



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

December 15, 2022

The Council of Park City, Summit County, Utah, met in open meeting on December 15, 2022, at 3:00 p.m. in the City Council Chambers.

Council Member Gerber moved to close the meeting to discuss security at 3:05 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Dickey moved to adjourn from Closed Meeting at 3:17 p.m. Council Member Toly seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Discuss Park City's Water Supply and Potential Continuation of Leasing Surplus Water to Weber Basin through Provisions in the Western Summit County Project Master Agreement:

Clint McAfee, Public Utilities Manager, presented this item and displayed a chart of the City's water supply. He stated 45% of the water came from abandoned mine tunnels. Another third of the supply came from the intake of Rockport Reservoir. When 3Kiings Water Treatment Plant (3KWTP) was finished, all the water sources would be treated. He noted the untreated water would irrigate outside, serve the golf course, and remain in the streams.

Council Member Toly asked why the water demand went up and then was projected to go down in 2027. McAfee stated the City had a five-year contract to lease water to Weber Basin so the 2027 numbers did not reflect a contract renewal at this point. McAfee indicated July and August were the highest demands on water, and sometimes winter usage was high depending on snow making.

McAffee referred to the master agreement and indicated it was a cooperative agreement between the water suppliers to jointly monitor and track the water supply and deficiencies. In the short-term, they wanted all the systems to be interconnected to use the existing surplus among all the districts. The long-term water supply provision was that Weber Basin would construct the next water development project. The lease had a 10-year horizon. Each entity listed their surplus water. The first five years of the lease was binding. If there was a deficiency, it was perpetual. Park City currently had a surplus. If the surplus diminished, the City could back out of the contract.

Council Member Doilney asked if the City increased the amount of water it provided, to which McAfee stated the City was able to choose how much surplus to lease. He noted the contract was modified to include a provision regarding drought or a disaster. In those cases, the City could reduce the surplus amount it would lease.

Council Member Gerber asked if Weber Basin produced water or just leased Park City's water. McAfee stated they produced water wholesale. Council Member Gerber asked if the City was the only entity in the cooperative that had surplus water. McAfee stated each entity had their own sources, but there wasn't enough water to meet their demands. McAfee reviewed that leasing water was a significant revenue source for the City and indicated it accounted for 25% of the water revenue. The Council was in favor of continuing to lease water.

Discuss the Temporary Winter Balcony Enclosure Pilot Program

Caitlyn Tubbs, Planner, presented this item and reviewed the history of the pilot program. She indicated this item went to the Historic Preservation Board (HPB) and the members were in support of the program for winter only. The Planning Commission members were split. Some wanted stronger design guidelines and enforcement and they did not want to allow permanent enclosures. The Historic Park City Alliance (HPCA) favored continuing the program and making it permanent. Tubbs stated some concerns with keeping the enclosures year-round were about how they would affect the historic nature of Main Street.

Seth Adams, Riverhorse on Main, stated he used this program to enhance his business. Throughout COVID, it became a semi-permanent structure. They worked with the HPB and Planning to make the enclosure design work for Main Street. It didn't add to the sewer or water demands since people were going to eat somewhere on Main Street.

Tubbs asked for direction on traffic mitigation if Council decided to continue the program. Adams stated Riverhorse was not responsible for the traffic problem. The enclosure was a great addition to Main Street and he wanted to continue to use it.

Mayor Worel reviewed when this discussion first came to Council in 2015, there was concern on lost energy from the temporary structures, and she asked if the enclosure

was more energy efficient. Adams stated the windows could be upgraded, but radiant heat was on the deck and blinds were used so he thought it was well maintained.

Council Member Toly asked if HPB and the Planning Commission had been asked if this would be allowed in historic buildings. Tubbs stated the question presented was if the program should be expanded to buildings with balconies on Swede Alley. There was some support for it, but many felt it would not be used due to there not being many balconies on Swede Alley. They also discussed enclosing historic balconies but both entities agreed it would not be a benefit to the City. Adams stated the rule when he designed his enclosure was that the structure couldn't damage the building. He noted the program was only for restaurants at the time.

Council Member Rubell asked why the Planning Commission didn't give a recommendation and asked to see a recommendation from them. Council Member Dickey asked if the lack of a recommendation was really a recommendation not to change the Land Management Code (LMC). Tubbs stated no recommendation was sought because there was no application for it. She indicated the standards for the program had been codified, so the LMC would be amended if Council wanted to discontinue the program. Council Member Dickey asked about the discussion with the HPB. Tubbs stated the sentiment was that the enclosure still had the historic elements with regard to coloring and the simplistic design. It distinguished itself from the historic building with glazing and the use of modern materials. Council Member Dickey asked if tents would be allowed if the enclosures were denied. Tubbs stated there was a separate process for leaving a tent up.

Council Member Doilney agreed the Planning Commission and HPB needed to give a recommendation on making this a permanent program. He asked if this was a Council driven initiative. Mayor Worel stated she was on the Planning Commission in 2015 and at that time they gave a negative recommendation. Then it went to Council. Council Member Gerber stated Council allowed the enclosures to stimulate economic vitality on Main Street and energy efficiency was part of it. Former Council Member Matsumoto didn't think the enclosures were a big deal because the enclosure was more energy efficient than a tent and it looked nicer. The decision was made to support the businesses and at the same time protect the historic buildings. She thought it shouldn't be a pilot program any longer and she hoped there was a way allow it during winter months.

Council Member Toly thought the program should continue but she thought it should be extended to all restaurants. She thought restaurants in non-historic buildings had an unfair advantage. The program should be for everyone or nobody. Council Member Doilney understood the program was Council driven, but now it should go back to the HPB and Planning Commission for an evaluation and recommendation. He stated this program was not about fairness because historic buildings had to deal with different rules and regulations.

Council Member Dickey agreed with Council Member Doilney, but he was open to continuing the program for another year. He wanted to hear the HPB's recommendation. Council Member Doilney asked how long it took for Riverhorse to build the design, to which Adams stated two years. Council Member Doilney thought if they were required to build a new enclosure, they would need another year.

Mayor Worel summarized the item should go back through the process and Council requested a recommendation from the Planning Commission. Council favored extending the program an additional year. Council Member Rubell suggested holding off with extending the program until Council knew if that was needed. The structure in question might meet the stricter regulations. He had a hard time with jumping ahead of the process on an issue if it was not needed at this point. Council Member Dickey asked Planning Commission to give a timeline and then bring it to Council. Council Member Doilney thought it should only come back to Council if needed because staff knew how Council felt about it.

It was indicated the Planning Commission would give a timeline for this item to go through the process and they would give a recommendation. If the program needed to be extended due to the timeline, there was Council support to extend it.

Empire Pass Master Owner Association (EPMOA) Mining Structure Historic Preservation Update:

Caitlyn Tubbs, Planner, and Doug Ogilvie, representing EPMOA, presented this item. Tubbs stated this was an informational presentation to fulfill requirements by the EPMOA agreement. She explained the City and EPMOA updated the MOA and each entity was required to provide \$40,000 each year for 10 years to preserve the mining structures on Flagstaff.

Tubbs reviewed recent preservation projects. The Daly West Headframe was restored and moved 20 yards from its original location. The nearby hydrant shacks were also restored. The King Con Ore Bin partially collapsed and was restored. Upcoming projects included revegetation and signage. She noted there were other structures not on the property that needed restoration and she asked for Council feedback on restoring those.

Ogilvie stated the Kings Con Ore Bin project was a Friends of Ski Mining project. The EPMOA had almost finished the Daly West Headframe and he indicated the budget was overspent. The way the MOU was written, the EPMOA was able to advance money to get the project completed, so the funding committed to date would take them through 2024. If both entities advanced funding three years, they could complete the renovation projects. He noted there were other structures not on the Flagstaff annexation area, but they were important structures.

Ogilvie explained the funding requirements and stated after the first 10 years, the funding would decrease to \$20,000 per year for ongoing preservation. He asked to advance the annual payments three years to complete the projects. He indicated the City did not have to pay out-of-pocket, but the funds would be deducted from the real estate transfer fees that EPMOA allocated to the City.

Mayor Worel asked if Council favored bringing this back for further discussion. Ogilvie clarified the transfer fees were for open space and transit. The mining resources were on open space so this was an appropriate use of funding. Council Member Rubell asked for the funding element to be clearly laid out for the next discussion. It sounded like the EPMOA historic preservation side had a cap on it. He would like clarity on if that was correct. Tubbs stated this would come back early next year.

Military Installation Development Authority (MIDA) Presentation by Paul Morris, MIDA Executive Director:

Paul Morris indicated MIDA was a state authority and an economic development entity with a military focus. He reviewed the purpose of MIDA was to create project areas to facilitate land development to support the U.S. military mission in Utah, issue bonds, provide municipal services, distribute legislative appropriations, levy taxes to support the project area development, assist in long-range planning and serve as trustee for the Air Force payment-in-kind account. He displayed a slide showing the economic impact that the military had on Utah. He showed the Falcon Hill project that spanned various cities in Northern Utah, and noted 4,000 jobs were created as a result of that project.

Morris discussed the current project in Wasatch County. He reviewed the Air Force owned property on Red Maple, but Park City didn't want them to build a hotel there. So MIDA transferred their ownership to Wasatch County. Dave Williamsen, MIDA, gave the history of making the resort work and stated it took a minimum of 175 rooms to pay for the resort oversight and management. Heather Kruse, MIDA, displayed the area established by Wasatch County for recreation and the area of Hideout. She stated the parcels within the boundaries had to have the landowners' consent to construct the project. This took time to achieve. Some of the project achievements included the Jordanelle Parkway. Also, 500 parking spaces were completed at the resort. They had 140 new residences and 815 new subdivision lots. They would also create 5,000-7,500 new jobs. They estimated tourists would spend \$4 million per year. She indicated the Mayflower Hotel would have 387 rooms and part of those would be reserved for military personnel only. There was conference space as well. There would be a skier services complex that would include hotels, condos, and skier services, such as a ski school and retail outlets. Things they knew they needed in order to make the project viable was transit and affordable workforce housing. She was grateful for the roll out of transit in Wasatch County. There were four buildings in the project designated for short-term and long-term rentals. This was the first phase and more affordable housing was planned in the future.

Kruse indicated they would offer skiing, fly fishing, mountain biking, and water recreation. They worked with the National Abilities Center (NAC) and smaller groups in the area. On the east side, they worked with Sky Ridge for golfing. The NAC would open golfing as a programming option for their clients. Sky Ridge would open an equestrian center that would be open to the public. She discussed the infrastructure projects they were involved with as well.

Council Member Rubell asked what the concept for the recreation project was. Morris stated it was a booking priority in favor of retired and active military. The public could reserve any remaining rooms. Council Member Rubell noted the public would pay more so the military personnel could get better rates.

Council Member Toly asked if they would be expanding into Park City, to which Morris stated they would not. Council Member Gerber thanked them for considering transit and affordable housing and stated 600 affordable units would not be sufficient. Morris stated 600 units were planned offsite, but that didn't count with what would be built in the village. Council Member Gerber hoped to hear the total number of affordable units provided in the future. Kruse stated they exceeded the affordable housing requirement asked of them. They were also contributing to a fund for first-time mortgages.

Council Member Doilney thought the information was clear and it was nice to know the impacts coming to the area. He asked for clarification for plans on Part Seven of the project, which was around Hideout. Morris stated that was around the lake and the legislature would have to approve that part.

REGULAR MEETING

I. ROLL CALL

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

II. SWEARING IN CEREMONY

1. Peace Officer Swearing-In Ceremony:

Chief Carpenter stated Mike McComb, Emergency Manager, completed the Peace Officer Standards and Training (POST) and would be sworn in. Other officers being sworn in included Shawn Ray, Cole Reidhead, and Adam Butler. Mayor Worel swore in the officers and the officers' families pinned badges on them.

III. APPOINTMENT

1. Appoint Jess Griffiths to the Park City Public Art Advisory Board Effective Immediately through June 30, 2025:

Jenny Diersen stated one board member moved out of state and three candidates applied to fill the vacant position.

Council Member Gerber moved to appoint Jess Griffiths to the Park City Public Art Advisory Board effective immediately through June 30, 2025. Council Member Toly seconded the motion.

RESULT: APPROVED

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

IV. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Gerber wished the community a happy holiday season. She indicated there was a KPCW article on Recycle Utah that indicated one of the reasons they needed to move was because they had to pay to have cardboard stored until they could have it recycled. They needed a bigger location to better serve the community.

Council Member Rubell stated people applied values differently. He encouraged the community to focus on actions instead of words. He stated there was language in the Utah State Code regarding the administration of government that prohibited harassment, intimidation, attempts at incitement, etc. He indicated he went to Shop with a Cop and it was great. The Richardson Flat Park and Ride was active with Transit as of Sunday. He thanked the City staff who worked over the holiday period.

Council Member Toly indicated this was the year of recreation. She was grateful to work with her fellow Council members. Mayor Worel recapped Shop with a Cop. Santa would come down the Town Lift on Saturday. She also reviewed Park City was recognized as one of the Merriest Main Streets in America on the Today Show. One hundred people showed up to be on national television and support the community.

Staff Communications Reports:

1. Wreaths Across America Ceremony:

2. LMC Case-by-Case Determination:

Council Member Rubell thought there was great information in this. He proposed the Planning Commission review the document and propose modifications to Council. Council Member Gerber wanted to give Planning Commission some prioritization in the list. Council Member Rubell didn't want to dissect it prior to having them look at it. Council Member Dickey agreed this list should be looked at in relation to the code amendments going through the process and prioritized accordingly. Council Member Toly agreed with Council Member Dickey. Mayor Worel summarized the majority of Council wanted to send this to Planning Commission to prioritize the list. Matt Dias, City Manager, stated the Planning Commission would prioritize it with their current workload and current LMC amendment processes.

Council Member Gerber asked what the goal with these items was. Council Member Rubell stated the Planning Commission expressed concern on how certain things were written. This was a great opportunity to update the code. Council Member Doilney asked how far out Council wanted to see these things. He thought Council should relate how big of a priority these were. Based on the Planning Commission workload, he wanted to be fair to them. Council Member Rubell didn't want to dictate the level of authority and he wanted them to see the document. Capacity shouldn't drive the approach to government. He wanted them to decide if these sections of code were appropriately written. Council Member Doilney thought the Planning Commission work was over capacity. Council Member Toly stated the best time to have them look at LMC amendments would be after the legislative session since other amendments would be needed anyway. Council Member Doilney thought the consultants could look at them if Planning Commission stated it was beyond their scope. Dias stated these were complicated cases. He summarized Planning Commission could look at the list and see if it was a high priority for them.

Gretchen Milliken, Planning Director, explained the document outlined when case-by-case determinations were made and she wanted to know how the Planning Commission should go about determining what was most important. Council Member Rubell wanted the Planning Commission to discuss when and if they could look at it, or they could determine that a consultant should look at it. They should look at both documents to see if the authority, recommendations and final action were appropriate. Then look at the determinations to see if any of those should be amended.

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Megan McKenna, Mountainlands Community Housing Trust, thanked Council for their support. They just launched the Workforce Employer Rental Incentive program. Deer

Valley was the first employer participating and next year they hoped to have more employers participate. She also noted she rode transit from PC Heights and thanked the City for transit.

Mayor Worel closed the public input portion of the meeting.

VI. CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from November 3, 2022:

Council Member Doilney moved to approve the City Council meeting minutes from November 3, 2022. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

VII. CONSENT AGENDA

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival:

2. Request to Approve Type 2 Convention Sales Licenses for Operation during the 2023 Sundance Film Festival:

3. Request to Approve and Accept the Fiscal Year 2022 Draft Annual Comprehensive Financial Report (ACFR):

Council Member Gerber wanted everyone to look at the end of the ACFR for interesting facts. Council Member Rubell asserted this was more than an audit report.

Council Member Toly moved to remove Item One from the Consent Agenda. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

Council Member Doilney moved to approve Consent Agenda Items Two and Three. Council Member Rubell seconded the motion.

RESULT: APPROVED

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

1. Request to Approve Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival:

Mindy Finlinson, Finance Manager, stated a line on the list needed to be corrected. The address 950 Main should be 950 Ironhorse.

Council Member Doilney moved to approve the Special Event Temporary Alcoholic Beverage Licenses during the 2023 Sundance Film Festival as amended. Council Member Toly seconded the motion.

RESULT: APPROVED

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

VIII. OLD BUSINESS

1. 516 Marsac Avenue (Old Peace House) Project Update:

Brown Sebright, Housing Program Manager, presented this item with Derek Moe, Architect. Sebright reviewed Council direction to use this property as employee rental housing and maximize the units. He brought designs for a triplex and a duplex for consideration. To accomplish a triplex, a 450 square foot addition within the setbacks in the back would be needed. The duplex option could be accommodated within the existing building envelope. The triplex would have two - two bedroom units and a three bedroom unit. He stated a triplex was a conditional use and when the application was made, they could request reduced parking. Sebright stated the estimated cost for the triplex was \$1,318, 711 but that could be reduced if the parking was reduced. The cost for the duplex was estimated to be \$960,092.

Council Member Gerber asked if cars were not able to be parked outside with both options, to which Sebright stated it only applied to the triplex. Council Member Rubell asked if there was a construction timeline difference with the two options, to which Sebright stated no. Council Member Rubell asked what would happen if a renter no longer worked for the City. Sebright stated they would have to move out. Council Member Rubell clarified on parking that a variance could be requested by asking the Planning Commission for a conditional use for it, to which Sebright affirmed. Council Member Rubell asked if the LMC could be looked at to make it more generic so the City wasn't granted something that others would not be allowed to do. Sebright stated the condition could be applied for by anyone.

Council Member Toly asked if a lease requirement could be to only have one car, to which Sebright affirmed. Council Member Toly asked if the leases would be awarded via lottery. Sebright indicated he was working on that. Council Member Toly requested a construction plan for vehicles.

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

The Council favored moving forward with the triplex design. Council Member Rubell didn't want the City to have special privilege through the process. He suggested

reviewing the LMC to ensure the process was appropriate given where the project could land.

Mayor Worel summarized the Council agreed to move forward on the triplex. Matt Dias asked if this was one request or two to include the Planning Commission. Council Member Doilney stated the City didn't want special treatment, but he didn't want the process held up until there was an LMC amendment. Council Member Rubell stated a request for a variance was separate from the conditional use process. He wouldn't support the variance route if it only benefited the City. Council Member Gerber indicated anyone could request a variance. Council Member Dickey noted the board would apply the request to a standard. The majority of Council favored the variance request.

IX. NEW BUSINESS

1. Consideration to Approve Ordinance 2022-47, an Ordinance Amending the Annexation and Zoning Ordinance No. 2012-12, for Approximately 20.46 Acres of Property Located at 3981 Kearns Boulevard, in the Quinn's Junction Area, Known as The Park City Film Studios First Amended Subdivision Lot 1B, Park City, Utah. The Site was Previously Zoned Community Transition (CT) with a Regional Commercial Overlay (RCO) Designation:

Alex Ananth, Senior Planner, Jason Glidden, Housing Manager, Justin Keyes, representative of the developer, and Trent Smith, Modern Out West, were present for this item. Ananth reviewed the history of this project. She noted the project had an affordable housing requirement of 42.4 affordable unit equivalents. There was an amendment to the master planned development (MPD) that would allow for mixed-use commercial. A subdivision was approved on the site and would not be part of the MPD. There would be a commercial core in the center of the project and the retail/commercial uses were on the ground floor of those buildings. Phase One had all affordable housing buildings. Phase Two consisted of all commercial buildings. Phase Three was planned for market rate townhouses, and Phase Four was for the hotel and another building at the back of the site.

