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

April 18, 2019

The Council of Park City, Summit County, Utah, met in open meeting on April 18, 2019, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss property at 3:00 p.m. Council Member Joyce seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

CLOSED SESSION *
*Council Member Ware Peek was recused from the first property item on the Closed Agenda.

Council Member Gerber moved to adjourn from Closed Meeting at 3:50 p.m. Council Member Henney seconded the motion.

RESULT:	**APPROVED**
AYES:	Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

STUDY SESSION

Public Art Advisory Board (PAAB) Annual Update:
Jenny Diersen, staff liaison to the PAAB, reviewed the goals of the board and indicated many projects that would be talked about today would connect with the City's goals of social equity, housing, transportation, and all of the other critical goals and priorities that the community had. She noted art connected people with the past, present and future of the City. She explained the board's strategic plan and project prioritization, including inventory/signage and art map, neighborhood art focusing on Woodside Park II, art on crosswalks, manhole covers, bus shelters etc., Main Street projects, temporary art at the arts district, art on utility boxes – phase II, and more art on China Bridge. Long term, the board members would like art going from Dan's to Jan's.

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Council Member Henney stated he had noticed the board was gaining momentum to which the board members agreed. Council Member Ware Peek enjoyed attending the Art Summit and hoped the board could work on artistic wayfinding in the City. Mayor Beerman indicated the interactive art at the MARC was one thing that brought the community together. There was further discussion of art projects around town. Council Member Joyce suggested displaying the story behind the pieces of art that were exhibited around town, whether on a sign or online. Council Member Ware Peek requested more vibrancy on Upper Main Street and thought public art might be key in accomplishing that. Ideas were shared for temporary art projects, such as snowman building or chalk art.

WORK SESSION

Council Questions and Comments:

The Council members reviewed the meetings, events and activities they attended since the last meeting. The Council agreed to have Council Member Joyce write a response to a Letter to the Editor regarding Woodside Park Phase II in order to correct some inaccuracies shared about the development.

Discuss Request by Black Bear Development, LLC to Remove the Existing Deed Restriction for Property Owned on Monitor Drive, to Allow for a Residential Multi-Unit Development:

Heinrich Deters stated the developer requested that this item be removed from the agenda to allow time to work with staff in coming up with a proposal for this property.

2019 Legislative Recap with State Representative Tim Quinn:

Matt Dias, Assistant City Manager, and State Representative Tim Quinn discussed the past legislative session. Quinn stated his only bill was tax reform and it was pulled and not voted on. With regard to the plastic bag ban bill, he credited the work of the mayor and staff in defeating the ban on plastic bag bans.

Council Member Henney asked for Quinn's thoughts on local control. Quinn stated it was easy to advocate for Park City because the City was so unique. He thought there were some reasons for state control, such as taxes, but most subjects should be controlled locally.

Council Member Worel thanked Quinn for advocating for Park City. She asked for details on his tax bill. Quinn reviewed that all income tax went to education. He discussed that his bill lowered the income tax and spread the sales tax base to include many services. He felt this spread would lower taxes for residents overall. Council Member Ware Peek asked how that bill would change and come back next year. Quinn stated the legislature was in favor of implementing a full sales tax on food, so he felt a tax restructure was necessary.

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Council Member Gerber stated snow helped Park City's economy and she thanked him for supporting the energy and climate bill. She asked what his views on energy and climate conservation were. Quinn admitted that was not his area of expertise, but he had seen a shift with electric vehicles and tax incentives. He felt there were many win-win solutions with these types of policies in the future.

Mayor Beerman asked what was in store for the future. Quinn stated the budget and tax reform would be a major project. Mayor Beerman thanked Quinn and indicated he thought the bills of interest passed because of Representative Quinn's efforts on behalf of Park City. He appreciated that Representative Quinn got to know those in Park City. Quinn stated he was surprised that even though there were disagreements, relationships remained civil and cordial.

Council Questions and Comments (Continued):
Mayor Beerman gave a presentation on his trip to an arts and culture district in Florida. There was a couple who bought property next to the Park City Arts and Culture District who invited Mayor Beerman and his wife to see their arts and culture district in Florida. Ten years ago there were a lot of rundown buildings. They hired artists to paint all the walls and they changed out the art every two to three years. They paved vacant lots and put out food trucks. It was indicated students would come to eat and listen to bands. Mayor Beerman indicated the district was about 10 blocks wide by 10 blocks long. The couple owned a dozen lots, but there were other owners that had factories, gas stations, and other individual shops. Mayor Beerman stated all the shops were unique and no chain stores had penetrated the area to this point.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	**Present**
None	**Excused**

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II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Henney disclosed that he was an employee of KPCW, but that would not cloud his judgment when considering New Business Items Five and Six. He also indicated he was friends with the applicant for New Business Item Two.

Council Member Gerber disclosed she knew the applicant for New Business Item One.

Council Member Ware Peek stated that although not required, she wanted to recuse herself from New Business Items Five and Six because her employment role at KPCW was more robust.

Staff Communications Reports:

1. **Carbon Footprint Update 2016-2018**

2. **International Chiefs of Police Association "One Mind Campaign Pledge"**

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from April 4, 2019:
Council Member Gerber stated on Page 10, Lines Four through Seven, that the intent of her comments was that childcare belonged in social equity because of affordability, not because it would free up service contracts for other organizations, and by having it under social equity, more funding for special service contracts would be available for other organizations.

Council Member Worel noted she recused herself from the item on Pages 13 and 16 and therefore did not vote.

Council Member Joyce indicated that “mote” was spelled incorrectly on Page Three, Line Nine, and “moat” was the correct spelling in that instance.

Council Member Worel moved to approve the City Council Meeting minutes from April 4, 2019 as amended. Council Member Joyce seconded the motion.

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RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

V) CONSENT AGENDA

1. Request to Approve a Professional Services Agreement with MGB+A to Provide Landscape and Irrigation Design Services for the Prospector Avenue Reconstruction Project in an Amount Not to Exceed $16,685.00:

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

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VI) OLD BUSINESS

1. Consideration to Approve Ordinance 2019-17, an Ordinance Amending Municipal Code Title 4, Licensing AND Consideration to Approve Ordinance 2019-25, an Ordinance Amending Municipal Code Title 4B, Franchised Utilities and Taxes:

Beth Bynan, Business License Specialist, reviewed that updating the Business License code had been going on for four years. She reviewed the amendments for liquor licenses, renewal payments, CSL trash deposits, and taxes.

Council Member Ware Peek asked if there was a plan for the ever-changing state legislation. Bynan stated it would be easier to keep the code updated in the future because of these proposed amendments.

Council Member Joyce pointed out different parts of the code that he thought should be corrected, including references to “fare” vs. “Fare” and the removal of gifting in the definition of Gifting. He asked about the mobile vendor requirement in the definition in Section 4-1-1. Bynan stated that in order to distinguish between a mobile vendor and a food truck vendor the requirement was included in the definition, and she indicated she would look at the language to see where in the ordinance it could be added. Council Member Joyce referred to shuttle and asked about the free shuttles around town. Bynan stated the shuttles used at resorts had a fee that was included in the guest’s lodging bill, and the definition was to distinguish shuttle from taxicab. He also asked if skier day was relevant to the code, to which Bynan noted she would check on that. Foster stated skier day statistics were required by the State. Council Member Joyce read from the code

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referring to Outdoor Speakers and noted the reference should indicate a Level 5 event rather than the Level 3 event that was written.

Council Member Worel referred to Section 4-1-1 and asked if carts were allowed on Main Street. Bynan stated they were not allowed on Main Street, but were allowed in buildings. The food trucks and ice cream truck were allowed to operate in the right-of-way.

Council Member Gerber referred to Section 4-8-2(C), the for-hire code, and asked if the City enforced that. Wade Carpenter, Police Chief, stated during Sundance a portion of the officers were assigned to traffic and they looked for the stickers and enforced that code. Bynan clarified that drivers only needed the sticker in order to pick up someone in Park City.

