



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 20, 2000**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah, for the purposes and at the times as described below on Thursday, July 20, 2000.

Work Session

- 4:30 p.m. Council questions and comments
- 5:00 p.m. Review of regular meeting
 - Contracts - transit center and entryway trail
 - MFL - PCMR
 - Other meeting questions/comments
- 5:30 p.m. Swaner Design open space presentation

Regular Meeting

6:00 p.m.

- I ROLL CALL**
- II PUBLIC INPUT**
- III COMMUNICATIONS FROM COUNCIL AND STAFF**
- IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF JUNE 29, 2000**
- V CONSENT AGENDA PUBLIC HEARING**
 - 1. Ordinance approving the Coulter Plat - Amended Plat to the Park City Survey to combine the northerly four and a half feet of Lot 15, the southerly 21 8/10 ths of Lot 14, and one metes and bounds parcel of the Amended Park City Survey, into one platted lot located at 122 Main Street, Park City, Utah
 - 2. Ordinance approving condominium conversion of 2041 Sidewinder Drive, Park City, Utah

3. Ordinance approving an amendment to the Park City Plat to combine portions of Lots 21 and 23 and all of Lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one lot of record for use as a condominium at 938/942 Norfolk Avenue
4. Ordinance approving an amendment to the Park City Plat to subdivide the 201 Norfolk Avenue Subdivision into two lots in Block 78 of the Park City Survey
5. Master Festival License application for Karl Malone Celebrity Adventure Challenge on July 29, 2000 - Park City Mountain Resort

VI CONSENT AGENDA

1. Ordinance approving the Coulter Plat - Amended Plat to the Park City Survey to combine the northerly four and a half feet of Lot 15, the southerly 21 8/10 ths of Lot 14, and one metes and bounds parcel of the Amended Park City Survey, into one platted lot located at 122 Main Street, Park City, Utah
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4. Ordinance approving an amendment to the Park City Plat to subdivide the 201 Norfolk Avenue Subdivision into two lots in Block 78 of the Park City Survey
5. Master Festival License application for Karl Malone Celebrity Adventure Challenge on July 29, 2000 - Park City Mountain Resort

VII NEW BUSINESS

1. Transit center design and engineering contract revisions
2. Authorization to execute cumulative change orders for the entryway trail project Phase 3, not to exceed \$100,000

VIII ADJOURNMENT



**PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 20, 2000**

Present: Council members Peg Bodell, Candace Erickson, Roger Harlan; Fred Jones; and Shauna Kerr

Toby Ross, City Manager; Rick Lewis, Community Development Director; Tom Bakaly, Director of Capital Projects and Budget; Linda Cook, Special Projects Manager; Mat Twombly, Parks Planner; Meg Ryan, consultant; Derek Satchell, Planner, Ray Milliner, Planner, and Eric DeHaan, City Engineer

Absent: Mayor Brad Olch

1. **Council questions/comments.** Roger Harlan advised that he would like to attend the annual NLC conference in Boston in December which was supported by Council. Ms. Erickson reported that she attended the Parks and Recreation Board meeting; its recommendation on priorities for trails is available to the public. Ms. Bodell pointed out the quality of the HDC packets and Rick Lewis explained that staff is experimenting with a scanner and digital camera, and although the renderings are clear, it's time consuming to insert originals. There may be different styles of packets produced in the next couple of weeks.

Ms. Bodell added that there are grants available through the Quality Growth Commission and Mr. Lewis indicated that a joint application with the County is anticipated on a study on the east corridor. She asked if funding can be used to study population and services and Shauna Kerr, who serves on the Commission, noted that it would not qualify under the state statute which is very specific. Ms. Bodell stated that she has been contacted by a citizen interested in the City Council and staff promoting Park City through the Salt Lake media. She discussed a parking violation on Main Street and damage in the China Bridge Parking Structure. Fred Jones referred to an article in the *Park Record* regarding the decline in sales tax and suggested that the City ensure its support of its tax base and perform an audit of municipal services. The City Manager explained that a related policy is the draft on resort economy of the General Plan which will go through the public process. Mr. Jones added that the availability of state of the art technology in Park City, particularly high speed internet service, is of concern to him. Mr. Ross indicated that U S West is willing to speak to the City Council about a telecommunications legacy, which will probably be arranged in August. Mr. Jones suggested that if there are other providers, they should also be involved as this is critical to our future. He believes the discussions with the County Commissioners on water issues have been improving over the months. There are options which may be workable and progress is being made. The Olympic Committee continues to meet and is developing an event master plan. Mr. Jones continued that the County is very serious about forming a commercial transit district along SR224; it does not intend to provide residential service at this time. City staff is working with The Canyons and Summit County on an operating budget and one option being explored is the County

contracting with City staff to initiate the service this winter. The Canyons, Factory Stores, and Boyer Project have all agreed to the special district. In response to a question from Mr. Jones about the status of City properties, Mr. Ross indicated that Council will be examining revenues and assets in an upcoming meeting probably sometime in August. Mr. Jones suggested that there be a discussion on changes to the master agenda as he relies on the schedule.

Ms. Kerr reported that she attended the ULCT legislative policy committee meeting where collecting a franchise tax on cell phones was discussed. Amendments to the annexation law are anticipated. There was discussion about delivery of the smaller brown BFI containers. Ms. Kerr added that since pull out fees became an issue, she has received more calls from customers about exorbitant bills. Peg Bodell noted that Mr. Green of BFI has been instrumental in solving trash problems at the Claimjumper and the Park Avenue neighborhood. There was discussion about BFI providing fee information to businesses for budgeting purposes and Mr. Ross explained that BFI is currently auditing participants and will have a better idea of costs after the analysis is completed. With regard to the proposed arts tax, Ms. Kerr indicated that she attended a meeting in Kamas and emphasized that public funds should not be used to promote the measure. The City Manager reported that water consumption has been under eight million gallons per day. Ms. Kerr thanked bus drivers and police officers who assisted in functions for the Courchevel student exchange.

2. Contracts - transit center and entryway trail. Tom Bakaly explained that the first change order deals with design and engineering for the transit center in the amount of \$249,600. In September, Council authorized environmental testing of the site and the cost of implementing the work plan, consistent with the voluntary clean-up program with the state, is over \$250,000. The Transportation Fund budget for environmental work for the transit center is over \$800,000. Mr. Bakaly discussed in-house on-site construction and environmental work management which is included in the engineering contract with Sear-Brown. Increased architectural costs for Cooper Roberts include solutions for Heber Avenue's steep grade; compliance with requirements of the Historic District Commission and Building Department; and changes in landscaping. Tom Bakaly emphasized that there still is a \$20,000 contingency which staff is recommending be maintained. Construction management and architectural costs are included in the grant application for Federal Transit Administration funding. The City is required to match 20% of the grant total and the value of the land can be considered. Candy Erickson pointed out that the federal government will not assist in funding environmental remediation work and Mr. Bakaly agreed it is expensive. The City is applying for small grants and there is also a contribution from the Flagstaff developer of over \$100,000 for the round-about and environmental costs.

Mr. Bakaly noted that with regard to art work, sculptures of seven muses are proposed, which represents the 1% allowed by the FTA for art. The Historic District Commission and the art review committee prefer commissioning all nine muses. Adding the two additional muses is estimated at \$12,000, which would require expenditure of City funds, probably from downtown revitalization funds. He felt that if the City can only fund seven, that the HDC will

probably approve that plan. An option would be preparing the locations for future art work at the top of the stairs. Roger Harlan stated that he would like to see the finished seven sculptures before commissioning more work. Fred Jones agreed and added that he does not support taking funds from one project for another and art work should remain within the budget. The sculptures can be added in the future, but it is very important that the plaza look finished. Ms. Erickson also did not support allocating an additional \$12,000 toward art when there may be other unanticipated costs. Peg Bodell agreed and felt that the seven muses are quality art and the downtown revitalization funds are already earmarked for important projects which may involve public art, which should be spread throughout town. Ms. Kerr felt that the two muses could be funded privately and is reluctant to look at other funding sources, especially this early in the project.

With regard to the entryway trail, Matt Twombly explained that the City received an award of \$234,000 from the Federal Highway Administration for enhancement funds, which are managed through UDOT. The bid was awarded to Granite Construction in the amount of \$224,352. In order to get the project back to design grade to stabilize the soil, topsoil had to be removed and replaced with fill. UDOT dictates the design of the trail through its specifications and Mr. Twombly described the unit bid process. The change order request is for \$100,000 and it is hoped that design changes will be offset by deleting other items of work and saving money in other areas in the contract with UDOT. Fred Jones asked if the City could delay a decision. Mr. Twombly explained that the City will be reimbursing UDOT. Fred Jones emphasized that the project should be closely managed by UDOT to realize potential savings and Mr. Twombly noted that the City will be involved and discussed the delays in the project due to confusion on the part of the contractor. The City Manager expressed that he felt UDOT is an advocate of the City and Mr. Twombly agreed and explained that UDOT has been very cooperative. Linda Cook pointed out the need for Council authorization to proceed, even though funds may not be transferred until the trail project is completed.

MFL - PCMR. Meg Ryan explained that this special event is sponsored by the Karl Malone Foundation on Saturday, July 29 from 10 a.m. to 3 p.m. at Park City Mountain Resort. This application has been reviewed by a variety of departments and the only services requested are two public safety officers. Laurie Rep, Director of the Karl Malone Foundation, stated that KSL and the Salt Lake Tribune have been advertising this event. Ticket sales will be limited to 3,000.

Coulter Plat amendment. Derek Satchell explained that this is a request to combine portions of two platted lots and one metes and bounds parcel to accommodate the relocation of an historic structure. The Planning Commission and Historic District Commission have reviewed this application and staff requests the Council to conduct a public hearing and approve the plat amendment. The issue regarding the ultimate location of the house, because of parking requirements, will be later determined by staff.

201 Norfolk Avenue Subdivision. In response to a question from Roger Harlan, Planner Ray Milliner explained the purpose of a *dry stand pipe* which is not charged with water unless there is a fire emergency. Eric DeHaan explained that the Fire Code requires a 20 foot wide all weather surface to access a structure. If that can not be achieved ,which is typical in Old Town, fire sprinklers or dry stand pipes may be required. Ray Milliner added that staff has a new condition with regard to access, *the final location for the driveway for each of the two lots will be determined in conjunction with the CUP and not as part of the plat.*

3. Swaner Design open space presentation. Because of time constraints, this presentation was moved to the regular meeting under New Business.

See regular meeting minutes.

Prepared by Janet M. Scott



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 20, 2000**

I ROLL CALL

Mayor Pro Tem Shauna Kerr called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, July 20, 2000. Members in attendance were Peg Bodell, Candace Erickson, Roger Harlan, Fred Jones, and Shauna Kerr. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; Mark Harrington, City Attorney; Eric DeHaan, City Engineer; Derek Satchell, Planner; Brooks Robinson, Planner; and Ray Milliner, Planner.

II PUBLIC INPUT

The Mayor Pro Tem invited the public to comment on any matter of City business not scheduled on the agenda. Hearing no comments, the public input session was closed.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Eric DeHaan discussed the asphaltting of SR248 this weekend and anticipated traffic delays. The crosswalks and lanes will be painted with the completion of paving.

IV WORK SESSION NOTES AND MINUTES OF THE MEETING OF JUNE 29, 2000

Hearing no omissions or corrections, the Mayor Pro Tem requested a motion to approve. Fred Jones, "I so move". Roger Harlan seconded. Motion unanimously carried.

V CONSENT AGENDA PUBLIC HEARING

1. Ordinance approving the Coulter Plat - Amended Plat to the Park City Survey to combine the northerly four and a half feet of Lot 15, the southerly 21 8/10 ths of Lot 14, and one metes and bounds parcel of the Amended Park City Survey, into one platted lot located at 122 Main Street, Park City, Utah - See staff report and work session notes. Derek Satchell explained the parcel combination to accommodate the existing historic structure. The Mayor Pro Tem invited the Council and the public to comment; hearing no input, the public hearing was closed.

2. Ordinance approving condominium conversion of 2041 Sidewinder Drive, Park City, Utah - Brooks Robinson stated that this condominium conversion is requested for the Georgetown Condominiums. The Planning Commission forwarded a positive recommendation to the City

Council on June 28, 2000. With no comments from the Council or the public, the public hearing was closed.

3. Ordinance approving an amendment to the Park City Plat to combine portions of Lots 21 and 23 and all of Lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one lot of record for use as a condominium at 938/942 Norfolk Avenue - Ray Milliner, Planner, explained the combination of portions of lots and turning the duplex into a condominium. The Planning Commission determined that the application met the Code and recommends approval. Hearing no questions or comments from the Council or the public, the Mayor Pro Tem closed the public hearing.

4. Ordinance approving an amendment to the Park City Plat to subdivide the 201 Norfolk Avenue Subdivision into two lots in Block 78 of the Park City Survey - Mr. Milliner continued that this is a request to subdivide one lot into two lots. The 20,000 square foot parcel was combined about three years ago to accommodate a four-unit condominium with an underground garage. The project was never built and the approval lapsed. The current applicant is proposing to subdivide the property to accommodate an existing house which will be renovated and remodeled and construct a new single family home on the other lot. There was considerable discussion about the driveway entrance during Planning Commission meetings, and Mr. Milliner suggested that Condition No. 6 (f) Access, be amended to reflect that the final location for a driveway for each of the two lots will be determined in conjunction with a CUP approval, if any, for the new house. Ms. Kerr directed staff to clarify the amended condition that a conditional use permit approval is required. Mr. Milliner recommended that Council approve this with the amendment. The Mayor Pro Tem invited the public to comment.

Kevin King, resident of upper Norfolk, expressed his concern about the location of the driveway acknowledging that the plat approval is a different matter. He stated that he does not object to the plat amendment.

5. Master Festival License application for Karl Malone Celebrity Adventure Challenge on July 29, 2000 - Park City Mountain Resort - See staff report. Meg Ryan indicated this was discussed at work session and staff recommends approval for this one-day event. The Mayor Pro Tem opened the public hearing; hearing no comments, the public hearing was closed.

VI CONSENT AGENDA

The Mayor Pro Tem requested that Mr. Milliner read the language, amending the conditions of approval for Item 4, 201 Norfolk Avenue subdivision. Ray Milliner suggested that Condition 6(f) read "*Access. The final location of the driveway for each of the two dwellings will be determined in conjunction with the required steep slope conditional use approval for a new*

house". Peg Bodell, "I move we approve Consent Agenda Items 1 through 5, with the addition Ray has noted". Roger Harlan seconded. Motion unanimously carried.

1. Ordinance approving the Coulter Plat - Amended Plat to the Park City Survey to combine the northerly four and a half feet of Lot 15, the southerly 21 8/10 ths of Lot 14, and one metes and bounds parcel of the Amended Park City Survey, into one platted lot located at 122 Main Street, Park City, Utah - See staff report, work session notes, and public hearing.

2. Ordinance approving condominium conversion of 2041 Sidewinder Drive, Park City, Utah - See staff report and public hearing.

3. Ordinance approving an amendment to the Park City Plat to combine portions of Lots 21 and 23 and all of Lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one lot of record for use as a condominium at 938/942 Norfolk Avenue - See staff report and public hearing.

4. Ordinance approving an amendment to the Park City Plat to subdivide the 201 Norfolk Avenue Subdivision into two lots in Block 78 of the Park City Survey - See staff report, work session notes, and public hearing.

5. Master Festival License application for Karl Malone Celebrity Adventure Challenge on July 29, 2000 - Park City Mountain Resort - See staff report, work session notes, and public hearing.

VII NEW BUSINESS

The Mayor Pro Tem requested a motion to move the Swaner Design presentation, scheduled during work, under New Business. Peg Bodell, "I so move". Candy Erickson seconded. Motion carried unanimously.

1. Swaner Design open space presentation - Sharon Hauri of Swaner Design stated that she is working on the Snyderville Basin open space plan. She noticed that one of Council's goals is a long-term open space plan and described the differences between open space and green space. Green space can be cultural, ecological, agricultural or recreational while open space is a vague concept. Green space can be acquired through a development process while open space is generally purchased and negotiated. The goal of green space planning is to protect wildlife and recreation, and it is valuable to connect large parcels. Acquisitions are planned before development occurs. She described the assessment, design and implementation stages of the plan. It is their intent to interview people about the types of open space desired for the community and locations of open space would be identified on a map. It is proposed that local ordinances be examined and updated to reflect green space planning. She suggested forming a Green District with members from adjoining communities

and discussed the TDR process. The Mayor Pro Tem thanked Ms. Hauri for her presentation. Roger Harlan expressed his appreciation of the leadership of Swaner Design.

2. Transit center design and engineering contract revisions - See staff report and work session discussion. Roger Harlan, "I move we approve a change order for \$249,600 for the transit center design and engineering contract revisions". Mr. Harlan clarified that this motion does not support commissioning two additional muses. Candy Erickson seconded. Motion carried unanimously.

3. Authorization to execute cumulative change orders for the entryway trail project Phase 3, not to exceed \$100,000 - Peg Bodell, "I move approval to authorize the cumulative change orders for the entryway trial project Phase 3, not to exceed \$100,000". Shauna Kerr seconded. Motion unanimously carried.

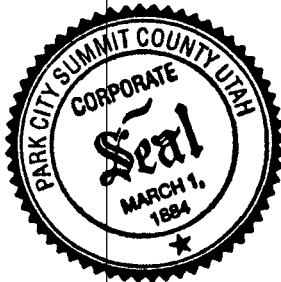
VIII ADJOURNMENT

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

* * * * *

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

Prepared by Janet M. Scott




Janet M. Scott, City Recorder

PARK CITY

1884

CITY COUNCIL STAFF REPORT

DATE: July 20, 2000
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 122 Main Street - Subdivision /Plat Amendment
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Conduct a public hearing and approve the plat amendment to combine the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one (1) platted lot to accommodate an existing historic structure and addition.

A. TOPIC.

Applicant: Carol Coulter
Location: 122 Main Street
Zoning: Historic Residential (HR-2)
Adjacent Land Uses: Residential
Date of Application: May 19, 2000
Project Planner: Derek Satchell

B. Background.

The project site is located at 122 Main Street in the Historic Residential zone (HR-2) directly northeast of the intersection of Park Avenue, Main Street and King Road. The project involves a request to combine the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one (1) platted lot. An existing historic structure currently sits on the interior lot line between Lots 14 and 15, and also encroaches into the Main Street right-of-way.

Work proposed for the house includes moving the house approximately eighteen feet (18') back from Main Street to accommodate on-site parking, and the construction of a small addition to the rear of the house. The relocation of the house will resolve the existing encroachment.

A Conditional Use Permit application for development on a steep slope was approved by the Planning Commission on June 28, 2000. The plat was reviewed and forwarded to the City Council with a positive recommendation by the Planning Commission on July 12, 2000. The Historic District Design Review application is scheduled for review by the HDC at their regularly scheduled meeting on July 17, 2000.

C. Analysis

The applicant proposes to combine the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one (1) platted lot, which will total approximately 1,670 square feet in area (See Exhibit B). The applicant proposes to create a single lot in order to accommodate proposed modifications to the existing historic structure.

The existing structure does not have parking. The applicant proposes to relocate the house approximately eighteen feet (18') away from Main Street in order to provide on-site parking.

		Proposed	
Current Use		Single-family residence	
Lot Size		1,670 square feet	
Setbacks			
	• Front Main Street	10 feet minimum (0 feet existing)	Front and Rear setbacks must total 20 feet
	• Side	3 feet minimum, total 6 feet (existing non-conforming)	
Height		27'	
Parking		None required - Existing Historic (2 spaces proposed)	
Design		Conditional Use Permit HDC Design Review	

The remnant lot created by the proposed plat amendment (southerly 20.5' of Lot 15) is tied to Lot 16, 17 and 18, which is under separate ownership by the City. The proposed plat amendment complies with the HR-2 District regulations. This proposal does not increase the density on the lot. The proposed 26.3' wide lot is consistent with other lot sizes in the immediate area.

After reviewing the request, the Community Development Department finds that the creation of

the new lot is in compliance with the Land Management Code, and supports the plat amendment.

If the proposed application is denied, the existing encroachment into the Main Street right-of-way cannot be corrected. Additionally, the construction of a new foundation and the addition for the house would not be permitted--which is considered by the applicant as a necessary improvement. If the application is approved as requested, the applicant may proceed through the permit process for the addition.

Parking/Easement: The existing structure currently does not have vehicular access off Main Street. Access would be granted off Main Street because of the proposed plat. Staff requests that no accessory apartments or lock-out units be incorporated in the future as part of the existing dwelling, because of parking problems that would likely arise.