Ananth stated the building heights varied, which was appealing for this development. The commercial buildings and townhouses were 25 feet tall, the market rate building and the mixed-use with affordable buildings were 40 feet tall, and the building set farthest from the street was 45 feet tall. There was precedence for height variances from the film studio and the buildings across SR 248. Of the 42 required affordable unit equivalents (AUE), 64 units would be constructed in a mix of sizes and rented up to 80% area median income (AMI) in Phase One. In addition to the required units, the developer proposed building 120 more affordable units in a mix of sizes and rented up to 80% AMI but available to households earning up to 120% AMI. All of the studio units would be rented for 60%-70% AMI.

Ananth noted there was a condition of approval that required a parking study for any commercial uses that had intense parking requirements, such as office, retail, or service. The applicant asked for an 89 stall parking waiver and Planning Commission approved that.

Keyes indicated many of the affordable units were 60% AMI, which was below the City's requirement. He reviewed the original plan for the property and compared it to the proposed plan. Smith stated there were stepped heights that would lead to the film studio height of 60 feet. The four-story affordable housing building would be the tallest on the campus. There were no buildings in the sensitive overlay zone. He explained the mixed modal aspect of the development including trail access, bus access, and interior pedestrian circulation. Keyes indicated there would be a total of 185 affordable units. He noted the other affordable units would have rents starting at 80% AMI but allowing an AMI of 120%, so if the renters got a pay raise, they wouldn't have to move out.

Keyes discussed the nightly rental units and indicated he needed these to make the development profitable. He reviewed the Planning Commission was concerned about the impact of nightly rentals on the surrounding residents. Smith stated the amenities were part of the development. One thing was a three-season plaza that included a playground, farmer's market, pickleball courts and other courts. A bus stop would be constructed as well as pocket parks. Covered bike storage would be provided for every unit.

Mayor Worel asked if all 185 units would be deed restricted, to which Keyes affirmed. Council Member Toly asked how they would prevent this parking lot from becoming a park and ride. Smith stated there was a guard at the entrance to the film studio. There would be a little park and ride for those who used the trail system. Keyes stated the residential and commercial parking would be shared. He didn't want overparking, but they had the space to add more parking if it was needed. He hoped the parking would not be a park and ride. Council Member Toly asked how the parking was designated. Keyes stated the parking would not be by permit, but each townhome would have a garage. The other units would have underground parking designated for users. It was indicated the swimming pool was only for the market rate units. The sport courts were available for all in the Studio Crossing community. Council Member Toly asked what the construction timeline was. Keyes stated the project was planned for six years, but they hoped to accelerate the timeline once approvals were received.

Council Member Rubell asked if the public safety agencies had approved this. Smith stated the Fire Department meetings were being set up now. Ananth indicated she didn't expect any major issues with the Fire District. Council Member Rubell reviewed code required 655 parking spots and the development offered 565 stalls. Shared parking required 527 spots so the development was overparked. Keyes

stated they could put in additional parking, but the Planning Commission concluded 565 stalls were sufficient. Council Member Rubell asked to learn more about the nightly rental zone in the area. Keyes stated this project was in the community transition zone with the RCO overlay zone which allowed nightly rentals. Council Member Rubell asked for consistency in staff report communications. He asked why this project was not eligible to be processed as an affordable master planned development (AMPD). Keyes stated the AMPD capped retail at 10,000 square feet and for this project, 60,000 square feet of commercial was needed. He also thought the AMPD prohibited nightly rentals.

Council Member Dickey stated the commercial full-time employee (FTE) assumption was 211 and he estimated 353 occupants were assumed to occupy affordable housing. He looked at the net impact of affordable housing and thought it was a 35–40-unit net gain. He expressed concern about the small benefit compared to the big impact those additional residents and employees would have on the entry corridor. The benefit wasn't that big from an affordable housing perspective. Glidden stated the old MPD had zero affordable housing and had a 100-room hotel plus additional retail. Council Member Dickey stated there was uncertainty on the old plan that was being compared to the current plan. Keyes indicated he was about to pull the building permit on the hotel when they offered to change the plan. There wasn't uncertainty. The code-based requirement was 20% affordable housing and they were building 50% affordable housing. Council Member Dickey asked if a transit stop would be built, to which Smith asserted he met with the Transportation team to get the plans and figure out how the route would work.

Council Member Rubell asked if the hotel was permitted and approved, to which Ananth stated it was considered allowed. Council Member Gerber stated this was a fully private project and she asked if additional affordable units could be considered if the City contributed funds. Glidden explained there were preliminary conversations and the developer was open to that, but the developer wanted to see where the market landed first. Council Member Gerber asked if the garages would be fitted for electric vehicles and if the project would fit with the City's sustainability goals. Smith stated electric vehicle chargers would be installed. Council Member Gerber asked if heating would be efficient, to which Smith stated they were discussing having all electric units. Mayor Worel thought the townhomes would be great for seniors looking to downsize.

Mayor Worel opened the public hearing.

Megan McKenna, Mountainlands Community Housing Trust, indicated she supported this project and the ordinance. In evaluating a project, they looked at the net impact to the community. This project wasn't perfect, but this plan was a net gain. She was pleased to see the deeper affordability. She also welcomed the amenities that surrounding neighborhoods could access.

Rena Jordan saw the success of Newpark and she supported this development. She was optimistic it would be a success.

John Greenfield was grateful that many of the affordable units were under 80%.

Helen Nadel thanked Council for their hard work. She supported this project. It fit Council's affordable housing goal. Growth would continue to happen in the City and that would require good planning. Projects like this would ensure people from all walks of life could live here.

Alex Butwinski via Zoom stated he was on the Council when the proposal was approved in 2012. He supported the new proposal.

Megan McKenna added that Council Member Gerber's suggestion to partner with developers on affordable housing was good.

Mayor Worel closed the public hearing.

Council Member Doilney explained the process the project went through to get it to work. He stated they met all the requirements and then some. That should be considered as discussion took place tonight.

Council Member Toly thought this would bring workforce into the community. She was hopeful to bring the commuters into the community. She hoped it would not become a park and ride. She favored the support commercial and as many pickleball courts as possible.

Council Member Rubell asserted it didn't make sense not to have the Fire District's stamp of approval and thought their approval should precede Council's approval. He was fine with the proposed parking reduction, but wanted to know the impact of the parking reduction since people would lean on other modes of transportation. He asked for more parking conversations. He wanted the conflicting information on nightly rental zoning to get cleared up before this was approved and for the maps to be updated. There was also a discussion on property owners who got business licenses for nightly rentals and he stated property owners had nightly rentals and didn't get business licenses so he expected the numbers of nightly rentals with business owners would be low. He favored a nightly rental cap on the project and the amount needed if the City partnered with the owner on this project. He thought 60,000 square feet of commercial was acceptable for this project and thought Council could look into updating the AMPD to allow that. It didn't have to be before the project approval, but it could be concurrent. He wanted to continually improve instead of giving one offs. Council Member Rubell thought it would be nice to have some for-sale units in the project. He stated the workforce range was close to 60% AMI, but the only units offered at that range was studio units. He asked the

developer to look at a range so other units could be offered at a lower price. He didn't want transient housing for film studio workers. He didn't think that was the intent, but it would be nice to put some restrictions on that.

Council Member Dickey indicated the FTE issue was concerning and thought all the extra density would be for an additional 16 affordable units. He thought the development could deliver so much more. Glidden stated there was a lot of density and they were maxing it out. If the City allowed more density, the developer would build more. The workforce in that area would have priority in the waterfall. Council Member Dickey was okay with height and the parking reduction. He was concerned with the lack of integration of the market rate units and affordable units.

Council Member Doilney asked if it was a normal process to have public safety approval before Council approval. Ananth stated she overlooked sending it to the public safety agencies, but she had years of experience and she knew it would work. Council Member Doilney reviewed the applicant maximized affordable housing. He thought many of the residents would work at the entities located across SR 248 and although the net impact might be small, the feel of the impact seemed to be big. He supported the project as-is.

Council Member Gerber agreed with Council Member Dickey's concern of mixing affordable with market rate units, but she knew there were HOA issues. She asked if the additional units that went up to 120% would be mixed AMIs, to which Glidden affirmed. She hoped to create additional deed restrictions. She was confident they could work through issues with the Fire Department. She asked if there was time to discuss additional deed restrictions. She didn't want to drag the discussions out and she supported the project. She felt the issues were minimal and the opportunity was big.

Mayor Worel stated this project was much better than the original plan and there was a lot of community benefit. She thought there was still a possibility for a master lease for parts of this project.

Council Member Doilney moved to approve Ordinance 2022-47, an ordinance amending the Annexation and Zoning Ordinance No. 2012-12, for approximately 20.46 acres of property located at 3981 Kearns Boulevard, in the Quinn's Junction area, known as The Park City Film Studios First Amended Subdivision Lot 1B, Park City, Utah. Council Member Gerber seconded the motion.

Council Member Rubell stated they were in no position to approve this when public safety agencies hadn't reviewed it. Ananth stated there were conditions in the ordinance that worked for the public safety agencies.

Council Member Dickey thought there was time for the public safety agencies to look at this first. He wanted to see an analysis of the net impact and the FTEs created by the commercial and the residential. If there was only a 16-unit net impact, he would want to go back to the drawing board. Glidden noted he didn't have a way to calculate ratios of FTEs derived from nightly rentals or residential units. Council Member Dickey stated there were tables with FTEs generated by industry class. Keyes asked if Council Member Dickey understood the impact of the original plan that was ready to go if this fell through. Council Member Dickey understood the current project was better than the original but he wanted to see the analysis.

Council Member Toly asked if there was a 12-month lease for the rentals. Keyes stated the minimum lease required was a six-month lease, but they normally offered 12-month leases. The film studio employees would not qualify for leases since they were transient.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, and Toly

NAYS: Council Members Dickey and Rubell

2. Consideration to Approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, and Betsy Wallace, Sundance Institute Managing Director, presented this item. Diersen reviewed the longstanding relationship between Sundance and Park City. She listed the proposed changes, including a 10 day in-person festival with virtual participation the last five days, an updated drop and load zone and Lyft staging, Transit and parking plans, a midnight noise variance request for the Bob Wells Plaza, updated health protocols, and an outreach plan.

Wallace was excited for Sundance to come back in-person to Park City. This festival was the top film festival and one of the top five in the world. She thanked staff for working with her as they prepared for the festival. Some sustainable efforts included reusable water bottles and water stations in the theatres. She noted the festival no longer required masks, but they were suggested for theatres. In addition to the City's outreach efforts, Sundance would perform outreach as well. She indicated she would return in May to debrief the festival with Council.

Mayor Worel asked if the load in/out would be restricted to certain days and times, to which Diersen affirmed. Mayor Worel asked if Lyft would use the same part of Bonanza Park as the Transit to Trails program used. Diersen reviewed the areas where the vehicles would be located.

Council Member Gerber asked if the Galleria box office would still be open for ticket pickup. Diersen stated the pickup was at the Flagpole Lot. It was indicated there were 10

spots reserved for ticket pick up and the rest was for employee parking. Wallace clarified the tickets were digital and so the parking spots would be for people who had problems with their accounts. Council Member Gerber asked if permitted employee parking permits were allowed in China Bridge, to which Diersen stated it was allowed but she preferred employees to park in the Homestake Lot or Richardson Flat.

Council Member Rubell asked if the cash contribution to Sundance and the Kane Security reimbursement was in the Master Festival License (MFL) or in the Supplemental Plan, to which Diersen stated the cash contribution was part of the MFL. Kane Security started in 2014 and 2015 to consolidate services previously performed by five departments. At that time, the City took on those costs. Council Member Rubell asked to discuss that when the MFL was renewed.

Council Member Toly asked about the one-way traffic. Diersen explained Swede Alley would be one-way south, Main Street and Park Avenue would be one-way north, and Hillside would be one-way into town (west). She clarified there would be residential passes for those streets.

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

Council Member Rubell moved to approve a Level Five Special Event Permit for the 2023 Sundance Film Festival in a form approved by the City Attorney. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

3. Consideration to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2023 Calendar Year: Property Insurance: \$316,267 and Auto Physical Damage: \$98,568 to Liberty Mutual; Public Entity Liability Insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: \$243,820 for the Workers Compensation Fund; Crime Insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and Drone Insurance: \$1,688 to Global Aerospace:

Matt Dias, City Manager, explained these coverages took a lot of work. A broker bid out the policies to get the most favorable rates. Over the years, the premiums were managed well, but this year assets had gone up, inflation increased, and the City had more employees and as a result, incurred more accidents. He noted western wildfire risks also contributed to the increased premiums.

Mayor Worel asked what crime insurance covered. Dias explained this insurance would cover loss if an employee stole funds.

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

Council Member Toly moved to authorize the following annual insurance premiums to fund the city's insurance placements for the 2023 calendar year: property insurance: \$316,267 and auto physical damage: \$98,568 to Liberty Mutual; public entity liability insurance: \$264,233 to States Self-Insurers Risk Retention Group, Inc.; workers' compensation insurance: \$243,820 for the Workers Compensation Fund; crime insurance: \$4,427 to Travelers Insurance Co., and \$4,500 for a special Treasurer's Bond; and drone insurance: \$1,688 to Global Aerospace. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

X. ADJOURNMENT

PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
Board Member Jeremy Rubell	Excused

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

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

III. NEW BUSINESS

1. Consideration to Approve the Studio Crossing Housing Mitigation Plan to Fulfill the Affordable Housing Obligation Generated by the Proposed Studio Crossing Project:

Jason Glidden, Affordable Housing Manager, reviewed the mitigation plan was covered in the regular meeting as the ordinance was discussed. Board Member Dickey clarified the plan was approved and the housing requirements met the housing resolution, to which Glidden affirmed. Justin Keyes reiterated that when the construction costs were locked in, they would discuss a City contribution and affordable housing expansion.

Glidden stated the Housing Resolution was updated every two years and a consultant was being hired to help evaluate employee generation numbers for hotels. Glidden would request that employee generation numbers based on nightly rentals be evaluated as well.

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

Board Member Doilney moved to approve the Studio Crossing Housing Mitigation Plan to fulfill the affordable housing obligation generated by the proposed Studio Crossing Project. Board Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Board Members Dickey, Doilney, Gerber, and Toly

EXCUSED: Board Member Rubell

IV. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the foreground and middle ground. In the background, a wide, snow-filled valley opens up, with a river or stream visible winding through it. The sky is a pale, overcast blue.

Western Summit County Project

Water Supply, Demand, and Surplus Water



Water Supply

Dry Year Water Supply (Gallons per Minute)

Source	Dry Year Source Capacity	Percent of total water capacity
Divide Well	950	8%
Park Meadows Well	1,000	8%
Middle School Well	1,000	8%
Ontario Drain Tunnel	1,000	8%
Judge Tunnel	662	6%
Spiro Tunnel	3,670	31%
Rockport	3,596	30%
Thiriot Spring	0	0%
Total	11,878	100%



Water Demand

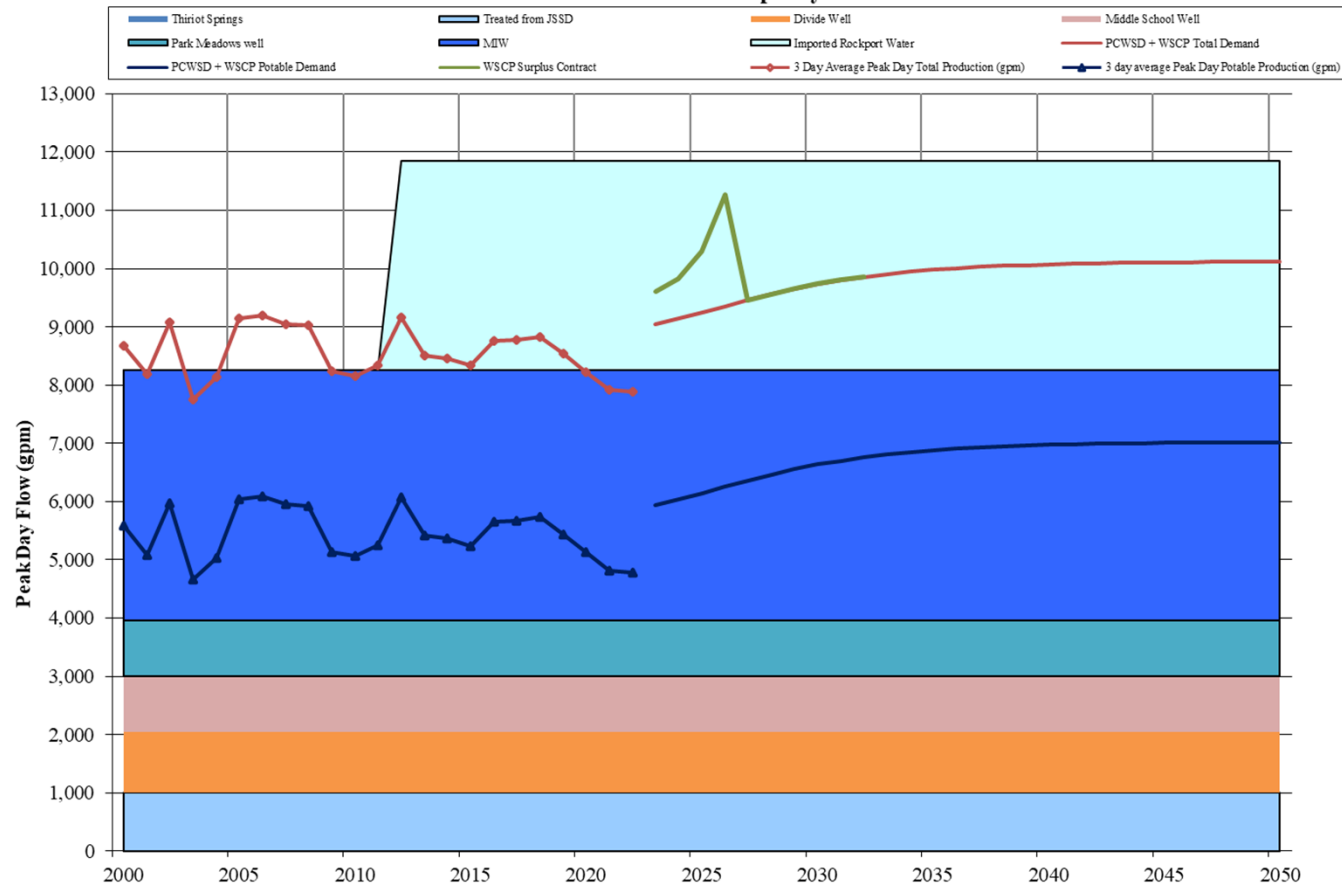
Historical & Projected Peak Day Water Demand (Gallons per Minute)

Year	Treated Drinking Water	Untreated Water (golf course, streamflow, irrigation)	Surplus Lease Maximum Delivery Rate	Total Water Demand	Surplus Water Capacity
2018	5,734	3,100	0	8,834	3,044
2019	5,435	3,100	0	8,535	3,343
2020	5,129	3,100	62	8,291	3,587
2021	4,816	3,100	62	7,978	3,900
2022	4,780	3,100	558	8,438	3,440
2023	4,876	3,100	558	8,534	3,344
2024	4,973	3,100	682	8,755	3,123
2025	5,073	3,100	1,054	9,227	2,651
2026	5,174	3,100	1,922	10,196	1,682
2027	5,278	3,100	TBD	8,378	3,500



Water Demand

DRAFT - Projected Park City Peak 3 Day Demand
& Reliable Source Capacity



———— **Master Agreement** ————

Primary Purpose

Ensure a reliable water supply for the residents of the Snyderville Basin and Park City by regionalizing water supply and infrastructure between the parties and integrating systems.