Mayor Beerman referred to the language in Section 4-8-2 where it talked about the City withholding a license from drivers with three moving or parking violations within the last year, and requested that idling violations be added as well since cabs were some of the most defiant in that regard. Council Member Gerber felt three violations per year was a lot. Bynan stated she would research if that reflected State code or if it was just Park City's code.

Mayor Beerman opened the public hearing.

Mike Sweeney stated the Historic Park City Alliance (HPCA) looked for ways to eliminate the trash. He felt each individual should take responsibility for their own trash and not just the one holding the umbrella. He indicated HPCA supported the proposed code.

Mayor Beerman closed the public hearing.

Council Member Gerber moved to approve Ordinance 2019-17, an ordinance amending Municipal Code Title 4, Licensing, as amended, AND to approve Ordinance 2019-25, an ordinance amending Municipal Code Title 4B, Franchised Utilities and Taxes. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

2. Consideration to Approve Ordinance 2019-18, an Ordinance Approving the 269 Daly Avenue Plat Amendment First Amended, Located at 269 Daly Avenue:
Laura Newberry, Planning, stated the request was to move the maximum development line back so there would be more room for an addition and retaining walls on the house.

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

Council Member Joyce reviewed the history of the property and stated the owners thought the original line could not be moved. After he discussed this further with staff, he came to the conclusion that the movement of the line would not have any material effect.

Council Member Worel moved to approve Ordinance 2019-18, an ordinance approving the 269 Daly Avenue Plat Amendment First Amended, located at 269 Daly Avenue. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VII) NEW BUSINESS

1. Consideration to Approve Ordinance 2019-19, an Ordinance Approving the Claim Jumper Court Subdivision, Located at 4, 6, and 8 Claim Jumper Court:
Laura Newberry, Planning, reviewed the history of the property and stated the subdivision would combine lots and would form three separate lots.

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

Council Member Joyce moved to approve Ordinance 2019-19, an ordinance approving the Claim Jumper Court Subdivision, located at 4, 6, and 8 Claim Jumper Court. Council Member Ware Peek seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

2. Consideration to Approve Ordinance 2019-20, an Ordinance Approving an Extension of the April 5, 2018 Approval of the Prospect Place Plat Amendment Located at 86 Prospect Street, Park City, Utah:
Tippe Morlan, Planner II, stated the applicant requested a one year extension on the plat amendment so they could comply with the conditions of approval.

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

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Council Member Joyce moved to approve Ordinance 2019-20, an ordinance approving an extension of the April 5, 2018 approval of the Prospect Place Plat Amendment located at 86 Prospect Street, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

3. Consideration to Approve Ordinance 2019-21, an Ordinance Approving the 84 Daly Plat Amendment Located at 84 Daly Avenue, Park City, Utah:
Tippe Morlan, Planner II, stated the applicant requested to combine lots and indicated there was an existing historic home that had a lot line running through it. She noted in Findings of Fact 15 and 16 the setbacks should be 12 feet and not 10 feet as written, and requested that Council approve the ordinance with the amendments.

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

Council Member Joyce moved to approve Ordinance 2019-21, an ordinance approving the 84 Daly Plat Amendment located at 84 Daly Avenue, Park City, Utah, as amended. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

4. Consideration to Approve Ordinance 2019-22, an Ordinance Approving the Woodside Park Subdivision - Phase I Condominiums Located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, Park City, Utah:
Hannah Tyler, Senior Planner, presented this item and stated this was an affordable housing project and was approved in 2017. This plat would memorialize the 12 units so that each could be sold separately. She indicated only 11 units were deed restricted and one unit would be sold at market rate.

Council Member Worel referred to the Notice of Planning Commission Action Condition of Approval Seven that stated an e-bike station would be on the property, but she noted it was not written on the plat. Tyler stated that would be added.

Council Member Gerber stated Council had not yet decided whether or not to leave the 12th unit as a market rate unit. Foster stated research was being done and staff would be coming back to Council to discuss how other mountain towns were handling housing

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for executive staff members. It was clarified that nothing would be done with the 12th unit until Council made a determination of its status.

Council Member Joyce asked how the HOA would work with some units being affordable and some market rate. Tyler stated a fee structure would be drafted to determine a monthly rate for each unit. There would be CCRs that would outline the intentions of the City. Tyler stated the 12th unit could be classified as Council desires in the future, and it would not have an impact on the plat.

Anne Laurent stated staff would come back with three alternatives for that unit. Council Member Joyce asked about condo assessments for special projects such as new roofs. Laurent stated she would look at the state code and then customize it depending on the project.

Margaret Plane, Special Counsel, stated Council might want to modify Findings of Fact 21. Laurent indicated that Finding of Fact 21 contributed to the “good cause” and the benefit of having affordable housing as it went through the Planning Commission. Council Member Gerber suggested adding “at least 11” to Finding of Fact 21. Council Member Joyce pointed out inconsistencies because some places in the ordinance said “may keep the 12th unit” and others said “will keep the 12th unit,” and he preferred Council Member’s Gerber amendment so the inconsistencies could be eliminated. Tyler stated the language would be cleaned up.

Council Member Worel asked if this item could be delayed until the next meeting when the affordable housing report was given. Laurent stated purchase agreements couldn't be drafted until the plat was recorded.

Council Member Ware Peek referred to Finding of Fact 12 regarding the storage spaces for the units. It was indicated there should be 10 storage units and that would be reflected in that Finding of Fact.

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

Council Member Worel moved to approve Ordinance 2019-22, an ordinance approving the Woodside Park Subdivision - Phase I Condominiums located at 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue, Park City, Utah, as amended. Council Member Ware Peek seconded the motion.

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RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

5. Consideration to Approve Ordinance 2019-23, an Ordinance Approving the Marsac Parking Structure Subdivision Plat - Second Amended, Located at 460 Swede Alley, Park City Utah:

Council Member Ware Peek recused herself from this item. Hannah Tyler, Senior Planner, presented this item and indicated this was the land designation to allow for the expansion. The next item approving the condo plat would memorialize the expansion of the building.

Council Member Worel stated there was a 915 square foot unbuilt shop area and asked if it belonged to KPCW. Tyler indicated it did not belong to KPCW, but was intended for the City. KPCW wanted to expand and went through the Conditional Use Permit (CUP) process in order to expand using that space.

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

Council Member Gerber moved to approve Ordinance 2019-23, an ordinance approving the Marsac Parking Structure Subdivision Plat - Second Amended, located at 460 Swede Alley, Park City Utah. Council Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
RECUSED: Council Member Ware Peek

6. Consideration to Approve Ordinance 2019-24, an Ordinance Approving the Marsac-Swede Condominiums First Amended, Located at 460 Swede Alley, Park City, Utah:

Council Member Ware Peek recused herself from this item.

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

Bob Richer, Chair of the Board of Trustees, stated the radio needed to raise the bar to provide journalism excellence. This expansion would greatly benefit KPCW. He thanked Council and staff for their help.

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Council Member Joyce moved to approve Ordinance 2019-24, an ordinance approving the Marsac-Swede Condominiums First Amended, located at 460 Swede Alley, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Gerber, Henney, Joyce, and Worel
RECUSED: Council Member Ware Peek

7. 424 Woodside Avenue Appeal of the Historic Preservation Board (HPB) Determination:
Hannah Tyler, Senior Planner, Jonathan DeGray, architect representing the owner, and Douglas Stephens, representing the HPB, were present for this item. Tyler reviewed the two previous appeals and that the HPB overturned staff's recommendation to approve it because of the concern that the removal of the material would prohibit the public from being able to read the structure, and the addition would hurt the historical integrity of the structure. The HPB was able to tie those findings of fact to the material check list, so staff now recommended upholding the HPB denial.

