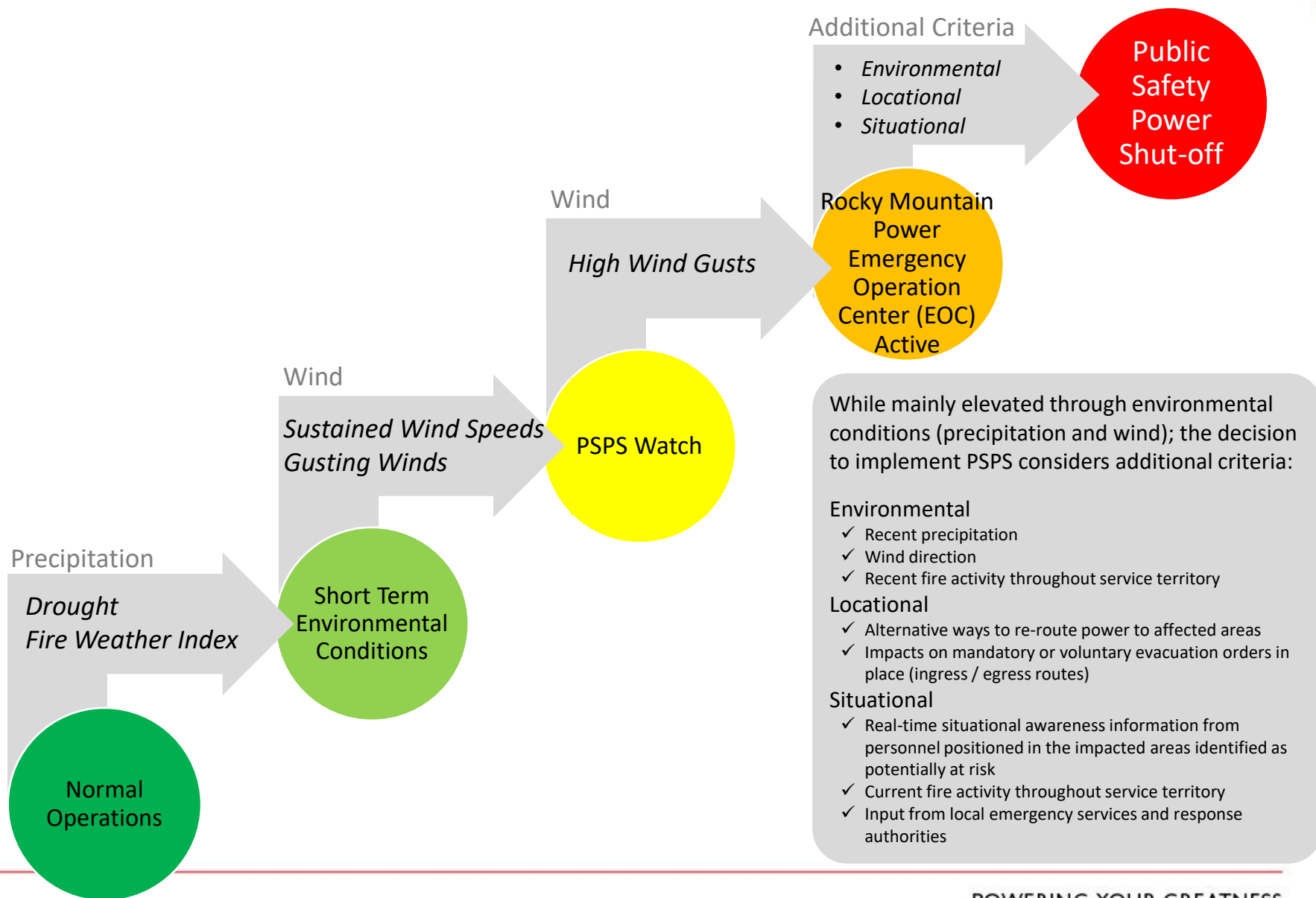
- Colored areas within the FHCA area where a wildfire could have the greatest impact to people and property
- Extreme Fire Conditions
 - The Keetch-Byram Drought Index (KBDI) which assesses the risk of fire by representing the net effect of evapotranspiration and precipitation in producing cumulative moisture deficiency.
 - Hourly Fosberg Fire Weather Index (FFWI) which uses temperature, relative humidity, 10-minute wind-speed factored into a single weather index which is correlated to influence on fire spread, over a 6 hour period (FFWI6)
 - Wind Speeds

Public Safety Power Shut-off Area

Park City PSPS



Public Safety Power Shut-off Criteria



PSPS Notification Timeline



- **72 - 48 Hours, Candidate PSPS:** Forecast received. Contact community leaders, emergency management, state regulatory authority, media, social media, customers (according to chosen method).

- **24 Hours, Candidate PSPS:** Monitor and continue to communicate to community leaders, emergency management and customers. All customers receive an outbound call in addition to other methods of notification. All social media platforms updated including website. Begin personal contact of identified life support customers.

- **2 Hours, Imminent PSPS:** Two-hour imminent alert outbound calls placed to all customers. List of uncontacted life support customers is provided to RMP's incident commander. All social media platforms updated including website. Community leaders, emergency management, the media, and community based organizations are updated.

- **1 Hour, Imminent PSPS:** One-hour imminent alert outbound calls placed to all customers. All social media platforms updated including website. Community leaders, emergency management and the media are updated.

- **Event Begins:** Outbound calls are placed to all customers. All social media platforms updated including website. Community leaders, emergency management and the media are updated.

PSPS Customer & Community Notification

If the triggering conditions initiating a PSPS change and the need to de-energize is no longer in effect:

- ✓ All customers previously contacted will receive an outbound call using the cancellation script.
- ✓ Community leaders will be contacted by their Regional Business Managers.
- ✓ Social media platforms will be updated and a press release is issued.

When Re-energization Begins

- ✓ All customers will receive notification of when re-energization begins.
- ✓ Community leaders will be contacted by their Regional Business Managers.
- ✓ All customers will receive notification when it is completed.

Other Resources

Customers can learn more at:

<https://www.rockymountainpower.net/wildfiresafety>

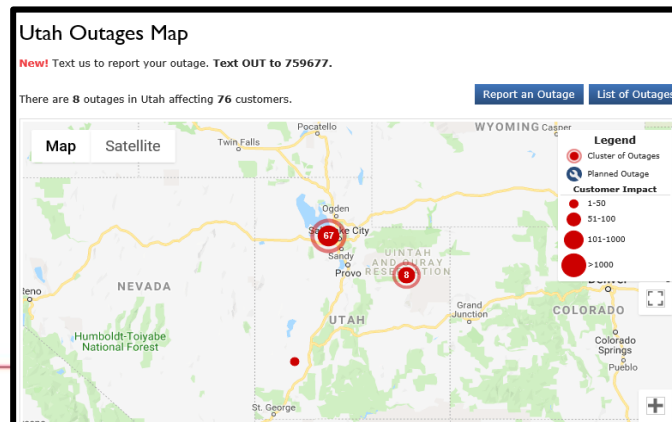
Your safety is our top concern. With special equipment and trained crews, our goal is to keep your power on and to help firefighting crews protect your community. There are safety precautions that you too can take to help reduce the risk of wildfire damage.

First Responder Safety at:

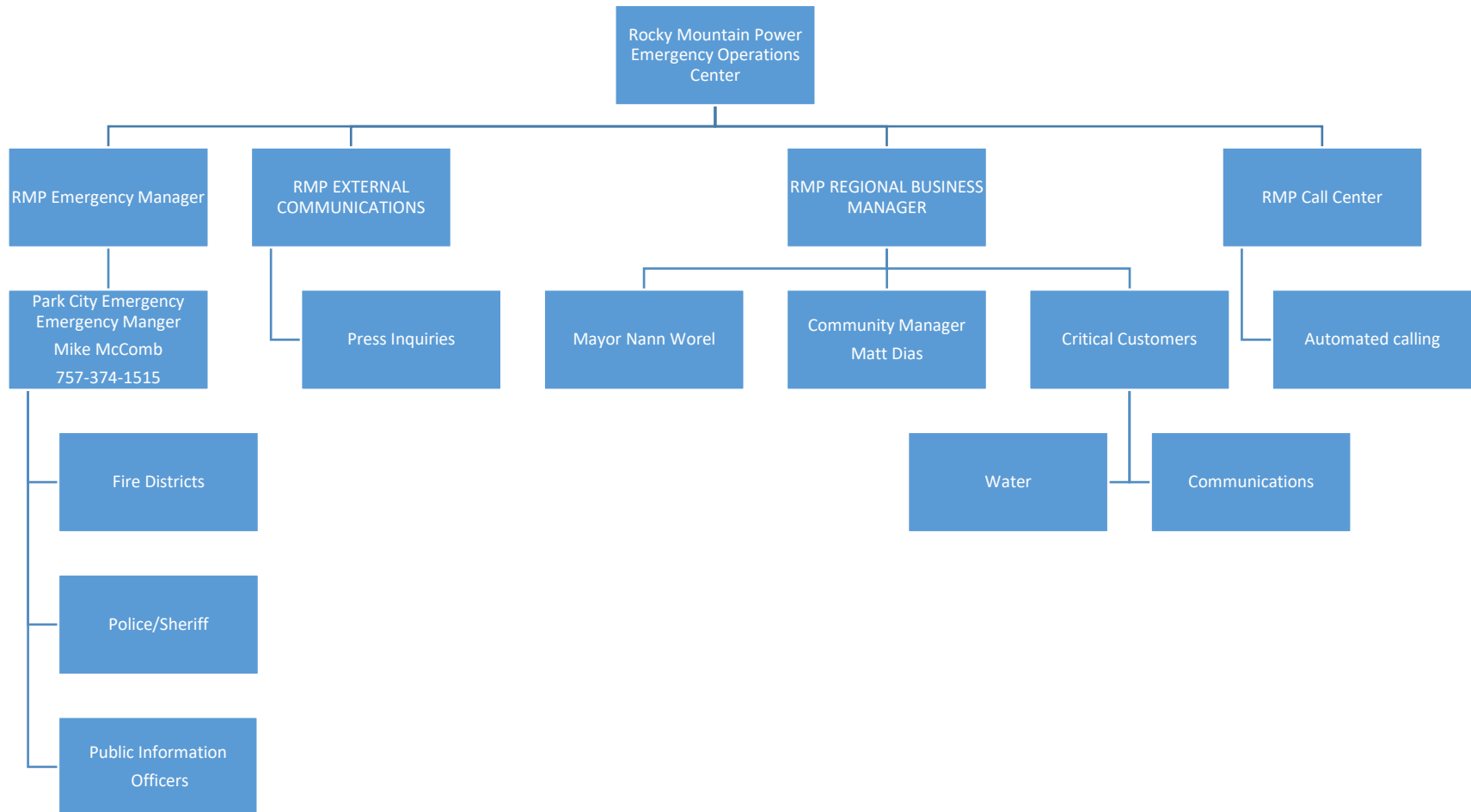
<https://www.rockymountainpower.net/ed/hws/frs0.html>

Police, firefighters and EMTs are usually the first to respond on the scene of an emergency and can face great risk of electrical hazards. We want to make sure first responders know how to recognize and manage these conditions to avoid life threatening situations for themselves and the people they serve.

Track outages at: <https://www.rockymountainpower.net/ed/po.html>



Park City Planned Shut-off Coordination Phone Tree



An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the background, steep, snow-covered mountain slopes rise. The overall scene is serene and wintry.