Utilities: The topography of the property may facilitate sewer clean-outs for the existing dwelling within the proposed area of the addition. The applicant has been directed to contact the Sewer District to determine if there are any easement requirements for the relocation of private laterals.

Setbacks: As shown on the existing survey, and the proposed Plat Amendment, the existing historic structure does not comply with the proper setbacks according to the current LMC requirements because the house is approximately the same width of the lot. However, all new additions would be required to comply with the setback provisions of the zone.

Design: The Conditional Use Permit Application for Development on a Steep Slope was approved by the Planning Commission on June 28, 2000. HDC will review of the applicant's proposed modifications to the existing historic structure at their regular scheduled meeting on July 17, 2000.

E. NOTICE

Notice of this hearing was sent to property owners within 300' on June 12, 2000. No formal comments have been filed at the time of this report.

F. DEPARTMENT REVIEW

The Community Development Department has reviewed this request. The City Attorney and City Engineer will review the plat prior to recordation. The request was discussed at a Staff Review Meetings on June 6, 2000, where representatives from local utilities and City Staff were in attendance. A request was made that the existing sewer easement be shown on the plat. Additionally, the City Engineer pointed out that the project is located within the FEMA Flood Hazard Area. No other outstanding issues were identified.

G. RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and consider Staff's recommendation to approve the Coulter Plat - Amended Plat to the Park City Survey to combine the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one

(1) platted lot based on the following:

Findings of Fact:

1. The property is located in the HR-1, and pending Historic Residential- 2 zone (HR-2).
2. The amendment will to consolidate the northerly four and a half feet (4.5') of Lot 15, twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one (1) platted lot to allow the construction of an addition to the existing single-family dwelling.
3. The existing dwelling is historic.
4. The house currently encroaches into the Main Street right-of-way.
5. The subdivision will not increase density on the lot.
6. The project is located within the FEMA Flood Hazard Area.
7. The snow storage along Main Street is very important, as are utilities.

Conclusions of Law:

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

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the subdivision for compliance with the Land Management Code and conditions of approval is a condition precedent to recordation.
2. The proposed construction of an addition and exterior improvements to the existing dwelling shall require compliance with the Historic District Design Guidelines.
3. No remnant lot created is separately developable.
4. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of this structure.
5. A ten foot (10') non-exclusive utility and snow storage easement shall be dedicated to the City in the first ten feet off of Main Street.

6. This approval shall expire one year from the date of City Council approval unless this plat is recorded prior to that date.

H. Exhibit

Exhibit A - Location Map

Exhibit B - Existing Lot Configuration

Exhibit C - Existing Plat Map

Exhibit D - Plat Amendment

Exhibit E - Standard Project Conditions

122 Mair, St

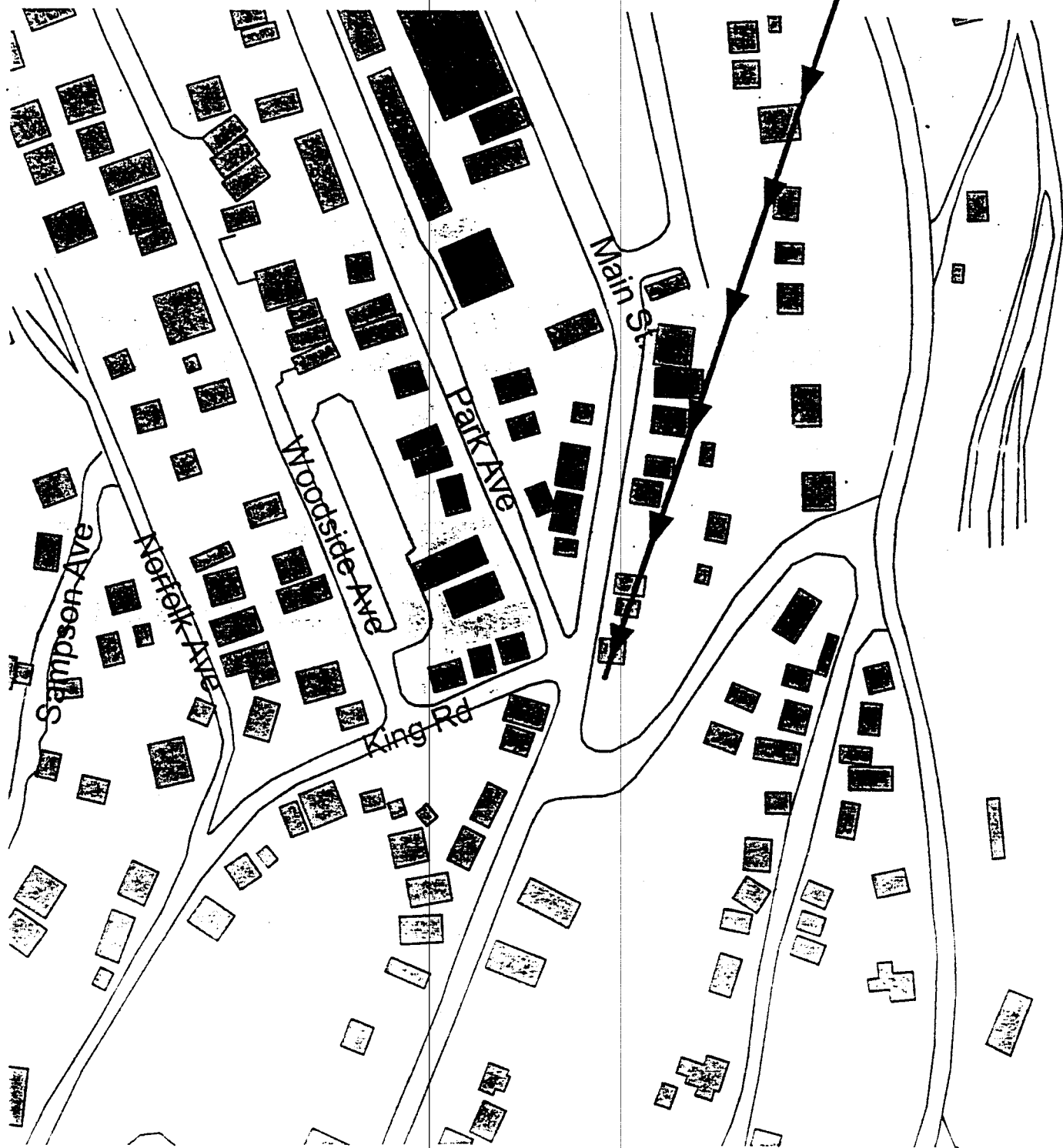


Exhibit A Vicinity Map



LEGEND

- 1. Street frontage
- 2. Plot boundaries
- 3. Plot numbers
- 4. Plot area
- 5. Plot area
- 6. Plot area
- 7. Plot area
- 8. Plot area
- 9. Plot area
- 10. Plot area

NOTES

The plan of the site is shown in the attached map of the Hillside Street area. The plan shows the existing lot configuration and the proposed lot configuration. The plan also shows the proposed street frontage and the proposed plot boundaries. The plan is based on the existing lot configuration and the proposed street frontage. The plan is subject to the approval of the local planning authority.

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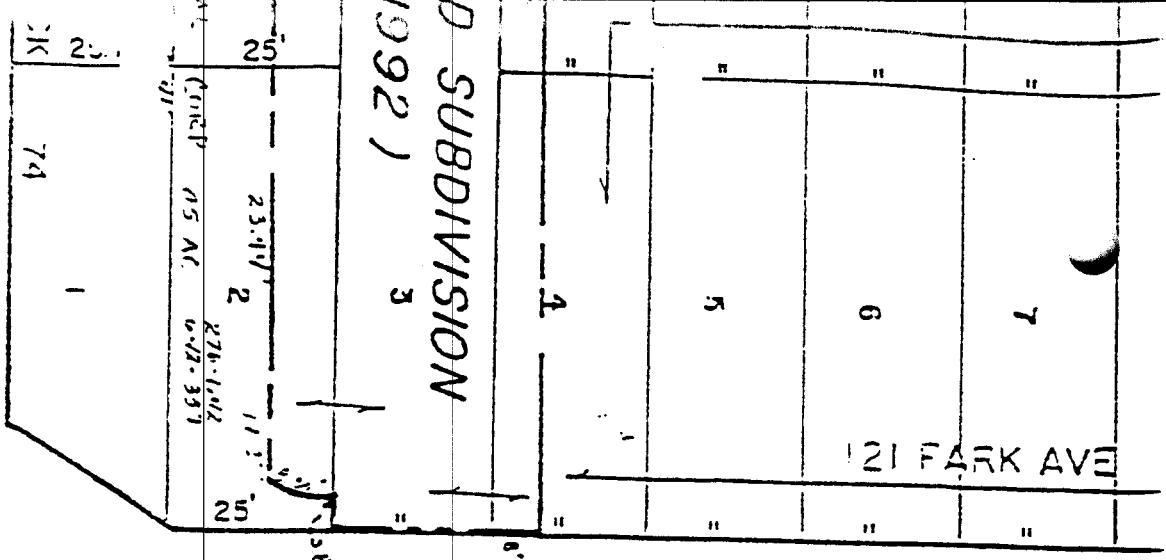
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Sheet 1 of 10

Exhibit B - Existing Lot Configuration

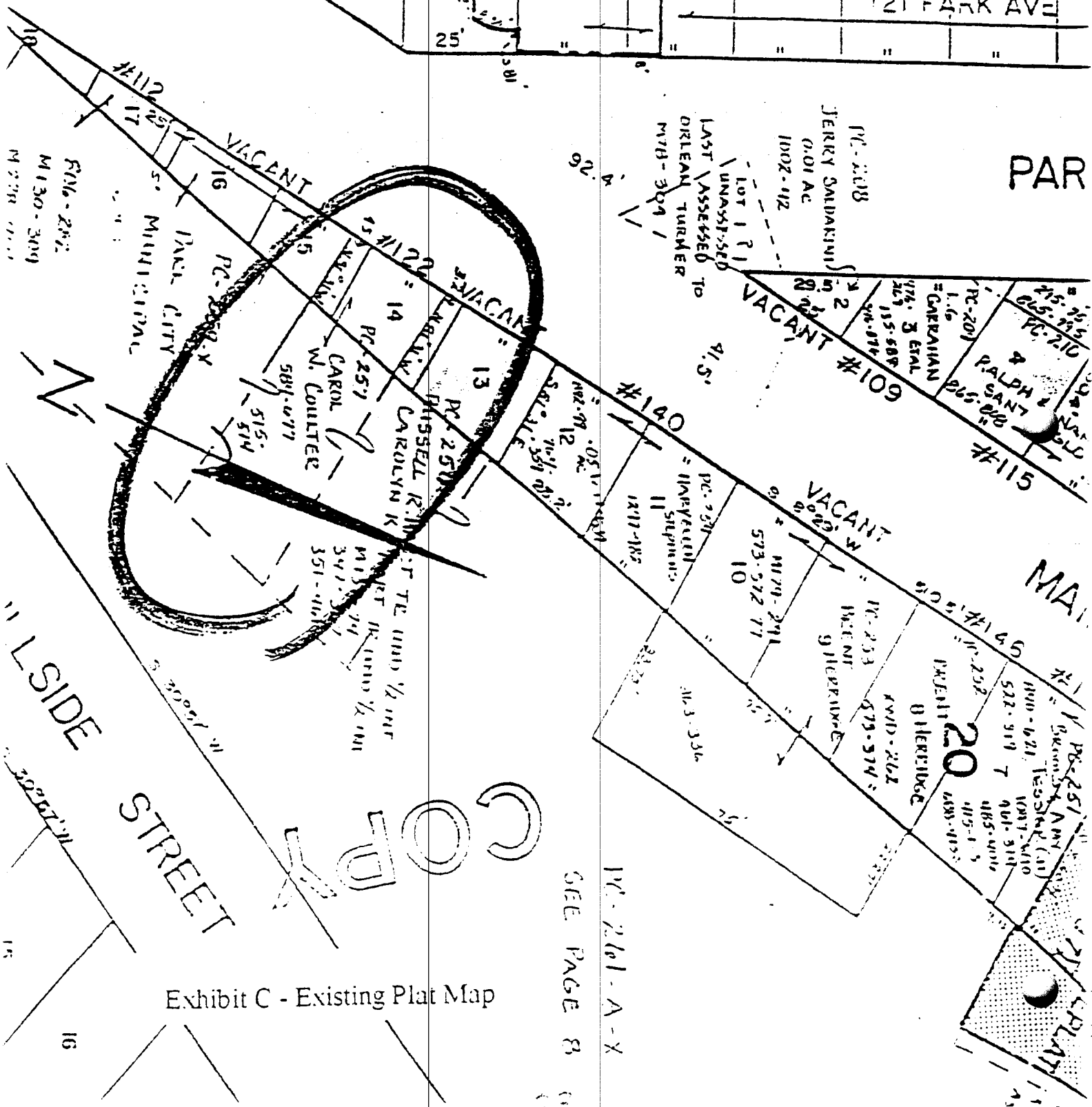
Sheet 1 of 10



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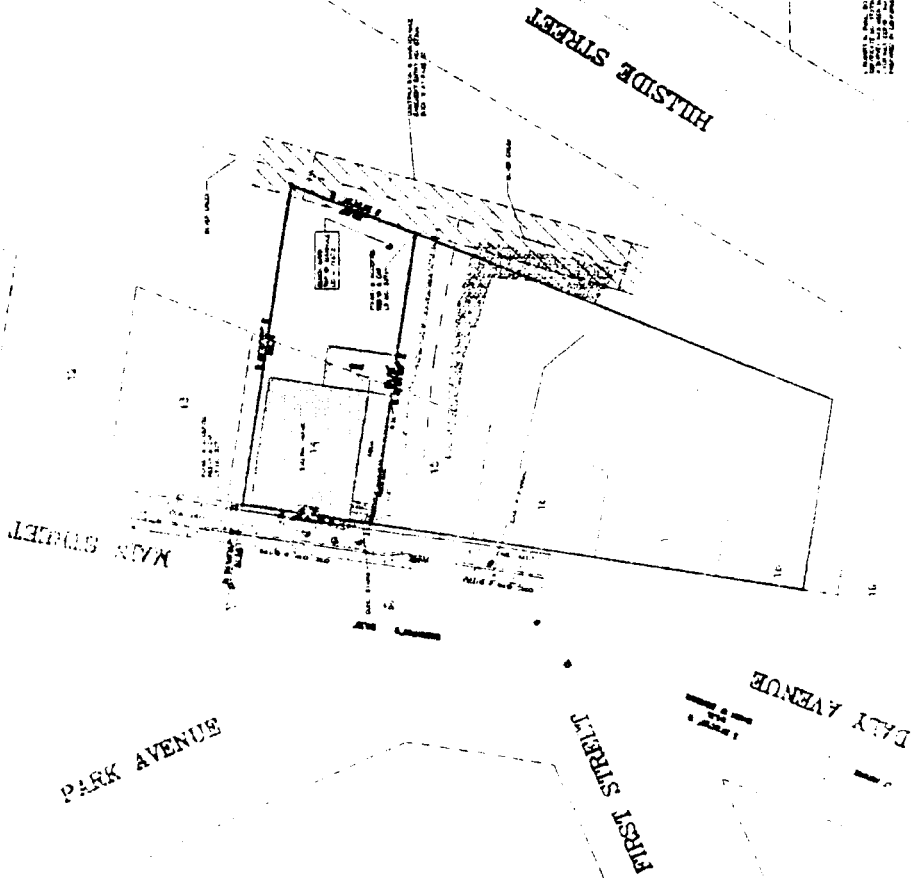
Exhibit C - Existing Plat Map

SEE PAGE 8

PC-261-A-X

COPY

COULTER PLAT
ANCHORED PLAT OF THE PARK CITY SURVEY
A PARCEL OF LAND
LYING WITHIN BLOCK 20 OF THE ANCHORED
PLAT OF PARK CITY SURVEY
SUNNIT COUNTY, UTAH



REMARKS

THIS PLAT WAS PREPARED BY THE CITY ENGINEER OF PARK CITY, UTAH, AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY COUNCIL AND THE CITY ENGINEER.

DATE OF PLAT

THE CITY ENGINEER OF PARK CITY, UTAH, HAS REVIEWED THIS PLAT AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING ACT.

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RECEIVED MAY 19 2000 PARK CITY SURVEYING PLANNING DEPT	
CITY COUNCIL APPROVAL	CITY ENGINEER
CITY PLANNING COMMISSION	SEWER DISTRICT APPROVAL
APPROVAL AS TO FORM	RECORDED
COUNTY RECORDS	

**PA CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS**

1. The applicant is responsible for compliance with all conditions of project approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Unified Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit, must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings, shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permit.

December 1, 1999

Exhibit D - Standard Project Conditions

AN ORDINANCE APPROVING THE COULTER PLAT - AMENDED PLAT TO THE PARK CITY SURVEY TO COMBINE THE NORTHERLY FOUR AND A HALF FEET OF LOT 15, THE SOUTHERLY TWENTY-ONE AND EIGHT TENTHS OF LOT 14, AND ONE METES AND BOUNDS PARCEL OF THE AMENDED PARK CITY SURVEY, INTO ONE PLATTED LOT LOCATED AT 122 MAIN STREET, PARK CITY, UTAH

WHEREAS, the owner of the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, has petitioned the City Council for approval of a plat amendment; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on July 12, 2000, to receive input on the proposed plat;

WHEREAS, the Planning Commission on July 12, 2000, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 20, 2000, the City Council held a public hearing to receive input on the proposed plat amendment; and

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

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

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

1. The property is located in the HR-1, and pending Historic Residential- 2 zone (HR-2).
2. The amendment will to consolidate the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, into one (1) platted lot to allow the construction of an addition to the existing single-family dwelling.
3. The existing dwelling is historic.
4. The house currently encroaches into the Main Street right-of-way.

5. The subdivision will not increase density on the lot.
6. The project is located within the FEMA Flood Hazard Area.
7. The snow storage along Main Street is very important, as are utilities.

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

SECTION 3. PLAT APPROVAL. The plat amendment to combine the northerly four and a half feet (4.5') of Lot 15, the southerly twenty-one and eight tenths feet of Lot 14, and one metes and bounds parcel of the Amended Plat of the Park City Survey, also know as the Coulter Plat - Amended Plat of the Park City Survey, is approved as shown on Exhibit B, with the following conditions:

1. City Attorney and City Engineer review and approval of the subdivision for compliance with the Land Management Code and conditions of approval is a condition precedent to recordation.
2. The proposed construction of an addition and exterior improvements to the existing dwelling shall require compliance with the Historic District Design Guidelines.
3. No remnant lot created is separately developable.
4. A note shall be added to the plat stating that no accessory apartment shall be permitted as part of this structure.
5. A ten foot (10') non-exclusive utility and snow storage easement shall be dedicated to the City in the first ten feet off of Main Street.
6. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.
7. All Standard Project Conditions shall apply (Please see Exhibit D - Standard Project Conditions).

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

PASSED AND ADOPTED this 20th day of July, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

CITY COUNCIL STAFF REPORT

DATE: July 20, 2000
DEPARTMENT: Planning
AUTHOR: Brooks T. Robinson
TITLE: Georgetown Building
TYPE OF ITEM: Condominium Conversion

SUMMARY RECOMMENDATIONS Conduct a public hearing, consider any public input, and consider staff's recommendation for approval as conditioned or amended.

DESCRIPTION**A. Topic**

Owners	Randa Development Group, LLC
Location	2041 Sidewinder Drive
Zoning	General Commercial
Adjacent Land Uses	Prospector Square Commercial District
Reason for Review	Condominium conversions are a plat change that require Planning Commission review and City Council approval.

B. Background

The property is legally described as lot 15A of the Prospector Square amended plat, located at 2041 Sidewinder Drive. The two-story building is currently under construction. The applicant proposes to convert the four office units into condominium units in order to separately sell them.

The Planning Commission held a public hearing at its regular meeting of June 28, 2000 and forwarded a positive recommendation to the City Council.

C. Analysis

This condominium conversion complies with the Land Management Code and the General Plan. Staff has no outstanding issues for this proposal.

D. Department Review

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

E. Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record. No public input has been received by the time of this report.

ALTERNATIVES

- A. The City Council may approve the condominium conversion with the conditions stated, or modify the conditions, or
- B. The City Council may deny the condominium conversion and direct staff to prepare findings supporting this denial, or
- C. The City Council may continue the discussion to a later date.

SIGNIFICANT IMPACTS

There are no significant fiscal or environmental impacts to the City with this condominium conversion.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION

The Georgetown Building would remain in single ownership.