Mayor Beerman asked if Council had any disclosures prior to hearing the appeal. The Council members offered no disclosures. Mayor Beerman asked if Council was willing to expand the scope of the appeal. The Council chose to hear the appeal as set forth in the packet.

DeGray indicated the HPB kept going back to the design of the building, which had already been approved. He referred to his staff report in the packet. He also indicated that the removal of 12.8% of material to achieve a benefit to the user was well worth it. He felt the deconstruction checklist could be twisted to serve different purposes.

Council Members Henney and Gerber asked how much disturbance was normal on the back of a building. Tyler stated that depended on what type of house it was. Council Member Worel noted the addition needed to be subordinate to the original structure. Tyler stated this was not out of the norm. Stephens stated one home faced east and the other faced west and the design impacted the decision to deny the deconstruction. The consensus of the board was that the design impacted the roofscape which was visible from the street.

Council Member Gerber thought this was a unique situation because it was a sizeable addition to the house, and even though it was on the rear it would be facing the street. She also discussed the existing addition to the home that connected the duplex.

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Council Member Ware Peek asked if the structure was not usable as one space. DeGray confirmed it was a duplex. Council Member Ware Peek concluded the addition would make it one space and Council had to decide about the material deconstruction.

Mayor Beerman opened the public hearing.

Ruth Meintsma supported the appeal of the denial. She had concern with the transitional element to the addition on the side, and stated it could not exceed the height of the historic structure. She asserted the roof form and the primary facade would stay the same. She stated this structure was such an anomaly there would not be a precedent. She also thought no historic material would be removed.

Mayor Beerman closed the public hearing.

Council Member Gerber asked how often the City allowed a home with multiple additions. Tyler stated more would start coming in because many historic homes were remodeled in the 1990s and now the owners were starting to remodel again. Council Member Gerber thought a little more of the historic character could be lost with each remodel. Tyler stated there was a maximum footprint allowed so there wouldn't be too much of a change. Stephens indicated that the guidelines created by the HPB would not allow that change.

Council Member Henney asked if the structure was an addition or was it abutted to create the duplex. Tyler classified it as an addition. Council Member Henney noted the primary facade was not facing the right-of-way, thus the integrity was maintained, and it didn't impact the transitional element.

Council Member Ware Peek stated the design was an improvement and it was a nice breakup. She supported the transitional element. Council Member Joyce clarified the issue was that a portion of the historic roof was being removed. Council Member Worel wanted the building to remain historic and she felt the original roof made the building historic.

Council Member Gerber stated funky buildings told the story of the town. She was concerned that the buildings around town were being replaced chunk by chunk and felt caution should be used with multiple additions because it would take away from the historic character.

Mayor Beerman was pleased with the way the two structures were situated and thought the front of the house was now noticeable. Council Member Joyce stated it was a historical house and the appearance was not relevant. Mayor Beerman asked if the removal of the material would impact the historical significance of the house. Tyler

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stated the house would remain significant whether or not the material was removed. There was discussion on the history of preserving historical houses.

Mayor Beerman stated the options were to grant the appeal, deny the appeal and uphold the prior decision, request more information and continue this to a date certain, or to grant a part and deny a part.

Council Member Henney stated there was a tremendous benefit to having the front facade being restored in exchange for the deconstruction of a portion of the roof off the back.

Council Member Henney moved to grant the 424 Woodside Avenue appeal of the Historic Preservation Board determination. Council Member Ware Peek seconded the motion.

RESULT: APPEAL GRANTED
AYES: Council Members Henney, Joyce, and Ware Peek
NAYS: Council Members Gerber and Worel

VIII) ADJOURNMENT

IX) PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, Secretary	**Present**
None	**Excused**

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

APPROVED 05-02-2019

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration of Intermountain Healthcare (IHC) and Physician Holdings Request to Fulfill Its Affordable Housing Obligations:
Anne Laurent, Community Development Director, Morgan Bush, IHC, Craig Elliott, Elliott Workgroup and Bill Pidwell, Physician Holdings, were present for this item. Laurent reviewed that IHC and Physician Holdings needed to fulfill 11.8 Average Unit Equivalents (AUE) to meet their affordable housing obligation. Deed restrictions would be placed on units that were currently affordable rentals, and the deed restrictions would apply if they were sold and changed from rental to ownership units. The 12 units on 1440 Empire were currently not approved as affordable units, but there was a condition that would allow them to be deed restricted and made affordable. If this request was approved these units would count towards the City's goal and would fulfill IHC's obligation. She pointed out the Rail Central units had limited value and were much smaller than the Prospector units and Transit units. Staff recommended accepting the units but not accepting the Rail Central building. Staff also did not recommend banking all the units against future IHC affordable housing obligations.

Board Member Worel asked about the Rail Central units' kitchens. It was indicated they had a built-in two burner hotplate, a sink, a fridge, and a microwave. Board Member Gerber asked if the units were currently used as affordable units. Laurent stated for the most part the rents were compliant with affordable rents. It was indicated that the market rate value for the units was double what was being charged now, which was $1200 per month.

Board Member Ware Peek asked if the units were close to being fully occupied, to which Jill Packham, property manager of Rail Central - 24 studio apartments complex, stated there was a waiting list. Board Member Ware Peek asked about the type of renters in the units, i.e. seasonal, year-round, service industry, etc. Packham noted these were furnished efficiency apartments for a single occupant and the rent included all utilities. Occupants were there long-term, and were mature service workers. There had been no vacancies in all the years since they were completed. Many tenants didn't need parking because they were located on the bus route and those with a car received a parking pass. She was currently working with Peace House, churches, and nonprofits because they supplemented the tenants. Laurent stated the City's evaluation of the units didn't reflect the usefulness in the community, but rather if it satisfied the housing resolution requirements.

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Board Member Gerber asked if this proposal would actually add housing stock within the City. Laurent stated it was a matter of protection to have the deed restriction for the future in the event the property was sold. She felt they were great rentals, but not good for sale units.

Elliott gave the history of the Rail Central project. He addressed the parking spaces and noted in looking at other resort towns, .5 parking spaces were required per unit for units of this size. He also indicated the property was valuable and a future developer could buy the property and build condos.

Board Member Ware Peek stated there were 24 units and the goal would be to protect all the units, but to comply with the City, they could deed restrict only 40%. Board Member Gerber indicated her goal was to create additional affordable housing and this transaction would be status quo. She suggested having IHC pay the City the fee-in-lieu instead of paying Fisher to deed restrict the property.

In response to Board Member Worel's question on verification of income, occupants, etc., Laurent stated they would have to modify how many occupants were in each room and make sure they qualified as affordable housing renters. The City would require an annual report from renters to ensure their eligibility.

Board Member Joyce stated surrounding the Arts and Culture District were older buildings. Things were being turned over as second homeowner condos. He didn't think the units would survive 10 years out into the future. He valued locking it in as affordable units.

Chair Beerman opened the meeting for public input.

Mark Fisher indicated this was a good idea and he encouraged Council to approve it.

Chair Beerman closed the public input portion of the meeting.

Board Member Henney stated this didn't add to the housing stock, but there was value in locking down the units by deed restricting them. Board Member Worel stated this was a partnership with a private developer to deed restrict the units and she was in favor of protecting them.

Board Member Ware Peek asked if two occupants could be allowed per unit. Laurent stated in 1999, limiting the occupancy and rents built a product where tenants would stay in for a long time. The current deed restriction required a six month lease contract. Board Member Ware Peek was in favor of deed restricting the units.

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Board Member Gerber indicated there were many businesses looking for employee housing and they might be interested if the units were put on the market. IHC owed specific affordable housing units for their employees, and she didn't want to lose the housing stock or fees-in- lieu.

Board Member Henney had concern with the six month lease, and preferred that the lease was a year in length. Laurent stated that would not be a problem.