3805 FOX TAIL TRAIL SUBDIVISION

CITY COUNCIL, PL-21-04826
JULY 21, 2022



SUMMARY

The Applicant Proposes Creating a 3.8-acre Lot from Parcel PCA-S-98-SEC-11 for one (1) Single-Family Dwelling, and a 28.94-Acre Parcel in the Recreation Open Space Zoning District.



APPLICATION HISTORY

Planning Commission held public meetings and took public input on this application on:

- July 28, 2021
 - Discussion included trails, limits of disturbance, and the size of the home
- October 13, 2021
 - Discussion included limits of disturbance, the location of the sewer easement, nightly rentals, the ridgeline area, and questions on the history of the parcel, its zoning, and plans for its development
- February 9, 2022
 - The applicant shared that there were updated visual renderings, an adjustment to the sewer lateral location, a refined driveway alignment, and an agreement to not allow nightly rentals on the property.

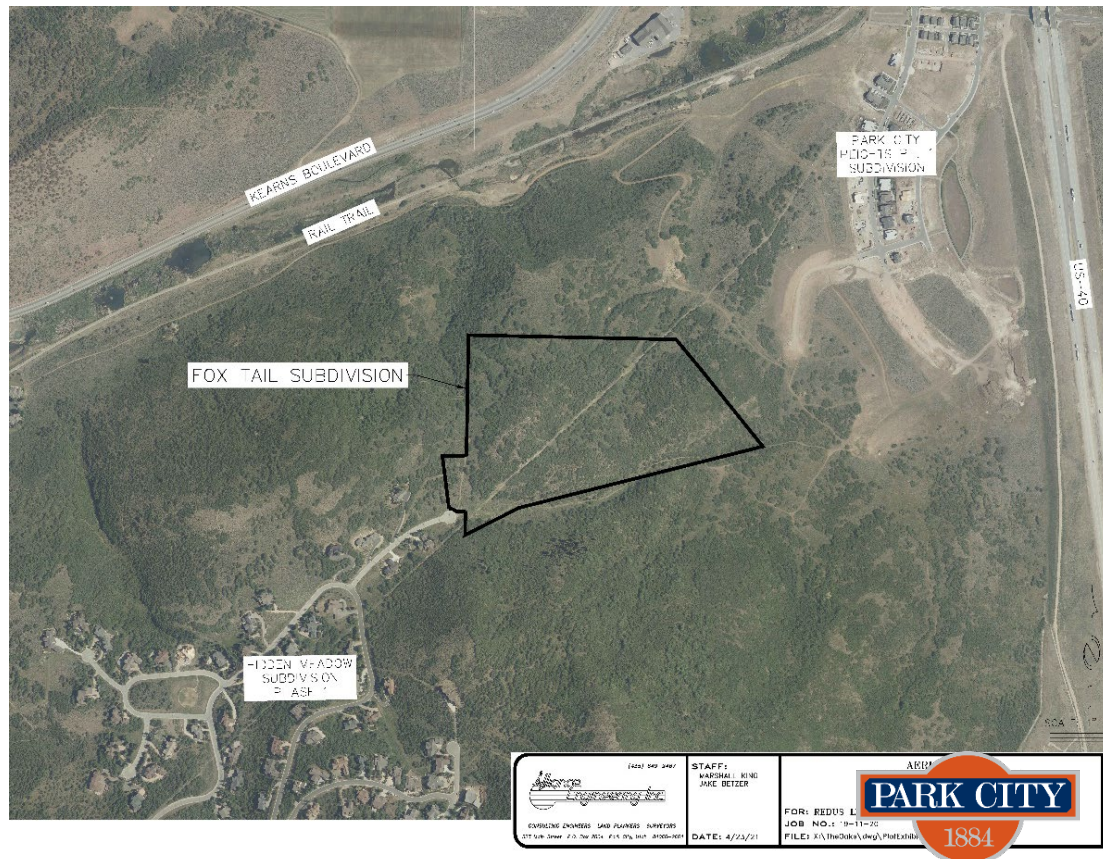
A Site Visit and Work Session were held on May 11, 2022.

A Public Hearing was held on June 22, 2022.

– SITE CONDITIONS –

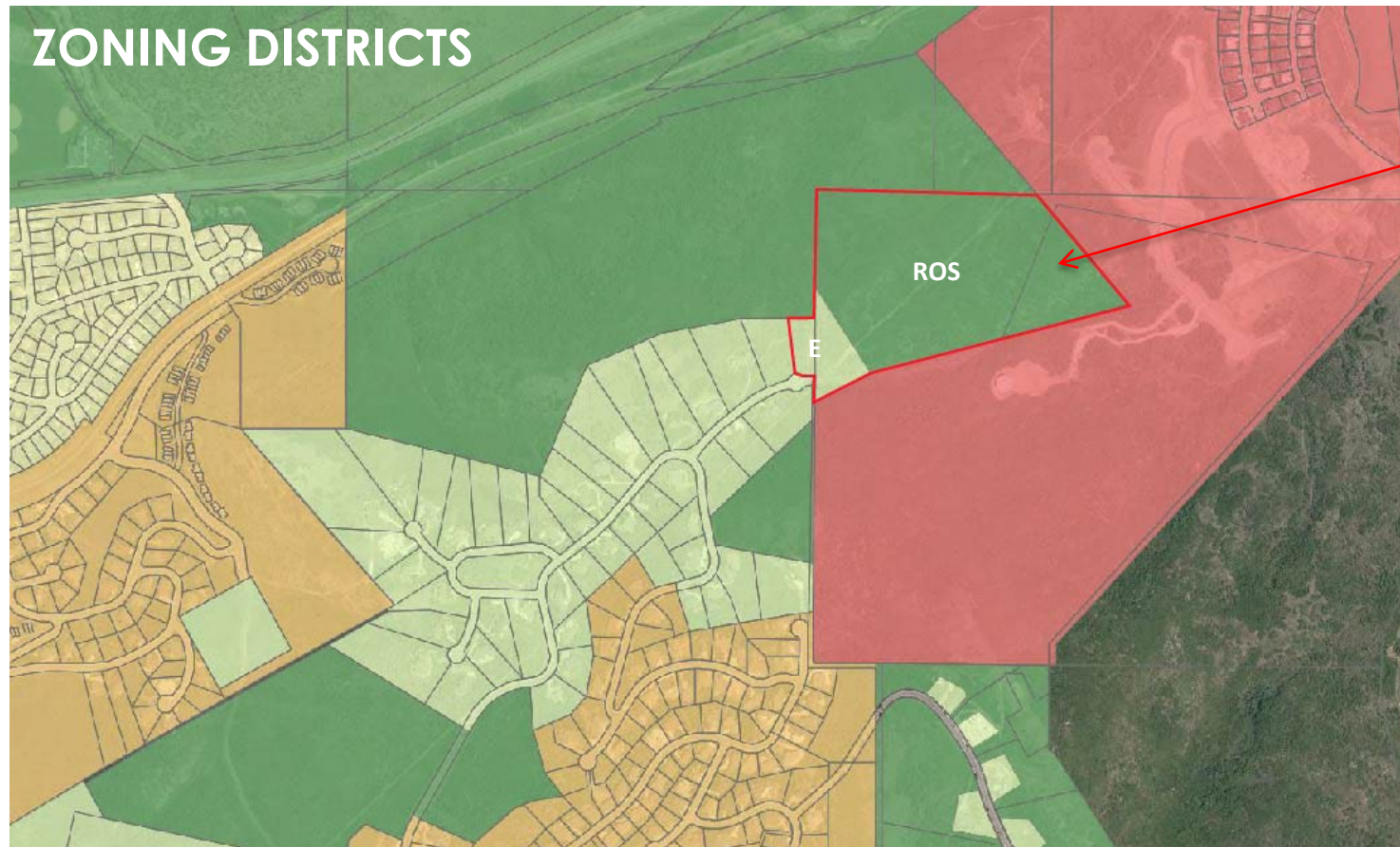
The 33-acre property privately owned and is unimproved with the exception of trails.

Located between Hidden Meadows and PC Heights Subdivisions.



— ZONING —

ZONING DISTRICTS



FOX TAIL SUBDIVISION

— ANALYSIS I - HISTORY —

September 24, 1992
Sensitive Lands Overlay
Zone is adopted

December 16, 1993
Sensitive Lands Overlay
Zone is amended

February 3, 1994
228 acres known as Hidden
Meadows is annexed into the City
and the Zoning Map is updated

May 11, 1995
An Ordinance Approving the
Final Plat of Hidden Meadows
Located at Solamere Drive

May 16, 1995
Amendment to the
Hidden Meadows
Annexation Agreement

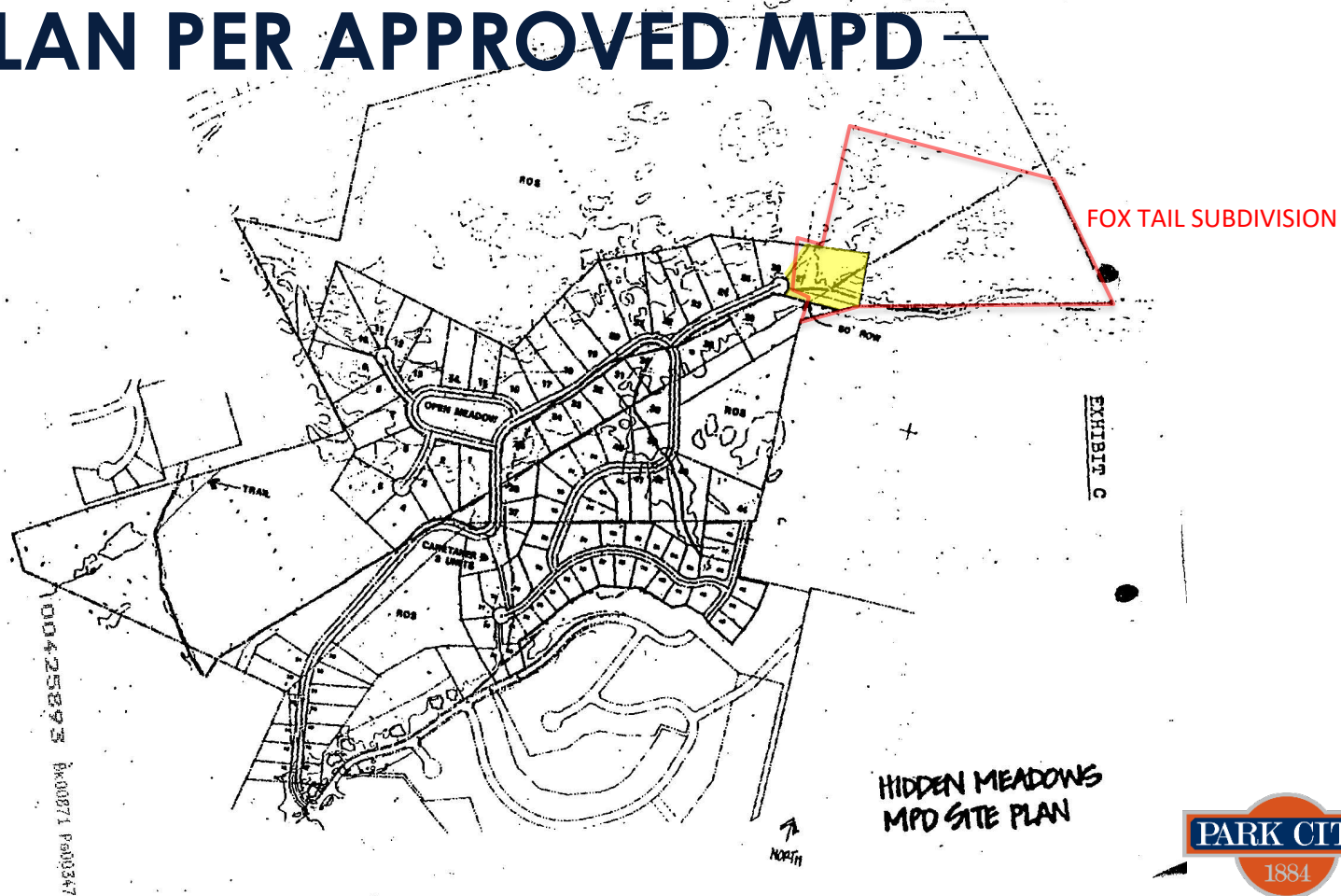
August 31, 1995
An Ordinance Amending the
Final Plat of Hidden Meadows
Located at Solamere Drive

