

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 21, 2011**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, July 21, 2011.

Closed Session

2:00 p.m. Property and litigation

Work Session

4:00 p.m. Council questions/comments

4:10 p.m. Monthly financial update

4:20 p.m. Fire District update

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4:50 p.m. Break

Regular Meeting

5:00 p.m. – Note special meeting time

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JULY 7, 2011

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V NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of an Ordinance approving a condominium conversion for 1159 Empire Avenue, Park City, Utah

(a) Public hearing

(b) **Motion to continue to August 4, 2011**

2. Consideration of an Ordinance approving the 929 Park Avenue plat amendment located at 929 Park Avenue, Park City, Utah

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(a) Public hearing

(b) Action

3. Consideration of Resolution establishing the Historic Preservation Board's Annual Preservation Award Program

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(a) Public hearing

(b) Action

4. Consideration of an appeal of the Planning Commission's June 8, 2011 denial of an appeal of the administrative extension of the Conditional Use Permit for the North Silver Lake Subdivision Lot 2B and the North Silver Lake Lodge Development - appellant Lisa Wilson, represented by the law firm Miller Guymon

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(a) Presentation by staff

(separate appeal packet with exhibits)

(b) Presentation by appellant

- (c) Action

VI ADDITIONAL DISCUSSION – AGENDA ITEMS

VII ADJOURNMENT

Joint Work Session with Planning Commission – Food will be served Redevelopment Discussion

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6:00 p.m.

- (a) Presentation by consultant
- (b) Public input
- (c) Discussion

A majority of members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service available in the Marsac Building on Wednesdays and Thursdays – 4 p.m. to 9 p.m.

**TREASURE HILL OPEN HOUSE
ECCLES CENTER LOBBY
JULY 26, 2011**

PUBLIC NOTICE IS HEREBY GIVEN that a majority of City Council members may be attending the Treasure Hill Open House to be held on Tuesday, July 26, 2011 at the Eccles Center Lobby, 1750 Kearns Boulevard, from 4 p.m. to 7 p.m. This is an informational meeting and no formal action will be taken.

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 28, 2011**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will **not** hold its regularly scheduled meeting on Thursday, July 28, 2011.

Posted: 06/18/11

See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

July 2011

26 *Treasure Hill Open House – 4 – 7 p.m. – Eccles Lobby*
28 **No meeting**

August 2011

4 **Tom gone**
Tibetan monks
Footprint and plats – work – FA
General Plan update
Police Complaint Board interviews
MFL – Main Street Harley Davidson Event
Petition to vacate and convey City right-of-way – McHenry - Bill Tew
Fuel contract – BA
Resolution – GRAMA schedules
Ordinance - condominium conversion for 1159 Empire Avenue, Park City, Utah
11 Second quarter goal update
Special event overhaul (40 min) – TY
Co-housing – work
Park Avenue parking request – Ron Whaley (30 min)
Proclamation – St. Mary's
18 **No meeting**
25 PRI / Kimball Junction conservation easement
Courchevel student exchange presentation
Short range transit plan - work
Ordinance amending LMC – HPB - administrative reconstruction process – KS

September 2011

1 Short range transit plan adoption
8 **No meeting** (Summer Tour 9/7 – 9/11)
15
22
29

October 2011

6 **Alex gone**
13
20
27

Pending Items:

U S Postal Service gang boxes in Old Town
Bonanza Tunnel ribbon-cutting
Inter-local agreement with Summit County for police database integration



City Council Staff Report

Subject: Fire District Update
Author: Michael Kovacs, Asst. City Manager
Department: Executive
Date: July 21, 2011
Type of Item: Informational

Summary Recommendations

Listen to a summary by the Fire Chief, and ask any questions about the Park City Fire District (PCFD), as desired.

Topic/Description:

Chief Paul Hewitt will be here to give the Council an update on PCFD.

Background:

PCFD provides the City with EMS, rescue, and fire suppression services. They are a special district with their own taxing authority encompassing the City limits and the Snyderville Basin area. The City has an interlocal agreement with the district. Council member Liza Simpson sits on the board of directors. Chief Paul Hewitt was recently hired and is making great strides in both agency and community relations. He has asked to make a presentation and update to the Council, and we wanted to afford him and you as much time as possible to discuss these critical life safety services provided to our citizens.

Analysis:

A summary of the Chief's speaking outline is attached, which the Police Chief and Assistant City Manager have reviewed. Also included is a tri-fold card describing the department, and a summary of the type of calls ran in 2010.

Department Review:

The Police Department, Building Department, Legal Department, and the City Manager have reviewed this report. PCFD has also reviewed the report.

Alternatives:

A. Approve:

Accept the Chief's report.

B. Deny:

N.a.

C. Modify:

N.a.

D. Continue the Item:

N.a.

E. Do Nothing:

N.a.

Significant Impacts:

PCFD is a critical component to the City's public safety system and its ongoing management, effectiveness, strength, and capabilities are of direct and significant interest to the City.

Consequences of not taking the recommended action:

N.a.

Recommendation:

Listen to a summary by the Fire Chief, and ask any questions about the Park City Fire District (PCFD), as desired.

Appendix – Fire Chief's Speaking Outline

Attachments (2) - PCFD Trifold Card, PCFD Incident Report Summary 2010

Appendix – Fire Chief’s Speaking Outline

PCFSD Report to Park City Council:

Overview:

- **Mission statement, strategic initiatives and development of our strategic plan**
- **Description of tri-fold district informational cards**
- **Financial Report: Tax rate, collection rate and our funding mechanism**
- **Community involvement and projects**

Operation’s Report:

- **2010/2011 Run review**
- **Training/Special Operations**
- **Apparatus review**

Fire Prevention Report:

- **Urban Wild land Interface Fuel Mitigation (Chipping Program)**
- **Fire Code and Life Safety Enforcement**
- **Fire Prevention and Community Education**
- **Community Preparedness**

Administrative Report:

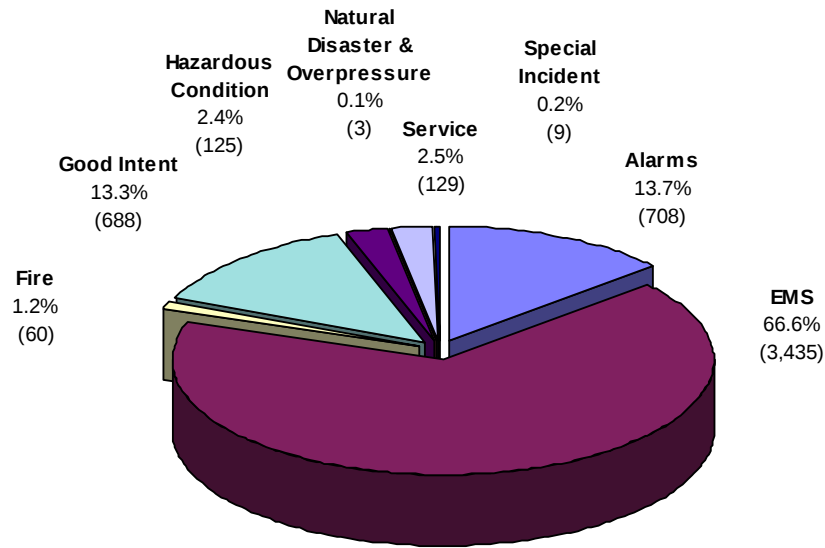
- **Ambulance/Emergency transportation overview**
- **Health insurance update**
- **Local Building Authority and capital improvements**

Questions?

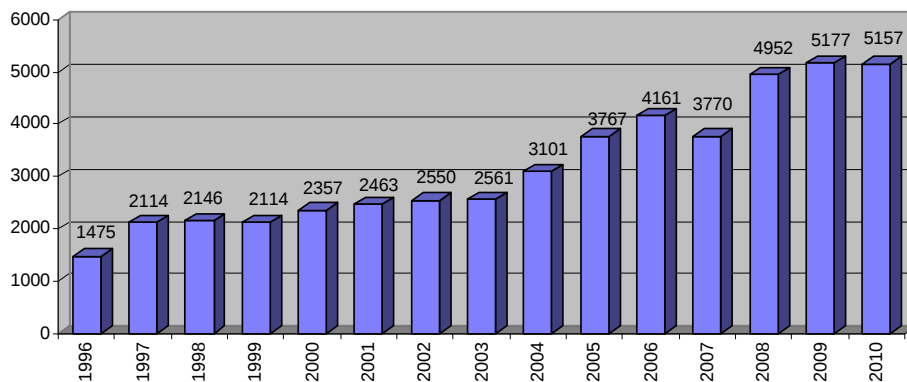
Incident Report Summary

Park City Fire Service District

January – December 2010



Incidents by Category	2010
Alarms	708
EMS - Ambulance Responses	2,215
EMS & Rescue - Fire Unit Responses	1,220
Fire	60
Good Intent	688
Hazardous Condition	125
Natural Disaster	1
Overpressure	2
Rescue	0
Service	129
Special Incident	9
TOTAL	5,157





Park City Fire

Service District Quick Facts:

- Population served: Approx. 32,000
- **District area:** 110 sq. miles, consisting of residential, commercial, and wildland areas. Summit County = 1,850 sq. miles.
- Fire Departments Protect Life, Property, and Environment.
- **Ski Resorts:** 3 world-class ski resorts and the Utah Olympic Park, drawing 4 million annual overnight and day visitors.
- **Apparatus:** 7 Engines, 4 Aerials, 6 Ambulances, 3 Brush Trucks, 2 Water Tenders, Haz-Mat Truck, Heavy Rescue, BC/Command Truck; also part of the Wasatch Back Hazmat Team which serves Summit and Wasatch Counties.

• **Full-time employees:** 78 Career Emergency Responders and 11 Administrative Staff (Chief, 2 ACs, 1 Fire Marshal/AC, Finance, HR, Inspector, Logistics, Training Officer, Executive Assistant, Admin. Assistant/Receptionist)

• **Part-time Responders:** 3; Seasonal EMTs: 12

• **Full-time Paramedics:** 38, Full-time Hazmat Techs: 43

• North Summit Ambulance Service (Coalville, Wanship, Henefer): 22 EMTs, 2 Supervisors, 1 EMS Manager.

• District net assessed value (in billions) for 2010: Summit County, \$10.5; Wasatch County (Deer Valley Area), \$.57; Total net assessed value, \$10.6.

• **Certified Tax Rate for 2010:** 0.001028

• **Expenses by year:** 2009, \$10,736,804; 2010, \$11,824,530

• **Taxation:** Primary Residence, 45% of Value; Secondary/Business, 100% of Value.

• **General Fund Budget by Calendar year:**

2010: \$11,824,530

2011: \$11,850,740

• Station Addresses:

Station #31 (Park City):
2388 Holiday Ranch Loop Road

Station #32 (Summit Park):
185 Maple Drive

Station #33 (Burns/Kimball Junct.):
730 West Bitner Road

Station #34 (Upper Deer Valley):
7805 Royal Street East

Station #35 (Pinebrook): 2575 West Kilby Road

Station #36 (Canyons):
1977 Canyons Resort Drive

Station #37 (Promontory):
6534 Promontory Ranch Road

Station #38 (Lower Deer Valley):
1798 Deer Valley Drive North

Admin. Offices: 736 West Bitner Road

• **Board terms:** 4-year terms.

• **Board Members:** Jim Bacon, Robbie Beck, Michael Howard, Liza Simpson, Dianne Walker

• **Board Meetings:** Held 1st and 3rd Wednesday of the month at Admin Bldg., Work Session, 5:30; Public Meeting, 6:30 p.m.

- **Open Meeting:** 3 Board members required for a quorum.

- **Values:** "PCFSD CARES": P-rofessionalism, C-ommunity Involvement, F-inancial Discipline & Transparency, S-ervice level above customer expectations, D-edication, C-ompassion, A-ccountability, R-espect for employees and citizens, E-mpowerment, S-afety.

- **Boundaries:** North – from Exit 152 to Summit/Morgan County line; South – Wasatch County line; East – MM 150; West - MM 140 Salt Lake County line.

- Mutual/Automatic Agreements with Wasatch County, Salt Lake County, Salt Lake City, South Summit, North Summit, Wasatch Back.

- **Website:** www.pcfcd.org

- **Affiliated Organizations:**

IAFC: International Association of Fire Chiefs

UFCA: Utah Fire Chiefs Association

WFCA: Western Fire Chiefs Association

- **PCFSD Services:** Fire Suppression; technical rescue abilities such as confined space, trench, and rope rescue; high school internship and apprenticeship programs; Utah Task Force 1 (UTTf1) -FEMA Urban Search and Rescue (Participating Agency-UFA is Sponsor); Emergency Medical/Ambulance Transport;

Hazardous Material Mitigation; Wildfire Fuel Reduction/Chipping Program; CPR and First Aid Training; Plan Review/Code Enforcement; Fire Prevention.

- Approximate average response time with lights and siren=6.25 minutes.

- **ISO Rating:** 2 Park City limits, 3 unincorporated area

- **Form of Government:** Dependent Special Service District defined under Titles 17B and 17D, Utah Code Annotated (<http://le.utah.gov/~code>).

- **PCFD Mission Statement (ESP):**

Enhance Quality of Life of Those We Serve
Safeguard the Environment and Economic Base of our Communities

P-Make a Positive Difference and Provide Excellence in Service

Chief Hewitt Cell: 435-659-5473

Admin. Office: 435-940-2501,

Email: phewitt@pcfcd.org



**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 7, 2011**

Present: Mayor Dana Williams; Council members Alex Butwinski; Joe Kernan; Cindy Matsumoto; Dick Peek; and Liza Simpson

Tom Bakaly, City Manager; Mark Harington, City Attorney; Thomas Eddington; Planning Manager; Jon Weidenhamer, Economic Development Director; Diane Foster, Sustainability Manager; Jim Blankenau, Environmental Regulatory Program Manager; Kent Cashel, Transportation Manager; Michelle Stucker, Analyst III

Linden Leader, designer; Recreation Advisory Board Members Jennifer Franklin, Paul Anderson, and Kraig Moyes

1. City Council questions/comments. In response to a question from Cindy Matsumoto, Thomas Eddington stated that the historic preservation ordinance will go to the Planning Commission for review on July 27, 2011. Dick Peek reported that he attended the Historical Society meeting this morning where the audit was discussed. Ms. Simpson stated that the Farm event, *Your Barn Door is Open*, was very successful. It was scheduled the same night as *Savor the Summit* and provided a good alternative. She reported on Recreation Advisory Board and Fire District business and commented on the significant number of people on Main Street and at City Park on the 4th of July. Mayor Williams expressed his concerns about the newly approved fireworks being discharged in prohibited areas. He thanked the Summit County Council, BOSAC and Cheryl Fox of Summit Lands Conservancy for their work in obtaining \$300,000 toward the Osguthorpe conservation easement. The Mayor disclosed that he has received complaints about conflicts with pedestrians and bicyclists in the tunnels and Jon Weidenhamer noted that staff is aware of these concerns and is working on a plan.

Diane Foster introduced Jim Blankenau who has been hired as the new Environmental Regulatory Program Manager.

2. Short Range Transit Development Plan. Kent Cashel explained that this is a five-year business plan which is required by the Federal Transit Administration in order to receive funding. Demand and enhancements are considered to formulate options to better serve and expand transit in the future. Service, capital, management, and funding alternatives are reviewed and preferred sets of options are identified which are bound by financial plans. He indicated that Council will be asked to adopt the plan which will provide direction each budget year. Open houses are scheduled on July 12 and 13 and a final draft will be presented to Council on August 25 where comments will be taken into consideration and then staff will return on September 1 for action.

The City, Silver Summit and Kimball Junction systems were surveyed in a scientific way so that the data is sound and it was found that most riders travel from Park City to Kimball Junction and then east and west and not necessarily in the neighborhoods along the corridor. The main ridership is coming out from the Junction and The Canyons and alternatives address better serving this trip. He explained routes by way of a PowerPoint presentation and potential service in the Silver Creek business area. He believed that by operating a little differently, the City will be able to provide more express routes; currently there is one an hour and there could be three an hour. Summit County plans to place a transit center at Kimball Junction and Mr. Cashel

described a proposed circulator service through the area. Federal funding will be pursued for the transit center project. Currently, transit runs from 6 a.m. to 2 a.m. but at 11 p.m., fewer buses are used and service is less convenient which will be examined to identify its impact on ridership during the winter. He pointed out that Aspen's service is consistent and ridership is strong.

Mr. Cashel spoke about bringing back a circulator at the Canyons Resort to better access the express route on SR224 which will be operated in the evenings to the Old Town Transit Center. Ridership is growing on the dial-a-ride and 30 minute service to Quinns Junction is being recommended. Access restrictions on the property were discussed. The demand for Heber City service is being considered and a representative from Wasatch County serves on the steering committee.

Mr. Cashel reiterated that the Kimball Junction Transit Center will be a significant project. The Park City Mountain Resort bus area needs to be improved and a super-stop in the Bonanza area installed. The County is considering building a park-n-ride for Summit Park and a plan for the Richardson Park-n-Ride will be created. He believed there will be a demand for parking with the implementation of the Salt Lake service. Transit goals and objectives will be updated and a marketing plan on real time information will be launched.

3. Recreation new logo and branding program. Michelle Stucker introduced Linden Leader who has 30 years experience in corporate design and branding and over the course of his career, has developed design systems and branding strategies for FedEx, Motorola, Cigna, Ryder Systems, etc. He worked with the Los Angeles Olympic Organizing Committee and on the 2002 Olympic Winter Games logo. On a local level, Mr. Leader has developed logos for Silver Star, Arts Kids, Park City Museum, Park City Library, and the Utah Library Association. He has earned over 40 national and international design awards and is cited by the corporate design trade journal *Identity Works* as one of the 50 best designers in the 100 year history of contemporary corporate identity. Ms. Simpson added that Mr. Leader mentioned at the RAB meeting that he was especially concerned about doing good work for the City because he lives here.

Mr. Leader explained that the RFP was limited to logo design, some branding guidelines and marketing materials, but the scope was enlarged to include the name of the recreation facility and honoring the memory of Candy Erickson. He spoke about researching the project and interviewing stakeholders. He believed that the number of daily drop-ins was lower than it could be because people basically thought the Racquet Club was a private club which didn't offer a variety of programs. One of the goals was to broaden the awareness of the complete spectrum of activities and services provided by Park City Recreation. Overall, the image and profile of the Recreation Department needs to be better leveraged and it is important that the name is not generic, long and is one that could be easily rolled into an acronym so that it is used. He explained that about 60 different names were considered and *Park City Municipal Athletic and Recreation Center* was chosen because it identifies the City and the name cannot be outgrown because it embraces non-sport recreation activities as well as sports and athletics. The community will come to recognize it as the *PC MARC* or *The MARC*. It is proposed to name the tennis center, The Candy Erickson Tennis Center and Mr. Leader introduced the *recreation ring* which includes pictograms of aquatics, fitness, tennis, neighborhood parks, dirt jump park, sports fields, skateboard park, and programs for basketball and volleyball which can be used individually. He discussed Park City being a brand itself and linking it to every one of these opportunities. Lettering, size and color schemes were detailed. The recreation ring or individual pictograms can be used to design banners, flyers and logo wear.

Liza Simpson stated that she loves the proposal, specifically naming the tennis center after Candy Erickson. Cindy Matsumoto agreed and stated that she personally met Candy on the courts and naming the tennis center after her seems appropriate. In response to a question from Ms. Matsumoto, Mr. Leader explained that a skier is not included because skiing is not offered through the Recreation Center. Ms. Matsumoto expressed her support and Alex Butwinski indicated that he likes the work as well. Joe Kernan agreed. Visually picking out each pictogram in the recreation ring was discussed. Jennifer Franklin, RAB Chairman, stated that the group recommends approving the request and the Mayor recognized that approval is unanimous and indicated that the project should move ahead.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 7, 2011**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, July 7, 2011. Members in attendance were Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Kent Cashel, Transportation Manager; Max Paap, Special Events Manager; Ken Fisher, Recreation Manager; and Mark Harrington, City Attorney.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

Green Park Co-Housing Group - Daryl Thinlasen and Ethel Preston introduced themselves and the Green Park Co-Housing Group. The desire to continue to live here prompted an interest in co-housing. Ms. Preston spoke about a presentation on the subject last January and shared information on co-housing communities in the United States. With regard to Utah, there is one in Salt Lake and one is forming in Provo. She explained that it is collaborative housing designed to enhance community and neighborhoods, consisting of fully equipped private homes clustered around common facilities. Mr. Thinlasen added that the group would like this concept to work in Park City and believes it fosters a sense of community. The Mayor thanked them for taking the time to address Council and the City Manager indicated that staff can return with a work session discussion on co-housing.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF JUNE 2, JUNE 9, JUNE 16, AND JUNE 23, 2011

Joe Kernan made a minor correction to the June 2 work session notes and Ms. Simpson struck a sentence from the work session notes of June 16, 2011. Alex Butwinski, "I move approval of the work session notes and minutes of the meetings of June 2, June 9, June 16, and June 23 (as corrected)". Liza Simpson seconded. Motion carried.

Alex Butwinski	Aye
Joe Kernan	Aye
Cindy Matsumoto	Aye
Dick Peek	Aye; abstention on June 23, 2011
Liza Simpson	Aye

V CONSENT AGENDA (*Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under "Additional Discussion – Agenda Items"*)

Max Papp verified for the benefit of Liza Simpson that if recycling is added as a condition it would be added to a supplemental plan. Joe Kernan, "I move we approve Consent Agenda Items 1 and 2". Cindy Matsumoto seconded. Motion unanimously carried.

1. Consideration of a change order to the Professional Services Agreement with Horrocks Engineering for the Comstock/Sidewinder Project in the amount of \$34,755, in a form approved by the City Attorney – Approved.

2. Consideration of an extension of the Master Festival License and Service Agreement with Triple Crown Sports and authorization to the Mayor to execute an agreement with Triple Crown Sports, in a form approved by the City Attorney – Approved.

VI NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of an Inter-local Agreement between Summit County, Park City and the Utah Transit Authority regarding bus service between Park City and the Salt Lake Valley, in a form approved by the City Attorney – Kent Cashel believes the proposal represents a strong business concept between all parties and is the beginning of something much bigger. There have been several meetings on this matter and he requested approval. The language addressing surpluses was explained to Alex Butwinski. The Mayor invited public input; there was none. Members personally thanked Mr. Cashel for his hard work on this project. Liza Simpson, “I move we approve an Inter-local Agreement between Summit County, Park City and the Utah Transit Authority regarding bus service between Park City and the Salt Lake Valley, in a form approved by the City Attorney”. Dick Peek seconded. Motion unanimously carried.

2, Consideration of authorizing staff to enter into a two year sponsorship agreement for the use of the Recreation Center with the United States Ski and Snowboard Association (USSA), in a form approved by the City Attorney – Ken Fisher referred to his staff report. Park City first entered into a sponsorship agreement with the Ski Team back in 1997 and the agreement was renewed in 1999 and in 2003. The original agreement allowed the City to get into the fitness business as there was excess USSA equipment in Colorado Springs that needed a home and in return, the Racquet Club became a training center for the athletes. The agreement has evolved over the years and in April the City was contacted about renewing the sponsorship.

The main highlights in the agreement include the City's ability to use the name *Official Training Center of the US Ski and Snowboard Association* and the use of its logo. USSA athletes and their staff are allowed to use the facility at no charge and there has been no negative impacts experienced in the past. Joe Kernan expressed his continued interest in recovering revenue but felt that in this case, it is a great benefit to have athletes present in the facility. Alex Butwinski agreed. The Mayor invited public input; there was none.

Liza Simpson, “I move we authorize staff to enter into a two year sponsorship agreement for the use of the Recreation Center with the United States Ski and Snowboard Association, in a form approved by the City Attorney”. Cindy Matsumoto seconded. Motion unanimously carried.

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

VIII ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Joe Kernan, Cindy Matsumoto, Dick Peek, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Jason Christensen, Environmental Regulatory Affairs Counsel; Michael Kovacs, Assistant City Manager; Tom Daley, Deputy City Attorney; Joan Card, Environmental Regulatory Affairs Manager; Diane Foster, Sustainability Manager; Jon Weidenhamer, Economic Development Manager; Thomas Eddington, Planning Manager; and Mark Harrington, City Attorney. Joe Kernan, "I move to close the meeting to discuss property and litigation". Cindy Matsumoto seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Alex Butwinski, "I move to open the meeting". Dick Peek seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder

City Council Staff Report



Application #: PL-11-01236
Subject: 929 Park Avenue Subdivision
Author: Kirsten Whetstone, MS, AICP
Date: July 21, 2011
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends that the City Council consider the Planning Commission's positive recommendation and approve the plat amendment for 929 Park Avenue based on the findings of fact, conclusions of law, and conditions of approval as found in the attached ordinance.

Description

Applicant: Jonathan DeGray for Grandview Holdings
Location: 929 Park Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential single family, duplexes, and Park Station Condominiums
Reason for Review: Plat amendments require Planning Commission review and City Council action

Summary of Proposal

This is a request to combine two (2) Old Town lots and 2 adjacent remnant parcels into one (1) lot of record for an existing historic structure located at 929 Park Avenue. The existing historic house was constructed across the common property line.

Purpose

The purpose of the Historic Residential (HR-I) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

On April 4, 2011, the City received a complete application for the 929 Park Avenue plat amendment (Exhibit A). Because the complete application was submitted prior to June 15, 2011, this plat amendment is not subject to the current TZO moratorium on lot combinations. The property is located in the Historic Residential (HR-1) District across from the Park Station condominiums. Surrounding structures also include historic and contemporary single family and duplex homes in a wide range of size, height, setbacks, and mass (Exhibit B). The proposed plat amendment combines Lots 7 and 8 and the eastern 25' of Lots 25 and 26, Block 3 of the Park City Survey into one (1) 5,000 sf lot of record for an existing historic house. The proposed lot would be 50' wide and 100' deep.

The adjacent remnant parcels are the result of a 1998 lot line combination of Lots 25 and 26 at 944 Woodside, known as the Helm Replat. The Helm Replat did not include the rear 25' of Lots 25 and 26 as they were owned by the 929 Park Avenue property owner at that time (Exhibit C).

The allowable footprint of the 2,500 sf Helm Replat lot is 1086.56 sf, a 433 sf reduction in building footprint from the 1,519 sf allowed by the LMC for 2 Old Town lots. The allowable footprint of 1,888 sf for the 929 Park Avenue plat amendment is a 389 sf increase in building footprint from the 1,519 sf allowed for 2 lots. There is a net decrease of 44 sf in allowable building footprint as a result of the two plat amendments when using the building footprint formula of LMC Section 15-2.2-3 (D).

The historic house at 929 Park Avenue was constructed circa 1889 across the existing common property line. The existing single family, one story house is 39' wide and 40' deep. It is situated within one foot of the north property line and approximately 9.5' from the south property line. There are no encroachments on the property. There is a non historic 96 sf accessory tool shed on the property that may remain on the property (Exhibit D).

The existing house is vacant and was deemed un-safe and a nuisance by the Chief Building Official in 2007 and again in 2009. Following approval of a preservation plan on October 16, 2009, the property was "mothballed" in September of 2010. Pending rehabilitation and restoration of the house to meet building codes for a safe, habitable structure, the City and owner signed and recorded a maintenance agreement (Exhibit E) on September 20, 2010. This agreement states that the property shall be maintained in a secure and stabilized manner and shall be made habitable within 6 years or the City would invoke the previous order to abate the nuisance.

The structure is currently listed as a Significant historic site on Park City's Historic Site Inventory. The house is not a Landmark site due to additions and alterations made between 1949 and 1968 which diminish the site's historic character. The house is not currently eligible for listing on the National Register of Historic Places.

The current owner would like to restore the house and construct an addition to the rear per an approved preservation plan and agreement. This plat amendment is necessary in order to receive a building permit for any construction due to the property line that

runs through the structure.

On June 6, 2011, the Planning Commission conducted a public hearing on this plat amendment. There was no public input. The Planning Commission discussed the plat amendment and requested a condition of approval be added to not allow the house to be moved from the existing location. The Commission discussed a reduction in the allowable footprint due to concerns about compatibility with other structures on the street. The applicant requested a continuation of the item to allow time to get input from the property owners, who were not in attendance.

On June 22, 2011, the Planning Commission reopened the public hearing, received additional information from the applicant's representatives and after discussion voted to forward a positive recommendation to City Council with a condition of approval that the building footprint be reduced to 1,688 sf from the LMC allowed maximum of 1,888 sf. The applicant consented to the reduction.

Analysis

The proposed plat amendment creates one (1) lot of record from two (2) Old Town lots plus two (2) remnant parcels (625 sf each) within the HR-1 District. The applicant wishes to eliminate the lot line under the historic structure. Because the site is designated as a Significant site within the Historic Site Inventory (HSI) and because there are requirements to restore the historic house according to the approved Historic Preservation plan, any addition to the structure will have to be located in the rear of the property and will not be allowed to be constructed over the historic portion of the house. The existing building footprint is 962 sf. The applicants do not propose to move the location of the house although they are proposing to lift the house as part of its restoration and renovation. A condition of approval requires the house to be located to the existing historic location upon final restoration.

Additions to the house are limited by the location of the historic structure on the lot and the increased setback requirements due to the lot dimensions. Two (2) single family dwellings could not be built on the two (2) lots as the historic structure takes up the width of the property. Due to the location of the existing house and the increased front and rear setbacks due to the proposed lot depth, any addition would be located behind the existing structure with a minimum 12' rear setback. Staff has reviewed the proposed plat amendment application and finds compliance with the following Land Management Code (LMC) requirements for lot size and width:

	LMC requirement	Proposed
Minimum lot size	1,875 sq. ft.	5,000 sq. ft.
Minimum lot width	25 ft.	50 ft.

The square footage of the structure is currently 962 square feet (which is also roughly the building footprint) with a 120 sf front porch. A native stone and partial concrete foundation exists. The proposed lot meets the lot and site requirements of the HR-1 District; however the structure does not meet the required 5' side yard setback on the north property line.

The existing house is approximately 40' wide on the 50' of lot width. The lot is relatively flat with 5' rise in grade from front property line to rear setback line. There is a 3' rise in the area where an addition could be placed. In compliance with the Historic District Design Guidelines, any addition to the historic structure is required to be located behind and off-set from the structure. Compliant additions may not be constructed over the historic roof, except as to tie in to the historic house. The 27' height limit is measured from existing grade and the grade is relatively flat.