Mark Fisher stated he would deed restrict all 24 units and then sell those restrictions to IHC when they built another addition.

Board Member Henney moved to approve the Intermountain Healthcare (IHC) and Physician Holdings request to fulfill its affordable housing obligation and if Mark Fisher is willing to deed restrict the other Rail Central units that we take him up on that offer and allow him to then meet the obligations, and future obligations of this, when this obligation comes due. Board Member Worel seconded the motion.

Laurent stated there was not a functional mechanism to understand how that pre-approval would apply to a future housing obligation. She didn't want to create a precedent or belief that because Council was approving the housing obligation, that it would approve the future requests from IHC. Also, if the deed restricted units didn't get approved later then Fisher would be frustrated, and staff would then have to come back to Council and a decision would need to be made to remove those restrictions.

Board Member Henney amended his motion to approve the Intermountain Healthcare (IHC) and Physician Holdings request to fulfill its existing affordable housing obligation. Board Member Worel seconded the amended motion.

RESULT: APPROVED
AYES: Board Members Henney, Joyce, Ware Peek, and Worel
NAY: Board Member Gerber

IV) ADJOURNMENT

X) PARK CITY REDEVELOPMENT AGENCY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce	**Present**

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Board Member Lynn Ware Peek Board Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Margaret Plane, Special Counsel Michelle Kellogg, Secretary	
None	**Excused**

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

Chair Beerman opened the meeting for public input on matters not being addressed on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) NEW BUSINESS

1. Consideration to Authorize the City Manager to Enter into a Construction Manager at Risk (CMAR) Agreement in a Form Approved by the City Attorney's Office with Ascent Construction, Inc., in the Amount Not to Exceed $12,000:
Jason Glidden, Affordable Housing Manager, indicated this was the same contract approved two weeks ago on the City Council Consent Agenda.

Chair Beerman opened the public hearing. No comments were given. Chair Beerman closed the public hearing.

Board Member Worel moved to approve the Construction Manager at Risk (CMAR) Agreement with Ascent Construction in a form approved by the City Attorney's Office. Board Member Joyce seconded the motion.

RESULT: APPROVED
AYES: Board Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 5-2-2019

Public Art Advisory Board Annual Update

Kathy Kahn, Board Chair, Beth Armstrong, Vice Chair

Dave Nicholas, Kendra Kahlow, Sam Osselaer

Zizi Schirf & Alex Butwinski

Nann Worel & Andy Beerman, City Council Liaisons

Jocelyn Scudder & Leslie Chavez, Arts Council Liaisons

Jenny Diersen & Minda Stockdale, Staff

Vision & Goals

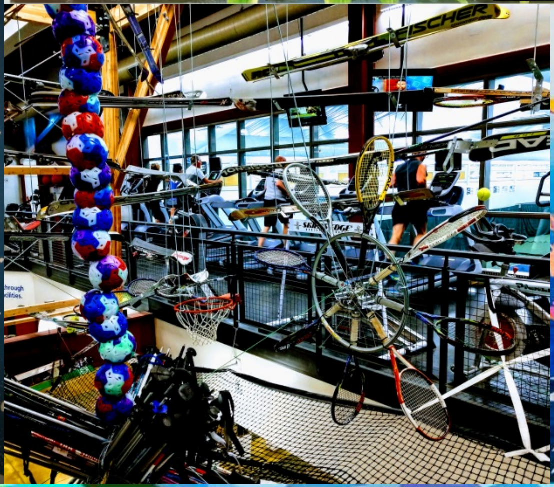
Mission - *Enrich and connect the Park City community through visual art in public spaces.*

Vision - *Inspire a complete community, celebrating Park City's vibrant history, culture and environment.*

Goals

- Maintain & Preserve the Public Art Collection
- Acquire Public Art that Aligns with the Mission of PAAB
- Select Public Art that Reflects a Sense of Place
- Engage the Community through Public Art

Completed & Upcoming Projects



Strategic Plan & Project Prioritization

Short Term Project Recommendations 2019/2020

1. Inventory/Signage & Art Map – PAAB #1 Priority
2. Neighborhood Art (Program Development & Woodside Phase II) - Housing
3. Walkability & Transportation (Crosswalks, Manhole Covers, Bus Shelters, Creative Sidewalks, Traffic Box Art)
4. Main Street Projects – Transportation (above), Olympic Legacy & Glow in the Art (Energy)
5. Arts District Temporary Program - Connectivity
6. Utility Boxes Phase II – Tie to Social Equity & Energy
7. China Bridge Phase II - Transportation

Long Term Projects – (2021 and beyond…)

Arts and Culture District Planning & Dans to Jans

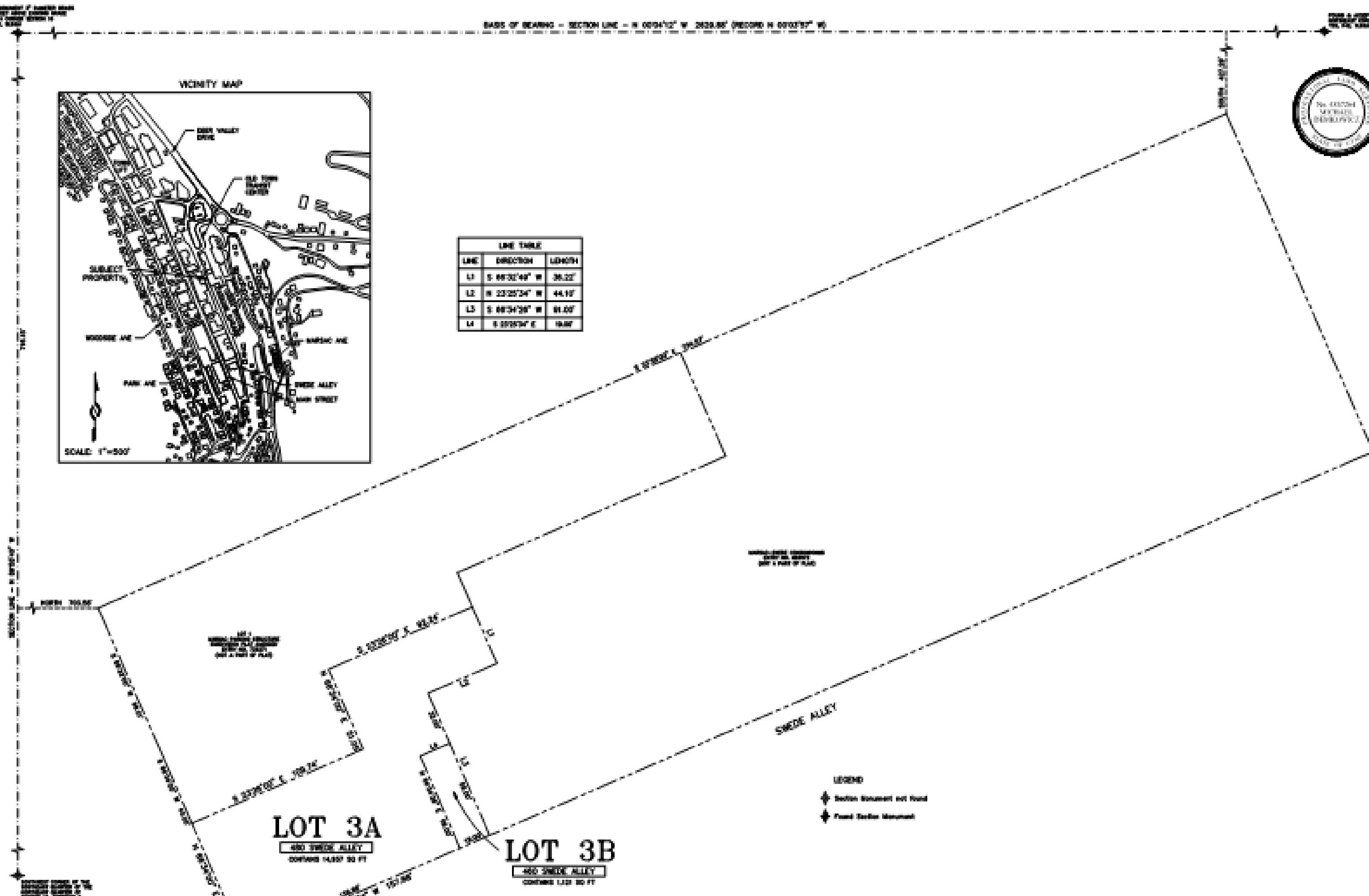
On-going… and the list doesn't end!

