



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
March 20, 2014**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, March 20, 2014.

Closed Session

1:15 – 2:50pm	Property, Personnel and Litigation
2:50 – 3:00pm	Break

Work Session

3:00 – 3:10pm	Council Questions and Comments and Manager's Report Pg. 5
3:10 – 3:20pm	Council protocols: Responding to citizen questions sent to all City Council members
3:20 – 3:30pm	Legislative Update
3:30 – 3:50pm	Main Street Construction Update
4:00 – 5:50pm	Board of Adjustment Interviews
5:50 – 6:00pm	Break

Regular Meeting

6:00 pm

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV. CONSENT AGENDA (Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)

1. Consideration of approval to accept a fee-in-lieu payment for the Grand Lodge Employee Housing Unit in fulfillment of one on-mountain Affordable Unit Equivalent as required by Flagstaff/Empire Pass Development Agreement. Pg. 9
2. Consideration of approval to authorize the City Manager to enter into a Professional Service Agreement with RMB for the replacement of the rubber flooring at the Park City Ice Arena in an amount that will not exceed \$109,190. Pg. 17

V. NEW BUSINESS

1. Resolution honoring the heroism of the PC MARC Employees, Park City Police and the Park City Fire District as well as the participating patrons of the PC MARC Pg. 23
2. Consideration of a plat amendment located at 1049 Park Avenue based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance and in a form approved by the City Attorney Pg. 24
 - (a) Public Hearing
 - (b) Action
3. Consideration of approval of the Master Festival license for the Olympic Parade and Celebration, as conditioned, on April 5th 2014 Pg. 48
 - (a) Public Hearing
 - (b) Action
4. Consideration of approval of the Master Festival license for The 2014 US Freestyle Championships, as conditioned, on March 28, 29 & 30, 2014 to be held at Deer Valley Resort Pg. 53
 - (a) Public Hearing
 - (b) Action

VI. ADJOURNMENT INTO HOUSING AUTHORITY MEETING

PARK CITY HOUSING AUTHORITY SUMMIT COUNTY, UTAH, March 20, 2014

I. ROLL CALL

II. NEW BUSINESS

1. Consideration of approval of an amendment to the Flagstaff Development Agreement Affordable Housing Plan in order to align it with the approved Grand Lodge Settlement Agreement Pg. 57
 - (a) Public Hearing
 - (b) Action

III. ADJOURNMENT INTO CLOSED SESSION

Closed Session

To discuss Property, Personnel and Litigation

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

Posted: 03/17/2014 See: www.parkcity.org
Revised: 03/19/2014

TENTATIVE MASTER CALENDAR

Note: This future meeting schedule is TENTATIVE and subject to change.

March

20 **See Agenda**

27 **WORK**

UDOT Region II Director on 2014 UDOT project -30 mins

Golf Course Update- Craig 30 mins

Preservation Plan/Structural Plan for the McPolin Farm Update-15 mins

REGULAR

Resolution honoring Park City Olympians

Marriage Equality Resolution on 3/27 PR

April

3 **STUDY**

Environmental Study Session-Energy

WORK

Parking Management Update-15 Ken/Brian

PC-SLC Connect Bus Service update" 20-25 mins - Kent

REGULAR

Silver Strike Trail- Belles at Empire Pass ROS amendment for Units 7/8/17

300 Deer Valley Loop- Roundabout Subdivision ROS- motion to continue to April 24th

1138 Lowell Ave Plat Amendment

345 Deer Valley Drive ROS amendment to units 5 & 6

10 **No Meeting- ULCT Spring Conference**

17 **WORK**

REGULAR

Snyder's Addition to Park City Amended Lot 1, Block 15, located at 901 Norfolk Avenue
Plat Amendment PL-13-02180 – continued from March 6th

4001 Kearns Blvd- Park City Film Studio Subdivision Plat

2519 Lucky John Drive Plat amendment

Risner Ridge Subdivision 1 & 2 plat amendment

24 **WORK**

REGULAR

300 Deer Valley Loop- Roundabout Subdivision ROS-continued from April 3rd

May

1 **No Meeting**

8 **WORK**

North Silver Lake Condominium Plat, located at 7101 Silver Lake Drive, Record of Survey- PL-13-02225-continued from March 6th

REGULAR

15 **WORK**

REGULAR

22 **No Meeting**

29 **WORK**

REGULAR

Pending Items:

Latino Community outreach and engagement – study

Amendment to the housing resolution – for regular council – RS

Consideration of an Ordinance approving the McHenry Subdivision Replat Amendment located at 496 McHenry Avenue, Park City Survey, Park City, Utah

Ordinance 2519 Lucky John Drive – Plat Amendment PL-13-01980- KW

Gamble Oak Easements, new, Heinrich

Consideration of City Property Disposition Resolution-Heinrich

Ice Naming Rights



March 17, 2014

TO: Diane Foster, City Manager

FROM: Brooks T. Robinson, Senior Transportation Planner
Kent Cashel, Transit/Transportation Manager

SUBJECT: Manager's Report – China Bridge Way finding Sign

City Staff, responding to citizen, visitor and individual Council member's concerns about the lack of adequate way finding to the China Bridge Parking Structure, developed a set of way finding concepts. These concepts were then reviewed by a Staff committee comprised of Asst. City Manager, Economic Development Manager, Planning Director, City Engineer, and Parking Administrative Team Leader and Transit-Transportation Manager. Staff has selected a preferred design, conducted a procurement and is ready to execute an agreement for the construction and installation of the preferred design.

With the construction of the China Bridge addition, the Liquor Store/KPCW wing effectively hides the nature of the parking structure for guests driving southbound on Swede Alley.

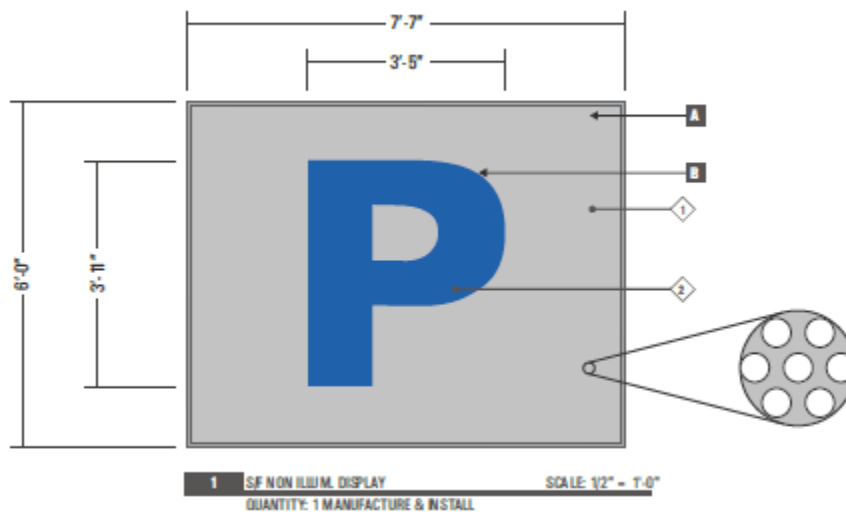


Staff explored several options for installing a Public Necessity Sign (Muni Code 12-8-1 (G)). It was determined that the most effective location would be on the upper section of the stair tower, under the roof. There is existing electrical wiring

and the location will be visible up to the point of the first entry signs at street level. There is a concern about the existing aspen partially obscuring the visibility but that issue can be resolved with selective pruning.

Sign shall be constructed a perforated metal, similar to the accent pieces at the Public Works garage, along with a solid, off-set "P" painted the international color of blue for parking facilities. Staff decided that having the perforations would blend with the overall aesthetic of the building while providing light and air through the sign. A down directed light will be installed to wash over the sign at night. All lighting will comply with Park City Code and Night Sky ordinance.

Staff has completed a procurement process and plans to execute agreement for sign fabrication and installation following the March 20th City Council meeting.



Peak Day – Peak Hour Parking Management Plan for Main Street Core. Submitted by Kent Cashel and Jonathon Weidenhamer.

This report is in response to a 2/27/14 Council request to consider engaging with the HPCA regarding having employees park away from the Main Street core (e.g., Richardson Flat Park and Ride) during periods of peak parking demands.

Kent Cashel and John Weidenhamer met on 3/5/14 and:

- Reviewed existing conditions data & information
 - o Current regulations
 - o Employee permits
 - o Parking occupancy Counts
- Developed an action plan and timeline for:
 - o Gaining a stronger understanding of the scope and nature of problem
 - o Engaging with HPCA to:
 - Examine and better understand the problem,
 - develop a range of possible solutions or alternatives, and
 - forward recommendations on solution implementation.

The task-timeline table below is the initial plan for tackling this program. The plan is an initial estimate of the work that will need to be completed and the time needed to complete that work. However, it is likely some tasks could be altered-added-deleted and some dates may move as Staff acquires a clearer picture of what needs to be done and flexes to accommodate HPCA's needs and schedule. But in general Staff is fully committed to this plan and will keep the City Manager updated if and when a need to alter completion dates occurs

Task	Anticipated Completion	Responsible
Gather existing data and background info	March 19, 2014	Kent
Meet with Alison to begin discussions	March 19, 2014	Jon
Engage transportation consultant to assist with existing data analysis & solutions development.	March 19, 2014	Kent
Begin study meetings with HPCA Task Force and City staff.	April 4, 2014	Jonathon\Alison
Draft recommendations completed	May 30, 2014	Task Force
Recommendations to Council	June 26, 2014	Kent\Jonathon
Implement trial program for summer peak if appropriate	July 15, 2014	Kent
Implement winter program	December 15, 2014	Kent

It is important to understand that underlying every parking challenge is both a supply and a demand component. The above plan is focused on taking action on only one segment of demand (employee parking). One should anticipate the possibility that the breadth and depth of this effort may grow (to include other factors such as current regulations,

permit programs and etc.). This growth in scope may occur as we focus our attention on the challenge and begin to better understand the causes and nature of that parking challenge.

City Council Staff Report



Subject: Flagstaff/Empire Pass on-mountain housing agreement.
Author: Phyllis Robinson and Rhoda Stauffer
Department: Sustainability
Date: March 20, 2014
Type of Item: Administrative

SUMMARY RECOMMENDATION:

Staff recommends that Council accept a fee-in-lieu payment for the Grand Lodge Employee Housing Unit in fulfillment of one on-mountain Affordable Unit Equivalent as required by Flagstaff/Empire Pass Development Agreement.

BACKGROUND:

Park City is the beneficiary of the deed restriction on a unit in the Grand Lodge. Grand Lodge Partners, LLC, the owner of Unit #203 at the time the unit was built put a deed restriction on the Unit limiting the use to employee/affordable housing in accordance with the requirements of the Empire Pass Development Agreement. As beneficiary, the City is tasked with enforcing the deed restriction.

The Grand Lodge unit is one of 25 unit equivalents required on-site as part of the United Park City Mines Flagstaff Mountain/Empire Pass Development Agreement. To date 15.4 have been completed with a balance still to be built of 9.6. UPCM/Talisker chose to distribute the on-mountain units throughout the properties as projects were developed.

The Grand Lodge unit was acquired by Ms. Gretchen Brooks subject to the terms of the deed restriction. The City subsequently learned through its annual compliance process that the unit was being used for personal housekeeping staff. When informed that this was not in compliance with the terms of the deed restriction the unit was subsequently rented to the General Manager of Grand Lodge HOA.

City staff worked with Ms. Brooks through her attorneys to try and maintain occupancy in this unit consistent with the terms of the deed restriction. In March 2013 she subsequently filed a lawsuit against the city.

Central to Ms. Brooks' claim was the maximum rent level and the inability to pass through the cost of HOA dues and any increases. The deed restriction on the Grand Lodge Affordable Unit Equivalent (AUE) sets the maximum rent (with or without utilities) and is silent as to whether the rent includes the HOA dues. The current rent for the unit is \$1,179.28 which includes all utilities except for cable/phone. While the Empire Pass Master HOA exempted the unit from HOA dues because the owner/renter does not have access to the amenities of the Empire Club, a reciprocal reduction of HOA dues for the affordable unit was not included by the developer in the Grand Lodge CC&Rs as anticipated.

ANALYSIS:

Staff worked with the HOA and with Ms. Brooks through her legal representatives to try and resolve this conflict and return this unit to the AUE pool. Following a series of unsuccessful attempts which culminated in a lawsuit, the City and Ms. Brooks agreed to mediation. On December 10, 2013, Councilmember Liza Simpson represented the City in the mediation. Assistant City Attorney Polly Samuels McLean provided legal counsel and Public Affairs Manager Phyllis Robinson provided technical resources to Councilmember Simpson.

