

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JULY 6, 2006**

Present: Mayor Dana Williams; Council members, Marianne Cone; Candace Erickson; Roger Harlan; Jim Hier; and Joe Kernan

The City Council conducted the following interviews for the Historic Preservation Board and Police Complaint and Review Committee:

Thursday, July 6, 2006

1:00 p.m. Mark Huber – HPB*
1:15 p.m. Nancie Putnam – HPB*

* * * * *

Thursday, July 6, 2006

3:15 p.m. Interview process
3:30 p.m. Don Feagan - PCRC
3:45 p.m. Charles Neal - PCRC
4:00 p.m. Coady Schueler - PCRC
4:15 p.m. PCRC – Dana Roads
4:30 p.m. PCRC - Cancellation
4:45 p.m. Maurice Hickey - RAB
5:00 p.m. Liza Simpson - RAB
5:15 p.m. Dana Roads - RAB
5:30 p.m. Jennifer Franklin – RAB

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JULY 6, 2006**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, July 6, 2006. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Tom Daley, Assistant City Attorney; Brooks Robinson, Planner; and Max Paap, Special Events Coordinator.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Joe Kernan disclosed that Stein Eriksen Lodge and Talisker are his customers. Marianne Cone complimented Ken Fisher and RAB on completing the Racquet Club Park and discussed the efficiency of the Kimball Junction express service. The bio-diesel event at Public Works was a nice ceremony. Jim Hier asked the schedule for paving the path between Morning Sky Court to NAC, which will have to be gated, and the City Manager stated that he will check into this matter. Candace Erickson spoke about the Historical Society; the home tour was a great success. She reported on the ULCT Board of Directors meeting where potential legislation was reviewed. The ULCT authored an excellent history book for 4th graders which is contemplated as an addition to the curriculum. It is also offering a long-term demographic study for use as a helpful planning tool for cities and towns. Roger Harlan thanked the Ambassadors for the 4th of July parade and asked members if they are interested in participating in the Miners Day parade. He commented on the quality of candidates who have applied for various boards and commissions. The Mayor agreed and also thanked staff for the 4th. He emphasized that the City's bio-diesel conversion was covered by national and state newspapers and he expressed his disappointment about the *Park Record's* lack of interest in the story. He reported that Alex Butler completed and delivered bat boxes to the City for mosquito abatement which will be installed by staff. With regard to the Lobstah Fest MFL, he disclosed that he is a resident of Prospector.

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

Traffic in Prospector - Joe Meslowski, Prospector Park HOA, thanked Jerry Gibbs for responding to his emails about traffic in the neighborhood. He looks forward to participating in the traffic calming process.

IV CONSENT AGENDA PUBLIC HEARINGS

1. Ordinance approving the Phase 4B Stein Eriksen Lodge Amended Record of Survey, located at 7700 Stein Way, Park City, Utah – Planner Brooks Robinson explained that the amended record of survey and the 9th Amended Deer Valley Master

Plan Development were reviewed and approved by the Planning Commission. The master plan enables the transfer of 1.75 unit equivalents from Snow Park to Silver Lake at Stein Eriksen's Lodge for the creation of four hotel rooms. During the process, Bob Wells expressed that Deer Valley will not be requesting future transfers from Snow Park to either North Silver Lake or Silver Lake. Approval would also create some common space and additional parking. There was clarification that the stipulation regarding no further unit equivalent transfers is a condition in the MPD. The Mayor opened the public hearing and hearing no comments from the audience, closed the hearing.

2. Ordinance approving the Nakoma Condominiums Record of Survey Plat, located at 8800 Marsac Avenue, Park City, Utah – Brooks Robinson explained that this application relates to Pod B-1 in Empire Pass where stand-alone single family homes are contemplated. This action will create the first eight of eighteen units. Roger Harlan pointed out that the date stamp on the plat copied in the packet appears to be incorrect. It should read November 28, 2005 not 2006. There was discussion about the CUP clearly defining dates and Ms. Cone asked about the status of a trail around the project. The Mayor opened the public hearing and with no comments, closed the hearing.

3. Continuation of hearing for a Master Festival License for the Tour of Utah to be held August 12, 2006 – Max Paap introduced Scott Preston, applicant, and detailed the proposed route. The Tour received permission from Deer Valley Resort to use its lots. Mr. Preston discussed starting the race at Deer Valley and modifying and shortening the course to bring it in line with national standards because it was too difficult. In response to a question from Roger Harlan, Mr. Preston indicated that there will be 104 professional riders or 16 teams. Marianne Cone asked if participants will be staying overnight in Deer Valley. Scott Preston responded that this year they will be staying at Snowbird, but that will change next year. Hearing no input, the Mayor closed the public hearing.

Max Paap advised that the applicant recently requested a fee waiver for police services for traffic control. Scott Preston indicated that they request and receive waivers from every city and/or county. Jim Hier referred to the analysis applied to fee waiver requests and is hesitant to approve a waiver without reviewing related economic data. However, he recommended that the MFL be approved tonight as presented in the staff report. Marianne Cone pointed out that much of the roadway is under the jurisdiction of the state. In response to another question from Ms. Cone, he indicated that they are a for-profit organization.

4. Lobstah Fest/Prospector EPA Zone Free Party Master Festival License to be held July 22, 2006 – Max Paap explained that this event will be held in a vacant lot located at 2693 Annie Oakley from 4 p.m. to 11 p.m. The MFL process is triggered with

the component of amplified music, which must end at 10 p.m. The Mayor opened the public hearing and with no input, closed the hearing.

V CONSENT AGENDA

The Mayor requested a motion to approve the Consent Agenda with the understanding that the fee waiver request for the Tour of Utah will return for consideration by the Council. Jim Hier, "I move to approve Consent Agenda Items 1 through 4". Candace Erickson seconded. Motion unanimously carried.

1. Ordinance approving the Phase 4B Stein Eriksen Lodge Amended Record of Survey, located at 7700 Stein Way, Park City, Utah – See staff report and public hearing.

2. Ordinance approving the Nakoma Condominiums Record of Survey Plat, located at 8800 Marsac Avenue, Park City, Utah - See staff report and public hearing.

3. Tour of Utah Master Festival License to be held August 12, 2006 - See staff report and public hearing.

4. Lobstah Fest/Prospector EPA Zone Free Party Master Festival License to be held July 22, 2006 - See staff report and public hearing.

VI ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 1 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Tom Daley, Assistant City Attorney; Myles Rademan, Public Affairs Director; Alison Butz, Contractor; and Jonathan Weidenhamer, Planner. Jim Hier, "I move to close the meeting to discuss personnel and property". Roger Harlan seconded. Motion carried unanimously. The meeting opened at approximately 3 p.m. Jim Hier, "I move to open the meeting". Marianne Cone seconded. Motion unanimously carried.