Maintenance, Donations & Community Engagement/Media







30' 0 30' 60'

MARSAC PARKING STRUCTURE SUBDIVISION PLAT-SECOND AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots, hereafter to be known as MARSAC PARKING STRUCTURE SUBDIVISION PLAT-SECOND AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lot 3, MARSAC PARKING STRUCTURE SUBDIVISION PLAT AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Redevelopment Authority, as their interests may appear, to be known hereafter as MARSAC PARKING STRUCTURE SUBDIVISION PLAT-SECOND AMENDED, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _______________ 2019.

PARK CITY REDEVELOPMENT AGENCY, also known as REDEVELOPMENT AGENCY OF PARK CITY, also known as PARK CITY REDEVELOPMENT AUTHORITY

By _______________
Andy Beerman, Chair

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On this _____ day of _______________ 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Redevelopment Authority and that he signed the above Consent to Record freely and voluntarily.

____
Notary Public

____
Printed Name

Residing in: _______________

My commission expires _______________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as their interests may appear, to be known hereafter as MARSAC PARKING STRUCTURE SUBDIVISION PLAT-SECOND AMENDED, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _______________ 2019.

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, also known as PARK CITY, UTAH, a body corporate and politic of the state of Utah

By _______________
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Summit)

On this _____ day of _______________ 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
Notary Public

____
Printed Name

Residing in _______________

My commission expires _______________

NOTES

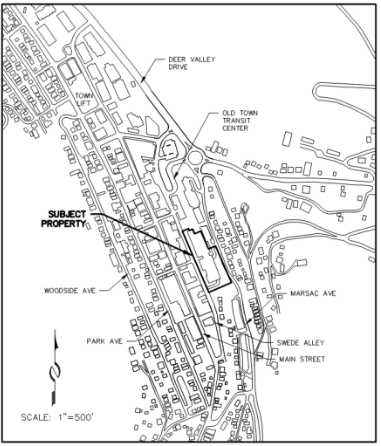
1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019-____.
2. Future development of Lot 3A will require the owner to provide access to a public right-of-way.
3. All Conditions of Approval of Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 858947 shall continue to apply and remain in full force and effect.

SHEET 1 OF 1

JOB NO.: 10-11-18 FILE: X:\PCT\dwg\srv\plat2018\101118-subdivision.dwg

Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF __________, 2019 BY __________ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2019 BY __________ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF __________, 2019 BY __________ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF __________, 2019 BY __________ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF __________, 2019 BY __________ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF __________, 2019 BY __________ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF __________ ______ FEE ______ RECORDER TIME ____ DATE ____ ENTRY NO. ____

VICINITY MAP



CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Redevelopment Authority, as their interests may appear, as to Parcel 2, to be known hereafter as MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of

______________________, 2019.

PARK CITY REDEVELOPMENT AGENCY, also known as REDEVELOPMENT AGENCY OF PARK CITY, also known as PARK CITY REDEVELOPMENT AUTHORITY

By: ______________________
Andy Beerman, Chair

ACKNOWLEDGMENT

State of Utah)
: ss.
County of Summit)

On this _____ day of ____________________, 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Redevelopment Authority and that he signed the above Consent to Record freely and voluntarily.

____
Notary Public

____
Printed Name

Residing in: ________________

My commission expires: ____________________

Commission No.: ________________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Park City Municipal Corporation, a Utah municipal corporation, as their interests may appear, as to Parcel 2, to be known hereafter as MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of

______________________, 2019.

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation, also known as PARK CITY, UTAH, a body corporate and politic of the State of Utah

By: ______________________
Andy Beerman, Mayor

ACKNOWLEDGMENT

State of Utah)
: ss.
County of Summit)

On this _____ day of ______________________, 2019, Andy Beerman personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Andy Beerman acknowledged to me that he is the authorized representative of Park City Municipal Corporation and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
Notary Public

____
Printed Name

Residing in: ________________

My commission expires: ____________________

Commission No.: ________________

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 4857264, as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

PARCEL 1

Unit 200, MARSAC–SWEDE CONDOMINIUMS, a Utah Expandable Condominium project, together with an undivided interest in the common areas and facilities as more particularly shown and described in the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions recorded November 25, 2008 as Entry No. 859973 in Book 1958 at page 22 and Record of Survey Map recorded November 25, 2008 as Entry No. 859972 in the Summit County Recorder's Office, Summit County, Utah.

Together with the access easements through Unit 300 (China Bridge Parking Garage) to provide a handicap accessible point to Unit 200 and public parking to and within the existing China Bridge Parking Garage as disclosed on the recorded plat.

PARCEL 2

Lot 3B, MARSAC PARKING STRUCTURE SUBDIVISION PLAT–SECOND AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

ASSOCIATION DEDICATION AND CONSENT TO RECORD

On this _____ day of ____________, 2019, Marsac–Swede Condominium Owners Association does hereby certify that on the 25th day of January, 2019, the Board of Trustees certified that more than two–thirds of the owners of the Association voted to convert specified common areas to private ownership for the benefit of certain owners. In accordance with the Utah Condominium Ownership Act, the Association has caused this survey to be made and this Amended Record of Survey Map to be prepared and hereby consents to the recordation of this Record of Survey Map. The Association further consents to the recordation hereof with the intention that upon such recordation, the provisions of the Declaration and Utah Condominium Ownership Act shall apply to the property described herein.

MARSAC–SWEDE CONDOMINIUM OWNERS ASSOCIATION

By ______________________
Jonathan Weidenhamer, President

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this _____ day of ____________, 2019, personally appeared before me, Jonathan Weidenhamer, who being by me duly sworn did say that he is the President of Marsac–Swede Condominium Owners Association, and that he signed the above Association Dedication and Consent to Record for, on, and in behalf of the unit owners of said Association, and said President duly acknowledged that said Association executed the same.

By: ______________________
Notary Public

____
Printed Name

Residing in: ________________

My Commission Expires: ____________

Commission No.: ________________

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation, the undersigned owner as to Parcel 1, does hereby certify that it has caused this plat to be prepared, and does hereby consent to the recordation of this plat.

In witness whereof, the undersigned set her hand this _____ day of ____________, 2019.

____
By: Renai Bodley, General Manager
COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation

ACKNOWLEDGMENT

STATE OF ______________)
: ss.
COUNTY OF ______________)

On this _____ day of ____________________, 2019, Renai Bodley personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that she is the General Manager of COMMUNITY WIRELESS OF PARK CITY, INC., a Utah Corporation, and that said document was signed by her on behalf of said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and she acknowledged to me that she executed the MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED.