RECOMMENDATION

The staff recommends that the City Council hold a public hearing, consider any public input, and considers staff's recommendation to approve the condominium conversion based on the following findings of fact, conclusions of law and conditions of approval:

Findings of Fact:

- 1. The project known as the Georgetown Building is located at 2041 Sidewinder Drive and is zoned GC.
- 2. The proposal would create four condominium office units.
- 3. The building is under construction.

Conclusions of Law:

- 1. There is good cause for this Condominium Conversion.
- 2. The Condominium Conversion is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
- 3. Neither the public nor any person will be materially injured by the proposed Condominium Conversion.
- 4. Approval of the Condominium Record of Survey, 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 Record of Survey 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 Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Georgetown Building project continue to apply.

EXHIBITS

Exhibit A - Location Map

Exhibit B - Building Layout (2 Floors)

M:\CDD\BTR\COUNCIL\CC2000\Sidewinder 2041.wpd

TAX#: FSA - (LOT#)

SITE LOCATION

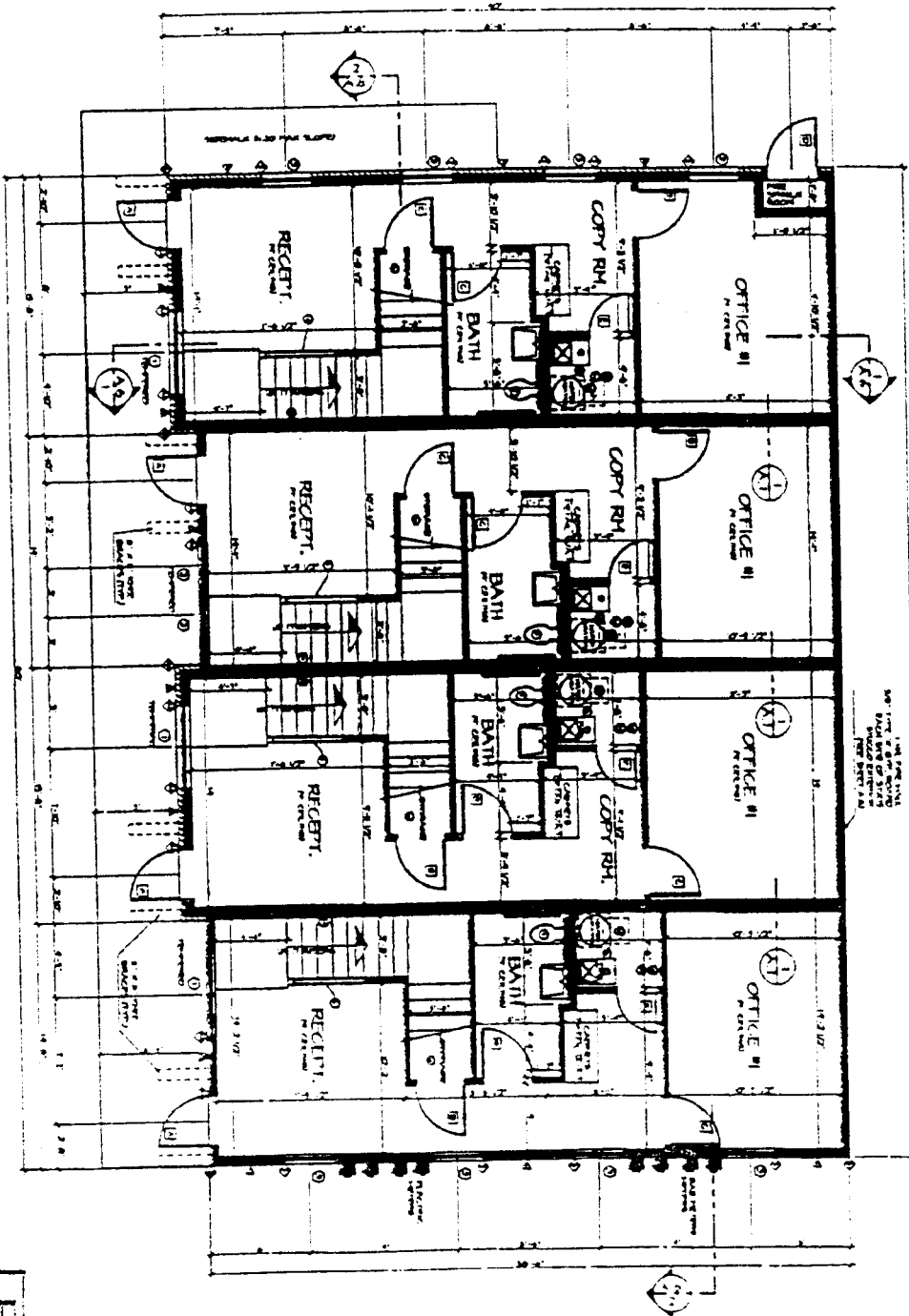
EXHIBIT A

UNIT -

Unit 2

UNIT 3

UNIT 4



1
A.4

MAIN FLOOR PLAN

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APR 28 2000

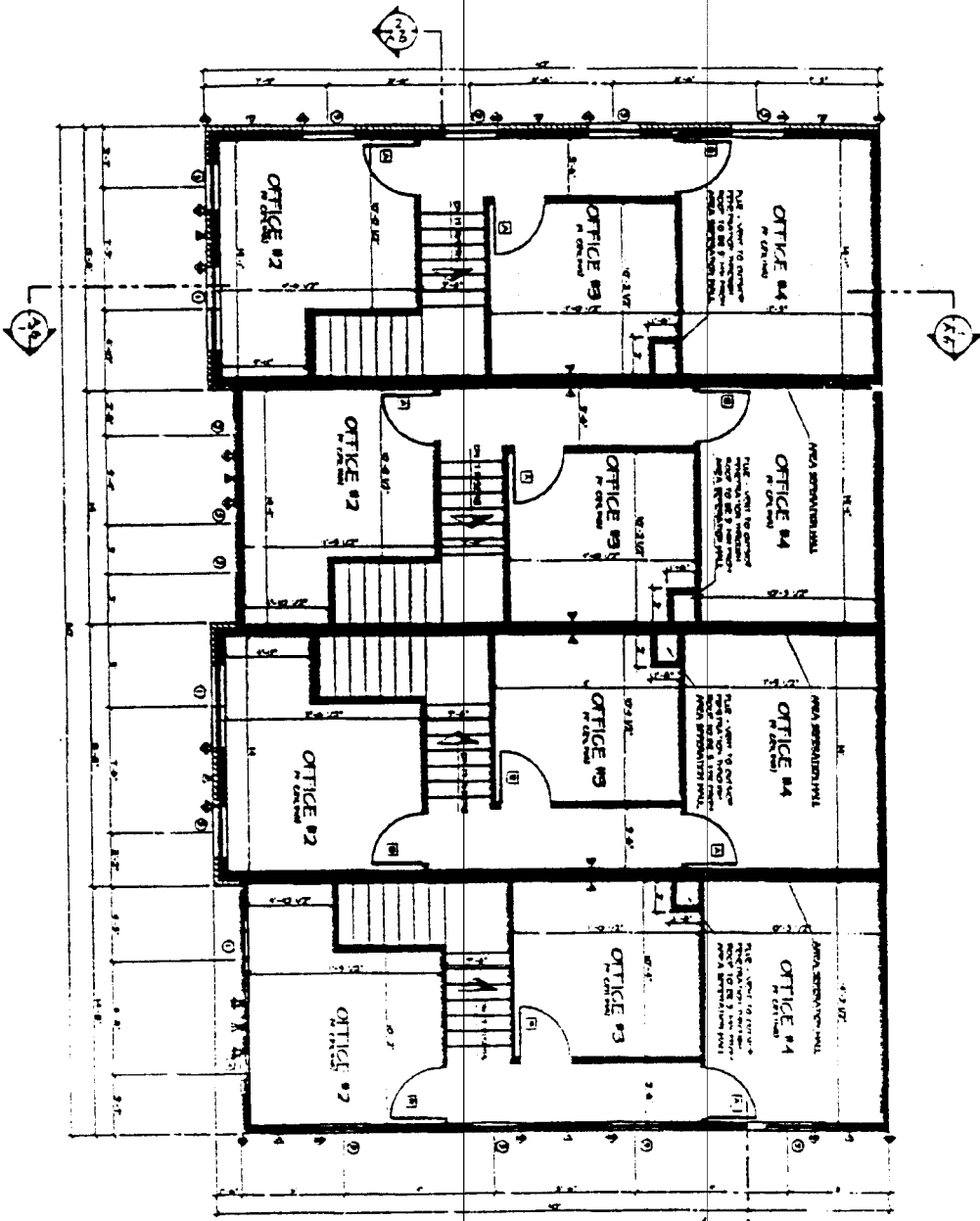
**PARK CITY
PLANNING DEPT.**

DOOR SCHEDULE			
OFFICE		OFFICE	
DATE	TIME	DATE	TIME
1	10:00	1	10:00
2	10:00	2	10:00
3	10:00	3	10:00
4	10:00	4	10:00
5	10:00	5	10:00
6	10:00	6	10:00
7	10:00	7	10:00
8	10:00	8	10:00
9	10:00	9	10:00
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11	10:00	11	10:00
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 |



1
A.5
SECOND FLOOR PLAN

DOOR SCHEDULE	
NO.	DESCRIPTION
1	Office #2
2	Office #3
3	Office #4
4	Staircase
5	Corridor
6	Service Area
7	Restroom
8	Storage Room
9	Janitor's Closet
10	Entrance

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	Office #2
2	Office #3
3	Office #4
4	Staircase
5	Corridor
6	Service Area
7	Restroom
8	Storage Room
9	Janitor's Closet
10	Entrance

34

RECEIVED
APR 26 2000
PARK CITY
PLANNING DEPT.

Ordinance No. 20-

**AN ORDINANCE APPROVING THE CONDOMINIUM CONVERSION OF THE
GEORGETOWN BUILDING, 2041 SIDEWINDER DRIVE,
PARK CITY, UTAH.**

WHEREAS, the owner of the Georgetown Building located at 2041 Sidewinder Drive, have petitioned the City Council for approval of a condominium conversion; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on June 28, 2000, to receive input on the proposed amended record of survey plat;

WHEREAS, the Planning Commission, on June 28, 2000, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 20, 2000, the City Council held a public hearing to receive input on the proposed condominium conversion; and

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

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

SECTION 1. APPROVAL. The Georgetown Building condominium conversion is hereby approved as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The project known as the Georgetown Building is located at 2041 Sidewinder Drive and is zoned GC.
2. The proposal would create four condominium office units.
3. The building is under construction.

Conclusions of Law:

1. There is good cause for this Condominium Conversion.
2. The Condominium Conversion is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed Condominium Conversion.
4. Approval of the Condominium Record of Survey, 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 Record of Survey 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 Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. All other conditions of approval of the Georgetown Building project continue to apply.

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

PASSED AND ADOPTED this 13th day of April, 2000 .

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch, MAYOR

ATTEST:

Jan Scott, City Recorder

APPROVED AS TO FORM:

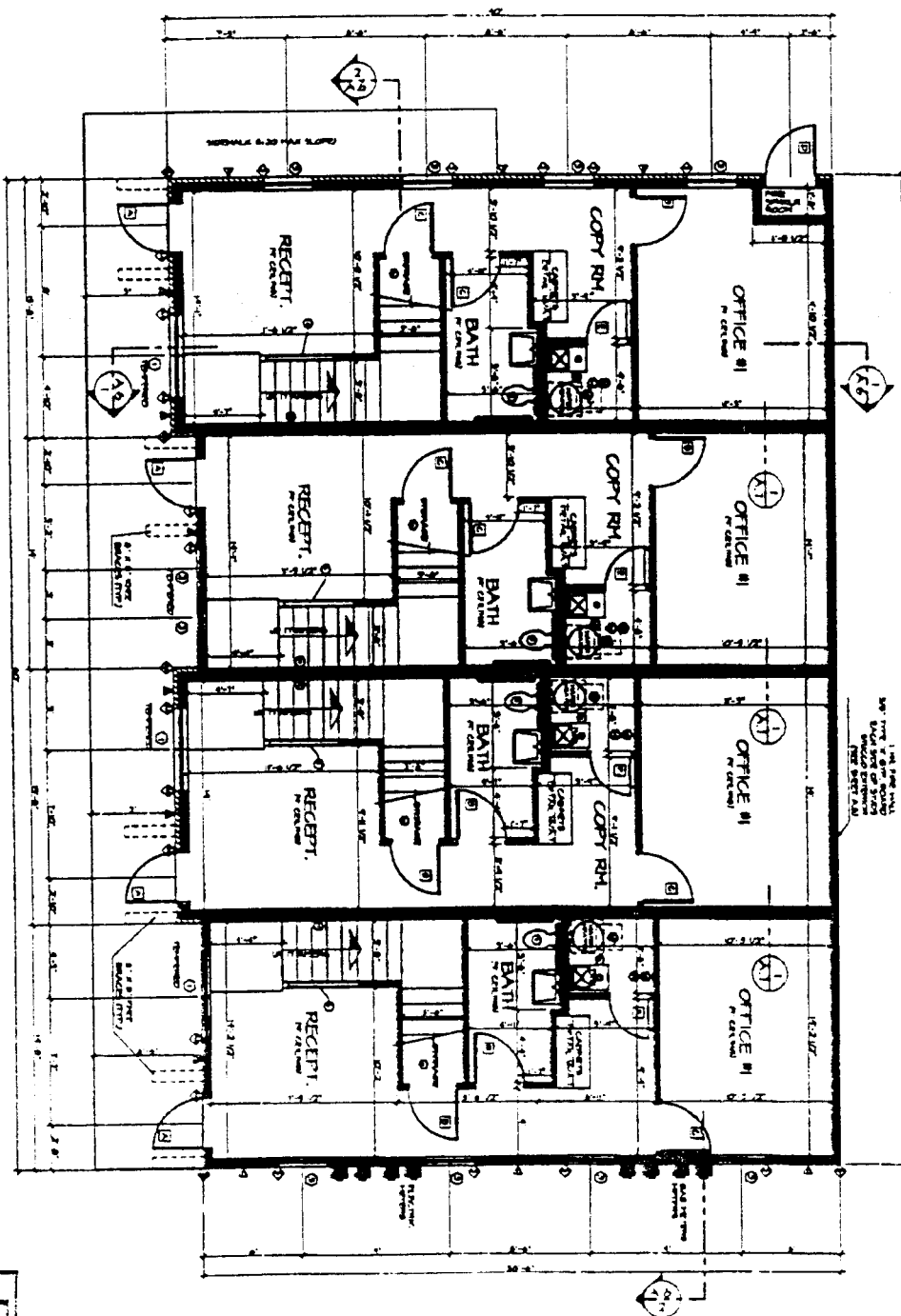
Mark Harrington, City Attorney

UNIT 1

Unit 2

UNT 3

UNIT 4



BIO: TING & SON ROADS
BACK SIDE OF STATION
SHOULD EXISTENCE
FREE WEST AA

ADDITIONAL REQUIREMENTS:

- All plant groups possess some form of Lignin
- Lignin is a carbon based polymer and is
- All bryophytes, vascular plants and all other seed plants
- No plants contain both of the polymers
- polymer for lignin is found in bryophytes
- polymer for lignin is found in vascular
- and bryophytes are found in other plants

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100	door	RTY. RTY.	

RANDOM SCHEDULE		
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②	10	DE 2000 1000 1000 1000 1000
③	15	DE 2000 1000 1000 1000 1000

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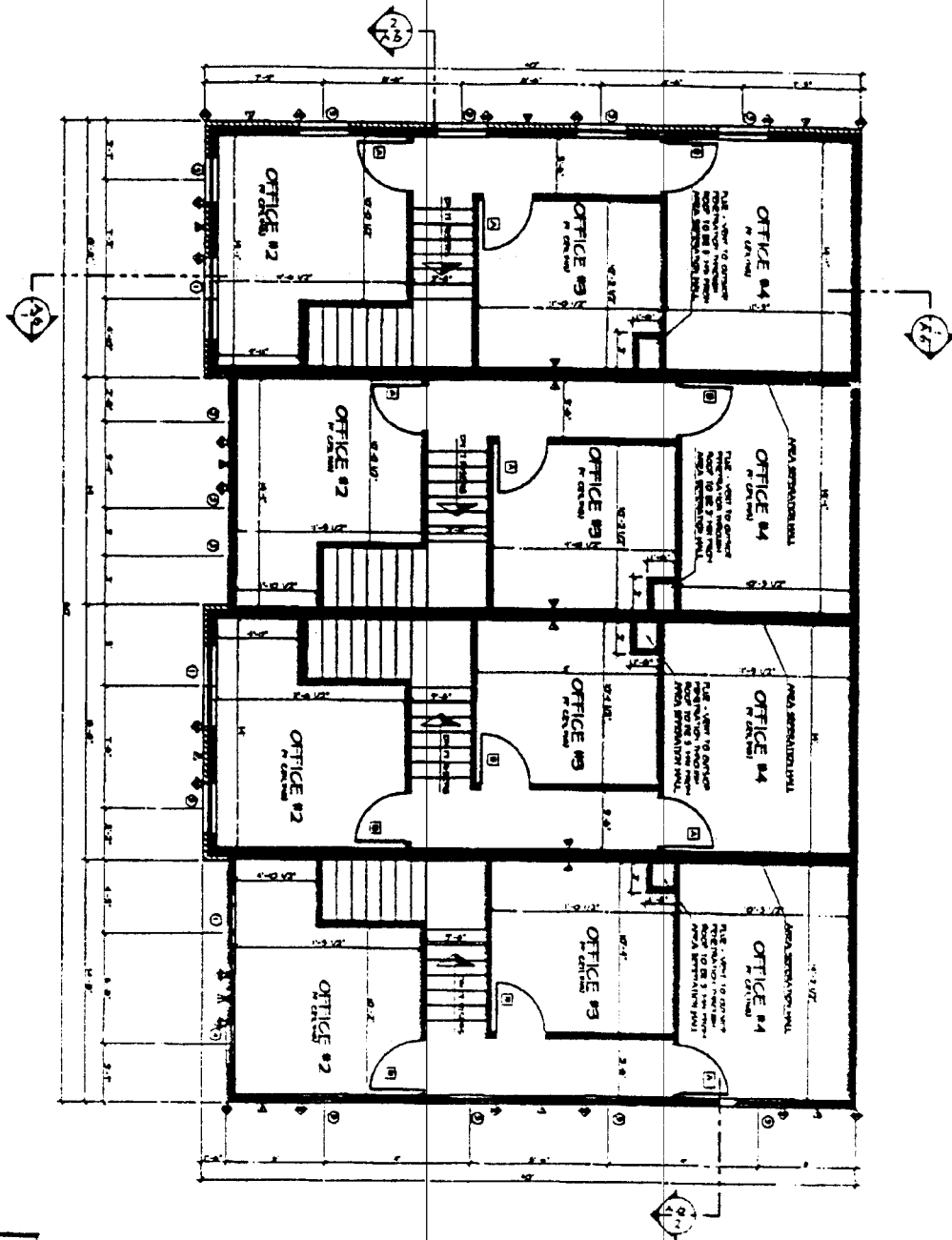
APR 28 2000

**PARK CITY
PLANNING DEPT.**

MAIN FLOOR PLAN

A.4

UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 |



1
A.5
SECOND FLOOR PLAN

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	Window 12' x 6' - 1/2"
2	Window 12' x 6' - 1/2"
3	Window 12' x 6' - 1/2"
4	Window 12' x 6' - 1/2"
5	Window 12' x 6' - 1/2"
6	Window 12' x 6' - 1/2"
7	Window 12' x 6' - 1/2"
8	Window 12' x 6' - 1/2"
9	Window 12' x 6' - 1/2"
10	Window 12' x 6' - 1/2"

DOOR SCHEDULE	
NO.	DESCRIPTION
1	Door 12' x 6' - 1/2"
2	Door 12' x 6' - 1/2"
3	Door 12' x 6' - 1/2"
4	Door 12' x 6' - 1/2"
5	Door 12' x 6' - 1/2"
6	Door 12' x 6' - 1/2"
7	Door 12' x 6' - 1/2"
8	Door 12' x 6' - 1/2"
9	Door 12' x 6' - 1/2"
10	Door 12' x 6' - 1/2"

FINISH SCHEDULE	
NO.	DESCRIPTION
1	Paint - White
2	Paint - White
3	Paint - White
4	Paint - White
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8	Paint - White
9	Paint - White
10	Paint - White

ELECTRICAL SCHEDULE	
NO.	DESCRIPTION
1	Light - 100W
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10	Light - 100W

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APR 28 2000
PARK CITY
PLANNING DEPT

PARK CITY

1884

CITY COUNCIL REPORT

DATE: July 20, 2000
DEPARTMENT: Planning Department
TITLE: 938/942 Norfolk Avenue Condominium Conversion, Lot Combination
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Conduct a public hearing and approve the proposed combination of portions of Lots 21 and 23 and all of lot 22 of Block 10, of the Snyder's Addition to the Park City Survey into one (1) lot for use as a condominium and to bring an existing building into conformance.