The mediation proposal is as follows: The City will accept an in lieu fee in the amount of \$425,000. Payment will be made in two installments. The first installment of \$180,000 will be upon the signing of the final settlement agreement which will occur after City Council approval. The second installment of \$245,000 will be made on the earlier of the following: 12 years from the date of the mediation, transfer of title of the property or death of the owner. In exchange, the deed restriction on the property will be lifted. (Exhibit 1)

The acceptance of an in lieu fee for the Grand Lodge Employee Housing Unit will replace one of the required on-mountain units in Empire Pass. The Development Agreement stipulates that 25 percent of the required affordable housing units be provided on-mountain. With the acceptance of this mediation proposal Council would then be asked to reconvene as the Park City Housing Authority to consider amending the Flagstaff/Empire Pass Housing Plan.

Staff recommends that Council accept this proposed mediation settlement. While it will reduce the on-mountain housing options by one unit, the in lieu amount can be applied to proposed housing development in the Lower Park Avenue RDA thus resulting in increased units and affordability. This is consistent with our current fee- in- lieu policy that permits the acceptance of an in-lieu fee when *“the City determines that (1) no other alternative is feasible, or (2) such a payment would result in more immediate development of housing or (3) such a payment would leverage additional resources, then a Payment of Fees in Lieu of Development may be accepted.”*

If mediation settlement is accepted by Council, then the City will join the Notice of Settlement (Exhibit 2) which treats the Memorandum of Understanding as the final Settlement Agreement, payment of \$180,000 will be made to the City, a request for Notice will be entered against the Unit so that the City will be notified of any transactions involving the property, a release of deed restriction will be recorded and a motion and order to dismiss the lawsuit against the City with prejudice will be filed with the Court. In addition, the Housing Authority will have to authorize an amendment to the United Park City Mines Flagstaff Mountain/Empire Pass Development Agreement so that this Unit is still counted for the on mountain requirement.

DEPARTMENT REVIEW:

This report was reviewed by the City Attorney and the City Manager.

Alternatives:

- A. Approve:** Acceptance of a fee-in-lieu payment to replace the Grand Lodge Employee Housing Unit in fulfillment of one on-mountain Affordable Unit Equivalent as required by Flagstaff/Empire Pass Development Agreement. **This is Staff's Recommendation**
- B. Deny:** Denial will mean the proposed mediation settlement agreement will not be enacted and the City will face legal action.
- C. Modify:** Modifying the proposed mediation settlement will likely negate the agreement and the City will face legal action.
- D. Continue the Item:** Council may continue the item and request that staff return with additional information. This will delay the city receiving the in-lieu fee and/or the unit continuing to remain out of compliance and non-contributory to the program.
- E. Do Nothing:** If Council chooses not to take any action, it will have same impact as denying the request.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	~ Balance between tourism and local quality of life		~ Residents live and work locally	~ Fiscally and legally sound
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral 	Neutral 	Positive 	Neutral 
Comments: The mediation settlement agreement will replace one AUE unit that is out of compliance with the resources to substitute a new/different unit .				

Funding Source: There is no City funding required.

Consequences of not taking the recommended action:

If recommended action is not taken, the settlement agreement established by Council's approved representative will be in jeopardy and the City will likely face legal action. In the interim the employee housing unit will remain unoccupied.

RECOMMENDATION:

Staff recommends that Council accept a fee-in-lieu payment for the Grand Lodge Employee Housing Unit in fulfillment of one on-mountain Affordable Unit Equivalent as required by Flagstaff/Empire Pass Development Agreement.

Exhibits:

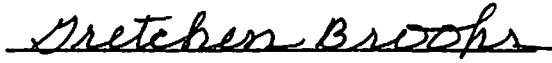
1. December 10, 2013 Memorandum of Understanding between the Parties
2. Notice of Settlement

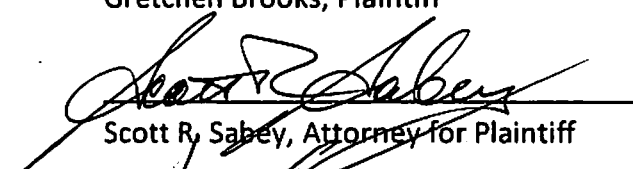
MEMORANDUM OF UNDERSTANDING

The Case of Gretchen Brooks, Plaintiff v. Park City, Defendant, Civil No. 130500158 was settled at the mediation held on December 10, 2013 with Paul S. Felt as mediator based upon the following terms:

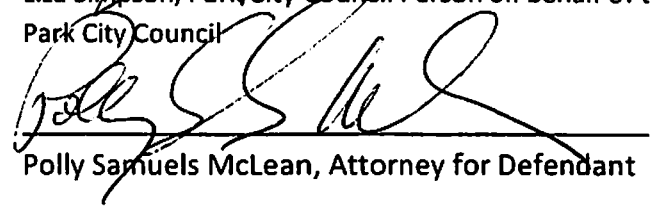
1. Plaintiff will pay Defendant the sum of \$180,000 upon the signing of the final Settlement Agreement in this case and agrees to pay Defendant another \$245,000 upon the happening of the first of the following events:
 - A. In 12 years from the date of the final Settlement Agreement;
 - B. The Plaintiff's death; or
 - C. The sale of the condominium unit #203 in issue in this matter. The parties agree that the transfer of this condominium unit by Plaintiff into a family trust or for other estate planning purposes will not be considered a sale which would trigger this provision.
 - D. The obligation of Plaintiff to pay the future payment will be memorialized by the recording of a document so that the title reflects this obligation.
2. In consideration for the above obligations of Plaintiff, Defendant agrees upon receipt of the first \$180,000 settlement payment to release this condominium unit from any deed restrictions presently existing under Defendant's Affordable Housing Plan. Plaintiff will then own this condominium unit free and clear of any obligations or deed restrictions imposed by the Affordable Housing Plan.
3. This settlement requires that the Affordable Housing Plan be amended in open Council meeting and requires approval of the Council, which approval shall not be unreasonably withheld.

Dated this 10th day of December, 2013.


Gretchen Brooks, Plaintiff


Scott R. Sabey, Attorney for Plaintiff


Liza Simpson, Park City Council Person on behalf of the
Park City Council


Polly Samuels McLean, Attorney for Defendant

When recorded return to:

Sidwell No. GLDG-203 0424576

Gretchen Brooks
c/o Scott R. Sabey, Fabian Law
215 South State Street, Suite 1200
Salt Lake City, UT 84111

NOTICE OF SETTLEMENT

This NOTICE OF SETTLEMENT is entered into by and between Gretchen Brooks and the Park City Municipal Corporation, a municipal corporation of the State of Utah (the "City"), to give notice of the following:

1. As of the date of this Notice, Gretchen Brooks (the "Property Owner") is the owner of record of a condominium unit located in Summit County described in the attached Exhibit A. (the "Property").
2. The Property Owner and the City have entered into a Memorandum of Understanding on or about December 10, 2013 (the "Memorandum"). The Memorandum is the final agreement of the parties and shall serve as the final Settlement Agreement, which was approved by the Park City Council on __ March, 2014. The Property Owner and the City agree to the terms, conditions and performance contained therein.
3. As set forth in the terms therein, the Memorandum affects title to the Property, and must be addressed at the time of any conveyance of the Property. A copy of the Memorandum may be obtained from the Park City, City Attorney; or from counsel for the Property Owner, whose contact information is listed hereinbelow:

Scott R. Sabey
Fabian & Clendenin, PC
215 So. State #1200
Salt Lake City, Utah 84092
(801) 531-8900.

Kimball Ferris
Miller Nash LLP
3400 U.S. Bancorp Tower
111 S. W. Fifth Avenue
Portland, Oregon 97204
(503) 224-5858

Polly McLean
Park City Municipal Corp
445 Marsac
P.O. Box 1480
Park City, Utah 84060
(435) 615-5031

The purpose of this Notice of Settlement is to provide recorded notice of the Memorandum of Understanding only, and reference is to be made to the full text of the Memorandum of Understanding for the full terms and conditions thereof, which includes an obligation to pay an additional sum to the City on the occurrence of certain events, or in any case, within twelve (12) years from December 10, 2013. If a conflict exists between the terms of the Memorandum and

this Notice of Settlement, the terms in the Memorandum of Understanding shall govern and control.

IN WITNESS WHEREOF, the Property Owner and City have executed this Notice of Settlement this 6th day of March, 2014.



PROPERTY OWNER:

Gretchen Brooks
Gretchen Brooks

STATE OF Oregon)
: ss.
COUNTY OF Multnomah)

SUBSCRIBED AND SWORN to before me this 6th day of March, 2014, by Gretchen Brooks.

Khanni Caoile
Notary Public

CITY:
Park City Municipal Corporation

By: _____
Name: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF SUMMITT)

On the ____ day of March, 2014, personally appeared before me _____, who being by me duly sworn, did say that (s)he is the _____ for the Park City Municipal Corporation, that (s)he is authorized to sign for the same, and that the within and foregoing instrument was signed by him/her in behalf of the same.

Notary Public

Exhibit A

Unit 203 of the Grand Lodge Condominium Plat, according to the official plat thereof, of record and on file in the office of the Summit County Recorder, Summit County, Utah.

Sidwell No. GLDG-203 Account 0424576

4828-1861-8135, v. 1



City Council Staff Report

Subject: Replacement of Rubber Flooring At Ice Arena
Author: Mike Diersen
Department: Ice
Date: March 6, 2014
Type of Item: Administrative

Summary Recommendations:

Authorize the City Manager to enter into a Professional Service Agreement with RMB for the replacement of the rubber flooring at the Park City Ice Arena in an amount that will not exceed \$109,190.

Topic/Description:

The rubber flooring at the Park City Ice Arena is in need of replacement. This includes the lobby, first floor restrooms, office area, staff room, hallway, 4 large locker rooms, 2 small locker rooms, portions of the ice rink perimeter, player's benches, penalty boxes and scorer's booth. The cove base in the described areas will need to be replaced, and we will also be adding the rink logo to the floor in the entrance of the Ice Arena.

Background:

The Park City Ice Arena opened on February 24, 2006. During the final phase of the construction, budget-friendly rubber flooring was installed in the lobby, offices, restrooms, hallway, locker rooms, and players bench areas. Unfortunately, the life of the flooring was greatly reduced because it was installed before construction was complete. Dirt, mud and construction debris covered the flooring and workers walked all over it for 2 months.

While the flooring never looked great because of this, it held-up well for 5 years. At that time, staff had to replace the flooring in the player's benches because skates had begun to wear through in a couple of areas, and the high traffic areas in the lobby were beginning to become worn and difficult to clean. Staff worked with our cleaning vender to try and find a floor cleaning product that would help improve these areas. The wear to these areas was too great to be able to clean effectively. In May of 2013, staff determined that the flooring should all be replaced early in the fall of 2013. Staff issued an RFP in the spring of 2013 and selected a company to install the flooring. Through the contract finalization process, staff determined that they would like to make substantial changes to the project that made the project fundamentally different from the project described in the RFP. Staff decided to forego entering into a contract at that time and issue an RFP that accurately described the scope of the project.

Analysis:

Staff began researching available products and approximate costs for materials and labor. Though money was budgeted in the ice arenas Capital Replacement and reserve fund, the budgeted amount was based on the original flooring, which was chosen

primarily for its low cost. Staff revised the capital replacement schedule to increase the budget for the project, and funds were also committed for the project by the Asset Management Committee.