By: ______________________
Notary Public

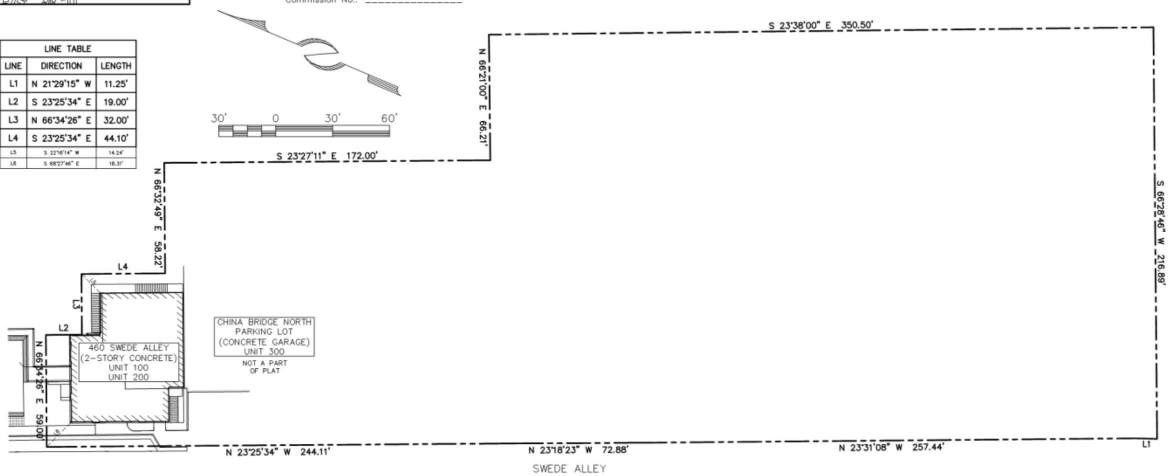
____
Printed Name

Residing in: ________________

My commission expires: ____________________

Commission No. ________________

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 21°29'15" W	11.25'
L2	S 23°25'34" E	19.00'
L3	N 66°34'26" E	32.00'
L4	S 23°25'34" E	44.10'
L5	S 22°16'14" W	14.24'
L6	S 68°27'46" E	18.31'



NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2019–_____.
2. The Units of this Condominium are served by a Common Private Lateral Wastewater Line. The "MARSAC–SWEDE CONDOMINIUM OWNERS ASSOCIATION" Shall be responsible for Ownership, Operation and Maintenance of all Common Private Lateral Wastewater Lines.
3. Unit 200 Access Easement: An access easement exists through Unit 300 (China Bridge Parking Garage) for the benefit of Unit 200. The purpose of this easement is to provide a handicap accessible ingress/egress point to Unit 200. It is the responsibility of the Association to ensure this access is maintained and available.
4. Public Access Easement: A Non–exclusive Public Access easement exists through Unit 300 (China Bridge Parking Garage) for the benefit of the general public. The purpose of this easement is to provide access for public parking to and within the existing China Bridge parking Garage.
5. All Conditions of Approval of Marsac Parking Structure Subdivision Plat Amended, recorded November 25, 2008, as Entry No. 859947 shall continue to apply and remain in full force and effect.

MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 2

1/29/19 JOB NO.: 10-11-18 FILE: X:\PCS\dwg\srv\plat2018\101118-condo.dwg

(435) 649–9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF __________, 2019
BY ______________ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2019
BY ______________ CHAIR

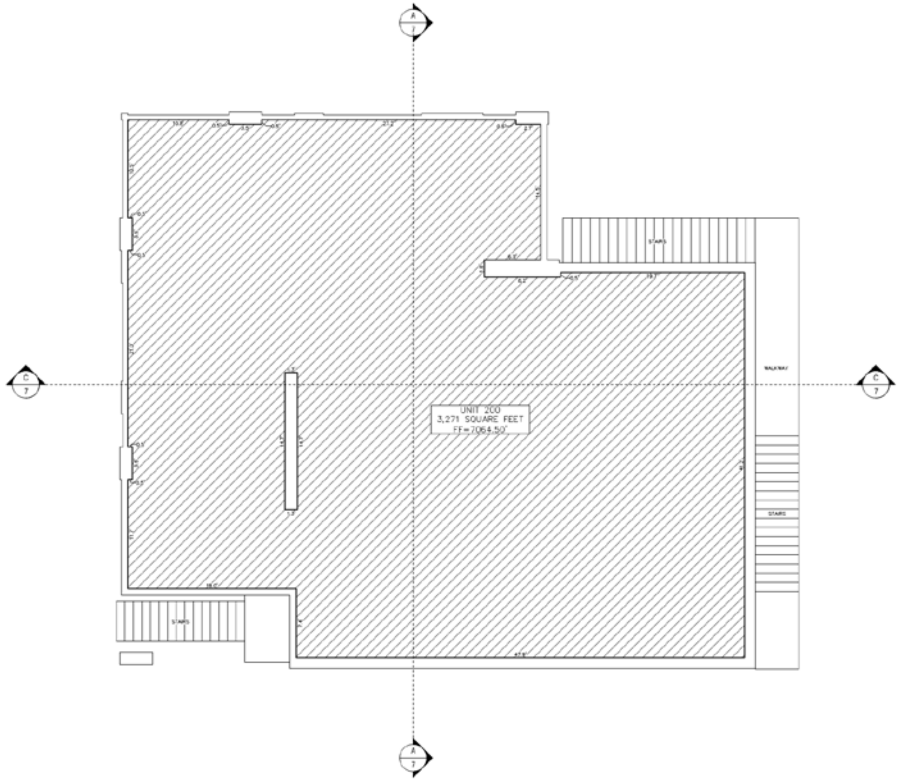
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF __________, 2019
BY ______________ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF __________, 2019
BY ______________ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF __________, 2019
BY ______________ MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF __________, 2019
BY ______________ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ______________________
________ FEE ______________ RECORDER
TIME ______ DATE ________ ENTRY NO. __________

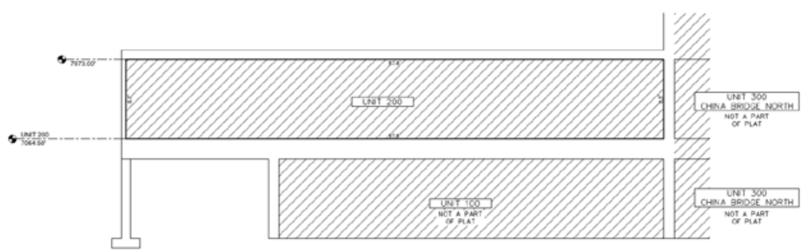


UNIT 200
SCALE: 1" = 6'

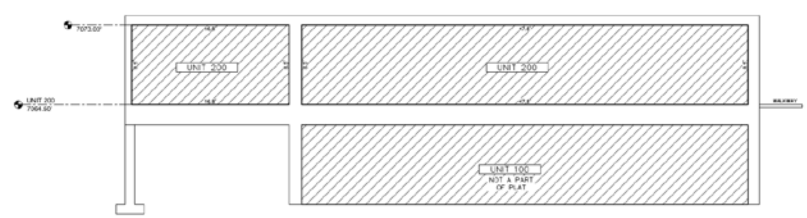
COMMON AREA

PRIVATE OWNERSHIP

LIMITED COMMON OWNERSHIP



SECTION A



SECTION C

6' 0 6' 12'

MARSAC–SWEDE CONDOMINIUMS FIRST AMENDED

LYING WITHIN A PORTION OF BLOCK 71 AND 72 OF THE
MILLSITE RESERVATION TO THE PARK CITY SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

(435) 649-9467
Alliance Engineering, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SHEET 2 OF 2