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

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City Council Meeting
July 6, 2006

Prepared by Janet M. Scott

Janet M. Scott, City Recorder

City Council Staff Report



Author: Brooks T. Robinson
Subject: Phase 4B Stein Eriksen Lodge
Date: July 6, 2006
Type of Item: Legislative – Amended Record of Survey

**PLANNING
DEPARTMENT**

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Phase 4B Stein Eriksen Lodge record of survey and approve the record of survey based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic

Applicant: Stein Eriksen Lodge
Location: 7700 Stein Way
Zoning: Residential Development as part of the Deer Valley Master Planned Development (RD-MPD)
Adjacent Land Uses: Little Belle to the west, Silver Lake/ Mount Cervin to the east, Black Bear to the north and Deer Valley ski terrain to the south
Reason for Review: Amendments to records of survey require Planning Commission review and City Council approval

Background

On April 6, 2006, the City received a completed application for an amendment for the Stein Eriksen Lodge record of survey in conjunction with an amendment to Deer Valley Master Planned Development (MPD). The amended record of survey (Phase 4B) would incorporate four new hotel rooms into the common ownership of the hotel and reflect interior changes to the common hotel and restaurant areas. In order to allow these additional rooms, the MPD requires additional density. The concurrent MPD amendment would shift 1.75 Unit Equivalents (UEs) from the Snow Park base area to Stein Eriksen Lodge in Silver Lake in order to facilitate the construction of the hotel units. Currently, the Stein Eriksen Lodge utilizes 65 units. As stipulated in the Deer Valley MPD, these units could be of unlimited size. Thus, each unit may have several lockouts.

The Stein Eriksen Lodge seeks to create 4 hotel rooms in a lower level below where the pool had been and adjacent to one of the parking levels. The total square footage of the four rooms is proposed at 3200 square feet. In addition, six new parking spaces are proposed under the hotel rooms with access from the Deer Valley maintenance road near the existing loading dock for Stein's.

The Planning Commission discussed this proposal at their work session of June 14,

2006, and seemed receptive to this application as the footprint and exterior of the building is not significantly altered. The design changes are reflected in the attached elevations.

The Planning Commission heard this application on June 28, 2006, and forwards a positive recommendation.

Analysis

The Planning Commission discussion on June 14th directed staff to move forward with the amended record of survey and the Deer Valley MPD amendment based on Mr. Wells' comments and the incorporation to the hotel units into the existing structure of Stein Eriksen Lodge. The Commission indicated it is not favorable to creating new structures or substantial additions to existing structures.

The City Water Department has confirmed that sufficient capacity exists in this area for this limited application and the future build-out of Silver Lake; however, that excess capacity is limited and future density transfers may be limited by water capacity.

Three units are in the 800-1000 square foot range constituting 0.5 UEs each and one unit is 500 square feet or 0.25 UEs. Because the UEs are being proposed to be transferred from Snow Park Village, and the 8th Amended Deer Valley MPD states that Snow Park will utilize the UE formula found in the LMC, it is appropriate that the 1.75 UE number be used.

The additional hotel rooms would have an incremental effect on traffic generation.

Staff finds good cause for this amended record of survey as the increase in the hotel from 65 Unit Equivalents to 66.75 UEs and four hotel rooms generates minimal traffic and neighborhood impacts, does not increase the mass and scale of the building, and is a minimal increase in hotel rooms. No residential units (with kitchens) are created and the rooms will be platted as common.

There is no increase in height or setback reduction from this application.

Department Review

This project has gone through an interdepartmental review. No further issues have been identified that are not discussed above.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

Public Input

Staff has received one phone call asking about the project at the time of this report or at the Planning Commission hearing.

Alternatives

- The City Council may approve the Phase 4B Stein Eriksen Lodge amended record of survey as conditioned or amended, or
- The City Council may deny Phase 4B Stein Eriksen Lodge amended record of and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on Phase 4B Stein Eriksen Lodge amended record of survey.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The Lodge would remain as is and no construction could take place.

Recommendation

Staff recommends the City Council hold a public hearing for the Phase 4B Stein Eriksen Lodge record of survey and approve the record of survey based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Ordinance No. 06-

AN ORDINANCE APPROVING THE PHASE 4B STEIN ERIKSEN LODGE AMENDED RECORD OF SURVEY LOCATED AT 7700 STEINS WAY, PARK CITY, UTAH.

WHEREAS, the owners of the Stein Eriksen Lodge located at 7700 Steins Way have petitioned the City Council for approval of the Phase 4B Stein Eriksen Lodge amended record of survey; 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, 2006, to receive input on the Phase 4B Stein Eriksen Lodge amended record of survey;

WHEREAS, the Planning Commission, on June 28, 2006, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 6, 2006, the City Council approved Phase 4B Stein Eriksen Lodge amended record of survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Phase 4B Stein Eriksen Lodge amended record of survey.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Phase 4B Stein Eriksen Lodge amended record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7700 Steins Way.
2. The zoning is Residential Development (RD) within the Deer Valley Master Planned Development (RD-MPD).
3. The Stein Eriksen Lodge seeks to create 4 hotel rooms in a lower level below where the pool had been and adjacent to one of the parking levels. The total square footage of the four rooms is proposed at 3200 square feet.
4. Six new parking spaces are created under the hotel rooms with access from the Deer Valley maintenance road near the existing loading dock for Stein's.
5. The hotel rooms and parking expansion are platted as Common.
6. There is no increase in height or setback reduction from this application.

7. The City Water Department has confirmed that sufficient capacity exists in this area for this limited application and the future build-out of Silver Lake; however, that excess capacity is limited and future density transfers may be limited by water capacity.

capacity.

8. The 9th Amended Deer Valley MDP applies to density transfer under the 6th A MDP

all Snow Park density units utilize the UE formula found in the LMC. Three units are in the 800-1000 square foot range constituting 0.5 UEs each and one unit is 500 square feet or 0.25 UEs for a total of 1.75 UEs.

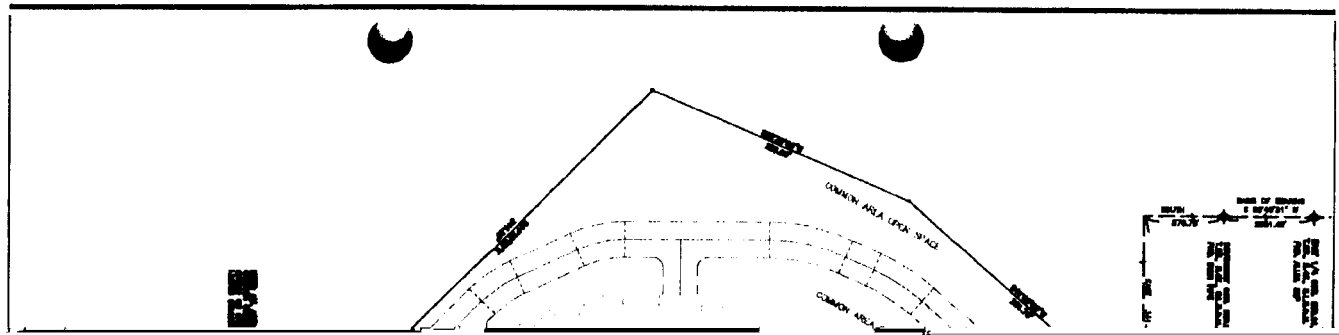
9. The additional hotel rooms would have an incremental effect on traffic generation.

