PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 15, 2007

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 15, 2007.

Closed Session – City Council Chambers
2:00 p.m. Property and personnel

Work Session – City Council Chambers
4:30 p.m. Council questions/comments
4:40 p.m. Golf course update
5:00 p.m. Aerie Drive affordable housing
5:40 p.m. Regular meeting questions/comments
5:50 p.m. Break

Regular Meeting – City Council Chambers
6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

IV WORK SESSION NOTES AND MINUTES OF MEETING OFMARCH 1, 2007

V CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)*

1. Continuation of hearing to consider an Ordinance 255 Ridge Avenue King Ridge Estates **(motion to continue to March 29, 2007)**

2. Continuation of hearing to consider an Ordinance amending Chapters 2.2 HR-1, 2.7, ROS; 2.23, CT; 4, Supplemental; 5, Architectural Review; 15 Definitions of the Land Management Code **(motion to continue to April 19, 2007)**

3. Continuation of hearing considering the approval of the BadAss II Subdivision, a replat of Lots 25 and 26, Block 6,of the Park City Survey, located at 654 Woodside Avenue, Park City, Utah

4. Consideration of an Ordinance approving The Cove at Eagle Mountain Phase III, a planned unit development plat amendment located in Park City, Utah (Forsey Parcel Subdivision)

5. Consideration of an Ordinance approving the Sarah's Replat plat amendment located at 1049 Park Avenue, Park City, Utah

VI 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 under "Additional Discussion – Agenda Items")*

1. Ordinance approving the BadAss II Subdivision, a replat of Lots 25 and 26, Block 6,of the Park City Survey, located at 654 Woodside Avenue, Park City, Utah

2. Ordinance approving The Cove at Eagle Mountain Phase III, a planned unit development plat amendment located in Park City, Utah (Forsey Parcel Subdivision)

3. Ordinance approving the Sarah's Replat plat amendment located at 1049 Park Avenue, Park City, Utah

VII OLD BUSINESS

Consideration of authorizing the Historical Society to proceed with applications for the museum expansion and remodel

- Presentation from applicant
- Public input
- Possible action

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

IX ADJOURNMENT

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.

Posted: 03/12/07
See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.
PARK CITY COUNCIL TENTATIVE MEETING SCHEDULE

March 2007

22
29 Bonanza Drive traffic study (work)
Solid waste update (30-35 min) - work
MOU between Park City and Summit County for Animal Control Services – (20 min) work
Special event parking – work – MP
Mosquito abatement (20 min) – John Yassi 336-2088
Dog park – work session w/public input (30 min) - KF
Ordinance – 1450-1460 Park Avenue Subdivision – KC
Ordinance - Municipal Code Title 3, Chapter 3, Campaign Disclosure Amendment
Continuation of hearing – Ordinance 255 Ridge Avenue King Ridge Estates

April 2007

5 Recreation needs assessment – work
Trails master plan - work
MOU between Park City and Summit County for Animal Control Services
12 **No meeting**
19 Emergency preparedness – work
Continuation of an Ordinance approving the 621 Woodside Avenue plat amendment
Continuation of hearing - Ordinance - LMC Chapters 2.2 HR-1, 2.7, ROS; 2.23, CT; 4, Supplemental; 5, Architectural Review; 15 Definitions
26 **No meeting**

May 2007

3
10 **No meeting**
17
24
31

Pending Items:

Naming rights contract
General Plan - Park/Bonanza
Electronic voting
Noise/outdoor decks
Air quality discussion
Regional bus service SLC
Resort cities/transit tax – 01/08

Tentative "no meeting" dates:
June 14
July 26
August 16
September 6
October 18
November
December 27

Author: Craig Sanchez, Clint Dayley
Subject: Golf Course Update
Date: March 15, 2007
Type of Item: Informational

Recommendation: This report is for informational purposes. Staff is seeking informal council direction in some areas. Please note that staff will not be recommending a fee increase for the upcoming season.

Topic:
Golf Course update and Fiscal 08-09 budget

Background
In the summer of 2006 staff from Golf Shop, Golf Maintenance, and the Budget and Grants team convened to develop a plan for this year's budget process. Step one was to agree on a suggested vision for the golf course.