August 15, 1995
An Ordinance Accepting the
Public Improvements at
Hidden Meadow Subdivision

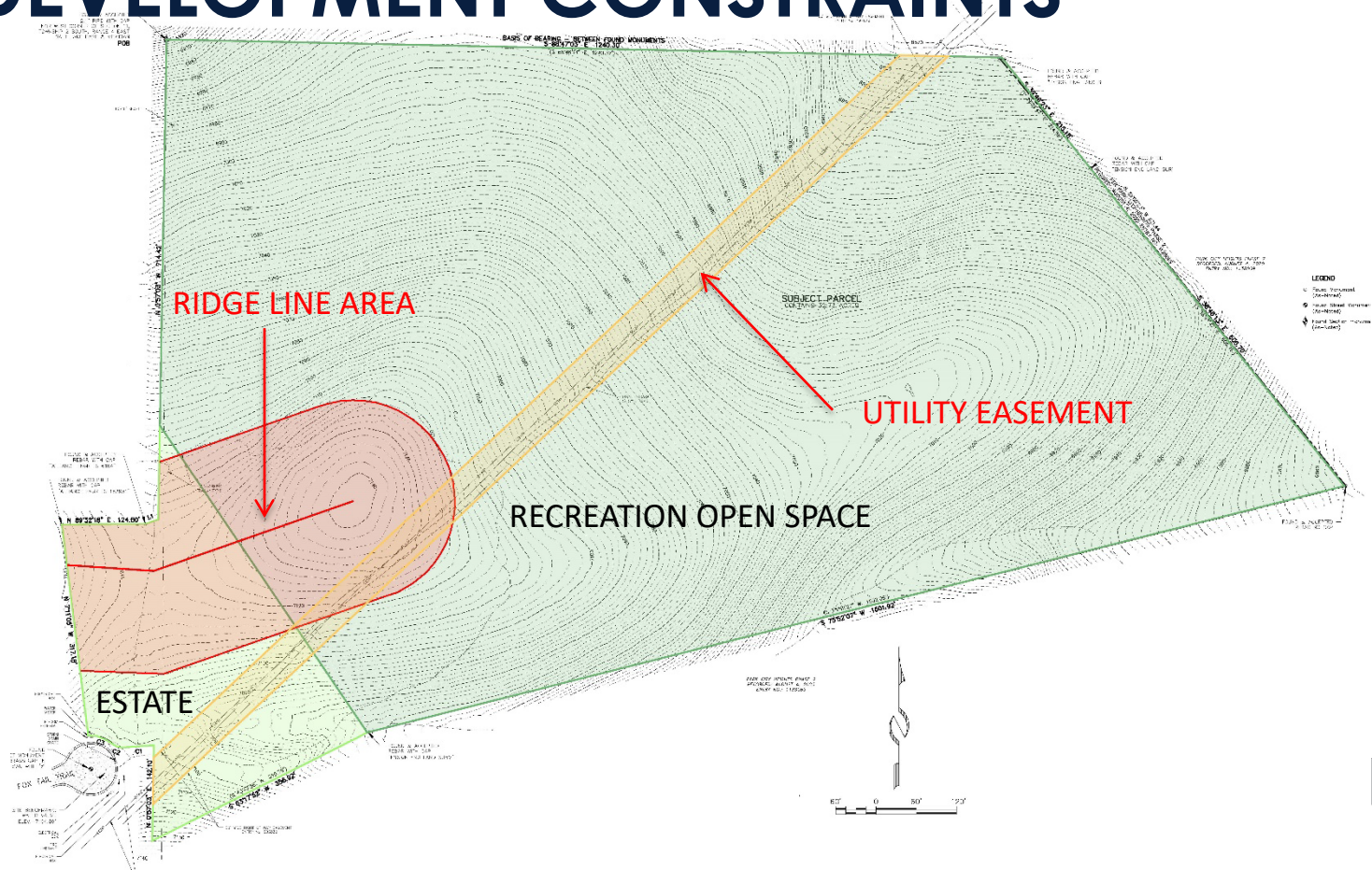
September 1, 2002
Option to include the Fox Tail
Trail parcel into the Hidden
Meadows Subdivision expires

[illegible]