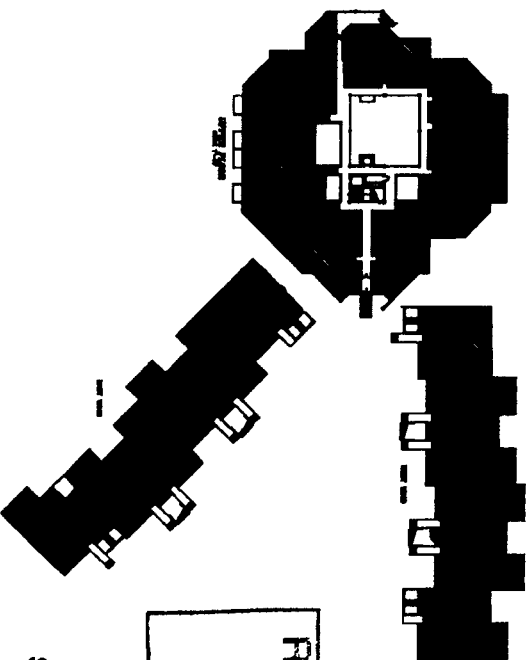
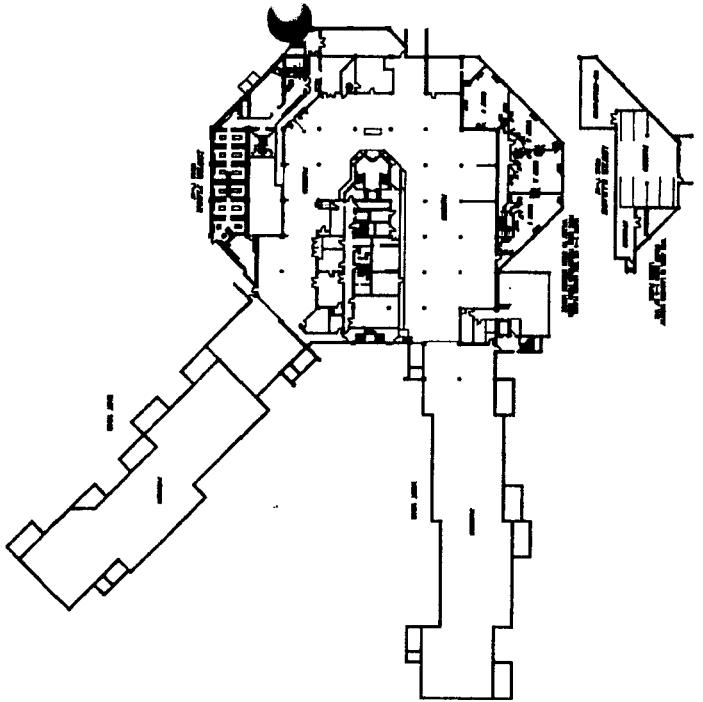
Conclusions of Law:

1. There is good cause for this amended record of survey.
2. The amended record of survey 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 amended record of survey.
4. Approval of the amended 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 amended 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 amended 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 for the plat will be void.
3. All conditions of approval of the Deer Valley Master Planned Development shall continue to apply.



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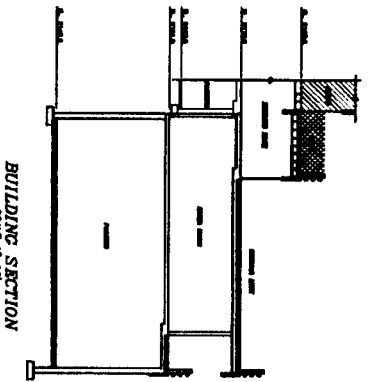
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PARK CITY
PLANNING DEPT.

PHASE 4
STEIN ERIKSEN LODGE
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FEBRUARY 2009

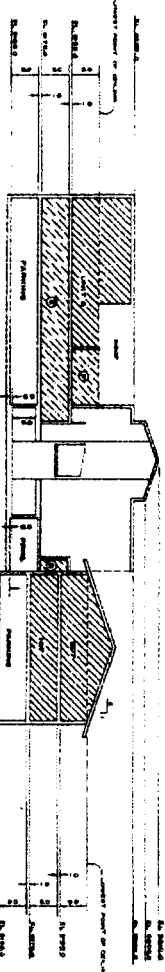
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2	STEEL	50	LB	0.50	25.00
3	WOOD	20	YD	2.00	40.00
4	PAINT	10	YD	1.00	10.00
5	LABOR	100	HR	15.00	1500.00
6	EQUIPMENT	10	HR	5.00	50.00
7	PERMITS	1	SET	100.00	100.00
8	INSURANCE	1	YR	100.00	100.00
9	TRAVEL	1	YR	100.00	100.00
10	UTILITIES	1	YR	100.00	100.00
11	MAINTENANCE	1	YR	100.00	100.00
12	DEMOLITION	1	YR	100.00	100.00
13	LANDSCAPE	1	YR	100.00	100.00
14	SEWER	1	YR	100.00	100.00
15	WATER	1	YR	100.00	100.00
16	STORM	1	YR	100.00	100.00
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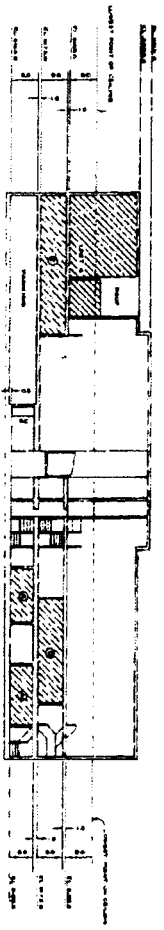
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BUILDING SECTION
SCALE 1"=10'



BUILDING SECTION "A"
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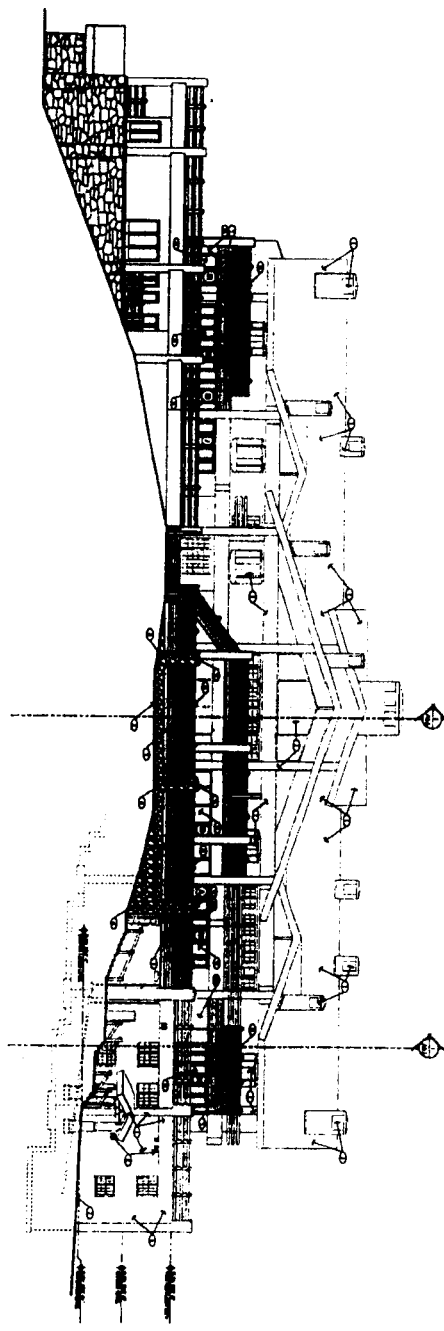