JOB NO.: 10-11-18 FILE: X:\PCS\dwg\srv\plat2018\101118-condo.dwg

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF ______________________

________ ______________________
FEE RECORDER

TIME ______ DATE ________ ENTRY NO. __________

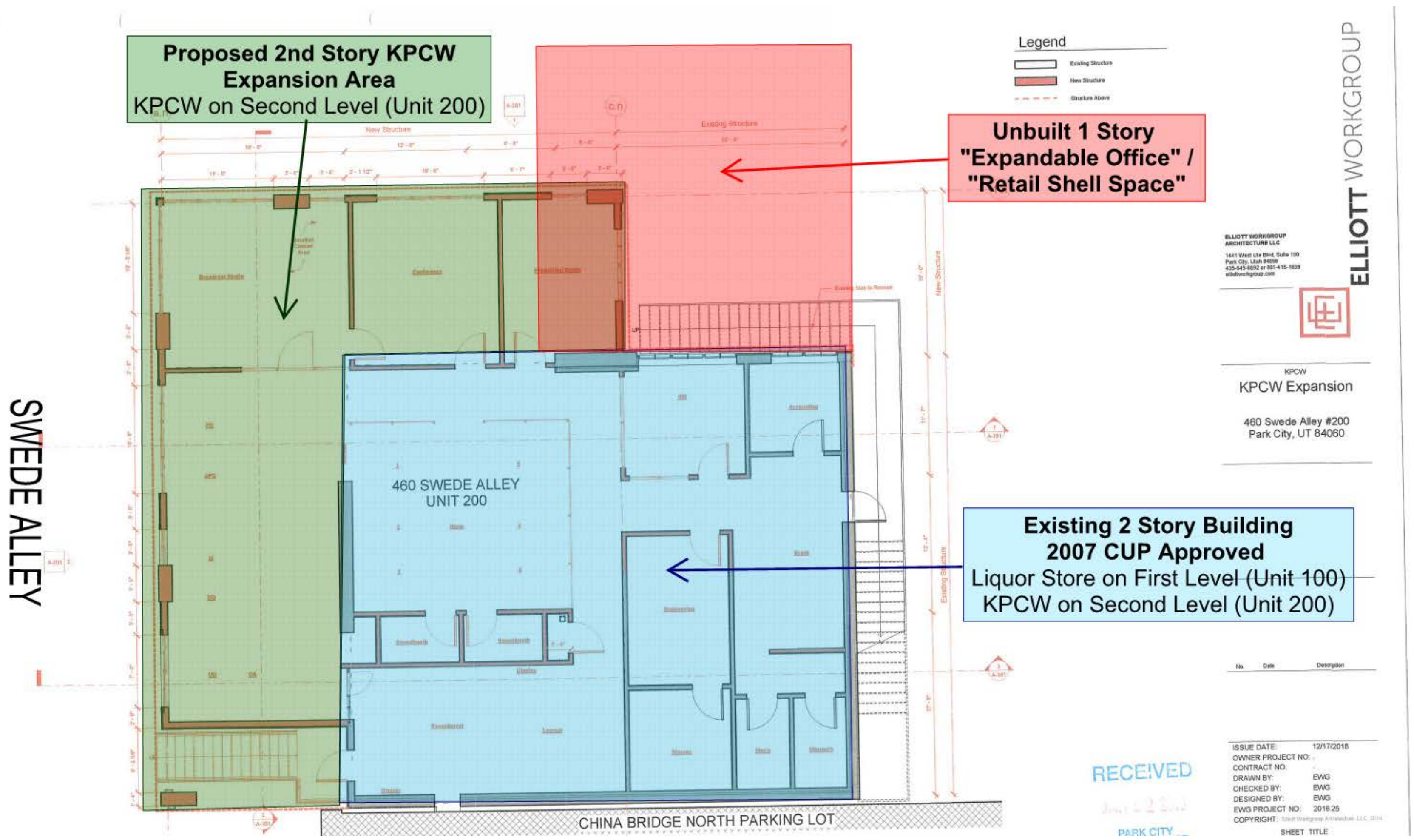
NORTH PERSPECTIVE EXISTING

NORTH PERSPECTIVE ADDITION

SOUTH PERSPECTIVE EXISTING

SOUTH PERSPECTIVE ADDITION

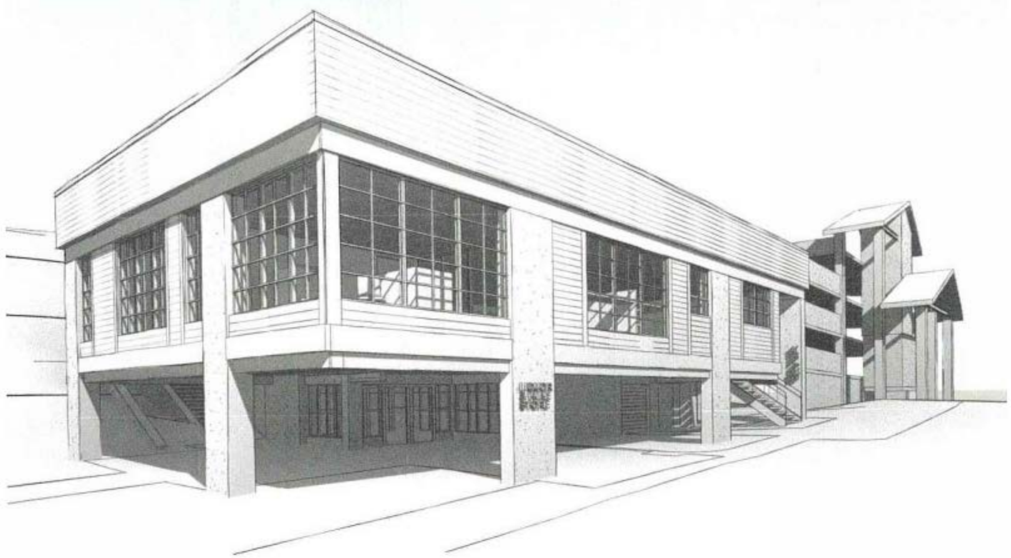
NORTH ELEVATION



Proposed 2nd Story KPCW Expansion Area
KPCW on Second Level (Unit 200)
Unbuilt 1 Story "Expandable Office" / "Retail Shell Space"
Existing 2 Story Building 2007 CUP Approved
Liquor Store on First Level (Unit 100)
KPCW on Second Level (Unit 200)
Legend
460 SWEDE ALLEY UNIT 200
SWEDE ALLEY
CHINA BRIDGE NORTH PARKING LOT
ELLIOTT WORKGROUP
KPCW
KPCW Expansion
460 Swede Alley #200
Park City, UT 84060
RECEIVED
PARK CITY
ISSUE DATE: 12/17/2018
OWNER PROJECT NO:
CONTRACT NO:
DRAWN BY: EWG
CHECKED BY: EWG
DESIGNED BY: EWG
EWG PROJECT NO: 2016.25
COPYRIGHT:
SHEET TITLE

2007 CUP APPROVAL

AS-BUILT CONDITIONS



PROPOSED KPCW EXPANSION ON THE SECOND LEVEL

Municipal Code Title 4 Proposed Code Amendments Part 2 of 2

City Council Regular Meeting
April 18, 2019

Beth Bynan, Business License Specialist
Finance Department

Purpose

* Update code and add clarity
* Remove repetitious or duplicate code
* Align with State of Utah where appropriate
* Increase transparency
* Increase accessibility
  * Processes match code, code matches processes

Process

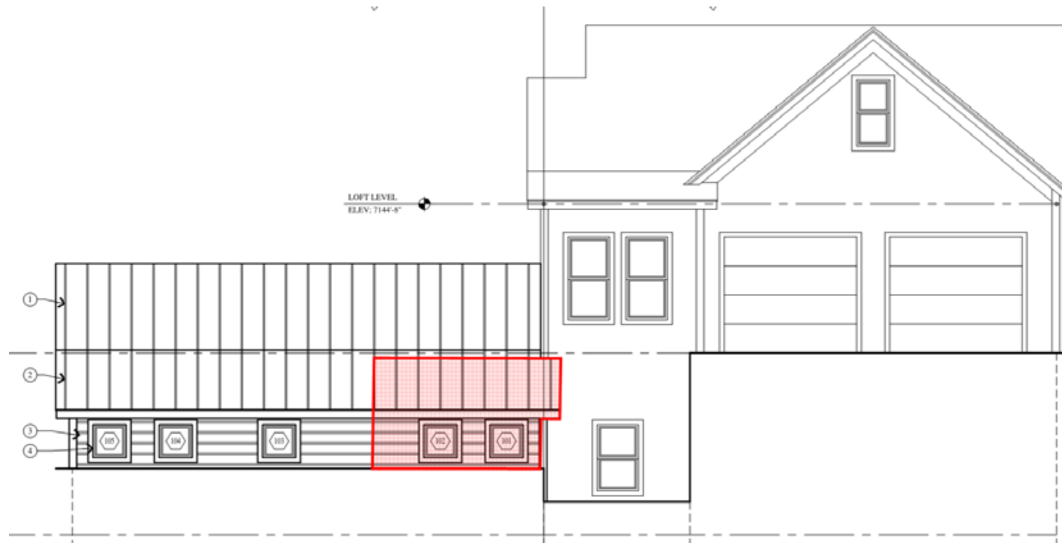
- Finance has worked heavily with Legal over the last 4 years to review, refine and update Park City's Municipal Licensing code
  - Part 1 Fall 2017: reformat, renumber, correct errors
  - Part 2 Spring 2019: update, align, refine
- Conducted stakeholder outreach to solicit feedback from customers, business owners, HPCA, and event managers
- Present practical recommendations to City Council for approval