Any addition would be required to meet all lot and site requirements. The owner's do not propose to move the structure. Other than the north setback, there are no other non-complying situations or encroachments identified on the existing conditions survey. The following lot and site development parameters are outlined below:

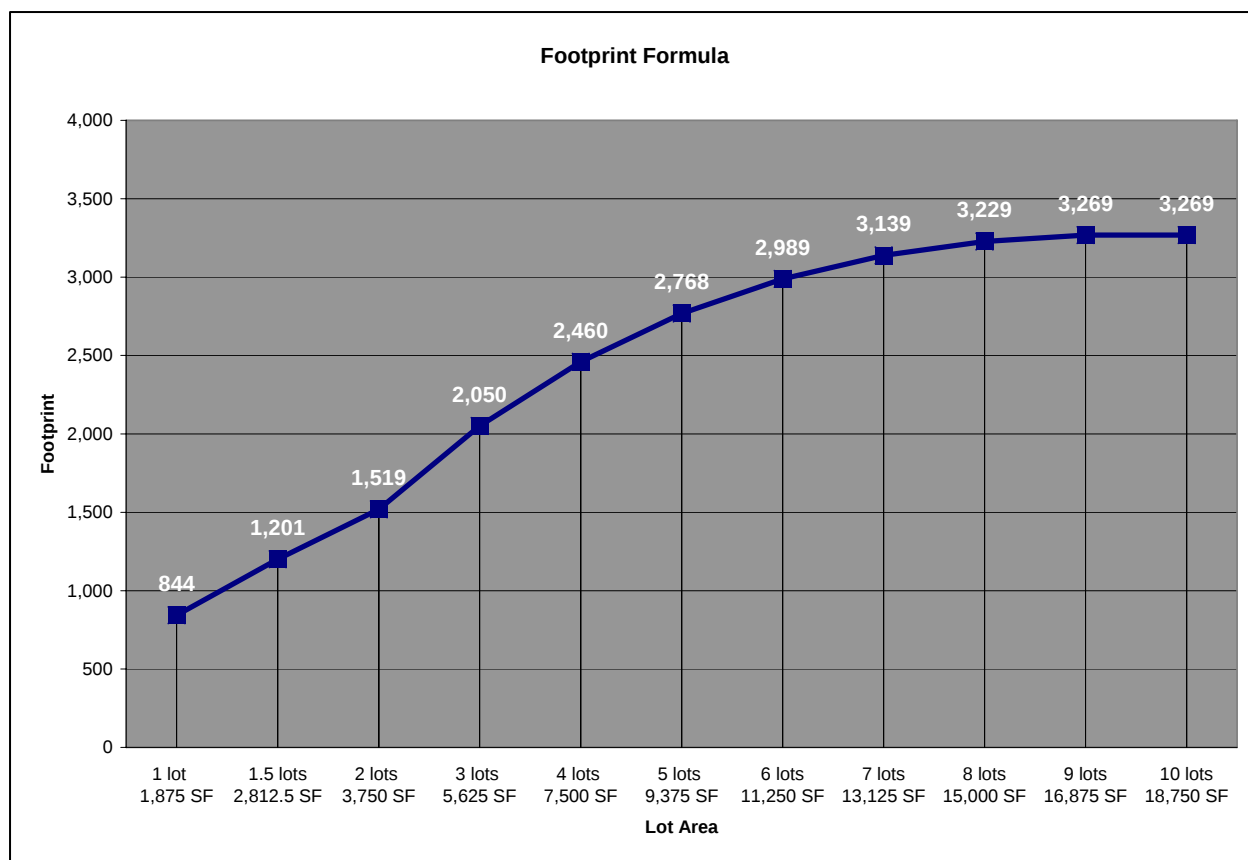
	Existing	Permitted
Height	22' +/-	27 feet maximum
Front setback	16'	12 feet minimum
Rear setback	43.5'	12 feet minimum
Front/Rear combined	59.5'	25 feet minimum
Side setbacks	9.5' south/1' north (existing legal non-complying)	5 feet minimum
Footprint	962 sf	1,888 sf maximum (1,688 sf as conditioned)
Parking	none	None required for historic structures

Under the Land Management Code, the maximum allowed footprint for a 5000 sf lot is 1,888 sf. Upon review of the compatibility analysis (see below) the Planning Commission recommends a condition that the maximum footprint be reduced to 1,688 sf. The applicant consented to this reduction.

Staff prepared a neighborhood compatibility analysis to compare lot, house size floor area, and maximum allowable footprint within three hundred feet (300') along Park Avenue (See Exhibit F). The study is based on information available from Summit County public records retrieved in May 2011 from the EagleWeb on-line system. The maximum footprint of each site was calculated using the acreage of each lot and the LMC footprint formula:

$$\text{Maximum Footprint} = (\text{area}/2) \times 0.9^{(\text{area}/1875)}$$

To better illustrate the building footprint Staff prepared the following graph below showing the parameters of the footprint formula:



The proposed plat amendment lot area yields a lot size of 5,000 sf and a maximum footprint of 1,888 sf per the formula above. According to the neighborhood compatibility analysis (Exhibit F) the average lot size (excluding condos and commercial property) is 4,278 sf. The average maximum footprint for lots in the area is 1,521 sf (excluding condos on the east side of Park Avenue- Park Station and Town Pointe, and commercial lots, which contain significantly larger buildings with larger footprints). The average maximum footprint is 1,625 sf if the 841 Park Avenue (same side of Park Avenue) condominium property (4-plex) is included. According to the compatibility analysis the average square footage of the structures within 300' is 2,079 sf (excluding condominiums and commercial structures).

Except for when found necessary to mitigate adverse impacts during original subdivision or the plat amendment process, the LMC currently does not limit the square footage of a structure. However; the LMC does limit minimum setback, maximum footprint, maximum height, maximum number of stories, and requires a minimum 10' step back of any third floor, within the HR-1 District. Additionally, the Historic District Design Guidelines do provide the ability to limit any of the LMC parameters (footprint, setbacks, height, etc.) in order to ensure that the design is consistent with the Guidelines and compatible with the neighborhood.

Given the existing location of the historic structure and new setbacks established with the proposed plat amendment application Staff finds that the lot combination would not

result in a significantly larger house than exist in this neighborhood and that the streetscape will not be significantly impacted by an addition to the rear of the structure. The proposed lot size and footprint is consistent with the pattern of development in this neighborhood.

All historic structures within the historic districts have to comply with the Historic District Design Guidelines (adopted 2009). There are specific guidelines dealing with additions to historic structures and relocation and/or reorientation of intact buildings. In this case, where the historic structure covers the front of the lot, the available area for an addition is behind the historic structure. Therefore, impacts on the existing streetscape, due to this plat amendment are minimized because the addition must be located to the rear and not over the top of the historic house.

Staff finds good cause for this plat amendment to include two remnant parcels into a lot and in order to remove the non-complying lot line that exists through this deteriorated and mothballed Significant historic structure and to allow this threatened house to be restored, improved and added onto in compliance with the Historic Design Guidelines.

Process

Approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code Section 15-1-18.

If an addition is contemplated in the future, the applicant will have to submit a Historic District Design Review (HDDR) application to the Planning Department, which is reviewed administratively by the Planning Staff. An initial pre-Historic District Design Review was conducted by the Design Review Team on March 16; 2001. This pre-HDDR review is conducted prior to the applicant filing for a full HDDR. Historic Design Review applications require two separate noticing periods; the first immediately after submittal of the full HDDR application, and the second after a staff approval. Although the plat amendment application is vested prior to the current TZO, any addition is subject to the pending changes to the Land Management Code.

A Steep Slope Conditional Use Permit application is not required for this property because the lot does not have a slope of 30% or more.

A building permit application, reviewed by Building, Planning, and Engineering is required prior to beginning any construction related work. A preservation guarantee will be required prior to issuance of any building permit because of the historic structure on the lot.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

The Planning Commission conducted public hearings on June 8th and June 22nd. Representatives of the property owners provided history regarding the property and requested that the owners be allowed to build what is allowed under the current LMC.

Alternatives

- The City Council may approve the 929 Park Avenue plat amendment as conditioned or amended; or
- The City Council may deny the 929 Park Avenue plat amendment and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and request additional information from the Staff or Applicant as deemed necessary to complete review of the application.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation

The historic structure would remain as is and no construction could take place across the existing lot lines.

Recommendation

Staff recommends that the City Council consider the Planning Commission's recommendation and approve the plat amendment for 929 Park Avenue based on the findings of fact, conclusions of law, and conditions of approval as found in the attached ordinance.

Exhibits

Draft Ordinance
Exhibit A- Proposed Plat
Exhibit B- Aerial photo
Exhibit C- Existing county plat of the area
Exhibit D- Existing conditions survey
Exhibit E- Agreement to stabilize and secure
Exhibit F- Compatibility Analysis
Exhibit G- Photos of neighborhood

DRAFT
Ordinance No. 11-

**AN ORDINANCE APPROVING THE 929 PARK AVENUE SUBDIVISION LOCATED
AT 929 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 929 Park Avenue has petitioned the City Council for approval of the plat amendment combining Lots 7 and 8 and the eastern 25' of Lots 25 and 26, Block 3 of the Park City Survey into one lot of record; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to property owners within 300 feet; and

WHEREAS, the Planning Commission held public hearings on June 8 and June 22, 2011, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 22, 2011, forwarded a positive recommendation with conditions, to the City Council; and,

WHEREAS, on July 21, 2011, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, there is good cause for and it is in the best interest of Park City, Utah to approve the 929 Park Avenue Plat Amendment in order to include the two remnant parcels in a lot of record, remove the non-complying lot line that exists through this deteriorated and mothballed Significant historic structure, to create a single lot of record for the existing historic structure, and to allow this threatened house to be restored, improved and added onto in compliance with the 2009 Historic District Design Guidelines and International Building Code.

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

SECTION 1. APPROVAL. The 929 Park Avenue plat amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 929 Park Avenue.
2. The property is located in the Historic Residential (HR-1) District.
3. The proposed lot is 5,000 square feet in area.
4. The minimum lot size within the HR-1 District is 1,875 square feet.
5. The lot width of the proposed lot is fifty feet (50').
6. The minimum lot width within the HR-1 District is twenty-five feet (25').
7. The existing footprint of the structure is 962 square feet.

8. According to the LMC, the maximum footprint for a lot this size is 1,888 square feet and the applicant has agreed to limit the building footprint size to 1,688 square feet.
9. The proposed plat amendment combines Lots 7 and 8 and the eastern 25' of Lots 25 and 26, Block 3 of the Park City Survey into one 5,000 sf lot of record for an existing Significant historic house. The proposed lot is 50' wide and 100' deep.
10. The remnant parcels of Lots 25 and 26 are the result of a 1998 lot line combination of Lots 25 and 26 at 944 Woodside, known as the Helm Replat. The Helm Replat did not include these remnants as they were owned by the 929 Park Avenue property owner at that time.
11. The existing one story historic house at 929 Park Avenue was constructed circa 1889 across the property line between Lots 7 and 8. The existing house is 39' wide and 40' deep.
12. There are no encroachments on this property. The structure does not encroach onto adjacent property.
13. The property is listed as a significant site on the Park City Historic Sites Inventory.
14. There is a 96 sf non-historic accessory shed on the property that will remain on the property. This shed is listed as an improvement to the property.
15. The existing structure complies with the lot and site requirements, with the exception of an existing non-conforming 1 foot setback on the north side yard.
16. The current use of the property is a single family dwelling.
17. The existing house is vacant. In 2009 the house was deemed un-safe and a nuisance by the Chief Building Official. Following approval of a preservation plan on October 16, 2009, the property was "mothballed" in September of 2010.
18. Pending rehabilitation and restoration of the house to meet building codes for a safe, habitable structure, the City and owner signed and recorded a maintenance agreement on September 20, 2010.
19. No remnant parcels of land are created with this plat amendment.
20. According to the compatibility study the average square footage of the structures within 300' is 2,079 sf (excluding condominiums and commercial structures).
21. The proposed building footprint, as conditioned, is consistent with the pattern of development in this neighborhood and the building footprint that results is compatible with the average footprints in the neighborhood that include a mix of historic and contemporary single family homes, duplexes, and condominiums.
22. Any requested additions are required to comply with the adopted Park City Design Guidelines for Historic Districts and Sites and all additional applicable LMC criteria pertaining to additions to historic Significant structures.
23. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.
24. The existing house is approximately 39' wide on the 50' of lot width. The lot is relatively flat with 5' rise in grade from front property line to rear setback line. There is a 3' rise in the area where an addition could be placed. In compliance with the Historic District Design Guidelines, any addition to the historic structure is required to be located behind and off-set from the structure. Compliant additions may not be constructed on top of the historic roofline. The 27' height limit is measured from existing grade and the grade is relatively flat. Therefore, impacts on the existing streetscape, due to this plat amendment, are minimized because the addition must be located to the rear and not over the top of the historic house.

Conclusions of Law:

1. There is good cause for this plat amendment in that the combined lot will remove the lot line going through the historic structure.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A 10' (ten foot) snow storage easement shall be dedicated to Park City across the property's frontage on Park Avenue.
4. Include a note on the plat that modified 13-D sprinklers are required.
5. Upon final restoration, the house shall be returned to the current historic location.
6. The maximum building footprint is 1,688 and the applicant consents to this footprint.

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

(signature blocks left off intentionally)

EX A.

SURVEYOR'S CERTIFICATE

I, John Demick, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154497, State of Utah, and that I have prepared this plat in accordance with the authority of the owner. I have prepared this Record of Survey map of 929 PARK AVENUE SUBDIVISION, and I hereby certify that the information on this plat is accurate and that I have no knowledge of any other information that would affect the accuracy of the information on this plat. I further certify that the information on this plat is accurate.



John Demick
Date _____

LEGAL DESCRIPTION

LOTS 7 AND 8 AND THE EASTERN 75 FEET OF LOTS 25 AND 26 IN BLOCK 3, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the Summit County recorder's office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that GRANDVIEW HOLDINGS LP, the undersigned, has executed this plat of the 929 PARK AVENUE SUBDIVISION, and I hereby certify that I have obtained the consent of the owner, GRANDVIEW HOLDINGS LP, to the recording of this plat. I, the undersigned, also, the owner, or its representative, hereby irrevocably offers for dedication to the City of Park City, Utah, the area shown on this plat for the use of a park, and I further certify that the information on this plat is accurate and that I have no knowledge of any other information that would affect the accuracy of the information on this plat. I further certify that the information on this plat is accurate.

IN WITNESS WHEREOF, the undersigned set his hand this _____ day of _____, 2011.

GRANDVIEW HOLDINGS LP

James Robertson, Manager

ACKNOWLEDGMENT

State of _____

County of _____

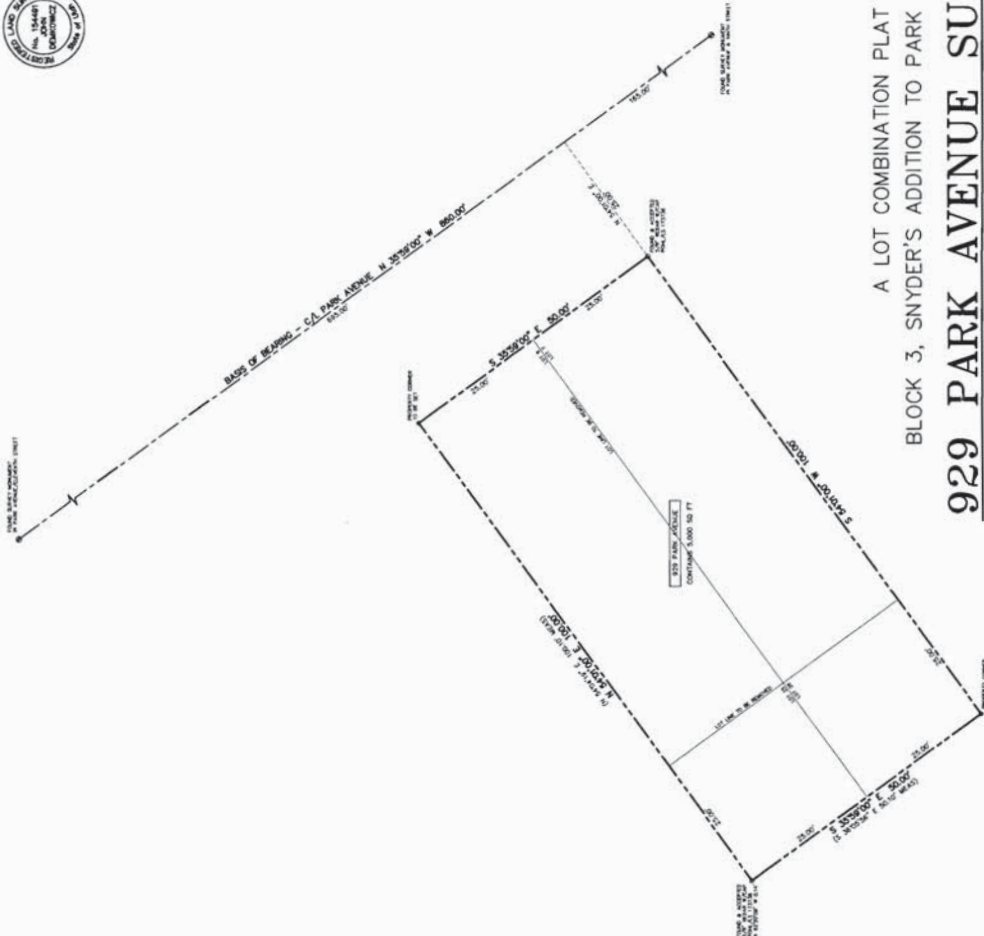
On this _____ day of _____, 2011, James Robertson personally appeared before me, the undersigned Notary Public in and for said state and county, and acknowledged to me that he was the Manager of GRANDVIEW HOLDINGS LP and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

A Notary Public commissioned in Utah

Printed Name _____

Residing in _____

My commission expires _____



A LOT COMBINATION PLAT
BLOCK 3, SNYDER'S ADDITION TO PARK CITY SURVEY

929 PARK AVENUE SUBDIVISION

LOCATED IN SECTION THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

APR 04 2011

SHEET 1 OF 1

FILE: X:\Inquest\addition\929\929\2011\929011.dwg

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE _____ RECORDER _____

PL-11-01236

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2011 A.D.

BY _____ MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2011 A.D.

BY _____ PARK CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2011 A.D.

BY _____ PARK CITY ATTORNEY

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON THIS PLAT OFFICE _____, 2011 A.D.

BY _____ PARK CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2011 A.D.

BY _____ CHAIRMAN

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2011 A.D.

BY _____ S.B.W.R.D.

(Faint text at bottom of page)

An aerial photograph of a residential neighborhood. A label 'SUBJECT' with an arrow points to a house in the center-right of the image. The house has a dark roof and is surrounded by trees. The neighborhood consists of many similar houses with dark roofs, interspersed with trees. A major road runs diagonally across the top of the image, and several smaller streets are visible. The overall scene is a typical suburban residential area.

STAFF:
MARSHALL KING

DATE: 3/22/11

(435) 649-8467

Space Engineering Inc.

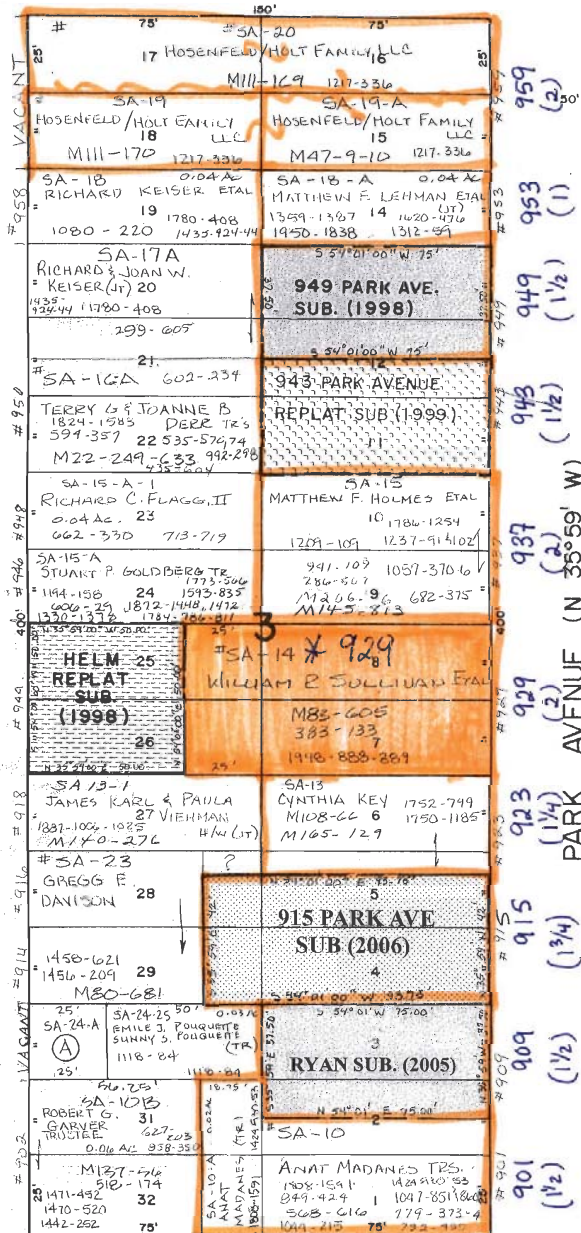
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 East Street P.O. Box 264 Port City, Utah 84050-0264



EXHIBIT C

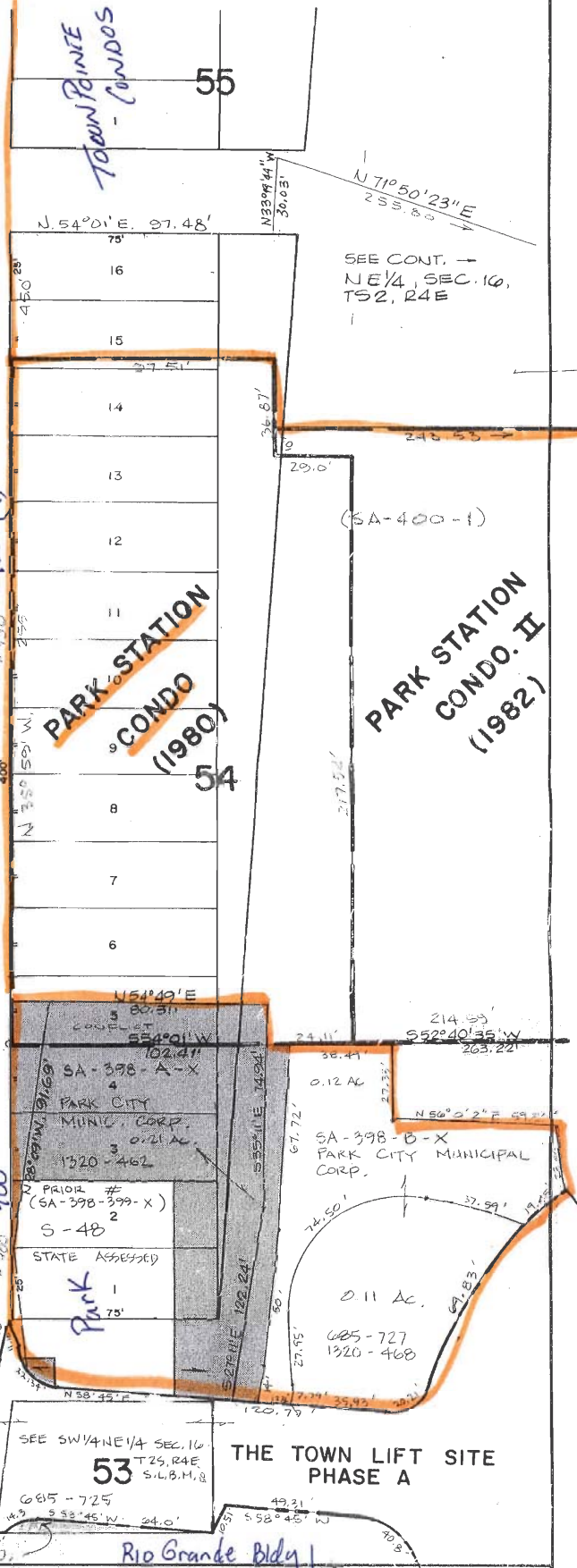
(10TH STREET)
HALLADAY STREET (N 54°01'E)



(9TH STREET)
SHEPARD STREET (N 54°01'E)
CLOSURE M 252-553

(A) SA-24-A
EMILE J. & SUHNY S. POUCQUETTE
H/W (IT)

2
Parkwood
Condos



THE TOWN LIFT SITE
PHASE A

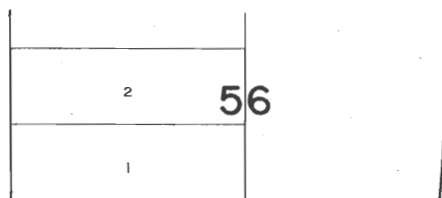
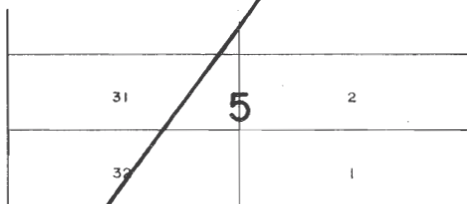
SUMMIT COUNTY, UTAH

SCALE
ONE INCH 40 FEET
BOOK PAGE

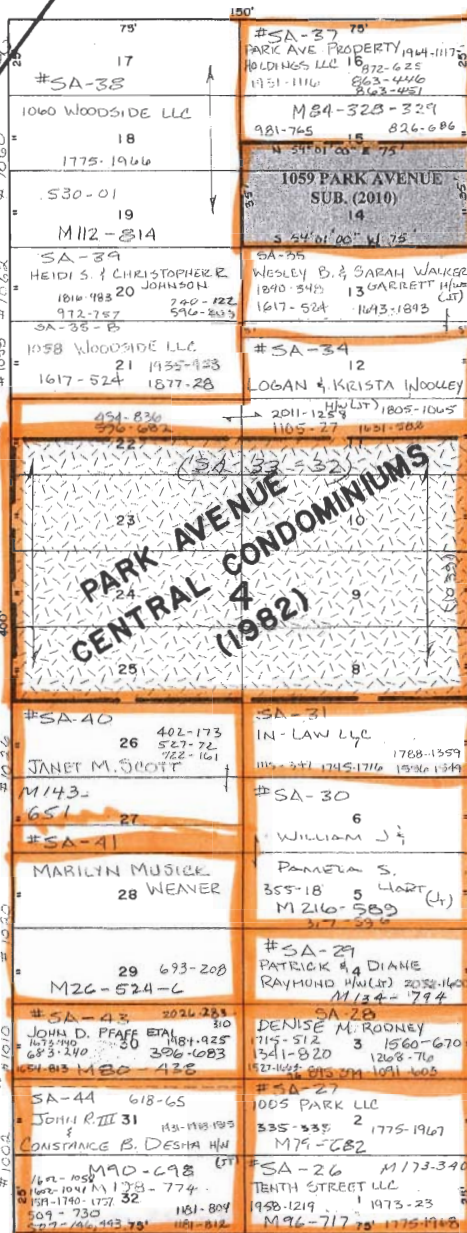
3 BLOCKS 4 , 9 , 55 , SECTION 16 , T2S R4E , S.L.B.&M.

↓

NOTE: # REFERS TO
DIRECT ADDRESS

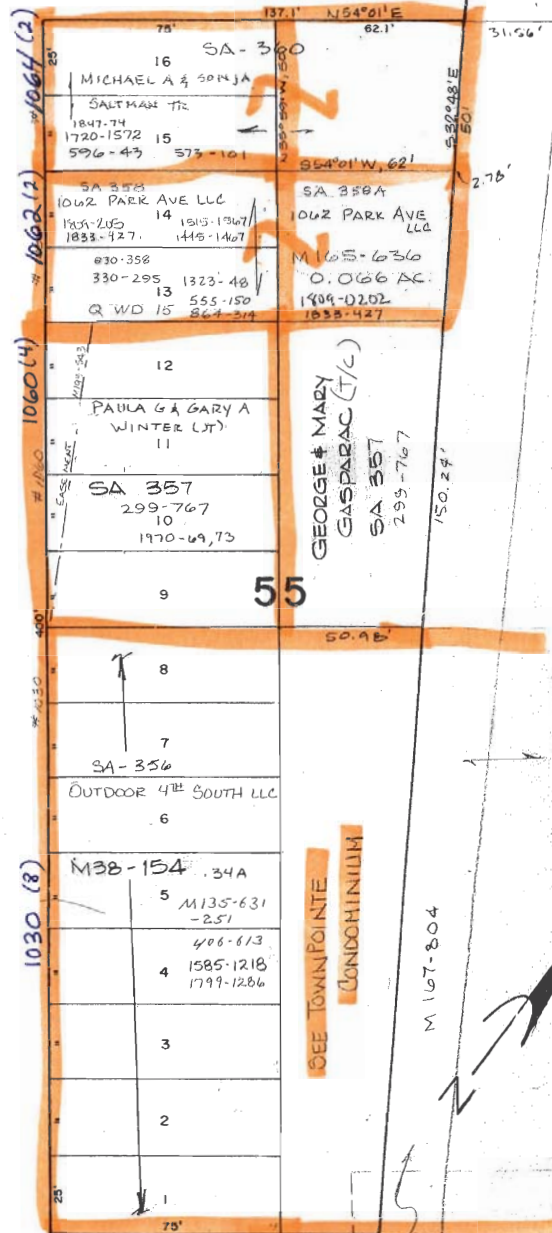


GRESCENT STREET (N 54°01' E)



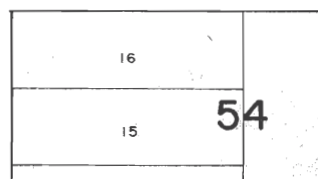
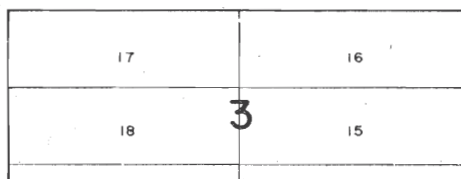
WOODSIDE AVENUE (N 35°59'W)

PARK AVENUE (N 35°59' W)



NOTE: SEE NE 1/4
SEC 16, T. 25 R. 4 E.