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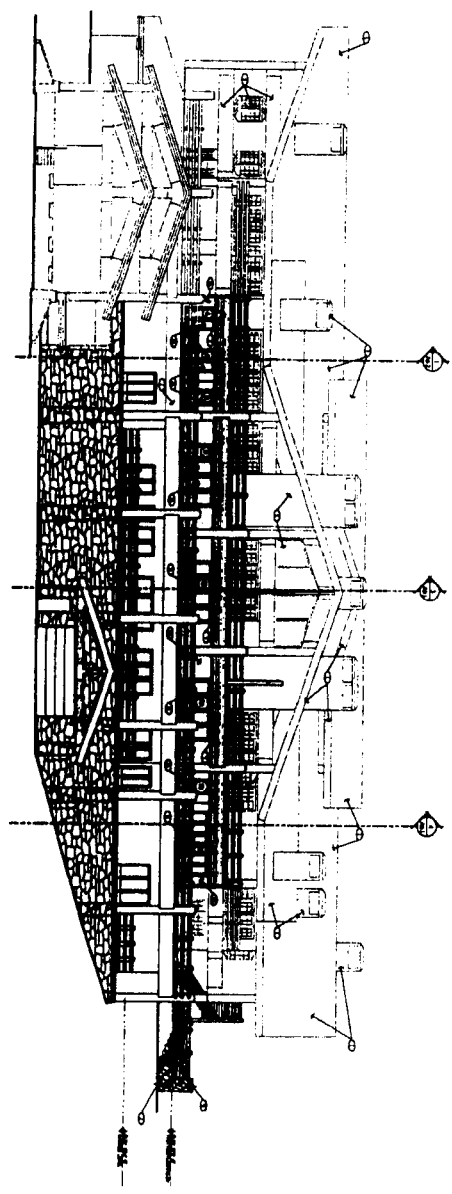
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PHASE 4
STEIN ERIKSEN LODGE
SHEET 3 OF 3
FEBRUARY 2006

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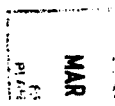


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City Council Staff Report



Author: Brooks T. Robinson
Subject: Nakoma Condominiums Conversion
Date: July 6, 2006

**PLANNING
DEPARTMENT**

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Nakoma Condominiums record of survey plat and approve the record of survey based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic

Applicant: Friends of Flagstaff, LLC
Location: 8800 Marsac Avenue, Lot B, Northside Subdivision II, Pod B1, Village at Empire Pass
Zoning: Residential Development (RD) as part of the Flagstaff Master Planned Development (MPD)
Adjacent Land Uses: Other development parcels of the Village at Empire Pass, Pod B1, and Open Space.

Background

On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the 1,655 acre Flagstaff Mountain area. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use; maximum densities; timing of development; development approval process; as well as development conditions and amenities for each parcel.

On September 11, 2002, the Planning Commission approved a Master Planned Development for the Flagstaff Mountain Resort Phase II. This Master Planned Development included eighteen (18) detached single-family dwelling units utilizing 27 Unit Equivalents (UEs) on the Northside Village Subdivision II, Lot B; 25 townhouse multi-unit dwellings utilizing 37.5 UEs on Northside Village Subdivision II, Lot C; and a twenty-two (22) condominium multi-unit building utilizing 33 UEs on Northside Village Subdivision II, Lot D. Lot C has been developed as Ironwood at Deer Valley, Lot D is being constructed as the Grand Lodge at Deer Valley.

The Planning Commission approved an amendment to Lot B on October 27, 2004, in which the UE count on Lot B increased from 27 to 45, while maintaining the same footprint and maximum house size requirements as previously approved (3,000 square foot footprint with a maximum house size of 5,000 square feet).

The Planning Commission approved a MPD amendment to Lot B on October 26, 2005,

in which the unit locations and the road alignment were reconfigured, while maintaining the same footprint and maximum house size requirements as previously approved.

On April 28, 2006, the City received a completed application for the Nakoma condominiums record of survey located on Lot B. The application is for the first 8 units (Units 9-16) plus additional land. Concurrent with this application is a Conditional Use Permit for Unit 16.

The Planning Commission heard this application on June 28, 2006, and forwards a positive recommendation.

Analysis

The proposed record of survey creates eight units along Nakoma Court and additional land is identified for future units. The layout is similar to Bald Eagle and some of the "Belle" projects in which each unit initially encompasses more than just the three-dimensional air space of the unit. After construction of each unit, the boundaries of such unit will be automatically amended by the Declaration and plat note 1 to the perimeter walls of the unit.

The zoning for the subdivision is Residential Development subject to the following criteria:

	Permitted	Proposed
Height	28' (+5' for pitched roof)	No height exception
Front setback	20', 25' to front facing garage	No setback reductions
Rear setback	15' from Lot B boundary	
Side setbacks	12' from Lot B boundary	
Parking	Two spaces required	

In addition, the MPD for Lot B specifies restricts each unit to a 3,000 square foot footprint with a maximum house size of 5,000 square feet, plus 600 square feet for a garage.

Staff finds good cause for this record of survey as this condominium is consistent with the development pattern envisioned in the MPD and the 14 Technical Reports.

Department Review

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

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

Public Input

No public input has been received by the time of this report or at the Planning Commission hearing.

Alternatives

- The City Council may approve the Nakoma Condominiums record of survey as conditioned or amended, or
- The City Council may deny the Nakoma Condominiums record of survey and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Nakoma Condominiums record of survey.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The units could not be separately sold.

Recommendation

Staff recommends the City Council hold a public hearing for the Nakoma Condominiums record of survey plat and approve the record of survey based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Ordinance No. 06-

AN ORDINANCE APPROVING THE NAKOMA CONDOMINIUMS RECORD OF SURVEY PLAT LOCATED AT 8800 MARSAC AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as the Nakoma Condominiums, located at 8800 Marsac Avenue, Lot B of the Northside Village Subdivision II, have petitioned the City Council for approval of the Nakoma Condominiums record of survey; 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, 2006, to receive input on the Nakoma Condominiums record of survey;

WHEREAS, the Planning Commission, on June 28, 2006, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 6, 2006, the City Council approved Nakoma Condominiums record of survey; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Nakoma Condominiums record of survey.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Nakoma Condominiums record of survey as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 8800 Marsac Avenue.
2. The Nakoma Condominiums is located in the RD-MPD zoning district.
3. The City Council approved the Flagstaff Mountain Development Agreement/Annexation Resolution 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum densities, location of densities, and developer-offered amenities.
4. On September 11, 2002, the Planning Commission approved a Master Planned Development for the Flagstaff Mountain Resort Phase II (Pod B-1).