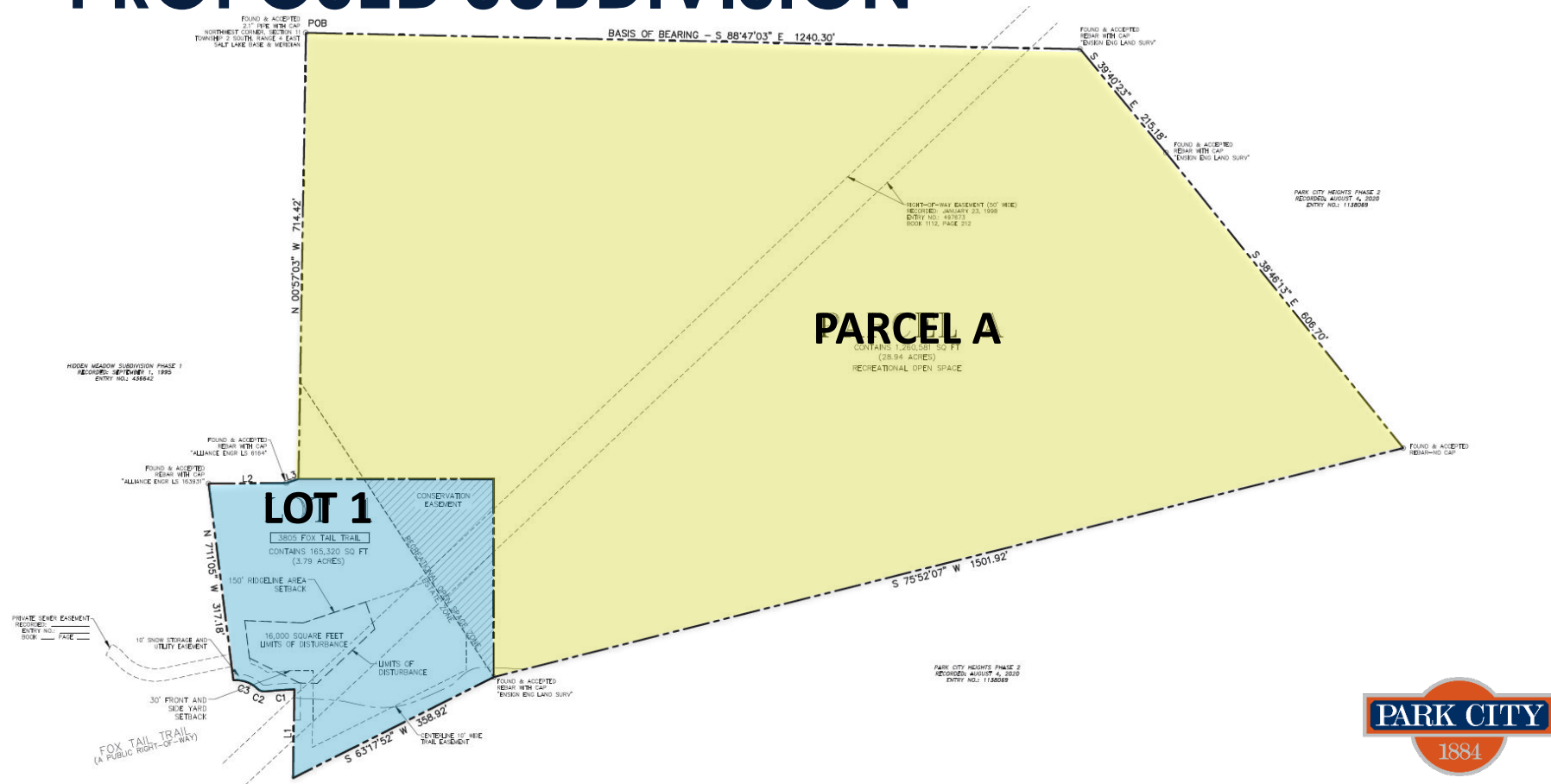
— SITE PLAN PER APPROVED MPD —



— DEVELOPMENT CONSTRAINTS —

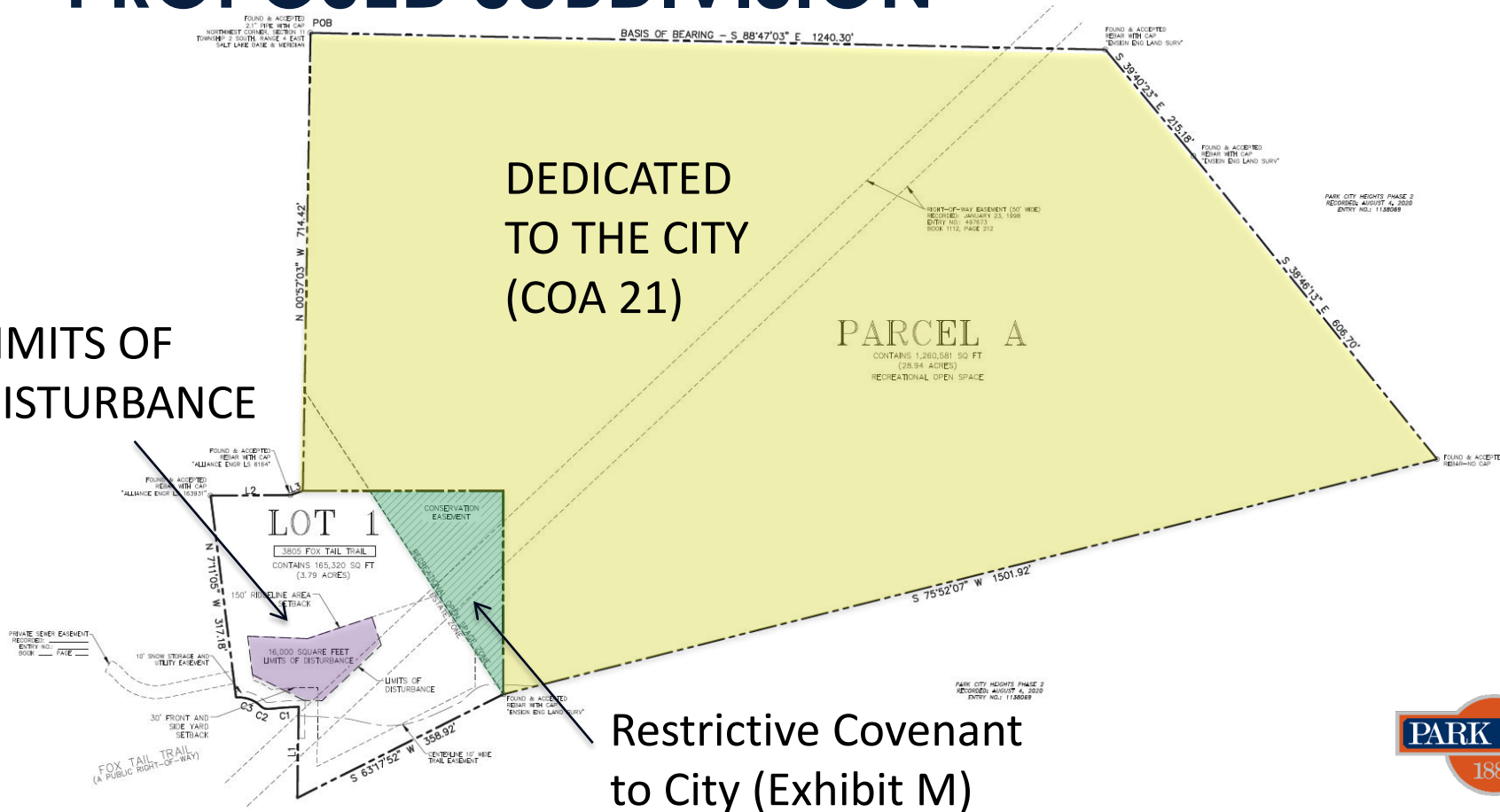


— PROPOSED SUBDIVISION —



— PROPOSED SUBDIVISION—

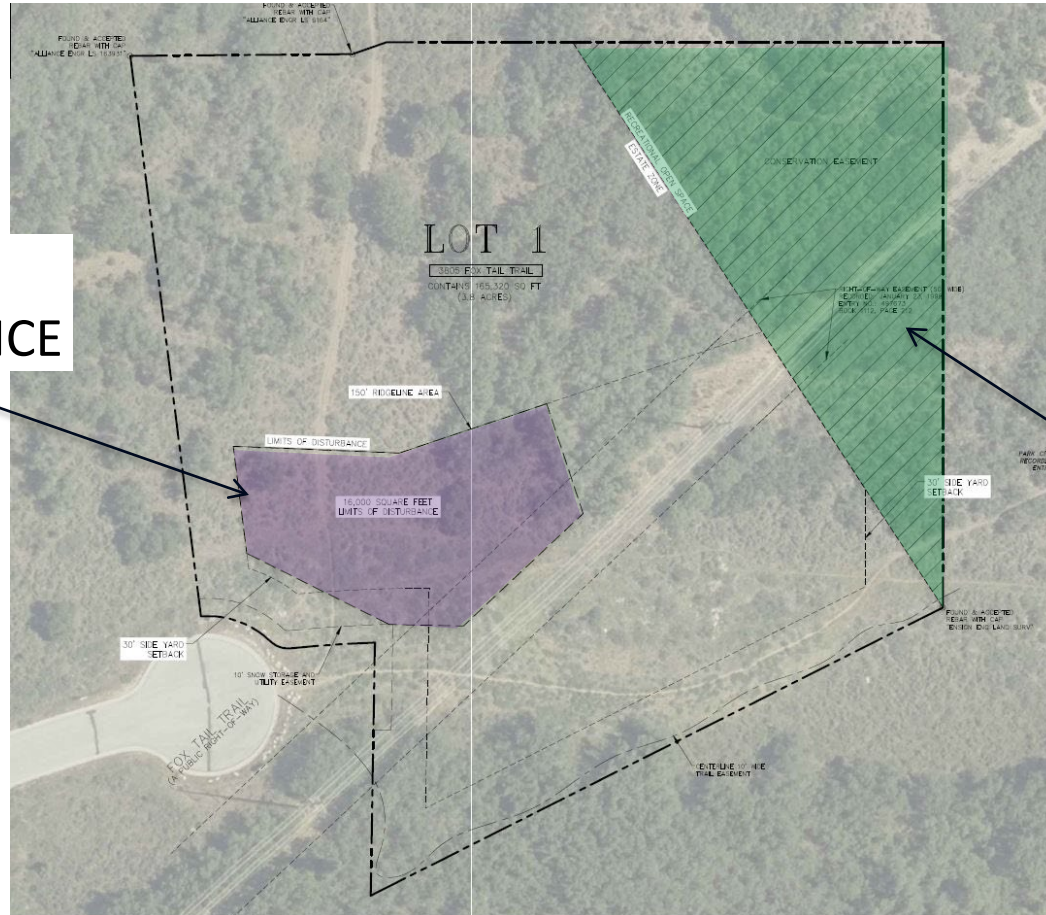
LIMITS OF DISTURBANCE



Restrictive Covenant to City (Exhibit M)



LIMITS OF DISTURBANCE



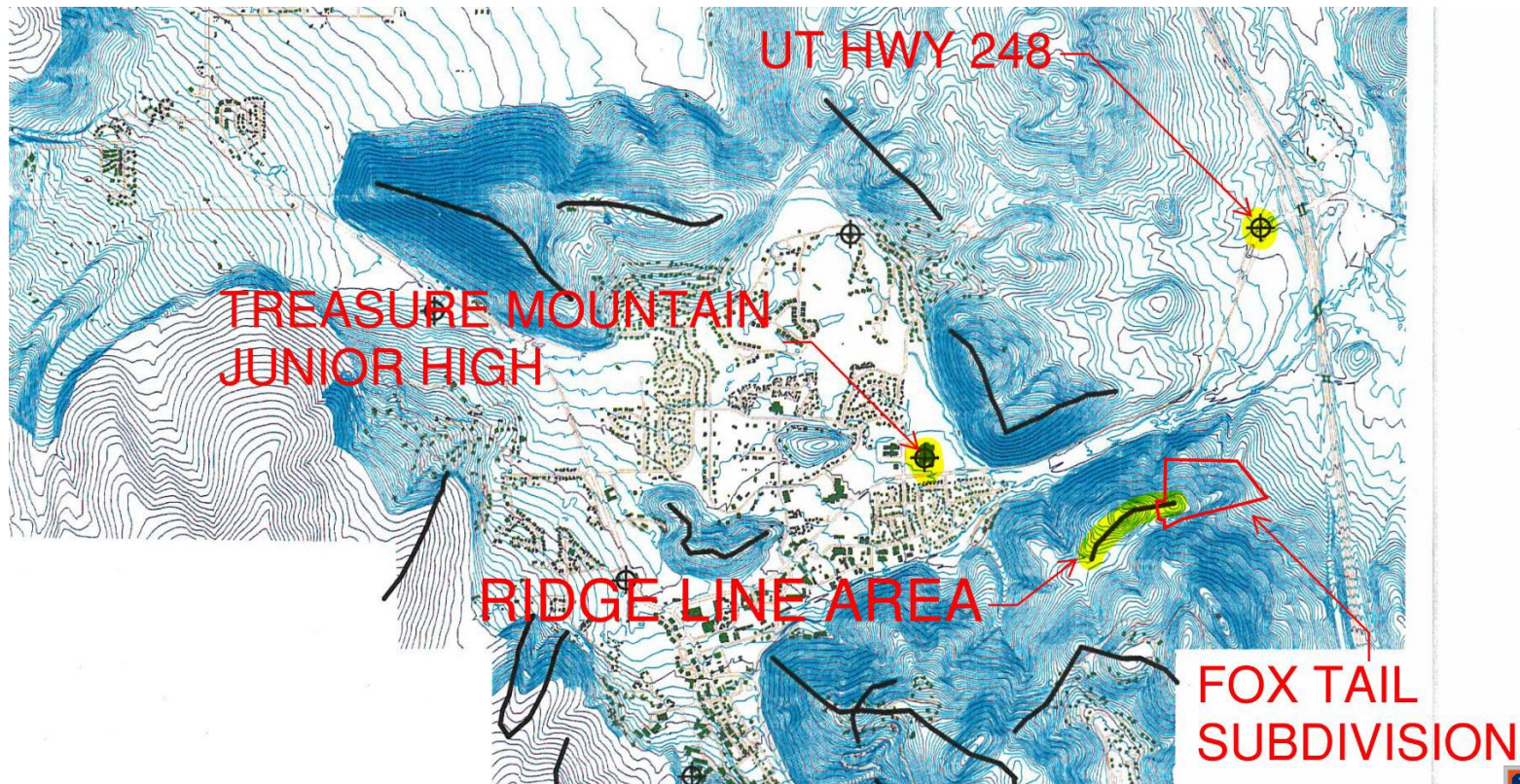
CONSERVATION EASEMENT

— ANALYSIS III —

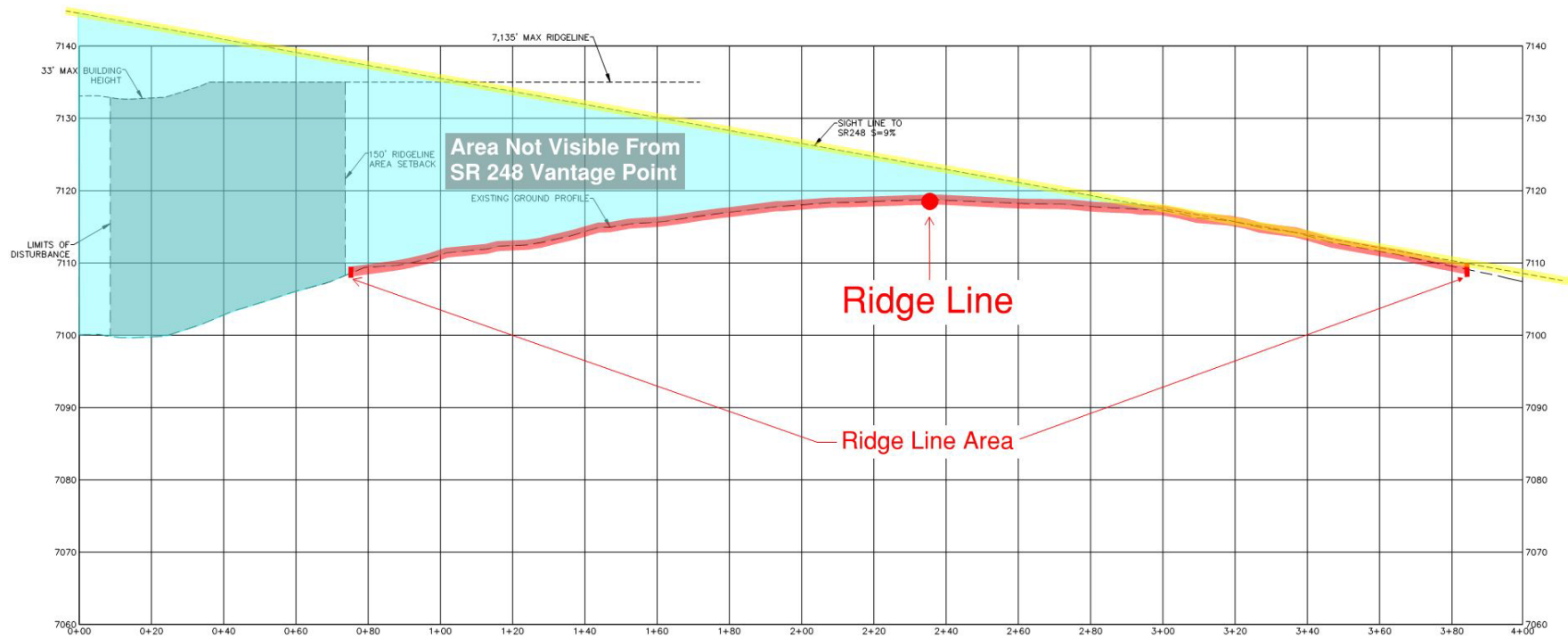
The proposed Fox Tail Subdivision complies with the Lot and Site requirements for the Estate and Recreation Open Space Zoning Districts.