With funding to move forward, staff issued an RFP on February 5, 2014 with a deadline of February 12, 2014. On February 18th, the selection committee comprised of Mike Diersen, Chanz Sheffington, and Charles Springer met and rated proposals based on the following 13 criteria:

1. *Product specification sheets for all proposed products that will be used on the project.*
2. *Samples of all proposed flooring.*
3. *Floor plan identifying which products and tile types will be used in each area.*
4. *Total project price and square foot costs for each type of flooring, labor and mobilization costs.*
5. *Proposed timeline for completing the project with impacts to staff and customers outlined.*
6. *Reference list for at least 5 ice arenas in which you or your company has installed skate resilient flooring.*
7. *Testing for resiliency of proposed flooring by the Selection committee. (Testing will involve Committee members trying to damage the flooring with figure skate toe picks and edges of all skate types.)*
8. *Identified environmental impacts of the project: i.e. recycled rubber content of flooring, “green adhesives”, etc...*
9. *Visual appeal of proposed flooring.*
10. *Site conditions guidelines.*
11. *Cleaning and maintenance products and procedures needed to maintain the proposed flooring.*
12. *Price (although price may not be the sole deciding factor) for removal of old flooring, installation of new flooring, total cost and square foot costs for materials, and total project cost.*
13. *Nature and extent of any requested changes to our standard contract, which is attached to this RFP.*

The committee determined that Rocky Mountain Building had the best overall proposal, in large part because the primary, visually appealing flooring for the lobby area was a thicker product with better resiliency and warranty than other proposals, and their secondary flooring for high traffic areas was more resilient than the secondary flooring included in other proposals. It also has a minimum 90% recycled content. The flooring that will be used has a 5 year warranty and a 10 year life expectancy. We have worked with RMB to use a combination of materials and a layout that will allow us to replace the flooring in high-traffic areas with no interruption to programing during the 10 year project lifetime if needed.

The following table shows the companies that submitted proposals and their proposed price:

Companies	Option #1	Option #2
Wall to Wall	\$142,852.59	\$129,779.79
Ice Builders	\$118,000.00	N/A
Spectra	\$110,059.41	N/A
Rink Systems	\$110,800/113,200	\$117,900/120,300
SD Conde	\$289,918	N/A
Rocky Mountain Builders	\$100,145	\$104,995

(Option #1 and Option #2 are different prices due to using different materials)

After selecting RMB, staff determined that because there were additional funds budgeted for the project that we would like to make changes to the project, including replacing the original carpeting in the offices. The cost of the additional work is \$ 510.00 for the cove base and (option #1 3,405.00/option #2 3,735.00) for the addition of flooring in the office areas.

Staff is currently planning on closing the facility from April 12-20 to complete this and other maintenance projects. This is the only block of time during the spring when we do not have skating or hockey camps, and our user groups have been made aware that we may be closed during that time for the project. After the agreement is signed, we will confirm with these groups that ice will not be available.

The project will cost no more \$109,190.00 and will be completed on or before September 1, 2014. Funding is available through a combination of the Ice Arena's Capital Replacement Reserve Fund (\$105K) and the Asset Management CIP (\$20K).

Department Review:

Recreation, Golf, Library, Legal, Executive & Budget Departments have reviewed this report.

Alternatives:

A. Approve:

Sign the professional Services agreement with RMB will allow staff to finalize arrangements and complete the project as described.

B. Deny:

Staff will not move forward with the project and the current flooring will continue to deteriorate.

C. Modify:

Staff will return at a later date with alternatives.

D. Continue the Item:

This will delay the project and we will not be able to complete the project in April 2014 as planned.

E. Do Nothing:

This will delay the project and we will not be able to complete the project in april2014 as planned.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Multi-seasonal destination for recreational opportunities + Accessibility during peak seasonal times + Internationally recognized & respected brand	+ Enhanced conservation efforts for new and rehabilitated buildings + Reduced municipal, business and community carbon footprints	+ Community gathering spaces and places	+ Fiscally and legally sound + Well-maintained assets and infrastructure + Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Very Positive 	Very Positive 	 Very Positive 
Comments:				

Funding Source:

A combination of Ice Facility Capital Replacement Reserve Fund (\$105K) and Asset Management CIP (\$20K) funds.

Consequences of not taking the recommended action:

The facility condition will continue to deteriorate. Business and survey ratings may decline due to poor maintenance of facility.

Recommendation:

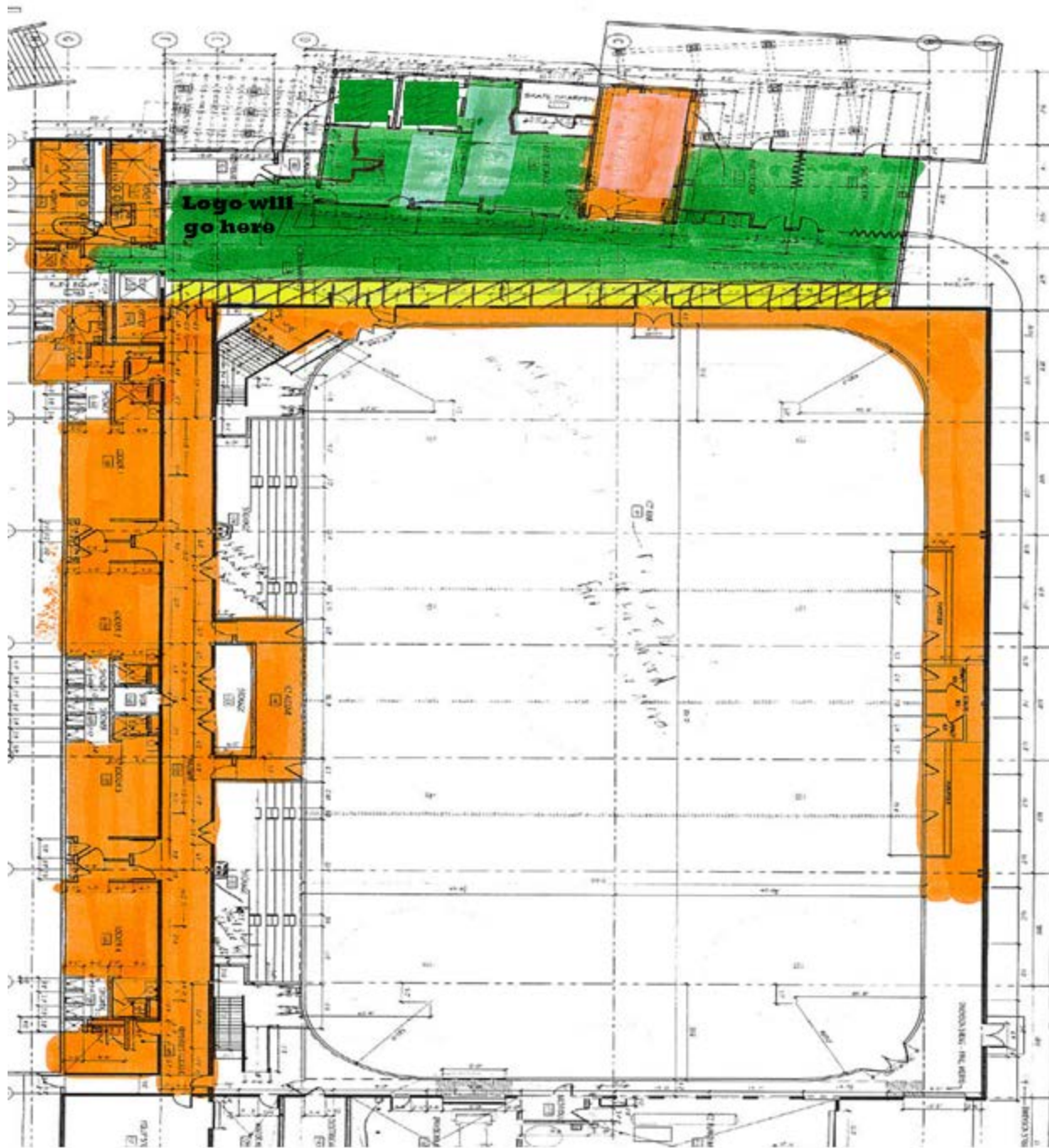
Authorize the City Manager to enter into a Professional Services Agreement with All American Arena Products/ RMB for the replacement of the rubber flooring at the Park City Ice Arena in an amount not to exceed \$120,000

Exhibit A: Scope of Services

SCOPE OF SERVICES

- All American Arena Products will provide the following services:
 - Purchasing, ordering and arrangement for freight of Mondo "Sport Impact" flooring, Humane rubber flooring, cove base and adhesives to the Park City Ice Arena
 - Removal and disposal of all existing skate resilient rubber flooring and cove base
 - All actions associated with the proper installation of new flooring products, except removal of furniture from the areas to receive new flooring
 - Installing flooring products according to the floor plan
 - Ensuring sufficient quantities of flooring are purchased and available for completion of the project.
 - Completing the installation during an agreed upon timeframe before April 20, 2014
 - Removal and installation of all restroom and locker room toilets and partitions,

All American Arena Products/RMB will be responsible for all costs associated with the project, not to exceed \$109,190.00 including mobilization, lodging and feeding the installation crew,



FLOORING PLAN:

Orange= Approx. 8816 SF

Green = Approx. 3044 SF

Yellow Cross-Hatched = Approx. 351SF

Resolution No.

**Resolution Honoring the heroism of the PC MARC Employees,
Park City Police and the Park City Fire District as well as the participating patrons of the
PC MARC for their quick response in administering aid to a patron in need.**

WHEREAS, on Monday, March 10th a patron of PC MARC collapsed and needed first aid; and

WHEREAS, the staff and other participating patrons were well trained and responded quickly with first aid and CPR; and

WHEREAS, the Park City Police department and Park City Fire District responded quickly to transport the patron to the local hospital for care; and

WHEREAS in September, 2013 the City of Park City proclaimed to participate in the *Be Ready Park City* Campaign and the employees of the PC MARC, Police and Fire District exemplified these characteristics; and

WHEREAS, Park City offers training on first aid and CPR to employees and encourages all employees to step up and take advantage of this training; and

WHEREAS, these members of the PC Marc team took advantage of this training and were able to perform life saving techniques on the patron at the Marc saving his life.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Council hereby honor and acknowledge the heroism of these great City and Fire District employees and patrons and wish the patron a speedy recovery.

PASSED AND ADOPTED this 20th day of March, 2014

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

Marci S. Heil, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

City Council Staff Report



PLANNING DEPARTMENT

Application #: PL-13-01893
Subject: 1049 Park Avenue Subdivision
Author: Anya Grahn, Historic Preservation
Planner
Date: March 20, 2014
Type of Item: Administrative – Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing for the 1049 Park Avenue Subdivision located at the same address, and consider approving the proposed plat amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant: Dave Baglino, Wasatch Engineering Contractors
Location: 1049 Park Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Residential condominiums, single-family residential, vacation rentals
Reason for Review: Plat approval requires City Council review and approval

Proposal

The applicant is requesting a Plat Amendment for the purpose of combining the north five feet (5') of Lot 12 and all of Lot 13 of Block 4 of Snyder's Addition to the Park City Survey. There is an existing historic home on the property identified as a Landmark on the City's Historic Sites Inventory (HSI) that straddles the lot line between Lots 12 and 13, and encroaches into the neighboring property to the south by two (2') to three (3') feet. The applicant wishes to combine the lots in order to move forward with a Historic District Design Review (HDDR) approval.

Purpose

The purpose of the Historic Residential (HR-1) District is to:

- (A) Preserve present land Uses and character of the Historic residential Areas of Park City,
- (B) Encourage the preservation of Historic Structures,
- (C) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- (D) Encourage single family Development on combinations of 25' x 75' Historic Lots,
- (E) Define Development parameters that are consistent with the General Plan policies for the Historic core, and

- (F) Establish Development review criteria for the new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The 1049 Park Avenue property is listed on the Historic Sites Inventory (HSI) as a “Landmark” site which includes a two (2) story frame hall-parlor house. The house has had minimal changes, the most significant of which is the reconstruction of the front porch with a pediment above the entrance. The hall-parlor form is the earliest type to be built in Park City and is one (1) of three (3) of the most common house types built in Park City during the Mining Era. The site was individually nominated to the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District, but was not listed due to the owner’s objection. Because the site retains its historic integrity and is eligible for the National Register, it has been designated as “landmark” on the City’s HSI.

On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, the Building Department was unable to issue a building permit for the construction of a new basement addition which would occur on the adjacent property. Though a maintenance easement existed, the City required the applicant to submit a consent letter from the neighboring property owner that provided their permission to build the basement over the shared property line. Further analysis revealed that a root cellar and crawl space existed beneath the historic structure. The root cellar is approximately seven feet ten inches (7’10”) in height and encroaches approximately three feet (3’) into the 1043 Park Avenue property. A crawlspace is beneath the remainder of the structure and is roughly three feet ten inches (3’10”) in height. A portion of the crawlspace also encroaches approximately two feet (2’) into the neighboring property.

The Planning Director determined that the replacement of the existing root cellar and foundation with a new basement foundation did not increase the degree of the existing foundation’s nonconformity on February 10, 2014 (Exhibit F).