5. The approved Flagstaff Mountain Resort Phase II MPD includes a maximum density assignment and conceptual site design for eighteen (18) detached single family units utilizing not more than 27 Unit Equivalents on Northside Village Subdivision II, Lot B.
6. The Planning Commission approved an amendment to Lot B on October 27, 2004, in which the UE count on Lot B increased from 27 to 45, while maintaining the same footprint and maximum house size requirements as previously approved.
7. The approved maximum building footprint for the eighteen (18) detached single-family units on Northside Village Subdivision II, Lot B, is 3,000 square feet. An additional 600 square feet is allowed for a garage.
8. The proposed record of survey is consistent with the approved and amended Master Planned Development for the Flagstaff Mountain Resort Phase II.
9. Two parking spaces are required for each unit.
10. Each building is required to conform to the 28+5 foot height requirement of the RD zone.

Conclusions of Law:

1. There is good cause for this record of survey.
2. The record of survey 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 record of survey.
4. Approval of the 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 for the plat will be void.
3. All conditions of approval of the Flagstaff Mountain Resort Phase II (Pod B-1) Master Planned Development, as amended, and the Northside Village Subdivision II plat shall continue to apply.

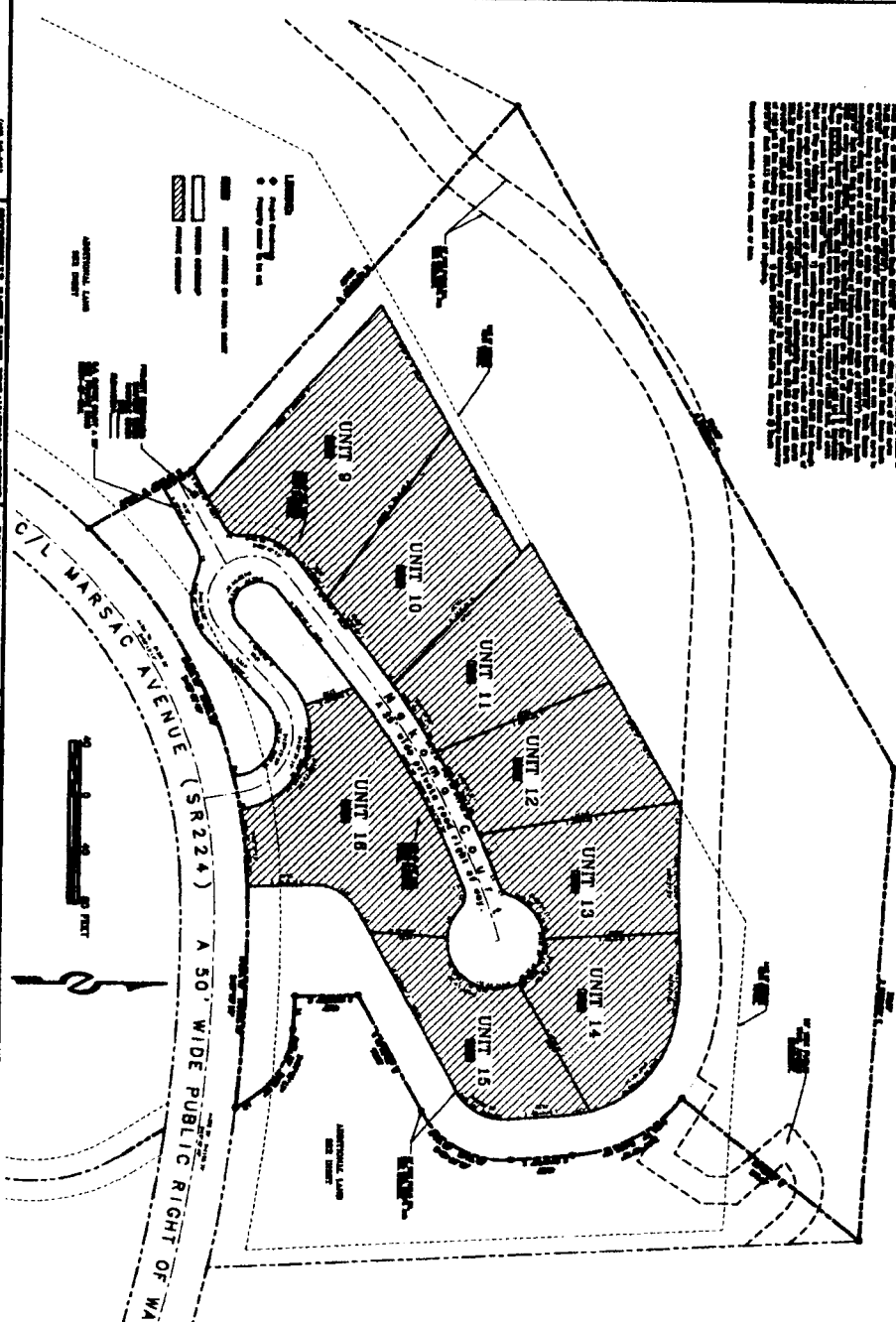
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.



PLANNING DEPARTMENT
The Planning Department is responsible for the preparation and review of all planning documents submitted to the City of Park City. The Department's primary function is to provide technical assistance and guidance to the applicant in the preparation of the planning documents. The Department also reviews the documents for compliance with the City's planning policies and standards. The Department's review process includes a preliminary review, a public review, and a final review. The Department's review process is designed to ensure that the planning documents are of high quality and that they are in compliance with the City's planning policies and standards.

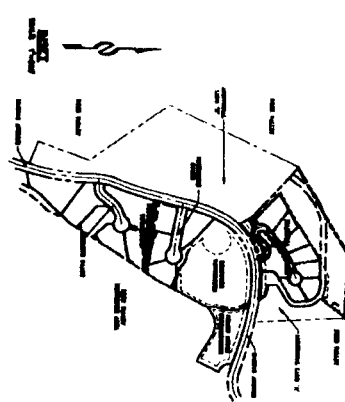
CONDOMINIUM PLAT
The Condominium Plat is a legal document that creates the condominium units. It describes the location and boundaries of the units, the common areas, and the rights and obligations of the unit owners. The Condominium Plat is filed with the County Clerk's Office and is a public record. The Condominium Plat is also recorded in the County Recorder's Office. The Condominium Plat is a legal document that creates the condominium units. It describes the location and boundaries of the units, the common areas, and the rights and obligations of the unit owners. The Condominium Plat is filed with the County Clerk's Office and is a public record. The Condominium Plat is also recorded in the County Recorder's Office.

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NAKOMA CONDOMINIUMS
A UTAH EXPANDED CONDOMINIUM PROJECT
LOCATED IN THE NORTHERN QUARTER OF SECTION 36
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE AND HOBBS
PARK CITY, SALT LAKE COUNTY, UTAH

CONDOMINIUM PLAT
The Condominium Plat is a legal document that creates the condominium units. It describes the location and boundaries of the units, the common areas, and the rights and obligations of the unit owners. The Condominium Plat is filed with the County Clerk's Office and is a public record. The Condominium Plat is also recorded in the County Recorder's Office. The Condominium Plat is a legal document that creates the condominium units. It describes the location and boundaries of the units, the common areas, and the rights and obligations of the unit owners. The Condominium Plat is filed with the County Clerk's Office and is a public record. The Condominium Plat is also recorded in the County Recorder's Office.