Zone Allowance:	Estate Requirements	Proposed
<i>Min. Lot Size</i>	130,680 sf.	Complies 165,320 sf.
<i>Min. Lot Width</i>	100 ft.	Complies 340 ft.
<i>Min. Front/Rear Setback</i>	30 ft.	New Construction Must Comply
<i>Min. Side Setbacks</i>	30 ft.	New Construction Must Comply
<i>Building Height</i>	28 ft.	Condition of Approval 9 New Construction Must Comply and the Applicant has agreed that no point of the <u>Building</u> shall exceed an elevation of 7,135'. LMC § 15-2.10-4 establishes a Zone Height of 28' from existing grade. This section also excepts Gable, hip, Barrel, and similar pitched roofs to extend up to 5' above the <u>Zone Height</u> , if the roof pitch is 4:12 or greater. This established a maximum building height of 33' from Existing Grade, which for this property is 7,135'.
<i>Architectural Review</i>	Required	New Construction Must Comply

— RIDGE LINE AREAS —



— RIDGE LINE AREA CROSS SECTION —



PROFILE FROM SR248 VIEWPOINT

SCALE: H=20', V=10'



Fox Tail
Cut To
Be
Removed



— ANALYSIS V —

LMC § 15-7.3-3(C) states that the Planning Commission may recommend maximum dwelling or unit square footage for Subdivisions.

While the requested Subdivision is not subject to a Maximum Floor Area under the requirements of the Estate Zoning District, the approved Plat for the adjacent Hidden Meadow Subdivision includes Maximum Floor Area and Maximum Site Disturbance for each lot in the Subdivision.

The Fox Tail Lot was originally included in the Hidden Meadow Subdivision and a Maximum Floor Area and Maximum Site Disturbance were established for the Lot (Lot 26). This information is in the recorded plat table; however, the Lot was removed from the Hidden Meadow Subdivision.



— LIMITS OF DISTRUBANCE —

The table below outlines the Lots within the Hidden Meadows Subdivision that exceed 100,000 square feet and compares the Maximum Site Disturbance and Maximum Floor Area percentages:

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
5 – 157,921 SF	14,000 SF	8.87%	10,000 SF	6.33%
10 – 281,972 SF	16,000 SF	5.67%	10,000 SF	3.55%
11 – 122,989 SF	16,000 SF	13.01%	10,000 SF	8.13%
20 – 130,330 SF	14,000 SF	10.74%	10,000 SF	7.67%
21 – 129,150 SF	14,000 SF	10.84%	10,000 SF	7.74%
23 – 118,896 SF	14,000 SF	11.77%	10,000 SF	8.41%

Lot and Size	Maximum Site Disturbance	% Based on Lot Size	Maximum Floor Area	% Based on Lot Size
Lot 1 – 165,320 SF	16,000 SF	9.67%	10,000 SF	6.04%

– ANALYSIS VI –

The Applicant Has Agreed to a Minimum Rental Period of 12 Months and will not be used as a timeshare or fractional ownership arrangement as a Condition of Approval and Deed Restriction to the Hidden Meadows HOA (Exhibit N). (Condition of Approval 24)



— PUBLIC COMMENT —

Multiple public comments over the course of review.

Comments include:

- Concerns with additional traffic;
- Concerns with views;
- Concerns the original and recommended Maximum Floor Area is too large and not consistent with surrounding neighborhood;
- Concerns with nightly rentals or fractional ownership.
- Not part of Hidden Meadows HOA

Please see Exhibit L for more information.



– GOOD CAUSE –

Staff finds Good Cause for the Fox Tail Subdivision as it protects the Ridge Line Area, does not increase density, encourages orderly and beneficial Development, and complies with Estate and ROS Zoning District Lot and Site Requirements, and the requirements of the Sensitive Land Overlay. The applicant has offered Restrictive Covenants in favor of the City for the Open Space and has agreed to Conditions of Approval and a Restrictive Covenants to the Hidden Meadows HOA prohibiting short-term rentals.

— **RECOMMENDATION** —

- (I) Conduct a public hearing on the reconfigured 3805 Fox Tail Trail Subdivision proposal; and
- (II) Consider approving Ordinance 2022-25 based on the FOF, COL, and COAs in the Draft Ordinance.

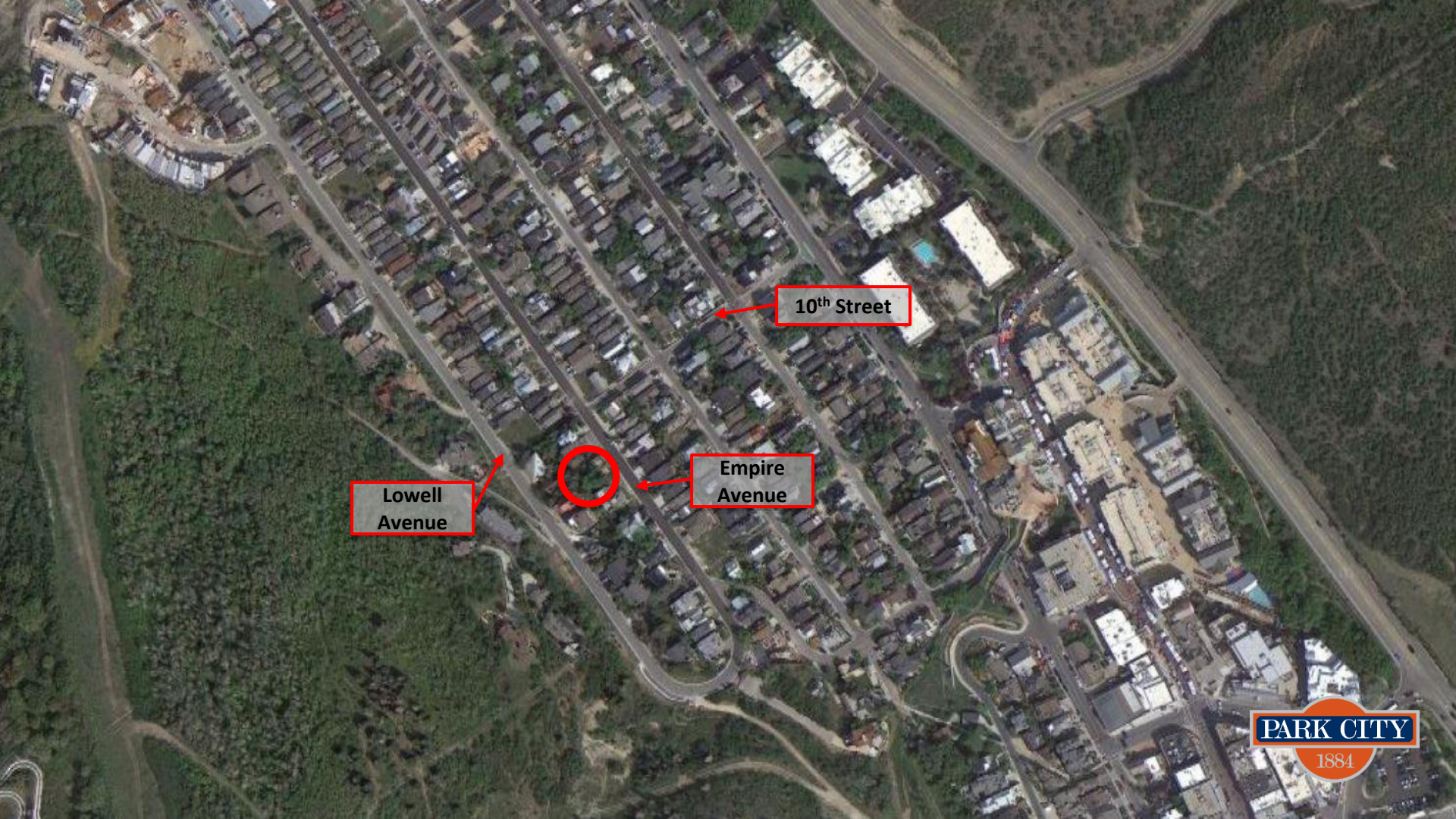
An aerial photograph of a mountain town covered in snow, with a large, snow-covered mountain peak in the background. The town's buildings are densely packed, and the surrounding landscape is rugged and mountainous.

949 EMPIRE AVENUE

PLAT AMENDMENT

PL-22-05158
July 21, 2022
City Council





10th Street

Lowell Avenue

Empire Avenue

953 Empire
Avenue Plat

**950 Empire
Avenue Plat Amendmen**

940 Empire
Avenue Plat Amer

936 Avenue

Avenu

Empire Ave

PARK CITY

1884

944 Lowell
Sub.

SEE EXISTING RECORD MAP
WITH REVISIONS IN DIME OF
REVISION 1/1/21

151



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 455784 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

NOTES

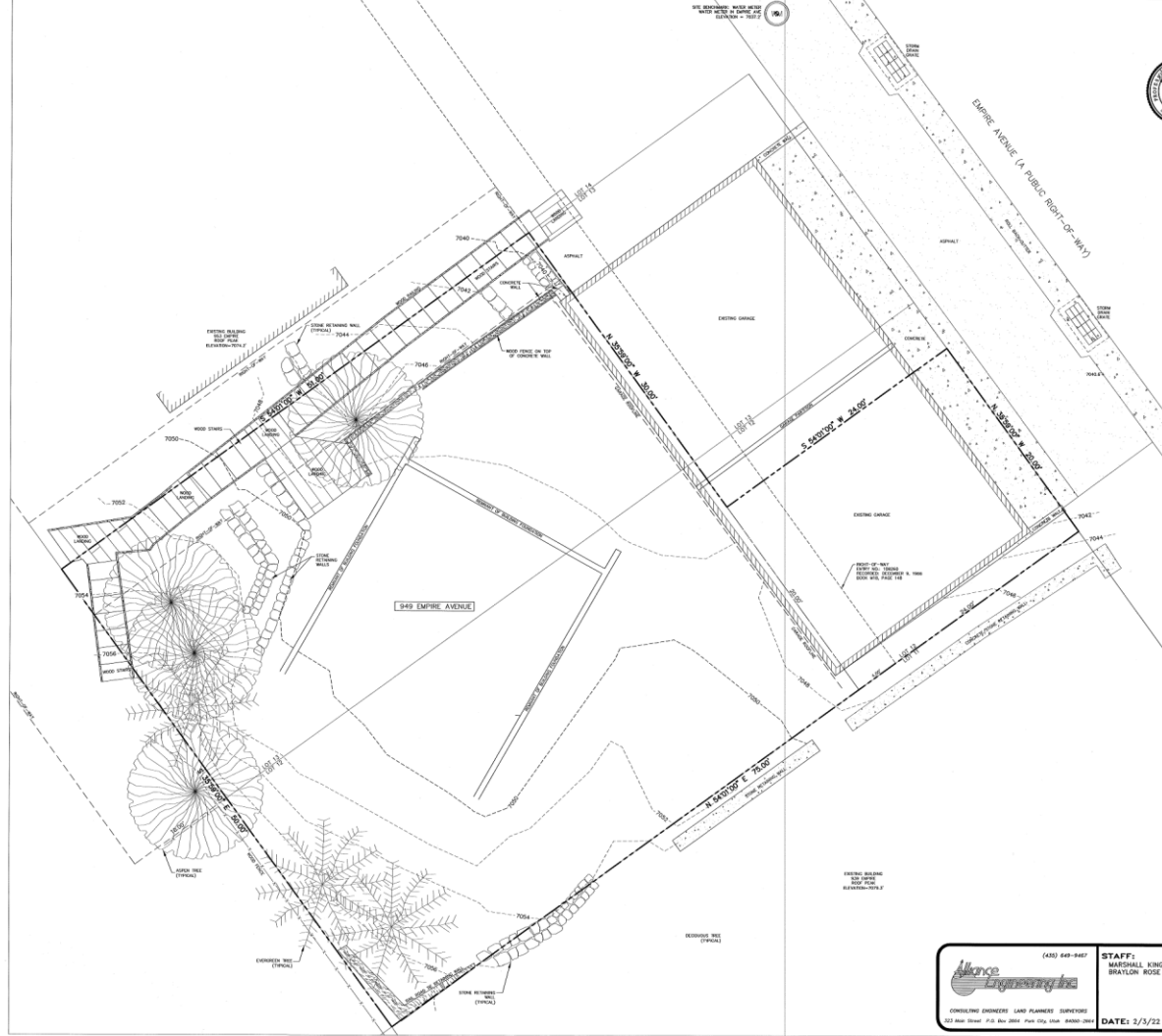
1. Site Benchmark - Water meter on Empire Avenue. Elevation=7037.7'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on November 19, 2021.