During this analysis, it was also discovered that the applicant needed to complete a plat amendment in order to remove the interior property line. A revised HDDR action letter was sent to the applicant on February 10, 2014, that added a Condition of Approval that no building permit would be issued prior to the recordation of the subdivision plat amendment.

In January 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The applicant requested that the Planning Commission forward a positive recommendation to City Council for a plat amendment combining the north five feet (5’) of Lot 12 and all of Lot 13 of Block 4 of the Snyder’s Addition to Park City. The existing landmark historic structure encroaches over the interior lot line and on to the property at 1043 Park Avenue. This encroachment increases from east to

west, varying from two feet (2') to three feet (3'). The square footage of the encroachment is 47.5 square feet.

1043 Park Avenue, the parcel directly to the south of 1049 Park Avenue, contains the north half of lot 11, the south twenty feet (20') of lot 12, and the north half of lot 22 of Block 4 of Snyder's Addition. This lot contains approximately 3,375 square feet, or 0.07 acres. It is not a substandard lot. Further, the site is listed as "Significant" in the City's Historic Site Inventory.

The Planning Commission held a Public Hearing and voted unanimously (5-0) to forward a positive recommendation of the 1049 Park Avenue Subdivision on February 19, 2014. Public comment was provided at this meeting in regards to the parking conditions on Sampson Avenue.

Analysis

The home currently straddles the lot line between Lots 12 and 13 of Block 4 of the Snyder's Addition. The plat amendment is necessary in order for the applicants to make the necessary improvements to the site, which were approved as part of the Historic District Design Review (HDDR) on July 18, 2013.

	HR-1 Zone Designation	Existing Conditions	Proposed Conditions
<i>Lot Size</i>	1,850 SF	2,250 SF	2,250 SF
<i>Setbacks</i>			
Front (West)	10 ft.	18.5 ft. (porch) ; <i>complies</i>	18.5 ft.
Rear (East)	10 ft.	19 ft.; <i>complies</i>	10 ft.
Side (North)	3 ft.	2 ft. ; <i>valid complying (historic)</i>	2 ft.
Side (South)	3 ft.	0 ft. (encroaches 2-3ft, increasing to the west); <i>valid complying (historic)</i>	0 ft. (encroaches 2-3 ft. increasing to the west.)
<i>Height above existing grade</i>	27 ft.	23.5 ft.	26.5 ft. (new rear addition)

The proposed plat amendment does not increase any degree of nonconformity with respect to setbacks. The plat amendment would remove existing encroachments over the interior lot lines. The additions to the landmark structure would be required to meet the current setback requirements.

In running the footprint formula, the total allowed footprint on this lot is 991.4 SF. The historic structure encroaches 47.5 feet onto the property at 1043 Park Avenue. The total footprint of the historic building and new addition will be 1,035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property because the remaining 47.5 square feet is located on the property at 1043 Park Avenue. As has been the standard in Park City, the 47.5 SF that encroach

will be deducted from the total allowed footprint at 1043 Park Avenue. With the reduction of the encroachment, 1043 Park Avenue would be able to have a footprint of approximately 1,348.5 square feet; the total allowed square footage for that property is 1,396 square feet based on the survey (see Exhibit E).

As seen in the following chart, the current size of the historic structure at 1049 Park Avenue is similar in size to other historic structures in the neighborhood. The proposed addition is relatively small due to the footprint limitations and will not create a house that is larger than those seen in the neighborhood. The chart below shows the approximate house size for other historic structures on the 1000 block of Park Avenue.

Address:	Year Built:	Lot Size (+/-)	Existing SF	Max Footprint	Historical Significance
1000 Park	2002	100,928.52 SF	Condo Development		Non-Historic
1001 Park	1984	1,875 SF	1,620 SF	844 SF	Non-Historic
1005 Park	1993	1,875 SF	1,520 SF	844 SF	Non-Historic
1011 Park	1968	1,875 SF	1,059 SF	844 SF	Non-Historic
1015 Park	1894	1,875 SF	1,049 SF	844 SF	Significant
1021 Park	1901	3,750 SF	980 SF	1,519 SF	Landmark
1025 Park	1993	1,875 SF	1,834 SF	844 SF	Non-Historic
1030 Park	1971	14,810 SF	1,071 SF	3222 SF	Non-Historic
1035 Park	1982	11,250 SF	Condo Development		Non-Historic
1043 Park	1905	3,375 SF	1,204 SF	1,396 SF	Significant
1049 Park	1910	2,250.04 SF	1,171 SF	991.4	Landmark
1059 Park	1904	2,613.6 SF	848 SF	1,128.31	Significant
1060 Park	1946	13,939.2 SF	953 SF	3,184.46	Significant
1062 Park	1926	3,750 SF	605 SF	1,519 SF	Landmark
1064 Park	Vacant Lot	6,969.6	N/A	2,355.55	Non-Historic
1063 Park	1920	3,049.2	857	1,284.53	Landmark

The amendment of one (1) partial lot and one (1) full lot is not uncommon in Old Town, and the 1049 Park Avenue Subdivision is in keeping with the lot sizes already in existence in this neighborhood. The smallest lot size on this block is 1,875, or a traditional twenty-five by seventy-five foot (25'x75') Old Town Lot. The largest lot size is at 1000 Park Avenue and includes the three (3) condominium structures facing Deer Valley Drive. The second largest is at 1030 Park Avenue and is 14,810 square feet; this is the location of Prudential Real Estate Office. The average lot size, not including the development at 1000 Park Avenue is 4,958 square feet, and the property at 1049 Park Avenue is roughly forty-five percent (45%) of the average lot size.

Aside from an HDDR and Building Permit, if the applicant wishes to add an addition to the house, there are no other regulatory processes anticipated for this property. The site is not on a steep slope.

Good Cause

Planning Staff believes there is good cause for the application. Combining the lots will allow the property owner to move forward with site improvements, which include restoring the historic landmark house and adding a rear addition. If left un-platted, the property remains as is. Moreover, the plat amendment will resolve the issue of the existing landmark structure straddling interior lot lines. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

Staff finds that the plat will not cause undo harm on any adjacent property owner because the proposal meets the requirements of the Land Management Code (LMC) and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. In approving the plat, the City will gain one (1) ten foot (10') snow storage easement along Park Avenue as well as resolve the existing building encroachments over interior lot lines. The applicant cannot move forward with this addition until the plat amendment has been recorded.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 15-1-18.

Department Review

This project has gone through an interdepartmental review. No additional issues were raised regarding the subdivision.

Notice

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

Public Input

No public input was provided at the February 26, 2014, Planning Commission.

Alternatives

- The City Council may approve the 1049 Park Avenue Subdivision as conditioned or amended; or
- The City Council may deny the 1049 Park Avenue Subdivision and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 1049 Park Avenue Subdivision; or
- The City Council may remand the item back to the Planning Commission for specific discussion on topics and/or findings.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and one (1) and one-half (1/2) existing lots would not be adjoined. Any additions to or renovations of the historic house would not be permitted because the interior lot line runs through the house.

Recommendation

Staff recommends the City Council hold a public hearing for the 1049 Park Avenue Subdivision, and consider approve the 1049 Park Avenue Subdivision based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat

Exhibit B – Existing Conditions Survey

Exhibit C – Vicinity Map/Aerial Photograph and streetscape photos

Exhibit D – Plat Map

Exhibit E – Survey of 1043 Park Avenue

Exhibit F – Planning Director Determination Letter, 2.10.14

Exhibit G – Planning Commission Minutes, 2.12.14

Exhibit A – Draft Ordinance with Proposed Plat

Ordinance 14-

AN ORDINANCE APPROVING THE 1049 PARK AVENUE SUBDIVISION PLAT LOCATED AT 1049 Park Avenue, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1049 Park Avenue, has petitioned the City Council for approval of the plat amendment; and

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

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

WHEREAS, the Planning Commission held a public hearing on February 26, 2014 to receive input on the proposed subdivision;

WHEREAS, on February 26, 2014 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 20, 2014 the City Council held a public hearing on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed 1049 Park Avenue Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The 1049 Park Avenue Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1049 Park Avenue within the Historic Residential (HR-1) Zoning District.
2. The applicants are requesting to combine the north five (5) feet of Lot 12 and all of Lot 13 of Block 4, Snyder's Addition into one (1) Parcel.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of a rear yard addition to the historic house.
4. The amended plat will create one new 2,250.04 square foot lot.
5. The existing historic 1,171 square foot home is listed as "Landmark" on the Historic Sites Inventory (HSI).

6. Per Land Management Code (LMC) 15-2.2-4 Historic Structures that do not comply with building setbacks, off-street parking, and driveway location standards are valid Complying Structures. The historic structure is a valid complying structure, though it straddles the property line that separates Lots 12 and 13.
7. The existing historic structure encroaches into the property at 1043 Park Avenue. The degree of the encroachment increases from two feet (2') to three feet (3') from east to west. The total square footage of the encroachment is 47.5 square feet. A conditional easement currently exists to address this encroachment.
8. Any proposed additions to the existing historic home require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
9. The maximum allowed building footprint allowed on the lot is 991.3 square feet. The applicant intends to construct a new rear addition and renovate the existing historic home. Following the renovation, the total footprint of the house will be 1035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property. The remaining 47.5 square feet of the encroachment is located at 1043 Park Avenue.
10. The amendment of one and one-half (1.5) lots would be smaller than the average size of lot combinations on Park Avenue and is in keeping with the traditional size of development on the 1000 block of Park Avenue.
11. New additions to the rear of the historic home require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
12. On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, no building permit can be issued prior to the recording of the plat amendment.
13. The approval of the HDDR application was revised on February 10, 2014.
14. There is an existing root cellar and crawlspace beneath the historic building. The applicant intends to replace this makeshift foundation with a new basement foundation. The Planning Director determined that a new basement foundation did not increase the degree of the existing foundation's nonconformity on February 10, 2014. Rather, the replacement of the existing root cellar and foundation with a new basement foundation is maintenance and necessary to ensure the longevity of the historic structure.
15. On January 14, 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The application was deemed complete on February 11, 2014.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. A 10 foot (10') wide public snow storage easement is required along the street frontage of the lot along Park Avenue and shall be shown on the plat.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

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

PASSED AND ADOPTED this ____ day of March, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

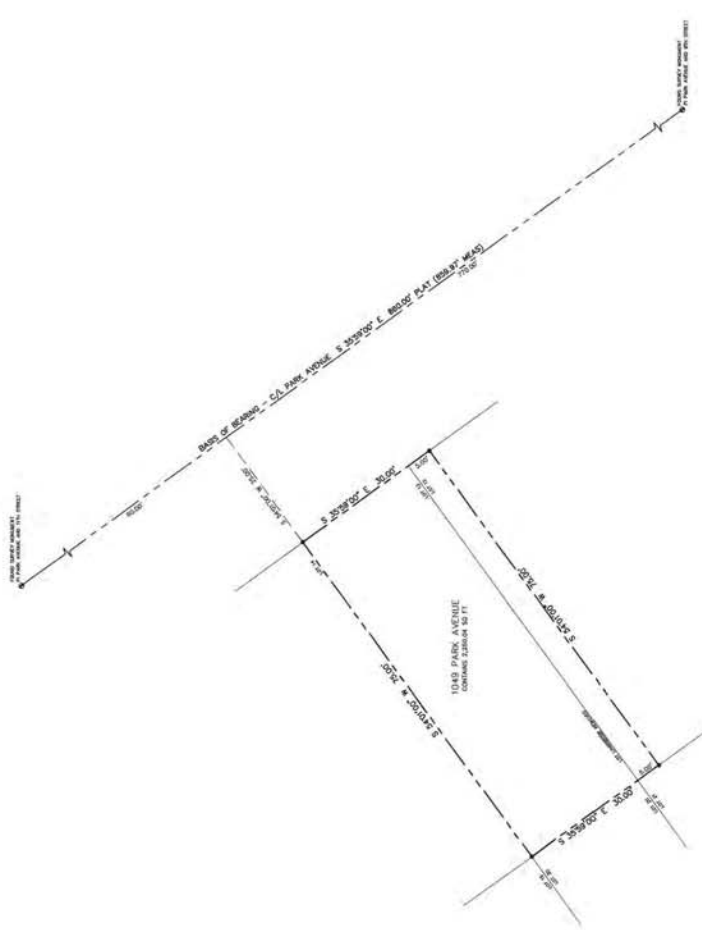
Mark Harrington, City Attorney



BOUNDARY DESCRIPTION

The parcel is bounded by the following:

- North: 12 feet of Lot 12 and Lot 13, Block 4, Snyder's Addition to the Park City Survey, according to the official plat thereof, on the east of record in the office of the Summit County Recorder.
- South: 12 feet of Lot 12 and Lot 13, Block 4, Snyder's Addition to the Park City Survey, according to the official plat thereof, on the east of record in the office of the Summit County Recorder.
- East: 12 feet of Lot 12 and Lot 13, Block 4, Snyder's Addition to the Park City Survey, according to the official plat thereof, on the east of record in the office of the Summit County Recorder.
- West: 12 feet of Lot 12 and Lot 13, Block 4, Snyder's Addition to the Park City Survey, according to the official plat thereof, on the east of record in the office of the Summit County Recorder.