DESCRIPTION:

A. Topic.

PROJECT STATISTICS

Owner: John F. Mullin
Location: 938/932 Norfolk Avenue
Proposal: Condominium Conversion - Lot Line Adjustment
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Planner: Ray Milliner

B. Background.

The duplex at 938/942 Norfolk Avenue is a non-historic building located in the HR-1 zone. The building currently resides on a portion of lots 21 and 23 and all of lot 22 of Block 11 of the Snyder's Addition to the Park City Plat. Each unit is approximately 2,146 square feet with 360 square feet of garage space for a total of 5,012 square feet. The lot combination will create a lot of approximately 4275 square feet. To date, no other applications concerning this piece of land have been received by the Planning Department.

C. Analysis

This request is to combine portions of two (2) lots and one full lot to create one (1) parcel and condominiumize the existing duplex on the lot. Staff has evaluated the overall project against the Land Management Code regulations for the HR-1 District, and determined the proposed lot combination complies as presented with all requisite City codes. No additional construction for the building is proposed at this time.

D. Notice

Notice of this hearing was sent to property owners within 300' on June 28, 2000. No formal comments have been filed at the time of this report.

E. Department Review.

The Community Development Department has reviewed this request. The City Engineer and City Attorney's Office will review the plat prior to recording. The request was discussed at a Staff Review Meeting on June 13, 2000, where representatives from City Staff were in attendance and found it to be in conformance with all current requisite City development codes.

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing and approve the Lot Line Adjustment/Condominium Conversion 938/942 Norfolk Avenue based on the following Findings of Fact, Conclusions of Law and Conditions of approval;

Findings of Fact:

1. The property is located in the HR-1 District.
2. A non-historic duplex structure exists on the site which was constructed across lot lines.
3. The proposed Lot Line Adjustment will combine 3 parcels into 1 lot to bring the existing building into conformance with regulations prohibiting structures that cross property boundaries.
4. The proposed action does not require the applicant to provide additional parking.
5. There exists significant vegetation in the form of trees in the front yard of the duplex.

Conclusions of Law:

1. There is good cause for the amendment as it brings an existing non conforming building into compliance.
2. Neither the public nor any person will be materially injured by the proposed plat amendment.
3. The proposal is consistent with both the Park City Land Management Code Chapters 7 and 15 and State subdivision requirements.

Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. The trees in front of the building will not be removed without the authorization of the Community Development Department, but this condition will not appear as a note on the plat.
3. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.

EXHIBITS:

Exhibit A - Proposed Plat



Ordinance No. 00-

AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY PLAT TO COMBINE PORTIONS OF LOTS 21 AND 23 AND ALL OF LOT 22 OF BLOCK 10, OF THE SNYDER'S ADDITION TO THE PARK CITY SURVEY INTO ONE LOT OF RECORD FOR USE AS A CONDOMINIUM AT 938/942 NORFOLK AVENUE

WHEREAS, the owner, John F. Mullin, of the property known as 938/942 Norfolk Avenue, has petitioned the City Council for approval of a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on July 12, 2000 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate one lot and a portion of another into one lot of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is located in the HR-1 District.
2. A non-historic duplex structure exists on the site which was constructed across lot lines.
3. The proposed Lot Line Adjustment will combine 3 parcels into 1 lot to bring the existing building into conformance with regulations prohibiting structures that cross property boundaries.
4. The proposed action does not require the applicant to provide additional parking.
5. There exists significant vegetation in the form of trees in the front yard of the duplex.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. There is good cause for the amendment as it brings an existing non conforming building into compliance.
2. Neither the public nor any person will be materially injured by the proposed plat

amendment.

3. The proposal is consistent with both the Park City Land Management Code Chapters 7 and 15 and State subdivision requirements.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the plat amendment for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recording
2. The trees in front of the building will not be removed without the authorization of the Community Development Department, but this condition will not appear as a note on the plat.
3. This approval shall expire one year from the date of City Council approval, unless this plat amendment is recorded prior to that date.

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

PASSED AND ADOPTED this 20th day of July, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

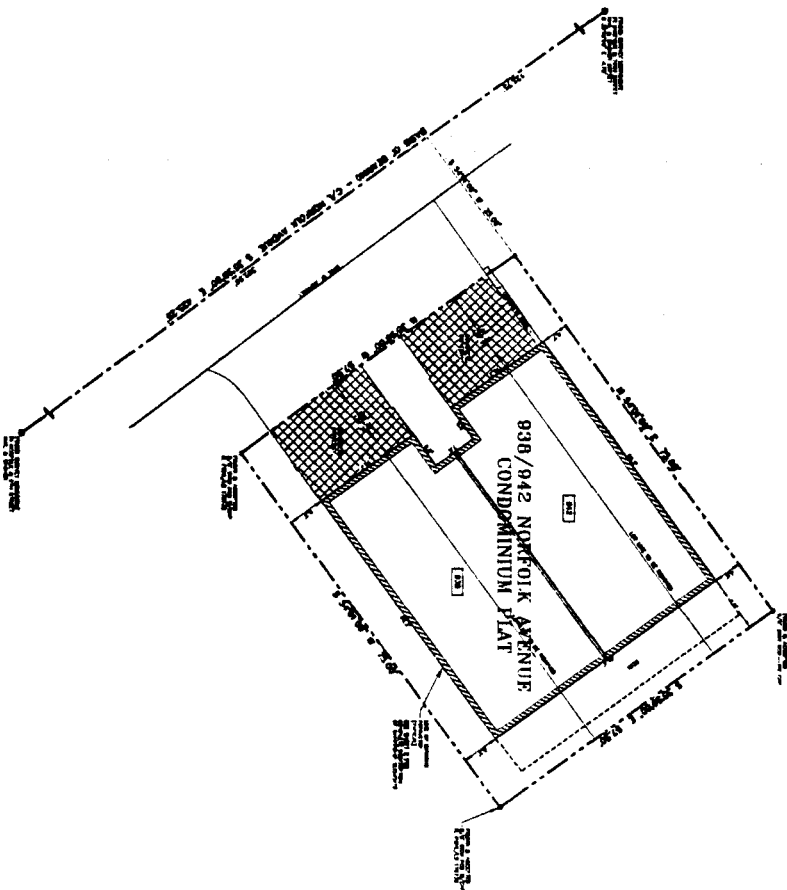
Mark D. Harrington, City Attorney

1. John Bingham, early Dept. of an Registered Land Surveyor and that I held Certificate No. 183937, as presented by the line of the State of Utah, and that by authority of the same (U), I have presented the Record of Survey map of the MILLER SUBDIVISION PLAT and that the same has been or will be monumented on the ground as shown on this plat.

Date

THE MONITOR, V. 20.0 feet of 'at 2.5' at of lat 22, and the southerly 12.5 feet at lat 21, Beach 10. Snyder's addition to Park City exceeding to the official plot thereof on the end of record in the Summit County Recorder's Office.

The above description equals 4,373 square feet.

[illegible]

they are 2000

JOHN F. WILLIAMS, JUSTICE
The Austin Greenmore Trust
Dated 4 June, 1898

DAVE L. KRAMER, TRUSTEE
The Austin Greenroom Trust
Noted 4 June, 1995

Staff of

[illegible]

Molting Substrate

Uy 7 mawababha Fapba



☐ COMMON OWNERSHIP

UNITED COMMON OWNERSHIP

PRIVATE OWNERSHIP

10772

23 **Small claims or Justice Court**

123456789

- Frayed during movement
- Not 5/5" wide and 5/16th ALLOWED PROX/1.5 INCHES
- Frayed from road & stay

A PLAT AMENDMENT OF LOT 22 AND A PORTION OF LOTS 21 & 23 IN BLOCK 10, SNYDER'S ADDITION

938/942 NORFOLK AVENUE CONDOMINIUM/LOT COMBINATION PLAT

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

RECEIVED

MAY

SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT

PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM

CERTIFICATE OF ATTEST

COUNCIL APPROVAL AND ACCEPTANCE

RECORDED

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER
IMPROVEMENT DISTRICT STANDARDS ON THIS _____
DAY OF _____ 2000 A.D.

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS
DAY OF _____, 2000 A.D.

I FIND THIS PLAY TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS
DAY OF 2000 A.D.

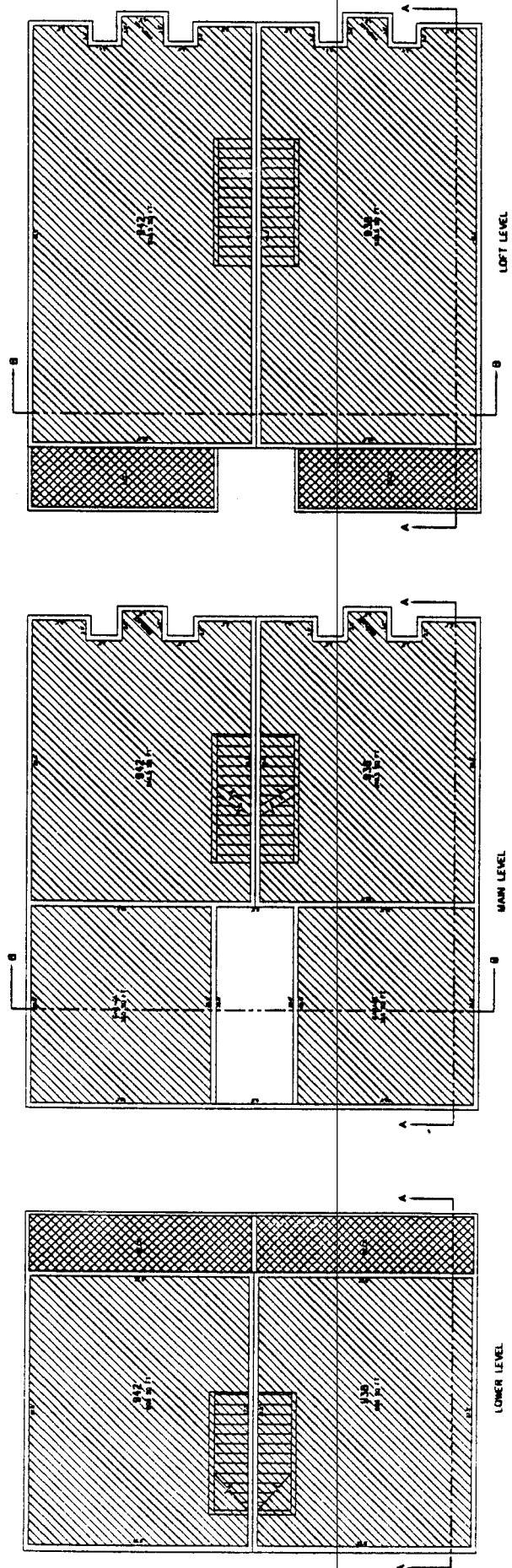
PROVED AS TO FORM THIS _____
DAY OF _____ 2000 A.D.

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY
OF _____, 2000 A.D.

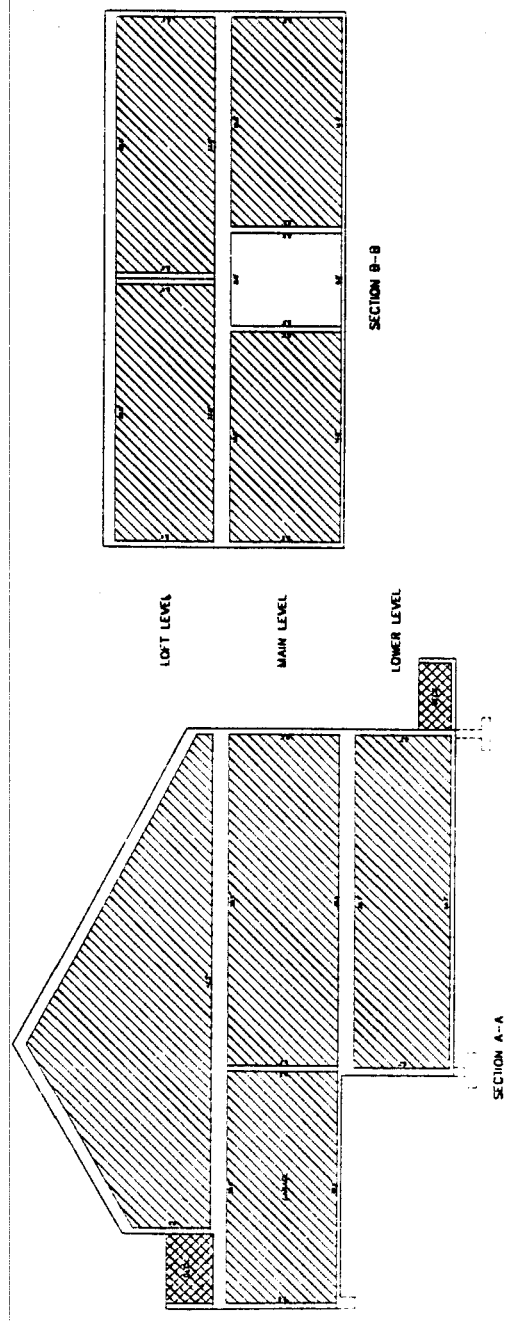
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2000 A.D.

STATE OF UTAH, COUNTY OF SALT LAKE
ALL THE REQUEST OF _____
DATE _____ TIME _____ BOC

PAGE



- LEGEND
- COMMON OWNERSHIP
 - LIMITED COMMON OWNERSHIP
 - PRIVATE OWNERSHIP



A PLAT AMENDMENT OF LOT 22 AND A PORTION OF LOTS 21 & 23 IN BLOCK 10, SNYDER'S ADDITION

938/942 NORFOLK AVENUE CONDOMINIUM/LOT COMBINATION PLAT

LOCATED IN THE
SOUTHWEST CORNER OF
TOWNSHIP 2 SOUTH, RANGE 10 EAST, MERIDIAN 11 WEST, UTAH

RECEIVED

MAY 20 2009

FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SALT LAKE, UTAH

DATE

PLANNING DEPT.

PARK CITY

1884

CITY COUNCIL REPORT

DATE: July 20, 2000
DEPARTMENT: Planning Department
TITLE: 201 Norfolk Avenue Plat Amendment
TYPE OF ITEM: Legislative

SUMMARY RECOMMENDATIONS: Review the proposed Plat Amendment to subdivide lot 1 of the 201 Norfolk Avenue Subdivision, hold a public hearing and approve the application subject to with the following findings of fact, conclusions of law, and conditions of approval as outlined in the staff report.

A. Topic.

PROJECT STATISTICS

Owner:	Jerry Fiat
Location:	201 Norfolk Avenue
Proposal:	Plat Amendment
Project Planner:	Ray Milliner
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential

B. Background.

The parcel located on the west side of Upper Norfolk Avenue near the intersection of Norfolk and Sampson Avenues, originally consisted of two - 30' wide lots, five- 25' lots and five partial lots totaling 20,509 square feet. In August of 1998, the City Council approved a plat amendment to combine all of these lots into one for the purpose of constructing 4 condominium units in the form of 4 single family residences which would share a single underground parking facility. Two of the structures would be placed upon the parking garage with the other two located further up the hill. The existing structure on the property was determined to be non historic and it was proposed that it be demolished. The project was reviewed and approved as a Master Planned Development (MPD) by the Planning Commission, and a demolition review was conducted and approved by the Historic District Commission. The plat was recorded at Summit County on March 19, 1999 but the Planning Commission MPD and the Historic District Commission approvals lapsed prior to the beginning of any construction.

The applicant, Mr. Jerry Fiat, obtained the property from the former owners in March, 2000 and is now proposing that the property be subdivided into two lots to accommodate a new single

family home on the western side of the lot, and to rehabilitate the existing non-historic duplex converting it into a single family home to be sold separately. The Planning Commission conducted a public hearing and discussed the project at its meeting on May 26, 2000 and again on June 28, 2000. At those meetings staff and the applicant presented the proposal including the a new entrance to the property traversing platted Norfolk Avenue in front of two existing platted lots. On June 28, 2000 the Planning Commission reviewed the project, instructed staff to formulate findings of fact, conclusions of law and conditions of approval, and forwarded a positive recommendation to the City Council.

C. Analysis

Access:

Platted Norfolk Avenue is a 50 right-of-way in front of the project property. However, existing Norfolk Avenue rests on the eastern portion of this right-of-way and is very narrow. Therefore, a gap of approximately 35 feet exists between the applicant's property line and the existing Norfolk Avenue. The applicant's proposal calls for the entrance to the project to come from Upper Norfolk Avenue onto an existing private driveway (locally known as Upper Upper Norfolk), and then onto the project property. The project driveway would traverse south in front of two platted lots, and enter the property from the eastern border. Aprons providing access to the adjacent lots will be constructed along the proposed driveway. The applicant has drafted an agreement between himself and the owners of the neighboring lots. This agreement will be recorded with the County Recorder prior to the issue of a building permit. The existing access to the property enters from the intersection of Sampson Avenue and Norfolk Avenue near the south eastern corner of the lot. Under the proposal, this access would be removed, and replaced with landscaping and rock walls.

Construction Mitigation:

After staff's initial review of the project, concerns surfaced regarding the impacts which this proposal will have on neighboring properties during construction. Because of the narrow and tight nature of the streets, impacts from construction and new homes/cars have an impact on the entire neighborhood. To mitigate this problem, the applicant must draft and submit a detailed phasing and staging plan to the Building Department for approval.

Vegetation:

In the existing Norfolk Avenue right-of-way lives a significant amount of vegetation, including plum trees, rose bushes, and sagebrush. Protection of this vegetation generated considerable discussion through out the history of this property. Preservation of several rose bushes in the Norfolk Avenue right-of-way is a condition of approval of the previous 8/98 plat. The proposed driveway traverse and dry stand pipe construction for fire protection(if approved) could impact this vegetation which provides a buffer between the road and neighboring lots. To mitigate these impacts, the applicant proposes to either relocate or replant as much of the vegetation as possible.

A landscape plan shall be reviewed and approved by the Community Development Department prior to issuance of any building permits. A preliminary landscape and grading plan shall be submitted for review and approval staff at the time of the Historic District review.

Fire Protection:

Related to the issue of access is the problem of fire protection. One of the proposed lots is a significant distance from existing Norfolk Avenue, and due to the above mentioned narrow access to the property, it is unlikely that a large fire engine could approach the structure via either of the proposed driveways. Therefore, the applicant has proposed and received a conditional approval from the Building Department to run a dry stand pipe to the residence from existing Norfolk Avenue. Additionally, the applicant must install a modified 13-D fire sprinkler system in the structures.

Historic District Design Guidelines

Prior to issuance of any building permits for these lots, plans for the house and the renovation of the existing house shall be reviewed for compliance with the Historic District Design Guidelines. All exterior lighting shall conform to the Park City lighting ordinance and regulations. A note shall be added to the plat regarding footprint, construction disturbance, height, facade height, and massing, requirements.

Steep Slope CUP:

Upon completion of the plat amendment process, the applicant will be required to complete a Conditional Use Permit for construction on a steep slope.

Utilities:

A final utility plan shall be reviewed and approved by the City Engineer prior to plat recordation. A financial guarantee for completion of all required public improvements shall be submitted to the City prior to plat recordation. All required encroachment permits for work within the City right-of-way shall be obtained prior to issuance of any building permits, and shall be so noted on the plat.

Snow Storage:

Because the majority of the proposed access leads to private homes with no public right-of-way, no snow storage easements have been required on the plat. Rather, the issue of snow storage will be addressed by the applicant and the Chief Building Official during the construction mitigation phase of the property.

D. Notice

Notice of this hearing was sent to property owners within 300' on April 25, 2000. Five formal comments in favor of the proposed project and two negative comments have been received by the Planning Department and at the time of this staff report, they are attached and incorporated herein.

E. Department Review.

The Community Development Department has reviewed this request. The City Attorney's Office will review the plat prior to recording. The request was discussed at a Staff Review Meeting on March 14, 2000 and again on May 16, 2000, where representatives from City Staff were in attendance and discussed the outstanding issues on this project. Primary to this discussion was the issue of access.