LEGAL DESCRIPTION

Beginning at the southwestern corner of Lot 12, Block 29, Snyder's Addition to Park City, and running thence North 54°01' East 51 feet; thence North 35°59' West 50 feet; thence South 54°01' West 51 feet; thence South 35°59' East 50 feet to the point of beginning, being the westerly 51 feet of Lots 12 and 13 of said Block 29, Snyder's Addition.

Also, a garage area described as follows: beginning at the southeastern corner of Lot 12, Block 29, Snyder's Addition, and running thence North 35°59' West 20 feet to the center of a partition; thence South 54°01' West 24 feet; thence South 35°59' East 20 feet to the center of a partition; thence North 54°01' East 24 feet to the point of beginning.

Subject to and together with a right-of-way over the following for the use and benefit of the owner or owners of Lots 12, 13, 14, 15, 17, 18, 19, 20, 21, and 22, Block 29, Snyder's Addition to Park City, in Summit County, Park City, Utah: Beginning at the southwestern corner of Lot 18, Block 29, Snyder's Addition to Park City, and running thence South 35°59' East 20 feet; thence North 54°01' East 51 feet; thence North 35°59' West 45 feet; thence North 54°01' East 4 feet; thence South 35°59' East 100 feet; thence South 54°01' West 4 feet; thence North 35°59' West 45 feet; thence South 54°01' West 51 feet; thence South 35°59' East 20 feet; thence South 54°01' West 10 feet; thence North 35°59' West 50 feet; thence North 54°01' East 10 feet to the point of beginning.



(435) 649-8407 STAFF: MARSHALL KING BRAYLON ROSE CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 127 West Street, 2nd Floor, Park City, Utah 84002-2841	DATE: 2/3/22	TOPOGRAPHIC MAP A PORTION OF LOTS 12 & 13, BLOCK 29 949 EMPIRE AVENUE FOR: TERENCE SCHECKTER JOB NO.: 6-11-21 FILE: X:\Snyder's Addition\dwg\svr\topo2021\061121.dwg	SHEET 1 OF 1
---	----------------------------	--	---





949 Empire Avenue - front - looking westerly



949 Empire Avenue - rear - looking northeasterly



949 Empire Avenue - rear - looking northerly



949 Empire Avenue - rear - looking easterly

953 EMPIRE AVENUE PLAT
RECORDED: FEBRUARY 13, 2008
ENTRY NO.: 837445

RIGHT-OF-WAY FOR THE BENEFIT OF OWNERS

FOUND & ACCEPTED
NAIL & WASHER
IN WOOD STEPS

3.00'

S 35°59'00" E 30.00'

FOUND & ACCEPTED
NAIL & WASHER
IN ROOF

24.00'

N 54°01'00" E 20.00'

S 35°59'00" E 20.00'

POB

RIGHT-OF-WAY
PARK CITY MUNICIPAL CORPORATION
RECORDED: DECEMBER 9, 1968
ENTRY NO.: 108260
BOOK M19, PAGE 148

LOT LINE REMOVED

DED LINE REMOVED

1.00'

LOT A

949 EMPIRE AVENUE

CONTAINS 3,030 SQ FT
(0.070 ACRES)

LOT 20

LOT 12

LOT 11

LOT 21

FOUND & ACCEPTED ALLIANCE
ENGINEERING REBAR
AND CAP "LS 154491"

51.00'

N 54°01'00" E 51.00'

N 35°59'00" W 50.00'

S 54°01'00" W 75.00'

25.00'

S 54°01'00" W 25.00'

AVENUE (A PUBLIC RIGHT-OF-WAY)

PARK CITY
1884

ive

SA-230
1884
SA-292-1

953-109
SA-309

SA-303-1

GAR-1-1

950 Empire
Avenue Plat Amendment

940 Empire
Avenue Plat Amendment

936 Empire
Avenue Sub.

930 Empire
Avenue Plat/A

Empire Ave

953 Empire
Avenue Plat

953-1
SA-301D

SA-301

SA-301E

SA-301-B

SA-301D

SA-301E

944 Howell
Avenue Sub.
944-14-23

SA-305

926
SA-307

NP-5
935



949 Empire

948 Lowell

952 Lowell

950 Lowell

PARK CITY

1884

949 EMPIRE

(I). The proposed Plat amendment complies with the HR-1 Zoning District Requirements.

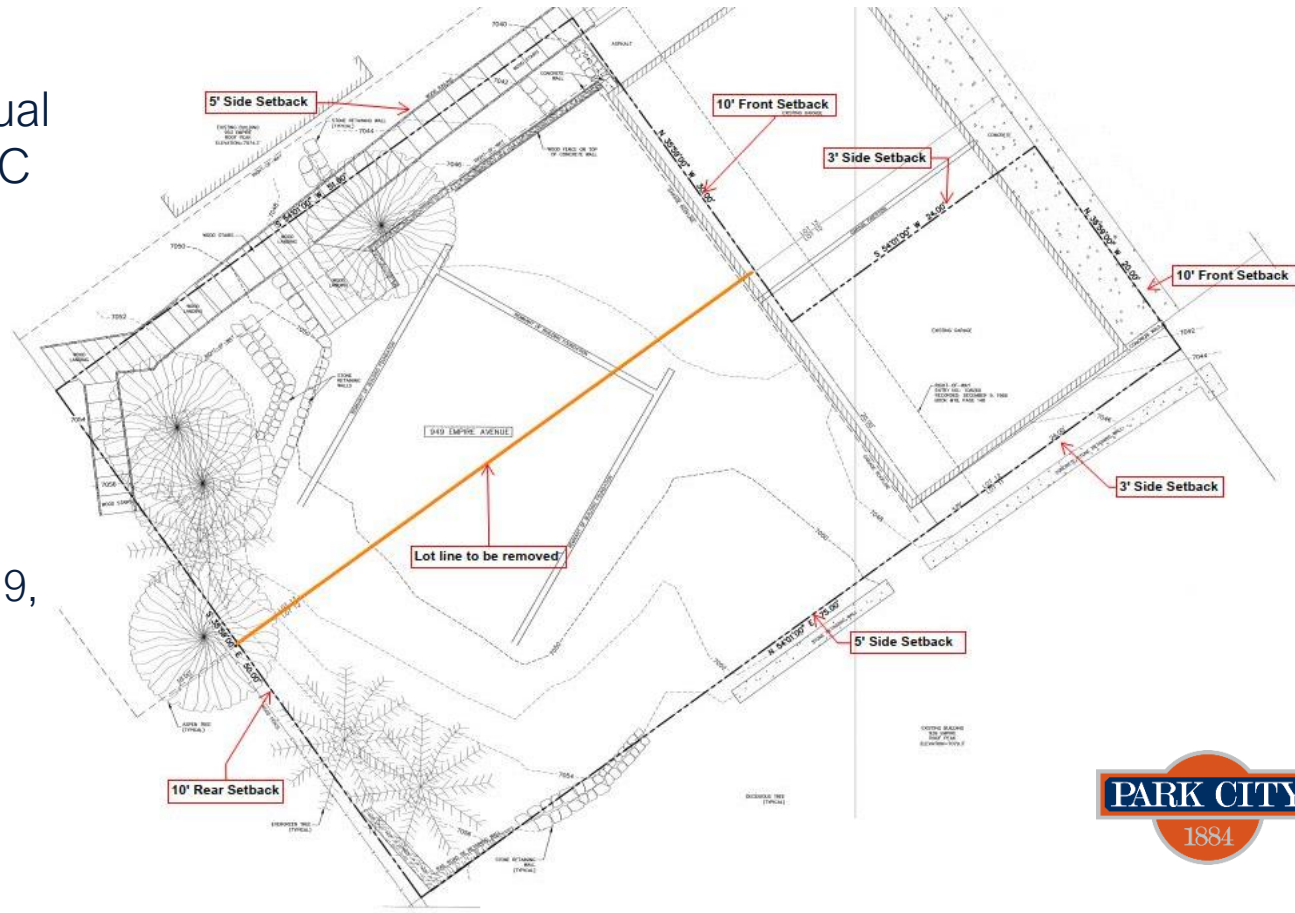


949 EMPIRE

(II). Setbacks for Unusual Lot Configurations, LMC § 15-4-17.

- Two 5-foot Side
- Two 3-foot Side
- Two 10-foot Front
- One 10-foot Rear

Conditions of Approval 7, 9, 10, and 11.



949 EMPIRE

- (III). Staff finds Good Cause for removing the Lot line because
- (A) present land uses and the character of the HR-1 Zoning District are retained,
 - (B) no Public Street or Right-of-Way is vacated or amended, and
 - (C) no easement is vacated or amended.
- (IV). The Development Review Committee met on March 1, 2022, reviewed the proposal and did not identify any issues.

949 EMPIRE

On June 22, 2022, the Planning Commission reviewed the 949 Empire Avenue Plat Amendment, held a public hearing, and forwarded a unanimous positive recommendation for City Council's consideration.

No questions or concerns were raised during the meeting.