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that _____ the undersigned owner of the herein described tract of land, do hereby dedicate to the public use of the City of Park City, Utah, the herein described tract of land, and do hereby consent to the recording of this plat in the office of the Summit County Recorder.

ACKNOWLEDGMENT

I, _____, County of _____, State of _____, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Park City, Utah, and that the same is in accordance with the original as the same appears in the records of the City of Park City, Utah.

In witness whereof, the undersigned at his/her home this _____ day of _____, 2014.

Chair

City of _____

LEGEND

- Property boundary lines shown in red. See recorded survey # 9-4295.



A PARCEL COMBINATION PLAT

A COMBINATION OF THE NORTH 5 FEET OF LOT 12 AND ALL OF LOT 13 IN BLOCK 4, SNYDER'S ADDITION

1049 PARK AVE. SUBDIVISION

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

RECEIVED

JAN 14 2014

PARK CITY PLANNING DEPT.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2014 A.D.

BY _____ CHAIR

ENGINEER'S CERTIFICATE

ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2014 A.D.

BY _____ PARK CITY ENGINEER

CERTIFICATE OF ATTEST

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Park City, Utah, and that the same is in accordance with the original as the same appears in the records of the City of Park City, Utah.

BY _____ PARK CITY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2014 A.D.

BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 A.D.

BY _____ MAYOR

REVIEWED FOR CONFORMANCE TO INTERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2014 A.D.

BY _____ S.E.W.B.E.

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

ENTRY NO. _____ FEE _____ RECORDER _____

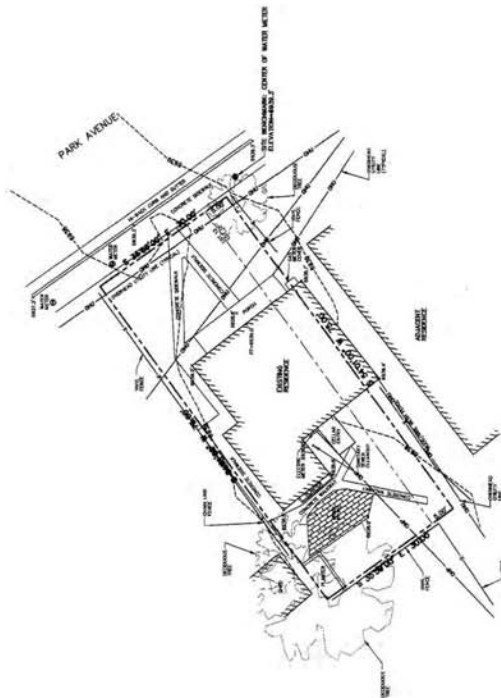


SURVEYOR'S CERTIFICATE

I, John Gustavica, do hereby certify that I am a registered land surveyor, and that I hold certificate number 554409, issued by the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

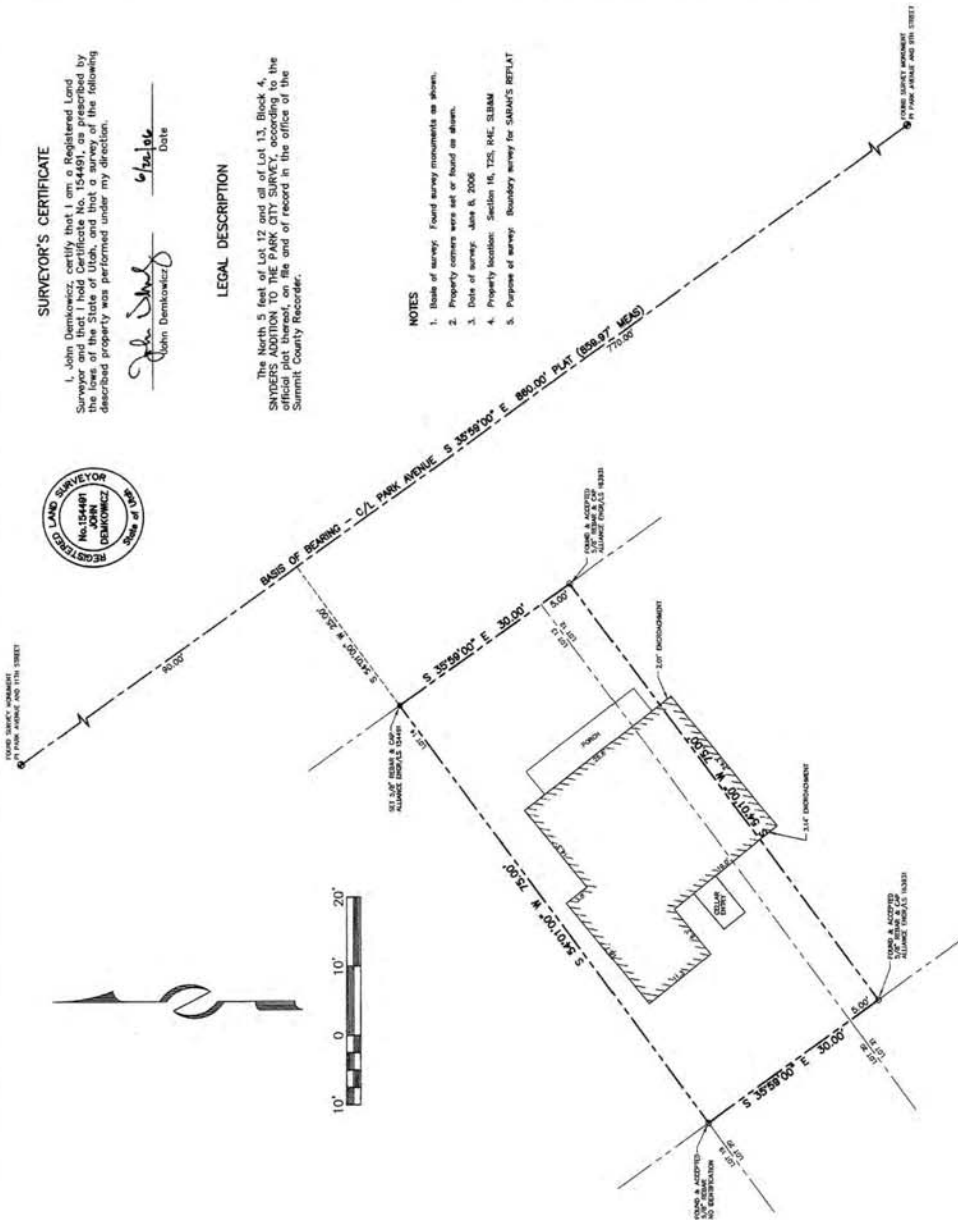
1. Site benchmark: Center of water meter
Elevation=6939.3'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on June 8, 2006.
4. Property corners were set or found.

[illegible]

John Demkowicz
6/22/06
Date

The North 5 feet of Lot 12 and all of Lot 13, Block 4, SNYDERS ADDITION TO THE PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: June 8, 2006
4. Property location: Section 16, T2S, R4E, S18M
5. Purpose of survey: Boundary survey for SABAN'S REPLAT



RECEIVED
JAN 14 2014

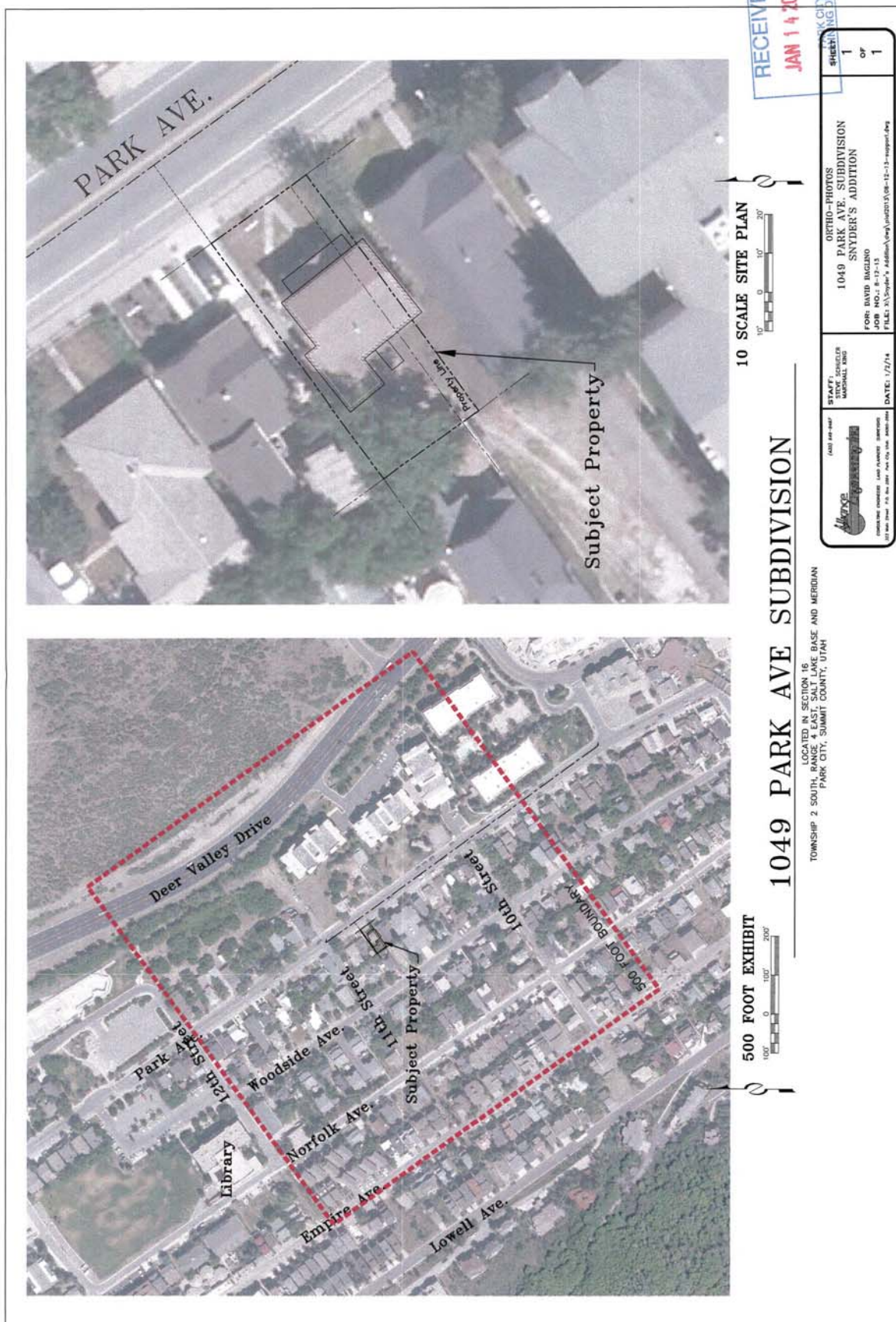
FOR: WES GARRETT

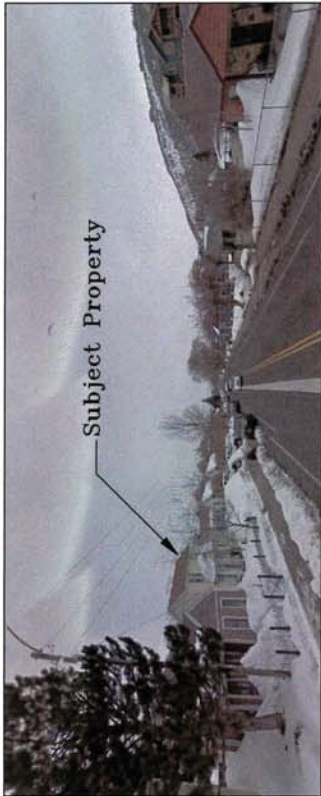
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FILE: X:\SnydersAddition\dwg\env\env06\030606.dwg

STAFF: MARSHALL KING TRACY SINGSON	SHEET 1 OF 1
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Alliance
CONSULTING ENGINEERS LAMP PLANNERS SURVEYORS
(415) 649-9467

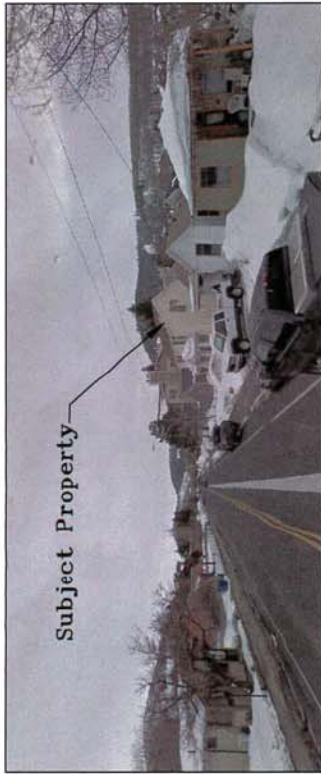
50006295 R# P#00000-00000
ALAN SPILLER, BUREAU CO. RECORDER
2006 OCT 13 14:20 PM FEE \$10.00 BY GDS
REQUEST: ALLIANCE ENGINEERING INC





Subject Property

LOOKING NORTH FROM PARK AVE.