Because of the steep and narrow nature of the public right-of-ways in this area, staff has spent a considerable amount of time discussing the plausibility of the proposed access from Upper Upper Norfolk Avenue vs. the current access at the intersection of Sampson and Norfolk Avenues. Issues ranged from fire protection, snow storage and ingress and egress from the driveway to the steepness of the driveway grade. Both access areas present safety and Land Management Code issues that the applicant must resolve prior to receiving a building permit. However, the City Engineer and Chief Building Official have agreed that the proposed access off of Upper Upper Norfolk Avenue can be constructed in a way that will meet City Standards. Upon receiving approval for the plat amendment, the applicant will be required to submit a Conditional Use Permit application for construction on a steep slope where staff and the Planning Commission will further address the issues of the driveway access, and the appropriateness of the proposal. Additionally, the applicant will be required to submit a construction mitigation plan and meet all of the requirements therein.

F. Recommendation:

Review the proposed subdivision of the 201 Norfolk subdivision, creating two lots from one, hold a public hearing and approve the project subject to the following findings of fact, conclusions of law and conditions of approval.

Findings of Fact

1. The property is located in the HR-1 zoning district and is subject to requirements and conditions outlined in the Land Management Code.
2. There is an existing structure located at 201 Norfolk which has been determined by the Planning Department to be not historically insignificant.
3. There are several existing clumps of trees and shrubs on the property. Design of future buildings will need to incorporate a landscape plan preserving existing vegetation to the greatest extent possible and measures to mitigate for any loss of significant vegetation.
4. The proposed subdivision plat creates two platted lots for the purpose of allowing building permits to be issued on this property for the renovation of the existing structure and the construction of a single family house.
5. The project is located off of Norfolk Avenue with high intensity residential uses and with minimal construction staging area.
6. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.
8. Access to these lots shall be from a common driveway within the Norfolk Avenue right-of-way.
9. The applicant stipulates to the conditions of approval.

Conclusions of Law

1. The subdivision plat is consistent with the Park City Land Management Code (Forty-Sixth Edition) Chapters 7 and 15.
2. The subdivision plat is consistent with State subdivision requirements.
3. As conditioned, neither the public nor any person will be materially injured by the proposed subdivision.
4. There is good cause for the plat amendment.

Conditions of Approval

1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. All Standard Project Conditions shall apply.
3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included the Construction Mitigation Plan (CMP). Measures to protect adjacent houses, foundations, utilities, landscaping, and access shall be included in the CMP.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
6. The following notes shall be included on the plat:
 - a. FOOTPRINT. The maximum footprint for the new home, calculated from the outside face of walls shall be three thousand five hundred (3,500) square feet including garages. The following shall not count towards the foot print calculation:
 - Decks which are open on at least two sides (but may have railings as required), covered or uncovered, and have no above grade living space below or above them;
 - Exterior walkways;
 - Exterior stairs;

- Driveways.

- b. CONSTRUCTION DISTURBANCE. Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, whichever is closer. Such disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance.
- c. HEIGHT. The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and twenty seven (27') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, i.e. dormers.
- d. FACADE HEIGHT, EASTERLY FACING. The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.
- e. MASSING. Design for new construction may be comprised of one or more connected or unconnected building mass. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. A facade break shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.
- f. ACCESS. The lots shall be accessed by a common driveway within the Norfolk Avenue right-of-way. Because it crosses in front of two platted lots, an agreement defining use and access between the applicant and the owners of record of the two lots will be recorded with the county recorder.
- g. UTILITIES. Utilities shall be extended from Norfolk Avenue. Maintenance and replacement of sewer laterals shall be the responsibility of the owners and not that of the Snyderville Basin Sewer Improvement District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction, recognizing that such inconvenience will still be pervasive and long lived.
- h. FIRE SPRINKLERS. Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material is prohibited.

7. 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.
8. The Historic District Commission shall review house design for compliance with the Historic District Design Guidelines at the time of Historic District review.
9. A preliminary landscape plan showing grading and developed landscaping around the houses, as well as grading and re-vegetation proposed for all disturbed areas, including the driveway area and the Norfolk Avenue right-of-way, shall be submitted as part of the Historic District review for the houses and driveway design. A final landscape plan, consistent with the preliminary plan, shall be submitted for review and approval by the Planning Department, at the time of building permit issuance.
10. No accessory apartments or lock-out units as defined in the Land Management Code are allowed on either lot.

G. Exhibits:

Exhibit A - Location Map

Exhibit B - Applicant Staging Proposal

Exhibit C - Plat

Exhibit D - Public Comments



Ordinance No. 00-

AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY PLAT TO SUBDIVIDE THE 201 NORFOLK AVENUE SUBDIVISION INTO 2 LOTS IN BLOCK 78 OF THE PARK CITY SURVEY.

WHEREAS, the owner, Jerry Fiat, of the property known as 201 Norfolk Avenue, have petitioned the City Council for approval of a subdivision plat; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on June 28, 2000 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property owner to consolidate one lot and a portion of another into one lot of record; and

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

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is located in the HR-1 zoning district and is subject to requirements and conditions outlined in the Land Management Code.
2. There is an existing structure located at 201 Norfolk which has been determined by the Planning Department to be not historically insignificant.
3. There are several existing clumps of trees and shrubs on the property. Design of future buildings will need to incorporate a landscape plan preserving existing vegetation to the greatest extent possible and measures to mitigate for any loss of significant vegetation.
4. The proposed subdivision plat creates two platted lots for the purpose of allowing building permits to be issued on this property for the renovation of the existing structure and the construction of a single family house.
5. The project is located off of Norfolk Avenue with high intensity residential uses and with minimal construction staging area.
6. A financial guarantee for all public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner.

8. Access to these lots shall be from a common driveway within the Norfolk Avenue right-of-way.
9. The applicant stipulates to the conditions of approval.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following Conclusions of Law:

1. The subdivision plat is consistent with the Park City Land Management Code (Forty-Sixth Edition) Chapters 7 and 15.
2. The subdivision plat is consistent with State subdivision requirements.
3. As conditioned, neither the public nor any person will be materially injured by the proposed subdivision.
4. There is good cause for the plat amendment.

SECTION 3. CONDITIONS OF APPROVAL. The proposed subdivision plat attached as Exhibit B is hereby adopted with the following Conditions of Approval:

1. City Attorney and City Engineer review and approval of the subdivision plat for compliance with the Land Management Code and conditions of approval is a condition precedent to plat recordation.
2. All Standard Project Conditions shall apply.
3. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included the Construction Mitigation Plan (CMP). Measures to protect adjacent houses, foundations, utilities, landscaping, and access shall be included in the CMP.
4. A financial guarantee, for the value of all public improvements to be completed, shall be provided to the City prior to final plat recordation. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
5. The final plat shall be recorded at the County within one year from the date of City Council approval. If recordation has not occurred within the one year time frame, this approval and the plat shall be considered null and void.
6. The following notes shall be included on the plat:
 - a. **FOOTPRINT.** The maximum footprint for the new home, calculated from the outside face of walls shall be three thousand five hundred (3,500) square feet including garages. The following shall not count towards the foot print calculation:
 - Decks which are open on at least two sides (but may have railings as required), covered or uncovered, and have no above grade living space below or above them;
 - Exterior walkways;
 - Exterior stairs;
 - Driveways.
 - b. **CONSTRUCTION DISTURBANCE.** Unless otherwise provided in agreements with Park City Municipal Corporation which are of record, temporary construction disturbance shall be limited to twenty (20') feet beyond the Building Area Limits or to adjoining lot property lines, which ever is closer. Such

- disturbed area shall be re-vegetated with native landscaping, and a guarantee for the cost of re-vegetation shall be posted with the City at the time of building permit issuance.
- c. **HEIGHT.** The building height shall be measured from existing grade. The maximum height shall be twenty five (25') feet for roofs and roof elements that generally are parallel to natural grade and twenty seven (27') feet for roof ridges that are generally oriented (in the horizontal plane) perpendicular to existing contour lines, i.e. dormers.
 - d. **FACADE HEIGHT, EASTERLY FACING.** The maximum facade height for the Easterly facing facades, without a step back of at least five (5') feet shall be twenty-five (25') feet from existing or re-established grade, whichever is greater.
 - e. **MASSING.** Design for new construction may be comprised of one or more connected or unconnected building mass. No one building mass within the 3,500 square foot footprint shall have a footprint that exceeds 1,500 square feet. Massing elements shall be separated by horizontal and/or vertical facade breaks. A facade break shall be interpreted to mean that there will be significant variation of roof heights for the different building masses.
 - f. **ACCESS.** The lots shall be accessed by a common driveway within the Norfolk Avenue right-of-way. Because it crosses in front of two platted lots, an agreement defining use and access between the applicant and the owners of record of the two lots will be recorded with the county recorder.
 - g. **UTILITIES.** Utilities shall be extended from Norfolk Avenue. Maintenance and replacement of sewer laterals shall be the responsibility of the owners and not that of the Snyderville Basin Sewer Improvement District. The approved plan shall include proposed methodology to minimize inconvenience to neighbors during construction, recognizing that such inconvenience will still be pervasive and long lived.
 - h. **FIRE SPRINKLERS.** Residential fire sprinkling and/or other safety features shall be required at the determination of the Chief Building Official at the time of building permit issuance. Wood roofing material is prohibited.
- 7. 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.
 - 8. The Historic District Commission shall review house design for compliance with the Historic District Design Guidelines at the time of Historic District review.
 - 9. A preliminary landscape plan showing grading and developed landscaping around the houses, as well as grading and re-vegetation proposed for all disturbed areas, including the driveway area and the Norfolk Avenue right-of-way, shall be submitted as part of the Historic District review for the houses and driveway design. A final landscape plan, consistent with the preliminary plan, shall be submitted for review and approval by the Planning Department, at the time of building permit issuance.
 - 10. No accessory apartments or lock-out units as defined in the Land Management Code are allowed on either lot.

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

PASSED AND ADOPTED this 20th day of July, 2000.

PARK CITY MUNICIPAL CORPORATION

Mayor Bradley A. Olch

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Jerry Fiat
918 Sheridan Rd.
Glencoe IL 60022
Phone (312) 296-4560
Fax (312) 554-4993

June 14, 2000

Mr. Ray Milliner
Planning Department
Park City Municipal Corporation
445 Marsac Ave.
P.O. Box 1480
Park City UT 84060-1480
Phone (435) 615-5060
Fax (435) 615-4906

Re: 201 Norfolk Construction Phasing and Staging

Dear Ray

I am writing in response to your request for information about the phasing in connection with the above-referenced project. We plan to begin construction late this summer with the construction of the new house on Lot #2, and we plan to begin the renovation of the existing duplex on Lot #1 in the Spring of 2001. It is our hope that both projects would be completed in early winter of 2001.

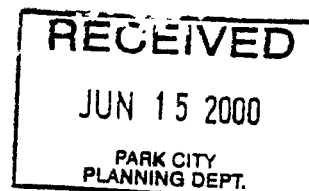
We will begin construction with the cutting of the new driveway and the excavation for the new house. The spoils from the excavation for the new house on Lot #2 will be used to reconstruct the berm. Once the above work is completed, Lots #1 and #2 will provide us with sufficient temporary space for the duration of construction for contractor parking, construction equipment, material storage and staging, all within the site with the exception of the period required for the final paving of the parking area.

Attached is a plan showing the various uses identified above.

Sincerely,


Jerry Fiat

EXHIBIT 3



56

C/A NORFOLK AVENUE AS PLATTED

EXISTING NORFOLK AVENUE
EMERGENCY VEHICLE ACCESS

RENOVATED AND ENLARGED
COMMON TRAIL CAR STORAGE

ONLY STAIR CASE CONNECTION
FOR NEW RESIDENCE

ST. JOSEPH'S FIRE HOUSE
(1840-1870)

EXISTING DRIVEWAY

EXISTING TREES TO BE REMOVED

PROPOSED STAIR ACCESS

PROPOSED GARAGE

EMERGENCY / FIRE ACCESS

PROPOSED STAIR ACCESS

PROPOSED RESIDENCE

LOT 2

LOT 1

LOT 23

LOT 22

LOT 21

LOT 20

PROPERTY LINE

SETBACK LINE

15'

S 27°38'00" E 130.00'

N 68°12'00" E 75.00'

N 68°12'00" E 75.00'

N 25°38'00" W 50.00'

S 68°12'00" W 150.00'

75.00'

10'

NORTH 172.50'

REC-11

PARK CITY
PLANNING DEPT

SUBMITTER CERTIFICATE

I, the undersigned, certify that I am a registered land surveyor in the State of Utah and that I am duly qualified to perform the duties of a surveyor. I hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office.

Date: _____
Signature: _____

PROBANT DESCRIPTION

LOT 1 & 2 are portions of the property to which the right of way is shown on the plat.

1. The subject address of the property is 201 Norfolk Avenue.
2. The subject address of the property is 201 Norfolk Avenue.

ACKNOWLEDGMENT

On this _____ day of _____, 2000, the undersigned, _____, County Clerk, State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office.

County Clerk: _____
By: _____

OWNER'S DECLARATION AND CONSENT TO RECORD

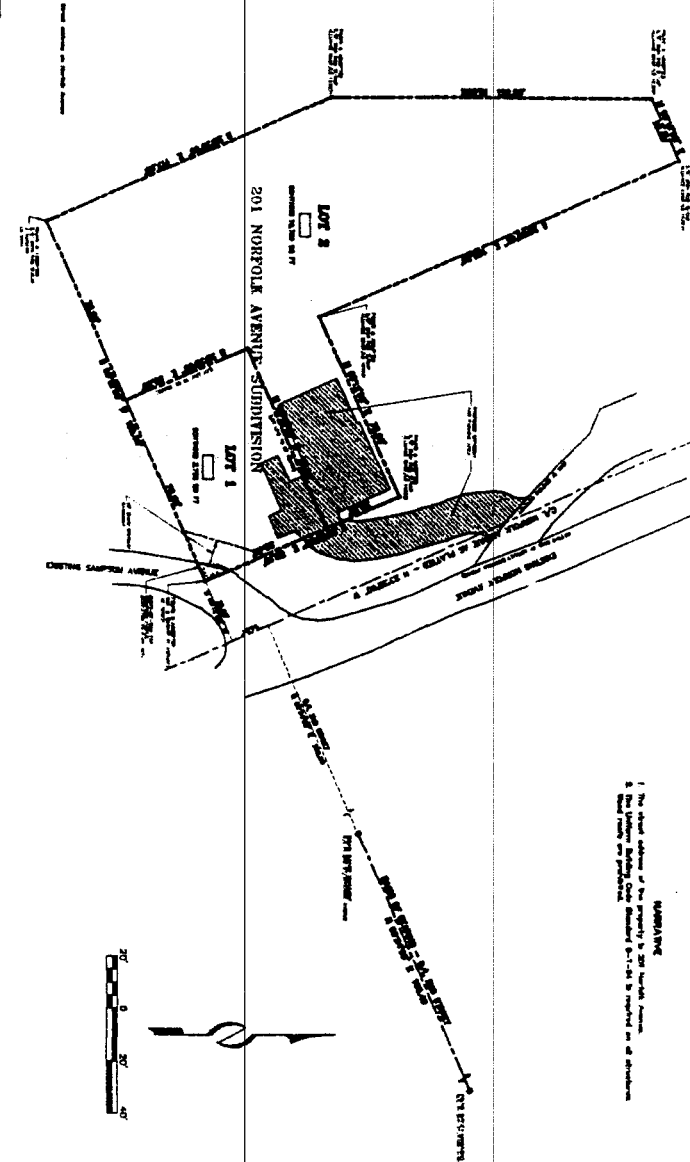
I, the undersigned, do hereby declare that I am the owner of the property described in the foregoing plat and that I consent to the recording of the same. I hereby authorize the recording of the same and the issuance of a certificate of title thereon.

By: _____
Name: _____

ACKNOWLEDGMENT

On this _____ day of _____, 2000, the undersigned, _____, County Clerk, State of Utah, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office.

County Clerk: _____
By: _____



201 NORFOLK AVENUE SUBDIVISION

LOADED IN SECTION 10
PARK CITY, SALT LAKE COUNTY, UTAH

APPROVED FOR RECORDING BY THE PLANNING COMMISSION DATE OF APPROVAL: 2000 A.D. BY: _____	APPROVED BY THE PLANNING COMMISSION DATE OF APPROVAL: 2000 A.D. BY: _____	ENGINEER'S CERTIFICATE I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Utah and that I am duly qualified to perform the duties of a surveyor. I hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office. DATE OF APPROVAL: 2000 A.D. BY: _____	APPROVAL AS TO FORM I, the undersigned, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office. DATE OF APPROVAL: 2000 A.D. BY: _____	CERTIFICATE OF ATTEST I, the undersigned, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office. DATE OF APPROVAL: 2000 A.D. BY: _____	COUNCIL APPROVAL AND ACCEPTANCE I, the undersigned, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office. DATE OF APPROVAL: 2000 A.D. BY: _____	RECORDED DATE OF RECORDING: 2000 A.D. BY: _____
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June 28, 2000

Planning Commission
c/o Planning Dept. / Staff
Park City Municipal Corp.
445 Marsac Avenue
Park City, UT 84060-1480
(435) 615-5055

RE: 201 Norfolk Ave.

Dear Commissioner and Staff Members,

I would like to provide input regarding the application before you. I reside at 314 Norfolk and have been actively involved with City Planning issues regarding our street before. Having not been influenced by Mr. Fiats' previous presentation, I have approached this application from an objective standpoint of "living here on a daily basis", as well as practical planning principles, and I feel that a few items need to be brought to your attention and addressed before any directions, recommendations or approvals are considered.

First and foremost, the rehabilitation and proposed reduction of density is good and should be approved. Secondly, the proposed access from the North should not be allowed nor tied to the Plat Amendment decision. As stated in Chapter 1 sec. 1.2 (paraphrased)

The Code is designed to promote the general health and welfare of the inhabitants of the City, and protect property values of neighborhoods. The Code seeks to prevent development that adds to existing hazards, or other conditions that create potential dangers to life and safety in the community or detract from the quality of life in the community.

Also, in Chapter 1 sec. 1.12, b (paraphrased)

Scope of review shall include, the ability of existing city infrastructure to provide adequate water for culinary and fire flow purposes, the proper handling of snow, mitigation of impact on roads by construction and permanent traffic, and ensuring safe access for users and emergency vehicles in accordance with the City codes

With this in mind, The remaining issues that need to be addressed before any approval are as follows:

1. The grading information as submitted does not conform to the city standards for steepness of grade.
2. The grading proposed is unsafe by creating a new blind spot, and adds more traffic to an existing hazardous blind spot.
3. The topographic information provided is insufficient to ascertain whether the grading information is true or correct.
4. The applicants request for access from the north is not in the best interest of the general health and welfare of the inhabitants of the neighborhood. for the following reasons:
 - A. Fire access is made more complicated or possibly inaccessible
Also, Engineering has not been calculated to determine if the proposed standpipe design will work
 - B. Ambulance / Paramedic access is more difficult.
 - C. Snow removal does not appear to have been considered or provided for
(Snow cannot be plowed up a 20% grade on a curve)
 - D. If the grading shown is accurate, the percentage numbers indicated are off by -3% to -6%, a BIG factor when hovering around the 10% range.
 - E. The driveways for the Hayes Family lots are actually in the range of 13% - 20% instead of the 9% and 14% shown.

Additionally, the existing line of rose bushes which, in the past, has always been supported by the staff as not to be removed, damaged, or cut through, in any way, is shown with a 4 foot wide stairway running through it. The insertion of this will require the builder an additional overdig and room to work of about 2 ft. on each side, and would be unnecessary if better Fire access were explored and provided.

I would like to ask that the Staff and Commission direct the applicant not to cut through the existing Roses and to find an alternative that does not destroy the natural beauty of the streetscape

ENCLOSURE

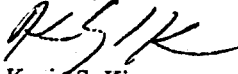
4. If a continuous access is created from Sampson to Upper-Upper Norfolk, the .LL planning issues will be resolved, which includes, Fire, Paramedic, snow removal, Sanitation, and proper road grading.

The city should take a proactive position in looking at the long range planning of the remaining lots and take this opportunity to address a master plan so that further potential dangers to life and safety are resolved before future applications come forward and create or encounter further problems that could be avoided at this time.

It is time to send a clear message and start leading applicants towards the ideas and concepts that are good for everyone involved. The high price of real-estate and shortsighted planning should not be valid reasons for pushing aside concern for the natural environment or the image and safety of the Historic District.

Again, I thank you for your time and consideration of these issues , and I look forward to further notification concerning the outcome of this application.