NOTE: SEE M171-453
FOR A PARKING
EASEMENT



SUMMIT COUNTY, UTAH

SCALE	
ONE INCH	40 FEET
BOOK	PAGE

PARK CITY - BLOCKS 1, 2, 11, 12, 53, SECTION 16, T2S R4E, S1, 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 1/73786976294838206464, 1/147573952589676412928, 1/295147905179352825856, 1/590295810358705651712, 1/1180591620717411303424, 1/2361183241434822606848, 1/4722366482869645213696, 1/9444732965739290427392, 1/18889465931478580854784, 1/37778931862957161709568, 1/75557863725914323419136, 1/151115727451828646838272, 1/302231454903657293676544, 1/604462909807314587353088, 1/1208925819614629174706176, 1/2417851639229258349412352, 1/4835703278458516698824704, 1/9671406556917033397649408, 1/19342813113834066795298816, 1/38685626227668133590597632, 1/77371252455336267181195264, 1/154742504910672534362390528, 1/309485009821345068724781056, 1/618970019642690137449562112, 1/1237940039285380274899124224, 1/2475880078570760549798248448, 1/4951760157141521099596496896, 1/9903520314283042199192993792, 1/19807040628566084398385987584, 1/39614081257132168796771975168, 1/79228162514264337593543950336, 1/158456325028528675187087900672, 1/316912650057057350374175801344, 1/633825300114114700748351602688, 1/1267650600228229401496703205376, 1/2535301200456458802993406410752, 1/5070602400912917605986812821504, 1/10141204801825835211973625643008, 1/20282409603651670423947251286016, 1/40564819207303340847894502572032, 1/81129638414606681695789005144064, 1/162259276829213363391578010288128, 1/324518553658426726783156020576256, 1/649037107316853453566312041152512, 1/1298074214633706907132624082305024, 1/2596148429267413814265248164610048, 1/5192296858534827628530496329220096, 1/10384593717069655257060992658440192, 1/20769187434139310514121985316880384, 1/41538374868278621028243970633760768, 1/83076749736557242056487941267521536, 1/166153499473114484112975882535043072, 1/332306998946228968225951765070086144, 1/664613997892457936451903530140172288, 1/1329227995784915872903807060280344576, 1/2658455991569831745807614120560689152, 1/5316911983139663491615228241121378304, 1/10633823966279326983230456482242756608, 1/21267647932558653966460912964485513216, 1/42535295865117307932921825928971026432, 1/85070591730234615865843651857942052864, 1/170141183460469231731687303715884105728, 1/340282366920938463463374607431768211456, 1/680564733841876926926749214863536422912, 1/1361129467683753853853498429727072845824, 1/2722258935367507707706996859454145691648, 1/5444517870735015415413993718908291383296, 1/10889035741470030830827987437816582766592, 1/21778071482940061661655974875633165533184, 1/43556142965880123323311949751266331066368, 1/87112285931760246646623899502532662132736, 1/174224571863520493293247799005065324265472, 1/348449143727040986586495598010130648530944, 1/696898287454081973172991196020261297061888, 1/1393796574908163946345982392040522594123776, 1/2787593149816327892691964784081045188247552, 1/5575186299632655785383929568162090376495104, 1/11150372599265311570767859136324180752990208, 1/22300745198530623141535718272648361505980416, 1/44601490397061246283071436545296723011960832, 1/89202980794122492566142873090593446023921664, 1/178405961588244985132285746181186892047843328, 1/356811923176489970264571492362373784095686656, 1/713623846352979940529142984724747568191373312, 1/1427247692705959

SHEPARD STREET (N54°01'E)

9TH STREET
STREET CLOSURE

3

33

SW 1/4 NE 1/4
Sec. 16, T2S, R4E

8TH STREET

OSBORNE STREET

55

Town Lift

PARKWOOD PLACE
CONDO (2006)

SEE BLK 54

0

Biden

LORD POTTER

17.6

APC

17.5

61010E 94.8

0.041

0'E 105.4'

own Lift

NL

Ex D

SURVEYOR'S CERTIFICATE

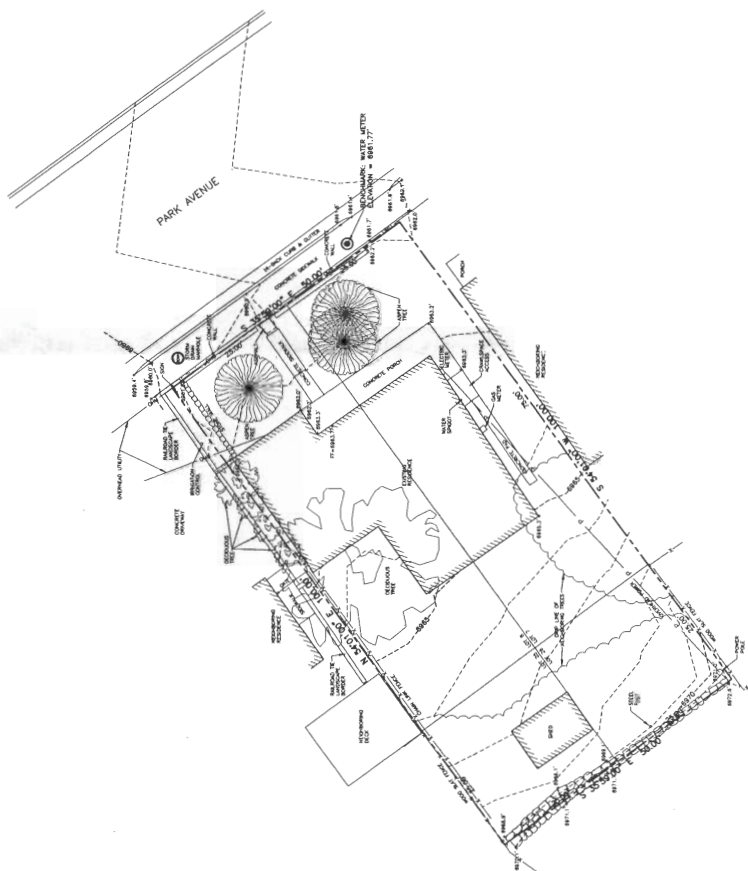
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that this is a true and correct copy of the original topographic survey as made under my direction of the lands shown on the attached map. I have personally supervised the field work and compiled and it is in compliance with generally accepted surveying standards for accuracy.



11-10-03

NOTES

1. See Beddard's Year near
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 4, 2009.
4. Property corners were not set.



(435) 649-1400 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 West 200th St. Ste. 200 Park City, Utah 84010-2004	STAFF: MARTY MORRISON	EXISTING CONDITIONS AND TOPOGRAPHIC MAP 929 PARK AVENUE BLOCK 3, SNYDER'S ADDITION	SHEET 1 OF 1
	DATE: 11/10/09	FOR: BILL SULLIVAN JOB NO.: 11-11-09 FILE: K:\SnyderAddition.dwg\topo2009\011108.dwg	

When recorded return to:
Park City Municipal Corporation - City Recorder
P O Box 1480, Park City, Utah 84060
Fee Exempt per Utah Code
Annotated 11-13-102

EX E.

AGREEMENT TO STABILIZE AND SECURE 929 PARK AVENUE

PROJECT NAME: 929 Park Avenue
OWNER'S NAME: Sullivan, William R (JT), Sullivan, Shelia A (JT) et al.
OWNER'S ADDRESS: 175 Verde Drive, Santa Cruz, CA 95060 Phone number 831-429-1043 or Bill Sullivan at verdedrive@msn.com

This Agreement is made by and between Sullivan, William R (JT), Sullivan, Sheila A (JT) et al. ("Owner") and Park City Municipal Corporation ("City") (collectively the "Parties"). Owner has proposed stabilizing and securing a historic structure which currently has been deemed dangerous. Owner's project has a street address or legal description of 929 Park Avenue, Park City, Utah (also known as Parcel SA-14, all of Lots 7 and 8 and the easterly 25 feet of Lots 25 and 26, Block 3, Snyder's Addition to the Park City Survey). Owner shall mean current owner, successors, or assigns.

Owner has requested that the City grant the necessary permit, or permits, required by the Municipal Code and the Land Management Code ("LMC") for the stabilization and security of the building to remediate the dangerous conditions. All construction shall be completed according to the approved plans on which the stabilization building permits are issued.

NOW THEREFORE, in consideration of the mutual promises, terms, and conditions hereof, City and Owner agree as follows:

1. Owner covenants and warrants performing all construction, development, mothballing and/or other permitted activity affecting the historic structure in accordance with the approved stabilization and security (mothballing) plans upon which the stabilization building permit may be issued. Owner, for itself and for its successors and assigns, grants to the Chief Building Official, or his designee, the right of entry on the stabilization project for the purposes of inspecting the stabilization project and assessing compliance with the approved stabilization and security plans.
2. Owner will apply for a building permit to secure the building against entry, vandalism or community disruption and will stabilize the building from hazards due to structural failure on or before September 20, 2010 and the work shall be initiated as soon as the contractor can schedule the work. All efforts will be made to complete the work not later than November 1, 2010. The building shall be secured and stabilized in a manner that is visually appealing when viewed from the public right-of-way and from the neighbors' vantage points.
3. The City may at any time inspect the condition of the building. If the building is not sufficiently secured or stabilized, the City will issue a written notice to come into compliance. The Owner will initiate the necessary action within seven (7) days of receipt of written notice to bring the building into compliance.

ENTRY NO. 00906959

09/20/2010 11:44:42 AM B: 2048 P: 0532

Agreement PAGE 1/5

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 0.00 BY PARK CITY MUNICIPAL CORP



4. On or before submittal of the building permit application and no later than September 20, 2010, Owner will submit a building maintenance and monitoring plan to the City's reasonable satisfaction. That plan will include a plan for regular inspection of the site for sign of human intrusion or natural deterioration. The Owner will maintain and monitor the building as detailed in the stabilization plans or as detailed in subsequent plans submitted by any future owner and as agreed to by the City.
5. Owner shall improve the Property to make it habitable by submitting a building permit application to make such improvements within six (6) years of the execution of this Agreement and pursuant to the approved Historic Preservation Package as revised on July 26, 2010. The Preservation Package, dated October 16, 2009, submitted to the City on behalf of the Owner by The Elliott Workgroup, 364 Main Street, Park City, Utah, is approved and the approval runs with the property.
6. The Owner agrees to maintain the landscape/yard in a manner that is consistent with applicable Park City Municipal Corporation codes.
7. It is the intent of the Parties that the Owner will have the obligation to ensure that the building stabilization and security project be completed according to the approved building stabilization plans submitted on behalf of the Owner by the Elliott Workgroup. The Owner accepts responsibility for the actions or omissions of any contractors, sub-contractors, or other individuals under their employ or supervision working on the building stabilization project which result in a declaration of default or non-compliance.
8. The building is not habitable. Until the Building Department issues a Certificate of Occupancy (or Temporary Certificate of Occupancy) the building shall not be inhabited.
9. Owner agrees to make the conditions of this Agreement applicable to its successors and assigns.
10. Owner will record this Agreement with the Summit County Recorder within ten (10) business days after executing this Agreement and provide a recorded copy to the City.
11. The Parties understand that none of the terms herein abrogate or affect the City's right to pursue criminal sanctions for any violation or violations of City ordinances.
12. This Agreement to Stabilize and Secure the Property known as 929 Park Avenue, Park City, Utah, together with all documents incorporated herein by reference, constitutes the entire and only agreement between the Parties and cannot be altered except by written instrument signed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed this
13th day of September, 2010.

OWNER

Sign: William R. Sullivan
 Print Name: William R. Sullivan
 Title: Owner

Mailing Address:

175 VERDE DRIVE
SANTA CRUZ, CA 95060

ACKNOWLEDGMENT

CALIFORNIA
 STATE OF UTAH)
Private Seal) ss.
 COUNTY OF SUMMIT)

On this 13th day of September, 2010, before me, Michael J. Jones,
 the undersigned notary public, personally appeared William R. Sullivan,
 personally known to me / proved to me on the basis of satisfactory evidence to be the person
 whose name is subscribed to the within instrument, and acknowledged that he or she executed
 the same.

SEE ATTACHED
CALIFORNIA ACKNOWLEDGMENT
 Notary Public

PARK CITY MUNICIPAL CORPORATION

Sign: Kirsten A. Whetstone
 Print Name: Kirsten A. Whetstone
 Title: Sr. Planner

See attached acknowledgement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On 09-13-2010

before me,

Michael Burns, Notary Public

Here Insert Name and Title of the Officer

personally appeared

William R. Succivan

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Agreement to Sell 929 Park Ave

Document Date:

09-13-2010

Number of Pages:

3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ACKNOWLEDGMENT

State of Utah
County of Summit

On this 14 day of Sept, 2010, Kirsten Whetstone personally appeared before me,
☒ who is personally known to me,
____ whose identity I verified on the basis of _____,
____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Sharon C Bauman
Notary Public

My Commission Expires: _____

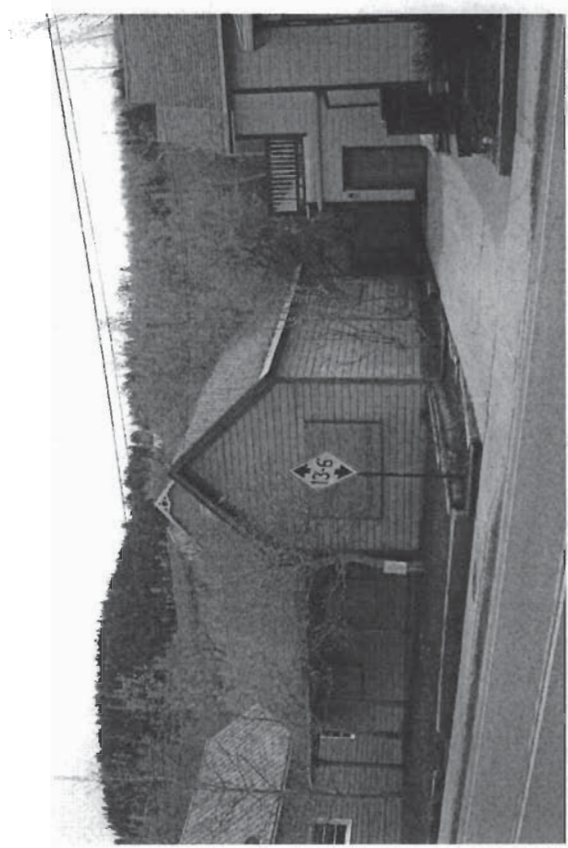
Attribution Clause: This Certificate is prepared for, and exclusively belongs to, the accompanying document entitled
Agreement to Stabilize and Secure 929 Park Ave 00906959 Page 5 of 5 Summit County 1010
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.

929 Park Avenue Neighborhood Compatibility Analysis

Address	Historic site	Lot Size (SF)	Living Area	Basement	Garage/s hed	Total Square Footage (SF) (not sheds)	Maximum Footprint (FP) Allowed per LMC	Type of Structure	Addition to historic?
929 PARK	significant	5,000	1,208		96	1,208	1,888	sfd	yes
841 PARK	no	12,325	13,081			13,081	3,083	condos	n/a
901 PARK	no	3,050	2,654	1,568		4,222	1,285	sfd/duplex	n/a
909 PARK	significant	2,614	1904	1,205		3,109	1,128	sfd	yes
915 PARK	significant	3,920	2384		300	2,684	1,573	sfd	yes
923 PARK	significant	4,356	973			973	1,705	sfd	no
937 PARK	significant	3,485	2,107	1,198	216	3,305	1,433	sfd	yes
943 PARK	significant	3,050	1,084			1,084	1,285	sfd	yes
949 PARK	significant	3,050	1,357		100	1,357	1,285	sfd	yes
953 PARK	no	1,742	2007		204	2,211	790	sfd	n/a
959 PARK	landmark	5,663	649			649	2,060	sfd	no
1001 PARK	no	1,742	1620	548		2,721	790	sfd	n/a
1005 PARK	no	1,742	1520	677		2,197	790	sfd	n/a
1030 PARK	no	14,810	1071		600	1,671	3,222	sfd	n/a
950 PARK	no	50,600	PS condo	n/a		n/a	n/a	condos	n/a
820 PARK	significant	31,000	commercial	n/a	n/a	n/a	n/a	commercial	no
819 PARK	significant	5,663	1,710		48	1,710	2,060	sfd	yes
AVERAGE LOT SIZE		9,048							
AVERAGES w/o PS condo/comr		4,278	1,589			2,810	1625		
AVERAGES w/o PS condo/841 Park condos/comm						2,079	1521		



* 929 Park



937 Park



915 Park



* 929 Park

923 Park



937 Park

943 Park



949 Park



937 Park

943 Park



943 Park



949 Park

953 Park



953 Park

959 Park



Parkwood Place 801-817 Park, SF 819 Park, Parkwood Condos 841 Park

Town Pointe Condo minimums Across the Street



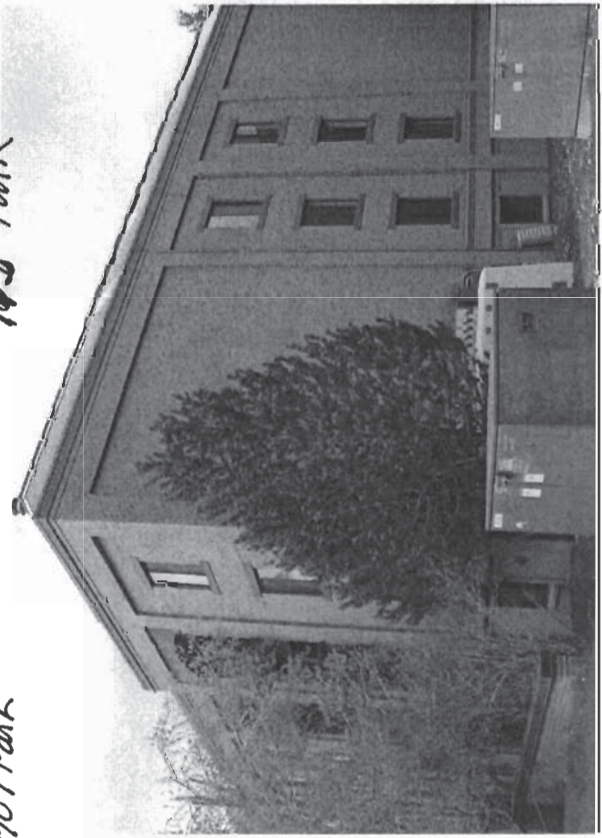
44 909 Park

905 Park

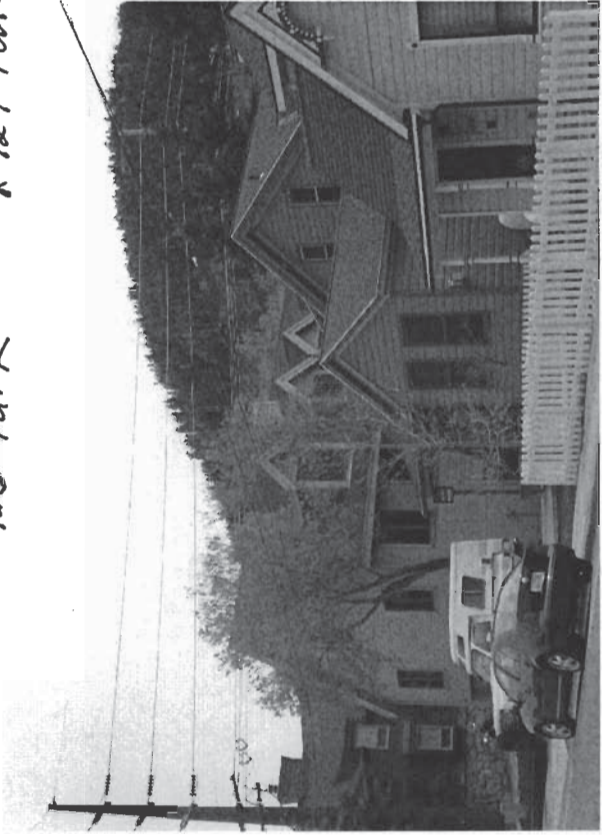


923 Park

* 929 Park



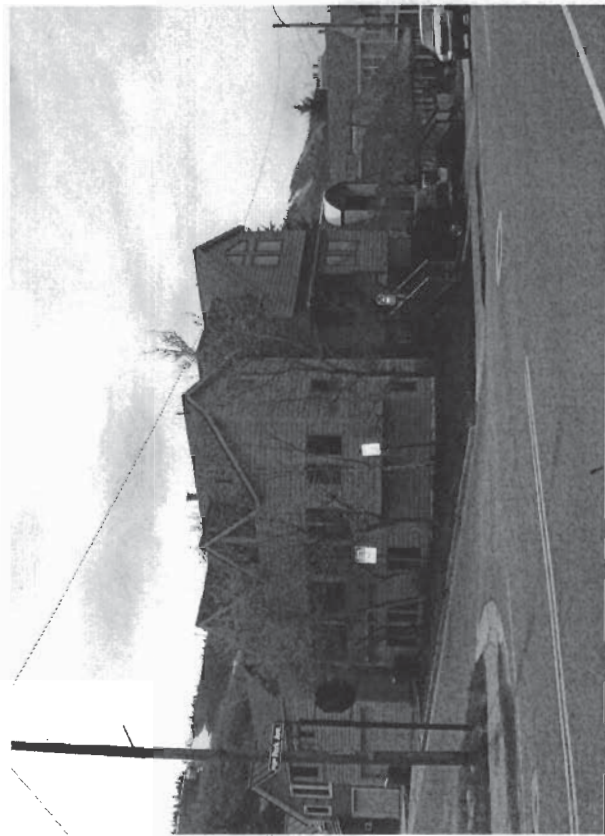
Park Station 950 Park



901 Park

909 Park

915 Park



1001 Park Ave & 1005 Park



901 Park

909 Park



Townlift & Rio Grande Bldg
810 & 820 Park Avenue



909 Park

915 Park

City Council Staff Report



Subject: Annual Historic Preservation
Award Program
Author: Kayla Sintz – Architect/Planner
Date: July 21, 2011
Type of Item: Legislative - Resolution
Project Number: GI-11-00124

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider adopting the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation award program. The award program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping

elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall (location to be determined). The selected property owner would receive a plaque to be presented by the Historic Preservation Board. The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. Sid Ostergaard was selected for the 2011 artist. The Board indicated a desire to have a different artist each year in order to highlight different art mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. On June 15, 2011 the Historic Preservation Board forwarded a positive recommendation of the draft Resolution to City Council for their consideration.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. The HPB has arranged for the 2011 award to be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

The HPB sub-committee has since recommended the wording for the 2011 plaque be as follows:

*HIGH WEST DISTILLERY
PARK CITY HISTORIC PRESERVATION 2011 AWARD
WINNER for EXEMPLARY ADAPTIVE RE-USE
Park City Historic Preservation Board and City Council*

Significant Impacts

There are no significant impacts associated with adopting the Resolution. Staff time and all award related costs will be covered within the existing budget.

Recommendation

Staff recommends the City Council review the attached Resolution as written and consider adopting the Resolution for the Annual Historic Preservation Award Program.

Exhibits

Resolution – Historic Preservation Board Annual Award Program

Resolution No. 11-

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

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

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this ____ day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

City Council Staff Report

Subject: North Silver Lake Lot 2B
Author: Katie Cattan
Mathew Evans
Date: July 21, 2011
Type of Item: Quasi-Judicial Appeal
Project Number: PL-11-01285



Summary Recommendations

Staff recommends the City Council hold a quasi-judicial hearing on an appeal of the Planning Commission final action to approve an extension of the Conditional Use Permit for the North Silver Lake Lot 2B development and consider upholding the approval based on the finding of fact, conclusions of law and conditions of approval.

Topic

Appellant:	Lisa Wilson, Neighbor
Location:	North Silver Lake Subdivision Lot 2B
Zoning:	Residential Development (RD-MPD)
Adjacent Land Uses:	Residential and Resort
Reason for Review:	Appeals of Planning Commission decisions on Conditional Use Permits are heard by the City Council

Background

Under the Deer Valley Resort Master Plan Development (MPD) the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,525 square feet of commercial and support space. The Deer Valley MPD requires that all developments are subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the conditional use review of LMC Section 15-1-10.

The original CUP application was before Planning Commission on five different occasions (August 13, 2008, October 22, 2008, February 25, 2009, May 27, 2009, and July 8, 2009). During the July 8, 2009 review, the Planning Commission approved the application with a 3 – 1 vote. One Commissioner abstained.

On July 17, 2009, the neighboring property owners submitted an appeal of the Conditional Use Permit (CUP) approval for development of the North Silver Lake Subdivision Lot 2B. The City Council reviewed the appeal on October 15, 2009 and again on November 12, 2009. During the November 12, 2009 meeting, the

City Council remanded the CUP application to the Planning Commission with specific items to be addressed.

The Planning Commission reviewed the remand during two work sessions on November 11, 2009 and January 13, 2010 and two Planning Commission regular agenda meetings on March 10, 2010 and April 28, 2010 to address specific findings of the City Council. The Planning Commission approved the revised conditional use permit with a four to one vote on April 28, 2010.

The approval was appealed by two separate parties. On May 7, 2010, Eric Lee submitted an appeal on behalf of property owners in the neighborhood. On May 10, 2010, Lisa Wilson submitted an additional appeal. The City Council reviewed the appeals on June 24, 2010. All parties stipulated to additional condition of approval #19 that "no lockouts are permitted within this approval". The Council did not find merit in the notice issues, the compatibility of revised design or other issues raised in Ms. Wilson's appeal. The Council added an additional requirement of an opportunity for neighborhood input prior to approval of the phasing plan(s), but found that the Planning Commission adequately addressed the issues of the remand. Accordingly, the City Council affirmed and denied in part the Planning Commission's decision to approve the North Silver Lake Lot 2B Conditional Use Permit. The City Council findings were ratified on July 1, 2010. The conditional use permit approval included a condition that the approval would expire on July 1, 2011 if no building permits are issued within the development.¹ On March 3, 2011, the Planning Department received a Request for Extension of the Conditional Use Permit approval. The Planning Director reviewed the request, staff analysis provided within a staff report, and the public input (Exhibit B: Staff Report w/public comment). On April 28, 2011, the Planning Director approved the Extension of the Conditional Use Permit for an additional year as conditioned. (Exhibit C: Action Letter)

On June 8, 2011 the Planning Commission held a public hearing to consider the appeal filed. After hearing testimony from the appellant, the property owner, and staff, the Planning Commission, after reviewing the matter de novo, rendered a decision to uphold the Planning Director's decision and grant the extension of the Conditional Use Permit.

Appeal

On June 20, 2011, the City received a written appeal (Exhibit A - Appeal) pursuant to Chapter 15-1-18(A) of the Land Management Code. The appeal is of the Planning Commission final action of June 8, 2011, upholding the Planning

¹The applicant has satisfied this requirement by applying for, and being issued a conditional building permit on June 24, 2011(BD-11-16220). If the City Council upholds the Planning Commission's decisions, the building permit will be void. The Applicant and the City reserve the right to raise the affirmative defense of mootness upon appeal to Third District Court, if any.

Director's decision to approve an extension of the Conditional Use Permit for the North Silver Lake Lot 2B development.

Standard of Review

An appeal of a Staff Decision is reviewed by the Planning Commission as described in 15-1-18(A). Per LMC Section 15-1-18(C) any final action by the Planning Commission on a conditional use permit may be appealed to the City Council.

The City Council shall act in a quasi-judicial manner. A "quasi judicial act" is defined as a judicial act, which is performed by someone who is not a judge. Therefore, like a judge, board members shall not have communication with anyone concerning this matter ("ex parte" communication) outside of the appeal hearing.

LMC Section 15-1-18(G) requires that the City Council shall review factual matters de novo and it shall determine the correctness of the decision of the Planning Commission in upholding the Planning Directors determination in his interpretation and application of the land use ordinance. "De Novo" means anew, afresh, the same as if it has not been heard before and as if no decision had been previously rendered. Any matters not related to the CUP extension review, are not applicable to this appeal.

The City Council may affirm, reverse, or affirm in part and reverse in part the appeal based on written findings of fact, conclusions of law, and conditions of approval, if any, supporting the decision, and shall provide the owner and/or applicant with a copy of such. Final action by City Council may be appealed to District Court.

Analysis of the CUP extension application

Within the Land Management Code Section 15-1-10(G), **"The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings."**

1. No change in circumstance that would result in an unmitigated impact.

Complies. The submitted plans match the approved July 1, 2010 set of plans. There has been no change in circumstances to the site or the plans that would result in unmitigated impacts.

2. Would result in a finding of non-compliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request.

Complies. The applicable sections of the Land Management Code and the Park City General Plan have not been modified since the July 1, 2010 approval; therefore there are no new findings of non-compliance with either document.

In addition, there was one condition of approval from the July 1, 2010 approval that must be completed prior to the extension of the Conditional Use Permit extension. The original condition of approval #18 stated "A bond shall be collected at the time of Conditional Use Permit Approval to ensure that the existing impacts of the site will be repaired at the time of CUP expiration or extension. At such time, the existing rock area of the site shall be capped with soil and re-vegetated and new landscaping along the perimeter entrance shall screen the view into the project. If a building permit is issued within one year, this bond shall be released." A bond was collected for re-vegetation and new landscaping along the perimeter entrance at the time of CUP approval.

Due to the amount of snow pack this spring, the landscaping work was not completed prior to the Planning Directors review. To enforce this condition of approval, the extension was conditioned on it being completed by July 1, 2011. The new condition #18 reads:

"The approved extension will be void if Condition of Approval #18 from the July 1, 2010 City Council approval is not completed by July 1, 2011. The condition states "A bond shall be collected at the time of Conditional Use Permit Approval to ensure that the existing impacts of the site will be repaired at the time of CUP expiration or extension. At such time, the existing rock area of the site shall be capped with soil and re-vegetated and new landscaping along the perimeter entrance shall screen the view into the project. If a building permit is issued within one year, this bond shall be released."

This landscaping was completed by July 1, 2011 and condition of approval #18 of both the July 1, 2010 CUP and the Planning Director's decision to extend the expiration date one year have been met.

Appeal

Per LMC Section 15-1-18(F) an appeal must have a comprehensive statement of all the reasons for the appeal, including specific provisions of the law, if known, that are alleged to be violated by the action taken. The Appellant is represented by attorney, P. Matthew Muir with Miller and Guymon law, in this matter. The written appeal is attached hereto as Exhibit "A". The appeal raises two issues, as well as "other concerns" regarding the project. In fact, the two issues are really the same argument stated two different ways. The basis for the appeal is that the correction of the typos was an illegal modification of the findings and that the correction was substantial.

More specifically, the argument is that the approval of the extension was really a “modification” of the CUP which would have required a separate action by the Planning Commission. More particularly, the Appellant argues the change to correct the clerical error resulted in a modification of the Conditional Use Permit. In its review, the Planning Commission ruled that the error was not substantial and would not have changed the outcome of the Planning Director’s Decision to grant the extension of the Conditional Use Permit. (see Exhibit B). Furthermore, the Planning Commission did hold a public hearing and addressed the issue of the typographical errors and voted to adopt the findings of fact as modified.

Staff has acknowledged the changes in the original findings of fact that were made due to previous staff typing errors. The appellant brought the mistakes to Staff’s attention during the public input period for the CUP extension and staff corrected those typos as part of the extension of the CUP. Planning Commission ratified those changes upon its adoption of the findings of fact, conclusions of law and conditions of approval. The two typing errors were identified within finding of fact #3 and finding of fact #9.

Finding of Fact #3

Appellant isn’t contesting fixing the typo in Fact of Fact #3. It was altered for the following reason. Finding of Fact #3 identified 14,**552** square feet of commercial and support space. There are 14,**525** square feet of commercial and support space identified in the approved plans associated with the July 2010 approval. The application utilized 5102 square feet of commercial area. This typo is harmless as there is no change in circumstance from that would result in unmitigated impacts. Finding of Fact #3 was modified within the Planning Director’s determination to state the correct 14,525 square feet and ratified by the Planning Commission’s final action.

Finding of Fact #9

Finding of Fact #9 incorrectly identifies Lot 2B rather than Lot 2D as the open space lot within the North Silver Lake Subdivision. Finding of fact #9 from the July 1, 2010 CUP approval stated:

“Within the original North Silver Lake Subdivision, the Bellemont subdivision was allowed to also utilize Lot 2B towards the 60% open space requirement. The Bellemont Subdivision utilized ¼ acre of the Lot 2B parcel to comply with the open space requirement.”

Lot 2B is the lot upon which the CUP was granted. The dedicated open space lot within the North Silver Lake Subdivision is Lot 2D. Lot 2D is designated as open space on the North Silver Lake Subdivision both as a plat note. The original typo was within the analysis of the February 25, 2009 staff report. All the staff reports after this date corrected the typo within the staff report, but the error was included in finding of fact #9. Finding of fact #8, clearly stated throughout the process that lot 2D is the open space parcel, with the open space applying to the open space

requirement of lot 2B. Bellemont used for ¼ acre of Lot 2D for its open space requirement. It was a typographical error within finding of fact #9 for it to say 2B. The open space calculation was done based on the open space lot being 2D (and not 2B). The open space calculation remains 70.6% as stated in finding of fact #10.