PLANNING DEPARTMENT APPROVED FOR CONFORMANCE TO PLANNING DEPARTMENT STANDARDS DATE OF REVIEW: 2006 A.S. BY: [Signature]	PLANNING COMMISSION APPROVED BY THE PLANNING COMMISSION DATE OF REVIEW: 2006 F.S. BY: [Signature]	BOARD OF CITY ENGINEERS APPROVED BY THE BOARD OF CITY ENGINEERS DATE OF REVIEW: 2006 A.S. BY: [Signature]	APPROVAL AS TO FORM APPROVED AS TO FORM DATE OF REVIEW: 2006 A.S. BY: [Signature]	CERTIFICATE OF ATTORNEY CERTIFICATE OF ATTORNEY DATE OF REVIEW: 2006 A.S. BY: [Signature]	COUNCIL APPROVAL AND ACCEPTANCE COUNCIL APPROVAL AND ACCEPTANCE DATE OF REVIEW: 2006 A.S. BY: [Signature]
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NOV 28 2006
PARK CITY
PLANNING DEPT.

City Council Staff Report



Author: Max J. Paap
Subject: Tour of Utah
Date: July 6, 2006
Type of Item: Administrative – Master Festival License

Special Events and
Facilities Department

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for the Tour of Utah, as conditioned, on August 12, 2006 to be held on Deer Valley Drive, Bonanza Drive, and SR 248.

Description:

Topic:

Review the Master Festival License Application, submitted by Three Peaks Promotions, for the Tour of Utah on August 12, 2006.

Background:

The Tour of Utah, produced by Three Peaks Promotions, is scheduled for August 7 through 12, 2006. The event holds a cycling race each day at a different location in order to showcase specific Utah towns and areas. The event is in its first year and plans to increase the ridership in 2007 to include national teams and will spread the race locations throughout the state. The template for this event is similar to the Tour of Georgia and Tour of California.

The races in 2006 will be focused around the Salt Lake area with one stage on Saturday, August 12th starting in Park City. The proposed route would start racers at Snow Park Lodge at Deer Valley. The racers would ride down Deer Valley Drive to Bonanza Drive and east on SR 248. The racers would ride south on Hwy 40 through Midway and onto Hwy. 189. The racers would proceed on the Alpine scenic hwy descend and wind through Salt Lake area and finishing at the top of Little Cottonwood Canyon.

The route involves state roads and municipalities with whom the organizers are working closely with all parties. The racers will be escorted by Utah Highway Patrol, and they will be followed by team cars and broom wagon. Through the logistic planning the organizers have not looked at street closures during the race, just the temporary holding of traffic for a total of 10 minutes as the racers move through Park City.

Analysis:

Tour of Utah

The event takes place in Park City on Saturday, August 12, 2006. The start of the race takes place at Snow Park Lodge at Deer Valley Resort.

The race organizers anticipate the racers to ride through Park City between 9:00 am and 9:20 am. The traffic along Deer Valley Drive, Bonanza Drive, and SR 248 will be required to pull over at that time, and volunteers will be placed along all driveways onto those roads to prevent vehicles from entering as the racers go by.

The proposed roads are owned by Park City Municipal Corporation and the State of Utah and the organizers are working with the state local organizations to obtain all required permits.

Mustang Roundup

Staff has taken into consideration the Northern Utah Mustang Owners Association car show on Main Street beginning the morning of Saturday, August 12, 2006. The show entrants will begin to arrive on Main Street at 7:00 am to start to stage the show cars. The event will open at 10:00 am and run through 3:00 pm that afternoon.

Due to the fact that the events take place in separate areas of town, times of the events and that the traffic hold will be 15 minutes or less for the cycling event, staff does not envision any concerns with traffic.

Parking

The China Bridge Parking Structure and surface parking along Swede Alley should accommodate car show spectators at that time of day. Parking for the Tour of Utah spectators can be spread out along the course as they enter on SR 224 and depart along SR 248.

Utah Symphony

The Utah Symphony will perform at the Snow Park Lodge Amphitheatre beginning at 7:30 pm on Saturday, August 12, 2006. Concert goers will begin to arrive around 6:30 pm and have adequate parking in the lower Deer Valley parking lots. The event will conclude by 10:00 pm.

Jupiter Peak Steeplechase

The Jupiter Peak Steeplechase will be run at Park City Mountain Resort beginning at 7:00 am and finishing by 1:00 pm on Saturday, August 12, 2006. Parking for the participants can be accommodated in the PCMR First Time parking lot.

Department Review:

All applicable departments have reviewed the Tour of Utah and their comments have been incorporated into the report.

Alternatives:

Approve the Request:

Approve the Master Festival License allowing the Tour of Utah to occur as described.

Deny the Request:

Deny the Master Festival License, preventing the addition of the Tour of Utah to Park City's schedule of events.

Continue the Item:

The City Council may continue the discussion in order to receive additional information

Significant Impacts:

Park City has held a similar event to the Tour of Utah. The activities will be contained along the specified route venue and will conclude by 10:00 am.

Consequences of not taking the recommended action:

The Tour of Utah would not take place in Park City.

Recommendation:

Staff recommends the City Council conduct a public hearing, and approve a Master Festival License for the Tour of Utah on August 12, 2006 based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The event will run its stage through Park City on August 12, 2006. The riders will ride from Snow Park Lodge to Deer Valley Drive, Bonanza Drive, and exit out of town on SR 248. The anticipated time in Park City will be between 9:00 am and 9:20 am.
2. Both public and private lots along the race course will accommodate parking for the anticipated crowd size throughout the duration of the event. No shuttle transportation is needed for attendees of this race. During the event traffic will be held for no more than 10 minutes. The conduct of the Tour of Utah will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The Tour of Utah is oriented towards families, as well as avid bicyclists. The events associated with the Tour of Utah 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.
4. No street will be closed to traffic during the event. The motorists will be temporarily for no more than 10 minutes. The event will not interfere with police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. Master Festival or Special Event licenses have been granted for the Mustang Round-up, Utah Symphony and the Jupiter Peak Steeplechase on August 12, 2006. The Tour of Utah will not substantially interfere with the logistics and venue for the Jupiter Peak Steeple Chase, Utah Symphony, and the Mustang Round-up based on the following Findings of Fact:
 - a. The Mustang Round –up will take place on Main Street. The Utah Symphony will perform at the Snow Park Amphitheatre. All events on those days are located at Deer Valley Resort. The Jupiter Peak Steeplechase will be run at Park City Mountain Resort.
 - b. The times for the Mustang Round-up and the Jupiter Peak Steeplechase will overlap. Both events will be taking place in separate areas of town and will not take away draw from the other;

- c. The Mustang Round-up expects over 500 spectators, as well as 250 car owners. The Utah Symphony will see between 2,000 and 4,000 concert goers, depending on weather and act. The Jupiter Peak Steeplechase will have around 100 participants.
 - d. No public personnel or City services are required for the Mustang Round-up, Utah Symphony or the Jupiter Peak Steeplechase and therefore will not draw services from other areas of town required for the Tour of Utah; and,
 - e. The Mustang Round-up is located on Main Street. The China Bridge Parking Structure and surface parking along Swede Alley should accommodate car show spectators at that time of day. The Utah Symphony will have adequate parking in the lower Deer Valley lots. The Jupiter Pear Steeplechase has minimal parking impacts. Due to the anticipated size of the event adequate parking can be accommodated on site.
6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

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 applicant shall provide at its expense any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety.
2. Applicants shall provide proof of liability insurance in the amount of two million dollars (\$2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
3. All effected neighborhoods shall be notified at least 48 hours prior to the stage coming through Park City.
4. Signs shall be placed along the race routes no later than four days prior to the event notifying vehicles of expected delays.