Sincerely,


Kevin S. King

Michael E. Sweeney

2280 South 2300 East
Salt Lake City, Utah 95685
(801) 283-1716
Fax: (801) 467-2178

FAX TRANSMISSION COVER SHEET

Date: May 22, 2000
To: Ray Milliner
Company: Park City Municipal Corporation
Fax: (435) 615-4901
Subject: Plat of 201 Norfolk into Two Lots
CC:
Sender: Mike Sweeney

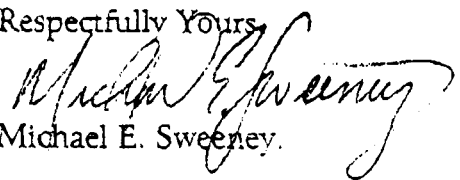
YOU SHOULD RECEIVE 4 PAGE(S) , INCLUDING THIS COVER SHEET. IF
YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (209) 267- 9117.

Ray:

I have talked with Jerry Fiat about his proposal to plat Lot 201 Norfolk into two lots (201 Norfolk Lot 1 and Lot 2) and share a driveway located approximately 100 north on Norfolk per the plan submitted to the City. (Plan following.) I support his request before the Park City Plan Commission to have two separate lots sharing a common driveway on Norfolk. Included is a petition I signed.

If you have any questions I can be reached at the above number.

Respectfully Yours


Michael E. Sweeney.

Cc Jerry Fiat

Ray Milliner
Park City Municipal Planning Department
P.O. 1480
Park City, Utah 84060

May 23, 2000
VIA: Facsimile (435) 615-4906

RE: Jerry Fiat Replat of 201 Upper Norfolk

Dear Ray:

As I expressed on the phone today The Murphy's at 233 Upper Norfolk oppose Mr. Fiat's plans to relocate the access to his lot. The existing private drive that serves the three existing houses at 221, 233 and 245 does not need the additional traffic his two proposed lots would add to an already problematic situation.

The various problems of garbage collection, snow removal and storage, the almost 160 degree turn that would have to be made to access his proposed drive, the problem of delivery trucks and cement trucks and moving trucks etc. would not offer any positive changes for the existing residents. Rather, I believe it would aggravate the residents, and cause hard feelings and probably several safety concerns for the public.

We have no problem with Mr. Fiat's plans to divide the lot in two for two single-family residences.

It has been brought to my attention that the Hayes Family concurs with the proposal, but they stand to gain financially through a shared driveway proposal offered by Fiat, so obviously they would concur.

Sincerely,

Jim and Tricia Murphy
246 Brockway Road
Chehalis, Washington 98532
(360-748-8880)

02/27/1994 04:14 18187784338 ROBERT R SFIRE ASSOC PAGE 01

Robert R. Sfire
220 King Road
Park City, UT

May 16, 2000

Ray Milliner
Planning Department
Park City, UT
FAX: (435) 615-4906

RE: Replot of 201 Norfolk
By Jerry Fiat

Dear Ray,

Please let the Planning Commission know that I am very much in favor of the proposed replot of 201 Norfolk. It will only help improve our neighborhood. This redesign is well thought out. Having only 2 residences on that large site is more consistent with the newer lots and improvements in our neighborhood.

I strongly support this plan, and hope that the Planning Commission recognizes its benefits. I remain,

Sincerely yours,

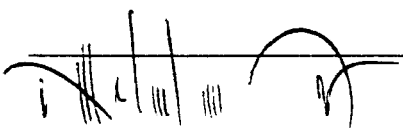
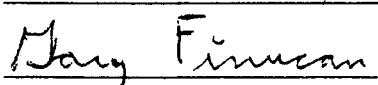
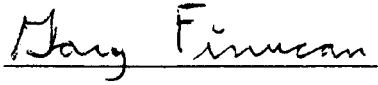
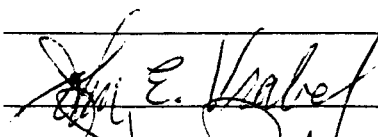
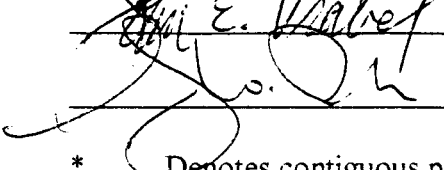
Bob Sfire

201 Norfolk

Petition to Replot the Site and Relocate Driveway

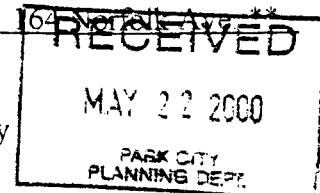
I the undersigned am the owner/resident of the property at the address stated below. I support the request currently in front of the Park City Plan Commission to Replot 201 Norfolk Lot 1 into two lots: 201 Norfolk Lot 1 and 201 Norfolk Lot 2) and to relocate the existing driveway from the intersection of Sampson and Norfolk to the shared driveway located approximately 100 feet north on Norfolk per the attached plan.

Listed bellow are all the adjoining properties to the subject property

<u>SIGNATURE</u>	<u>NAME</u>	<u>ADDRESS</u>
	John K. Hayes Family L.L.C.	209 Norfolk Ave.*
	John K. Hayes Family L.L.C.	211 Norfolk Ave.*
	John K. Hayes Family L.L.C.	213 Norfolk Ave.*
	John K. Hayes Family L.L.C.	215 Norfolk Ave.*
	Tyrone F. Pike	221 Norfolk Ave.*
	James & Patricia Murphy	233 Norfolk Ave.*
	Robert Sfire	220 King Rd. *
	Michael E. Sweeney	200 King Rd. *
	Michael K. Jorgensen	Sampson Ave. *
	William Newland	Sampson Ave. *
	Gary Finucan	208 Norfolk Ave. **
	Robert L. Shuman	202 Norfolk Ave. **
	John Vrabel	143 Norfolk Ave. **
	Gary W. Bush	164 Norfolk Ave. **

* Denotes contiguous properties

** Denotes properties directly across from the subject property





CITY COUNCIL STAFF REPORT

DATE: July 20, 2000
DEPARTMENT: Facilities and Special Events
AUTHOR: Melissa Caffey/ M. Ryan
TITLE: Facilities and Special Events Manager
TYPE OF ITEM: Master Festival License approval for Karl Malone Foundation
Celebrity Adventure Challenge at Park City Mountain Resort

SUMMARY RECOMMENDATIONS: Discuss proposal to conduct a one day fund-raising event, called the Karl Malone Foundation Celebrity Challenge at the Park City Mountain Resort, conduct a public hearing, consider public input and approve the proposed schedule for the event on July 29, 2000 as conditioned by staff.

DESCRIPTION:

A. Topic: One day fund-raising event on July 29, 2000 for Karl Malone Foundation at Park City Mountain Resort.

B. Background:

The Karl Malone Foundation would like to stage a one day fund-raising event at the Park City Mountain Resort on July 29 from 10 am to 3 pm . The event will be located on resort property below the First time ski run on the ski run way. The area will be fenced in and the entry gate will be located at the First Time parking lot. The challenge involves a number of races and events, from tug-of war to archery, with teams of four. Local and national athletes and celebrities will make up the teams. An admission charge will be collected and all proceeds go to underprivileged children. Organizers expect an attendance of approximately 2,000 people. No more than 5,000 will be allowed at the event.

Ancillary food vendors and children's games (inflatable play areas) will also be staged within the games area near the main entrance. Alcohol will not be served at the event. A VIP reception will be held in the Legacy lodge. Two country bands are also scheduled to play within the gated area at 12:30 and 2:00. Cleanup, emergency services, additional restrooms and security will be handled by the event organizers. The organizers are asking for some additional law enforcement officers from the Park City Police. Parking will be handled through the Resort lots. Attendants will be placed at each parking lot entrance in order to facilitate traffic and to keep bus lanes clear. No off premise signs are requested. No alcohol will be served outside existing licensed resort venues.

C. Analysis:

The event organizers have complied with the permitting requirements for Master Festival Licence. All affected departments have reviewed the request and are comfortable with the event as conditioned. Staff has worked with the organizers to ensure that traffic flow is not impeded and that parking is monitored.

D. Department Review:

The Public Works, Public Safety, Transportation, Building, Planning, Engineering, and Special Events Departments have all contributed to the review of the proposed event. The City Attorney's office has reviewed the conditions of approval and the City Manager's Office has approved the staff's recommendation.

ALTERNATIVES:

A. Approve the Request: Approve the proposed Master Festival License application for a one day fund-raising event on July 29, 2000 for Karl Malone Foundation at Park City Mountain Resort as conditioned.

B. Deny the Request: Deny the Master Festival License request for the One day fund-raising event on July 29, 2000 for Karl Malone Foundation at Park City Mountain Resort.

C. Continue the Item: Continue the item to another City Council meeting for further input and discussion. This alternative would likely cause either the postponement or cancellation of this event since the City Council is not scheduled to meet again prior to July 29, 2000.

SIGNIFICANT IMPACTS:

If approved, the significant negative impacts of the series at the Resort could include issues of noise, potential additional burden on the Public Safety Department, and additional traffic impacts. The positive impacts would include a potential increase in tourist business and increased opportunities for residents to enjoy a celebrity event. Other benefits potentially include increased sales tax revenues and increased revenues to retailers during the summer season.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:

The event would not happen in Park City.

RECOMMENDATION:

Staff recommends that City Council hold a public hearing and approve the Master Festival License applications for the proposed one day fund-raising event on July 29, 2000 for the Karl Malone Foundation at Park City Mountain Resort with the following Findings of Fact, Conclusions of Law and Conditions of Approval:

Findings of Facts:

- 1) The event will occur on July 29, 2000 from 10 am to 3 pm.
- 2) Parking attendants will be provided by Park City Mountain Resort at each parking lot entrance. Attendants will also keep all bus lanes clear and will ensure that no loading or unloading will occur in the bus lanes.
- 3) No parking on Lowell Avenue will be permitted for this event.
- 4) No alcohol will be served at this event except at existing licensed restaurants and clubs.
- 5) A request for minor additional crowd and/or traffic control services from the City are anticipated in order for the event to run smoothly. The Police Department is aware of and will accommodate the request.
- 6) No temporary signs visible to public streets are proposed for the event.
- 7) The conduct of the events will not substantially interrupt the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue. The location of the temporary tables for merchandise will not impede pedestrian walkways or emergency exits.
- 8) The conduct of the events will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
- 9) The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
- 10) The events will not substantially interfere with any other Special Event or Master Festival for which a license has already been granted or with the provision of City services in support of other such events or governmental functions.

Conclusions of Law:

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

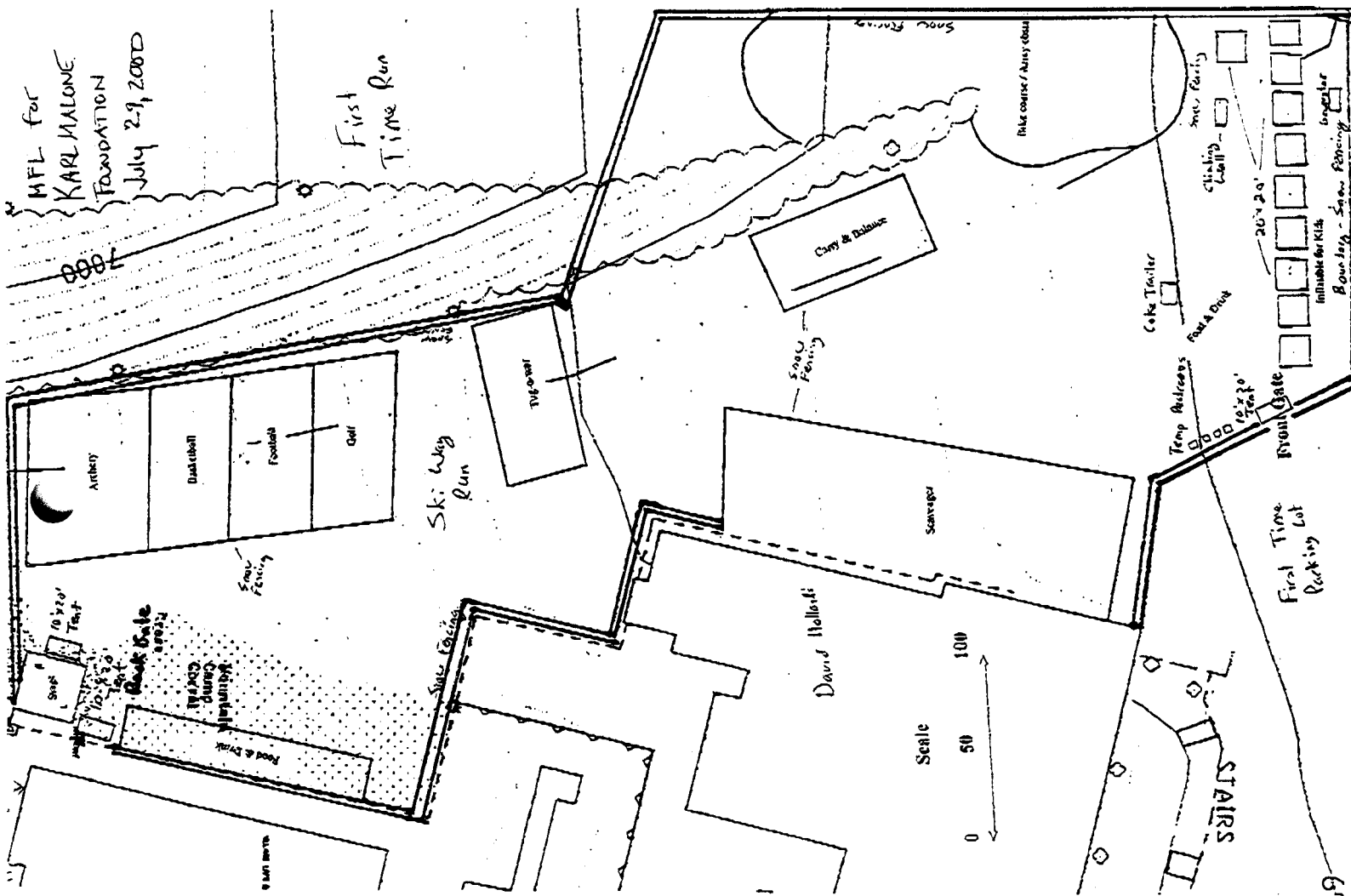
Conditions of Approval:

- 1) The event will occur on July 29, 2000 from 10 am to 3 pm.
- 2) Parking attendants will be provided by Park City Mountain Resort at each parking lot entrance. Attendants will also keep all bus lanes clear and will ensure that no loading or unloading will occur in the bus lanes.
- 3) No parking on Lowell Avenue will be permitted for this event.
- 4) No alcohol will be served at this event except at existing licensed restaurants and clubs.
- 5) The City retains the right to revoke this Master Festival License or modify these conditions of approval with no penalties, financial or otherwise, if, at its sole discretion, the City determines that a significant negative situation or incident occurs at this event or negatively impacts the Park

City community. The City Council may revoke this Master Festival License held by the applicant, therefore canceling any remaining events with NO PENALTY TO PARK CITY MUNICIPAL CORPORATION WHATSOEVER.

Exhibit A: Site Plan of event

EXHIBIT A



7/14/00

Post-it® Fax Note	7671	Date	7/17	# of pages	1
To	JAN S.	From			
Concept		Co.	Karl Malone MPL		
Phone #		Phone #	reprint		
Fax #	(515-490)	Fax #	EXHIBIT A		

49



COUNCIL AGENDA REPORT

DATE: July 20, 2000
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Tom Bakaly, Director of Capital Programs and Budget
TITLE: Old Town Transit Center: Amendment of Existing Engineering & Design Services Contract and South Plaza Art Contract
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: The City Council should: 1) Authorize the City Manager to execute change order #3 in the amount of \$249,600 to the contract with Cooper/Roberts, Architects for environmental, construction oversight and changes in architectural scope issues related to the engineering and design of the Old Town Transit Center and Deer Valley Drive Roundabout; and 2) Authorize the City Manager to execute a change order in the amount of \$12,000 to the art contract with William Littig for two additional muses for the transit center south plaza.

DESCRIPTION:

A. Topic: Amendment of contract for engineering and design services for the Old Town Transit Center and Deer Valley Roundabout.

B. Background:

On April 15, 1999, the City Council authorized the City Manager to execute a contract in the amount of \$600,015 for engineering and design services for the Old Town Transit Center.

Environmental and geotechnical engineering and design services were intentionally not included in the original contract scope of services that was authorized on April 15, 1999. Staff chose this direction due to the lack of information at the time concerning environmental and geotechnical issues related to the site. We had not yet submitted the Site Investigation Plan for review and approval by the Utah Department of Environmental Quality (UDEQ) and could not know the price of field investigations and the remediation design costs without UDEQ's review and approval of the Site Investigation Plan. Staff intended to return to City Council as more definitive environmental and geotechnical design cost information became available.

On September 30, 1999 City Council authorized change order #1 (\$149,335) for environmental and geotechnical services and change order #2 (\$108,450) for architectural services.

On April 20, 2000 City Council authorized a contract in the amount of \$40,000 with William Liitig for art work on the south plaza of the building. The art work is to consist of the 7 muses (Zeus' daughters of the arts and poetry). On April 20, 2000 City Council also appointed the Arts Council Art Review Committee to review the proposed art for the transit center. On July 11, 2000, the Art Review Committee reviewed models and sketches of the proposed art. A generally asked question by members of the committee (including the HDC representative) was why were only building 7 muses instead of 9. The artists had decided to leave out Melpomene (Tragedy) and Euterpe (Lyrical Poetry) due to budget constraints. The HDC is scheduled to review the proposed art for the first time on Monday, July 17th.

C. Analysis:

Change Order #3 - \$249,600: This change order is for additional environmental remediation design and testing (\$117,506), changes in architectural scope (\$64,383) and expenses for additional road construction oversight (\$67,711).

Environmental Remediation Design and Testing (\$117,506): Due to the complexity of the environmental remediation of the site and the participation in the States' Voluntary Clean-up program, environmental remediation was not included in the original contract authorization. Change order # 1, allowed for some preliminary testing, site assessment, and for oversight of the Contractor's testing program. During negotiations on the workplan, staff agreed that PCMC would provide independent testing services. Likewise, during those negotiations, UDEQ required PCMC to conduct extensive groundwater investigations concerning groundwater and to provide for additional analysis of lab data than had been expected. The amount requested in this change order allows PCMC to comply with the requirements of the work plan that governs the environmental remediation of the site. The federal grant will be billed for appropriate geotechnical expenses. Costs associated with development of the approved Work Plan, including investigations will need to be paid by the Transportation Fund.

Staff has taken the position that field testing required by the Work Plan is also required to comply with relevant provisions of the Prospector Soils Ordinance. Such testing would be required irrespective of the environmental status of the site, and as such, are legitimate construction costs billable to the federal grant. The total amount for environmental assessment, remediation, and testing to date comes to \$255,552. Staff is anticipating that the total cost of environmental remediation for the site will come to approximately \$800,000 which is the amount currently budgeted.

Changes in architectural scope (\$64,383): Changes in architectural scope deal primarily with engineering issues related to Heber Avenue and the snow melt system installed there. There are some additional costs associated with undergrounding utilities, slight building modifications, and landscaping design modification. Other components of the change order were a result of issues raised by the Building Department and the HDC in the course of their review. These expenses are included in the grant with the FTA and would be eligible for reimbursement.

Road Construction Oversight (\$67,711): In consultation with the City Engineer, Staff felt that it would be a good idea to have an on-site road construction oversight inspector to provide full-time oversight on the City's behalf. The City has been using an individual that worked for UDOT for 30 years. Staff had intended to pay for this out of the construction contract, but a change order to the design and engineering contract is needed so that there is no ambiguity that this oversight person worked for the City. Through the efforts of this individual, the City has been able to avoid costly issues such as those experienced by UDOT on the Hwy 248 project. These expenses are included in the grant with the FTA and would be eligible for reimbursement.

Change order for muse art contract (\$12,000): On July 11, 2000 the Staff and the Art Review Committee appointed by City Council saw for the first time models of the 7 muse sculptures that will be placed on the south end of the transit center building. Staff has included a site plan of where the muses will be located and photographs of the models. The committee generally felt that all 9 of the muses should be displayed. The 2 remaining muses (tragedy and lyrical poetry) were left out largely for budgetary reasons. On the July 20th, Staff will update Council on the reaction of the HDC to this proposal as it will be discussed at their meeting on July 17th.