Within the Bellemont staff report and minutes (Exhibit H) show that it was Lot 2D which was utilized for its ¼ acre of open space and that ¼ acre was removed from 2D in determining how much acreage was left that Lot 2B could use to meet its open space calculation. Furthermore, Lot 2B currently contains more than ¼ of an acre of open space therefore, even if the Bellemont ¼ acre was applied to Lot 2B, then Bellemont wouldn't be using any of the Lot 2D open space and there would be an additional ¼ acre available for Lot 2B to use as open space from Lot 2D and the open space calculations would be exactly the same. Therefore, this typo is harmless and not substantial and there is no change in circumstance that would result in unmitigated impacts.

The corrected finding of fact #9 which was modified in the Planning Director's decision and was ratified by the Planning Commission's final action states "Within the original North Silver Lake Subdivision, the Bellemont subdivision was allowed to also utilize Lot 2D towards the 60% open space requirement. The Bellemont Subdivision utilized ¼ acre of the Lot 2D parcel to comply with the open space requirement."

The Attorney for the appellant argues that existing case law would support their claim because the City did not follow the procedures outline within LMC 15-1-10(G), and that by not following our own procedures, the action taken by the Director was "illegal".

Staff position is that none of our adopted standards were violated. The errors were typographical ones which are nonsense in light of all the other facts and evidence in the application. Section 15-1-10(G) clearly states that a "one-year extension may be granted by the Planning Director when the applicant is able to demonstrate no change in the circumstance that would result in an unmitigated impact or that would result in a finding of noncompliance with the Park City General Plan or the Land Management Code in effect at the time of the extension request." The Attorney for the appellant claims that the error is in essence a modification because the typo was corrected during the Planning Director's review and then adopted by the Planning Commission. However, the project remains "un-modified" and there are no changes or modifications to the original approved set of plans, nor the scope of approval.

The attorney concludes that "the failure to follow the mandatory procedural requirements of the LMC in association with the CUP extension is prejudicial to Ms. Wilson [Appellant] and other interested parties, because it deprived them of notice and opportunity to have input on the extension, as well as depriving them

of the due process of a Planning Commission hearing.” Staff asserts that there was no deprivation of due process rights because there was notice of the Planning Director’s administrative hearing in which Ms. Wilson submitted comments, as well as there being a de novo review of the CUP extension by the Planning Commission which addressed the issue of the typo head on and within which Ms. Wilson argued the same. The Planning Commission heard the arguments and voted to adopt the findings with the typos corrected. It is the Planning Commission decision which is being appealed here. .

Appellant also argues that the Conditional Use Permit should not have been issued in the first place because it violates the Deer Valley MPD. This argument is moot because the Conditional Use Permit was previously approved and went through the appeals process. Council is reviewing whether or not the CUP extension meets the requirements of LMC 15-1-10(G) which go to a change of circumstance in the application. Here there is no evidence or allegation that circumstance has changed. An extension request does not give the City full jurisdiction to re-decide the merits of the original approval.

The other argument by the Appellant is that the issue with the project has been contentious and fought by neighboring property owners, and that other similar projects previously approved sit idle or vacant, and that they are perhaps blighted because of that reason. These are not substantive arguments for overturning the Directors decision to issue the extension. LMC 15-1-10(G) outlines the criteria which must be considered in order to issue the extension. Past problems with similar type of projects and concern by neighboring property owners is not a consideration provided by in the Ordinance. If the appellant feels aggrieved by the ordinance she has the right to petition the city to change it.

Notice

The noticing requirements of LMC Section 15-1-21 have been met for the appeal. The property was posted seven (7) days prior to the date set for the appeal, noticing was sent to all parties who received mailed notice for the original administrative action seven (7) days prior to the hearing, and the agenda was published in a newspaper of local circulation once seven (7) days prior to the hearing.

Public Input

Public input was received by staff during the review by the Planning Director. This input is included within Exhibit B. No public comment has been received in regards to the pending appeal.

Alternatives

- The City Council may affirm the Planning Commission’s decision to approve the North Silver Lake Lot 2B CUP extension in whole or in part as conditioned or amended; or
- The City Council may reverse the Planning Commision’s decision and deny

the North Silver Lake Lot 2B CUP extension in whole or in part and direct staff to make Findings for this decision; or

- The City Council may remand the matter to the Planning Director with direction on specific items; or
- The City Council may continue the discussion on the appeal of the North Silver Lake CUP extension.

Recommendation

Staffs recommends the City Council review the appeal and consider affirming the Planning Commission decision to uphold the Planning Director's approval and grant the one year extension for the Conditional Use Permit (North Silver Lake CUP) with minor typographical corrections, specifically to Finding #3 and #9 as underlined.

Findings of Fact

1. The subject property is at 7101 North Silver Lake Drive. This property is also known as Lot 2B of the North Silver Lake Subdivision.
2. The proposed development is located within the Deer Valley Master Plan Development.
3. Within the Deer Valley Master Plan, the North Silver Lake Subdivision Lot 2B is permitted a density of 54 residential units and 14,525 square feet of commercial and support space.
4. The applicant has applied for a conditional use permit for the development of 54 units located on Lot 2B of the North Silver Lake Subdivision. The applicant has included 5102 square feet of support commercial space within this application. The project consists of 16 detached condominium homes and four condominium buildings containing 38 condominium units. The remaining commercial units are not transferable.
5. The North Silver Lake Subdivision Lot 2B is 5.96 acres in area.
6. The Deer Valley Master Planned Development (MPD) requires that all developments are subject to the conditions and requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the conditional use review of LMC chapter 15-1-10.
7. The Deer Valley MPD determines densities on parcels as an apartment unit containing one bedroom or more shall constitute a dwelling unit and a hotel room or lodge room shall constitute one-half a dwelling unit. The Deer Valley MPD does not limit the size of units constructed provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.
8. Within the Deer Valley MPD parcels exhibit there is a note for the NSL Subdivision Lot 2D Open Space stating "This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B." Lot 2D is 4.03 acres in size.
9. Within the original North Silver Lake Subdivision, the Bellemont subdivision was allowed to also utilize Lot 2D towards the 60% open space requirement.

The Bellemont Subdivision utilized $\frac{1}{4}$ acre of the Lot 2D parcel to comply with the open space requirement.

10. The current application site plan contains 70.6% of open space on the site including the remainder 3.78 acres of open space on Lot 2D.
11. The property is located in the Residential Development zoning district (RD) and complies with the Residential Development ordinance.
12. The property is within the Sensitive Lands Overlay Zone and the project complies with the Sensitive Lands Ordinance.
13. The height limit for Lot 2B was established at 45 feet within the Deer Valley Master Plan. The development complies with the established height limit, with the allowance of five feet for a pitched roof.
14. The onsite parking requirements for the four stacked flat condominiums have decreased 25% in compliance with section 15-3-7 of the Land Management Code. The Planning Commission supports a 25% reduction in the parking for the stacked flats within the development.
15. The Planning Commission held public hearings on August 13, 2008, October 22, 2008, February 25, 2009, May 27, 2009, and July 8, 2009.
16. The Planning Commission approved the CUP on July 8, 2009.
17. An appeal of the CUP approval was received July 17, 2009 within ten days per LMC 15-1-18.
18. The City Council reviewed the appeal of North Silver Lake lot 2B on October 15, 2009 and on November 12, 2009.
19. On November 12, 2009, the City Council remanded the Conditional Use Permit back to the Planning Commission with three specific items to be addressed within the order.
20. The Planning Commission reviewed the North Silver Lake Conditional Use Permit remand on November 11, 2009 and January 13, 2010 and two Planning Commission regular agenda meetings on March 10, 2010 and April 28, 2010. The Planning Commission approved the revised Conditional Use Permit on April 28, 2010.
21. The Conditional Use Permit was appealed by two separate parties within ten days of the Planning Commission approval.
22. The design for Building 3 decreased the overall square footage of the Building 3 twenty-five percent (25 %), reoriented the building on the site, and divided the original single building into two interconnected buildings of smaller scale and size than the original single building.
23. The landscape plan was modified to comply with the Wild Land Interface regulations.
24. Construction phasing and additional bonding beyond a public improvement guarantee has been required.
25. On July 1, 2010, the City Council approved the North Silver Lake Lot 2B Conditional Use Permit. The approval is scheduled to expire on July 1, 2011 if no building permits are issued within the development.
26. On March 17, 2011, the Planning Department received a complete application for an extension of the Conditional Use Permit. No permits for development

have been issued or applied for at time of application. The extension request was submitted prior to the expiration of Conditional Use Permit.

27. The Conditional Use Permit Criteria within LMC section 15-1-10 has not changed since the July 1, 2010 City Council approval.
28. The Conditional Use Permit application for North Silver Lake Lot 2B has not changed since the July 1, 2010 City Council Approval. There are no changes in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or Land Management Code.
29. Within the July 1, 2010 approval, Condition of Approval #18 states "A bond shall be collected at the time of Conditional Use Permit Approval to ensure that the existing impacts of the site will be repaired at the time of CUP expiration or extension. At such time, the existing rock area of the site shall be capped with soil and re-vegetated and new landscaping along the perimeter entrance shall screen the view into the project. If a building permit is issued within one year, this bond shall be released." This requirement had not been completed at the time of extension submittal. The work was completed by July 1, 2011, and therefore the approved extension will not be void due to incompleteness on condition of approval #18 from the July 1, 2010 City Council action.
30. The building department collected a bond to ensure that the existing impacts of the site will be repaired at the time of CUP extension. The landscape plan includes re-vegetating the disturbed area including top soil and native grasses, planting eighteen (18') new trees that vary in height from 10 to 12 feet, and installing an irrigation system for the establishment of the grass and ongoing watering of the new trees. This work was completed by July 1, 2011 and complies with the July 1, 2010 City Council conditions of approval.
31. The Planning Director granted a one year extension to the Conditional Use Permit on April 28, 2011 to July 1, 2012.
32. An appeal to the Planning Commission of the Planning Directors approval was submitted on May 9, 2011.
33. On June 8, 2011 the Planning Commission held a public hearing to consider the appeal filed. After hearing testimony from the appellant, the property owner, and staff, the Planning Commission, after reviewing the matter de novo, rendered a decision to uphold the Planning Director's decision and grant the extension of the Conditional Use Permit.
34. On June 20, 2011, the City received a written appeal pursuant to Chapter 15-1-18(A) of the Land Management Code. The appeal is of the Planning Commission final action of June 8, 2011, upholding the Planning Director's decision to approve an extension of the Conditional Use Permit for the North Silver Lake Lot 2B development.

Conclusions of Law

1. The application is consistent with the Deer Valley Master Planned Development and the Park City Land Management Code, particularly section 15-1-10, Conditional Use Permits.

2. The Use is compatible with surrounding structures in use, scale, mass, and circulation.
3. The Use is consistent with the Park City General Plan.
4. The effects of any differences in Use or scale have been mitigated through careful planning.
5. No change in circumstance is proposed within the extension that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. This plan must address mitigation for construction impacts of noise, vibration, and other mechanical factors affecting adjacent property owners. The Arborcare Temporary Tree and Plant Protection Plan dated April 2, 2009 must be included within the construction mitigation plan.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. The Arborcare Temporary Tree and Plant Protection Plan dated April 2, 2009 must be adhered to. A member of the Planning Staff and Planning Commission will be invited to attend the pre-installation conference. Prior to operating any excavation machinery, all operators of any excavation machinery must sign off that they have read, understand, and will adhere to the Temporary Tree and Plant Protection plan.
5. A landscape plan is required with the building permit. The landscape plan must reflect the site plan and existing vegetation plan as reviewed and approved by the Planning Commission on April 28, 2010.
6. The developer shall mitigate impacts of drainage. The post-development run-off must not exceed the pre-development run-off.
7. Fire Marshall review and approval of the final site layout for compliance with City standards is a condition precedent to building permit issuance. The proposed development shall comply with the regulations of the Urban Wild Land Interface Code. A thirty foot defensible space will be mandatory around the project, limiting vegetation and mandating specific sprinklers by rating and location. The Fire Marshal must make findings of compliance with the urban wild land interface regulations prior to issuance of a building permit.
8. Approval of a sign plan is required prior to installation of any signs on the property.
9. Staff review and findings of compliance with the lighting regulations of LMC Section 15-5-5(l) are required prior to the issuance of an electrical permit.
10. This approval will expire July 21, 2012, 12 months the date of this decision, if no building permits are issued within the development. Continuing construction and validity of building permits is at the discretion of the Chief Building Official and Planning Director.

11. Approval is based on plans reviewed by the City Council on June 24, 2010. Building Permit plans must substantially comply with the reviewed and approved plans. Any substantial deviation from this plan must be reviewed by the Planning Commission.
12. The SWCA wildlife mitigation plan dated April 15, 2009 must be included within the construction mitigation plan and followed.
13. The two ADA units are to be platted as common space and cannot be separately rented without renting another unit.
14. The Sustainable Design Strategies created by Living Architecture as reviewed by the Planning Commission on April 28, 2010 must be adhered to within the building permit process. Any substantial deviation from this plan must be reviewed by the Planning Commission.
15. The final condominium plat for North Silver Lake Lot 2B may not exceed the square footage for common space, private space, and commercial space as shown in the plans reviewed by the City Council on June 24, 2010.
16. A bond shall be collected prior to issuance of a grading or building permit to cover the cost of the landscape plan as approved.
17. A phasing and bonding plan to ensure site restoration in conjunction with building phasing beyond a public improvement guarantee must be approved by the Building Department. The plan shall include re-vegetation for perimeter enhancement and screening into the project, soil capping for any new disturbance and previous disturbance of the site, and clean-up of all staging areas. Prior to building department action on approving each phase of the phasing plan, the developer and building department shall conduct a neighborhood meeting, with minimum courtesy mailed notice to both appellants, each appellant's distribution list as provided to planning staff, and any HOAs registered with the City within the 300 foot notice area.
18. No lockout units are permitted within this approval.
19. The conditions of approval of the original July 1, 2010 Conditional Use Permit approval continue to apply.

Order

1. The appeal is denied in whole. The Conditional Use Permit extension is approved with the amended Finding of Fact, Conclusions of Law and Conditions of Approval as stated above.

Exhibits

- Exhibit A – Appeal
- Exhibit B – April 18, 2011 Staff Report w/exhibits for Planning Director determination
- Exhibit C – April 28, 2011 Planning Director Decision
- Exhibit D – June 8, 2011 Planning Commission Appeal Staff Report
- Exhibit E – June 8, 2011 Minutes
- Exhibit F – June 9, 2011 Planning Commission Action letter
- Exhibit G – July 1, 2010 Ratified City Council Findings
- Exhibit H – Bellmont Staff Report and Minutes

City Council & Planning Commission Joint Meeting Staff Report



Author: Katie Cattan, Thomas Eddington, Phyllis Robinson, Jonathan Weidenhamer
Subject: Redevelopment Strategies
Date: July 21, 2011
Type of Item: Legislative- Discussion

SUMMARY RECOMMENDATIONS

Staff is requesting Council and Planning Commission discussion and direction on using the Community Visioning levers as a guide to find policy balance, inform the upcoming General Plan updates, and provide direction on the City's role in redevelopment. Staff is requesting specific direction on the following issues:

1. What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan? (Exhibit A)
2. Should the City and the Planning Department Staff prioritize resources to rewrite the Supplemental Neighborhood Plan within the General Plan for the Park Bonanza District?
3. Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - a. Rezone all existing large lots and possible lot combos; or
 - b. Address maximum building envelopes for new lot combos?

BACKGROUND

The Planning Commission and City Council met during a joint work session meeting on July 7, 2011. The following is a recap:

The joint session of Planning Commission and City Council produced two "meta agreements" that will shape future Park City posture regarding redevelopment.

First is that Park City cannot afford to sit by while the competition steadily reinvest and improve. Inertia in the face of development would give a pass to Whistler and Breckenridge and other communities that would undermine Park City's tourist based economy.

Second is that redevelopment should be guided by the combined energies and different missions of the Planning Commission and City Council working not oppositionally but together. This principally takes the form of the Commission and the Council collaborating with professional planning staff to produce and be guided by three related governing documents - the General Plan in its most up-to-date form, a continually updated Land Management Code, and an annual priority redevelopment guide known as the Redevelopment Strategic Plan. A principle goal moving forward is incorporating greater joint clarity in each of these documents. Successfully achieving such clarity of governance will not make hard decisions easy, but should minimize missed expectations and/or a process train wreck which are more likely if the joint vision of the Commission and Council is not reflected in the controlling documents. Additionally, the public and development community are provided more notice and a fairer template from which to engage the regulatory, application process.

Council and Commission members in attendance reached unanimous consent that: 1) the ***Sense of Community*** in Park City is the primary driver among the various levers identified in Visioning (2009), the one that holds the rest together; and 2) there was agreement that a portfolio approach to achieving balance across Park City over time made more sense than forcing every project to achieve a perfect score in all areas (equity, economy, environment, and quality of life) for all locations in town.

The working group was in agreement that Park City is now a fully matured place far more than just the resort properties and Historic Main Street and that each evolved district or neighborhood fully merits distinct goals and strategies when it comes to the built environment. There was concurrent energy supporting a common theme of excellence, but clearly in the context of each neighborhood having its own identity and plan. The group also agreed that a visual language was essential, both in finding a meaningful vocabulary, and in establishing connective tissue binding several distinct neighborhood identities into one Park City vernacular. The individual neighborhoods or districts that exist now or that may emerge should have explicit development and redevelopment priorities that are expressed in the annual Redevelopment Strategic Plan. Like the current revision process for the General Plan, the Strategic Plan should incorporate visual guidance for a sense of place in addition to just written text. Finally, there was agreement that project evaluation should push for front end clarity to create predictable redevelopment processes and facilitate the most creativity possible.

The working group agreed to take the current Redevelopment Strategic Plan and work across group lines to dig into it and evaluate its “goals”, “strategies”, and “products”. They agreed to come to the July 21 meeting with a well-developed grasp of the *draft* priority list and method of organizing, and be prepared to discuss actual development priorities. The group discussed an annual structure of updating the Redevelopment Strategic Plan collaboratively by representation from professional staff, the City Council, and the Planning Commission working together. The Plan could be adopted during the annual visioning session in January, and would then be able to inform the General Plan, which is to be fully updated within six months with oversight from the City Council.

The Land Management Code is to be continually updated with recommendations from the Planning Commission. On July 21, 2011, public input on two specific cases would be heard - Bonanza Park and Lot Combinations. The working group will come prepared discuss each of them in the context of a) limited staff resources, b) pressing redevelopment exigencies, c) priorities, d) the community's core values, and e) development along a portfolio continuum. The objective for the meeting is to provide clarity to staff on priorities and on policy.

THE TAKEAWAYS FROM THE JULY 7th JOINT MEETING AND GOALS FOR JULY 21st JOINT MEETING

1. Redevelopment is a necessary evolution that is natural and will occur with or without us. It should be seen as an opportunity to proactively influence our preferred outcomes and community goals;
2. Sense of Community is the primary driver and priority within the visioning levers and should be the lowest common denominator for all decisions
3. The core values in the visioning lever do not imply a no or restrictive growth policy, rather an understanding that to balance the City's overall “portfolio”, sometimes we will have to “give” to “get”;
4. There will be different goals for different neighborhoods which will influence both the City's role and implementation strategies/projects;
5. Using tools to visualize what redevelopment opportunities could mean or otherwise indicate the visual experience of place and relationship of the various components of our built environment that could result from redevelopment should be a priority - We should explicitly define our goals for each district through specific redevelopment strategic planning;

6. Agreement that the “hard work” or disagreements should happen up front or early in the process, so there is clarity for both public and private project developers.
7. Specific ongoing collaboration annually between Planning Commission & City Council to jointly co-generate the Redevelopment Strategic Plan.

The group agreed to a follow up meeting on July 21 to:

1. Review the draft Redevelopment Strategic Plan (Exhibit A) and be prepared for specific discussion on the Goals, Strategies, and Projects;
2. Take public input;
3. Specific case study discussion on:
 - a. Lot Combinations
 - b. Prioritizing Bonanza Park Supplemental Neighborhood Plan as part of the General Plan update;

If the group agrees the goals and strategies are aligned, this draft Redevelopment Strategic Plan will be used as a “guiding principle” document until the Council & Planning Commission co-generate an updated version in the fall, prior to adoption during the annual joint Visioning Session.

Staff also recommends that the City Council and Planning Commission meet jointly every two months to discuss the General Plan. With eight months remaining prior to the General Plan deliverable, these meetings would be very helpful to ensure that the GP addresses all issues and stays on schedule.

The anticipated agenda for the joint meeting on July 21st is as follows:

1. Recap of the July 7th meeting
2. Opportunity for Julia and Adam’s input – explain view of redevelopment
3. Discuss “homework” assignment and ensure goals and strategies are consistent with the July 7th joint meeting
4. Public input
5. Lot Combination/House Size and Bonanza Park (Example of Yarrow Pre-MPD) discussion
6. Discussion on future joint meetings

ANALYSIS

The July 7, 2011 staff report is attached as Exhibit C. Please utilize this staff report for the full background and analysis provided on the Visioning 2009, General Plan Update, and the analysis of the three topics of discussion including:

- Redevelopment Strategic Plan and Implementation Program
- Lot Combinations in Old Town
- Bonanza Park Supplement to the General Plan

DISCUSSION ITEM #1 - REDEVELOPMENT STRATEGIC PLAN

During the annual Council Visioning of 2009, and reiterated in 2010 and 2011 Council identified the expansion of the resort-based economy as a specific Economic Development priority. Our economic and redevelopment background studies and guiding documents support the significance and impact of our tourism-based economy on our local quality of life.

Undoubtedly, tourism is the largest single component of the economic base of Summit County, generating total economic impacts of over \$1.6 billion annually, creating nearly

12,000 jobs and increasing earnings by almost \$300 million. Measurable tax impacts are over \$57 million annually and contribute substantially to the budgets of Summit County, Park City Municipal Corporation and the three school districts in the County. Without the net contribution made by visitors, Summit County residents could only maintain their current resort lifestyle through substantial property tax increases. (Economic Impacts of Tourism, Wikstrom, 2009)

The Economic Element of the Park City General Plan recognizes that Park City has many impressive community amenities for a town of such a small population.

"Many of the benefits enjoyed by residents are attributed to the revenues derived from the tourism industry. Community facilities such as the Library, Racquet Club and the Municipal Golf Course are all examples of the quality facilities that tourism revenue supports. Well maintained streets, enhanced police protection and increasing access to technology infrastructure are products of the resort economy."

Tourism is Park City's major industry providing over 2/3 of municipal general fund revenues. Our resort economy supports a high level of services and facilities that benefit both visitors and residents. The General Plan further states that *"in order for the community to continue enjoying these benefits and amenities we must maintain a viable and healthy tourism economy. In order to achieve this goal, we must strike a balance between development pressures, recreational activities and the natural environment to ensure that we are maintaining the quality of life that continues to attract visitors and residents alike."*

These statements are reinforced by the following Policies and recommended Actions of the current General Plan's Economic Element:

Policies

- *Recognize potential conflicts between our resident population and economic growth resulting from the increase in tourism and mitigate these conflicts to the extent possible.*
- *Emphasize the community as an attraction for tourists while recognizing the tourist economy results in many of amenities desired by our residents.*

Recreation and Tourism Development Actions

- *Expand resort venues and activities such as hiking trails, golf, ice skating, cross country skiing and back country experiences.*
- *Plan both winter and summer activities to enhance a year round recreation and tourism atmosphere.*
- *Support and encourage the ski resorts to integrate their recreational facilities and programs in order to enhance the winter visitor's overall skiing experience.*

Staff believes that redevelopment is an ongoing, evolutionary process. All neighborhoods and, in particular, commercial districts must physically reinvent themselves if they desire to stay viable. We believe Park City has had tremendous success because we have been willing to take bold steps to constantly reinvent ourselves. To continue to thrive in the face of *external* growth pressures, sustainable redevelopment offers an opportunity to improve the livability of our community and reduce environmental impacts, while protecting our economic engine. We are not just caretakers or stewards. Caretakers attend to dying communities. We are a vibrant, thriving community and we continue to do so because we are willing to take bold action. We are not the same town as 25 years ago.

One of the greatest challenges that we will face as a community in the next twenty years will be suburban sprawl and growth pressures from Summit and Wasatch Counties. Our choice is how we respond to them – do we let external growth pressures happen to us, or do we take bold

steps to again evolve our own destiny and remain a leader in the resort destination marketplace. The policy decisions we make in the next two to five years will have long term impacts on our competitive advantage for the next 15 – 20 years. Through continual, sustainable redevelopment, Park City can continue to reinvent or reposition itself and thrive with a prosperous economy, a livable community and a flourishing environment.

During previous annual visioning discussions on redevelopment, the City Council adopted and later re-affirmed the strategy of pursuing an integrated, proactive approach to redevelopment which includes identifying partnership opportunities with other public and private entities based upon common goals. The underlying philosophy of this approach is that it affords us, the City, the ability to participate actively, if not control, our destiny rather than only respond through a regulatory process. External forces drive the free market and staff believes taking a pro-active or collaborative role with major landowners is critical to the shaping a preferred built environment. Taken in this context, redevelopment is a continual process of change and refinement in a community – economically, socially and environmentally, or said another way, balancing the community visioning levers. It needs to be looked at as a portfolio of projects to be balanced over a long term horizon such as that which is envisioned in the General Plan. Some projects may satisfy more levers than others in the short term. Change, or redevelopment, may, or may not, be growth inducing. How we position ourselves to shape that change, and how we analyze both the benefits, "the gets", compared to costs, "the gives", as it relates to that long term portfolio will be crucial to our continued viability and sustainability.

Doing so, we believe will identify policy goals necessary to inform the concurrent General Plan rewrite and establish guiding principles for both private developers and the City (in both roles of owner and regulator) and should be done using the Community visioning levers. The "levers" within the Visioning Filter intend to maintain resident quality of life through enhancing the resort economy through ongoing redevelopment. If the City Council and Planning Commission generally prefer a more conservative growth approach as it relates to redevelopment, they should direct that position to staff.

Staff firmly believes that we can articulate different redevelopment goals, strategies and projects/ programs for each of our diverse neighborhoods and business districts that won't tip the balance of the community visioning levers.

APPROACHES TO REDEVELOPMENT

To CREATE a redevelopment policy for a neighborhood, there are three different degrees of policy that can be applied by the City Council and Planning Commission. The analysis of the level of GIVE and GETS helps to establish the involvement level of the City Council and Planning Commission. The following chart identifies the various approaches:

Ways to Handle Redevelopment in a Neighborhood or District

<u>Oppositional Stance</u>				
Condemn/Purchase	Fight in Court	Downzone	Actively Oppose	Do Nothing
Use tax dollars to stop the project.	Use litigation to defend denials or fight approvals	Further restrict future development options	Use narrow and conservative application of existing code provisions to regulate development to the maximum	Don't allow adjustments to changing market conditions.
<u>Conventional Stance</u>				
Plan, Max Benes	Plan, Max Vibrancy	Enable/Liberalize	Get Out of the Way	
Plan, but maximize allowed dedications and mitigating conditions of approval	Plan, and use market economics and realities to shape a vibrant area.	Deregulate, but move at a moderate pace. Favorable interpreting.	Free market realized. Add flexibility to codes with a sense of urgency.	
<u>Aggressive Stance</u>				
Encourage	Subsidize L1	Subsidize L2	Subsidize L3	Condemn/Sell
Use City staff, some funds to joint plan, add amenities, fast-track approvals, and solicit higher uses.	Bring the use of City funds to the table, but only ones paid by visitors.	Use City funds to help, but use General Fund revenues to share costs and benefits across the whole city.	Set up an RDA or tax increment financing zone. Bond and do projects. No new property tax takes for city residents.	Use condemnation power or purchasing ability to fullest extent of the law to achieve area/district results regardless of owner cooperation. Add municipal property at subsidized rate

Redevelopment Strategic Plan Issues for Policy Discussion

- 1) What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan?
- 2) Does the draft Redevelopment Strategic Plan reflect the right "role" for the City? Is the overall activating tone right, i.e. are the words "facilitate, encourage, support" the right message or do we want to "limit, protect, and manage? Or should there be a different tone for different neighborhoods?
- 3) Are the projects, goals & strategies in alignment in the draft Redevelopment Strategic Plan in alignment with current City Council goals and priorities? If not, how do they need to be modified?
- 4) Staff supports a balanced portfolio approach to implementing redevelopment and other projects. Do you support this approach as an implementation tool for the General Plan?

DISCUSSION ITEM #2 – LOT COMBINATIONS

One of Park's City's most cherished assets is our historic districts. Park City has two National Register Historic Districts. The Main Street Historic District, listed on the National Register in 1979 includes structures between 3rd Street and Heber Avenue, located primarily along Main Street. The Mining Boom Era Residences Thematic District, listed in 1984, includes residential structures throughout Park City built during the mining boom period (1872 – 1929) that were found to be both architecturally and historically significant.

The City was platted in the late 1860s with the majority of residential lots being 25' x 75' lots. By the 1890s the Park City population rose to 7000 people, similar to today's primary residence population, most of which lived in the old town area. Old town was dense as shown on the below 1890 Sanborn Fire Map. Ownership of more than one lot has been a part of Park City's - history. The Sanborn Maps reflect ownership boundaries rather than individual lots. Lot combinations have become more frequent since the emergence of the recreation industry in the 1960's. Lot combinations have created a new pattern of larger homes in the historic district. The current recorded plats as shown on the following page are the same area shown in the 1890 Sanborn Fire maps.

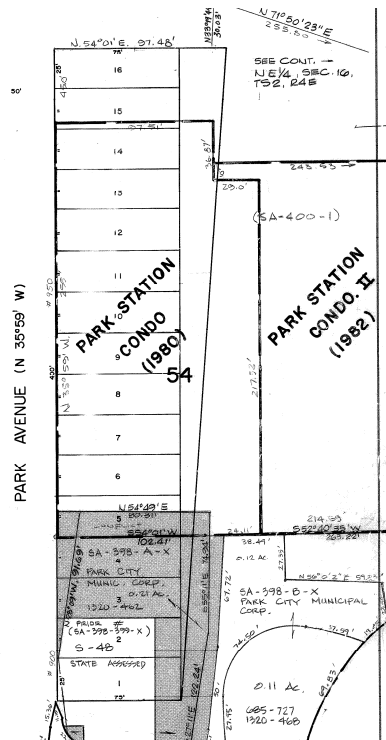
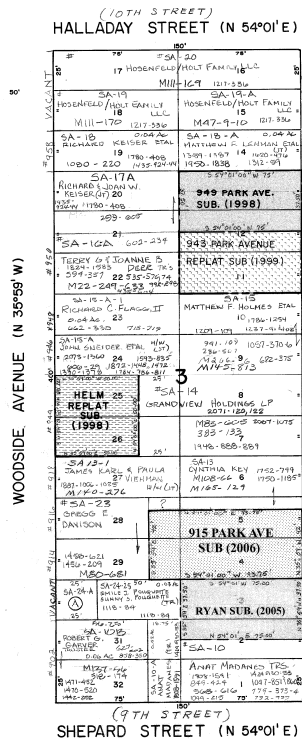
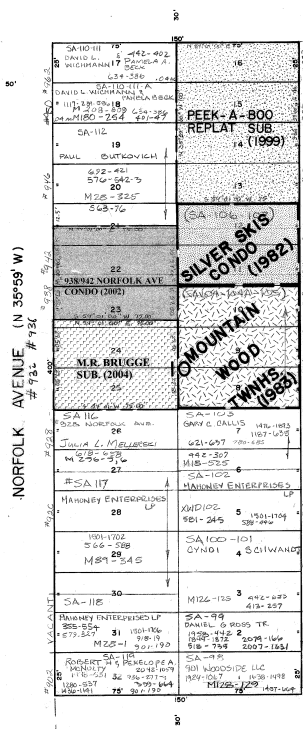
As far back as 1990, there have been concerns expressed by some members of the public, the Planning Commissioners, the City Council, and the Historic Preservation Board that the zoning regulations result in unacceptable development density and incompatible building sizes. In the early 1990s, a critical development occurred when the Chief Building Official and City Attorney confirmed that the UBC and state law did not allow construction across platted lot lines even when both lots were owned by the same person. That decision fundamentally altered the City's ability to regulate new construction and remodels to historic properties (by mandating plat amendments prior to building permit).