Parties

Park City Municipal Corporation and Park City Water Service District
Mountain Regional Water Special Service District
Summit Water Distribution Company
Weber Basin Water Conservancy District
Snyderville Basin Water Reclamation District
Summit County



Master Agreement

Short Term Water Supply

Interconnect water systems

Use existing water sources

Weber Basin purchases and leases existing surplus water

Long Term Water Supply

Weber Basin builds a new water development project (future facility)

Main Benefits of Leasing Surplus Water

Delays new water development project (future facility)

Reduces future water rate increases for Park City customers



Future Facility Alternatives

Summary Infrastructure Costs from 2017

- Round Valley Reservoir \$70M
- Lost Canyon Pipeline \$74M
- East Canyon Reservoir Pipeline \$90M



Water Revenue

Water Enterprise Fund Revenue Summary

Year	Water Fees	Surplus Water Fees	Total Revenue
2019	\$21,063,331	\$0	\$21,063,331
2020	\$20,758,914	\$344,142	\$21,103,056
2021	\$22,954,906	\$348,466	\$23,303,372
2022	\$21,589,649	\$1,576,280	\$23,165,929
2023	\$22,379,910	\$1,417,568	\$23,797,479
2024	\$23,099,048	\$1,784,561	\$24,883,610
2025	\$23,843,356	\$2,840,697	\$26,684,053
2026	\$24,613,715	\$5,335,497	\$29,949,212
2027	\$25,411,036	TBD	\$25,411,036



Interconnects

Existing Interconnections

Completed to facilitate delivery of surplus water

- Old Ranch Road - Flow from Mountain Regional to Summit Water
- Trailside - Flow from Summit Water to Mountain Regional
- Quinns - Flow to/from Park City to/from Mountain Regional and Summit Water

Future Interconnections

Required to increase flow capacity from Park City

- Expanded Quinns interconnect
- New Highway 224 interconnect



Temporary Winter Balcony Enclosures



Purpose

Allows for the enclosure of balconies on non-historic structures on Main Street from November 15 through April 30.

3 properties on Main Street qualify under current standards.

Background

- January 7, 2016 – Three-Year Pilot Program launches (Ordinance 2016-01)
- November 3, 2016 – The Riverhorse on Main becomes the first property to utilize the program
- October 11, 2018 – The City Council extended the Pilot Program for another 5 years
- April 30, 2023 – The Pilot Program is set to expire

Feedback

Historic Preservation Board

- Generally in support of continuing the program, supportive of existing design guidelines.
- Not in support of permanent enclosures.

Planning Commission

- Split support of the program; those in support desire stronger design guidelines and enforcement measures.
- No desire to expand the program to allow for permanent enclosures.

Feedback

HPCA

- In support of continuing the balcony enclosure program.
- Supportive of expansion of the program to allow for permanent (year-round) enclosures.



RIVERHORSE ON MAIN



RIVERHORSE ON MAIN STREET

Riverhorse on Main brings an elegant experience of the flagship Main Street for locals and visitors alike – guest who come from around the world get a view of Park City like never seen before. The current winter dining program has been a great success – we would like to collaborate with the city to find a way to keep the program year-round. We thrive on promoting historic main street, and since the pandemic we can do that every season with our deck enclosure.



GUESTS & VISITORS

GUESTS

The Riverhorse on Main family hosts visitors from around the world who often want to return – providing a tourism view of the city year round. We entertain locals, tourists, and corporate events – over 100,000 guests per year. This provides additional business for surrounding establishments bringing large events to Main Street year-round.

VISITORS

At Riverhorse on Main, after guests leave dinner with us we make a suggestion where they should go next! Whether it is a visit to the Fine Art Gallery of Park City or a drink after at No Name, our goal is promote businesses that promote us on Main Street.



A hand holding a glass of champagne with a city view in the background. The hand is wearing a watch and rings. The background shows a city street with buildings and a car.

Agreement

We understand that there would need to be changes to code in order for this to occur. I believe other business owners can and will succeed. Changing code or the program will create consistency for everyone on the street.

Our structure will certainly need to be upgraded in order to comply with permanent structure status as opposed to a temporary structure. Riverhorse will commit to providing an enhanced the aesthetic view of main street. This will make our restaurant closer to the our goal of being a green business with upgraded windows and insulation.

The deck is over 5 feet of city property, We propose in some fashion a long term lease over that property, that if at any time it was a problem for city hall Riverhorse would comply with city direction.

Thank you



Thank you for taking the time to review and discuss this proposal – our goal at Riverhorse on Main is to continue to provide an excellent experience to guests that represents Park City Main Street well with an outstanding view.

Thank you!



RIVERHORSE ON MAIN

BALCONY ENCLOSURE REVIEW

Agenda:

- Introduction
- Primary goals
- Our Commitment
- Summary



Introduction

Riverhorse on Main has been a pillar of the Main Street community ever since its opening back in 1987. As time progresses and city changed, so did our establishment, but we never forgot where we started from.

Our rich heritage makes us whom we are today, and we would like to support any efforts into preserving our roots and the city's history.

Being a restaurant in Utah is a challenging adventure, and we couldn't be more grateful to be part of a warm and supportive community such as Park City.

In respect to this program, the program was created with previous council, planning and historic preservation boards. All look, feel, design was reviewed and approved together as one group.

PRIMARY GOALS

- Creating a memorable experience for our locals and visitors, offering stunning views of Main Street;
- Work collaboratively with the City respecting current LMC and Historic Preservation Board guidelines, adhering to the architectural style of the area;
- Maintaining and enhancing long-term viability of the downtown core as a destination for residents and tourists by ensuring a business that encourages a high level of vibrancy while preserving the district's heritage
- Work with council, planning and historic preservation boards to work out a way to continue our dinning deck program.

Our Commitment



While we understand and hear everyone's concerns regarding the current enclosure, Riverhorse on Main has taken every step needed and worked with the City Planning department and Historic Preservation Board on the design which was then approved by the City Council.

We will work closely with the City Council to ensure all concerns are addressed and be an example in the community, embracing and respecting its values.

We will provide the leadership and guidance to those that in the future would wish to participate in the program



PC Mall on Main Street



Modern Building corner of Main Street and Heber Ave

It is our understanding that the main concern is in regard to our current design – “it is that the building is detracting from the overall western architectural appearance of Main Street”.

To the left we found some images of some other buildings on Main Street, more recently erected that are by comparison more modern than our building.

While below we have our current glass enclosure:



One can even say that this is the original façade of the building as it blends in perfectly with the surrounding elements.

Below you can see the initial façade v. what we have in place now.



As you can see, the glass elements were already in place. The color scheme of the glass enclosure falls perfectly in line with the rest of the building, without altering or contrasting it.

More so, the part of the building where the glass enclosure is erected is not part of a Historic Building, nor is it attached or connected to one, but adjacent to two.

While in the pictures you can see clearly the windows from the original building, note that this photograph was taken by a camera elevated on top of a car – from a pedestrian height, the whole façade would be covered by the patio, and no one would know the difference, let alone “breaking up the pedestrian experience”

With the balcony enclosure, we are able to provide a year-round dining experience to all our residents and patrons, offering unbeatable views of Main Street.

It is important to note that there is no increase in sewer or water usage, nor parking demands, than the summer months.

More so, having the enclosure will bring more tourists and residents to Main Street during the winter months, boosting revenue for the city and overall exposure.

With the enclosure up, there have been no issues with snow shed, ice, or pedestrian issues.



While we understand there have been other variants on how we can utilize the space, without having a structure in place, we strongly believe that an alternative such as a Teepee or a Tent, like in the picture to the right, is detrimental, not only to Riverhorse on Main, but to the whole city, as it would aesthetically impact more drastically than the current structure that we have in place. As you can see below the difference for our guests is dramatic.

Riverhorse on Main is lucky to have a patio large enough to support this program, hence we worked with all parties involved to have the structure approved and erected, and we do not consider we should be halting the program just because others didn't find it feasible for themselves.



Summary

Riverhorse on Main will do everything within their capabilities to be the restaurant of choice for our local community, visitors and partners, while supporting and respecting the communities' decisions pertaining to the patio enclosure.

We consider that the project was a beneficial one, not just to ourselves, but to the whole of Main Street, and while we were indeed the only ones to apply and do it, we would love to be able to support other restaurants to do it as well.

The project brought a substantial increase in revenue to the city in tax dollars and increased the popularity of Main Street and the entire Historical District and we are convinced that should the project extend; it should extend into Swede Alley or other areas as well, for everyone to be able to enjoy the benefits of it.



Before



Current



Proposed

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with numerous buildings and houses visible. In the background, steep, snow-covered mountains rise up. The overall scene is serene and wintry.

EPMOA Mining Structures Historic Preservation Update



Background

- March 16, 2020 – PCMC and EPMOA executed an updated MOA.
- Each entity is obligated to provide \$40,000 per year for the preservation of mining structures for 10 years (ending in 2030).
- Staff is required to meet with EPMOA each year to discuss current and future preservation projects and provide an update to the City Council.

Recent Projects

Daly West Headframe

- Restoration of collapsed Daly West Headframe.
- Restoration of Daly West Fire Hydrant Shacks.



Recent Projects



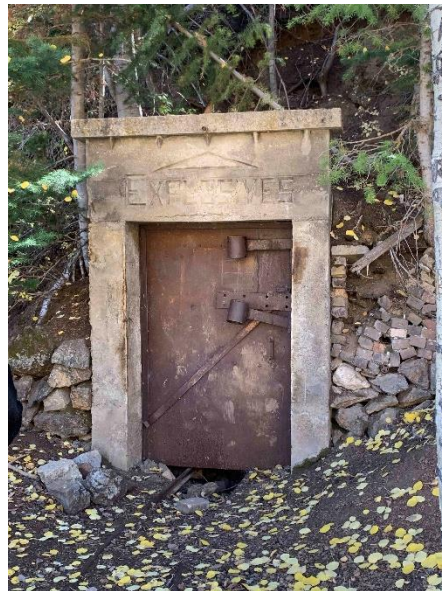
King Con Ore Bin

- Restoration of partially collapsed King Con Ore Bin.
- New subfloor system to allow snow to fall through to the ground.

— Upcoming Projects —

Revegetation
Interpretive Signage

Other structures
(not on EPMOA
property)



Empire Pass
2022 Historical Preservation Update

12.02.22

Available Funds - 2019-2022

• EPMOA Payment for Little Bell	\$ 65,034	
• Developer Contributions for Judge	120,000	
• PCMC Contribution for Judge	120,000	
• EPMOA Annual Funding 2020-24	200,000	
• PCMC Annual Funding 2020-24	<u>200,000</u>	
Funds Available through 2022		\$705,034

Expenditures - 2019-2022

• Little Bell (Reimburse FSMMH)		\$ 65,034
• Judge Mining & Smelting Office		
• Structural Engineering (McMullin)	\$ 7,300	
• Repairs (Black Dog)	132,697	
• Tree Removal (High Mtn)	<u>1,000</u>	
		\$140,997
• Daly Hydrant Shacks		\$ 37,181
• Daly West Headframe		
• Engineering	\$ 41,905	
• Permits & Project Mgmt	26,263	
• Signage	13,023	
• Steel & Concrete Construction	470,297	
• Crane & Sitework	<u>91,582</u>	
		\$643,069
Total Expenditures 2019-20		<u>\$886,281</u>

Funding shortfall floated by EPMOA \$181,247

Note: Rise Construction Invoices #1 & #3 included crane costs.

Judge Mining & Smelting Building

- Framing repairs completed 3/6/20
- Structural engineer sign-off 3/9/20
- Hazardous trees removed June 2020
- Metal doors installed and window opening secured
- Roofing repairs completed and final payment to contractor September 2020



Judge Mining & Smelting - roof prior to repairs



Judge Mining & Smelting - completed roof repairs

Daly Headframe & Hoist Equipment



Figure 35. Overview of Daly-West Mine Headframe, Shaft, and Hoist, facing north. Note collapsed headframe.



Figure 36. Overview of Daly-West Mine Hoist, facing northeast, with collapsed headframe in background.



Figure 37. Detail of Daly-West Mine Shaft, facing southeast.



Figure 38. Overview of collapsed Daly-West Mine Headframe, facing southeast.

- Headframe collapsed in 2015 due to insufficient repairs and maintenance to the shaft.
- Site subsequently stabilized with air vent maintained for mine operations.
- Deer Valley acquired site and headframe from JSSD.
- Headframe reconstructed in 2021 with most heavily damaged steel replaced.
- Headframe erected in 2022 with steel plates added for climb resistance.
- Hoist building fenced.
- Interpretive signage fabricated, but not yet installed.
- Fence around shaft to be completed in 2023.



2015 Aerial photo showing extent of mine shaft collapse



Daly West Fire Hydrant Shacks



Figure 39. Overview of Daly-West Mine Fire Hydrant Shack No. 1, facing north.



Figure 40. Overview of Daly-West Mine Fire Hydrant Shacks No. 2 (foreground) and No. 3 (background), facing west.



Figure 41. Interior of Daly-West Mine Fire Hydrant Shack No. 2, facing west. Note damaged wood on wall.



Figure 42. Detached roofing on Daly-West Mine Fire Hydrant Shack No. 2, facing east.

Shacks structurally braced, re-roofed and repositioned adjacent Headframe. Minor additional work done subsequent to this photo.



Ontario Mine Water Tank



Figure 24 – Water Tank D.

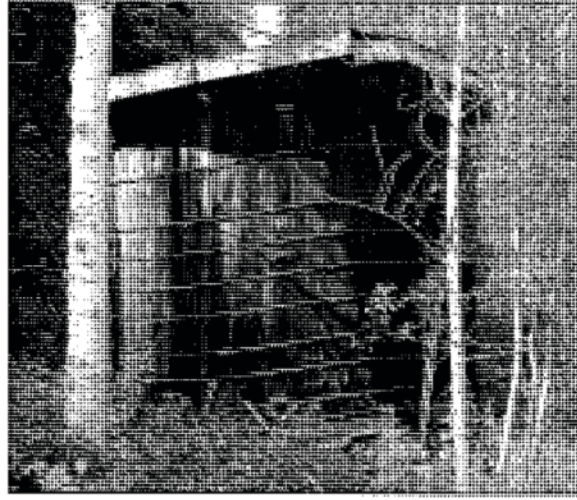


Figure 25 – Water Tank E.

The Ontario Water Tanks were not included in the recommended repairs in Exhibit 6 to the 2001 Historical Preservation Plan, and thus not included in the SWCA 2019 Historic Preservation Plan update. PCMC and FSMMH have identified the two remaining water tanks as structures of interest. EPMOA recommends working with FSMMH in 2023 to develop a plan for remediation in 2024.

A photograph of a two-story red house with a dark roof and multiple gables. A silver car is parked in the driveway in front of a dark garage. The house has a wooden deck and stairs on the right side. The background shows other houses and trees under a cloudy sky.

516 MARSAC AVENUE

OLD PEACE HOUSE REDEVELOPEMENT

City Council
December 12, 2022



Image Source: Google Maps

BACKGROUND

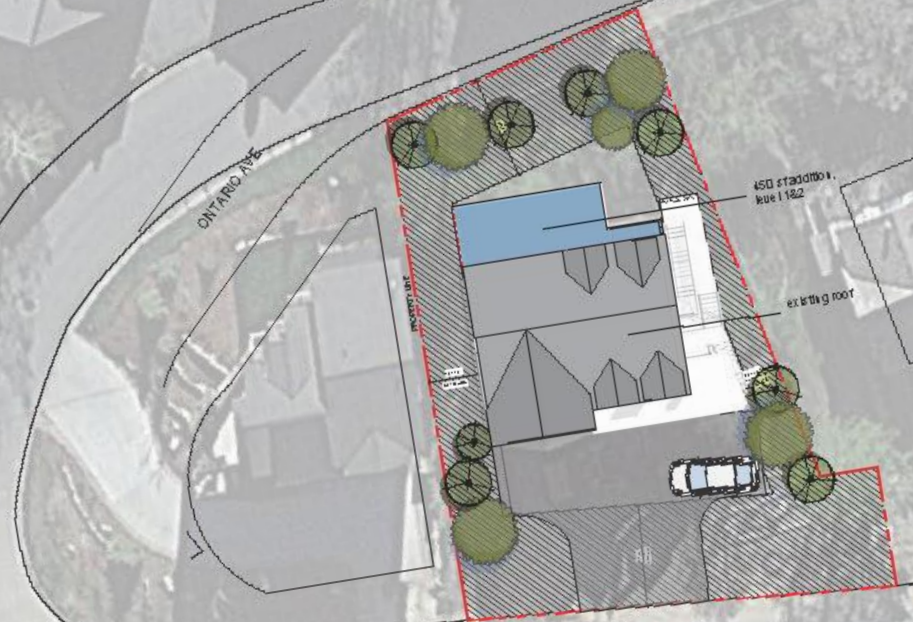
- Council work session on June 23, 2022, identified two preferred target uses:
 - City Employee Housing
 - Transitional Housing
- Council work session on October 6, 2022, identified City Employee Housing as the preferred option and provided direction to maximize the number of bedrooms and to find ways to work with the parking requirement



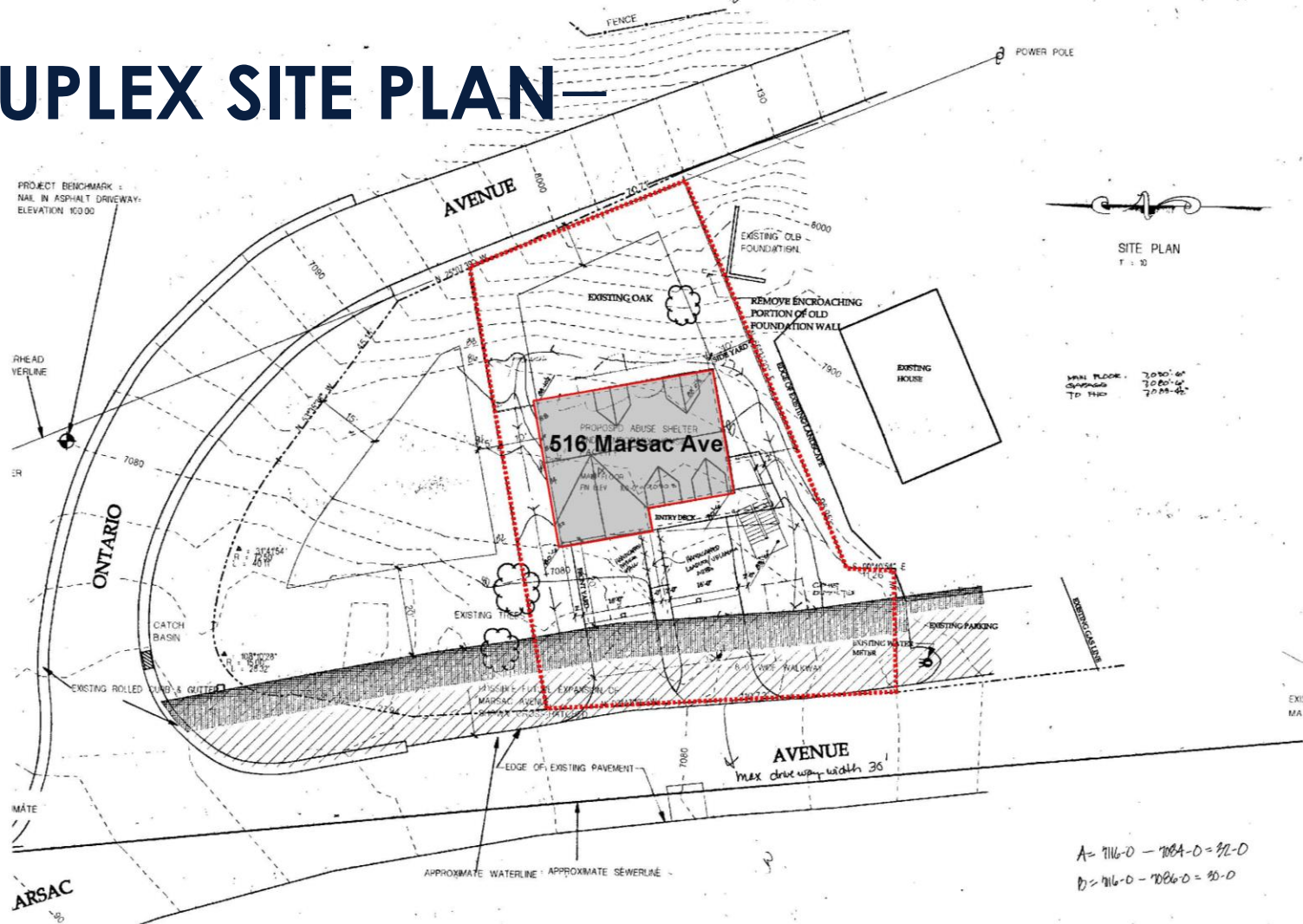
BACKGROUND

- Housing Team requests Council consider a preferred redevelopment option:
 1. Triplex Conversion
 2. Duplex Conversion