The cost of adding the muses would be roughly \$15,000. The cost of the art would be \$12,000 and change orders to the construction contract, not the design and engineering contract, would be roughly \$3,000 to prepare the site. The FTA grant allows as a guideline for 1% of the projects cost to go towards art. The Transit Center is basically at this level. Staff could see if the grant would cover an additional \$15,000 for art. If this was not possible, staff would propose using Downtown revitalization funds for this amenity to the old town area.

D. Department Review: This report has been reviewed by the Public Works Department, the Community Development Department, the Legal Department and the City Manager's Office.

ALTERNATIVES:

A. Approve the Request: Authorize the City Manager to execute change order #3 (\$249,600) with Cooper/Roberts and increase the existing art contract with William Littig to include two additional muses (\$12,0000).

B. Deny the Request: This action would cause staff to renegotiate contract terms and scope of services with Cooper/Roberts Architects for the third change order and Staff would proceed with the 7 muses as previously authorized.

C. Continue the Item: Continuing the change order request would most likely not have a negative impact on the project. This issue should be addressed within the next few weeks.

D. Do Nothing: This would essentially have the same impact as continuing the item.

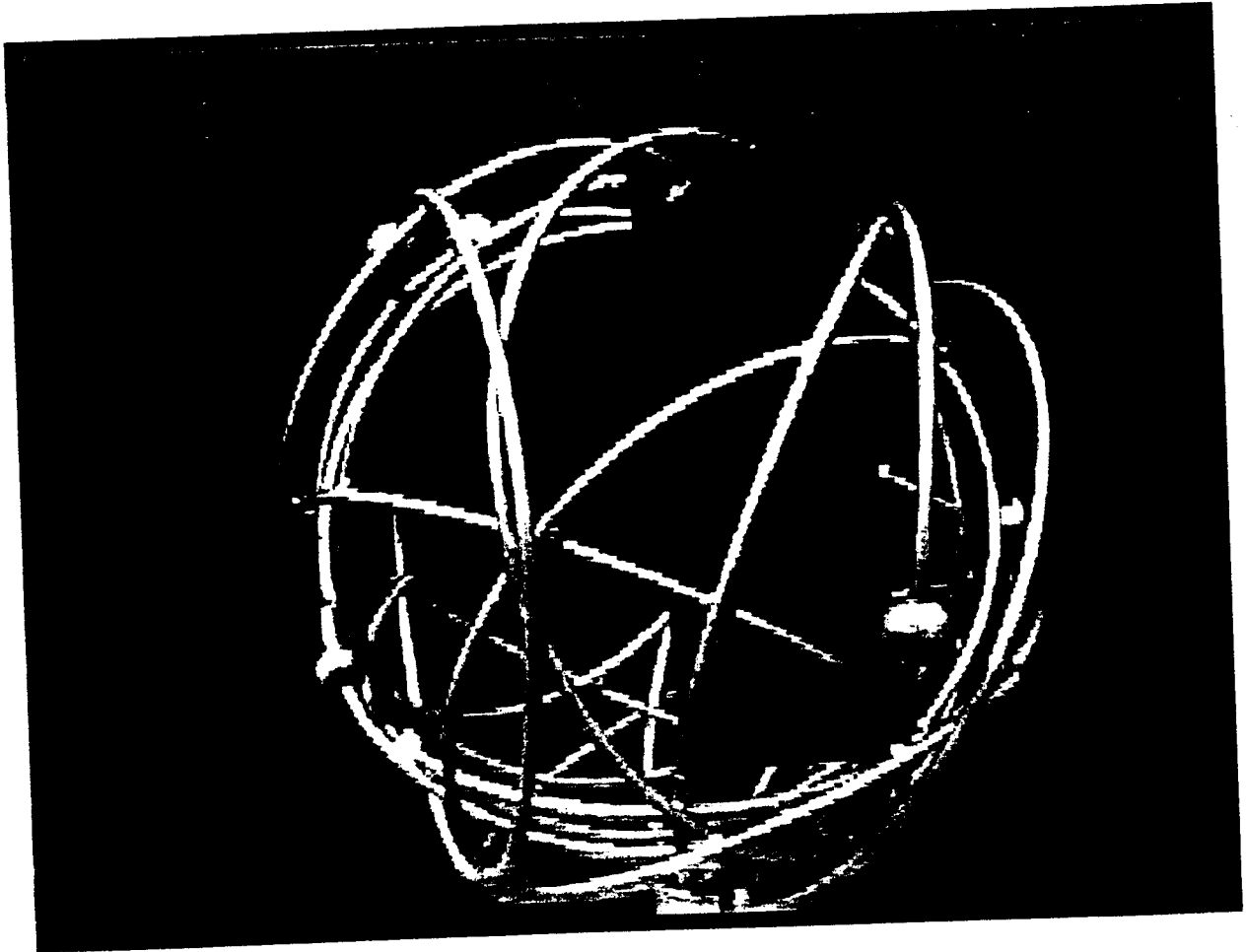
SIGNIFICANT IMPACTS: Sufficient funds are budgeted in the Capital Improvement Program (CIP) Budget for the recommended change orders. The City has received an FTA grant for the design and construction of this project. Changes in architectural scope and construction management are included in the CIP Budget and the approved grant agreement and funds can be drawn down immediately against the grant for those expenditures.

The total cost of design, engineering, and environmental assessment and remediation planning for the project (including change orders and contingencies) would be \$1,107,400. The City will need to determine whether the additional art costs are eligible for grant reimbursement and use Downtown Revitalization funds if not. The FTA does not reimburse costs associated with environmental remediation. However, sufficient funds to cover the environmental design and testing costs are budgeted in the Transit Center CIP project (\$800,000) using the City's Transportation Enterprise Fund as a resource.

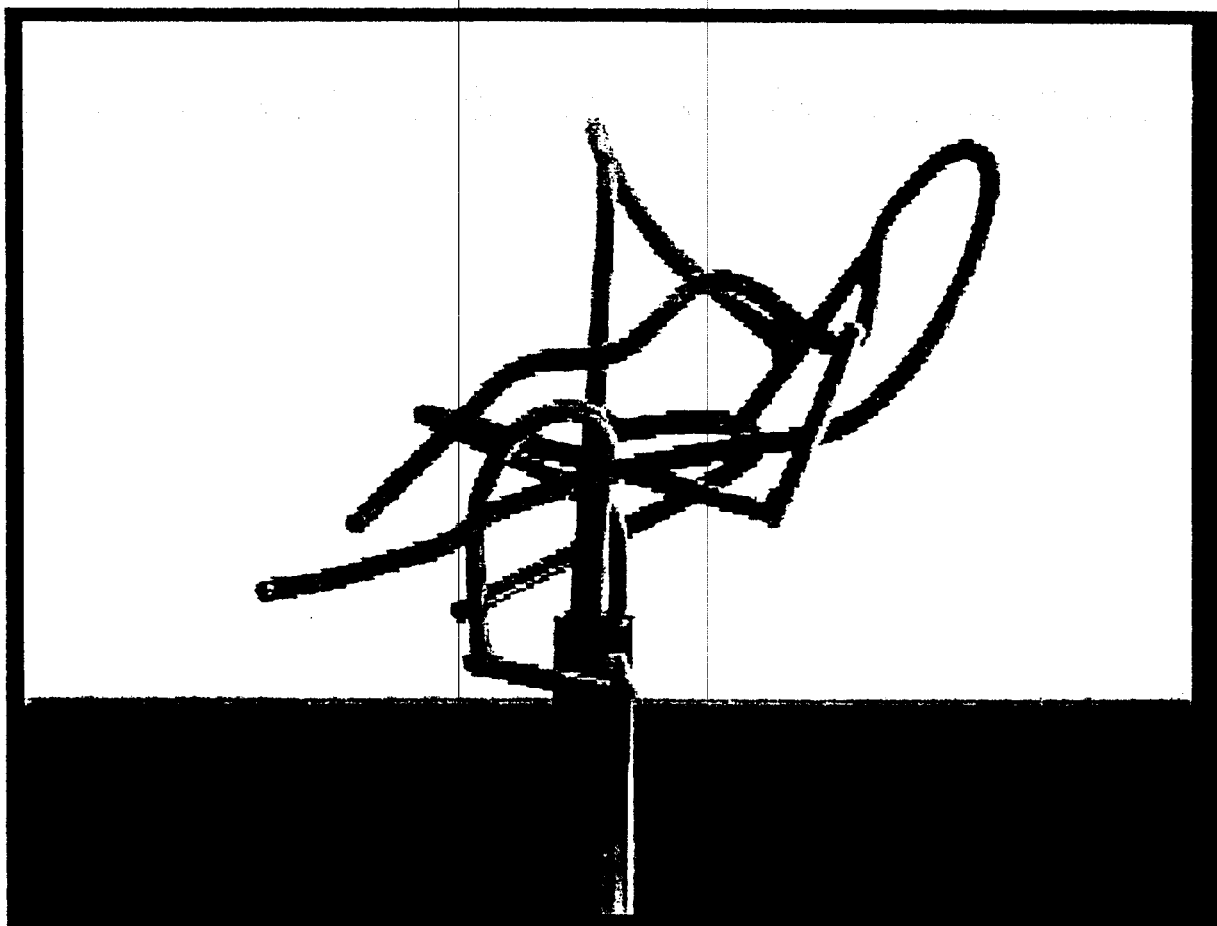
CONSEQUENCES OF NOT TAKING RECOMMENDED ACTION: Staff will be prepared to discuss the impacts of not taking the recommended action at the July 20th meeting.

RECOMMENDATION: The City Council should: 1) Authorize the City Manager to execute change order #3 in the amount of \$249,600 to the contract with Cooper/Roberts, Architects for environmental, construction oversight and changes in architectural scope issues related to the engineering and design of the Old Town Transit Center and Deer Valley Drive Roundabout; and 2) Authorize the City Manager to execute a change order in the amount of \$12,000 to the art contract with William Littig for two additional muses for the transit center south plaza.