Attachments

Exhibit A – Applicant's Summary of Activities

Exhibit A

**PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT AND MASTER FESTIVAL LICENSE
EVENT APPLICATION-PART I**

A completed electronic copy submitted to the Special Events Department



**Special Events and Facilities
Department**
435.615.5150
specialevents@parkcity.org

APPLICATION FORM

Part I of the application form (pages 1 and 2) must be completed and submitted to the Special Events Department no less than 90 days prior to a Master Festival or no less than 60 days prior to a Special Event. Part II of the application form (pages 3-6) which are more comprehensive, must be submitted 45 days before all events. Parts I and II of the application must be sent electronically to the Special Events Department at specialevents@parkcity.org. The application will be reviewed by the Special Events Department and compared to master calendar for date availability. Applicant must schedule a meeting with City Staff 30 days prior to the event to review logistics. Granting of the permit is not guaranteed.

EVENT NAME: Tour of Utah

EVENT DATE(S): August 12

EVENT TIME(S): 9:00-9:20 am

EVENT LOCATION(S): *Please describe in detail the exact location(s)*

Snow Park Lodge
Deer Valley Drive
Bonanza Drive
SR 248

ANTICIPATED ATTENDANCE: 100

EVENT DESCRIPTION: *Please describe in detail the activities associated with the event*

Cyclist will travel through Park city. They will be escorted by Utah Highway Patrol, and they will be followed by team cars and broom wagon. They will travel through many cities through the course of the day. Saturdays race will travel over 110 miles.

APPLICANT: *(name of organization)* Three Peaks

CONTACTS

Event Manager: Scott Preston
Mailing Address: 121 W Settlement Circle Midvale Ut, 84047
Phone: 801-400-6129 Fax:
Cell Phone:
E-Mail: scott@tourofutah.com

Assistant Event Manager:
Mailing Address:

Phone:
Cell Phone:
E-Mail:

Fax:

TYPE OF EVENT: *to be confirmed by the Special Events Department*

☒ **Master Festival;** *(If even one box is checked, the event is automatically a Master Festival)*

A public event which any one of the following:

☐ attraction of large crowds, (Over 500)

☒ street closure,

☐ use of City park, building or property,

☐ use of off-site parking facility,

☐ use of amplified music.

☐ **Special Event;**

A private or public event, which creates significant public impacts through:

☐ causes significant public impacts via disturbance, crowd, traffic/parking,

☐ disruption of the normal routine of the community or affected neighborhood,

☐ necessitates temporary business or liquor licensing

☐ event signs, visible from public property

☐ temporary structures

CITY SERVICES

- request for street closure(s)? ☐yes ☒no
if yes, then list street(s) and closure time and date:
- request for closure of or access to any public parking spaces? ☐yes ☒no
if yes, then list lot and closure times and dates:
if yes, complete and attach Request for Special Use of Public Parking form.
- request for use of any City owned bleachers? ☒yes ☐no

SALES AND FOOD VENDING

- will there be beer, wine and/or liquor sales during the event? ☐yes ☒no
if yes, have you filed a Beer and Liquor License Application with Park City Finance Department? ☐yes ☒no
if yes, have you filed a Single Event or Temporary Beer Permit application w/ UDABC? ☐yes ☒no

APPLICATION FEES

All new applications require a \$100 processing fee, all applications for returning events require a \$50 application fee, due at the time of application. Additional fees for other services, including Health Department and Fire Department, will be estimated and provided to the applicant. A final bill for services will be delivered to the applicant approximately two weeks after the event concludes. Please remit application check to:

Park City Municipal Corporation
Attn: Special Events and Facilities
P.O. Box 1480
Park City, UT 84060

INSURANCE

Park City Municipal requires proof of liability insurance in the amount of two million dollars (\$2,000,000) or more, and applicant shall further name Park City Municipal Corporation as an additional insured. This must be submitted 10 days prior to the event.

City Council Staff Report

Special Events and
Facilities Department

Author: Max J. Paap
Subject: Prospector HOA Lobstahfest/ "EPA Free Zone" Party
Date: July 6, 2006
Type of Item: Administrative – Master Festival License

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for the Prospector Park HOA Lobstahfest, as conditioned, on July 22, 2006 to be held at 2693 Annie Oakley Drive.

Description:

Topic:

Review the Master Festival License Application, submitted by the Prospector Park HOA, for the Lobstahfest at 2693 Annie Oakley Drive on July 22, 2006.

Background:

The Prospector Park HOA submitted an application requesting a Master Festival License to hold a neighborhood party. The event would run from 4:00 pm-11:00 pm on Saturday, July 22, 2006. The event is an annual community neighborhood party that has been held for a number of years in the Prospector area.

The Prospector HOA Lobstahfest/ "EPA Free Zone" Party is consistent with the City Council's Goal #4 which is to continue to promote Park City as multi-seasonal resort by maintaining its status as a World Class Resort which hosts such events as this and to increase the number of events.

Analysis:

The event organizers have requested to hold their event on July 22, 2006. The event would begin at 4:00 pm at the vacant lot at 2693 Annie Oakley Drive. Activities would be cooking of lobsters and other foods, live amplified music, and dancing. This application is being reviewed as a Master Festival License due to the request to play amplified music in a residential area and the request for a variance from the noise ordinance.

Department Review:

All applicable departments have reviewed the Prospector HOA Lobstahfest/ "EPA Free Zone" Party and their comments have been incorporated into the report.

Alternatives:

Approve the Request:

Approve the Master Festival License allowing the Prospector HOA Lobstahfest/ "EPA Free Zone" Party occur as described.

Deny the Request:

Deny the Master Festival License, preventing the addition of the Prospector HOA Lobstahfest/ "EPA Free Zone" Party to Park City's schedule of events.

Continue the Item:

The City Council may continue the discussion in order to receive additional information

Significant Impacts:

Park City has held many similar events to the Prospector HOA Lobstahfest/ "EPA Free Zone" Party. The activities will be contained within the venue and will conclude by 11:00pm.

Consequences of not taking the recommended action:

The Prospector HOA Lobstahfest/ "EPA Free Zone" Party would not take place.