—TRIPLEX SITE PLAN—



PROJECT BENCHMARK :
NAIL IN ASPHALT DRIVEWAY:
ELEVATION 100.00

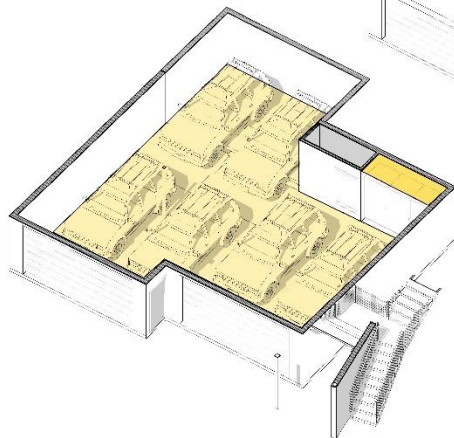

$$A = 7116 - 0 - 7084 - 0 = 32 - 0$$

$$D = 7116 - 0 - 7086 - 0 = 30 - 0$$

— TRIPLEX LAYOUT —

First Level

- 6 Car Garage
- 2 Spaces per Unit
- Tandem Configuration



1 | 3d Level D1
SCALE



2 | 3d Level D2
SCALE



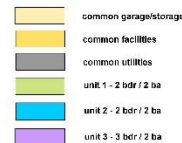
3 | 3d Level D3
SCALE

Third Level

- 3 Bedroom / 2 Bathroom Unit (1,050 SF)

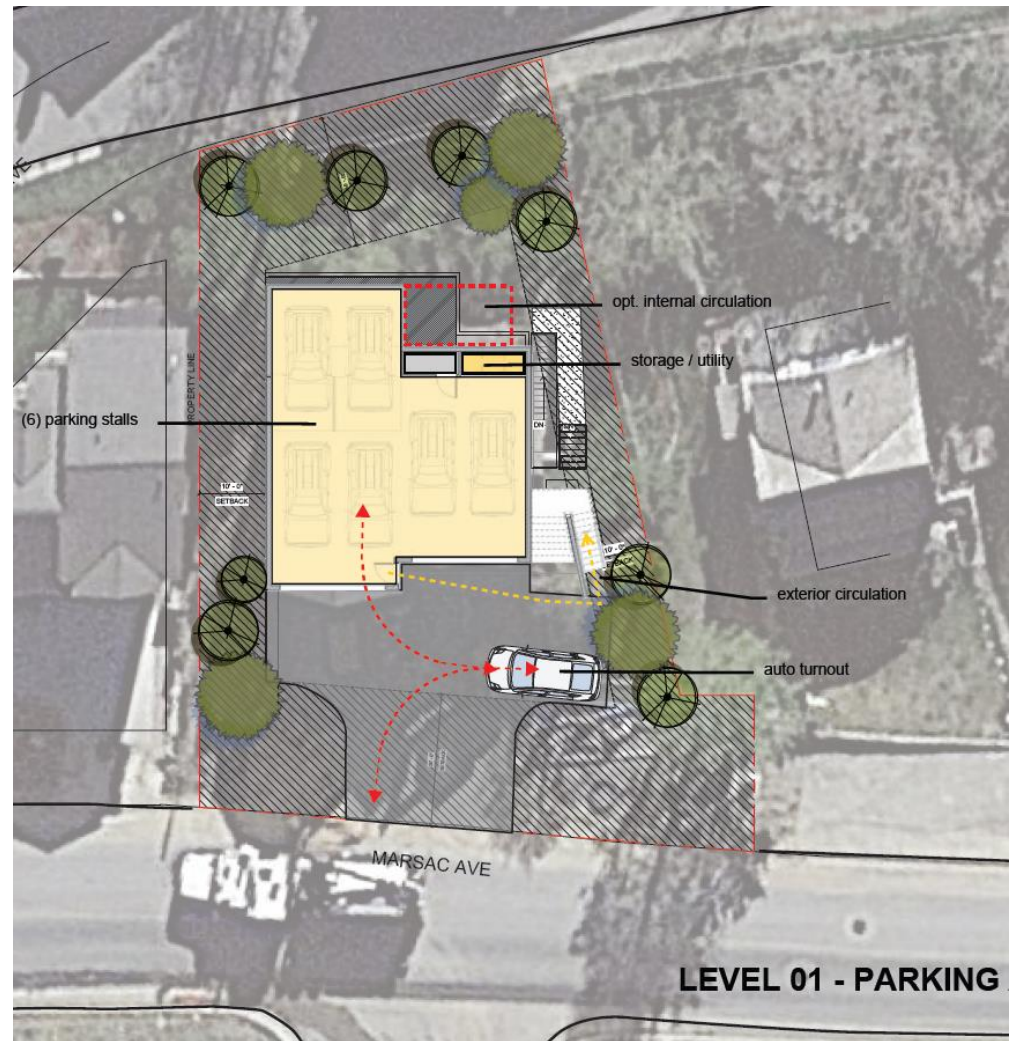
Second Level

- 2 Bedroom / 2 Bathroom Unit (695 SF)
- 2 Bedroom / 2 Bathroom Unit (690 SF)



—TRIPLEX PARKING—

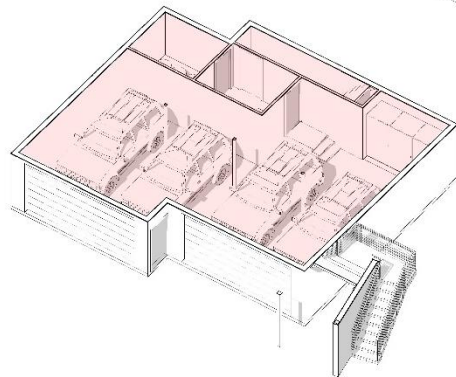
- **LMC § 15-3-6** requires 2 parking spaces per dwelling unit (6 total)
- **LMC § 15-3-3 (I)** only allows tandem parking for Single Family Dwellings, Accessory Apartments, and Duplexes
- **LMC § 15-2.12-7** requires triplex parking in R-1 to be completely enclosed and 50% below Natural Grade
- **LMC § 15-3-7** allows the Planning Commission to reduce the parking requirement for CUPs with an applicant provided parking study



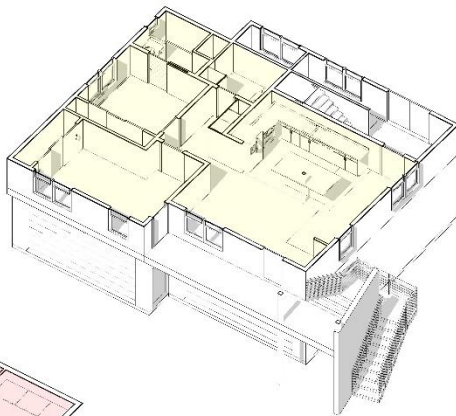
— DUPLEX LAYOUT —

First Level

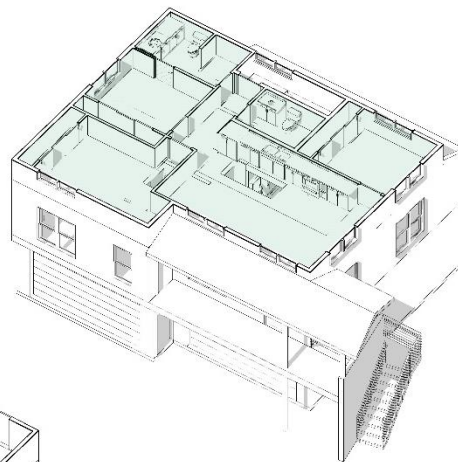
- 4 Car Garage (Existing)



1 | 3d_Level01
SCALE



2 | 3d_Level02
SCALE



3 | 3d_Level03
SCALE

Third Level

- 3 Bedroom / 2 Bathroom Unit (869 SF)

Second Level

- 2 Bedroom / 2 Bathroom Unit (890 SF)

— DEVELOPMENT OPTIONS —

1. Triplex Configuration

- Conditional Use
- Provides **seven new bedrooms**
- Off Street Parking requirement is six enclosed spaces
 - Can be accommodated in a tandem configuration, requiring a Variance
 - Could be reduced, per Planning Commission discretion, with a Conditional Use Permit

2. Duplex Configuration

- Allowed Use
- Provides **five new bedrooms**
- Off Street Parking requirement met with existing garage



ANALYSIS

Total Estimated Construction Costs:

- Triplex conversion: \$1,318,711
- Duplex conversion: \$960,092

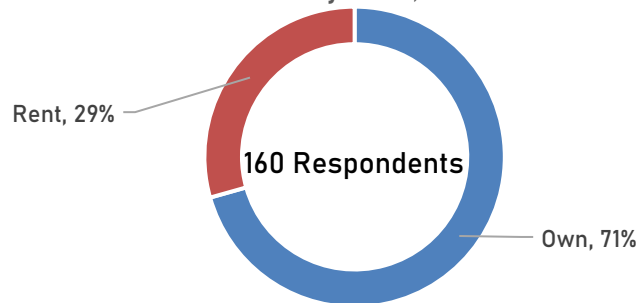
Operating Characteristics

- Duplex requires less upfront capital investment but generates less revenue.
- Triplex requires greater upfront capital investment but generates more revenue.
- The model shows that the triplex is preferred, with better capitalization rates, gross rent multipliers, operating expense ratios, and a shorter payoff timeline.

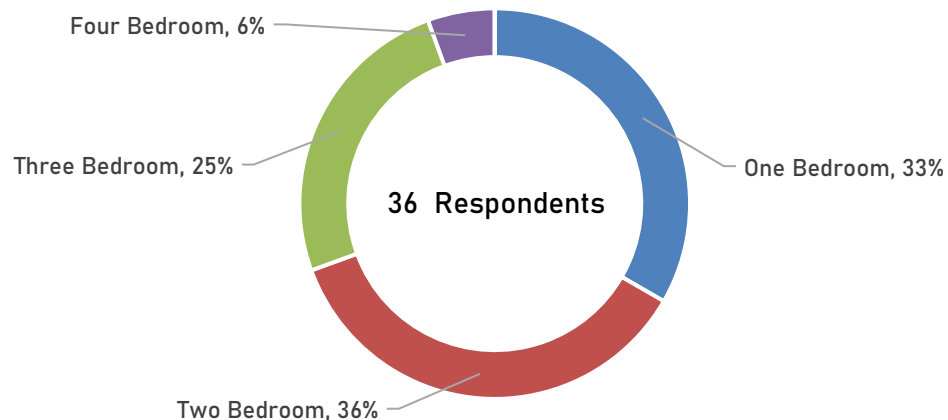


— CITY EMPLOYEE HOUSING —

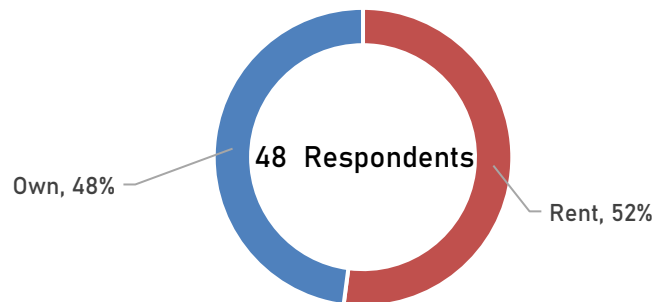
Do You Currently Own, Rent or Other?



Of Renters Who Want to or May Want to Live in PC but do Not, What is Their Unit Type Demand?



Of People Who Want to Live In Park City, How Many Are Owners vs. Renters?



RECOMMENDATION

- Housing Team recommends seeking the maximum number of bedrooms feasible with the triplex layout
- We also recommend that the property be incorporated into the existing employee housing program and contemplate long-term rentals.

Studio Crossing - Amend the Park City Film Studios Zoning and Annexation Ordinance 12-12

City Council
December 15, 2022

PL-22-05212



Recommended Agenda

- 1. Planning Department presentation (15 min)**
- 2. Applicant presentation (15 min)**
- 3. Public Hearing and discussion (30 min)**

Planning Commission Work Session May 25, 2022; Planning Commission Public Hearings August 10, 2022, and November 9, 2022.

Planning Commission unanimously voted to approve the MPD on November 9, 2022, and to recommend Ordinance 2022-47, and the Applicant's Housing Mitigation for Council Consideration. The MPD is contingent on Council's approval of the Zoning and Annexation amendments.

Background

- In 2021, former City Council designated Councilmembers Steve Joyce and Nann Worel to work with the owners on a new concept plan to produce more community benefits including affordable housing.
- Applicant presented a proposal to the Council on December 9, 2021, for a mixed-use development with a strong component of affordable/attainable housing.
- Council unanimously supported potential changes with affordable housing component at an average of 80% of Area Median Income (AMI) and at a density consistent with the original MPD.

Proposal

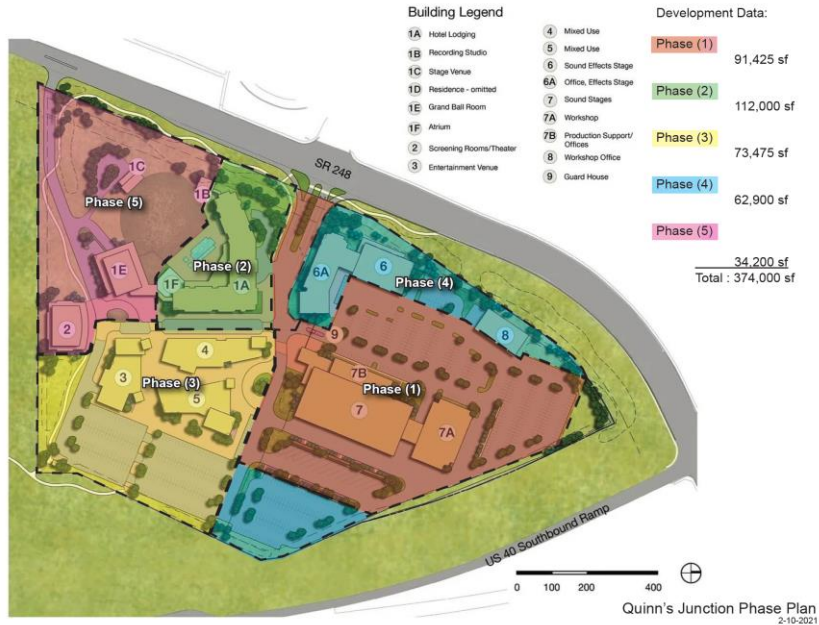
Applicant has 282,575 SF of Density under existing MPD which hasn't been constructed.

Applicant is proposing a mixed-use project with:

- **60,000 SF Commercial Uses**
- **Up to 100 for-sale market-rate units**
- **At least 185 for-rent affordable units all at 60-80% AMI**



Approved MPD



Attachment C

FILM AND TELEVISION/RECORDING STUDIO -PARK CITY

	Square Footage	Bldg Number	Bldg Total SF
STUDIO LODGING	85,000	1	
RECORDING STUDIO	2,500	1	
DESTINATION SPA	6,000	1	93,500
AMPHITHEATER	6,000	2	6,000
SPECIAL EVENT STAGE	15,000	3	
SCREENING ROOMS	14,000	3	
ENTERTAINMENT VENUE	3,000	3	
PERFORMANCE AREAS/ OTHER VILLAGE VENUES	17,500	3	49,500
STUDIO STORE/ OTHER VILLAGE VENUES/OFFICES	20,000	4	20,000
STUDIO TOUR AREAS	6,000	5	
OFFICES/ OTHER VILLAGE VENUES	9,000	5	15,000
FOOD SERVICES COMMISSARY/ OFFICES ANCHOR TENANT	50,000	6	50,000
SOUNDSTAGES	48,000	7	
PRODUCTION SUPPORT/OFFICES	25,000	7	73,000
LIGHTING & GRIP WORKSHOP/EQUIPMENT STORAGE	10,500	8	
	10,500	8	21,000
EFFECTS STAGE/ OFFICES	46,000	9	46,000

Current MPD has no Setbacks, Open Space, or Affordable Housing req.

2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'

2022 Proposed MPD - Affordable Community



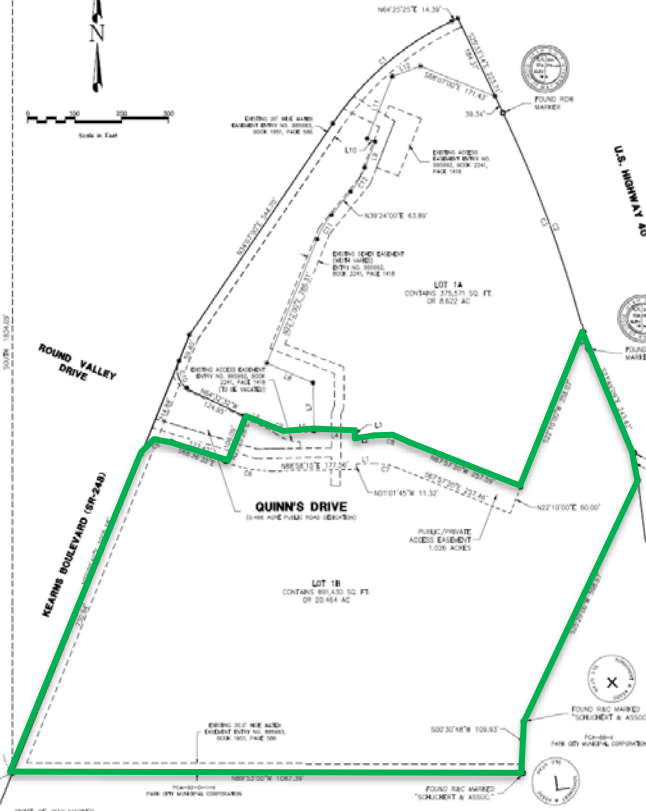
BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15"
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34"

Approved Subdivision

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

AMENDING LOT 1, PARK CITY FILM STUDIOS SUBDIVISION
 LOCATED IN THE NORTH HALF OF SECTION 2,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE & WENHAM
 TOWNSHIPS, 2ND CIV. CITY, SUMMIT COUNTY, UTAH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°58'10" E	37.43
L2	S 89°58'10" W	37.43
L3	N 70°57'00" W	31.23
L4	S 89°58'10" E	89.25
L5	N 89°58'10" E	49.99
L6	S 84°32'30" E	49.31
L7	N 10°45'00" E	103.31
L8	N 67°10'00" E	107.20
L9	N 22°10'00" E	56.86
L10	N 68°00'00" E	18.64
L11	N 22°10'00" E	143.67
L12	N 70°57'00" E	63.67



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	638.30	338.82	302°24'36"	S 49°20'28" E	334.87
C2	2684.79	545.20	119°29'34"	S 18°40'20" E	534.30
C3	2684.79	484.14	104°23'34"	N 20°00'00" E	493.42
C4	2684.79	37.08	0°47'40"	N 14°30'30" E	37.08
C5	30.00	78.00	89°22'48"	S 88°42'04" E	70.33
C6	265.00	163.70	22°25'12"	S 78°49'00" E	163.04
C7	130.00	62.35	23°04'24"	N 78°29'23" E	62.00
C8	190.00	76.51	23°04'24"	N 78°29'23" E	76.00
C9	130.00	60.10	28°29'13"	S 71°47'00" E	59.56
C10	90.00	73.63	80°23'12"	S 21°38'10" E	68.55
C11	202.00	60.64	17°12'00"	S 30°48'00" E	60.47
C12	198.00	60.13	17°24'00"	N 30°42'00" E	59.97

LEGEND
 --- SUBJECT PROPERTY BOUNDARY LINE
 --- ADJACENT PROPERTY LINE
 --- BOUNDARY UNDER LINE TABLE
 --- VOLUMETRIC PLAT (AS NOTED)
 --- VOLUMETRIC SET (5/10" BEARING & CAP MARKED)
 --- COMMON EXIST. LINES (NOTED OTHERWISE)
 --- SECTION CORNER MONUMENT FOUND
 --- MEASURED BEARING & DISTANCE
 --- RECORD BEARING & DISTANCE

I, James D. Pihlak, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 26, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of this board, I have made an accurate survey of the tract of land shown and described herein in accordance with Section 17-25a-17 of the Utah State Code. I have verified all measurements shown and have subdivided said property into lots hereafter to be known as:

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

and that the same has been surveyed and monuments have been placed on the ground as represented on this plat, and I further certify that the requirements of all applicable statutes and ordinances of the Park City Film Studios have been complied with.