Subject Property

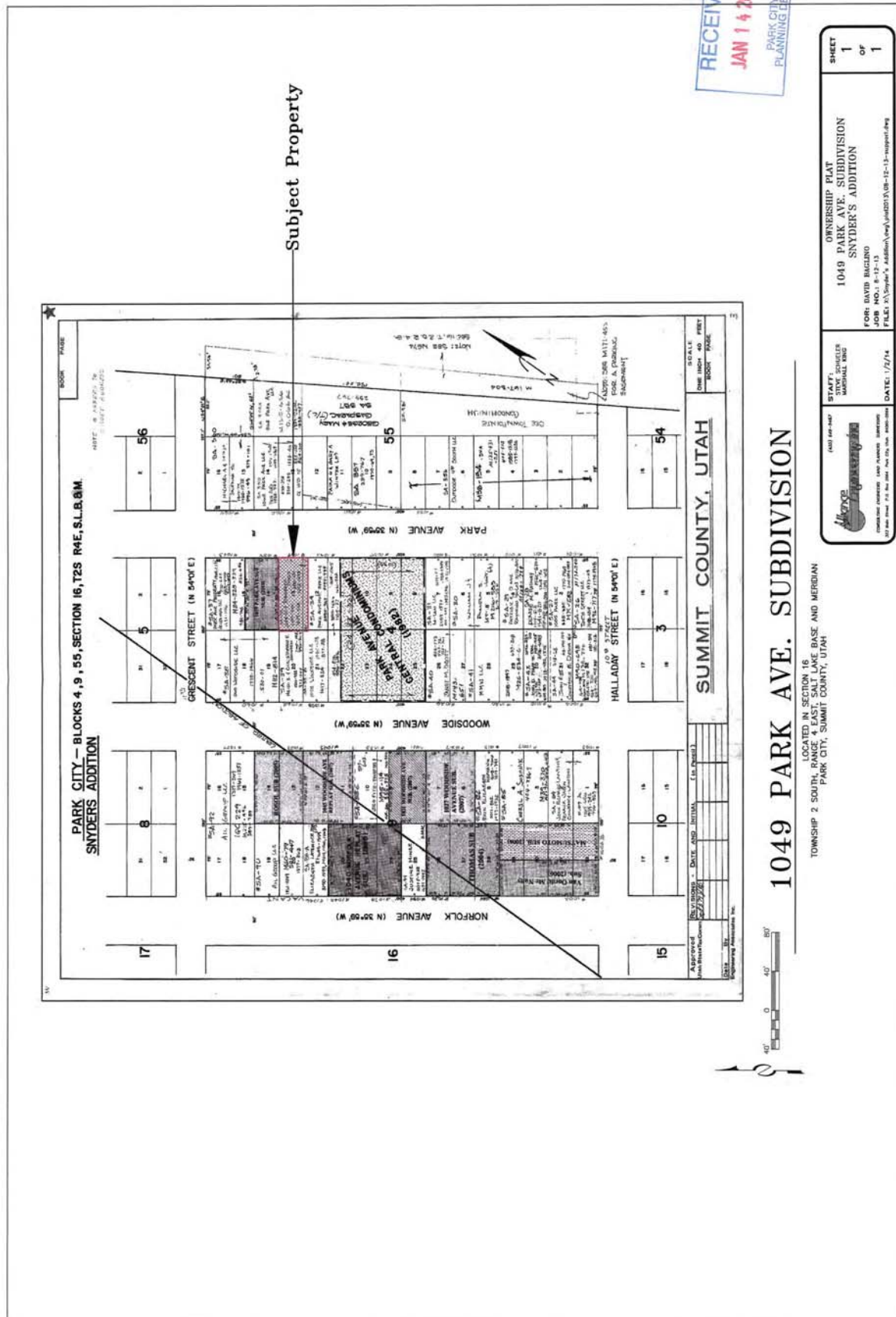
LOOKING SOUTH FROM PARK AVE.



Subject Property

LOOKING WEST FROM PARK AVE.

	STAFF: SCHULER MARSHALL END	STREETSCAPE PANORAMAS 1049 PARK AVE. SUBDIVISION SNYDER'S ADDITION	SHEET 1 OF 1
	DATE: 1/2/14	FOR: DAVID MAGLINO 1049 PARK AVE. SUBDIVISION SNYDER'S ADDITION FILE: 1049Park-1-addition.dwg, 1049-12-14-support.dwg	RECEIVED 1 JAN 14 2014 PARK CITY PLANNING DEPT.







10 February 2014

Kevin Horn
PO Box 386
Bountiful, UT 84011

Dave Baglino
Wasatch Engineering Contractors, Inc.
1762B Prospector Avenue
Park City, UT 84060

Dear Kevin and Dave:

NOTICE OF PLANNING DIRECTOR DETERMINATION

Project Address:	1049 Park Avenue
Project Description:	Determination of legal non-complying structure status for existing landmark structure
Project Number:	HDDR: PL-12-01816; Plat: PL-14-02232
Date of Action:	January 28, 2014

Action Taken By Planning Director:

The Planning Director has made a determination that the existing structure located at 1049 Park Avenue is a valid complying structure. According to Land Management Code Section 15-2.2-4, Historic Structures that do not comply with building setbacks, off-street parking, and driveway location standards are valid complying structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards, and Building Height.

The proposed basement addition is replacing an existing cellar and crawlspace. The basement and crawlspace do not meet the setback requirements and appear to have been built out-of-period. This portion of the house is legal non-complying and there is a conditional easement in place as the house extends over the property line. Per LMC 15-9-6(A), any non-complying structure may be repaired, maintained, altered, or enlarged provided that such repair, maintenance, alteration, or enlargement shall neither create a new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of the structure.

The Planning Director finds that replacing the existing foundation and cellar with a new basement does not create a new non-compliance nor will it increase the degree of the existing non-compliance of all or any part of the basement structure.

Similarly, there is an existing non-complying out-of-period (non-historic) one-story addition along the north property line that does not currently comply with setbacks. The walls of this structure are comprised of tin panels atop limited stud wall construction. Some wood wall construction has rotted along the north elevation, near finished grade. During the renovation, these walls will be replaced with new walls that meet the International Building Code (IBC). This will be completed in an effort to repair the existing structure.

The Planning Director has made this determination based on the following findings of fact and conditions of approval:

Findings of Fact:

1. The property is located at 1049 Park Avenue.
2. The property is located in the Historic Residential (HR-1) District, and is subject to all the requirements of the Park City Land Management Code (LMC) and the 2009 updates to the Park City Design Guidelines for Historic Districts and Historic Sites.
3. The lot contains an existing historic “landmark” house.
4. The area of the lot is 2,250 square feet. The minimal lot size in the HR-1 zoning district is 1,875 square feet.
5. Per LMC 15-2.2-4, Historic Structures that do not comply with Building Setbacks, Off-street parking, and driveway location standards are valid complying structures. The existing historic structure encroaches over the south property line and a non-historic one-story addition does not meet the current side yard setbacks along the north property line. No on-site parking is currently available.
6. A conditional easement was recorded with the county on May 3, 2004, for the maintenance of the encroaching historic structure over the neighboring property to the south. The historic structure encroaches by approximately two feet (2') to three feet (3'), increasing from east to west.
7. The historic structure will be elevated twenty-four inches (24") in order to pour a new basement foundation to follow the footprint of the existing structure and new addition. Per Design Guidelines B.3.2, the basement foundation will not significantly diminish the original placement, orientation, and grade of the historic building. No more than two feet (2') of the new foundation will be visible above the finished grade on the primary and secondary facades.
8. The setback requirements for the lot are three feet (3') for the side yards and ten feet (10') in the front and rear yards. The existing structure does not meet the setback requirements.

9. On July 18, 2013, a Historic District Design Review (HDDR) application was approved by Planning Staff for an exterior remodel of the structure. A revised Action Letter was sent on February 10, 2014.
10. The structure complies with the 27 foot height limit.

Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The plan shall include a phasing, timing, staging, and coordination of construction with adjacent projects to address mitigation of neighborhood impacts due to the high volume of construction in this neighborhood.
3. City Engineer review and approval of all construction, including grading, utility installation, public improvements and drainage plans, and construction within the ROW, for compliance with the City standards is a condition precedent to building permit issuance.
4. No building permits shall be issued for this project until the final plans for the building remodel are reviewed and approved by the Planning Department staff for compliance with the Historic District Design Review and conditions as approved on July 18, 2013 and revised on February 10, 2014.
5. A final landscape plan shall be submitted for approval by the Planning Department and the landscaping shall be complete prior to issuance of a Certificate of Occupancy for the structure.
6. No building permit shall be issued prior to recording the plat amendment.

Sincerely,



Thomas E. Eddington, Jr. AICP, LLA
Park City Planning Director

CC: Anya Grahm, Historic Preservation Planner

MOTION: Commissioner Strachan moved to CONTINUE the public hearing on 901 Norfolk Avenue plat amendment to March 12, 2014. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, public hearing, action.

**1. 1049 Park Avenue Subdivision
(Application PL-13-01893)**

Planner Anya Grahn reviewed the application for a plat amendment for the property located at 1049 Park Avenue. A historic house is located on the property. The lot consists of one Old Town lot and an additional two to three feet of the north half of Lot 12, which is directly to the south. The applicant was requesting to remove an interior lot line in order to move forward with renovation plans for the house.

Planner Grahn noted that the existing house encroaches approximately 48 feet on to the neighboring property, which is typical on Park Avenue. When the street was resurveyed all the lot lines shifted and the encroachments occurred. A conditional easement with the neighbor allows them to do maintenance.

Planner Grahn stated that the requested plat amendment was standard procedure for removing an interior lot line. Once the interior lot line is removed, the lot would be slightly larger than a standard Old Town lot; but still relatively small compared to other lots in the neighborhood. In addition to the lot line combination allowing the applicant to move forward with his renovation plan, the City would also gain a ten-foot snow storage easement across the front of the property.

The Staff recommended that the Planning Commission conduct a public hearing for the subdivision and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law and conditions of approval outlined in the Staff report.

Kevin Horn, the project architect, noted that the Staff report did not mention that the applicant had a signed letter from the neighbor giving consent for the plat amendment to move forward.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation for the plat amendment at 1049 Park Avenue based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the draft ordinance. Commissioner Joyce seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1049 Park Avenue

1. The property is located at 1049 Park Avenue within the Historic Residential (HR-1) Zoning District.
2. The applicants are requesting to combine the north five (5) feet of Lot 12 and all of Lot 13 of Block 4, Snyder's Addition into one (1) Parcel.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of a rear yard addition to the historic house.
4. The amended plat will create one new 2,250.04 square foot lot.
5. The existing historic 1,171 square foot home is listed as "Landmark" on the Historic Sites Inventory (HSI).
6. Per Land Management Code (LMC) 15-2.2-4 Historic Structures that do not comply with building setbacks, off-street parking, and driveway location standards are valid Complying Structures. The historic structure is a valid complying structure, though it straddles the property line that separates Lots 12 and 13.
7. The existing historic structure encroaches into the property at 1043 Park Avenue. The degree of the encroachment increases from two feet (2') to three feet (3') from east to west. The total square footage of the encroachment is 47.5 square feet. A conditional easement currently exists to address this encroachment.
8. Any proposed additions to the existing historic home require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.