Concerns have further been expressed that the existing plat amendment process allows increased density, larger lots, and larger homes that are inconsistent with historic neighborhood development patterns and existing topography. Amendments to the LMC in the form of Floor Area Ratio and Footprint Formulas were made in 1990, 1995, 1999, and 2000. These issues were last discussed in February of 2007. The outcome of the 2007 discussions was the amendment of the LMC Steep Slope Conditional Use Permit review and adoption of new Historic District Design Guidelines.

More recently, there have been a number of plats taken before the Planning Commission and City Council in which there has been heightened concern for lot combinations. Staff would like to take the opportunity to utilize some of the time during the joint meeting to get to the crux of the issue and how it applies to the City's vision. This discussion will help layout the framework for old town redevelopment within the new General Plan.

The LMC identifies the following minimum lot sizes within each historic zone:

Zone	Minimum Lot Size
HCB	1,250
HR1, HR2, HRM,	1,875
HRL	3,750

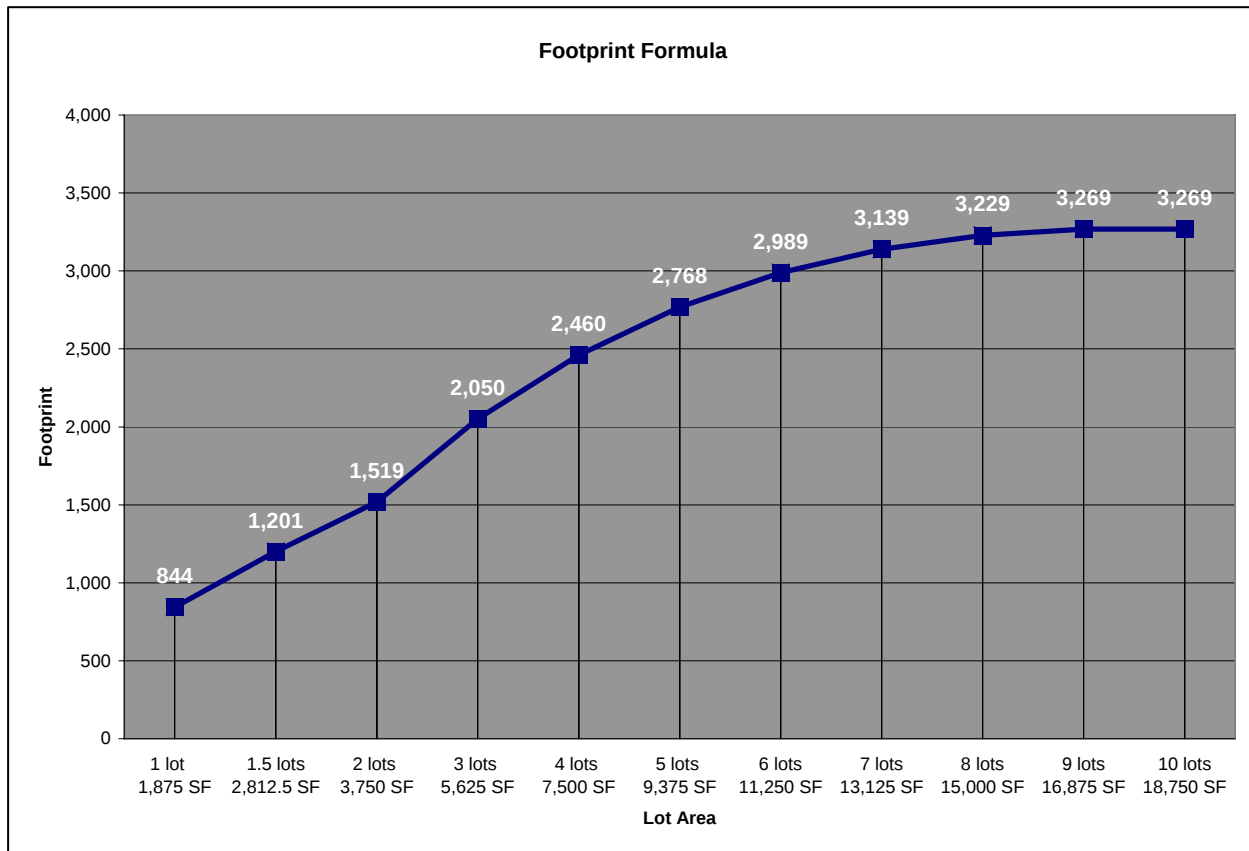


Within the HR-1, HR-2, and HRL, a maximum footprint calculation is established through applying the following equation:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP= maximum Building Footprint and A= Lot Area.

Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3,750/1875)} = 1,875 \times 0.81 = \underline{1,519 \text{ sq. ft.}}$



For the purpose of the joint meeting, the Planning Department has introduced the issue of lot combinations as a broad discussion item. The background information sets the stage for a larger policy discussion on lot combinations, density, massing, and compatibility within the district. The broad discussion should create clear policy from the City Council and Planning Commission regarding redevelopment in Old Town. Staff is looking for discussion on the role the Historic District plays in the future of the City's economy and vibrancy of Park City. What is the City's role in the redevelopment of Old Town?

During the recent Planning Commission meeting on July 13, 2011, the pending ordinance that prohibits lot combinations other than on properties listed on the Historic Sites Inventory was discussed. The Planning Commission directed staff to not make any changes to the current LMC regarding lot combinations. The Commission did want to look further into the footprint formula, number of stories, and setbacks. The LMC amendments and public hearing were continued to August 24, 2011 at which time staff will present additional analysis.

Pros and Cons of Allowing Lot Combinations

Pros	Cons
Cleans up lot lines under historic homes.	Allows greater footprint than a single lot. On a lot combination with a historic home the addition may be perceived as too large.
Removes encroachments of historic homes.	Lot combinations change the historic pattern of old town. The lots were 25' wide by 75' deep. By creating mix-matched lots, mix-matched homes are created and the historic pattern is changed.
Allows better design with a garage. With a wider lot, the front of a home can be more than just a garage and a small front entryway.	Majority of developers maximize square footage of homes for return on investment. This creates larger homes at a very expensive price tag. May be unattainable for many full time residents.
Creates more area for emphasis to move away from the garage door.	Allows larger addition onto a historic home.
Creates larger homes for families that need larger spaces.	
Allows larger addition onto a historic home.	
Decreases the amount of additional infill homes between historic homes.	
Attainable for second home owners. Brings in greater property taxes.	
New guidelines protect status of historic homes, so inappropriate additions cannot be approved.	

Pros and Cons of Not Permitting Lot Combinations

Pros	Cons
Old town was meant to be dense. Platted as 25 x 75 lots.	More individual units of infill in old town. Increased density.
Density works in old town. It is walkable. The infrastructure exists. Providing more homes in town might reduce expansion of infrastructure.	On a 25' wide lot, creating good design with a garage is very difficult. A typical garage door is 10 -12 feet wide leaving only leaves 7 – 9 feet for entry. Not compatible with historic homes, too much emphasis on the car. Code for new construction requires 2 parking spaces.
More people in the walking part of town = smaller carbon footprint. Also near transit center. Car is not a must.	Residents who own incompatible homes will not be motivated to make changes and will maintain incompatible non-complying structures.
More homes = more vacation rentals = more money spent on Main Street and at resorts. Local money kept in the local economy.	More homes = more cars. Cars are an issue in old town.
More homes on smaller lots = smaller homes = more opportunity for locals to buy in historic district.	
More gross square footage per lot than a home on two combined lots, therefore more taxable square footage.	
Pattern in old town established in the late 1800's with platted lots and small homes close to one another. Lot combinations have led to the change in the pattern of platted old town. Previous pattern may return over time.	

Lot Combinations Issues for Policy Discussion

In June 2011 the City Council approved a Temporary Zoning Ordinance to allow time to further study this issue. At this time staff is requesting City Council and Planning Commission discussion to inform their analysis

- 1) What role does the Historic District play in the future of our economy and vibrancy of our Park City? Specifically, what is the perspective on lot combinations in Old Town?
 - a. Is the issue compatibility (size and scale) or density (units per acre)?
 - b. How should we weight the comfort of modern amenities (off street parking, larger homes) relative to compatibility in old town?
 - c. Scope. Is there concern for lot combinations outside of Old Town?
- 2) Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - a. Rezone all existing large lots and possible lot combos; or
 - b. Address maximum building envelopes for new lot combos?

DISCUSSION ITEM #3 – BONANZA PARK SUPPLEMENT TO GENERAL PLAN

The August 2007 Park Bonanza District supplement (renamed Bonanza Park in 2010) to the General Plan creates a framework to balance City objectives and guide land-use decisions while addressing issues of redevelopment and resident/visitor demands (available on city's website). The update includes specific consideration to flexibility in zoning regulations to facilitate District Goals including increased height (Sections 3.5.7-3.5.9) and housing opportunities (Sections 3.5.12-3.5.13).

Section 2.0 of the Supplement includes the following District Objectives:

- a. *The District will primarily continue to serve the needs of the residents and visitors to Park City, consistent with changing consumer demands for services, restaurants, shopping and housing. Local businesses will be strongly encouraged. National brands will not be prominent in design or placement. The District is intended to act synergistically with Main Street, by providing a different lifestyle and commercial environment. Differences will be evident in architecture, urban design, and mix of commercial and residential areas in the District.*
- b. *The goals and measures to achieve the overall planning objective for the District is to identify those elements that should be incorporated in development plans to guide change in a positive direction. For Park Bonanza District, a positive direction is defined as increased pedestrianization, maintenance of the attractiveness of local and small business and restaurants, protection of existing housing areas, improved opportunities for a range of new housing, and coordinated direction for re-development proposals. Bicycle and vehicular circulation will be improved. Open spaces will provide for public areas, circulation, activities and community connectivity, with active, passive, natural and urban open areas. Mountain views will be maintained.*
- c. *Facilitation of the overall success for the District is achieved by coordination of land use and transportation plans, definition and incorporation of uses that contribute to the overall success of the District. Facilitation includes consideration for modification of the current City zoning regulations, consistent with the intent of this section and the overall Park City General Plan. Facilitation also includes identifying the opportunities to contribute to the overall quality of life for all of Park City. Housing, shops, and services that can be served by the existing transit system, parking areas that can serve the demands of the district plus provide supplemental parking for the resorts and Main Street are examples of the current range of opportunities presented within the district. Facilitation includes the possible identification of projects where City resources can be contributed to assist with overall benefits to the Park City community.*

The Bonanza Park district has been studied by the Planning Department as part of the ongoing General Plan efforts and was discussed in February 2011, at a joint meeting of the City Council and Planning Commission during Council Visioning. At that joint meeting staff presented a visioning paper regarding the importance of proactively planning for the Bonanza Park district and recommended a conceptual framework outlining the desired land use patterns, economic issues, uses, and design ideas. Very simply, the paper noted that there is a “disconnect that is challenging the community, the City Council, and the Planning Commission as these entities try to realize a better plan, a better path, a better future for Park City. The creation of a new General Plan for the community is the starting point to resolve this disconnect. Make no mistake; real estate development will re-emerge in Park City as the financial markets begin to

loosen the bubble-induced controls on funds. A new General Plan will allow the City to better guide this impending future development rather than react to it. “

The Conceptual Framework outlined at the Council Visioning session in February 2011 for the Bonanza Park District included:

- *A re-oriented streets plan introducing a grid system by which redevelopment would be organized; the basis of the grid master plan is Smart Growth concepts.*
- *A new master planned neighborhood identity which intentionally contemplates an improved entry/focal point for the Kearns Boulevard (SR 248) and Bonanza Drive intersection as well as the Park Avenue (SR 224) and Bonanza Drive intersection.*
- *The City's major transportation corridors frame the area and these three (3) arterials providing easy access to this district and the rich development potential on the interior. This framed in area needs a plan which focuses on mixed use development, useable large green spaces, walkability concepts, affordable housing, market rate housing, “local” shopping, etc.*
- *A Transit Hub with connectors to Park City Mountain Resort, Main Street and Deer Valley is another key concept of BOPA. This transit hub could take the form of underground parking garages minimizing the expansive parking lot asphalt identity currently associated with development in this district. Connectors could take the form of a smaller shuttle service, future rail, and/or gondolas.*

A new urbanist, walkable, and sustainable village concept is vital to tie all of the pieces together for a successful neighborhood. Mixed-use residential and commercial spaces will allow residents to live/work in the area, limiting auto usage and doubling up on the transit opportunities of the hub. A well thought-out Master Plan contemplating reduced or zero-lot-line setbacks, varying building heights and architectural styles, useable open and green gathering areas, low energy building designs, and support commercial retail focused on everyday living needs would be necessary. Incorporating existing grocery stores, drug stores, movie theaters, restaurants, and hotel uses into the new Master Plan is essential to the creation of the “local” business/residential node that is imagined for BOPA.

Pedestrian connections are nearly nonexistent in the area currently. Park City's extensive trails system does not pass through the area, but travels along its northeast borders predominately. Bus and transit connections require pedestrians to maneuver across Park Avenue (SR 224) and gather along the fringes of expansive asphalt parking lots, losing any connection with human scale. Relocation of the transit connections will allow engagement in the center of the zone. Moving transit stops from Park Avenue (SR224) and Kearns Boulevard (SR 248) provides a clean slate to beautify and green the city rights-of way and allows for a more fluid vehicular flow into and out of town.

BOPA's redevelopment potential is important to Park City as a whole and serves as an ideal case study in sub-area or district planning. BOPA has many site specific advantages as a redevelopment area:

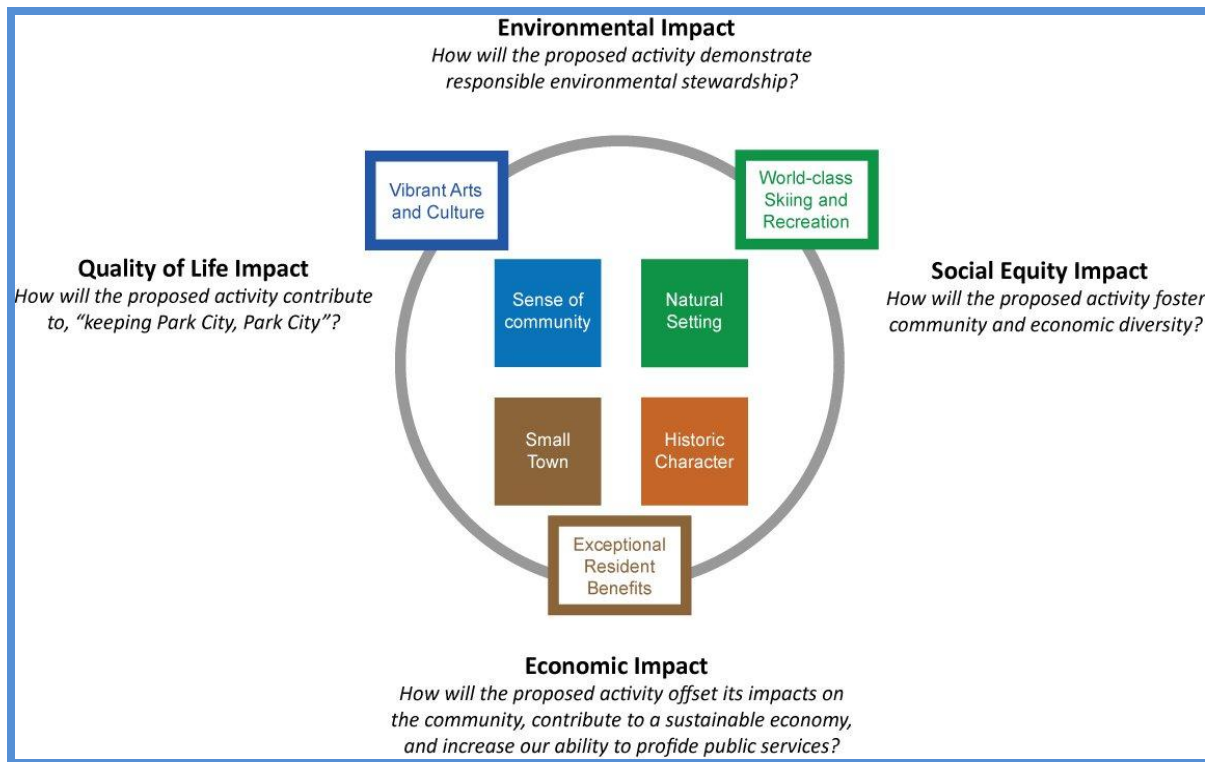
- *Land contiguous to the City's major transportation corridors*
- *Limited property owners despite the large number of lots; and owners willing to work with the City to plan for redevelopment of the area*
- *An abundance buildings that have reached their planned financial and/or structural obsolescence*

- *A right-of-way system that lacks connectivity*

The plan for BOPA is not intended to compete with Main Street. Main Street exists as the gem of the City, a destination for visitors that maintains a unique ambiance which cannot be duplicated. The plan is designed to create a complementary node for Main Street that provides opportunities for local commercial (and some visitor/resort commercial) development, transit connections, mixed residential development, and public gathering spaces.

APPLYING THE NEIGHBORHOOD APPROACH TO PLANNING AND REDEVELOPMENT

Assuming that the Planning Commission and City Council support Priority #1 “Organize land use patterns, community character priorities, economic or redevelopment strategies by neighborhood/ business district” staff would recommend utilizing the portfolio approach to long range planning to identify the strategies by neighborhood/business district. During the July 7, 2011 joint meeting, there was agreement that within a portfolio approach, some of the core values and levers have greater weight in certain areas to create balance Citywide.



The portfolio approach consists of a few steps:

1. Identify WHAT are the core values that are being protected (and those that are missing) in the area.
2. Identify the HOW redevelopment will protect/enhance/create the core values utilizing the four levers.
3. CREATE a redevelopment plan for the specific neighborhood.



Staff has identified four areas where redevelopment opportunities are likely:

1. Bonanza Park/Iron Horse District
2. Lower Park Avenue RDA and PCMR Parking Lots
3. Deer Valley Parking Lots
4. Old Town

BONANZA PARK DISTRICT AS A CASE STUDY

The following is an analysis of Bonanza Park District to identify the WHAT, the HOW, and discuss the CREATE within a portfolio approach.

1. Identify WHAT are the core values that exist:



The Bonanza Park District has long been known as a place for locals and second homeowners to visit for their day to day needs including groceries, office supplies, laundromats, automotive care, restaurants, clothing shops, recycle center, furniture, coffee, gym, and guitar strings. With the evolution of Main Street as more of a destination tourism driver, aside from the post office and 2 for 1 coupons, It is where the local residents bump into one another. Historically, it is also where the railroad came into Park City.

Identify WHAT are the core values that are missing:



Aerial photographs of the District show the majority of the land use is consumed by buildings and parking lots. Although there is little existing natural setting, there is opportunity through redevelopment to create within the District usable open space by means of a greenway through the project, combined open space improvements around redevelopment projects, etc. The City could direct the growth in this area to enhance the Natural Setting.

2. Identify the HOW redevelopment will protect/enhance/create the core values using the Visioning Filters:

Quality of Life Impacts: How will the proposed activity contribute to “Keep Park City, Park City”?

- Place for Locals to Work and Live
- Opportunity for Lifecycle Housing
- Affordability
- Local shopping district for day-to-day needs
- Mixed Use creates better experience and place making
- Improved Connectivity for the pedestrian, cyclist, and driver
- Increase public display of art
- Draw attention to the rail

Protects, Enhances, Creates:

Exceptional
Residential
Benefits

Natural
Setting

Historic
Character

Economic Impacts: How will the proposed activity offset its impacts on the community, contribute to a sustainable economy, and increase our ability to provide services?

- More year round jobs created
- More local services provided
- More local retail for day-to-day needs
- Local money spent locally is money recycled within the local economy
- Compact development = more population to utilize local services
- Introduce new markets such as innovation district, film studio, convention center, higher education.

Protects, Enhances, Creates:

Exceptional
Residential
Benefits

Sense of
Community

Vibrant Arts
and Culture

Environmental Impacts: How will the proposed activity demonstrate responsible environmental stewardship?

- High Density Redevelopment = Less new development in surrounding undisturbed areas
- High Density Redevelopment = Decreased carbon footprint
- Opportunity to require Green materials or High Efficiency Building wrap and mechanicals
- Create new greenway through the property connecting rail trail to 224 trail

Protects, Enhances, Creates:

Exceptional
Residential
Benefits

Natural
Setting

Sense of
Community

Social Equity Impact: How will the proposed activity foster community and economic diversity?

- Local Businesses
- Diverse housing opportunities
- Improved Public Transit

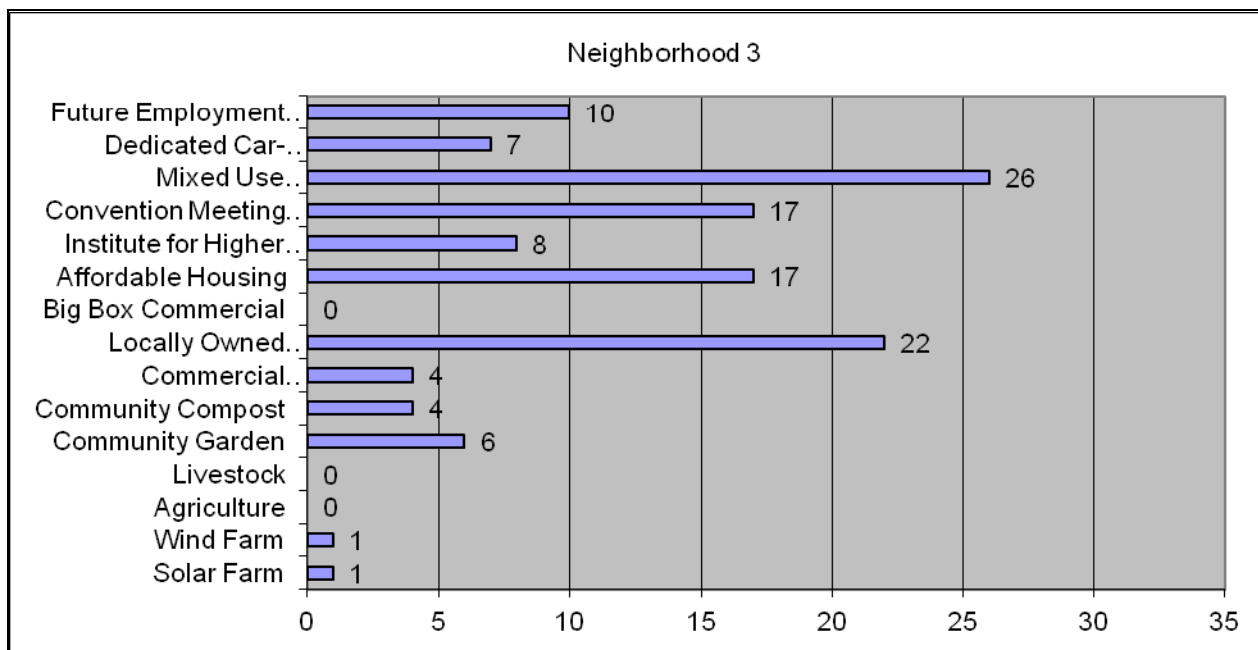
Protects, Enhances, Creates:

Exceptional
Residential
Benefits

Small Town

3. CREATE a redevelopment policy for the specific neighborhood utilizing Portfolio Approach.

During the General Plan public outreach in the summer of 2010, residents were asked to identify what uses are appropriate for neighborhoods citywide, including the Bonanza Park District. This district was identified as a place where many potential uses could take place; more so than any other area within the City limits. The public identified this as a place for future employment, mixed use development, convention/meeting space, institute for higher Education, affordable housing, locally owned businesses, etc.

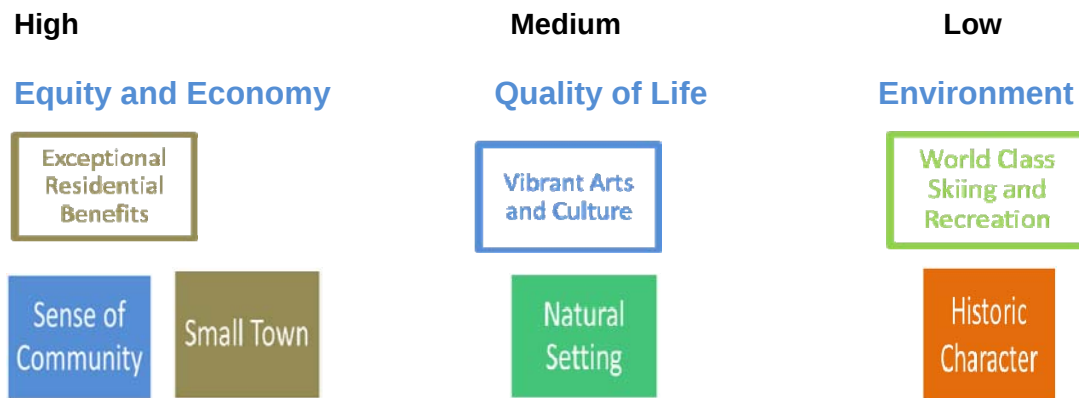


THE BONANZA PARK PORTFOLIO

During the July 7, 2011 joint meeting, Commission members in attendance and Council reached unanimous consent that the *Sense of Community* in Park City is the primary driver among the various levers identified in Visioning (2009), the one that holds the rest together. There was agreement that a portfolio approach to achieving balance across Park City over time made more sense than forcing every project to achieve a perfect score in all areas (equity, economy, environment, and quality of life).

THE BALANCING ACT

Within the portfolio approach, it is recognized that some of the core values and levers will have a different presence within each area. It is imperative that the entire portfolio has balance. So in the instance of Bonanza Park there will be a reduced focus on Historic Character while it is understood that within Old Town this will be a High priority – balance is achieved. Also, in the instance of Deer Valley, the natural setting has a HIGH priority but the Small Town core value will most likely be a Low Priority. The following represents Staff's initial attempt to identify the Core Values and Filters that could be protected/enhanced/created with redevelopment planning in Bonanza Park:



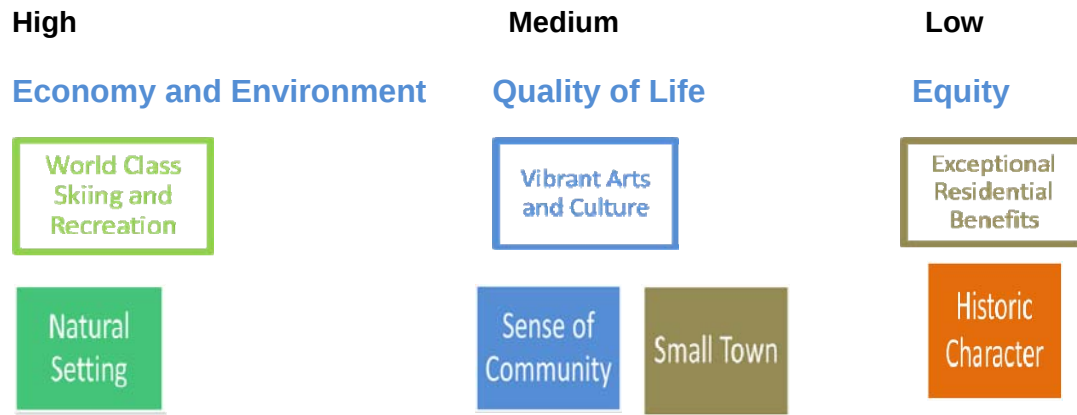
It should be noted that although the environment is rated low within this specific area of the portfolio, by creating greater density in one area, the natural setting will be preserved in another area, again bringing balance to the entire portfolio.

A UNIQUE CITY CREATED BY ITS UNIQUE NEIGHBORHOODS

The Planning Commission and City Council have asked the Planning Department to incorporate neighborhoods and their unique characteristics into the planning methodology for the new General Plan. This recommendation represents a balanced approach to planning and is relative as both bodies begin to address redevelopment planning utilizing a balanced Portfolio Approach.

The overview of the Bonanza Park district above provided a detailed analysis of the Core Values and Filters that would be protected/enhanced/created. In an effort to show the balance achieved by the Portfolio Approach, the following districts/neighborhoods are listed with the Core Values and Filters that would be furthered via redevelopment planning (as quickly identified by staff!):

Park City Mountain Resort and/or Deer Valley/Snow Park:



Lower Park Avenue Redevelopment:



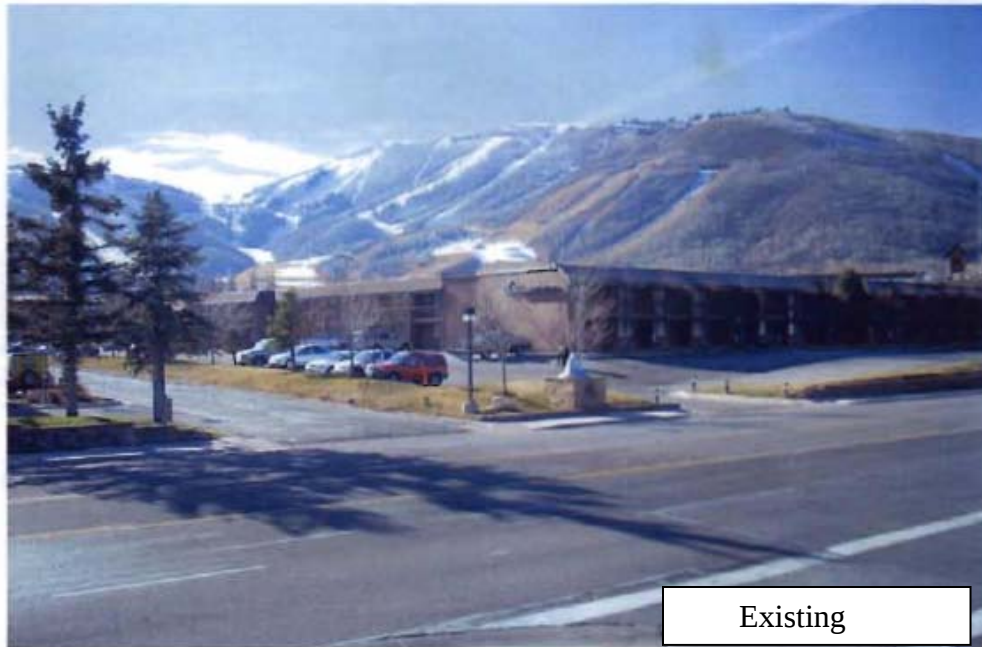
Main Street – Infill/Redevelopment:



From this very cursory analysis, you can begin to visualize the Portfolio Approach to balanced growth; some neighborhoods will realize very specific results (e.g. economic impacts) while others will realize very different results (e.g. social equity and/or environmental benefits). This is the delicate balancing act that is required as a result of comprehensive planning in a City with unique neighborhoods.