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing and approve a Master Festival for the Prospector HOA Lobstahfest/ "EPA Free Zone" Party on July 22, 2006 based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. The Prospector HOA Lobstahfest/ "EPA Free Zone" Party will be held Saturday, July 22, 2006. The event will last from 4:00pm to 11:00pm and will occur at 2693 Annie Oakley Drive.
2. Parking for the anticipated crowd of 250 people can be accommodated with the existing parking in and around the venue. The conduct of the Prospector HOA Lobstahfest/ "EPA Free Zone" Party will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The event is oriented towards families and youth. The events associated with the Prospector HOA Lobstahfest/ "EPA Free Zone" Party 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.
4. The event will be held at 2693 Annie Oakley Drive. 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.
5. Three other Master Festival and Special Event License has been issued for July 22, 2006. The E100-50M cycling event will run its mountain course. The Utah Symphony will perform at Snow Park Amphitheater. Triple Crown will be competing at various Park City venues. The Prospector HOA Lobstahfest/ "EPA Free Zone" Party will not substantially interfere with the logistics and venue for

the Park City Cycling Festival for which a license has already been granted and with the provision of City services in support of other such events or governmental functions based on the following:

- a) The Prospector HOA Lobstahfest/ "EPA Free Zone" Party will take place at 2693 Annie Oakley Drive. The E100-50M cycling event will be on its mountain course. The Utah Symphony will be at Snow Park at Deer Valley. Triple Crown will be at various softball fields around Park City.
 - b) The E100-50M cycling event runs from 6:00 am-9:00 pm. The Utah Symphony runs from 7:30 pm-10:00 pm. Triple Crown play its games between 8:00 am and dusk.
 - c) Attendance projections are as follows: Prospector HOA Lobstahfest/ "EPA Free Zone" Party - 250; E100-50M- Less than 500; Triple Crown- Less than 100 per game; Utah Symphony- 1000-1500.
 - d) All events have their own venues and all people and all activities associated with each event will be contained to their own area. All public personnel, equipment, and /or transportation services at the event have been coordinated with adequate time to insure there is no negative impact to those services in town; and
 - e) Attendee parking for the Prospector HOA Lobstahfest/ "EPA Free Zone" will be accommodated within the neighborhood. Triple Crown parking will be at each softball field. Utah Symphony parking will be in the Lower Deer Valley parking lots. Parking for the E100-50M event will be at The Canyons parking lots. Due to the anticipated size of the event, adequate parking can be accommodated without negative impacts on other areas of town.
6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
 7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

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 applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. Applicants shall provide proof of liability insurance in the amount of two million

dollars (\$2,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.

3. All amplified music shall cease by 10:00 pm on Saturday, July 22, 2006.
4. Applicant shall notify all adjacent neighbors 48 hours prior to the event.
5. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by March 1, 2005.

Attachments

Exhibit A- Applicant's Summary of Activities

**PARK CITY MUNICIPAL CORPORATION
SPECIAL EVENT AND MASTER FESTIVAL LICENSE
EVENT APPLICATION-PART I**

A completed electronic copy submitted to the Special Events Department



**Special Events and Facilities
Department**
435.615.5150
specialevents@parkcity.org

APPLICATION FORM

Part I of the application form (pages 1 and 2) must be completed and submitted to the Special Events Department no less than 90 days prior to a Master Festival or no less than 60 days prior to a Special Event. Part II of the application form (pages 3-6) which are more comprehensive, must be submitted 45 days before all events. Parts I and II of the application must be sent electronically to the Special Events Department at specialevents@parkcity.org. The application will be reviewed by the Special Events Department and compared to master calendar for date availability. Applicant must schedule a meeting with City Staff 30 days prior to the event to review logistics. Granting of the permit is not guaranteed.

EVENT NAME: Prospector Park Neighborhood HOA Lobster Fest

EVENT DATE(S): July 22nd , 2006

EVENT TIME(S): 4:00 -11:00

EVENT LOCATION(S): *Please describe in detail the exact location(s)*
Vacant Lot on Annie Oakley, across from 2706 Annie Oakley Drive

ANTICIPATED ATTENDANCE: 250 people absolute maximum

EVENT DESCRIPTION: *Please describe in detail the activities associated with the event*

Lobster bake, to include an open pit fire for several hours (for cooking only), live music and dancing.

APPLICANT: *(name of organization)* Prospector Park Neighborhood HOA

CONTACTS

Event Manager: Joe Maslowski
Mailing Address: 2293 Wyatt Earp Way, Park City, UT 84060
Phone: 615-8101 Fax: 435 615-8534
Cell Phone: 720.318.6702
E-Mail: maslowskic@aol.com

Assistant Event Manager: Sally Elliott
Mailing Address: 2690 Sidewinder Drive, Park City, UT 84060
Phone: 649-5712 Fax:

Cell Phone: 640-3759
E-Mail: sally@tellsally.com

TYPE OF EVENT: *to be confirmed by the Special Events Department*

☒ **Master Festival;** *(If even one box is checked, the event is automatically a Master Festival)*

A public event which any one of the following:

☐ attraction of large crowds, (Over 500)

☒ street closure,

☐ use of City park, building or property,

☐ use of off-site parking facility,

☒ use of amplified music.

☐ **Special Event;**

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☐ causes significant public impacts via disturbance, crowd, traffic/parking,

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☐ necessitates temporary business or liquor licensing

☐ event signs, visible from public property

☐ temporary structures

CITY SERVICES

- request for street closure(s)? ☒ yes ☐ no
if yes, then list street(s) and closure time and date: Annie Oakley July 22nd, 2006
4:00-11:00 PM
- request for closure of or access to any public parking spaces? ☐ yes ☒ no
if yes, then list lot and closure times and dates:
if yes, complete and attach Request for Special Use of Public Parking form.
- request for use of any City owned bleachers? ☐ yes ☒ no

SALES AND FOOD VENDING

- will there be beer, wine and/or liquor sales during the event? ☐ yes ☒ no
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To: Honorable Mayor/Members of City Council

From: Jan Scott, City Recorder

LOBSTAR FEST - EPA FREE CELEBRATION – JULY 22, 2006

Lobstar Fest is an annual neighborhood block party of Prospector residents, but this year's celebration is more special because of the delisting of Prospector by the EPA. Because of this long time-coming monumental accomplishment, the HOA has asked that seated and former Council members, staff, and other involved people be invited. The City will cover the cost of Council and a guest. Please let me know if you will be attending. See attached flyer.

PROSPECTOR PARK HOMEOWNERS' ASSOCIATION

LOBSTAH PARTY

**Celebrating our new status as an "EPA-free Zone"
Featuring Park City Mayor Dana Williams and the Motherlode
Canyon Band**

Saturday, July 22, 2006

4:30-9:30 p.m.

2693 Annie Oakley

**B.Y.O.B., lawn chairs, tables, kids, games
Join us for the best HOA party in town!!**

**\$15.00 per person eating lobster
\$5.00 per child for hot dog**

Lobstah Party Reservation

Name: _____ Email: _____

Address: _____ Phone: _____

Number attending: _____

Amount: _____

Reservation Deadline Saturday, July 1, 2006

**Mail to Prospector Park Homeowners' Association
P.O. Box 680154
Park City, UT 84068**

**Or deliver to Sally Elliott, 2690 Sidewinder Dr. or Joe Maslowski, 2293
Wyatt Earp (corner of Sidewinder Dr.)**