9. The maximum allowed building footprint allowed on the lot is 991.3 square feet. The applicant intends to construct a new rear addition and renovate the existing historic home. Following the renovation, the total footprint of the house will be 1035.75 square feet; however, only 988.25 square feet of this footprint will be located on the 1049 Park Avenue property. The remaining 47.5 square feet of the encroachment is located at 1043 Park Avenue.

10. The amendment of one and one-half (1.5) lots would be smaller than the average size of lot combinations on Park Avenue and is in keeping with the traditional size of development on the 1000 block of Park Avenue.

11. New additions to the rear of the historic home require adherence to current setbacks as required in the HR-1 District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

12. On May 29, 2013, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of 1049 Park Avenue, which included constructing a new addition at the rear of the historic structure. The HDDR application was approved on July 18, 2013; however, no building permit can be issued prior to the recording of the plat amendment.

13. The approval of the HDDR application was revised on February 10, 2014.

14. There is an existing root cellar and crawlspace beneath the historic building. The applicant intends to replace this makeshift foundation with a new basement foundation. The Planning Director determined that a new basement foundation did not increase the degree of the existing foundation's nonconformity on February 10, 2014. Rather, the replacement of the existing root cellar and foundation with a new basement foundation is maintenance and necessary to ensure the longevity of the historic structure.

15. On January 14, 2014, the applicant applied for a plat amendment in order to move forward with the approved HDDR. The application was deemed complete on February 11, 2014.

Conclusions of Law – 1049 Park Avenue

1. There is good cause for this plat amendment.

2. The plat amendment is consistent with the Park City Land Management Code and

applicable State law regarding subdivisions. 3. Neither the public nor any person will be materially injured by the proposed plat amendment.

4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval – 1049 Park Avenue

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.

2. The applicant will record the plat amendment at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.

4. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.

5. A 10 foot (10') wide public snow storage easement is required along the street frontage of the lot along Park Avenue and shall be shown on the plat.

6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

2. 7101 Silver Lake Drive – Conditional Use Permit for Lockout Units
(Application PL-13-02034)

Planner Francisco Astorga handed out public comment he had received over the weekend. Due to a personal matter he was out of the office and unable to forward the comments to the Planning Commission prior to the meeting.



City Council Staff Report

Subject: Olympic Parade and Celebration
Author: Tommy Youngblood
Department: Sustainability
Date: March 20, 2014
Type of Item: Administrative – Master Festival License

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for the Olympic Parade and Celebration, as conditioned, on April 5th 2014.

Background:

On March 6th 2014 Park City Council reviewed and approved the Master Festival License for the Olympic Parade and Celebration for March 29th 2014 with 'Findings Good Cause to Reduce the 90 Day Review Requirement'.

At that time Council was informed by the applicant the selection of a day for the event was contingent upon juggling various Olympic athletes' schedules with their other commitments. The day after Council approval the organizer was informed that several athletes who had committed to appear for the March 29th date had to withdraw. After consulting with other community partners the organizer requested to Staff to move the event one week later to Saturday April 5th, 2014.

The organizer will continue to work with the Park City Chamber, staff and their other partners and stakeholders to coordinate the messaging for the event.

Analysis:

Main Street Events

Parade

The applicant has requested to have the parade on April 5th 2014 between 12pm – 8pm. The parade staging will use the Brew Pub lot and the upper part of Swede Alley. The parade will begin at the top of Main and end at 9th street. Staff will reserve 10 parking spaces on the east side of Park Ave. just south of 9th street to allow for parade run out.

Signs indicating which parts of Main Street will be closed will be strategically placed along Main Street beginning at 10:00 am to notify Main Street visitors and businesses. There will also be signs placed to divert traffic from Heber and Swede Avenues for the duration of the parade. The applicant will work with City Staff to develop a suitable traffic mitigation plan.

Lower Main Street Activities

The applicant has requested to have close Main Street from 7th to 9th street and Deer Valley Drive on April 5th 2014 from approximately 12pm to 8pm for the following activities:

1. A band located on a stage on Lower Main Street or the Pedestrian Bridge;
2. Various 10x10 tents located on Lower Main Street or the Town Lift Plaza area for interaction with the athletes; and
3. Possible sponsor or other activities located on lower Main Street.

Fireworks

Lantis Fireworks will be doing a display from the runaway truck ramp off of Marsac Ave. All proper permits will be obtained through the Park City Building Department.

Parking

Parade attendees will be directed to the free public parking on Swede Alley, and China Bridge. Staff will also manage parking along Park Avenue, between 9th Street and Heber Avenue to facilitate efficient transit operations. Parking and vehicular traffic along Heber Avenue between Main Street and Park Avenue will also be managed to ensure public safety.

Department Review:

The application for the Olympic Parade and Celebration is being reviewed by all applicable departments and their comments have been incorporated into this report. Staff finds that the requested change of date to April 5th, 2014 will give the organizer and Staff additional time to review and manage the event for a more successful outcome.

Alternatives:

A. Approve the request:

Approve the Master Festival License allowing the Olympic Parade and Celebration as described. This is staff's recommendation.

B. Deny the request:

Deny the Master Festival License, preventing the addition of the Olympic Parade and Celebration to Park City's schedule of events.

C. Continue the Item:

Council may continue the discussion in order to receive additional information.

Significant Impacts:

Park City has hosted many parades and events utilizing the same route and footprint as the Olympic Parade and Celebration. The most significant impact of this event will be closing Main Street to vehicular traffic. Staff feels that staging the parade entries at the Brew Bub parking will reduce the impact to Main Street businesses considerably. Lower Main Street will be reopened to traffic at the end of the event (approximately 8:00 p.m.).

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings + Multi-seasonal destination for recreational opportunities + Varied and extensive event offerings		+ Residents live and work locally	
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	Positive 	Neutral 
Comments:				

Consequences of not taking the recommended action:

The Olympic Parade and Celebration would not take place.

Recommendation:

Staff recommends City Council conduct a public hearing and approve a Master Festival License for the Olympic Parade and Celebration on April 5th 2014, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval contained herein.

Findings of Fact:

1. The Olympic Parade and Celebration will be held Sunday, April 5th 2014, from 12:00-8:00 pm.
2. Staff will manage parking at the existing public and private parking lots around Main Street so the parade will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area.
3. The event is oriented towards honoring returning Olympians and will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. The parade will begin at the top of Main and end at 9th street. Staff will reserve 10 parking spaces on the east side of Park Ave. just south of 9th street to allow for parade run out. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.

5. The application may close Main Street from 7th to 9th street and Deer Valley Drive on April 5th 2014 from approximately 12pm to 8pm for the following activities:
 - a. A band located on a stage on Lower Main Street or the Pedestrian Bridge
 - b. Various 10x10 tents located on Lower Main Street or the Town Lift Plaza area for interaction with the athletes.
 - c. Possible sponsor or other activities located on lower Main Street.
 - d. Lantis Fireworks will be doing a display from the runaway truck ramp off of Marsac Ave. All proper permits will be obtained through the Park City Building Department.
6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
7. The applicant has been working with Staff and applicable departments to address all event concerns. The applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of Chapter 4-8-4 of the Park City Municipal Code, Master Festival License Application Procedure.
8. No other Master Festival and Special Event Licenses has been issued for April 5th 2014,

Conclusions of Law:

1. The application meets the requirements set forth in the Park City Municipal Code, Title 4, Chapter 8.

Conditions of Approval:

1. The applicant at its cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. All operational plans will have final approval from Staff which includes notice to Main Street merchants and businesses and affected residential areas.
3. Applicant shall provide proof of liability insurance in the amount of four million dollars (\$4,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All applicants shall further indemnify the City from liability occurring at the event, except for any claims arising out of the sole negligence or intentional torts of the City or its employees.
4. Any plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by April 1, 2014.
5. The Applicant is responsible for a Street Closure and Pedestrian Management Plan in a form approved by the Park City Municipal Event Manager and Chief of Police.

Attachments

Exhibit A – Original Application Page 1

Exhibit A – Original Application Page 1

Park City Municipal Corporation

Master Festival & Special Event Application

Special Events
435.615.5150
specialevents@parkcity.org

Master Festival (MFL) & Special Event Applications MUST be complete and submitted to the Special Events Department no Less than 90 Days Prior to a MFL and no less than 60 Days Prior to a Special Event for staff review. Applications not submitted within that timeframe may not be granted approval. Refer to Park City Special Event Planning Guide for answers to the most frequently asked event related questions This application DOES NOT constitute a valid permit until approved by the Special Events Department and/or Park City Council					
APPLICATION FEES					
All new applications require a \$160.00 non-refundable application processing fee All applications for returning events require a \$80.00 non-refundable application processing fee Additional fees for other services, including Health Department, Fire Department, and City Services will be estimated and provided to the applicant.					
EVENT INFORMATION					
MASTER FESTIVAL CRITERIA (PUBLIC EVENT) (If one box is checked the event is automatically an MFL)	☒ Attraction of crowds over 500 participants and or spectators	☒ Requires Partial or Full Street Closure or use of Public Right of Way	☒ Use of City park, buildings or other properties or transportation system	☒ Use of off –site parking facility	☒ Use of Amplified Music In or adjacent to a residential neighborhood
SPECIAL EVENT CRITERIA (PUBLIC OR PRIVATE EVENT)	☒ Causes significant public impacts via disturbance, crowd, traffic, and or parking	☒ Disruption of the normal routine of the community or affected neighborhood	☒ Necessitates temporary business or liquor licensing in conjunction with public impacts	☒ Necessitates the use of city personnel	
EVENT TYPE					
☐ Street Fair/Festival	☐ Run - Walk	☒ Parade	☐ Trail Event Additional regulations required; see Special Event Planning Guide for details or visit www.parkcity.org	☐ Concert	☐ Road Bike Event
Other Type of Event (Please Specify):					
APPLICANT AND SPONSORING ORGANIZATION INFORMATION					
NAME: Christy Dias			POSITION: Event Coordinator		
STREET ADDRESS: 1351 Kearns Blvd Suite 110-F			CITY, STATE, ZIP CODE: Park City, Utah		
MAILING ADDRESS: PO Box 681698 (If different from above)			CITY, STATE, ZIP CODE: Park City, Utah 84068		
TELEPHONE (WORK): 4352140792		MOBILE PHONE: 8022360601		OTHER:	
EMAIL ADDRESS: christydostal@hotmail.com			FAX NUMBER:		
SPONSORING ORGANIZATION: Youth Sports Alliance			Is organization a registered non-profit? ☒ Yes ☐ No (If yes, please provide copy of registration paperwork)		
ONSITE CONTACT: Christy Dias (day/s of event)			MOBILE PHONE: 8022360601		
NAME OF EVENT: Olympic Parade					
☒ FIRST TIME EVENT			☐ ANNUAL EVENT (How many years?) _____		Will a fee be charged for attendance or participation? ☐ Yes ☒ No
Overall Event Description (Briefly explain event and activities): Parade down main street followed by awards celebration and party at town					
EVENT DATES AND TIMES					
EVENT DATE(S): April 5th 2014		EVENT HOURS - START TIME: 11:00pm		END TIME: 3:00pm	
SET-UP DATE/S: April 4th 2014	TIME/S: 5:00 pm	BREAKDOWN DATE/S: April 5th 2014		TIME/S: 3-5pm	
ESTIMATED ATTENDANCE - PARTICIPANTS:		SPECTATORS: 1000		TOTAL: 1000	
EVENT LOCATION: Main Street Park City and Town Lift Plaza					

✓EVENTS WITH ATTENDANCE HIGHER THAT 500 REQUIRES A SUMMIT COUNTY MASS GATHERING PERMIT

City Council Staff Report



Subject: 2014 US Freestyle Championships
Author: Tommy Youngblood
Department: Sustainability
Date: March 20, 2014
Type of Item: Administrative – Master Festival License

Summary Recommendations:

Review the Master Festival License application, conduct a public hearing, and approve the license for The 2014 US Freestyle Championships, as conditioned, on March 28, 29 & 30, 2014 to be held at Deer Valley Resort

Topic:

Review the Master Festival License Application, submitted by United States Ski and Snowboard Association, for the 2014 US Freestyle Championships on March 28, 29 & 30, 2014

Background:

The week of Feb 25th, 2014 The United States Ski and Snowboard Association (USSA) made a request to Deer Valley Resort to host the 2014 Freestyle Championship which were scheduled for March 28, 29, & 30, 2014. The last minute requested was a response to the original venue in California not having adequate snow cover. It also speaks to the USSA's confidence in Deer Valley's ability to showcase world class athletic competitions.