AN EXAMPLE OF A REDEVELOPMENT OPPORTUNITY IN THE BONANZA PARK DISTRICT

In 2008, the Planning Commission approved a Pre-Master Planned Development for 1800 Park Avenue – the Yarrow Hotel. The cooperative approach by the applicant, the architect, and the Planning Commission led to a series of work sessions that resulted in a well-designed project that complemented the Bonanza Park District. It is worth noting that the ultimate design for the project included allowed variation in height (4 – 7 stories), building articulation, underground parking, and retail/commercial space with access via individual exterior doors (activating outdoor pedestrian space). The following photos illustrate the final results of the Planning Commission meetings.





Existing



Pre-MPD Approval

Staff believes the ultimate success of the overall Bonanza Park District can most effectively be realized via a cooperative and proactive approach to planning and redevelopment, similar to the Yarrow pre-MPD.

Additional images of density studies and neighborhoods with 4 – 7 stories have been included as Exhibit B.

SUMMARY OF DISCUSSION ISSUES

Redevelopment Strategic Plan Issues for Policy Discussion

- 1) What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan?
- 2) Does the draft Redevelopment Strategic Plan reflect the right "role" for the City? Is the overall activating tone right, i.e. are the words "facilitate, encourage, support" the right message or do we want to "limit, protect, and manage? Or should there be a different tone for different neighborhoods?
- 3) Are the projects, goals & strategies in alignment in the draft Redevelopment Strategic Plan in alignment with current City Council goals and priorities? If not, how do they need to be modified?
- 4) Staff supports a balanced portfolio approach to implementing redevelopment and other projects. Do you support this approach as an implementation tool for the General Plan?

Bonanza Park Supplement Issues for Policy Discussion

- 1) Do City Council and Planning Commission agree with the overall (high level) vision for Bonanza Park as presented by staff in February 2011?
- 2) If so, is it possible to achieve that vision with the existing supplement?
- 3) If not, do City Council and Planning Commission wish to prioritize the rewrite of the Bonanza Park supplement? Planning Staff believes rewriting the existing supplement would be more proactive and beneficial in light of possible development applications within this district. The alternative is to address the Bonanza Park district within the General Plan that will be complete in April 2012
- 4) If so, staff is requesting policy direction for the rewrite. Specifically, what would be the intended outcome of the rewrite?
 - a. Downzone the area, or
 - b. Provide greater flexibility such as the ability to increase height and or density and other land use regulations in exchange for other defined benefits to the community and economy?

Lot Combinations Issues for Policy Discussion

- 5) What role does the Historic District play in the future of our economy and vibrancy of our Park City? Specifically, what is the perspective on lot combinations in Old Town?
 - a. Is the issue compatibility (size and scale) or density (units per acre)?
 - b. How should we weight the comfort of modern amenities (off street parking, larger homes) relative to compatibility in old town?
 - c. Scope. Is there concern for lot combinations outside of Old Town?
- 6) Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current pending ordinance(s) to:
 - a. Explore streetscape compatibility generally, including potential amendments to all development standards, envelope/height and rezone all existing large lots in addition to additional standards for proposed lot combos; or
 - b. Address maximum building envelopes for new lot combos as temporarily regulated by the TZO?

SIGNIFICANT IMPACTS

There are likely trade offs that come with any partnership. For example, if a truly vital, active and sustainable community is to be created the developer may ask for additional height and/or density to allow the flexibility in housing opportunities, design and construction costs. Initiating consideration of Code amendments to either the general plan and or Land Management Code may be necessary to achieve common goals as described below. While the efforts described within this report would be intended to achieve balanced (smart) growth, diverse housing inventories and other community objectives or mitigation measures, some constituents would inevitably perceive the Council as facilitating growth.

SUMMARY RECOMMENDATIONS

Staff is requesting Council and Planning Commission discussion and direction on using the Community Visioning levers as a guide to find balance, inform the upcoming General Plan updates, and provide direction on the City's role in redevelopment. Staff is requesting specific direction on the following issues:

1. What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan? (Attachment A)
2. Should the Planning Department Staff prioritize resources to rewrite the Supplemental Neighborhood Plan within the General Plan for the Park Bonanza District?
3. Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - c. Rezone all existing large lots and possible lot combos; or
 - d. Address maximum building envelopes for new lot combos?

Exhibit A – Redevelopment Strategic Plan Draft

Vision: To provide long-term economic health for Park City along with a dynamic package of resident benefits through sustainable redevelopment practices that are unique to each separate business district or neighborhood. As a guiding principle, all redevelopment initiatives will consistently strive to sustain a vibrant multi-seasonal destination resort community while creating a sense of place for visitors and residents.			
Goals (2011 – 2020)	Strategies	Projects / Programs	Time Lines
Priority		Priority Projects	6 months
Organize land use patterns, community character priorities, economic or redevelopment strategies by neighborhood/ business district	Strat 1	1 Establish Supplemental Neighborhood Plans within the General Plan to articulate narrowly defined goals & projects for individual neighborhoods/ business districts	1 Prioritize staff resources to focus on BoPa supplemental section of G. Plan to inform and set Guiding Principles for broader G. Plan update
Identify resort & tourism redevelopment projects that help Park City provide amenities & high quality of life for residents	2	2 Study and address the current use of lot combinations in old town, which produce larger structures as opposed to smaller lots/structures, and their impact on businesses on Main St and community character.	2 Inform General Plan rewrites & ED/ RDA Strategic Plans through use of existing public & private neighborhood planning document:1) LPA RDA - Design Workshop & PlanWorks plan; 2) Main Street - HPCA infrastructure study 2011; 3) BoPa neighborhood meeting.
Facilitate the redevelopment of the resort economy	3	3 Use the Lower Park Avenue RDA tax increment as a means to implement projects.	3 Modify LMC in Old town to protect historic district & community character by regulating massing and compatibility through lot combinations
Increase the tax base, visitor numbers, and permanent population inside the city limits	4	4 Extend the LPA RDA as mean to facilitate ongoing redevelopment projects	4 Partner with PCMR to facilitate the redevelopment of the surface parking lots, including extension of the LPA RDA.
Encourage redevelopment initiatives in the Bonanza Park area and use it as an incubator for smart growth and sustainable development in PC	5	5 Work with business districts to support the "right" commercial mix as identified in Market Analysis	5 Pursue Concept Design & preliminary cost estimates for City-owned property (housing & community based RDA) within LPA RDA
Make decisions within the recommendations of the market analysis, carrying capacity study & community visioning goals.	6	6 Consider use of LPA RDA as a tool to facilitate solution at Treasure Hill	6 During the GP rewrite, identify individual neighborhood/ business district redevelopment supplements.
Minimize commercial leakage	7	7 Update regulatory codes to allow easier processes for major renovations or redevelopment of large parcels and condos.	7 Use \$ from LPA RDA to subsidize ski improvements at PCMR
Ancillary	8	8 Redevelop with an eye to a balanced transportation and pedestrian infrastructure system throughout Park City. Support walkability and connectivity. Acquire right-of-ways and build roads to create grid street systems using density bonuses.	8 Identify highest and best use of Brew Pub lot
Fill voids left by any departing companies using smart growth and sustainable redevelopment concepts.	9	9 Identify preferred uses for critical pieces of City-owned property	9 Main Street - Explore streetscape, infrastructure improvements and opportunities for a central gathering area to reinforce destination tourism
Promote smart growth and sustainable development throughout the greater Park City area as a tool for limiting urban sprawl and it's related traffic and market side-effects in Summit County.	10	10 Pursue a plan for Bonanza Park that allows 5-7 story heights as a standard that do not significantly degrade certain view corridors.	10 Modify LMC in HCB District to encourage and support vitality, activity while still protecting scale and integrity of historic buildings
	11	11 Consider flexibility in parking and housing requirements with private partners in redevelopment projects if appropriate community benefits are options and budget permitting.	11 Jointly plan & operate Convention, multi-use event center & (pending feasibility analysis)
		Provide sustainable housing choices on a scale that are not currently available in the city.	12 Implement recommendations in the new Transportation Master Plan to mitigate impacts resulting from growing tourism economy.
			13 Amend LMC to allow MPD's in excess of x size/sf longer expiration timelines
			14 Regionally collaborate to articulate goals, needs, and possible outcomes of creating high altitude destination center
			15 Prevent major retail chains in old town, consider "boutique chains". Consider larger chains in other redeveloping districts that have larger footprints and where impacts on "character" will be less.

Visualizing Density

Julie Campoli • Alex S. MacLean

© 2007 by the Lincoln Institute of Land Policy,
Julie Campoli, and Alex S. MacLean
Aerial photographs © 2007 Alex S. MacLean

This CD contains the Density Catalog section of the book
Visualizing Density by Julie Campoli and Alex S. MacLean,
which was published by the Lincoln Institute of Land Policy,
Cambridge, MA.

This CD is made available for educational purposes only,
as a way for planning officials, planning board members,
citizens, educators, and others to share information about
residential density in public meetings, classrooms, and
other such venues.



The Density Catalog

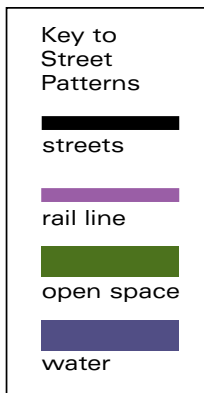
Chicago, Illinois

Density is easy to calculate. Divide the number of persons by the number of square miles, or the number of housing units by the number of acres, and you will know the density of a given area. But, although measuring density is a rational process, our perception of density is neither rational nor quantifiable. What does a place look like? How does it feel to be there? These qualitative factors, not numbers, determine how we perceive density. We react to the physical environment, which can be shaped in countless ways. How we arrange the streets, buildings, and open spaces of cities and neighborhoods affects the perception, or feeling, of density.

This density catalog shows both physical qualities and numerical measures. It contains aerial photographs of more than 250 neighborhoods across the country, noting the density in housing units per acre for each site. Four photographs of each location are included—a close-up view, a context view, a neighborhood view, and a plan view. Yellow lines superimposed on each context image show the extent of the area measured. Street pattern diagrams drawn at the same scale show the differences in street and open space layout. The catalog is organized by density level, from low density (less than 1 unit per acre) to high density (296 units per acre).

The catalog provides an impartial view of many ways to design neighborhoods. It includes a broad sample of contexts and regions, as well as design approaches. The format is objective, with the sites represented consistently. Your evaluation of these places, however, will be subjective. You will find some neighborhoods attractive and others unappealing. As you browse the images, notice the variety within a given range. For example, 13 different sites have a density between 8 and 9 units per acre. They share a similar measured density, but each has a distinct physical character. It is not density that makes a neighborhood appealing or appalling, but form—the street layout, arrangement of buildings, quality of architecture, and use of open space.

This collection of images is an introduction to the visual form of residential density, but it is also a planning and design tool. Use it to gain consensus on the form that density should take in your community. It will help you and others understand the link between density and design, and enable you to conjure mental images of density you can live with.





Emeryville, CA 6.8 units / acre



context



neighborhood



plan



street pattern



Portland, OR 7.0 units / acre



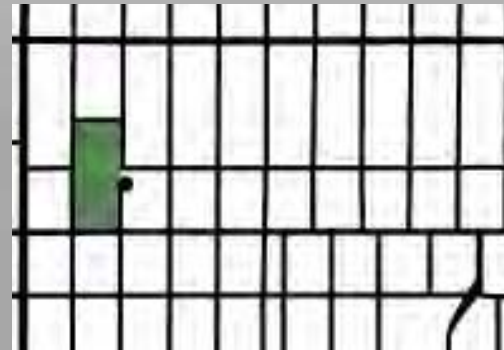
context



neighborhood



plan



street pattern



Ogden, UT 7.1 units / acre



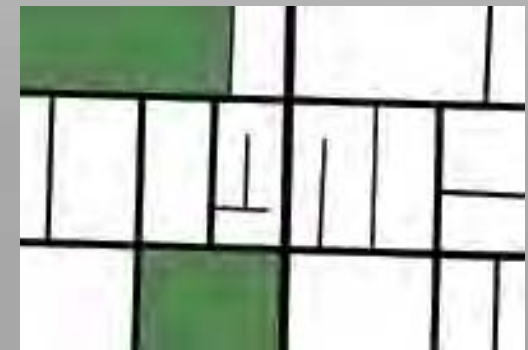
context



neighborhood



plan



street pattern



Washington, DC 21.8 units / acre



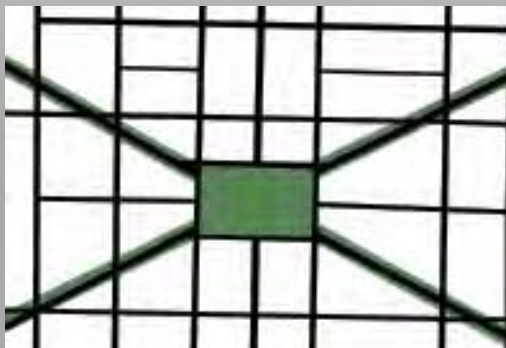
context



neighborhood



plan



street pattern



Boise, ID 22.3 units / acre



context



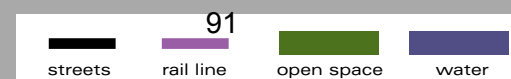
neighborhood



plan



street pattern



Boston, MA 23.2 units / acre



context



neighborhood



plan



street pattern

37 TO 38 UNITS PER ACRE



Las Vegas, NV 37.4 units / acre



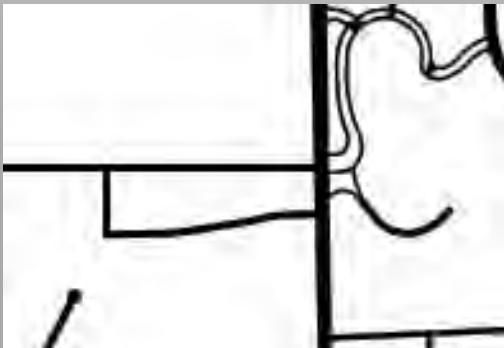
context



neighborhood



plan



street pattern



Kansas City, MO 37.7 units / acre



context



neighborhood



plan



street pattern



New Orleans, LA 38.9 units / acre



context



neighborhood



plan



street pattern



Mtn. View, CA 49.3 units / acre



context



neighborhood



plan



street pattern



San Francisco, CA 52.5 units / acre



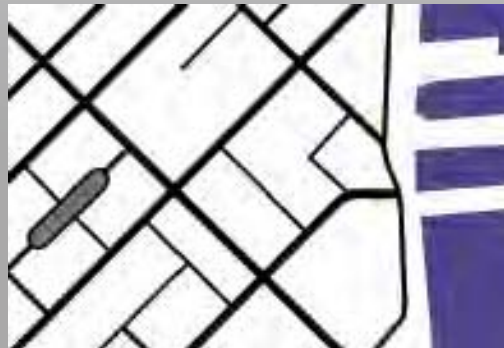
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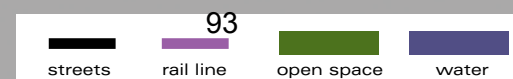
neighborhood



plan



street pattern



Boston, MA 52.9 units / acre



context



neighborhood



plan



street pattern

85 TO 89 UNITS PER ACRE



Oakland, CA 85.3 units / acre



context



neighborhood



plan



street pattern



San Francisco, CA 89.4 units / acre



context



neighborhood



plan



street pattern



Boston, MA 89.9 units / acre



context



neighborhood



plan



street pattern



Park City UT 23 units / acre



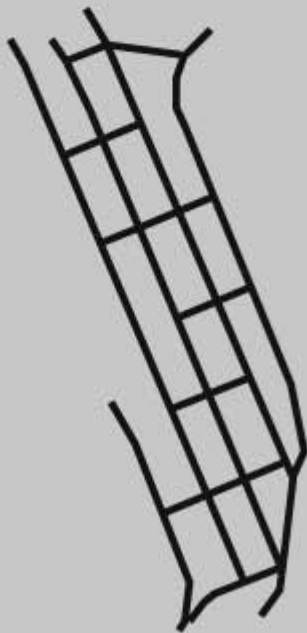
context



neighborhood



plan



street patterns

Possible Visuals/Design elements to incorporate into Bonanza Park





Place Making:

Connection to the Railroad



City Council & Planning Commission Joint Meeting Staff Report



Author: Katie Cattan, Thomas Eddington, Phyllis Robinson, Jonathan Weidenhamer
Subject: Redevelopment Strategies
Date: July 7, 2011
Type of Item: Legislative- Discussion

Summary Recommendations

Staff is requesting Council and Planning Commission discussion and direction on using the Community Visioning levers as a guide to find balance, inform the upcoming General Plan updates, and provide direction on the City's role in redevelopment. Staff is requesting specific direction on the following issues:

1. What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan? (Attachment A)
2. Should the Planning Department Staff prioritize resources to rewrite the Supplemental Neighborhood Plan within the General Plan for the Park Bonanza District?
3. Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - a. Rezone all existing large lots and possible lot combos; or
 - b. Address maximum building envelopes for new lot combos?

BACKGROUND

Over the past few years Park City completed three significant community outreach and planning efforts. The first was Vision Park City completed in October 2009. The second is redevelopment project planning for the Lower Park Avenue Redevelopment Authority (LPA RDA) which extends roughly from the golf course south to 8th Street and from Deer Valley Drive west to PCMR, and includes a portion of Bonanza Park. Both of these processes provide substantive input to the update of the City's General Plan scheduled for initial review by the Planning Commission in April 2012. The third outreach was completed by the Planning Department in the summer of 2010 and focused on future land use.

Vision Park City 2009

Hundreds of Park City citizens, business owners, employees, and stake holders gathered in large group meetings, smaller focus groups and one on one interviews during spring 2009. Within less than three months, more than 5,300 ideas, comments, suggestions, criticisms (constructive and otherwise) and well penned visions for Park City's future were collected. What Parkites told us during this process provides valuable insight into the community and helps identify community needs, programs and services to sustain our shared vision for Park City.

What We Said About Ourselves

What brought you here?	Percentage
Skiing / Snow	17.88%
A great small town / the community	16.32%
A job / business opportunity	14.76%
The scenery / weather/ air quality	9.03%
My significant other / family came, and I joined	7.99%
What keeps you here?	Percentage
The community and people	19.39%
Mountain Lifestyle/Quality of Life	18.76%
Open Space/Setting/ Outdoor beauty	11.01%
The small town character	10.59%
Recreation (year round)	8.49%
What would make you leave?	Percentage
Too much change or growth	17.86%
Loss of natural beauty/ environmental decline	12.66%
Loss of job / better opportunities elsewhere	11.20%
If the people change too much	9.90%
If it gets too expensive/forced out by high cost of living or lack of off-season jobs	9.58%
Where would you go?	Percentage
Back home for family	14.08%
Colorado	11.27%
Big City (e.g., Seattle, Manhattan & Portland)	8.45%
Northern California/Tahoe	7.04%
Montana	7.04%
What makes you proud of Park City?	Percentage
Olympics	24.62%
When we rise to a challenge and do the right thing for the community and its people	17.67%
When we host cultural events	14.47%
Events that are for the town (e.g., Miner's Day, 4th of July, Summer concerts)	14.29%
Sundance	11.65%
What don't we like to admit?	Percentage
Growing income gaps/workforce being pushed out/social equity	23.42%
We're elitist/money-focused	19.37%
We need to address traffic & other big city issues	10.36%
Not really diverse	9.31%
Social separation exists between long timers and new comers	7.21%
What is Park City's personality?	Percentage
Active/Involved/Community-Oriented	12.0%
Outdoorsy/Recreation-Oriented	10.0%
Friendly/Outgoing/Welcoming	8.0%
Fun loving/Living Life to the Fullest	7.0%
Bourgeoisie Bohemian	6.0%
Ego-Centric/Pretentious	6.0%

What do you hope Park City will be like in 20 years?	Percentage
Stays the same/ small town feel, sense of community, uniqueness	22.20%
Less development/smarter growth/more -- Green & Open	14.04%
Diverse, Affordable and Inclusive: people who work here live here	13.38%
Less traffic/integrated transit & alternative modes/connected trail/bike/pedestrian system	11.57%
Stays local (particularly no chain stores or real estate offices on Main Street & more family/kid friendly shops/activities)	9.87%

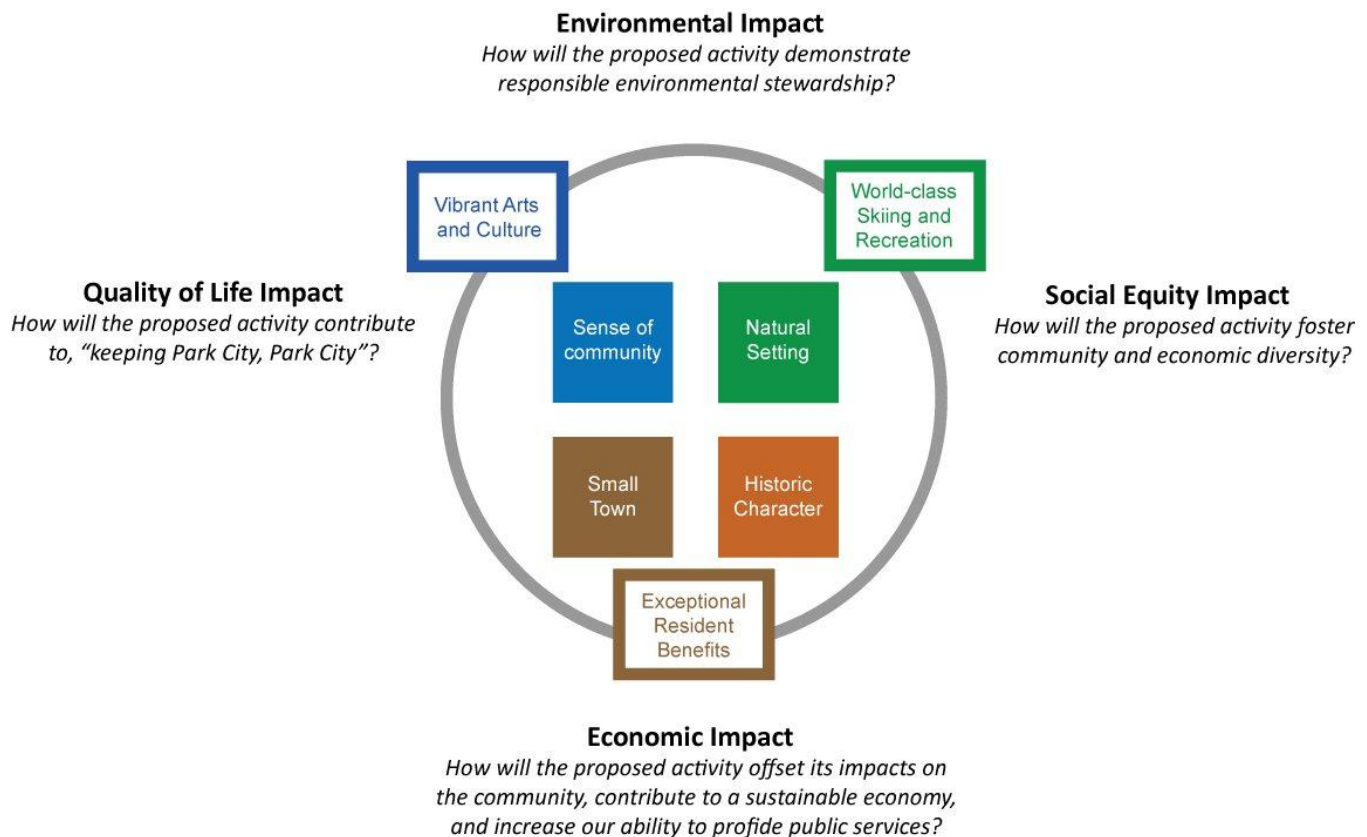
Community Ideals

Six community ideals or goals were synthesized from the findings of Vision Park City for incorporation into the General Plan update.

- Respect and conserve the **natural environment**
- Promote **balanced, managed** and **sustainable** growth
- Preserve a strong sense of **place, character and heritage**
- Foster a strong sense of **community vitality** and **vibrancy**
- Support and promote **diversity** in **people, housing** and **affordability**
- Promote a **diverse, stable** and **sustainable economy**.

Evaluative Framework/The Four Levers

An evaluative framework was designed as a tool for keeping Park City's core values in proper balance. It identified four filters or levers that must work in an interconnected framework to "keep Park City, Park City": economic impact, quality of life impact, environmental impact and social equity impact. These four areas form a network of considerations that must be taken into account as part of the work of managing Park City's *interconnected complex system*.



Relationship of Vision Park City 2009 to the General Plan Update

- Designed as **prelude** to the process of updating the general plan
- Provides a set of **touchstones** that define the **community ideals**
- Community values and ideals can be **reflected** in the **purpose or goal statements** of the General Plan
- Data, community input and learnings contribute to the **General Plan framework and alignment** with community ideals and are incorporated throughout the document.
- Goals shape **Implementation Strategies** to realize/preserve the community's **core values**.

Lower Park Avenue Strategic Plan

The City recently completed the final phase of its planning efforts for the Lower Park Avenue Redevelopment Authority (LPA RDA). Phase I was an updated project plan for the LPA RDA done by Design Workshop with input from Jack Johnson Company. This Plan was reviewed and approved on January 7, 2010 (Project Recommendations – Exhibit C). Phase II refined specific recommendations for community and neighborhood redevelopment by creating a Master Plan for City-Owned Property. It was prepared by PlanWorks Design (Michael Barille) and reviewed by City Council on January 27, 2011.

Phase III, the final phase, was completed in June 2011 by Design Workshop. Phase III examined the local and regional economy, more specifically Park City's retail market and carry capacity. Summaries of the Park City Retail Market Analysis and Carrying Capacity studies completed by Design Workshop are included as Exhibit B of this report. Three primary Findings include:

- Overall, the Main Street district remains relatively healthy given the national economic condition. However, Main Street could improve its overall health and regain its position as a district enjoyed by Park City and Summit County residents by doing a better job in appealing to locals.
- The Lower Park Avenue District, including the areas around PCMR, has a tremendous opportunity to redevelop and shape its identity in the Park City marketplace over the next several years. The various property owners should look for opportunities to support both the day skier and destination visitor markets in this part of Park City and should work with PCMR to define development concepts that serve its day skier market while creating a destination district that includes a range of places to eat, shop and have fun that appeal to locals and the greatest variety of tourists possible.
- The City and stakeholders in the Bonanza Park area should work together to develop it as a true neighborhood or district that serves the needs of locals, rather than as a disparate collection of various small shopping plazas and office parks. As part of this effort, the City should work to integrate all of the community features and amenities it would include in any other neighborhood – such as trails, parks and gathering places.

The full market analysis and Carrying Study are attached to this report and will also be available online at www.parkcity.org

In the past year, Council's priority for redevelopment has been focused in the resort economy within the Lower Park Avenue RDA. Due to the changing economic conditions and increased regional competition, staff believes the time is right to pursue this integrated approach based upon common interests in the LPA RDA, as well as in other likely redevelopment areas including Bonanza Park. It is important to consider that different districts or neighborhoods can have vastly different redevelopment and implementation strategies depending on stated goals.

General Plan

The General Plan is a “blueprint” for development. It consists of statements of development policies and includes concepts, maps, area plans, graphics/illustrations, and text setting forth goals, objectives, standards, and plan proposals. It is a comprehensive long-term plan for the physical development/redevelopment of the city.

The current rewrite of the General Plan will strive to articulate the balance identified during the 2009 community visioning process. At present, we have heard from many of you that the existing General Plan does not provide you with the guidance you would like to make decisions that are coherently strategic on a consistent basis. There are consequences to this:

1. Planning and Sustainability staff lack clarity about what role the City should have in redevelopment activity, if any;
2. The work of interpreting potential/proposed redevelopment activity becomes an exercise in a) deciding if one likes it and then b) finding in the LMC a regulation to prohibit or encourage it;
3. The development community (owners, builders, developers, investors, lenders) has some uncertainty about what to expect when they file applications. Fearing a tough approval/public hearing process, the development community (owners, builders, developers, investors, lenders) often lead with maximizing perceived entitlements and less creative designs.

The Planning Department has committed to bringing a complete draft of the new General Plan to the Planning Commission by April 15, 2012. The Department has an ongoing time allocation of 20% of all Planners work time to complete the document. The City Council also committed additional resources to the General Plan through the creation of a one -year Planner II contract position allowing a Senior Planner to be reassigned and spend approximately 90 percent of staff time on the General Plan.

Other Background Materials

There is also a series of background information, study and analysis related to redevelopment over the past 20 or so years (Exhibit B). The majority of the information has been generated since the Olympics, with a recent focused effort. Most of that information should be considered context and background for this meeting and can be found on the city’s website at the following link: www.parkcity.org. The information includes expanded information identified in Exhibit B.

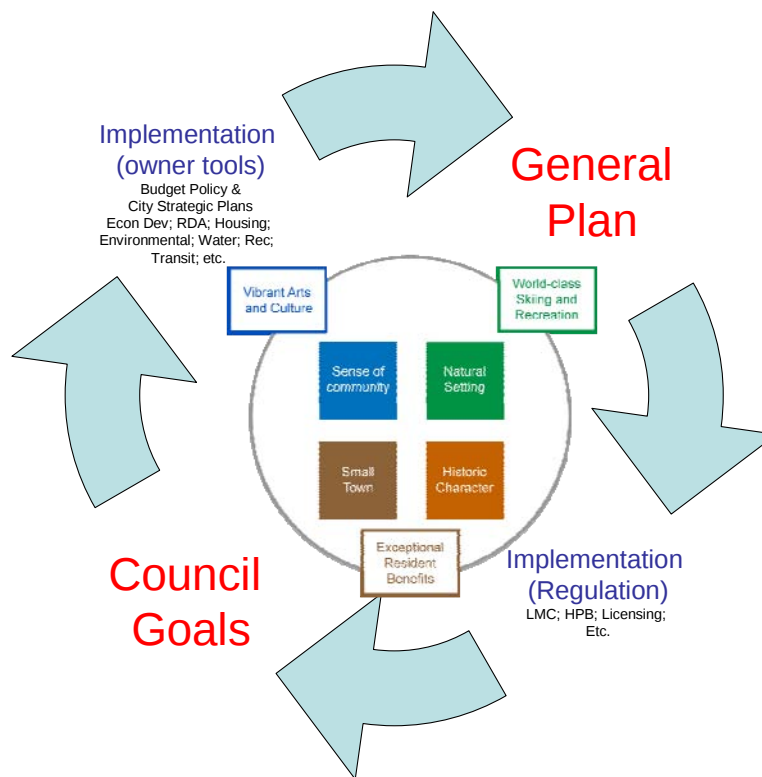
ANALYSIS

Redevelopment and Specific Issues for Discussion

The City’s role often is bifurcated between an “Owners” role by City Council and a regulatory role by the Planning Commission. Ongoing redevelopment planning and projects, coupled with the decisions made by the City Council in its Owner Role, can create inherent tension at the implementation level – where the owner’s tools are budgetary and project oriented and the regulatory tools are limited to the Land Management Code. When the City is acting as owner, City projects must be consistent with the General Plan.