BOUNDARY DESCRIPTION

All of the Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 959940 in the Office of the Summit County Recorder and located in the North Half of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning on the Eastern line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Base of Bearings) and South 00°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian, from which Section corner the G.D. Stone monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5339.73 feet; thence North 22°07'40" East 1005.18 feet along the Eastern right-of-way line of said Highway to a UDOT brass cap monument, thence North 34°27'00" East 544.70 feet along said right-of-way line to a UDOT brass cap monument and the beginning of a 638.50 foot radius curve, the center of which bears South 52°51'43" East, thence Northeasterly 335.83 feet along said right-of-way line and said curve to the right through a central angle of 302°24'36" (chord bearing = North 49°20'28" East 334.87 feet) to a UDOT brass cap monument, thence North 44°25'25" East 143.39 feet along said right-of-way line to a UDOT brass cap monument, said point also being on the westerly right-of-way line of U.S. Highway 40, thence South 22°35'14" East 223.71 feet along said westerly right-of-way line to a UDOT brass cap monument and the beginning of a 2684.79 foot radius curve, the center of which bears South 84°29'22" West, thence Southeasterly 325.02 feet along said right-of-way line and said curve to the right through a central angle of 119°29'34" (chord bearing = South 18°40'20" East 534.30 feet) to a UDOT brass cap monument, thence South 23°49'09" East 243.42 feet along said right-of-way line to a UDOT brass cap monument, thence South 07°02'43" East 58.38 feet to a railor with aluminum cap at a point that is South 89°53'00" East 800.00 feet and South 22°07'00" West 5336.80 feet from the PL mark making the location of the North Quarter corner of said Section 2, thence South 22°00'00" West 568.97 feet to a railor with aluminum cap on the North-South Quarter Corner of Section line of said Section 2, thence along said South 00°30'48" West 109.64 feet along said North-South Quarter of Section line to a railor with aluminum cap, said point being South 00°30'48" West 1034.15 feet from said North Quarter corner of Section 2, thence North 89°53'00" West 1087.40 feet to a railor with aluminum cap at the point of beginning.

Contains 29.553 acres, more or less.

Date: September 28, 2021

James D. Pihlak, PLS
 License No. 171546



OWNER'S DECLARATION

I, James D. Pihlak, do hereby certify that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as:

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval to the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

QUINN CAPITAL PARTNERS, LLC

(Signature) _____ (Title) _____

(Printed Name) _____ (Title) _____

(Signature) _____ (Title) _____

(Printed Name) _____ (Title) _____

In witness whereof, I have hereunto set my/our hand this _____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20____,

_____ personally appeared before me, who being to my duly sworn, did acknowledge

that _____ is the _____ of QUINN CAPITAL PARTNERS, LLC, a Utah limited liability

company, that the

foregoing Owner's Declaration was signed by _____ on behalf of said entity.

Commission Number _____

Commission Expires _____

Notary Name: _____

A Notary Public Commissioned in Utah



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PROJECT NO.
 3424
 SHEET NO.
 1 OF 1
 FILE NO. 171546
 PLR 15/06

PREPARED BY
DOMINION
 Engineering Associates, L.C.
 5654 South Green Street
 Salt Lake City, Utah 84123 801-733-3000

CITY ENGINEER
 THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON
 THIS _____ DAY OF _____, A.D. 20____
 CITY ENGINEER _____

SUNYVILLE BASIN WATER RECLAMATION DISTRICT
 RECEIVED FOR CONFORMANCE TO SUNYVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON
 THIS _____ DAY OF _____, A.D. 20____
 SUNYVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS
 THIS _____ DAY OF _____, A.D. 20____
 CITY PLANNING COMMISSION

APPROVAL AS TO FORM
 APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS
 THIS _____ DAY OF _____, A.D. 20____
 CITY ATTORNEY _____

COUNCIL APPROVAL & ACCEPTANCE
 APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS
 THIS _____ DAY OF _____, A.D. 20____
 CITY RECORDER _____

CERTIFICATE OF ATTEST
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS
 THIS _____ DAY OF _____, A.D. 20____
 CITY RECORDER _____

SUMMIT COUNTY RECORDER
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS
 THIS _____ DAY OF _____, A.D. 20____
 SUMMIT COUNTY RECORDER

Proposed Phasing

OVERALL PHASING PLAN

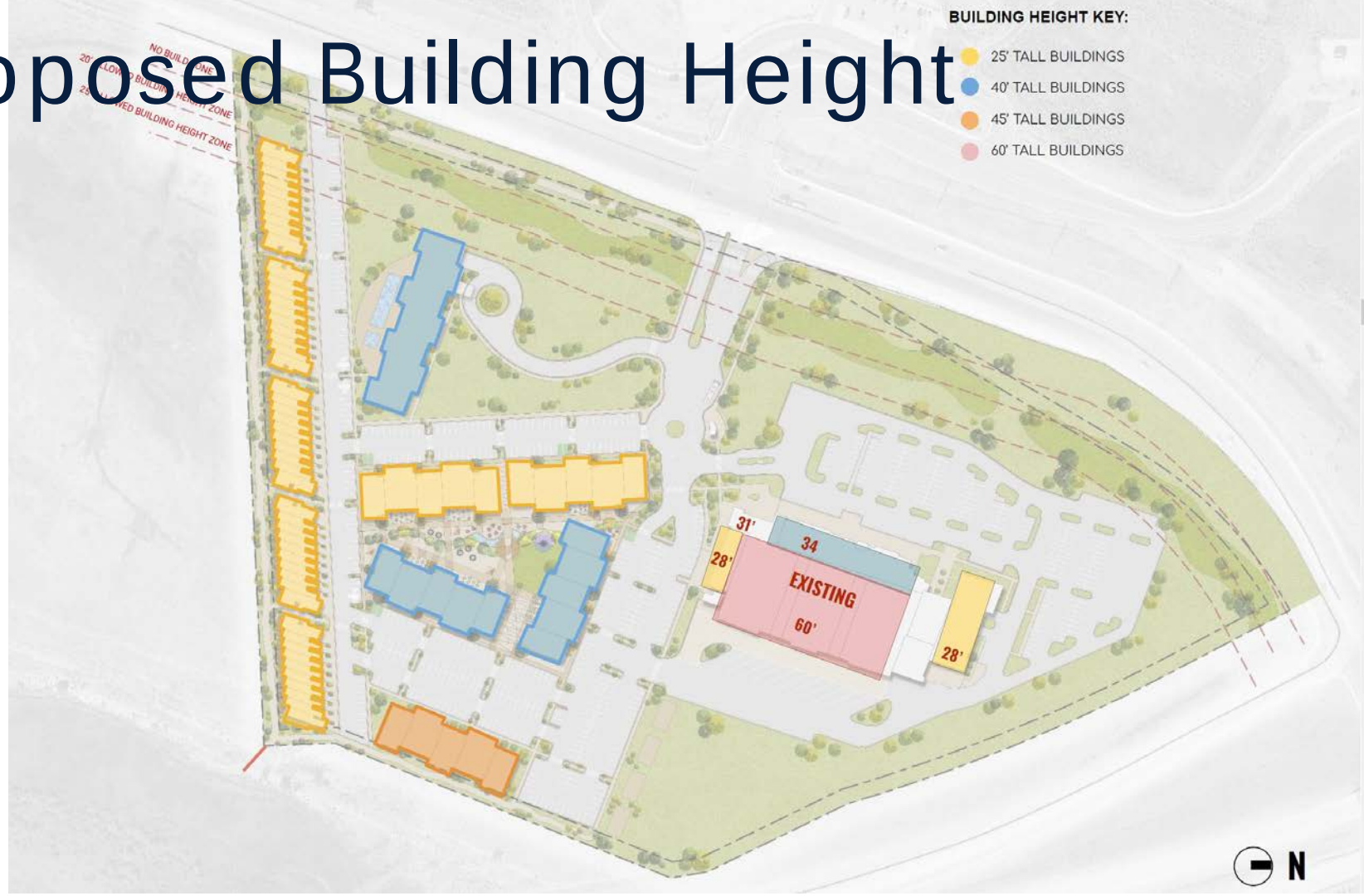
- 01 MIXED USE COMMUNITY COMMERCIAL WITH AFFORDABLE HOUSING ABOVE
- 01 TRANSIT BUS STOP AND PROPOSED BIKE SHARE MULTI-MODAL STOP
- 02 COMMUNITY COMMERCIAL ONE STORY BUILDINGS AND THREE SEASON PLAZA
- 03 50 MARKET RATE TOWNHOMES APPROXIMATELY 1,500 SF EACH
- 04 50 MARKET RATE CONDOS ONE-STORY LIVING WITH SHARED AMENITIES
- 04 ALL-AFFORDABLE APARTMENT HOUSING BUILDING



Proposed Building Height

BUILDING HEIGHT KEY:

- 25' TALL BUILDINGS
- 40' TALL BUILDINGS
- 45' TALL BUILDINGS
- 60' TALL BUILDINGS



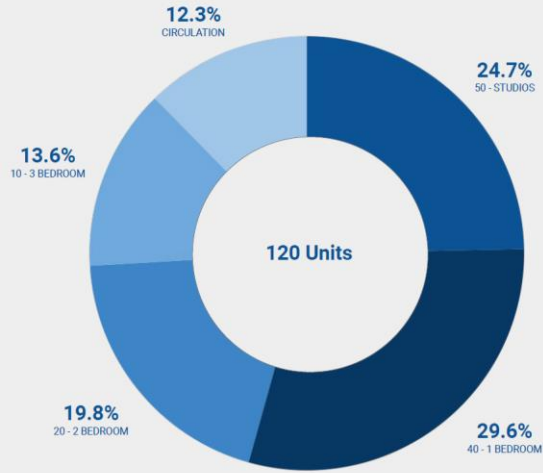
Density

Use	Units	SF
Commercial Uses	NA	60,000
Market Rate Units	100	142,000
Affordable Units	185	118,632
Total		320,632
Less Required UEs	42.4	-38,160
Total Density		282,472

< 282,575 SF
Density
remaining under
existing MPD

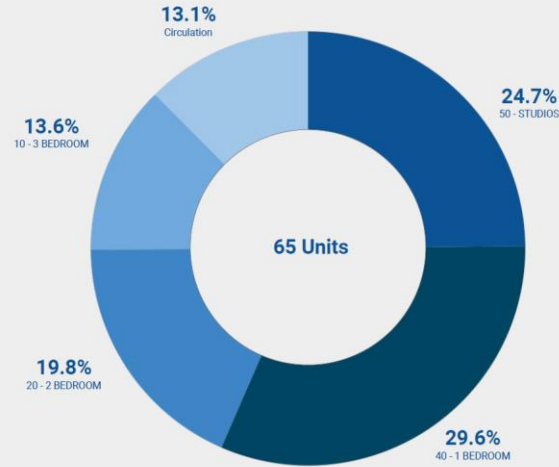
AUEs

80,575 SF AFFORDABLE HOUSING



120 AFFORDABLE AVERAGE 80% AMI UNITS

38,057 SF AFFORDABLE HOUSING OBLIGATION



65 AFFORDABLE AVERAGE 80% AMI UNITS

Affordable Units	Number	Size
Studio	77	400
1 Bedroom	63	600
2 Bedroom	30	800
3 Bedroom	15	1,100
Units	185	

REQUIRED AFFORDABLE HOUSING

Required
AUEs

Studio Crossings Residential Density

Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Studio Crossings Assumed Use Based on Newpark Retail Mix

Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation rate X 0.2				42.3	
AUEs / 1.5				28.2	25,367.44

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

Total Affordable Housing Obligation

Net Livable Space	AUE
38,160	42.40

1 AUE = 900 SF

Affordable Housing Units

Type	Units	Size	Total	
Studios	27	400	10,800	
1 Bedrooms	23	600	13,800	
2 Bedrooms	10	800	8,000	
3 Bedrooms	5	1,100	5,500	
Units	65		38,100	
Meets City's current Housing Resolution		@ 900 SF	42.4	AUEs

Additional Affordable Housing Units

Type	Units	Size	Total	
Studios	50	400	20,000	
1 Bedrooms	40	600	24,000	
2 Bedrooms	20	800	16,000	
3 Bedrooms	10	1,100	11,000	
Units	120			
Will be rented @ up to 80% AMI rents but available to households earning up to 120% of AMI @ 900 SF			89	AUEs

Eligibility

- All 185 affordable units will be rented at a rate consistent with the current Housing Resolution (up to 80% of AMI).
 - 27 Studio units rented at up to 60% of AMI, 50 Studio Units rented at up to 70% of AMI
 - All of the 42.4 AUEs *required* meet the current Housing Resolution.
 - The *additional* 79 AUEs will have expanded eligibility and be available to qualified households making up to 120% of AMI but will be rented at 80% of AMI.

Eligibility

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County (additional affordable units only).

Commercial Uses

The applicant is proposing to allow for potential commercial Uses including the Allowed and Conditional Uses listed in LMC § [15-2.17-2 \(RCO\)](#), and § [15-2.23-2 \(CT\)](#).

Allowed Uses include Nightly Rentals, Home Occupation, Child Care, Private Recreation Facilities, and Food Trucks

Conditional Uses include Multi-Unit Dwelling, Child Care Center, ~~Hotel~~, Office and Medical Clinic, Retail and Service Commercial, Neighborhood Convenience, Restaurant and Bar, Parking or Garage, Recreation Facility, Entertainment.

COA #3 requires a CUP and parking study for any Intensive Office, Retail, or Service Use to ensure that the majority of the Uses are smaller-scale, community-oriented, and will not create a parking problem on site.

Required Parking - Residential

Unit Type	Number	Parking Ratio	Parking Requirement
Units < 1,000 sf.	170	1	170
Units > 1,000 sf.	115	1.5	172.5
Total Residential Requirement	285		342.5

* All Units are under 2,000 SF

Required Parking - Commercial

223 stalls available for the 60,000 square feet of commercial Uses.

Use	1,000-sf	Parking-Ratio	Parking-Requirements
Restaurant	12	1-per-100-sf	120
General-Office	6	3-per-1000-sf	18
Medical-Office	6	5-per-1000-sf	30
Minor-Retail	18	3-per-1000-sf	54
Major-Retail	18	5-per-1000-sf	90
Total	60		312

Parking Commercial

LMC Sec. [15-6-5\(E\)](#), Parking in Master Planned Developments, allows the Planning Commission to reduce the initial parking requirement with the submittal of a parking study showing parking uses will overlap, commercial spaces within the project will serve those residing within the project rather than the general public, or other factors that support the conclusion that the project will generate less parking than the Code would otherwise require.

Applicant's Parking Analysis includes a comparison of the project to the applicant's Newpark development, which indicates the project will generate a parking demand of 527 stalls, less than the 655 stalls provided, due to strategies to encourage other modes of transportation, complimentary uses, and internal capture.

Parking Commercial

Based on the applicant's Parking Analysis, Planning Department finds the proposed parking should be sufficient to meet the anticipated parking demand, and supports a reduction in the commercial parking requirements in favor of Open Space.

The applicant has identified additional parking areas *if required*.

Additional Parking

CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	110 DWELLING UNITS	1	STALLS/DWELLING UNIT	170
AFFORDABLE HOUSING (OVER 1,000 SF)	1 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
				LOT 1B TOTAL REQUIRED: 654.5
				LOT 1B TOTAL PROVIDED: 566
				PARKING REDUCTION: 88.5



Recommendation

- 1. Open a Public Hearing;***
- 2. Consider approving Ordinance 2022-47 for Lot 1B only;***

Building Height Findings

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis;
3. There is adequate Landscaping and buffering from adjacent Properties and Uses;

Building Height Findings

4. Increased Setbacks and separations from adjacent projects are proposed;
5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;
6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the Design Guidelines for Park City's Historic Districts and Historic Sites if the Building is located within the Historic District.

Governing Documents

1. The [January 17, 2012 Annexation Agreement](#) and simultaneous Zoning Map Amendment (Annexation Agreement).
2. The [January 18, 2012 County Settlement Agreement](#) for Film and Media Campus (Settlement Agreement).
3. The [May 24, 2012 Development Agreement](#) for the Quinn's Junction Partnership Annexation Master Planned Development (Development Agreement/MPD), including [Conditions of Approval](#).
4. The [December 5, 2013 Phasing Plan Amendment](#) (beginning on page 95).

An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly with dark roofs, and is surrounded by snow-covered hills and mountains in the background. The sky is a deep blue, suggesting a clear day.

Studio Crossing

Housing Mitigation Plan



Background

- The purpose of Housing Mitigation Plans are to ensure that new development does not adversely affect the supply of affordable housing in the City and to maintain the social, economic, and cultural fabric of Park City's community character. It is intended that the requirements imposed herein are roughly proportionate and reasonably related to the impacts of the Development.
- Housing Obligations are calculated by:
 - Developer shall provide affordable housing units in an amount equal to twenty percent (20%) of the total RUEs in the project.
 - The Developer shall be required to mitigate 20 percent of the employees generated.

Background

- Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) to construct 374,000 square feet of “a motion picture studio and media campus.”
- As part of the Settlement Agreement, no affordable housing requirement was assigned to the development.
- In 2021, while considering a phasing plan amendment to construct the allowed hotel building, City Council indicated a willingness to entertain further modifications to the Annexation and MPD to produce additional community benefits

Background

- City Council designated Council members Steve Joyce and Nann Worel (now Mayor) to review the applicant's new concept plan and provide feedback.
- On December 9, 2021, the applicant returned to Council to present their new concept for the proposed parcel 1B. The City Council unanimously supported the change from a Film Studio Campus to a mixed-use development with a significant affordable/attainable housing component.
- On November 9th, 2022, the Planning Commission forwarded a positive recommendation for the Housing Authority to approve the proposed Housing Mitigation Plan.

Proposal

2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10,000	18'
9	Guard House	50	10'

2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15'
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34'

Proposal

Table 1

Studio Crossings Residential Density			
Market Rate SQFT	REU	AUE	Net Livable Space
142,000	71	14.2	12,780

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Studio Crossing Assumed Use Based on Newpark Retail Mix					
Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.3	
Mitigation Rate X 0.2				42.3	
AUEs/1.5				28.2	25,367.44

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Total Affordable Housing Obligation	
Net Livable Space	AUE
38,057.00	42.40

27 - Studios - 400 sqft = 10,800 sqft
 23 - 1 bedroom - 600 sqft = 13,800 sqft
 10 - 2 bedrooms - 800 sqft = 8,000 sqft
 5 - 3 bedrooms - 1,100 sqft = 5,500 sqft
 65 units = 38,057 sqft

- The current proposal includes the following:
 - 185 Affordable Rental Units
 - 100 Market Rate Residential Units; and
 - 60,000 Square Feet of Mix-Commercial Space.