949 EMPIRE

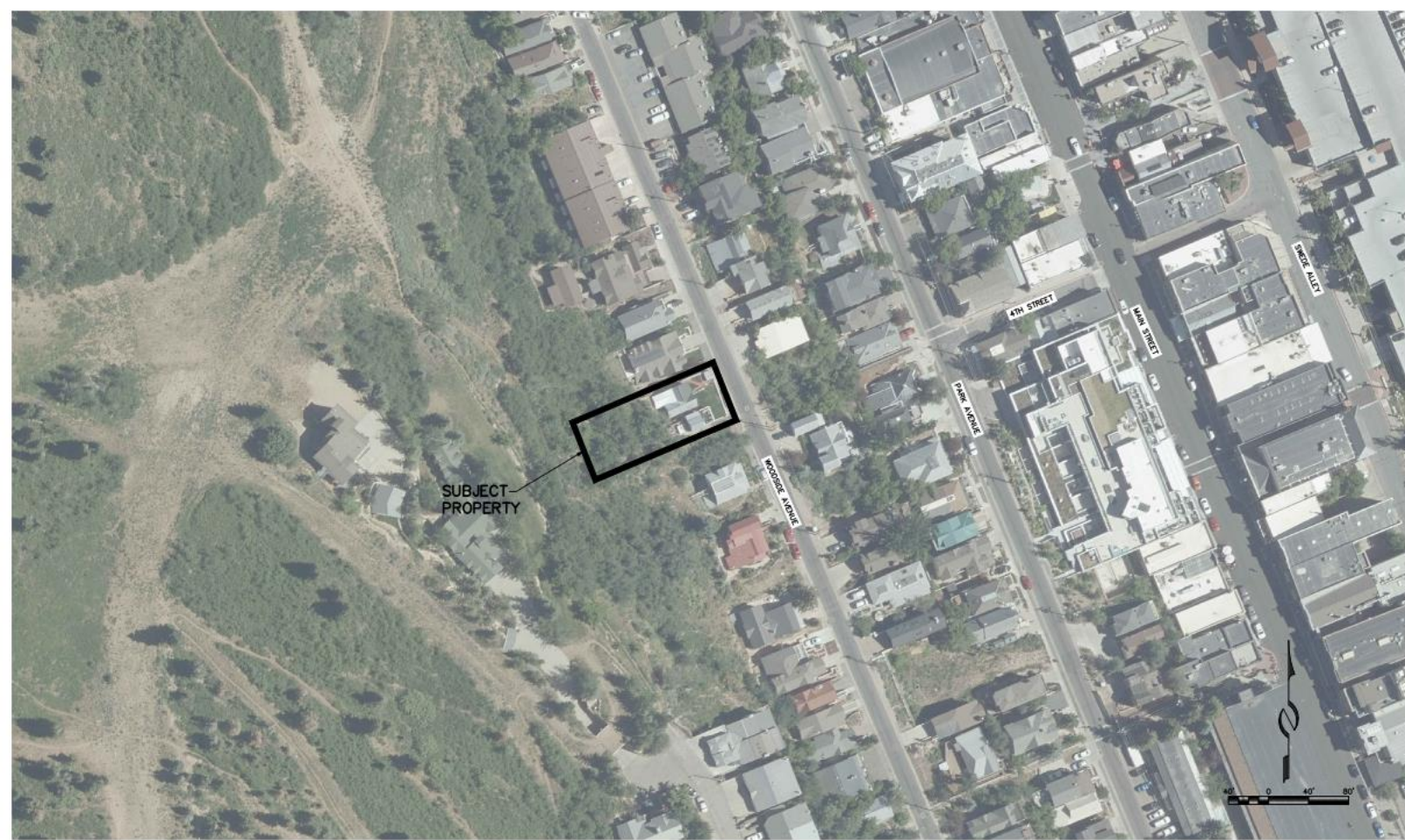
(I) Review the 949 Empire Plat Amendment, (II) hold a public hearing, and (III) consider approving Ordinance No. 2022-26 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

405 WOODSIDE AVENUE

SUBDIVISION PLAT

PL-22-05184
July 21, 2022
City Council





SUBJECT
PROPERTY

WOODSIDE AVENUE

4TH STREET

MARK STREET

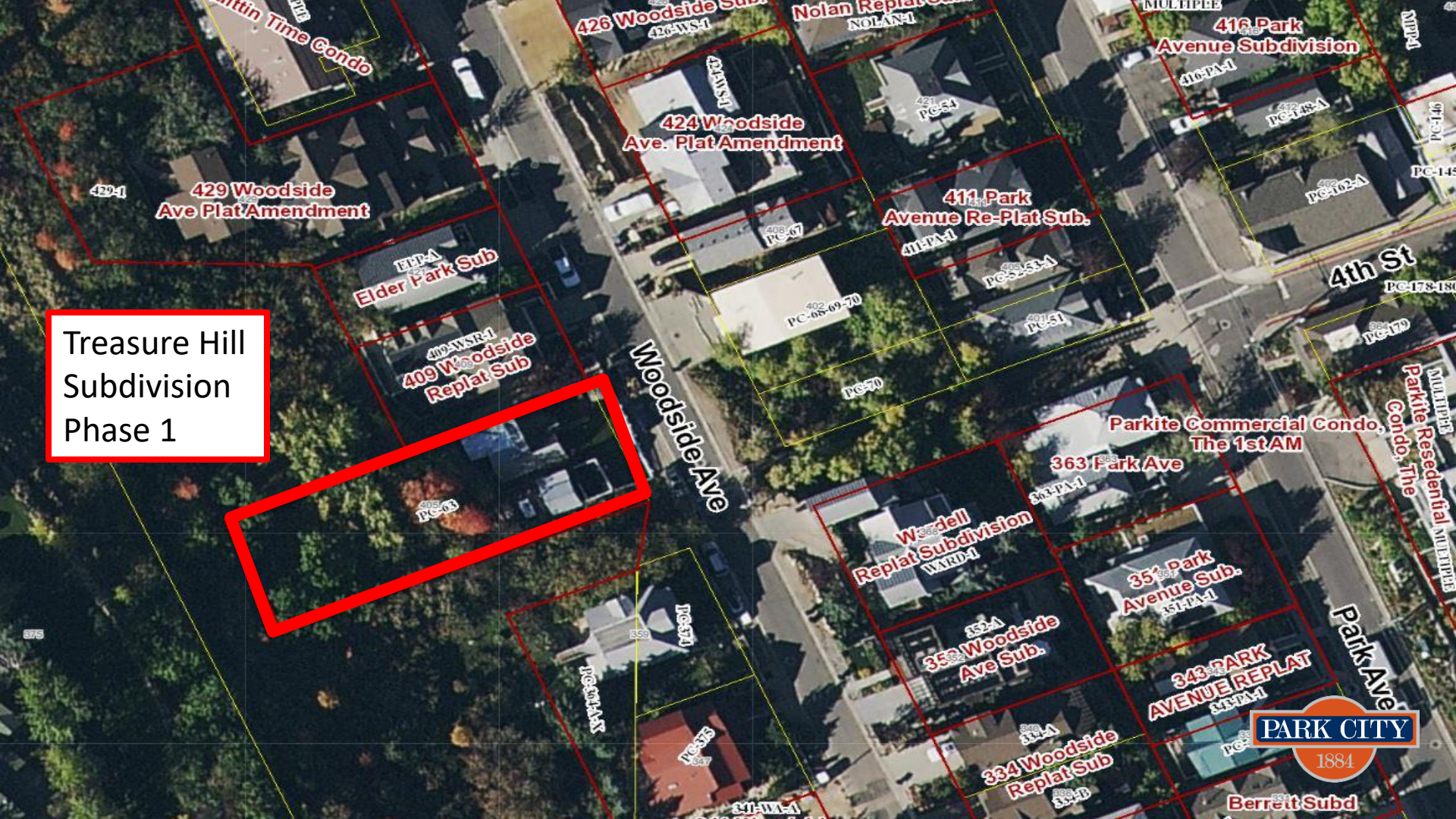
WEST ALLEY



 DESIGNED BY: LAM PLANNING SERVICES 127 Main Street, P.O. Box 2007 Park City, Utah 84060-2007	(US) 84-007 STAFF: MARSHALL KING BRAYLON ROSE DATE: 2/11/22	AERIAL PHOTOGRAPH 405 WOODSIDE AVENUE ADJACENT TO BLK 30, PARK CITY SURVEY FOR: CRUCE REBROCKDA JOB NO.: 18-11-21 FILE: X:\ParkCitySurvey\img\Photo\000000_1021\405woodside-aerial.dwg	SHEET 1 OF 1
---	--	---	---



Treasure Hill
Subdivision
Phase 1





405 Woodside Avenue - front - looking west



405 Woodside Avenue - rear - looking northeasterly

405 WOODSIDE
AVENUE

Magnolia Ave

AVENUE

Block

Block

WOODSIDE & AVENUE

STREET

STREET

STREET

PARK & AVENUE

FIFTH

FOURTH

THIRD

MAIN & STREET

Block

Block

Block



405 WOODSIDE

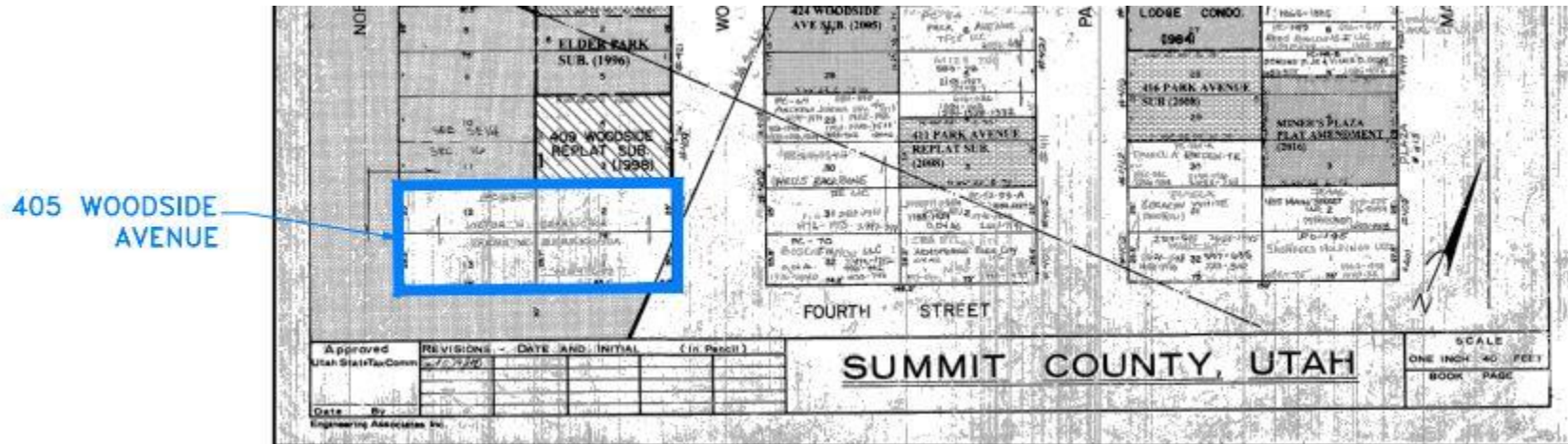
(I). The proposed Subdivision complies with the HR-1 Zoning District Requirements.



405 WOODSIDE

(II). Staff finds Good Cause for the subdivision because

(A) the HR-1 Zoning District Character is retained



- Preserve present land uses and character of Historic Areas
- Consistent with district “encourage[s] Single-Family Development on a combination of 25’x75’ Historic Lots”

405 WOODSIDE

(II). Staff finds Good Cause for the subdivision because

(B) no Public Street or Right-of-Way is vacated or amended
Condition of Approval 7: remove encroachments into the ROW and the neighboring property to the south or record an encroachment agreement with Summit County prior to recordation.

(C) no easement is vacated or amended.

(III). The Development Review Committee met on April 19, 2022, reviewed the proposal and did not identify any issues.



405 WOODSIDE

On June 22, 2022, the Planning Commission did not raise any concerns. However, Commissioners suggested amending Condition of Approval 6 to read “Any remodel or additions to the historic Significant Structure shall be reviewed by the Historic Preservation Board, and comply with the Land Management Code, including but not limited to Setbacks and Building Height, at the time of application submittal.

In the end, the Planning Commission forwarded a unanimous positive recommendation for City Council’s Consideration.

Planning Staff recommends adding Condition of Approval 9 requiring the Applicant/property owner seek a determination of significant compliance from the Planning Director for the Accessory Building in the side Setback.



RECOMMENDATION

(I) Review the 405 Woodside Avenue Subdivision Plat, (II) hold a public hearing, and (III) consider approving Ordinance No. 2022-27 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.