Staff has identified three key issues which need policy direction in order to meet expectations regarding our resort economy, long range planning and community character. These issues cross back and forth between the lines of Owner and Regulator and for this reason we believe a policy discussion between the City Council and the Planning Commission will be beneficial. The three key issues are:

- Redevelopment Strategic Plan and Implementation Program
- Bonanza Park Supplement to the General Plan
- Lot Combinations



DISCUSSION ITEM #1 - REDEVELOPMENT STRATEGIC PLAN

During the annual Council Visioning of 2009, and reiterated in 2010 and 2011 Council identified the expansion of the resort-based economy as a specific Economic Development priority. Our economic and redevelopment background studies and guiding documents support the significance and impact of our tourism-based economy on our local quality of life.

Undoubtedly, tourism is the largest single component of the economic base of Summit County, generating total economic impacts of over \$1.6 billion annually, creating nearly 12,000 jobs and increasing earnings by almost \$300 million. Measurable tax impacts are over \$57 million annually and contribute substantially to the budgets of Summit County, Park City Municipal Corporation and the three school districts in the County. Without the net contribution made by visitors, Summit County residents could only maintain their current resort lifestyle through substantial property tax increases. (Economic Impacts of Tourism, Wikstrom, 2009)

The Economic Element of the Park City General Plan recognizes that Park City has many impressive community amenities for a town of such a small population.

"Many of the benefits enjoyed by residents are attributed to the revenues derived from the tourism industry. Community facilities such as the Library, Racquet Club and the Municipal Golf Course are all examples of the quality facilities that tourism revenue supports. Well maintained streets, enhanced police protection and increasing access to technology infrastructure are products of the resort economy."

Tourism is Park City's major industry providing over 2/3 of municipal general fund revenues. Our resort economy supports a high level of services and facilities that benefit both visitors and residents. The General Plan further states that *"in order for the community to continue enjoying these benefits and amenities we must maintain a viable and healthy tourism economy. In order to achieve this goal, we must strike a balance between development pressures, recreational activities and the natural environment to ensure that we are maintaining the quality of life that continues to attract visitors and residents alike."*

These statements are reinforced by the following Policies and recommended Actions of the current General Plan's Economic Element:

Policies

- *Recognize potential conflicts between our resident population and economic growth resulting from the increase in tourism and mitigate these conflicts to the extent possible.*
- *Emphasize the community as an attraction for tourists while recognizing the tourist economy results in many of amenities desired by our residents.*

Recreation and Tourism Development Actions

- *Expand resort venues and activities such as hiking trails, golf, ice skating, cross country skiing and back country experiences.*
- *Plan both winter and summer activities to enhance a year round recreation and tourism atmosphere.*
- *Support and encourage the ski resorts to integrate their recreational facilities and programs in order to enhance the winter visitor's overall skiing experience.*

Staff believes that redevelopment is an ongoing, evolutionary process. All neighborhoods and, in particular, commercial districts must physically reinvent themselves if they desire to stay viable. We believe Park City has had tremendous success because we have been willing to take bold steps to constantly reinvent ourselves. To continue to thrive in the face of *external* growth pressures, sustainable redevelopment offers an opportunity to improve the livability of our community and reduce environmental impacts, while protecting our economic engine. We are not just caretakers or stewards. Caretakers attend to dying communities. We are a vibrant, thriving community and we continue to do so because we are willing to take bold action. We are not the same town as 25 years ago.

One of the greatest challenges that we will face as a community in the next twenty years will be suburban sprawl and growth pressures from Summit and Wasatch Counties. Our choice is how we respond to them – do we let external growth pressures happen to us, or do we take bold steps to again evolve our own destiny and remain a leader in the resort destination marketplace. The policy decisions we make in the next two to five years will have long term impacts on our competitive advantage for the next 15 – 20 years. Through continual, sustainable redevelopment, Park City can continue to reinvent or reposition itself and thrive with a prosperous economy, a livable community and a flourishing environment.

During previous annual visioning discussions on redevelopment, the City Council adopted and later re-affirmed the strategy of pursuing an integrated, proactive approach to redevelopment which includes identifying partnership opportunities with other public and private entities based upon common goals. The underlying philosophy of this approach is that it affords us, the City, the ability to participate actively, if not control, our destiny rather than only respond through a regulatory process. External forces drive the free market and staff believes taking a pro-active or collaborative role with major landowners is critical to the shaping a preferred built environment. Taken in this context, redevelopment is a continual process of change and refinement in a community – economically, socially and environmentally, or said another way, balancing the community visioning levers. It needs to be looked at as a portfolio of projects to be balanced over a long term horizon such as that which is envisioned in the General Plan. Some projects may satisfy more levers than others in the short term. Change, or redevelopment, may, or may not, be growth inducing. How we position ourselves to shape that change, and how we analyze both the benefits, "the gets", compared to costs, "the gives", as it relates to that long term portfolio will be crucial to our continued viability and sustainability.

Doing so, we believe will identify policy goals necessary to inform the concurrent General Plan rewrite and establish guiding principles for both private developers and the City (in both roles of owner and regulator) and should be done using the Community visioning levers. The "levers"

within the Visioning Filter intend to maintain resident quality of life through enhancing the resort economy through ongoing redevelopment. If the City Council and Planning Commission generally prefer a more conservative growth approach as it relates to redevelopment, they should direct that position to staff.

Staff firmly believes that we can articulate different redevelopment goals, strategies and projects/ programs for each of our diverse neighborhoods and business districts that won't tip the balance of the community visioning levers.

Redevelopment Strategic Plan Issues for Policy Discussion

- 1) What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan?
- 2) Does the draft Redevelopment Strategic Plan reflect the right "role" for the City? Is the activating tone right, i.e. are the words "facilitate, encourage, support" the right message or do we want to "limit, protect, and manage"?
- 3) Are the projects, goals & strategies in alignment in the draft Redevelopment Strategic Plan in alignment with current City Council goals and priorities? If not, how do they need to be modified?
- 4) Staff supports a balanced portfolio approach to implementing redevelopment and other projects. Do you support this approach as an implementation tool for the General Plan?

DISCUSSION ITEM #2 – BONANZA PARK SUPPLEMENT TO GENERAL PLAN

The August 2007 Park Bonanza District supplement (renamed Bonanza Park in 2010) to the General Plan creates a framework to balance City objectives and guide land-use decisions while addressing issues of redevelopment and resident/visitor demands (available on city's website). The update includes specific consideration to flexibility in zoning regulations to facilitate District Goals including increased height (Sections 3.5.7-3.5.9) and housing opportunities (Sections 3.5.12-3.5.13).

Section 2.0 of the Supplement includes the following District Objectives:

- a. *The District will primarily continue to serve the needs of the residents and visitors to Park City, consistent with changing consumer demands for services, restaurants, shopping and housing. Local businesses will be strongly encouraged. National brands will not be prominent in design or placement. The District is intended to act synergistically with Main Street, by providing a different lifestyle and commercial environment. Differences will be evident in architecture, urban design, and mix of commercial and residential areas in the District.*
- b. *The goals and measures to achieve the overall planning objective for the District is to identify those elements that should be incorporated in development plans to guide change in a positive direction. For Park Bonanza District, a positive direction is defined as increased pedestrianization, maintenance of the attractiveness of local and small business and restaurants, protection of existing housing areas, improved opportunities for a range of new housing, and coordinated direction for re-development proposals. Bicycle and vehicular circulation will be improved. Open spaces will provide for public areas, circulation, activities and community connectivity, with active, passive, natural and urban open areas. Mountain views will be maintained.*
- c. *Facilitation of the overall success for the District is achieved by coordination of land use and transportation plans, definition and incorporation of uses that contribute to the overall success of the District. Facilitation includes consideration for modification of the current City zoning regulations, consistent with the intent of this section and the overall Park City General Plan. Facilitation also includes identifying the opportunities to contribute to the overall quality of life for all of Park City. Housing, shops, and services that can be served by the existing transit system, parking areas that can serve the*

demands of the district plus provide supplemental parking for the resorts and Main Street are examples of the current range of opportunities presented within the district. Facilitation includes the possible identification of projects where City resources can be contributed to assist with overall benefits to the Park City community.

The Bonanza Park district has been studied by the Planning Department as part of the ongoing General Plan efforts and was discussed in February 2011, at a joint meeting of the City Council and Planning Commission during Council Visioning. At that joint meeting staff presented a visioning paper regarding the importance of proactively planning for the Bonanza Park district and recommended a conceptual framework outlining the desired land use patterns, economic issues, uses, and design ideas. Very simply, the paper noted that there is a “disconnect that is challenging the community, the City Council, and the Planning Commission as these entities try to realize a better plan, a better path, a better future for Park City. The creation of a new General Plan for the community is the starting point to resolve this disconnect. Make no mistake; real estate development will re-emerge in Park City as the financial markets begin to loosen the bubble-induced controls on funds. A new General Plan will allow the City to better guide this impending future development rather than react to it. “

The Conceptual Framework outlined at the Council Visioning session in February 2011 for the Bonanza Park District included:

- *A re-oriented streets plan introducing a grid system by which redevelopment would be organized; the basis of the grid master plan is Smart Growth concepts.*
- *A new master planned neighborhood identity which intentionally contemplates an improved entry/focal point for the Kearns Boulevard (SR 248) and Bonanza Drive intersection as well as the Park Avenue (SR 224) and Bonanza Drive intersection.*
- *The City's major transportation corridors frame the area and these three (3) arterials providing easy access to this district and the rich development potential on the interior. This framed in area needs a plan which focuses on mixed use development, useable large green spaces, walkability concepts, affordable housing, market rate housing, “local” shopping, etc.*
- *A Transit Hub with connectors to Park City Mountain Resort, Main Street and Deer Valley is another key concept of BOPA. This transit hub could take the form of underground parking garages minimizing the expansive parking lot asphalt identity currently associated with development in this district. Connectors could take the form of a smaller shuttle service, future rail, and/or gondolas.*

A new urbanist, walkable, and sustainable village concept is vital to tie all of the pieces together for a successful neighborhood. Mixed-use residential and commercial spaces will allow residents to live/work in the area, limiting auto usage and doubling up on the transit opportunities of the hub. A well thought-out Master Plan contemplating reduced or zero-lot-line setbacks, varying building heights and architectural styles, useable open and green gathering areas, low energy building designs, and support commercial retail focused on everyday living needs would be necessary. Incorporating existing grocery stores, drug stores, movie theaters, restaurants, and hotel uses into the new Master Plan is essential to the creation of the “local” business/residential node that is imagined for BOPA.

Pedestrian connections are nearly nonexistent in the area currently. Park City's extensive trails system does not pass through the area, but travels along its northeast borders predominately. Bus and transit connections require pedestrians to maneuver across Park Avenue (SR 224) and gather along the fringes of expansive asphalt parking lots, losing any connection with human scale. Relocation of the transit connections will allow engagement in the center of the zone. Moving transit stops from Park Avenue (SR224) and Kearns Boulevard (SR 248) provides a clean slate to beautify and green the city rights-of way and allows for a more fluid vehicular flow into and out of town.

BOPA's redevelopment potential is important to Park City as a whole and serves as an ideal case study in sub-area or district planning. BOPA has many site specific advantages as a redevelopment area:

- *Land contiguous to the City's major transportation corridors*
- *Limited property owners despite the large number of lots; and owners willing to work with the City to plan for redevelopment of the area*
- *An abundance buildings that have reached their planned financial and/or structural obsolescence*
- *A right-of-way system that lacks connectivity*

The plan for BOPA is not intended to compete with Main Street. Main Street exists as the gem of the City, a destination for visitors that maintains a unique ambiance which cannot be duplicated. The plan is designed to create a complementary node for Main Street that provides opportunities for local commercial (and some visitor/resort commercial) development, transit connections, mixed residential development, and public gathering spaces.

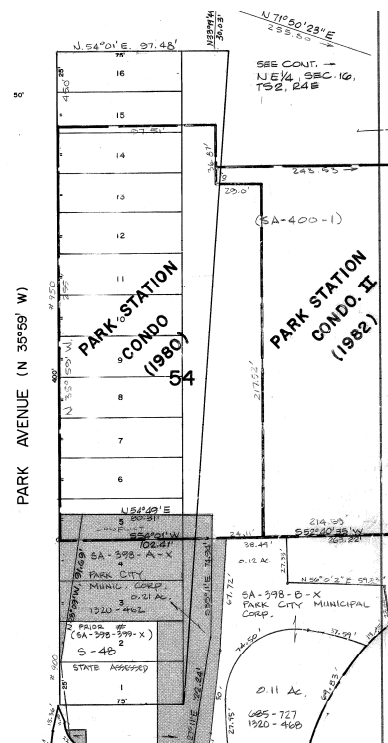
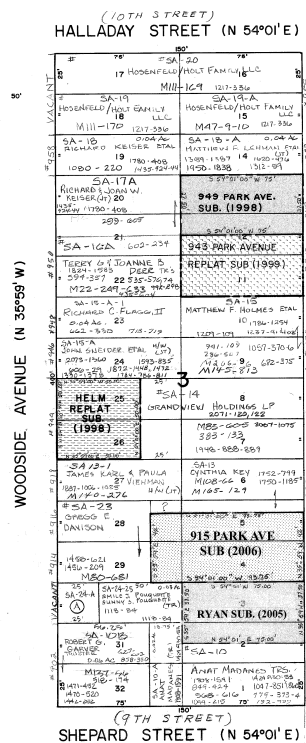
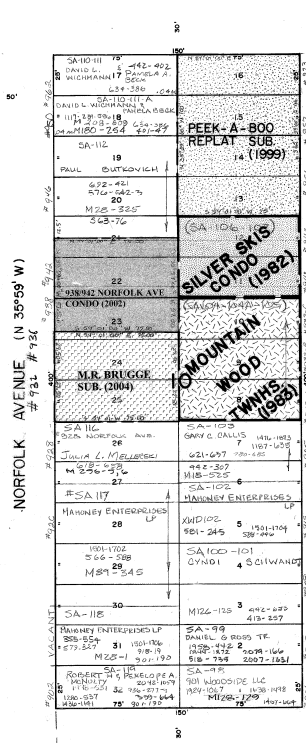
Bonanza Park Supplement Issues for Policy Discussion

- 1) Do City Council and Planning Commission agree with the overall (high level) vision for Bonanza Park as presented by staff in February 2011?
- 2) If so, is it possible to achieve that vision with the existing supplement?
- 3) If not, do City Council and Planning Commission wish to prioritize the rewrite of the Bonanza Park supplement? Planning Staff believes rewriting the existing supplement would be more proactive and beneficial in light of possible development applications within this district. The alternative is to address the Bonanza Park district within the General Plan that will be complete in April 2012
- 4) If so, staff is requesting policy direction for the rewrite. Specifically, what would be the intended outcome of the rewrite?
 - a. Downzone the area, or
 - b. Provide greater flexibility such as the ability to increase height and or density and other land use regulations in exchange for other defined benefits to the community and economy?

DISCUSSION ITEM #3 – LOT COMBINATIONS

One of Park City's most cherished assets is our historic districts. Park City has two National Register Historic Districts. The Main Street Historic District, listed on the National Register in 1979 includes structures between 3rd Street and Heber Avenue, located primarily along Main Street. The Mining Boom Era Residences Thematic District, listed in 1984, includes residential structures throughout Park City built during the mining boom period (1872 – 1929) that were found to be both architecturally and historically significant.

The City was platted in the late 1860s with the majority of residential lots being 25' x 75' lots. By the 1890s the Park City population rose to 7000 people, similar to today's primary residence population, most of which lived in the old town area. Old town was dense as shown on the below 1890 Sanborn Fire Map. Ownership of more than one lot has been a part of Park City's - history. The Sanborn Maps reflect ownership boundaries rather than individual lots. Lot combinations have become more frequent since the emergence of the recreation industry in the 1960's. Lot combinations have created a new pattern of larger homes in the historic district. The current recorded plats as shown below are the same area shown in the 1890 Sanborn Fire maps.



As far back as 1990, there have been concerns expressed by some members of the public, the Planning Commissioners, the City Council, and the Historic Preservation Board that the zoning regulations result in unacceptable development density and incompatible building sizes. In the early 1990s, a critical development occurred when the Chief Building Official and City Attorney confirmed that the UBC and state law did not allow construction across platted lot lines even when both lots were owned by the same person. That decision fundamentally altered the City's ability to regulate new construction and remodels to historic properties (by mandating plat amendments prior to building permit).

Concerns have further been expressed that the existing plat amendment process allows increased density, larger lots, and larger homes that are inconsistent with historic neighborhood development patterns and existing topography. Amendments to the LMC in the form of Floor Area Ratio and Footprint Formulas were made in 1990, 1995, 1999, and 2000. These issues were last discussed in February of 2007. The outcome of the 2007 discussions was the amendment of the LMC Steep Slope Conditional Use Permit review and adoption of new Historic District Design Guidelines.

More recently, there have been a number of plats taken before the Planning Commission and City Council in which there has been heightened concern for lot combinations. Staff would like to take the opportunity to utilize some of the time during the joint meeting to get to the crux of the issue and how it applies to the City's vision. This discussion will help layout the framework for old town redevelopment within the new General Plan.

The LMC identifies the following minimum lot sizes within each historic zone:

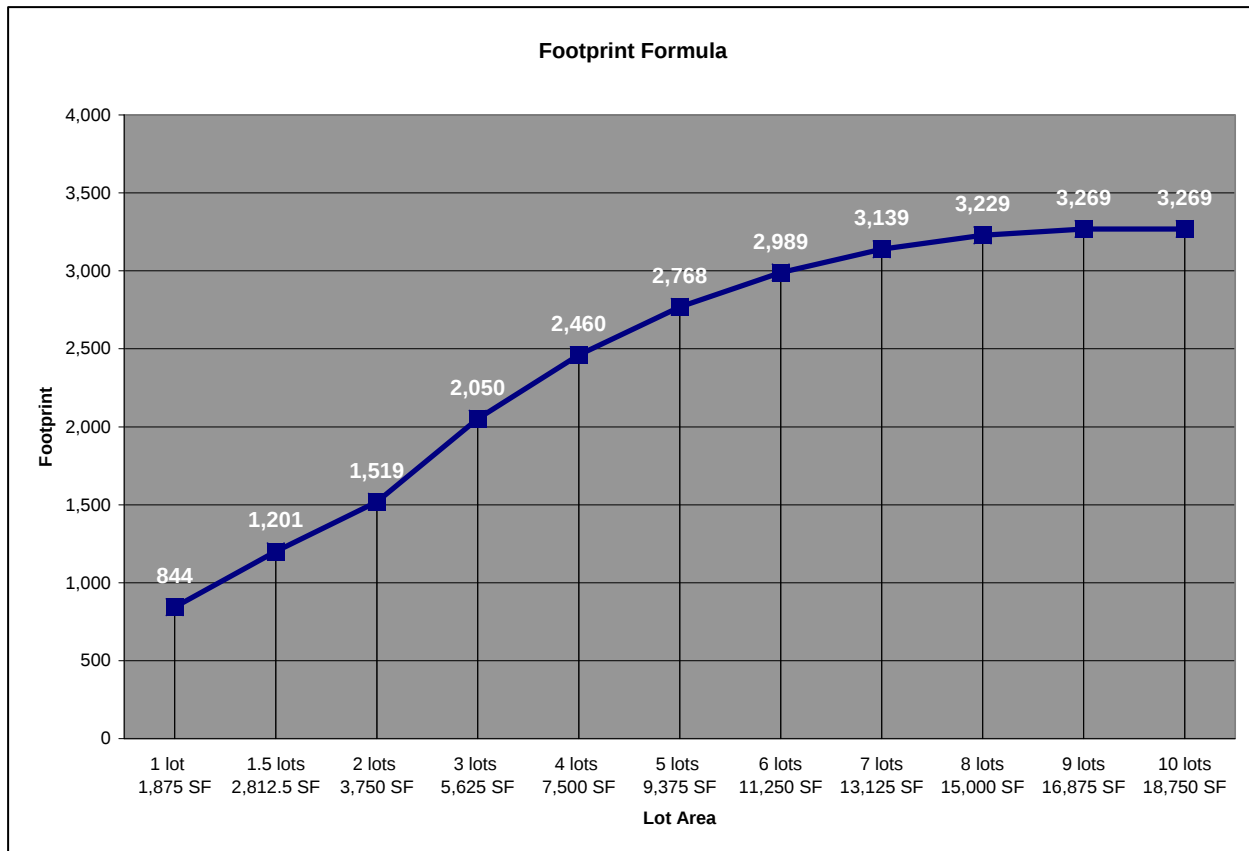
Zone	Minimum Lot Size
HCB	1,250
HR1, HR2, HRM,	1,875
HRL	3,750

Within the HR-1, HR-2, and HRL, a maximum footprint calculation is established through applying the following equation:

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP= maximum Building Footprint and A= Lot Area.

Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3,750/1875)} = 1,875 \times 0.81 = \underline{1,519 \text{ sq. ft.}}$



Pros and Cons of Allowing Lot Combinations

Pros	Cons
Cleans up lot lines under historic homes.	Allows greater footprint than a single lot. On a lot combination with a historic home the addition may be perceived as too large.
Removes encroachments of historic homes.	Lot combinations change the historic pattern of old town. The lots were 25' wide by 75' deep. By creating mix-matched lots, mix-matched homes are created and the historic pattern is changed.
Allows better design with a garage. With a wider lot, the front of a home can be more than just a garage and a small front entryway.	Majority of developers maximize square footage of homes for return on investment. This creates larger homes at a very expensive price tag. May be unattainable for many full time residents.
Creates more area for emphasis to move away from the garage door.	Allows larger addition onto a historic home.
Creates larger homes for families that need larger spaces.	
Allows larger addition onto a historic home.	
Decreases the amount of additional infill homes between historic homes.	
Attainable for second home owners. Brings in greater property taxes.	
New guidelines protect status of historic homes, so inappropriate additions can not be approved.	

Pros and Cons of Not Permitting Lot Combinations

Pros	Cons
Old town was meant to be dense. Platted as 25 x 75 lots.	On a 25' wide lot, creating good design with a garage is very difficult. A typical garage door is 10 -12 feet wide leaving only leaves 7 – 9 feet for entry. Not compatible with historic homes, too much emphasis on the car. Code for new construction requires 2 parking spaces.
Density works in old town. It is walkable. The infrastructure exists. Providing more homes in town might reduce expansion of infrastructure.	More individual units of infill in old town.
More people in the walking part of town = smaller carbon footprint. Also near transit center. Car is not a must.	Residents who own incompatible homes will not be motivated to make changes and will maintain incompatible non-complying structures.
More homes = more vacation rentals = more money spent on Main Street and at resorts. Local money kept in the local economy.	More homes = more cars. Cars are an issue in old town.
More homes on smaller lots = smaller homes = more opportunity for locals to buy in historic district.	
More gross square footage per lot than a home on two combined lots, therefore more taxable square footage.	
Pattern in old town established in the late 1800's with platted lots and small homes close to one another. Lot combinations have led to the change in the pattern of platted old town. By not allowing them into the future the previous pattern may return over time.	

Lot Combinations Issues for Policy Discussion

In June 2011 the City Council approved a Temporary Zoning Ordinance to allow time to further study this issue. At this time staff is requesting City Council and Planning Commission discussion to inform their analysis

- 1) What role does the Historic District play in the future of our economy and vibrancy of our Park City? Specifically, what is the perspective on lot combinations in Old Town?
 - a. Is the issue compatibility (size and scale) or density (units per acre)?
 - b. How should we weight the comfort of modern amenities (off street parking, larger homes) relative to compatibility in old town?
- 2) Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - a. Rezone all existing large lots and possible lot combos; or
 - b. Address maximum building envelopes for new lot combos?

Summary of Discussion Issues

Redevelopment Strategic Plan Issues for Policy Discussion

- 1) What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan?
- 2) Does the draft Redevelopment Strategic Plan reflect the right "role" for the City? Is the activating tone right, i.e. are the words "facilitate, encourage, support" the right message or do we want to "limit, protect, and manage"?
- 3) Are the projects, goals & strategies in alignment in the draft Redevelopment Strategic Plan in alignment with current City Council goals and priorities? If not, how do they need to be modified?
- 4) Staff supports a balanced portfolio approach to implementing redevelopment and other projects. Do you support this approach as an implementation tool for the General Plan?

Bonanza Park Supplement Issues for Policy Discussion

- 5) Do City Council and Planning Commission agree with the overall (high level) vision for Bonanza Park as presented by staff in February 2011?
- 6) If so, is it possible to achieve that vision with the existing supplement?
- 7) If not, do City Council and Planning Commission wish to prioritize the rewrite of the Bonanza Park supplement? Planning Staff believes rewriting the existing supplement would be more proactive and beneficial in light of possible development applications within this district. The alternative is to address the Bonanza Park district within the General Plan that will be complete in April 2012
- 8) If so, staff is requesting policy direction for the rewrite. Specifically, what would be the intended outcome of the rewrite?
 - a. Downzone the area, or
 - b. Provide greater flexibility such as the ability to increase height and or density and other land use regulations in exchange for other defined benefits to the community and economy?

Lot Combinations Issues for Policy Discussion

- 9) What role does the Historic District play in the future of our economy and vibrancy of our Park City? Specifically, what is the perspective on lot combinations in Old Town?
 - a. Is the issue compatibility (size and scale) or density (units per acre)?
 - b. How should we weight the comfort of modern amenities (off street parking, larger homes) relative to compatibility in old town?
- 10) Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - a. Rezone all existing large lots and possible lot combos; or
 - b. Address maximum building envelopes for new lot combos?

Significant Impacts

There are likely trade offs that come with any partnership. For example, if a truly vital, active and sustainable community is to be created the developer may ask for additional height and/or density to allow the flexibility in housing opportunities, design and construction costs. Initiating consideration of Code amendments to either the general plan and or Land Management Code may be necessary to achieve common goals as described below. While the efforts described within this report would be intended to achieve balanced (smart) growth, diverse housing inventories and other community objectives or mitigation measures, some constituents would inevitably perceive the Council as facilitating growth.

Summary Recommendations

Staff is requesting Council and Planning Commission discussion and direction on using the Community Visioning levers as a guide to find balance, inform the upcoming General Plan updates, and provide direction on the City's role in redevelopment. Staff is requesting specific direction on the following issues:

1. What should the City's role be in redevelopment as articulated through specific goals, strategies and projects found in the draft Redevelopment Strategic Plan? (Attachment A)
2. Should the Planning Department Staff prioritize resources to rewrite the Supplemental Neighborhood Plan within the General Plan for the Park Bonanza District?
3. Is it a City goal to enable redevelopment in the Historic District so long as it is balanced with preservation priorities? Specifically, is the intent of the current TZO to:
 - c. Rezone all existing large lots and possible lot combos; or
 - d. Address maximum building envelopes for new lot combos?

Exhibits

- A) Redevelopment Strategic Plan – Draft
- B) Economic & Redevelopment plan History (summary)
- C) LPA RDA Update Project Plan (January 2010)
- D) Market Analysis & Carrying Capacity Study – Summary of Findings & Recommendations
- E) Supplemental Exhibits – Available at www.parkcity.org
 - 1) Community Vision 2009 Summary Report
 - 2) Overview of current Redevelopment Planning in Lower Park Ave RDA
 - a) Phase I – Lower Park Avenue RDA Updated Plan
 - b) Phase II – Lower Park Avenue RDA Updated Plan Details on City-Owned Property
 - c) City-wide Market Analysis
 - d) City-wide Carrying Capacity Study and Metrics Chart
 - 3) From Visioning to Planning to Implementation – a case study on Bonanza Park
 - 4) 2007 Bonanza Park Supplement to General Plan
 - 5) Summary Pages of Past PCMC Economic & Redevelopment Studies
 - a) Economic Development Strategic Plan (current)
 - b) Chart of all Studies
 - c) Main Street RDA Plan (1981)
 - a. Main Street RDA Extension (2005)
 - d) Original Lower Park Avenue RDA Plan (1990)
 - e) Urban Design Study (1993)
 - f) Downtown Action Plan (1998)
 - g) General Plan – Economic Element (2000)
 - h) Old Town Improvement Study (OTIS) (2002) and 2011 update and Re-Evaluation
 - i) Downtown Economic Summit (2003)
 - j) Conference Center Feasibility Study (2003)
 - k) Economic Development Plan Visioning Session (2003)
 - l) Commercial Inventory (2005)
 - m) Walkability/Bikeability Neighborhood Study (2007)
 - n) Economic Impact of Tourism (2009)

Exhibit A – Redevelopment Strategic Plan Draft

Vision: To provide long-term economic health for Park City along with a dynamic package of resident benefits through sustainable redevelopment practices that are unique to each separate business district or neighborhood. As a guiding principle, all redevelopment initiatives will consistently strive to sustain a vibrant multi-seasonal destination resort community while creating a sense of place for visitors and residents.