Pricing

Table 2 – 80% AMI Rates

Bedrooms	Occupants	*AMI (80%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$66,960	30%	\$20,088.00	\$1,674.00	0
1	2	\$76,480	30%	\$22,944.00	\$1,912.00	63
2	3	\$86,080	30%	\$25,824.00	\$2,152.00	30
3	4	\$95,600	30%	\$28,680.00	\$2,486.00	15

Table 3 – 70% AMI Rates

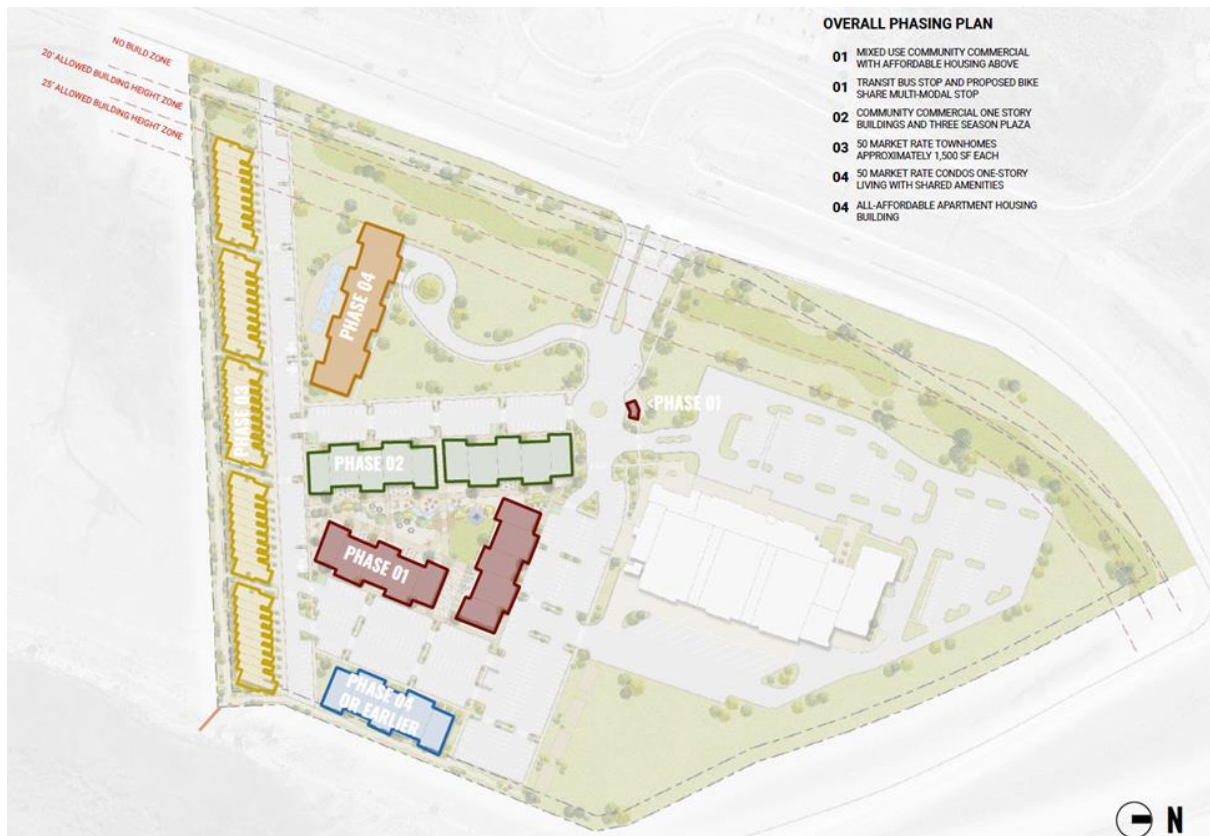
Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	No. of Units
0	1	\$58,560	30%	\$17,568.00	\$1,464.00	50

Table 4 – 60% AMI Rates

Bedrooms	Occupants	*AMI (70%)	Income Percentage	Yearly Rent	Monthly Gross Rent I	
0	1	\$50,200	30%	\$15,060.00	\$1,255.00	27

*AMI is based on 2021 Summit County AMI numbers.

Phasing



Analysis

- The proposed project exceeds the housing requirement
 - Number of units – proposing 185 affordable units totaling 109,000 sq ft or 122 AUEs (required is 42.4 AUEs)
 - Affordability levels – 77 of the 185 units will be priced at either 60% or 70% AMI
- Reduces the impact of Short-Term Rentals
 - Going from 100 room hotel to 100 residential units

Recommendation

- Review the Affordable Housing Mitigation Plan proposed by Quinn Capital Partners, hold a public hearing, and consider approving the plan to fulfill the affordable housing obligation generated by the proposed Studio Crossing project.



SUNDANCE FILM FESTIVAL

2023 SUPPLEMENTAL PLAN

PARK CITY

1884

HISTORY & BACKGROUND



Sundance Film Festival, July 5, 1981



Sundance Film Festival, January 2020

2023 CHANGES

Details in the report / Exhibit B. Include items that are “same as years past”.

- 10-day in-person festival, Virtual participation the second 5 days
- Updated Drop and Load areas, and Lyft staging
- Transit and Parking Plans
- Noise Variance Request for Acura Festival Village (Bob Wells Plaza)
- Updated Health Protocols
- Outreach Plan



QUESTIONS & RECOMMENDATION

Hold a public hearing and consider approving a Level Five Permit for the 2023 Sundance Film Festival.



Welcome to **STUDIO CROSSING**

YOUR HOME in Quinns Junction

NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 122,303 square feet of prime retail with Best Buy as its anchor tenant.

THE COMMONS

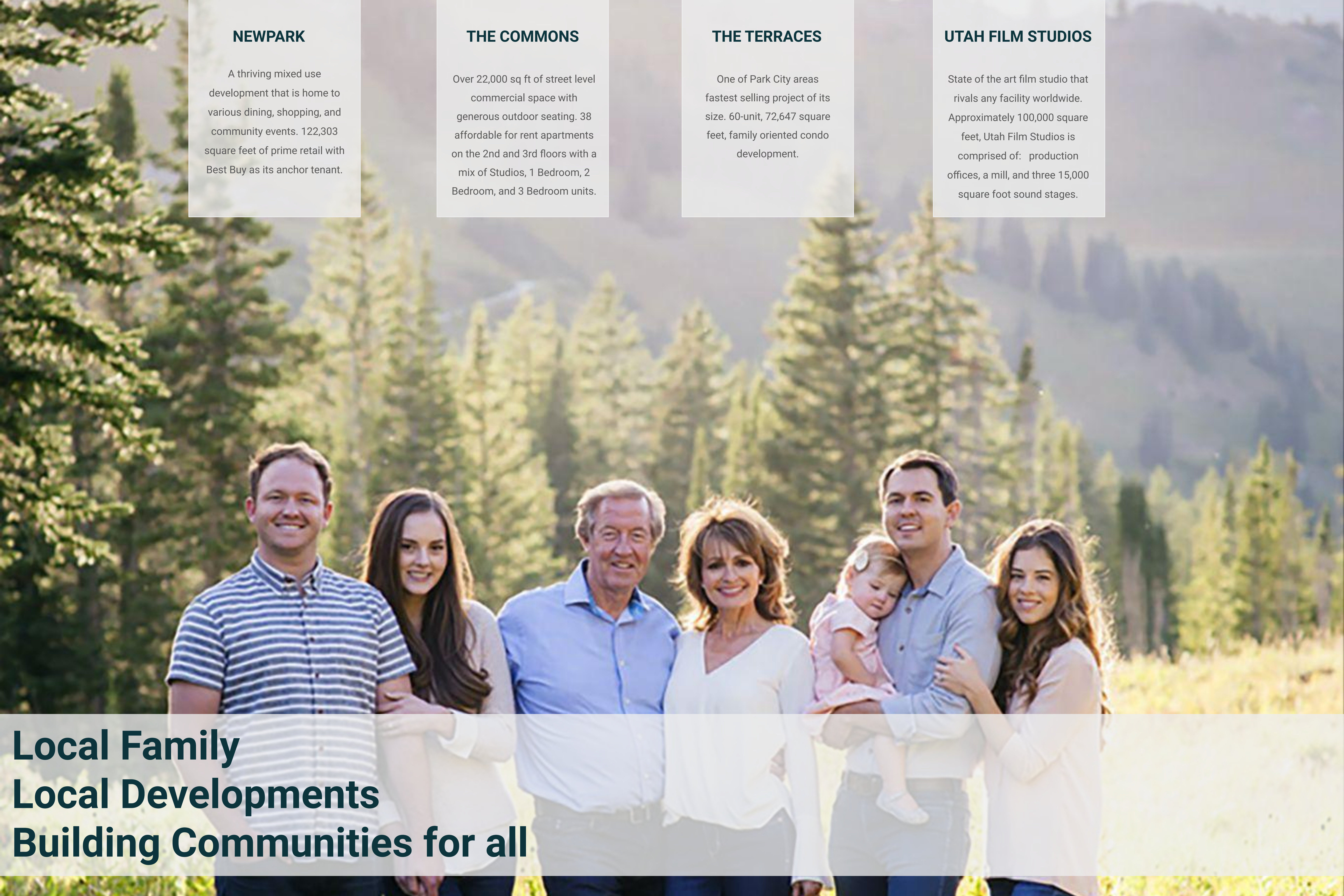
Over 22,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

UTAH FILM STUDIOS

State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet, Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.



Local Family Local Developments Building Communities for all

THE COMMONS

- 38 affordable for rent apartments
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails



2012 Proposed MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
1A	Hotel Lodging (100 keys)	112,00	40'
1B	Recording Studio	2,500	16'
1C	Stage Venue	700	28'
1D	Residence (Omitted)	0	
1E	Grand Ballroom	16,000	28'
1F	Atrium	0	28'
2	Screening Rooms / Theater	15,000	40'
3	Entertainment Venue	14,500	40'
4	Mixed Use	33,350	28'
5	Mixed Use	25,625	28'
6	Sound Effects Stage	15,700	40'
6A	Office	37,200	38'
7	Sound Stages	47,375	60'
7A	Workshop	20,000	28'
7B	Production Support / Offices	24,000	34'
8	Workshop Office	10000	18'
9	Guard House	50	10'

2022 Proposed MPD - Affordable Community



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
02	Commercial Buildings	15,000 ea / 30,000 Total	25'
03	Mixed Use Affordable Housing	45,000 ea / 90,000 Total	40'
04	Affordable Housing	58,632 sf	45'
05	Market Rate Townhomes	1,500 ea / 82,000 Total	25'
06	Bus Transit Pick Up	0	15"
07	(EXISTING) Sound Stages	47,375	60'
07A	(EXISTING) Workshop	20,000	28'
07B	(EXISTING) Production Support / Offices	24,000	34"

2012 Approved MPD - Studio Support Commercial



BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
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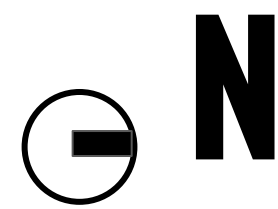
2022 Proposed MPD - Affordable Community



BUILDING HEIGHT KEY:

- 10' - 20' TALL BUILDINGS
- 20' - 30' TALL BUILDINGS
- 30' - 40' TALL BUILDINGS
- 40' - 50' TALL BUILDINGS
- 50'-60' TALL BUILDINGS

BLDG #	BLDG USE	SQFT	BUILDING HEIGHT
01	Residential Condo building	60,000	40'
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BUILDING HEIGHTS IN LOCAL VICINITY

PARK CITY HOSPITAL

3 Stories
54ft



SUMMIT PEDIATRICS

2 Stories
35ft



USANA CENTER

3 Stories
40ft



**SUMMIT COUNTY
HEALTH DEPARTMENT**

2 Stories
30ft



**EXISTING FILM
STUDIO**

4 Stories
60ft



BUILDING HEIGHT KEY:

- 10' - 20' TALL BUILDINGS
- 20' - 30' TALL BUILDINGS
- 30' - 40' TALL BUILDINGS
- 40' - 50' TALL BUILDINGS
- 50'-60' TALL BUILDINGS



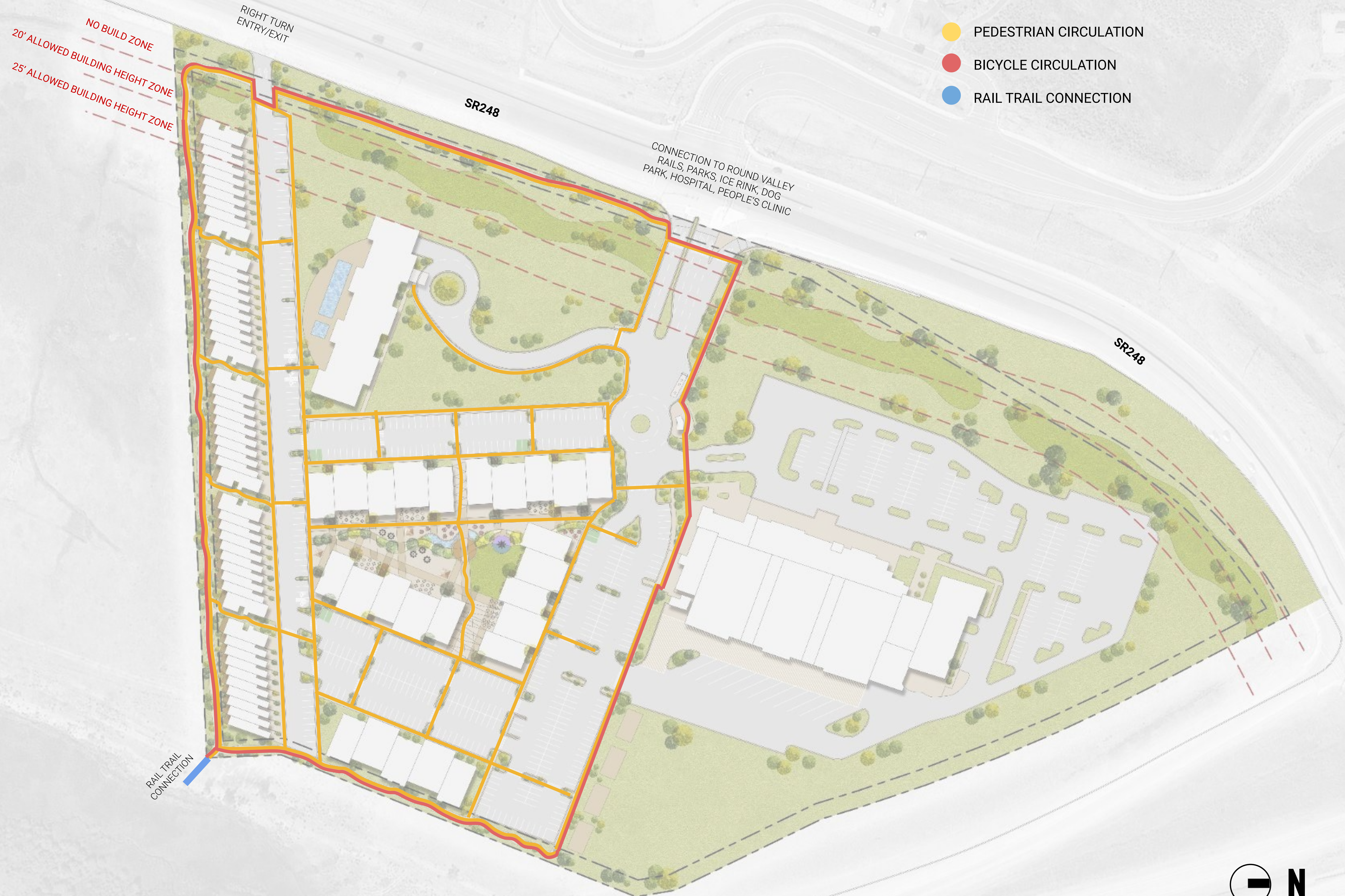
SETBACK KEY:

- 25' PROPERTY LINE SETBACK
- NO BUILD ZONE
- 20' ALLOWED BUILDING HEIGHT ZONE
- 25' ALLOWED BUILDING HEIGHT ZONE

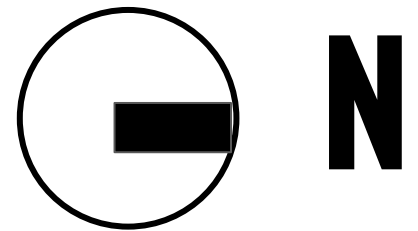
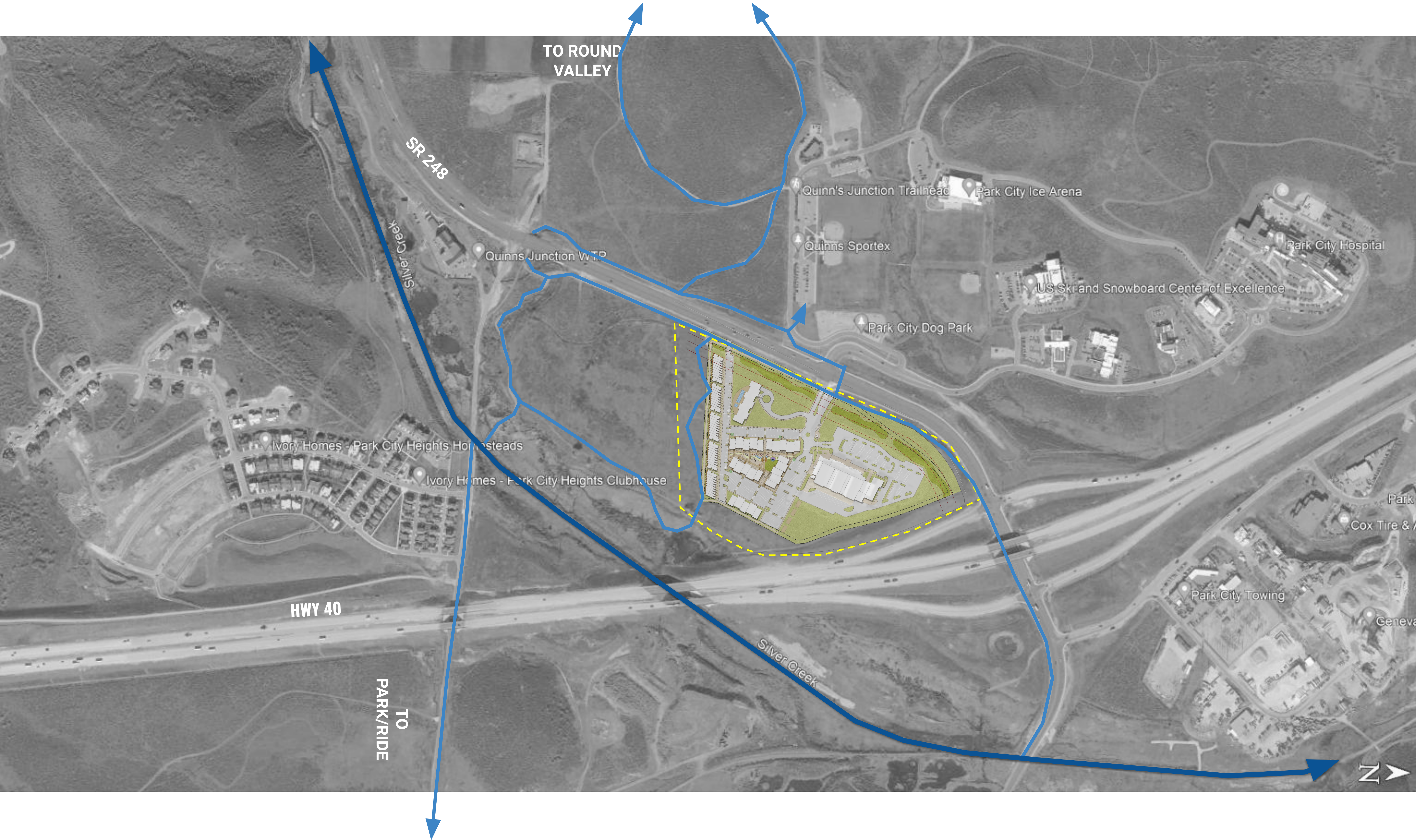