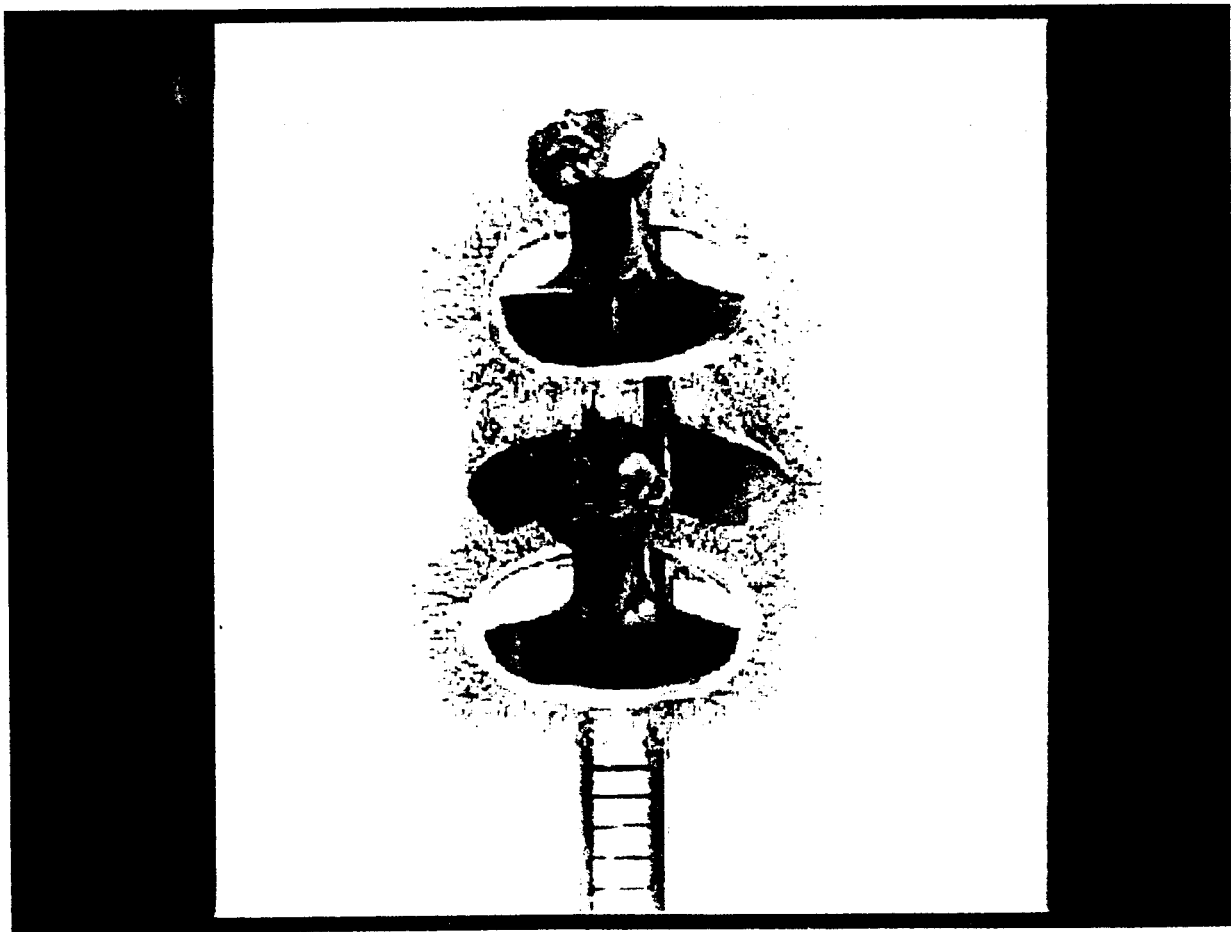
Originals under separate cover



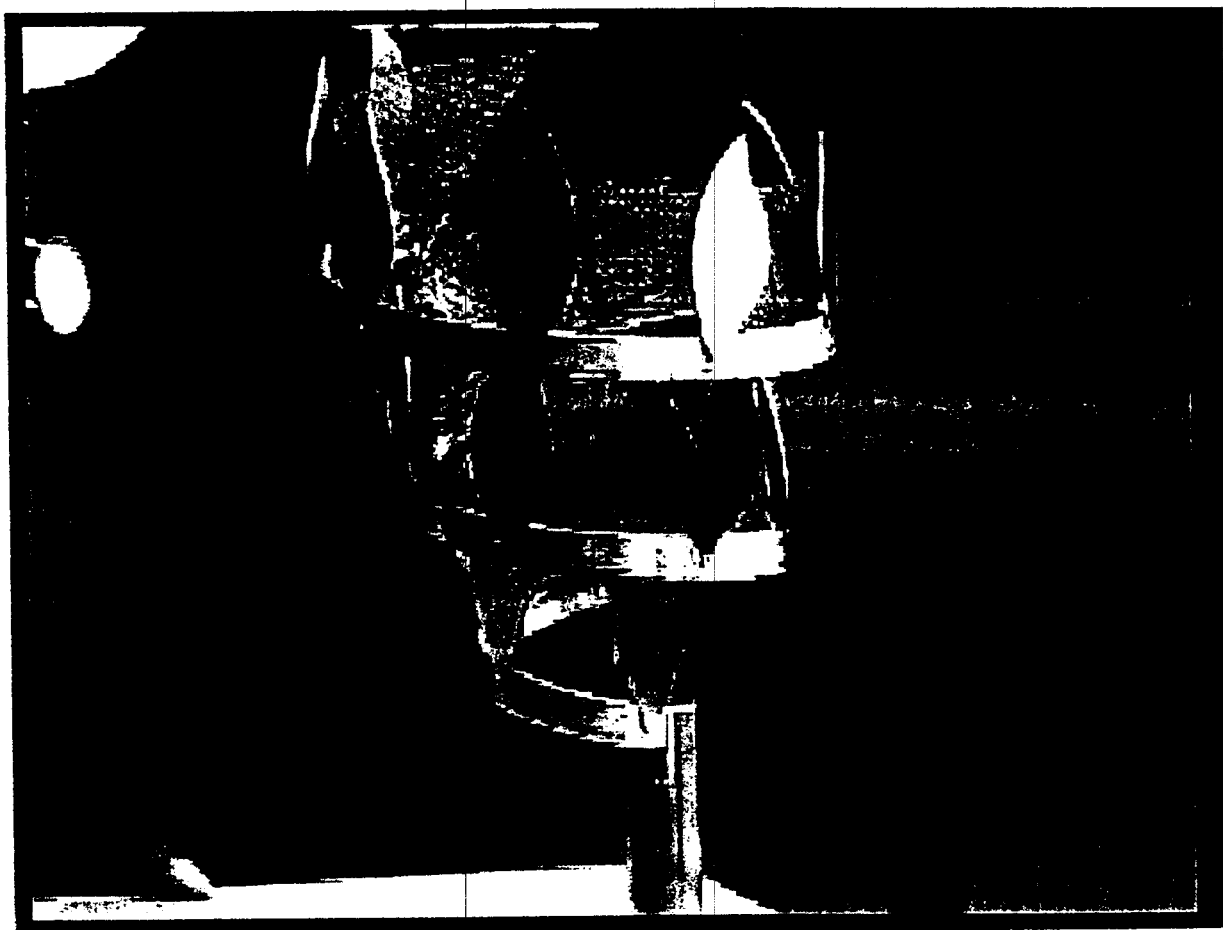
URANIA
Astronomy



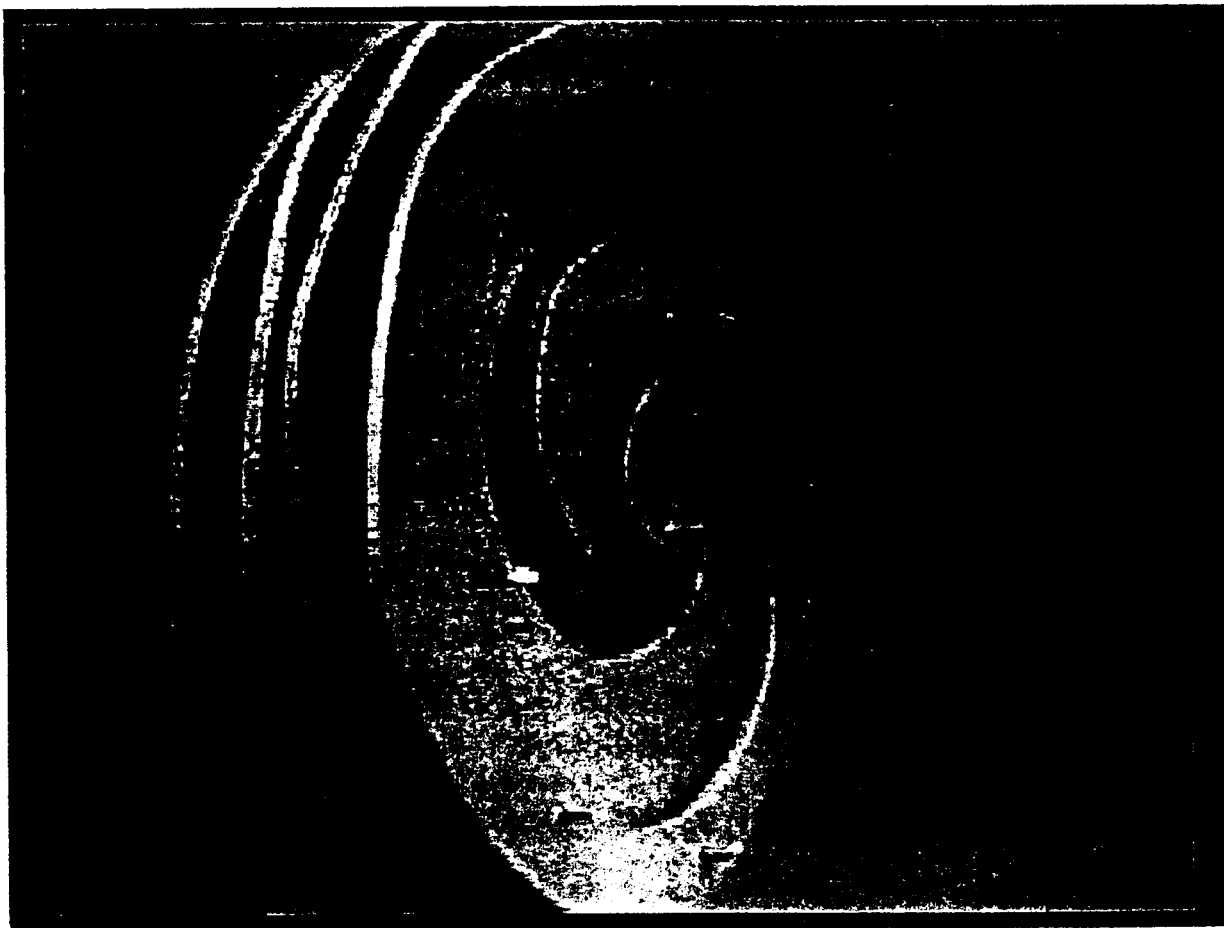
TERSPICHORE
Dance



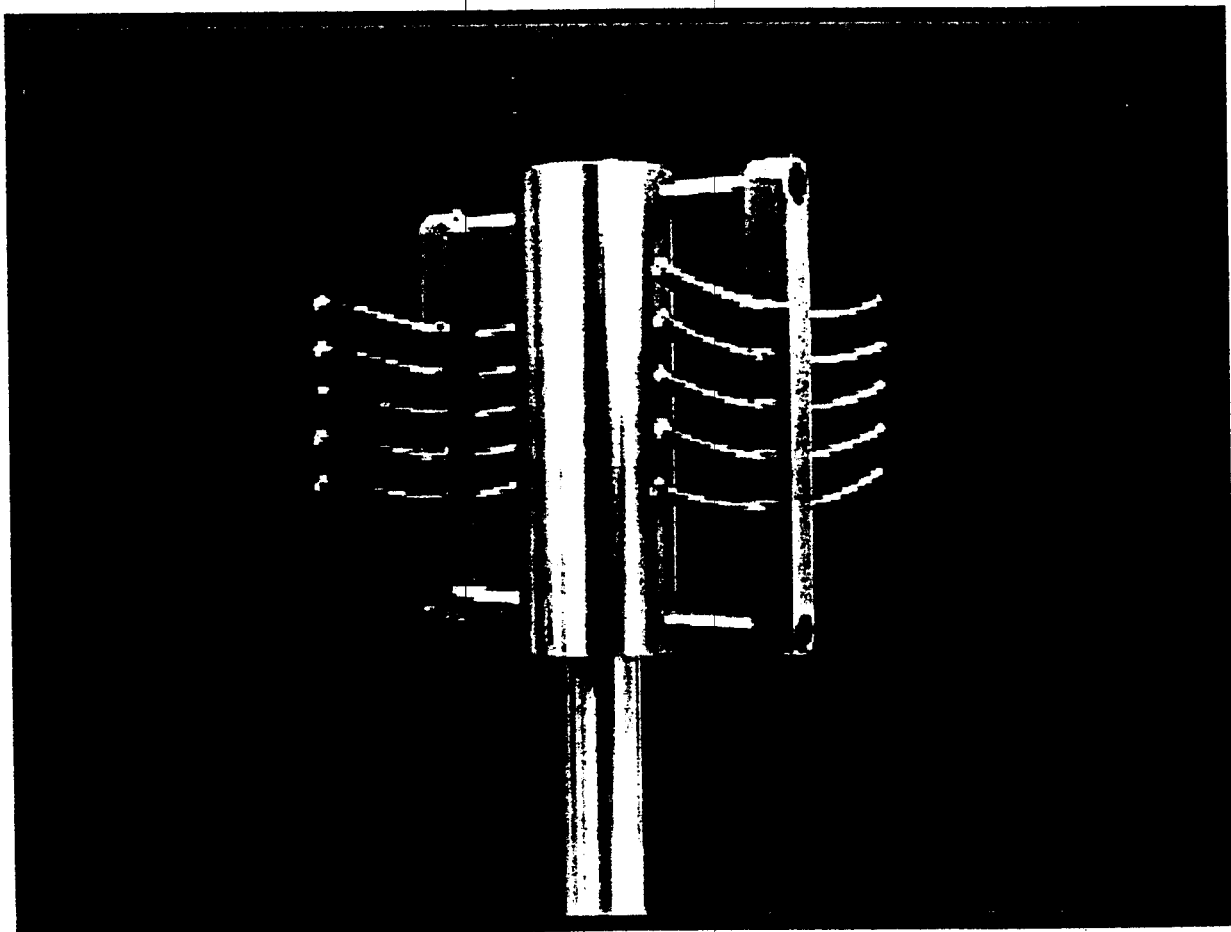
ERATO
Love Poetry



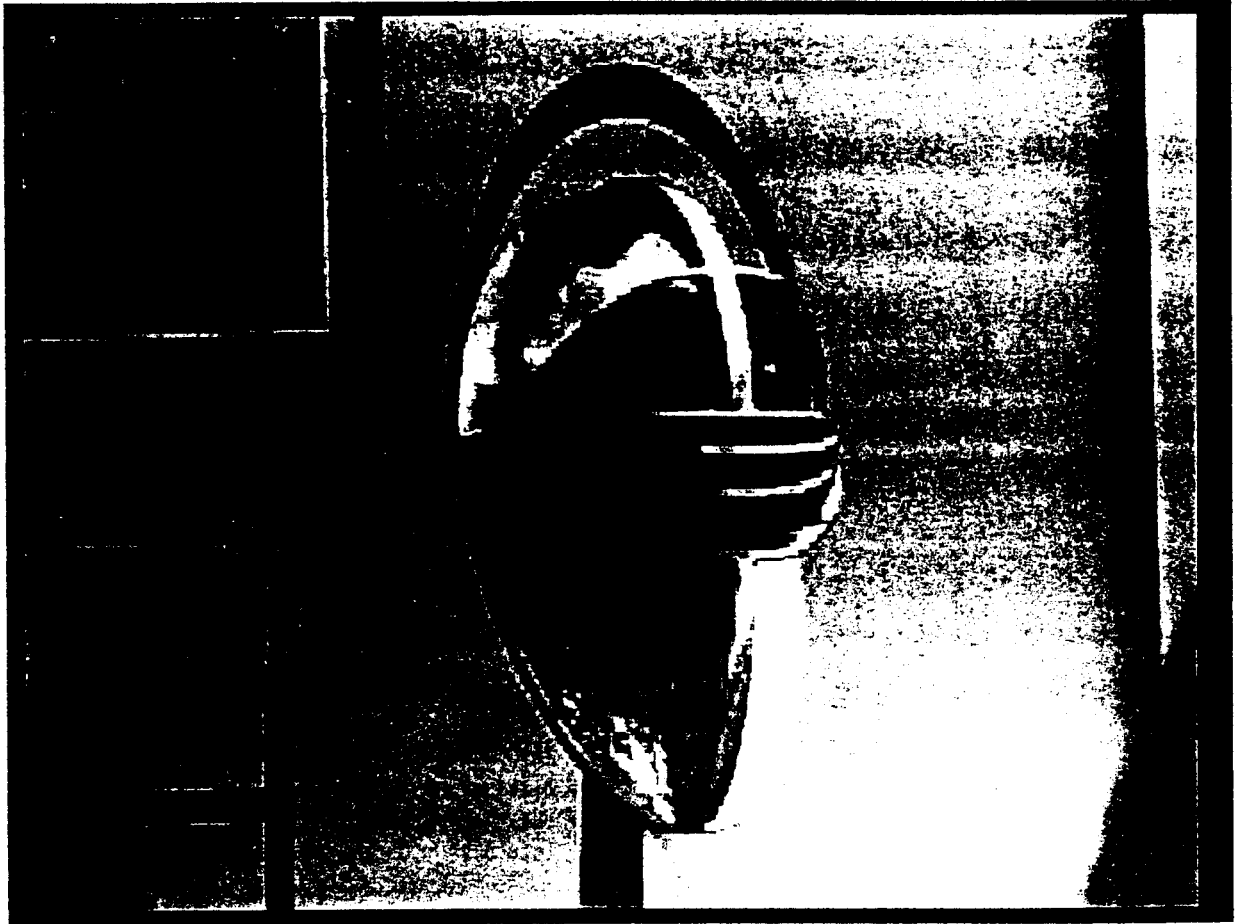
POLYHYMNIA
Sacred Poetry



CLIO History

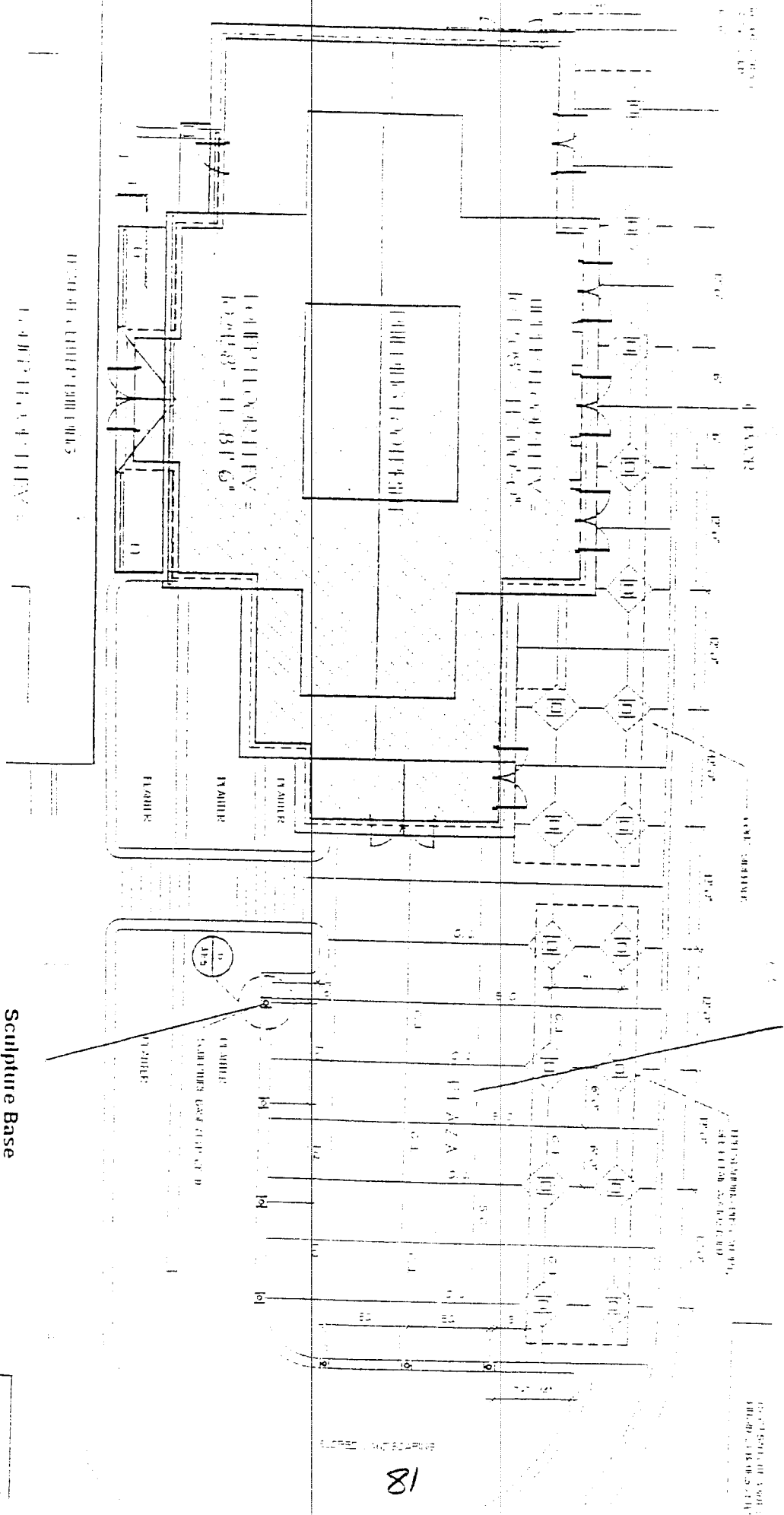


THALIA
Comedy



CALLIOPE
Epic Poetry

South Plaza



BUS
CANOPY

BUILDING
ROOF

BUS CANOPY

PLAZA

PLANTING

PLANTING

S W E E P E ALLEY SIDEWALK

OPTION #1-9 SCRIPTURE BASES

BUS
CANOPY

BUILDING
ROOF

BUS CANOPY

PLAZA

PLANTING

PLANTING

S W E D E A L L E Y S I D E W A L K

OPTION #2- 9 SCULPTURE BASES

BUS
CANOPY

BUS CANOPY

BUILDING
ROOF

PLAZA

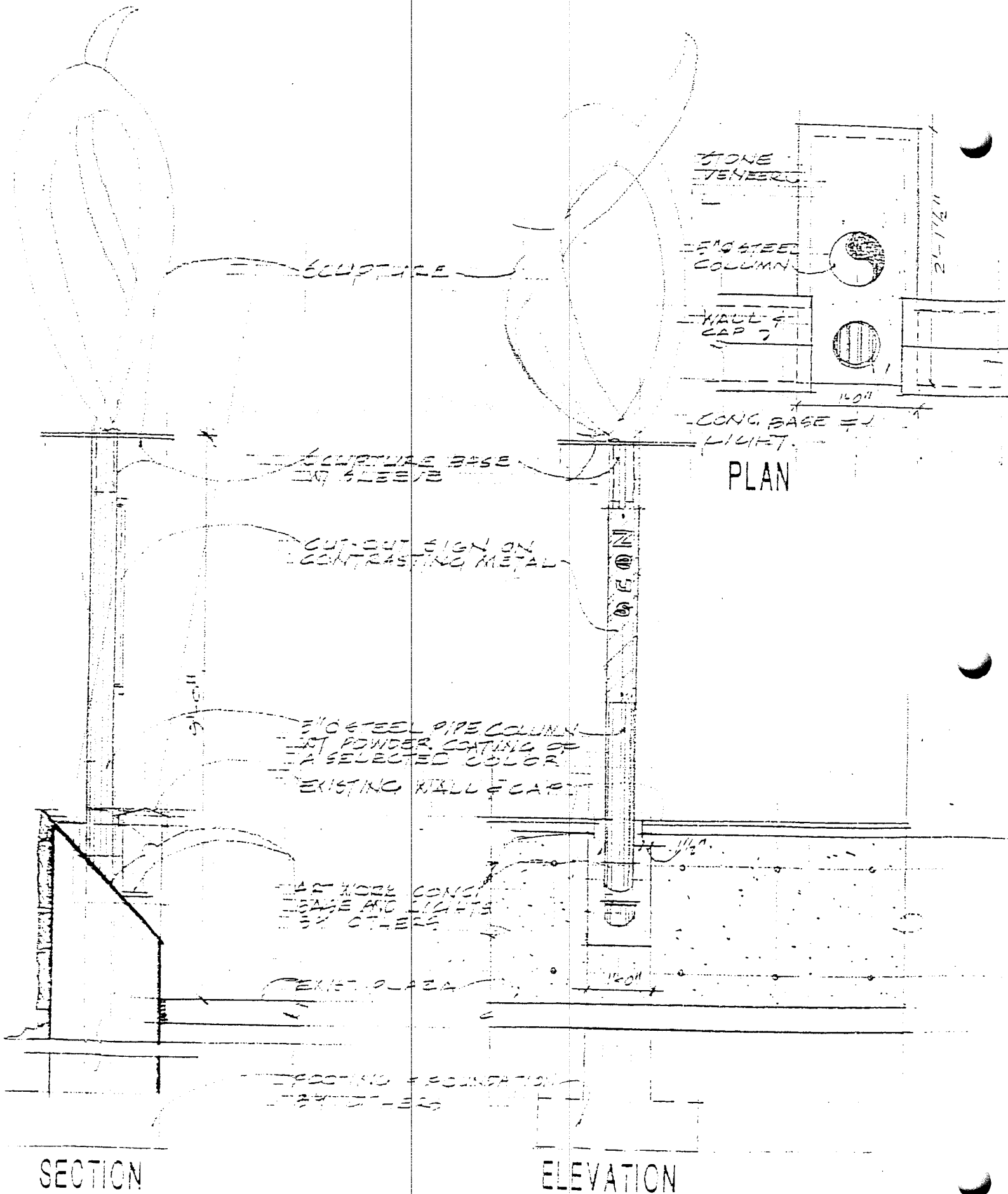
PLANTING

PLANTING

SWEDE ALLEY SIDEWALK

78

OPTION #3-9 SCULPTURE BASES



PARK CITY

DATE: July 20, 2000
DEPARTMENT: Office of Capital Management and Budget
AUTHOR: Matt Twombly *MTW*
TITLE: Phase III Entryway Trail: Authorization to execute cumulative change orders in the amount of \$100,000.
TYPE OF ITEM: Administrative

SUMMARY RECOMMENDATIONS: Staff requests authorization to execute cumulative change orders in the amount of \$100,000 for the Phase III Entryway Trail Project.

DESCRIPTION: On March 25, 1999 the City Council authorized the execution of a cooperative agreement with the Utah Department of Transportation(UDOT) for the design, engineering, construction and construction monitoring of the project. The contract for construction is between UDOT and Granite Construction Company, the lowest bidder. The contract is a standard highway contract with unit prices based on estimated quantities. These quantities are measured in the field and either overrun or under-run the estimate. Construction began on June 12, 2000 and the site conditions encountered differed from the design and estimate. The differing site conditions have created changes in the estimated quantities and the importation of material not anticipated in the estimate. Because of the unit price contract, staff can only estimate the cost associated with the changes in quantity and therefore request authorization to execute cumulative change orders not to exceed \$100,000.

A. Background: The Utah Transportation Commission approved an award of \$234,000 in federal enhancement funds for the estimated \$292,150 Phase 3 trail project from the Farm to the City/County boundary. The City was also awarded a State of Utah non-motorized trail grant of \$56,850 for the Phase 3 trail. Thus, the City received \$290,850 (almost the total estimated cost for the project) in grant funds. The construction contract was awarded to Granite Construction Company for \$222,352. The remaining funds were allocated for design and engineering.

Due to the differing site conditions encountered during construction, staff in coordination with UDOT made some changes in the work as planned. Although it is early in the project staff has tried to project changes to the unit bid contract, estimated quantities and any offsets to the total project cost to be realized at the end of the project.

B. Analysis: The major differing condition found in the project is the extra depth in topsoil, which was excavated and stockpiled at the Old Sewer Treatment site and can be used on the Transit Center project or any number of other City projects. The site is also extremely wet (even in the driest conditions) and rock was imported to help stabilize the soils. Because more

topsoil was taken out of the project and there is no suitable material left to build the trail, imported fill is required. There is estimated an additional 1700 cubic meters of topsoil excavated requiring approximately 3500 metric tons of fill to be imported. The Millennium Trail extending from this project is designed as a 10' asphalt and 4' soft surface trail. In coordination with the Basin, staff directed the contractor to increase the paving width to 10' and by decreasing the soft surface to 3', help offset the cost.

The unit bid items that will be increasing on the project are: Stripping Topsoil, Imported Fill, Imported Rock, Increased Paving Width. The items deleted or decreasing to help offset the increases are: Delete Gate @ R.O.W., Delete Aluminum Box Culvert and concrete retaining walls, Roadway Excavation, Directed Contour Grading.

The project until this point was completely funded by federal and state grants. Approximately 20 to 25% of the project will be the City's share as a result of this change order. In the Federal Highway funding process, the amount of funds available are generally determined to be 80% of the initial preliminary estimate of the Enhancement grant application, and the City's share would be at a minimum 20% of the project. This project was funded by the remaining funds from the Phase II project which the City was able to rollover to this project. Staff requested additional funding through UDOT for this project based on the differing site conditions, but was denied. Over the past five years, approximately 50% of all trail project funding has been through grants.

C. Department Review:

Office of Capital Management and Budget, City Manager's Office, Community Development Department.

ALTERNATIVES:

A. Approve the Request: Authorization to execute cumulative change orders in the amount of \$100,000 for the Phase III Entryway Trail Project.

B. Deny the Request: Staff could use the available funds in the contract to complete as much of the project as possible, short of finishing the project. Another option would be to cease work on the project and/or redesign and rebid the project.

C. Continue the Item: The change order to the contract may require more extensive analysis than time allows in the July 20, 2000 meeting. The consequence of continuance would impact the project schedule.

SIGNIFICANT IMPACTS:

Fiscal

There is currently a total of approximately \$508,000 available in the Trails Master Plan Implementation CIP account. The City was awarded a State of Utah non-motorized trail grant of \$56,850 for the Phase 3 trail. We have received \$28,425 as the initial payment against this grant for the project, and will receive the remainder upon completion of the trail by December 31, 2000. The State grant is for a soft surface trail and if the decision is made to scale back the project and not pave the trail to stay within the budget, then these funds would not need to be reimbursed to the State if completed by December 31, 2000. Any funding beyond the Federal

funds appropriated for the project are the City's responsibility, where federal funding for other projects and future road funds would be withheld until reimbursement is made to UDOT.

CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION: In the event that Council decides not to authorize the change order then the trail would most likely not be completed this season.

RECOMMENDATION: Staff recommends that the City Council provide authorization to execute cumulative change orders in the amount of \$100,000 for the Phase III Entryway Trail Project.