Findings of Good Cause to Reduce 90 day Review Requirement

The Deer Valley Resort requested on February 25th, 2014 for a Master Festival to be held on March 28, 29, & 30, 2014. Ninety days is the required time frame to review an MFL request. This requirement can be waived with findings of good cause. The Special Event Team finds that because of the isolated nature of the venue, sufficient road capacity, and demonstration on the part of Deer Valley Resort and staff to mitigate and address impacts this timeframe does allow for sufficient time for a proper review.

Analysis:

Deer Valley Ski Resort Activity

All activities will take place on-mountain at Deer Valley Resort from 9am – 5pm each day

Friday March 28th, 2014 – Mogul Qualifications and Finals

Saturday March 29th, 2014 – Ladies and Men's Aerial Qualifications and Finals

Sunday March 30th, 2014 – Ladies and Men's Dual Mogul Finals

Parking

Parking for this event can be accommodated at the Deer Valley Parking lots.

Department Review:

All applicable departments are reviewing the 2014 US Freestyle Championships and their comments have been incorporated into the report.

Alternatives:

Approve the Request:

Approve the Master Festival License allowing the 2014 US Freestyle Championships as described. **This is staff's recommendation.**

Deny the Request:

Deny the Master Festival License, preventing the addition of the 2014 US Freestyle Championships to Park City's schedule of events.

Continue the Item:

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

Significant Impacts:

Park City has held many similar events to the 2014 US Freestyle Championships. The activities will be contained within described venues and will conclude by 7:00 pm.

Consequences of not taking the recommended action:

The 2014 US Freestyle Championships would not take place.

RECOMMENDATION:

Staff recommends the City Council conduct a public hearing and approve a Master Festival License for the 2014 US Freestyle Championships on March 28 - 30, 2014 based on the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. The 2014 US Freestyle Championships will be held Friday, March 28, Saturday March 29 and Sunday, March 30, 2014. The event will last from 9:00 am to 5:00 pm each day.
2. Parking for the anticipated crowd will be accommodated at the Deer Valley Parking Lots. The conduct of the 2014 US Freestyle Championships will not substantially interrupt or prevent the safe and orderly movement of public transportation or other vehicular and pedestrian traffic in the area of its venue.
3. The event is oriented towards families and youth. The events associated with the 2014 US Freestyle Championships will not require the diversion of so great a number of police, fire, or other essential public employees from their normal duties as to prevent reasonable police, fire, or other public services protection to the remainder of the City.
4. All event activities will take place on-mountain at Deer Valley Resort. The concentration of persons, vehicles, or animals will not unduly interfere with the movement of police, fire, ambulance, and other emergency vehicles on the streets or with the provision of other public health or safety services.
5. There are no other Master Festival and Special Event Licenses that have been granted for March 28 – 30, 2014. The US Freestyle Championships will not substantially interfere with the logistics and venue for any event for which a license has already been granted and with the provision of City services in support of other such events or governmental functions.
6. The size of the crowd and nature of the event will not create an imminent possibility of violent disorderly conduct likely to endanger public safety or cause significant property damage.
7. The applicant has been working with City Staff and applicable departments to address all event concerns. The Applicant demonstrates an ability and willingness to conduct the event pursuant to the terms and conditions of this Chapter and has not failed to conduct a previously authorized event in accordance with the law or the terms of a license, or both.

Conclusions of Law:

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

Conditions of Approval:

1. The applicant, at its' cost, shall incorporate such measures as directed by Staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided and paid for by the applicant.
2. The applicant will work with City Staff to orient the temporary stage so as to minimize sound impacts to the neighborhood and the applicant shall monitor the following:

- (A) The program manager, or his/her designee, shall provide on-site management for each event.
 - (B) A sound technician shall provide on-site monitoring for each event with music, amplified or otherwise, and any amplified event.
 - (C) The program manager shall be responsible to ensure that the sound system maintains the sound at an A-weighted sound level adjustment and maximum decibel level of 90, as measured twenty-five feet (25') in front of the stage.
 - (D) All events shall be open to the public and free of charge.
3. Applicants shall provide proof of liability insurance in the amount of two million dollars (\$4,000,000) or more as may be required by the Special Events Manager or the City Attorney's Office, and shall further name Park City Municipal Corporation as additional insured. All Applicants shall further indemnify the City from liability occurring at the event except for any claim arising out of the sole negligence or intentional torts of the City or its employees.
 4. All plans for tents, stages and other temporary structures shall be submitted to the Building Department for review and permitting by March 25, 2014.



Park City Housing Authority Staff Report

Author: Rhoda J. Stauffer, Housing Specialist
Subject: Amendment to the Flagstaff Affordable Housing Plan
Date: March 20, 2014
Type of Item: Administrative

RECOMMENDATION: Staff recommends that the Housing Authority approve an amendment to the Flagstaff Development Agreement Affordable Housing Plan in order to align it with the approved Grand Lodge Settlement Agreement.

BACKGROUND:

The 2001 Flagstaff Affordable Housing Plan and subsequent amended 2009 Affordable Housing Plan approved in conjunction with the United Park City Mines Flagstaff Mountain/Empire Pass Development Agreement stipulates that 25% of all units be provided on-mountain within the Flagstaff Mountain/Empire Pass Development area and the remaining 75% of the units be provided off-mountain. An amendment to that agreement is required to bring it into alignment with the Mediated Settlement Agreement with the owner of Grand Lodge AUE #203.

ANALYSIS:

One of the AUEs fulfilling the Flagstaff Affordable Housing plan is in the Grand Lodge Condominium. After the current owner of the Grand Lodge AUE (#203) filed a law suit against the City in March of 2013, the City Council's Representative successfully negotiated a Settlement Agreement on December 10, 2013. The Settlement Agreement includes acceptance of a fee-in-lieu payment of \$425,000 in exchange for release of the Grand Lodge Unit #203 from all deed restrictions associated with the City's affordable housing program.

The Flagstaff Affordable Housing Plan will be amended with Supplemental Amendment Number three to replace one on-mountain unit with a fee-in-lieu payment as per the Grand Lodge Mediated Settlement Agreement. The Amendment is attached as Exhibit A.

DEPARTMENT REVIEW:

This report was reviewed by the City Attorney's office and by the City Manager.

Alternatives:

- A. Approve:** Approval will align the Flagstaff Affordable Housing Plan with the Grand Lodge Settlement Agreement. **This is Staff's Recommendation.**
- B. Deny:** Denying the request means that the Mediated Settlement Agreement can't be finalized and the City could face legal action.
- C. Modify:** Modifying the request will likely have the same effect as Denying the request. .
- D. Continue the Item:** The Housing Authority may continue the item and request that staff return with additional information. This will delay the finalizing of the Settlement Agreement, the city receiving the in-lieu fee and/or the unit continuing to remain out of compliance and non-contributory to the program.
- E. Do Nothing:** If the Housing Authority chooses not to take any action, it will have same impact as denying the request.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	~ Balance between tourism and local quality of life		~ Residents live and work locally	~ Fiscally and legally sound
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral 	Neutral 	Neutral 	Neutral 
Comments: This is a neutral action. An on-mountain unit will be replaced with an off-mountain unit through the use of a fee to build future units.				

Funding Source: There is no City funding required

Consequences of not taking the recommended action:

If the recommended action is not taken, the City will be unable to finalize the Grand Lodge Settlement Agreement.

RECOMMENDATION:

Staff recommends that the Housing Authority approve an amendment to the Flagstaff Development Agreement Affordable Housing Plan in order to align it with the approved Grand Lodge Settlement Agreement.

Exhibit A – Flagstaff Affordable Housing Plan Supplemental Amendment Number 3.

EXHIBIT A

**FLAGSTAFF MOUNTAIN RESORT
EMPLOYEE/AFFORDABLE HOUSING PLAN
SUPPLEMENTAL AMENDMENT NUMBER 3
Approval Date: March 20, 2014**

This is the third supplemental amendment to the Flagstaff Mountain Resort Employee/Affordable Housing Plan Exhibit 14 to the Flagstaff Mountain Resort Development Agreement. It amends and supersedes Section VI-B: Affordable Housing Options.

Section VI-B: Affordable Housing Options

The following options are allowed means of fulfilling the affordable housing requirement and voluntary contribution.

Option A: On-Site AUES. A minimum of 25 percent of the required AUEs shall be located within the Flagstaff Mountain Resort/Empire Pass Master Planned Development area. This percentage equates 24.725 AUEs. It is anticipated that these units will generally be rental units targeted to households earning up to 60% of AMI adjusted for household and unit size. *Based on a Mediated Settlement Agreement, the approved Grand Lodge Affordable Unit Equivalent (AUE) is replaced by a fee-in-lieu payment.

Table 8: Empire Pass Completed/Anticipated AUE Programming

Pod A	Project Name	AUEs Completed/Under Construction	AUEs Programmed for Future Construction
1	Club Residences		1.4
3	Stacked Flat Condo Bldg		2.4
4	Stacked Flat Condo Bldg		2.4
5	East West		1.0
6	Silver Strike	1.0	
7	Flagstaff Lodge	1.6	
8	Arrow Leaf A	3.0	
H	Grand Lodge	1.0**	
Pod B1			
Lot C	Ironwood	1.0	
Pod B2			
West	Montage Hotel	7.8	
East	Condominiums		2.4
Totals		15.4	9.6

*The Grand Lodge AUE has been replaced with a fee-in-lieu payment in accordance with a Mediated Settlement Agreement dated December 10, 2013.

Option B: Ontario Mill Property (100 Marsac Avenue) The Developer has an approved Master Planned Development for 10 units configured as approximately 15 AUEs. Pending favorably resolution of all third-party claims and litigation these units shall be constructed at the time they are required under Table 11 after the Quinns Land Transfer (Option E Below) and Black Rock acquisition (Option F below).

Option C: Marsac Avenue property located on the west side of Marsac uphill from the Ontario Mill site.

Option D: Daly Avenue property located at the top of Daly Avenue. This Developer is proposing eight units configured as four duplexes for a total of six AUEs.

Option E: 20-acre Quinn's Junction parcel. Development on this site is proposed as part of the Park City Heights Annexation and Master Planned Development. .

Option F: Purchase of Existing Market Rate Units. City Council approved the acquisition of up to eight AUEs (configured as 22 efficiency units) in March 2008 with a limit that no more than 10 percent (9.89 AUEs) be accepted in fulfillment of the total AUEs obligated. The Developer has requested and the City approves the acquisition of an additional 27 AUEs located in the Black Rock development because the units are newly constructed, never occupied market rate units and will add to the affordable housing supply. Units shall be restricted in accordance with the deed restriction requirements of the Park City Affordable Housing Resolution 20 – 07.

Option G: Partnership with Mountainlands Community Housing Trust. The Developer may work with Mountainlands Community Housing Trust on options related to development purchase or subsidy of units to meet AUE obligation.

Option H: Quinns Land Transfer. Developer may donate the approximately 40-acres located at Quinns Junction to the City in exchange for a credit of 54 AUEs. The AUE credit will count towards the next 54 AUEs required under Table 11 of the Affordable Housing Technical Report, as amended on April 3, 2008. The North Parcel will be deeded to the City subject to an open space deed restriction held by the Talisker Open Lands Conservancy, and South Parcel will be subject to a deed restriction limiting the use of the South Parcel or density transferred from the parcel to development which must include some component of affordable housing on that Parcel or developed in conjunction with other contiguous property in a joint Master Planned Development.

Option I: Payment of In Lieu Fee. The payment of an in lieu fee for Affordable housing acquisition or construction must be mutually acceptable to the City and the Developer.

Option J: Other Development Opportunities. The Developer is committed to ongoing affordable housing site evaluation and feasibility analysis of its land as well as privately held land.