115 SAMPSON AVENUE

PLAT AMENDMENT

PL-22-05180
July 21, 2022
City Council





115 SAMPSON AVENUE



(435) 649-9447

303 Main Street, P.O. Box 2004, Park City, Utah 84002-2004

STAFF:
MARSHALL KING

DATE: 2/23/22

AERIAL PHOTOGRAPH
115 SAMPSON AVENUE
BLOCK 78, PARK CITY SURVEY
FOR: MOUNTAIN TOWN LANDS, LLC
JOB NO.: 2-2-22
FILE: X:\ParkCitySurvey\dwg\Plot\chiba\2022\115 sampson ave-aerial.dwg

SHEET
1
OF
1





115 Sampson Ave - front - looking southeasterly



115 Sampson Ave - front - looking easterly



115 Sampson Ave - front - looking northeasterly



115 Sampson Ave - rear - looking southwesterly

UTAH AVENUE RIGHT-OF-WAY
PLAT OF SUB-DIVISION NO.1 OF
MILLSITE RESERVATION
AUGUST 13, 1887

SAMPSON AVENUE

115 SAMPSON AVENUE SUBDIVISION

DEDICATION PARCEL
BY PLAT AMENDMENT
112.64 SQ FT

115 SAMPSON AVENUE SUBDIVISION
RECORDED: FEBRUARY 26, 2015

8.4'

VACATION PARCEL
112.64 SQ FT

115 SAMPSON AVENUE SUBDIVISION

UTAH AVENUE RIGHT-OF-WAY
PLAT OF SUB-DIVISION NO.1 OF
MILLSITE RESERVATION
AUGUST 13, 1887

EDGE OF ASPHALT

EDGE OF ASPHALT





115 SAMPSON

(I). The proposed Plat Amendment complies with the HRL Zoning District Requirements.

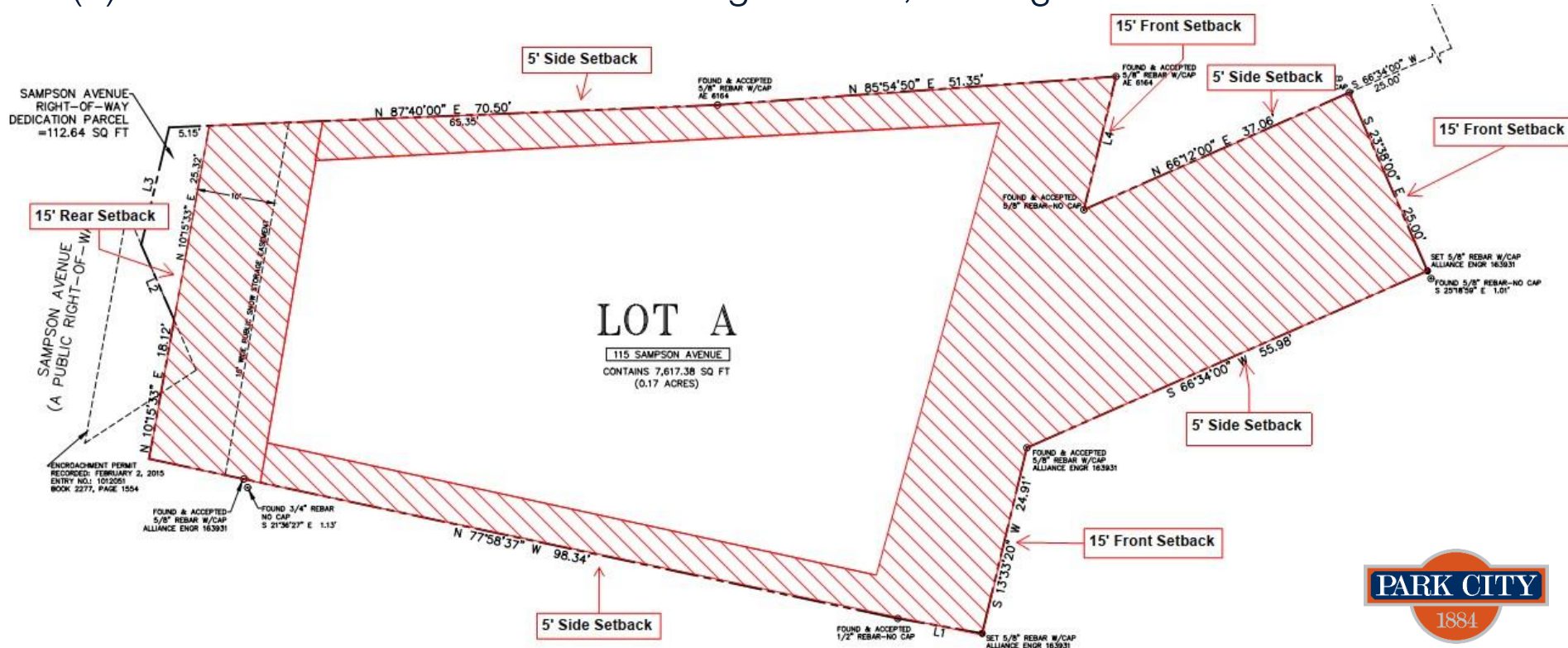


115 SAMPSON



115 SAMPSON

(II). Setbacks for Unusual Lot Configurations, LMC § 15-4-17



115 SAMPSON

(III). The City may find Good Cause for the petition to vacate a public Right-of-Way if the proposal (A) does not increase density, (B) is compatible with the neighborhood, (C) the Utility of the existing Right-of-Way is no longer significant.

Resolution No. 8-98 establishes the policy for vacation of public Rights-of-Way. The City may generally find Good Cause when a proposal evaluated as a whole demonstrates a “net tangible benefit” to the immediate neighborhood and to the City as a whole



115 SAMPSON

(A) No Increase Density

- Will remain one Single-Family Dwelling (Duplexes prohibited)
- Maximum Building Footprint excludes the square footage dedicated to Park City
- Access to the Lot remains unchanged
- Applicant does not gain additional density, floor area, or area of disturbance
- Applicant does not propose a subdivision of ROW

115 SAMPSON

(B) Neighborhood Compatibility

- ROW vacation and dedication are equal in size (112.62 sq. ft.)
- ROW dedication will increase the width of Sampson Avenue to ~21 feet.
- Historic Structures exempt from off-street parking
- Existing encroachment permit for parking pad on ROW
- Vacation of ROW will allow the applicant to construct a driveway on their property without crossing ROW, gain off-street parking
- Rehabilitate the historic structure and add a rear addition
- No detrimental effects to surrounding property and will encourage snow storage in appropriate areas
- Only 12 NR in HRL (2 remain)—No existing CUP; Timeshares and Condos are prohibited
- COA 8—Obtain Steep Slope CUP

115 SAMPSON

(C) Consideration

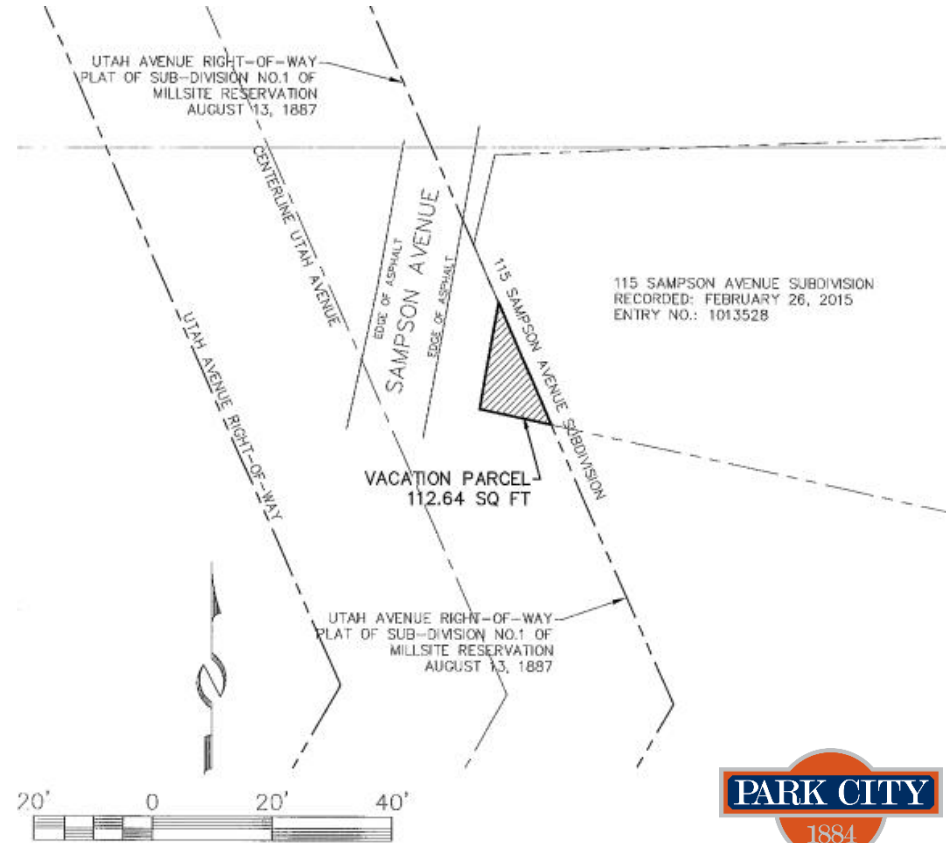
“Proposals must compensate the City for the loss of the right-of-way. Consideration favored by the City will generally be financial (market value based upon square footage); open space dedication above and beyond normal subdivision or development approval requirements; trail or public access dedication above and beyond normal subdivision or development approval requirements; **replacement of right-of-way dedication**; and/or any other public amenity deemed in the best interests of Park City's citizens.”

(D) Utility of Existing Right-of-Way

-
- MILL-SITE RESERVATION
SUPPLEMENTAL AMENDED
PLAT (1995 SUB.)
- SEC. 16
SEC. 21
- BREWSTER'S AMENDMENT
SUB. (1996)
- 115 SAMPSON AVENUE
SUB. (2015)
- 121 SAMPSON SUB. (2005)
- 16 SAMPSON
SUB. (2007)
- 50 DONNELLY
SUB. (2006)
- 17 (NOW: 201 NORFOLK
AVENUE SUBDIVISION
1ST AMENDED) (2007)
- 13 BRACKS PACE
- CITY SHACK
131 NORFOLK
- NORFOLK AVENUE (N 23° 38' W)
- PARK CITY
1884

115 SAMPSON

ROW vacation and dedication does not conflict with adjacent residents' rights or cross the Utah Avenue centerline.



115 SAMPSON

(IV). Staff finds Good Cause for this Plat amendment because

(A) present land Uses and the character of the HRL Zoning District are retained

This proposal is consistent with the zoning district by preserving the character of Historic residential development, encouraging the preservation of the site's Historic Structure, and encourages construction of Historically Compatible Structures that contribute to the character and scale of the Historic District



115 SAMPSON

(IV). Staff finds Good Cause for this Plat amendment because

(B) no Public Street or Right-of-Way is vacated or amended

The petition to vacate does not increase density, decrease the width of Sampson Avenue, or impact the utility of the ROW. The intent of the Plat amendment is to memorialize the vacation/dedication of ROW.

(C) no easement is vacated or amended

The Applicant indicates they do not intend to vacate or amend the 2015 Encroachment Permit.



115 SAMPSON

(V). The Development Review Committee met on March 1, 2022, reviewed the proposal, and did not identify any issues.

On June 22, 2022, the Planning Commission forwarded a unanimous positive recommendation for City Council's Consideration. No questions or concerns were raised during the meeting.

RECOMMENDATION

(I) Review the 115 Sampson Avenue Subdivision First Amended Plat, (II) hold a public hearing, and (III) consider approving Ordinance No. 2022-28, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the draft ordinance.