DIFFERENT MODES OF CIRCULATION

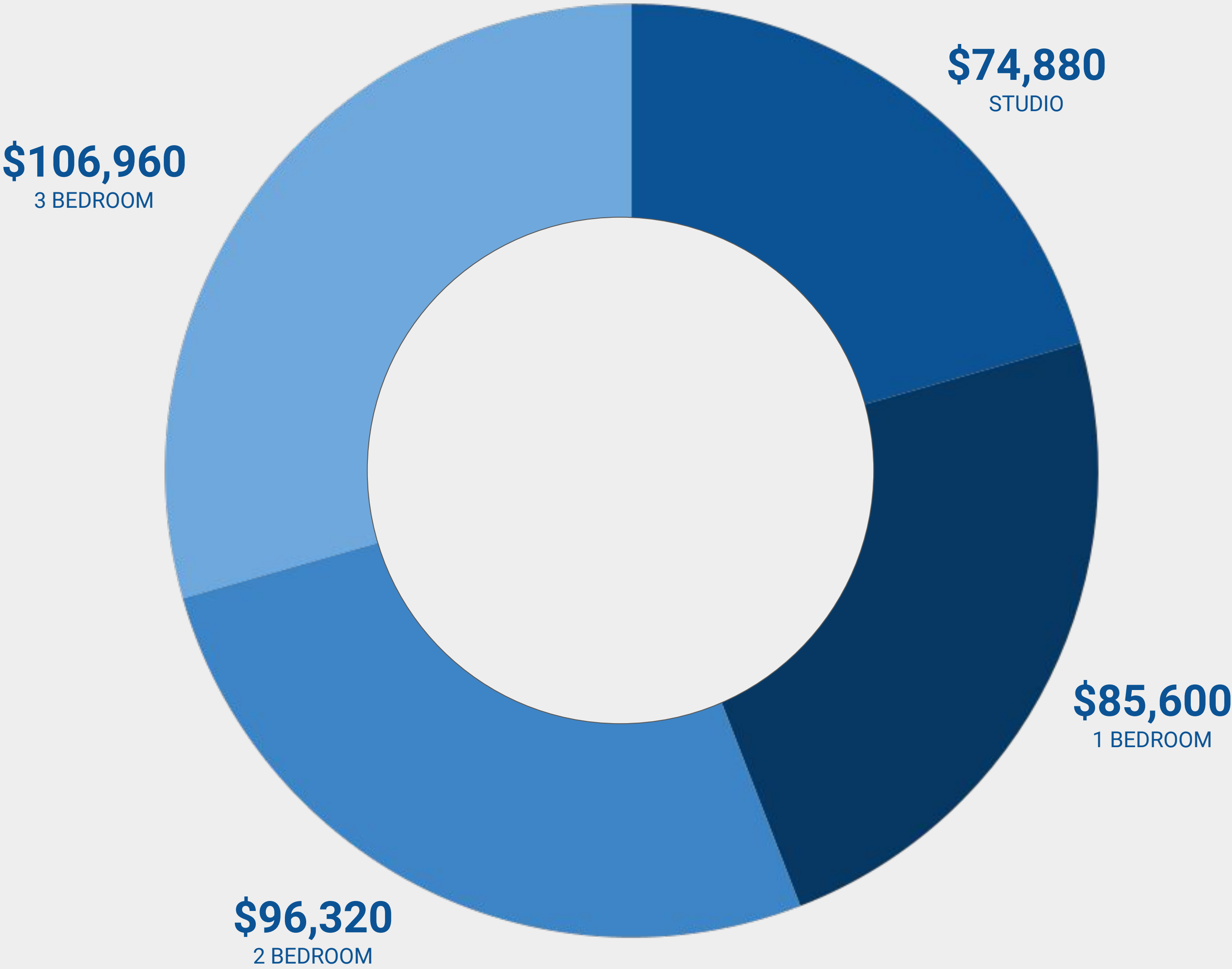
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RAIL TRAIL CONNECTION



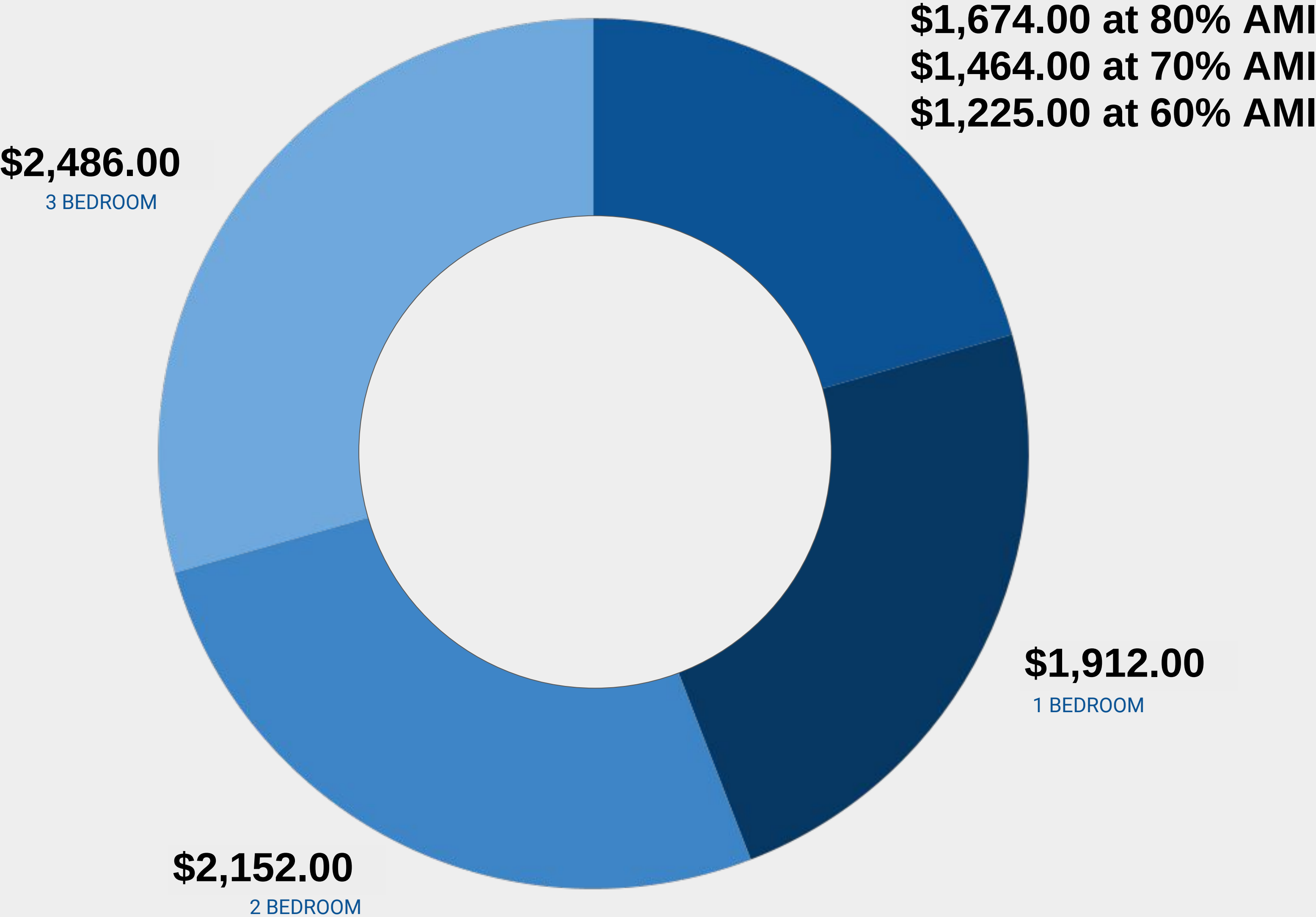
TRAIL CONNECTIVITY



2022 SUMMIT COUNTY 80% AMI RENTS



MAXIMUM MONTHLY RENT INCLUDING UTILITIES, ASSOCIATION DUES, AND PARKING FEES



NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK,
WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL
NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED
ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A
PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE
PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS
SIMILAR IN NATURE TO THOSE AT NEWPARK.

13.3%

*TERRACE NIGHTLY RENTAL RATE
MIXED-USE CONDOMINIUM PROJECT

16.7%

*NEVIS NIGHTLY RENTAL RATE
CONDO / TOWNHOME PROJECT

16.8%

*NEWPARK TOWNHOME PROJECT
TOWNHOME PROJECT

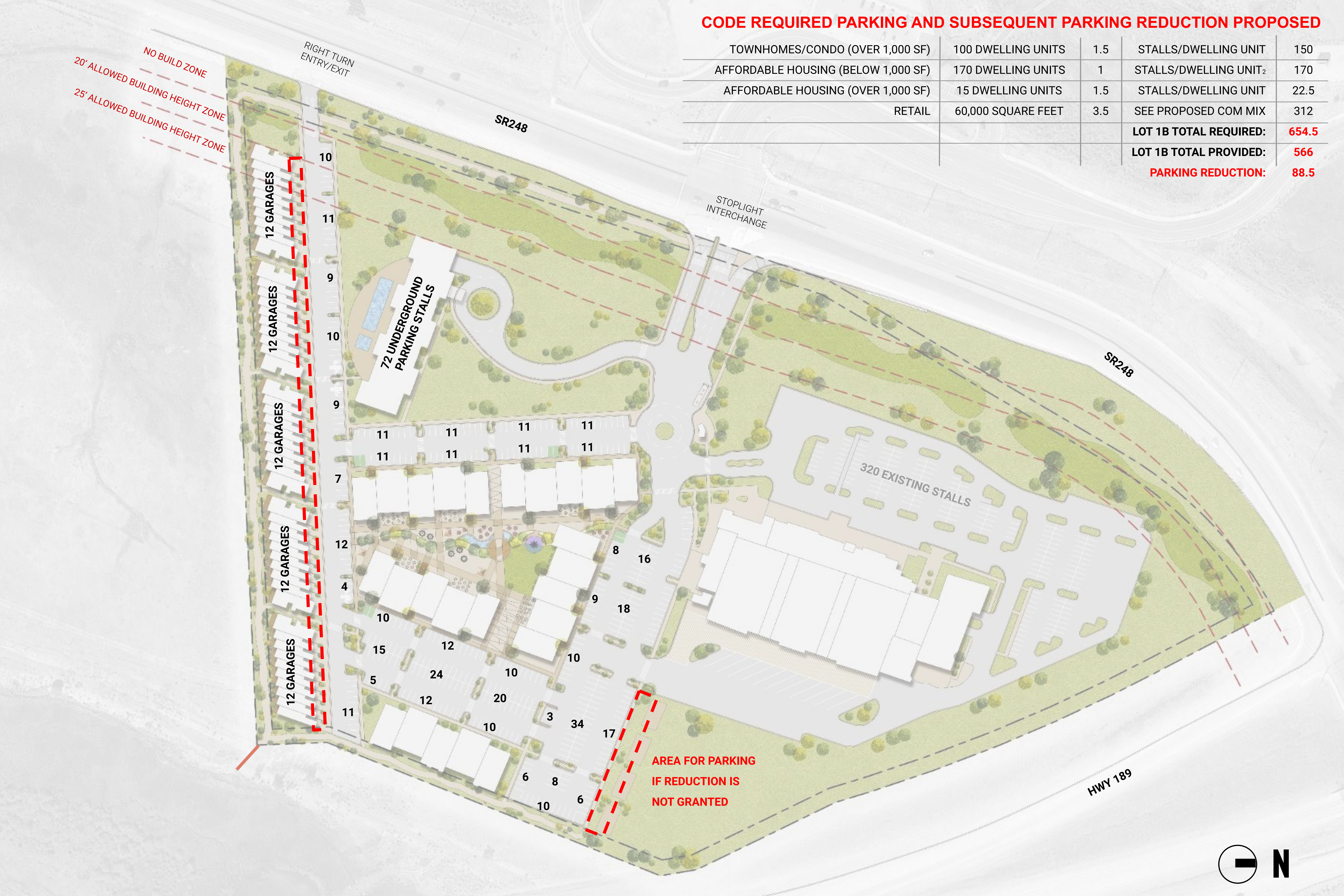
*ACCORDING TO SUMMIT CO BUSINESS LICENSES



CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

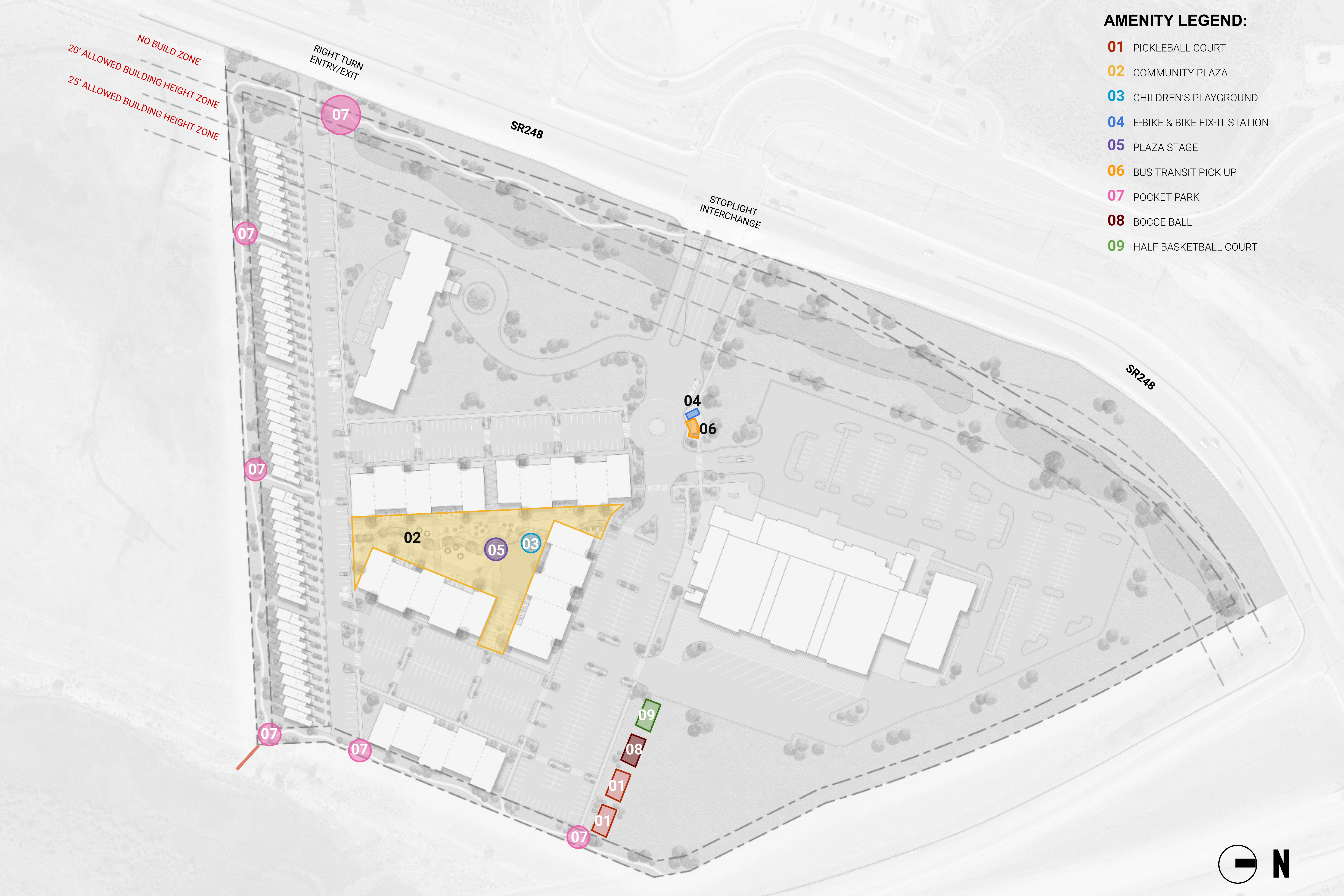
TOWNHOMES/CONDO (OVER 1,000 SF)	100 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	150
AFFORDABLE HOUSING (BELOW 1,000 SF)	170 DWELLING UNITS	1	STALLS/DWELLING UNIT ₂	170
AFFORDABLE HOUSING (OVER 1,000 SF)	15 DWELLING UNITS	1.5	STALLS/DWELLING UNIT	22.5
RETAIL	60,000 SQUARE FEET	3.5	SEE PROPOSED COM MIX	312
LOT 1B TOTAL REQUIRED:				654.5
LOT 1B TOTAL PROVIDED:				566

PARKING REDUCTION: 88.5



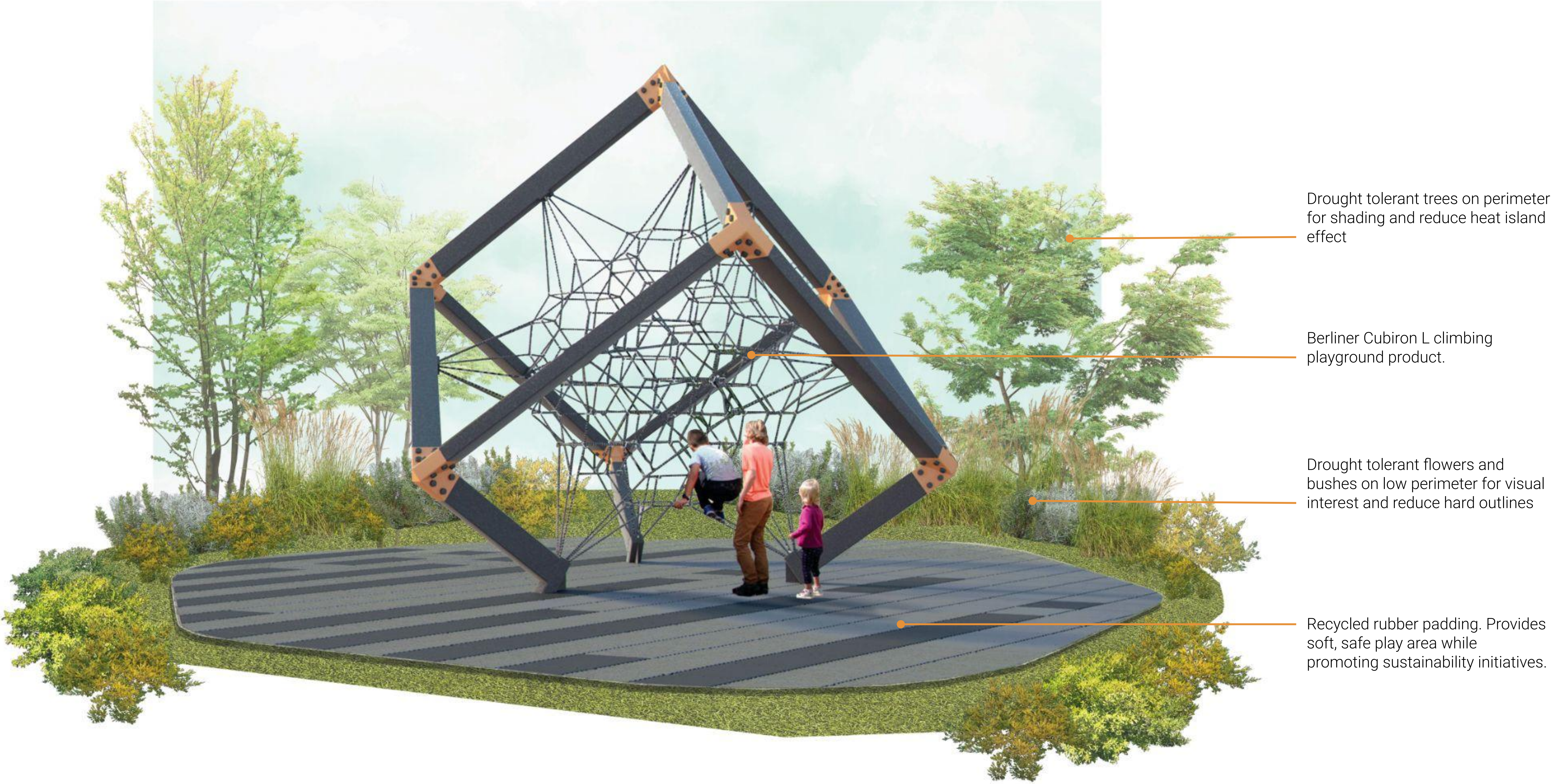
AMENITY LEGEND:

- 01 PICKLEBALL COURT
- 02 COMMUNITY PLAZA
- 03 CHILDREN'S PLAYGROUND
- 04 E-BIKE & BIKE FIX-IT STATION
- 05 PLAZA STAGE
- 06 BUS TRANSIT PICK UP
- 07 POCKET PARK
- 08 BOCCE BALL
- 09 HALF BASKETBALL COURT





AMENITY CHILDREN'S PLAYGROUND



AMENITY COMMUNITY PLAZA // SUMMER



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY COMMUNITY PLAZA // AUTUMN



Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

AMENITY COMMUNITY PLAZA // WINTER



Event stage can be used for seasonal displays

Mix of greenspace and hardscape. Ability to host events in large open hardscape

Weatherproof plaza material for use year round

AMENITY COMMUNITY PLAZA

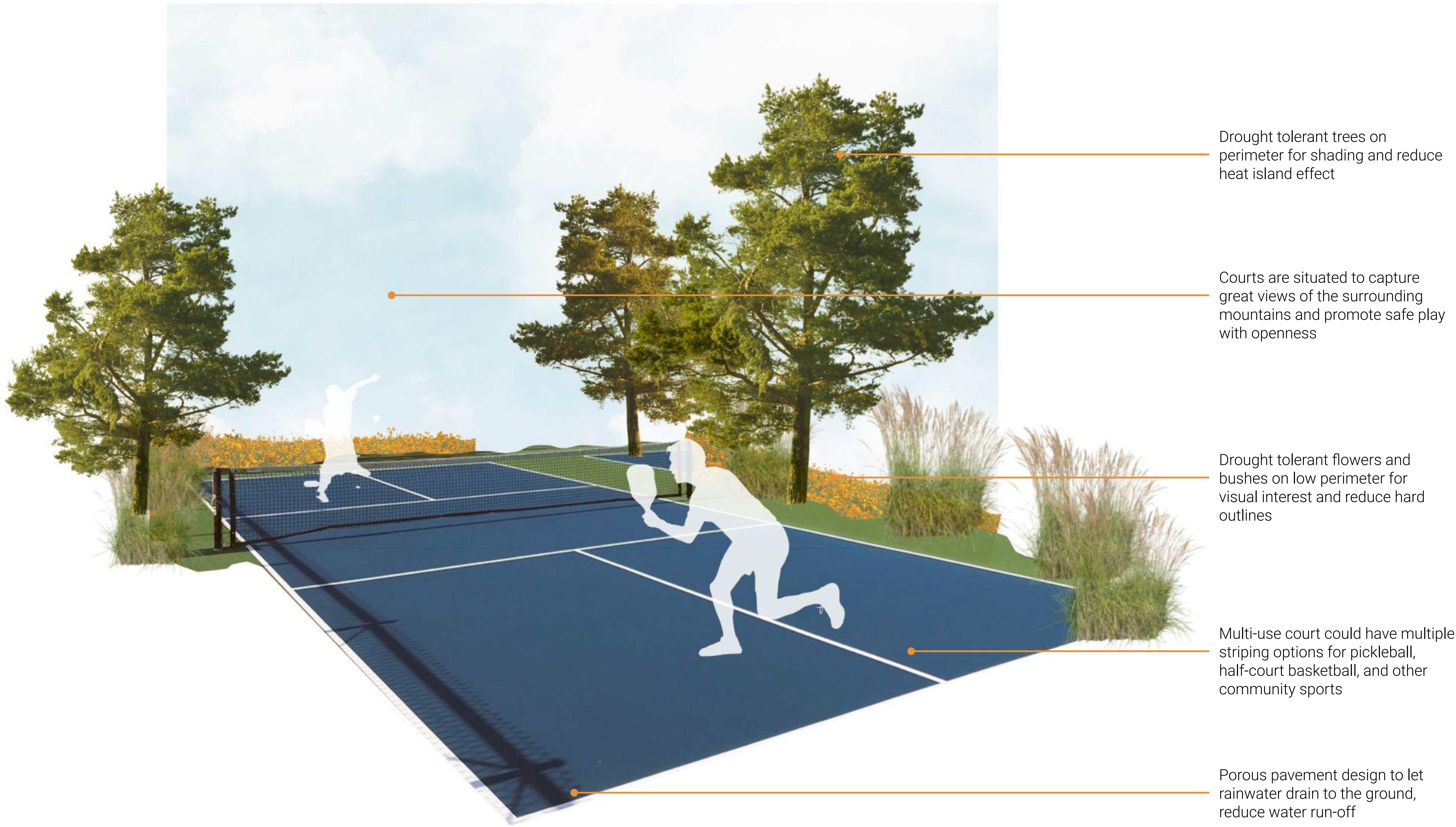


Ability to use space for day or night events

Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

AMENITY PICKLEBALL COURT



Drought tolerant trees on perimeter for shading and reduce heat island effect

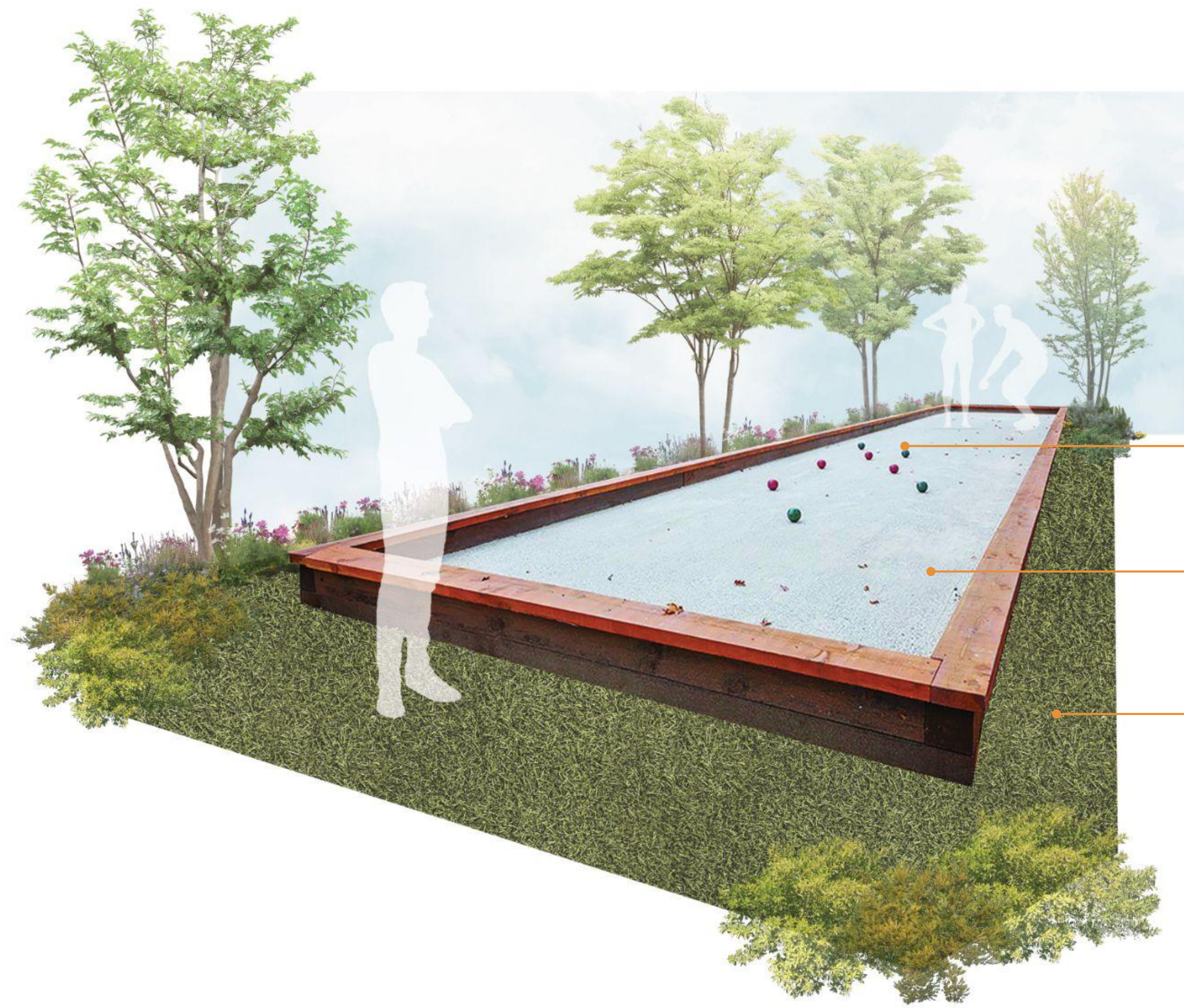
Courts are situated to capture great views of the surrounding mountains and promote safe play with openness

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Multi-use court could have multiple striping options for pickleball, half-court basketball, and other community sports

Porous pavement design to let rainwater drain to the ground, reduce water run-off

AMENITY BOCCE BALL COURT



Rentable bocce balls to monitor use and preserve materials

Weather proof synthetic grass court to mimic real grass without maintenance

Located on site, easily accessible to tenants and visitors

AMENITY BIKE FIX-IT STATION



Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

AMENITY BUS TRANSIT PICKUP



Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

AMENITY 6 COMMUNITY POCKET PARKS



Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12' wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Convenient Secure On-Site Storage



LOW DENSITY



E-BIKE CHARGING



Convenient Secure On-Site Storage



HIGH DENSITY



REPAIR TOOLS



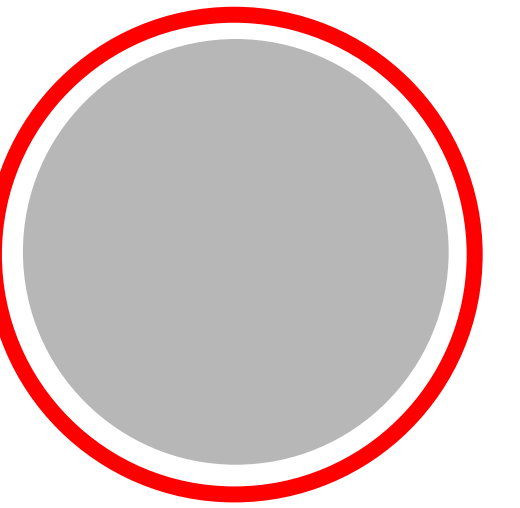
PROTECTED



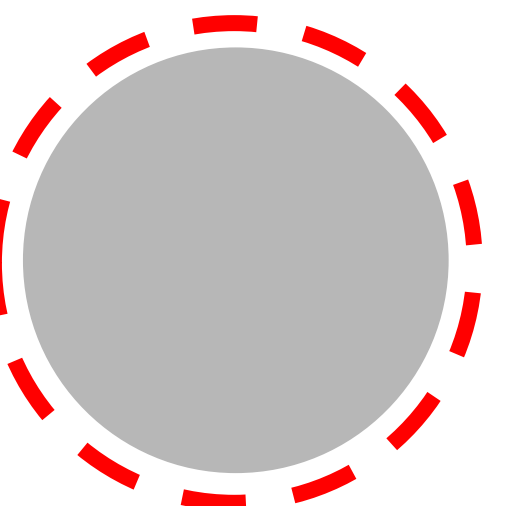


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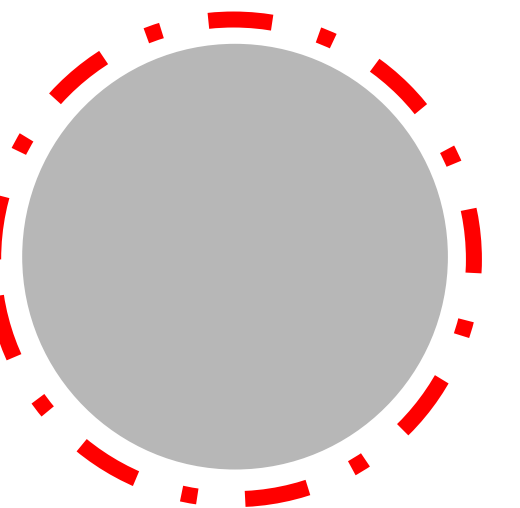
Standard Complies With -



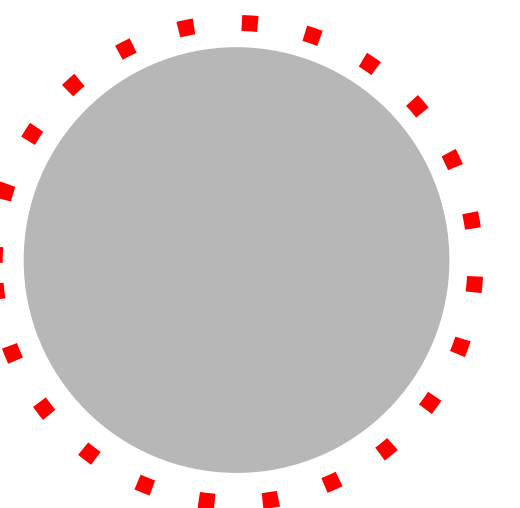
One Organization



Two Organizations



Three Organizations



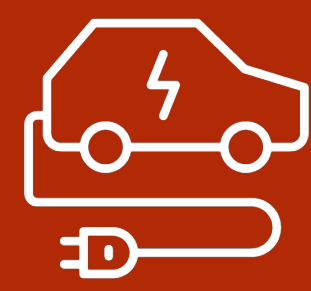
Four+ Organizations



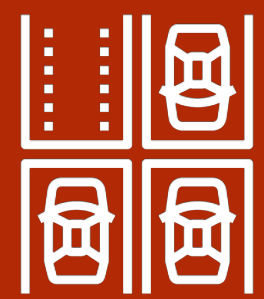
SURROUNDING
DENSITY
& DIVERSE USES



PRIORITY SITE &
EQUITABLE
DEVELOPMENT



ELECTRIC VEHICLES



REDUCED PARKING
FOOTPRINT



ACCESS TO
QUALITY TRANSIT



STUDIO CROSSINGS incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.



REDUCED THERMAL
BRIDGING



AIR SEALING



BUILDING-LEVEL
ENERGY
METERING



ENERGY STAR
APPLIANCES



OPTIMIZE ENERGY
PERFORMANCE

STUDIO CROSSINGS achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities. The development provides 5 more acres of open space over current MPD.

2012 IBI PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

495,713 sf = 11.60 acres = 39.3% (Within Property Lines)

841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)

2022 UPDATE PROPOSED OPEN SPACE

TOTAL SITE (LOT 1A + 1B)

710,490 sf = 16.31 acres = 55.8% (Within Property Lines)

1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

LOT 1B (GREEN) BY ITSELF

458,447 sf = 10.52 acres = 36% (Within Property Lines)

804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)





LOCAL
MECHANICAL
EXHAUST



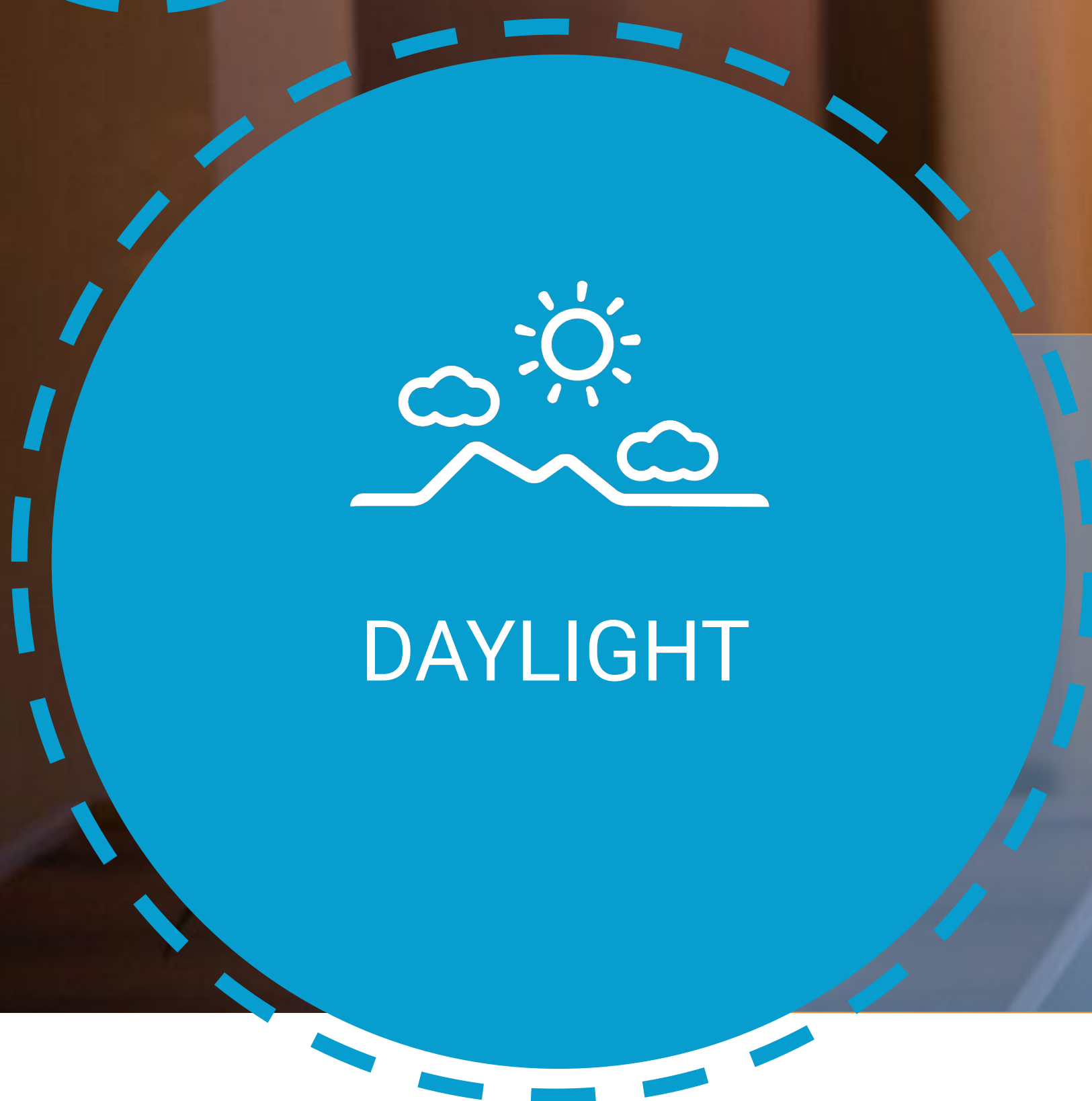
LOW-EMITTING
MATERIALS



ENVIRONMENTAL
TOBACCO SMOKE
CONTROL



INDOOR AIR
QUALITY
STRATEGIES



DAYLIGHT

STUDIO CROSSINGS connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.



STUDIO CROSSINGS creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.



MOISTURE
CONTROL



SOURCING OF RAW
MATERIALS



CONSTRUCTION &
DEMOLITION WASTE
MANAGEMENT



MATERIAL
INGREDIENTS



STORAGE &
COLLECTION OF
RECYCLABLES



STUDIO CROSSING works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

These measures are a recommended Condition of Approval.