Highlights

* Issue separate liquor licenses for each different activity to align with state code and to regulate each activity separately
* Increase grace period for business license renewal payments before applying penalties
* Require each Type 2 CSL applicant to submit a $100 trash receipt as part of CSL application materials
* Amend Title 4B: Tax & Telecommunications to reflect the 2007 changes to Utah Code that lowered the tax from 4%-3.5%

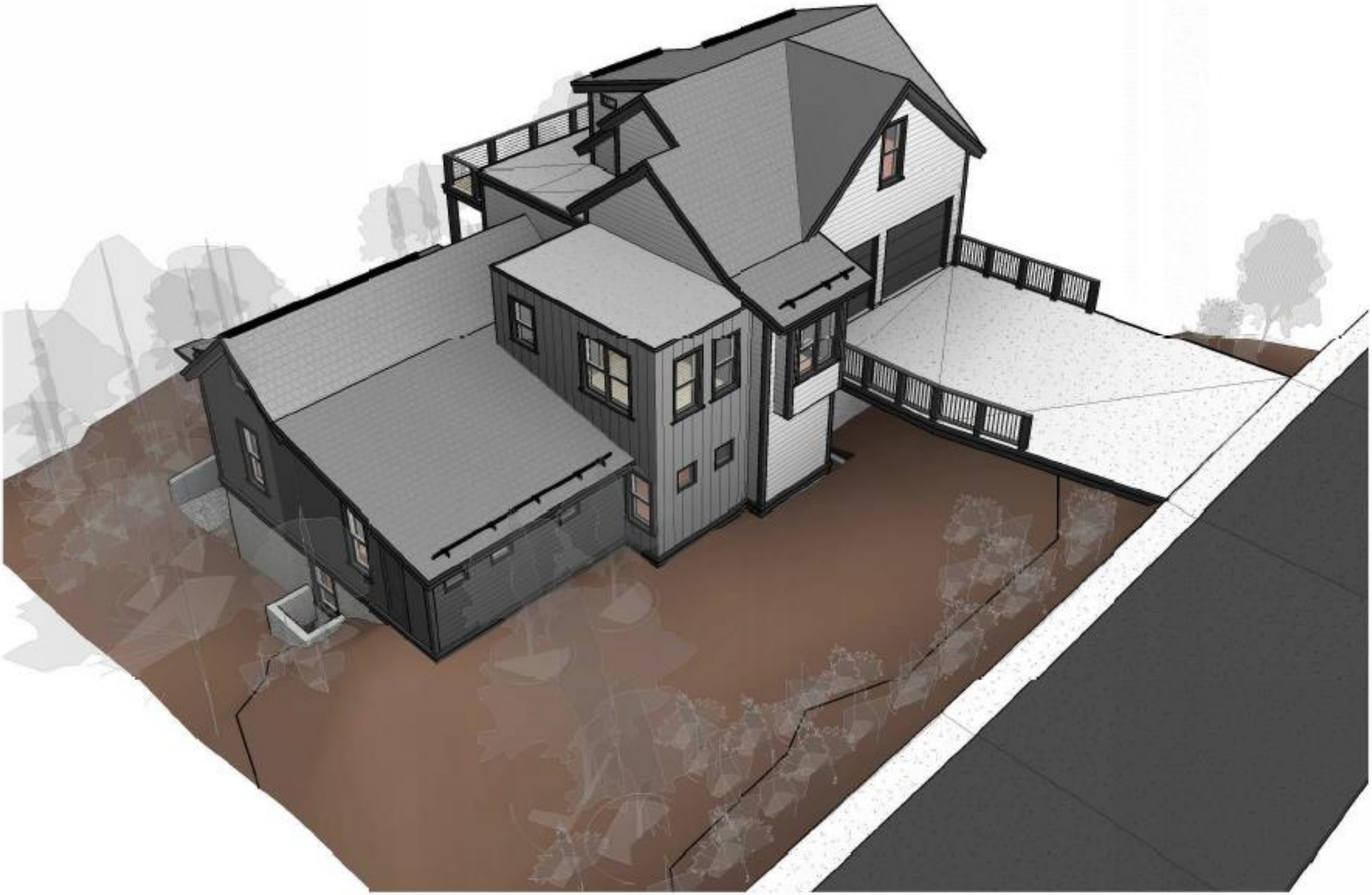
Questions & Comments

424 WOODSIDE AVENUE: Appeal of HPB Determination



Historic Preservation Board Material Deconstruction Review Checklist:

1. *Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).*
2. *The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.*
3. *Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.*
4. *The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.*
5. *The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.*
6. *Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.*




1941
1929
1907


1900
1907
1929

424 WOODSIDE - APPEAL 4.18.19 - re: PUBLIC INPUT

15-11-12.5 Historic Preservation Board Review For Material Deconstruction

1. ~~*Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).*~~

2. *The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.*

3. *Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.*

4. *The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.*

5. ~~*The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.*~~

6. ~~*Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.*~~

Integrity (National Parks Service): The authenticity of a property's historic identity evidenced by the survival of physical characteristics that existed during the property's historic period.

Characteristics: Attributes that form the distinctive quality of a building, structure, or site.

Character: The individual or distinctive quality of a building, structure, or site.

Transitional Element: An effect created, with structure or material, for the purpose of visually isolating a historic structure from attached new construction and making the historic structure most prominent, and for the purpose of visually subordinating attached new construction.

Specific Design Guidelines

D. Additions to Primary Structures

D.1. Protection for Historic Structures & Sites

D.1.1 Additions to historic structures shall be considered with caution and *shall be considered* only *on non-character defining facades*, usually rear and occasionally side facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

D.1.2 Additions shall be visually subordinate to historic buildings when viewed from the primary public right-of-way.

D.1.3 ~~Additions should not obscure or contribute significantly to the loss of historic materials~~. Additions to historic structures shall not contribute significantly to the removal or loss of historic material. Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed.

Transitional Elements

In-line additions generally are not appropriate.

When an addition to a historic structure... exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, *a transitional element shall be required*.

(transitional element) On a rear addition...shall not exceed 2/3 width, set in 2 feet.

... additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade.

The depth of the transitional element shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation.

The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.

General Compatibility

Additions shall complement the visual and physical qualities of the historic building. An addition *shall not be designed to be an exact copy* of the existing style *or imply* an earlier period or *more ornate style* than that of the historic building.

The *addition shall be a contemporary interpretation* of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; *an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details*. It *shall not detract from the Historic District's or structure's historic character*.

Additions shall be visually subordinate to historic structures. *Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules* that reflect the scale of those components seen on the historic structure. *Multiple modules are encouraged to add articulation and architectural interest*.

Large additions shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition, site topography (e.g., an uphill addition), or both, ???, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.

Components and materials used on additions shall be similar in scale and size to those found on the historic building.