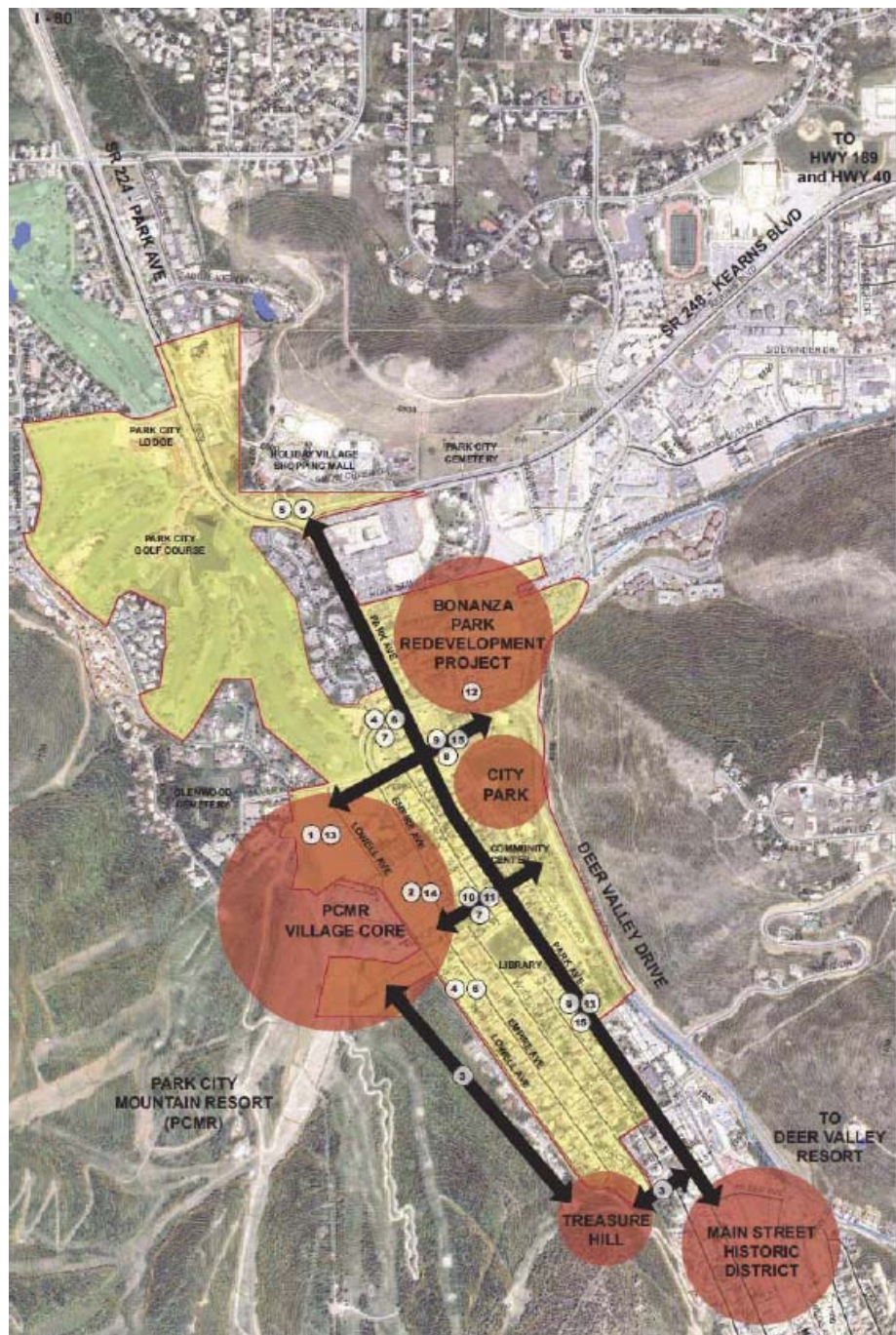
Goals (2011 – 2020)	Strategies		Projects / Programs		Time Lines
Priority			Priority Projects		
Organize land use patterns, community character priorities, economic or redevelopment strategies by neighborhood/ business district	Strat 1	Establish Supplemental Neighborhood Plans within the General Plan to articulate narrowly defined goals & projects for individual neighborhoods/ business districts	1	Prioritize staff resources to focus on BoPa supplemental section of G. Plan to inform and set Guiding Principles for broader G. Plan update	6 months
Identify resort & tourism redevelopment projects that help Park City provide amenities & high quality of life for residents	2	Study and address the current use of lot combinations in old town, which produce larger structures as opposed to smaller lots/structures, and their impact on businesses on Main St and community character.	2	Inform General Plan rewrites & ED/ RDA Strategic Plans through use of existing public & private neighborhood planning document:1)LPA RDA - Design Workshop & PlanWorks plan); 2) Main Street - HPCA infrastructure study 2011; 3) BoPa neighborhood meeting.	
Facilitate the redevelopment of the resort economy	3	Use the Lower Park Avenue RDA tax increment as a means to implement projects.	3	Modify LMC in Old town to protect historic district & community character by regulating massing and compatibility through lot combinations	
Increase the tax base, visitor numbers, and permanent population inside the city limits	4	Extend the LPA RDA as mean to facilitate ongoing redevelopment projects	4	Partner with PCMR to facilitate the redevelopment of the surface parking lots, including extension of the LPA RDA.	
Encourage redevelopment initiatives in the Bonanza Park area and use it as an incubator for smart growth and sustainable development in PC	5	Work with business districts to support the "right" commercial mix as identified in Market Analysis	5	Pursue Concept Design & preliminary cost estimates for City-owned property (housing & community based RDA) within LPA RDA	
Make decisions within the recommendations of the market analysis, carrying capacity study & community visioning goals.	6	Consider use of LPA RDA as a tool to facilitate solution at Treasure Hill	6	During the GP rewrite, identify individual neighborhood/ business district redevelopment supplements.	
Minimize commercial leakage	7	Update regulatory codes to allow easier processes for major renovations or redevelopment of large parcels and condos.	7	Use \$ from LPA RDA to subsidize ski improvements at PCMR	1-2 years
Ancillary	8	Redevelop with an eye to a balanced transportation and pedestrian infrastructure system throughout Park City. Support walkability and connectivity. Acquire right-of-ways and build roads to create grid street systems using density bonuses.	8	Identify highest and best use of Brew Pub lot	
Fill voids left by any departing companies using smart growth and sustainable redevelopment concepts.	9	Identify preferred uses for critical pieces of City-owned property	9	Main Street - Explore streetscape, infrastructure improvements and opportunities for a central gathering area to reinforce destination tourism	
Promote smart growth and sustainable development throughout the greater Park City area as a tool for limiting urban sprawl and it's related traffic and market side-effects in Summit County.	10	Pursue a plan for Bonanza Park that allows 5-7 story heights as a standard that do not significantly degrade certain view corridors.	10	Modify LMC in HCB District to encourage and support vitality, activity while still protecting scale and integrity of historic buildings	
	11	Consider flexibility in parking and housing requirements with private partners in redevelopment projects if appropriate community benefits are options and budget permitting.	11	Jointly plan & operate Convention, multi-use event center & (pending feasibility analysis)	
		Provide sustainable housing choices on a scale that are not currently available in the city.	12	Implement recommendations in the new Transportation Master Plan to mitigate impacts resulting from growing tourism economy.	
			13	Amend LMC to allow MPD's in excess of x size/sf longer expiration timelines	
			14	Regionally collaborate to articulate goals, needs, and possible outcomes of creating high altitude destination center	Uncertain in timeframe
			15	Prevent major retail chains in old town, consider "boutique chains". Consider larger chains in other redeveloping districts that have larger footprints and where impacts on "character" will be less.	

Exhibit B – Economic & Redevelopment Studies Summary

Economic & Redevelopment Studies

Study	Date	Who	Status	Take Homes
Main Street RDA	1981	PCMC Staff	extended through 2021	remove & rehab buildings, purchase land, public infrastructure improvements (infrastructure), remedy environmental issues including parking
Downtown Action Plan	1998	PCMC Staff	majority implemented	Improvements to transportation roadways and trails, public transit, parking, pedestrian traffic, public art along with other landscape and streetscape attractions.
General Plan - Economic Element	2000	Wikstrom for PCMC	Plan currently out of date	Tourism provides about 2/3 of G. Fund. Support resort economy. Find balance w/ Community & environment
Old Town Improvement Study (OTIS)	2002	PCMC Staff and consultants	many projects implemented	Reconstruction of underground utilities, pedestrian facilities, off-street parking, residential connections of driveways and walkways, and full road reconstruction with gutters, inlets and pipe system for storm water management.
First Economic Development Plan	2003	PCMC Staff	majority implemented	Greater Diversity of events and economic activities through an improved application/selection process; working with Arts Council to promote PC's arts & culture assets; working with Main Street businesses; bike/pedestrian paths expanded & enhanced; parking garage expanded; new rec. center being built; golf course & ice rink are successful; increasing number of sports tournaments.
Conference center Feasibility study	2003	Wikstrom	study completed, nothing implemented	A conference center might still be a good economic development idea, however challenges include: identifying a site; and both construction and operations require major City investment - \$800K or more.
Commercial Inventory	2005	Cushman Wakefield Alliance	Study completed	Data split between two areas: Old Town (1,565,640) and Prospector (1,205,613): Retail, 818,095; Office, 626,000; Restaurant, 232,858; Industrial/Warehouse, 112,998; Institutional, 540,372; and Other 265,595.
Main Street RDA extension	2005	PCMC Staff	expires in 2021	tax increment revenue goes to new china bridge debt
Hyett Palma Study on Main Street	2003	PCMC Staff, elected officials & business leaders facilitated by Hyett Palma	Study completed	Many concerns/hopes addressed/achieved: street level businesses in Old Town are primarily retail and restaurants since ordinance was adopted to keep services and offices off street level; stores, galleries and restaurants are primarily owned by Park City residents; increase in outdoor events; outdoor dining has expanded.
General Plan - Bonanza Park sub-chapter	2007	Erickson	implementation in process	need to institute open space protections in Bonanza district, district also needs some business and building revamping, but retain the mix of housing, commercial, shops and services.
Walkability/Bikeable Neighborhood Study	2007	Landmark Design	Study completed, most goals implemented	The study resulted in a walkability bond passing and most of the projects on the list have been completed or are budgeted and scheduled to be completed in the near future.
Economic Impact of Tourism	2009	Wikstrom for Chamber	study completed	In all planning and redevelopment it is critical to balance local with visitor needs
OTIS Updates and Re-Evaluation	2011	PCMC Staff and Alliance Engineering	Study Completed	Remaining projects were identified and ranked in importance (total of 18 separate projects or 13 with some projects consolidated)
Lower Park Avenue RDA				Infrastructure & public land improvements, buy or rehab land and buildings for economic development and affordable housing
Original RDA plan	1990	PCMC Staff	expires in 2016	Generates about \$1.4 M in tax revenue increment annually
Urban Design Study	1993	PCMC staff along with Clafflin Assoc.	Plan mostly implemented	provide a framework for more detailed analysis and planning along Park Avenue; assist city planners and officials to make future development decisions with emphasis on pedestrian friendly improvements and traffic calming; balancing issues of historic neighborhood with resort commercial.
Master Plan update	2010	Design Workshop	plan completed	Parking lots. Transit, traffic & walkability. Community & neighborhood
Implementation Plan for City property	2011	Barille	Plan completed	Direction given to pursue schematic on Phase 1 (community center, historic homes, and small commercial)
Market Analysis	2011	Design Workshop	Study is 90% complete	pending
Carrying Capacity Study	2011	Design Workshop	Study is in process	pending
Economic Development Strategic Plan	ongoing	PCMC Economic Development Staff	updated annually at visioning	Top priority projects - assist in the redevelopment of resort and commercial areas - especially those areas such as Holiday Village Shopping Center and rethinking downtown areas such as the Main Street plaza and Mall.
Feasibility Study on multi-use event center	pending	City & Chamber	pending	

Exhibit C – LPA RDA UPDATED PROJECT LIST (JAN 2010)



Lower Park Avenue Park City, Utah

POTENTIAL PROJECTS

December 31, 2009

LEGEND

- RDA Zone
- Major Nodes and Centers
- Proposed Connections
- 1 Projects Recommended for Inclusion on Project List (Refer to Lower Park Avenue Project List - December 31, 2009)

PROJECT NUMBER	PROJECT NAME	TOTAL (XX / 45)
PARKING LOT REDEVELOPMENT		
1	Redevelopment of parking lots surrounding PCMR into mix of residential / commercial uses - with underground parking	41
2	New Conference Center & Parking Structure around the base of PCMR	37
3	Physical connection from PCMR to Main Street via Treasure Hill (people mover, gondola, funicular, etc.)	30
TRANSIT, TRAFFIC, CIRCULATION & WALKABILITY		
4	Major Improvements to Empire / Lowell circulation & transit operations around PCMR (including improvements to roads, circulation and intersections, acquisition of ROW, and installation of a new transit hub)	40
5	Intersection improvements (to intersections of SR 224 & SR 248, Bonanza Drive & Deer Valley Drive, and Park Ave & Deer Valley Drive)	40
6	Minor Improvements to Empire / Lowell circulation around PCMR (including signage, striping, improvement of transit efficiency, minor capital improvements, and operational changes such as charging for parking)	36
7	Coordinated Signage Plan for (including smart messaging system) for the area within the RDA, designed to improve the load-in / load-out experience and streamline parking and circulation	35
8	Transit - Identification of corridors and acquisition of easements and ROW for future mass transit lines (Trolley, Bus Rapid Transit, or Light Rail)	28
9	Walkability - Expand bike/ped trail system to the remainder of the Lower Park Avenue district and connect to Bonanza Park (Spine System). Address bus stops and pedestrian crossings at SR 224	27
COMMUNITY & NEIGHBORHOOD REDEVELOPMENT AND IMPROVEMENT		
10	Neighborhood/ Mixed-use redevelopment between City Park and PCMR including housing opportunities (affordable, senior housing, seasonal)	37
11	Use of City-owned land to create physical connection and housing opportunities (affordable, senior housing, seasonal) in area stretching from City Park to PCMR	32
12	Redevelopment of Bonanza Park (Rite Aid and areas to the east) into a mixed-use district - including potential parking lot or mass transit hub.	31
13	Installation of public art throughout the Lower Park Avenue district	26
14	Renewable Energy Generation Opportunities: Including constructing PV, small-scale wind, geothermal and biomass projects around projects and improvements within the RDA	24
15	Streetscape improvements on Park Avenue (bulb outs, crosswalks, traffic calming devices, and enhancements to physical connections to Main Street and Bonanza Park).	22

**Exhibit D - Summary of Findings:
Retail Market Study, Metrics Analysis, Carrying Capacity Analysis**



**Lower Park Avenue District
Main Street District
Bonanza Park District
Prospector District
Deer Valley District**

Park City, Utah

June 30, 2011

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The following provides a summary of the integrated findings of the retail market study, metrics analysis, and carrying capacity analysis by district for Park City.

Note: The metrics analyses for the various districts included quantitative metrics (such as sales per square foot, for example) as well as a number of qualitative metrics in which the districts were evaluated on a 1 to 5 point scale with “1” representing the lowest score and “5” the highest.

MAIN STREET

Overall, the market study found that the Main Street district remains relatively healthy given the national economic condition. The district reports fairly healthy and sustainable levels of vacancy and has fared better than many of its peers around the country. The mix of tenants is fairly good, in that it appeals to a wide range of potential customers, from young people visiting Sundance to vacationing retirees. The district seems to have a disproportionate number of galleries and studios, tenants that typically do not provide much ground level vibrancy.

However, Main Street could improve its overall health and regain its position as a district enjoyed by Park City and Summit County residents by doing a better job in appealing to locals. The high season during the third quarter is very important, but the district must carefully serve locals during the winter months as well, so that locals will feel compelled to come back and visit during the non-winter months. Successful resort retail districts simply appreciate the locals year-round. Main Street should work carefully to cultivate local business and build a loyal base of local customers from not only Park City itself, but also from the broader Summit County market and the Salt Lake metro area. The Main Street district should continue to work to increase diversification in the retail mix in order to improve the visitor experience and should continue to include restaurants with a diversified range of menus in order to improve overall marketability.

As outlined in the metrics tables, Main Street has performed fairly well compared to other mountain resort retail districts, but public and private sector stakeholders should pursue a variety of strategies in order to continue to improve the district. Main Street reports a current vacancy rate of around 4 percent, in line with a sustainable level of vacancy of around 5 percent. Retailers in the district report sales of around \$250 per square foot (SF) on average, slightly below the benchmark for other resort communities of around \$350 per SF. The district earns a qualitative rating of “3” in terms of responding to the demographic profiles of visitors and residents and meeting their needs, whereas comparable resort retail districts earn a “4” on average. In order to help continue improvement in these categories, civic leaders and the merchants association should work to recruit an appropriate tenant mix as market conditions change and should identify civic improvements to Main Street necessary to enhance retail viability.

In terms of qualitative measures of retail success, Main Street rates as a 4 (on a scale of 1 to 5) in terms of maintaining an identifiable image and creating ambiance, in order to enhance retail success, on par with comparable retail resort districts. The City and Main Street leaders should work to identify any necessary improvements, such as streetscape enhancements, that would enhance the district’s ambiance. Main Street earns a rating of 2 in terms of providing opportunities for visitors to mix with locals and a “3” in terms of providing sufficient variety in terms of the types of stores and the goods and services offered for sale. Main Street merchants

and civic leaders should work to identify potential locations and strategies to create additional meeting or gathering places in the district and should devise strategies to attract and retain tenants that would diversify the roster of tenants. Main Street earns a rating of “3” on a scale of 1 to 5 in terms of creating a retail environment that is fun and entertaining, on par with comparable mountain resort communities. The City should work with merchants and stakeholders to introduce elements of entertainment through the design of the physical space as well as the potential inclusion of specific entertainment-oriented tenants.

As a Downtown district, Main Street currently ranks as a “3” in terms of serving as the “fun place” within the community that provides a lively shopping and visitor experience, and ranks as a “3” in terms of creating a distinct retail image and experience that defines the district as the “only one” like it. The merchants association and the City should continue to work to identify opportunities for civic improvements (such as streetscapes or other capital expenditures) as well as programming that helps to make Main Street fun and a unique shopping and entertainment destination. These stakeholders should work to identify tenants or amenities that will help to make Main Street more unique and distinct.

Most of the elements of the carrying capacity analysis relate to Park City overall, rather than to individual districts. However, an analysis of parking in particular revealed findings regarding the carrying capacity of parking facilities in the Main Street vicinity. The table below provides a snapshot of a selection of parking areas in the Main Street area, by season. City leaders report that the parking lots are generally utilized more during the winter than during the other three seasons of the year, but the data indicate that summer and winter weekend days may attract greater utilization than the fall or spring weekend days. The data also indicate that certain lots in the Main Street district, such as the Main Street lot and the Swede Alley lot, may attract greater utilization than other lots on the periphery of the Main Street district.

Parking Lot or Parking Space Classification	Total Number of Spaces	Winter (Saturday)	Spring (Saturday)	Summer (Saturday)	Fall (Saturday)
Main Street & Brew Pub Lot	225	92%	74%	90%	68%
Swede Alley (4 Hour Parking Except Flagpole)	94	77%	57%	75%	60%
China South Bridge Levels 1 - 3 (4-Hour)	262	16%	28%	15%	11%
China South Bridge (Roof)	77	66%	45%	52%	22%
China North Bridge (4 Hour)	300	47%	45%	27%	22%

LOWER PARK AVENUE DISTRICT

The retail study determined that private property owners along with the City have a tremendous opportunity to redevelop several areas in the Lower Park Avenue district, especially the areas around Park City Mountain Resort (PCMR), over the next several years, and in the process help enhance Park City’s overall marketability. The various property owners should look for opportunities to support both day skiers and the destination visitor markets by creating development concepts that include a range of places to eat, shop, and have fun that appeal to locals as well as the greatest variety of tourists possible. The redevelopment of the Lower Park Avenue area should carefully define the district’s identity without cannibalizing Main Street. The stakeholders in the district have a significant opportunity as well to forge a public-private

partnership using the tools of the Lower Park Avenue RDA in order to stimulate ongoing redevelopment efforts. The ability to use the RDA tool represents a distinct competitive advantage that Park City may use in vying for the destination tourism market.

In terms of specific metrics, the Lower Park Avenue district currently reports low vacancy rates (less than 5 percent), in line with benchmarks for comparable resort districts. According to City data, retailers in the district report sales of around \$250 per SF, below the benchmark of \$350 per SF. As part of redevelopment efforts, developers and civic leaders should carefully work to recruit a mix of tenants that would help to increase sales per square foot on average.

In terms of qualitative metrics, Lower Park Avenue ranks as a “2” on a scale of 1 to 5 in terms of maintaining a distinct identity that would drive commercial activity and create a sense of place. Comparable mountain resort districts generally earn a “4” in this category. The district also earns a score of only “1” in terms of creating ambiance (as opposed to the benchmark score of “4”). As redevelopment moves forward, private property owners and the City should work to integrate design standards and strategies in site design in order to create a district that has a distinct image with an attractive ambiance that will attract repeat business from visitors and residents. The Lower Park Avenue district earns scores of only “2” for having a healthy variety of stores, a “2” for providing retail that serves as entertainment, and a “3” in terms of providing goods and services that meet the consumer demands of its patrons. Comparable resort districts generally earn scores of “3”, “3” and “4”, respectively, in these categories. In order to improve Lower Park Avenue’s performance for these metrics, private property owners, business owners, and civic leaders should work carefully as redevelopment moves forward to ensure that the design of the district as well as its programming and regular operations help to provide variety in retail offerings, provide for retail as entertainment, and serve the needs of the demographic groups that visit the district.

In terms of carrying capacity, the streets that serve Lower Park Avenue in particular exhibit issues with regard to capacity during peak times. As outlined in the table below, several of the streets that serve PCMR and other destinations within Lower Park Avenue do not meet standards for performance during peak periods. The community should work to devise strategies (such as additional bus service, park and ride lots, etc.) in order to improve the experience of visitors traveling to the Lower Park Avenue district from other parts of the community and from outside Park City.

Road	Approximate Location	Average Day, Average Daily Traffic (model)	Peak Peak day, Average Daily Traffic (model)	UDOT		Existing Average Day	Existing Peak Peak Day
				Level of Service Standard		LOS	LOS
				E	F		
SR-224	North of Kearns Blvd	25,100	29,800	26,100 - 36,200	> 36,200	C	C
SR-224	Meadows Drive	26,700	29,600	38,900 - 41,200	> 41,200	B	C
SR-224	Deer Valley Dr (near roundabout)	13,700	23,200	26,100 - 36,200	> 36,200	B	C
SR-248	Comstock	15,000	23,200	19,100 - 20,400	> 20,400	C	F
SR-248	Wyatt Earp	15,100	23,500	19,100 - 20,400	> 20,400	C	F
Bonanza Dr.		9,300	17,100	15,400 - 17,100	> 17,100	C	(F)
Park Ave.	South of Empire	6,000	12,000	10,100 - 11,200	> 11,200	C	F
Park Ave.	Near Heber Ave	3,000	6,100	10,100 - 11,200	> 11,200	C	C
Park Ave.	North of Empire	14,300	27,300	26,100 - 36,200	> 36,200	B	E

BONANZA PARK

Bonanza Park represents a very vital area of real estate in the community that has and will continue to serve the needs of the local population in Park City. This district should continue to host the businesses and functions that are vital in continuing to operate a full service community with a full-time population. Bonanza Park should have tenants such as the postal service or FedEx that are essential for local businesses. The district should also continue to serve as the home for the main grocery stores, pharmacies, and other everyday uses.

The real estate community and the City should continue working to formulate ideas for projects that improve the value proposition and appearance of Bonanza Park, with a focus on local needs. For example, a mixed-use redevelopment in Bonanza Park could include affordable housing units above retail, office or warehouse spaces, and as a result would produce significant benefits to the City in terms of reducing commute times and reducing pollution. The City and stakeholders in the area should work together to develop Bonanza Park as a true neighborhood or district that serves the needs of locals, rather than as a disparate collection of various small shopping plazas and office parks. As part of this effort, the City should work to integrate all of the community features and amenities it would include in any other neighborhood – such as trails, parks and gathering places.

In terms of metrics, Bonanza Park exhibits sustainable levels of retail vacancy (around 5 percent) and reports sales of around \$200 per SF, generally in line with the benchmark for similar districts of \$200 to \$250 per SF. Bonanza Park does not fare as well in terms of qualitative metrics. It earns a “2” on a scale of 1 to 5 in terms of cultivating a distinct retail identity, a “2” in terms of ambiance, and a “2” in terms of having a variety of stores. The benchmark ratings for comparable districts are “4”, “3”, and “3”, respectively. The analysis also ranks Bonanza Park as a “2” in terms of providing a fun and entertaining retail environment and a “3” in terms of providing goods and services that meet the needs of the demographic groups that represent the customer base. As redevelopment projects emerge in the Bonanza Park area and as the City plans for future capital improvements city-wide, property owners and civic leaders should work to identify improvements that would help to enhance the qualitative measures of success for the Bonanza Park district. Potential developers of projects within Bonanza Park should work with the City and with stakeholders in the district to craft design and tenant strategies that will result in a district that serves the resident population of Park City and helps to retain business from visitors that may otherwise migrate to Kimball Junction and other current or potential shopping areas in Summit County.

The Bonanza Park district faces the same carrying capacity issues facing Lower Park Avenue and the community in general. As outlined in the prior table, many of the streets serving Bonanza Park report unacceptable levels of service during peak times, particularly during the winter. As the district redevelops, projects should ensure that sidewalks along streets and adjacent to retail stores contain sufficient capacity to encourage pedestrian activity and support retail viability.

PROSPECTOR

Given its limited size relative to the other retail districts and its location on the periphery of the core of the Park City community, Prospector will likely remain a smaller format retail and office district serving both residents and visitors. While the introduction of new restaurants may enrich the Prospector retail program, the district's overall emphasis on mid-level restaurants and smaller format retail will likely remain viable for the foreseeable future.

The Prospector district is relatively small compared to neighboring Bonanza Park and appears to function fairly well as the home to smaller restaurants and other businesses that serve visitors from throughout Park City, and in particular those staying at hotels in the Prospector area. The Prospector district also functions fairly well as an office district, as it contains a number of smaller offices for businesses based in Park City.

As each of the other retail districts in Park City work to clarify their identity and their role in the local economy, the Prospector district should also work to retain its distinct identity. The district should leverage the adjacency of the area to the rail trail and amenities in the north and east portions of Park City and its adjacency to the larger Bonanza Park area. The City should work with stakeholders to identify improvements that would help improve the viability of the businesses in Prospector as well.

In terms of metrics, Prospector reports a sustainable vacancy rate (around 5 percent) and sales per SF of around \$300, higher than the average for comparable retail districts. However, like Bonanza Park just to the west, Prospector does not fare as well in terms of qualitative metrics (identity, ambiance, providing a variety of stores, providing retail that is fun and entertaining, and providing retail that serves the needs of the profile of consumers visiting the district). For all of these qualitative metrics, Prospector earns a "1", "2", or "3".

In terms of specific recommended action items to improve Prospector's performance in terms of qualitative measurements of success, and to enhance the district's long term viability, the project team recommended the following action items:

- The City should work with businesses along Sidewinder and other streets within Prospector to solve access or ingress /egress issues that currently face the retailers or office property owners in the district, through traffic management strategies or planned public improvements.
- The City should work with the property owners to identify and complete any necessary streetscape improvements, or any open space or trail improvements near the district, that would enhance its marketability and its overall identity and ambiance.
- The merchants and business owners should work to increase the name recognition of the Prospector district in Park City and beyond. Enhancing name recognition would help to promote repeat business and higher levels of business. It may also help in recruiting a greater variety of stores or in attracting tenants that better serve the needs of the customer base in the district.
- The City should work with merchants and stakeholders to introduce elements of entertainment through the design of the physical space as well as the potential inclusion of specific entertainment-oriented tenants.

Carrying capacity issues that affect Park City overall impact Prospector's viability as well (in terms of bus capacity, road capacity, ski run capacity, trail and open space capacity, parking, and sidewalk capacity). Given its location adjacent to the rail trail, the carrying capacity of the trail systems in the area may particularly affect the marketability of Prospector. The adjacency to the trail is a key amenity that attracts residents and may attract individuals seeking out lodging along

Sidewinder and other locations within Prospector. The City should continue to monitor the capacity of the rail trail and the quality of the experience along this trail in order to ensure that it remains a key asset in the community.

DEER VALLEY

The Deer Valley district includes the retail offerings at the base of the Deer Valley resort as well as shops and restaurants located on the mountain, adjacent to ski runs, and within the resort's hotels. The resort has the parking area around the base entitled for additional real estate development. The Deer Valley district is relatively small and is relatively isolated from the rest of Park City and Summit County, located behind the Main Street district to the south and east. The retail offerings at Deer Valley appear to have fared fairly well during the economic downturn of the last few years. The priority of Deer Valley in managing this area of retail is how to expand the retail and development program at the appropriate pace to take advantage of an economic upturn, while holding off on speculative development.

In terms of the carrying capacity analysis, the capacity of the street network and the public transportation systems (buses) in particular affect Deer Valley given its location behind Main Street and located farther from the main highways in Summit County (US 40 and I-80). Given its location on the edge of the town, the capacities and the quality of the experience for the urban and backcountry trails in particular affect Deer Valley's marketability. The capacity of ski runs at Deer Valley and the other two resorts, of course, affects the potential for success of the retail district. While the City should continue to monitor all elements of the carrying capacity, Deer Valley leaders in particular should monitor these carrying capacity categories going forward.

Recommended action items for Deer Valley include:

- The City should continue working with Deer Valley to ensure that transportation systems in Park City effectively serve the resort from the downtown area. Deer Valley is essentially located in a cul-de-sac location relative to the rest of the community, with only one major route leading out of the resort, and thus must ensure that its transportation connections to Deer Valley Drive and the main part of the community remain functional.
- Deer Valley should work to provide the best possible restaurant offerings for guests at the ski resort, as competitor resorts are constantly updating their food service programs and introducing new products to visitors.
- Deer Valley should work with City leaders to craft development plans for the parking lot area that satisfy the vision of the community for this part of Park City and also meet market realities.

Carrying Capacity Discussion

Some of the elements of the carrying capacity pertain more to certain districts than others, given the location or emphasis of the various districts (Main Street, Lower Park Avenue, Bonanza Park, Prospector, and Deer Valley). However, most of the elements of the carrying capacity analysis pertain to Park City overall. The following outlines the takeaways from the carrying capacity analysis that relate to the community overall.

The carrying capacity addressed the following components:

- Trail Capacity (both urban trails and backcountry trails)
- Ski Runs and Ski Area Capacity
- Park Facilities Capacity
- Streets Capacity
- Bus Lines and Bus Facilities Capacity
- Parking Utilization and Capacity
- Sewer and Water Capacity
- Sidewalks Capacity
- Number of Pillows and Number of Restaurant Seats

The most important takeaways from the carrying capacity analysis that apply to the entire Park City community are as follows:

Streets Capacity: The main arterials in Park City that serve Main Street, the ski resorts, and adjoining residential and commercial areas (such as SR 248, SR 224, Park Avenue, Bonanza) perform well the vast majority of the time, throughout the year. However, during the “peak” times (in the mornings and afternoons, on weekends, during ski season for example), Park Avenue, Bonanza, and SR 248 all reach level of service grades of F (using normal transportation engineering analyses in which A is the top grade and F the bottom grade, based upon capacity, wait times, and overall congestion). Therefore, the arterial system does indeed fail during certain times during the year. Importantly, the Park City community may elect to state that allowing these arterials to “fail” is acceptable, but only at certain times or on a certain number of days. The community may also wish to mitigate the negative effects of having some of the arterial streets “fail” by focusing more on mitigation strategies (such as providing additional park and ride or bus facilities).

Bus / Transit Capacity: Discussions with City officials indicated that the city’s bus system does not have a capacity issue per se, in that if buses become full, the city simply has more buses go to a certain location. For example, if a queue develops to use buses at PCMR, the city simply dispatches additional buses to this location. The main capacity issue pertaining to buses involves the performance of the arterial streets. Bus service in Park City encounters issues when buses become stuck in traffic along with other vehicles. Improving the performance of arterial roads during peak periods, which likely involves greater use of buses, should improve the experience for both bus riders and individuals choosing to drive into Park City.

Parking: The City compiled data concerning capacity and utilization of parking lots, primarily in and around the Main Street station, over the last few years. This data, collected on select days each month, reveals seasonal patterns in parking utilization. As one would expect, parking lots

are more utilized during the winter season, and occupancy of parking lots remain low during the off-season. In general, the various parking lots reach 100 percent capacity for only an hour or two per day on the peak days. Data from the City indicates that the lots tend to have availability at most times during the day.

Parking information for the lots adjacent to Park City Mountain Resort, Deer Valley, and any other private lots in the community was not available at the time of this analysis. The City may wish to obtain this information going forward, if possible, in order to gain a more comprehensive look at the parking capacity in Park City, in various areas and at different times.

Trail Capacity: The analysis considers the carrying capacity and quality of experience for two types of trails: 1) urban trails and 2) backcountry trails. The analysis determined that Poison Creek Trail, as an example of an urban trail in Park City, reported level of service grades of “B” on weekdays and “C” on weekends, on average. During certain events the trail reaches level of service of “F”. The City is in the process of widening Poison Creek Trail in order to improve the capacity of the facility. Sufficient quantitative data does not exist to provide a level of service grade for the Lost Prospector Trail and other backcountry trails, but the analysis did determine that the carrying capacity of these trails remains an issue, due to crowding at peak periods, a lack of sufficient space at trailhead and parking areas, occasional maintenance of the trails, and periodic use of the backcountry trails for events.

Summary Statement, Carrying Capacity Analysis: In general, the carrying capacity analysis does not provide a “black box” or one –size-fits-all tool to help the City evaluate policy or development choices going forward. Instead, the carrying capacity represents a tool that the community may use going forward to evaluate various options. Analyses of individual projects, for example, should consider carrying capacity from all of the various elements outlined in the carrying capacity memo. Furthermore, by considering the various aspects of the carrying capacity analysis in conjunction with market and community sustainability (metrics) considerations, the City and the community will best be able to determine the viability and feasibility of a particular project or policy choice.