Vision: Draft: <u>Park City Golf Course shall be the premier public golf course in the intermountain region, providing value, challenge and a resort atmosphere.</u>

As the only public access course in Summit County and the Snyderville Basin the group felt it critical to get public input in this process. The City conducted a survey of its users to determine the areas of importance to consumers. The surveys (Attachment A) results showed that the condition of the course and pace of play were the areas of most concern for golfers. Staff also arranged to visit area courses to compare levels of service. Three courses were chosen; two agreed to allow us to visit. Results from the comparison (Attachment B) show that Park City is clearly understaffed in the area of course maintenance.

To provide feedback for the next step of this strategic plan a new group was then formed: staff; (Jerry Gibbs, Pace Erickson, Clint Dayley, Craig Sanchez, Ben Sinclair, Bret Howser) and users, (Rich Miller, Diane Hier, and Chris Briscoe). Rich and Diane are members of the Friends of Golf committee.

Analysis
Staff met with the group and delivered the information on the survey and the course comparisons. With these results the group agreed that the focus of this plan would be in the area of course maintenance. In our first meeting it was determined that staff would devise a matrix of service level plan to bring back to the group to help determine direction. These plans (Attachment C) included levels of service and corresponding expense outlays. It was recommended that the golf shop would remain at its current level of service (Level 1) with the addition of phone personnel. It was also recommended that the maintenance staff would move to a level 2 service level. Staff also revisited and revised their Capital Improvement and Equipment Replacement plan (Attachment D). Budget and Grants then supplied staff with a target revenue number

($1,264,758) for the upcoming fiscal year. This number was based on past revenue performance with no changes to the current rate structure.
Current rates:

	Resident	Non Resident
9 holes	$16.00	$21.50
9 holes / car	$23.00	$28.50
18 holes	$32.00	$43.00
18 holes / car	$46.00	$57.00
Season Pass	$990.00	
Season Pass / Corporate	$2850.00	
Season Pass / Junior	$425.00	
Punch Pass / Senior	$275.00	

In the 2006 season the course sold 40 regular season passes, 20 Junior season passes and 5 corporate season passes.
With revenues and expenses determined, based on the chosen service levels, there was a shortfall of approximately $40,000. There was consensus agreement that the Capital plan and Equipment Replacement plan would remain as written. The group felt that this was critical to protect the investment and achieve our vision. The golf shop would eliminate the phone personnel at a cost of $13,000. Staff would look to fill this area during busy times with a volunteer workforce. The Golf Shop would also cut the inventory for resale budget by $20,000. The maintenance plan (level 2) would remain intact with the exception of the tree replacement program. Last year a consultant was brought in to evaluate the trees on the course. His recommendation was to start replacing some of the older growth trees (Willows). Because of the size of these trees and their life expectancy, in the next 5-10 years they could become hazardous during high wind storms. Staff felt this is a lower priority than the other items in service level II and will budget for this program in future years. This would be a cost savings of $10,000. There is also a debt service addition of $31,543. This is to pay off a five year loan to purchase new golf cars. With these adjustments staff authored the revised golf budget that will be reviewed in detail during the budget process in May, 2007.

CHARGES FOR SERVICES	FY 2007 Ori Bud	FY 2007 Adj Bud	FY 2008 Budget	FY 2009 Plan
GREEN FEES	$630,000	$630,000	$630,000	$630,000
CART FEES	$187,000	$187,000	$187,000	$187,000
PASS FEES	$77,000	$77,000	$77,000	$77,000
DRIVING RANGE FEES	$34,000	$34,000	$34,000	$34,000
PRO-SHOP RETAIL SA	$204,000	$204,000	$204,000	$204,000
GOLF LESSONS	$46,000	$46,000	$46,000	$46,000
TOURNAMENT ADMIN.	$3,600	$3,600	$3,600	$3,600
INTEREST EARNINGS	$10,408	$10,408	$10,408	$10,408
RENTAL INCOME (White Pine Rent)	$15,000	$13,250	$13,250	$13,250
OTHER MISCELLANEOUS (White Pine Sales/Snowcat)	$15,000	$34,500	$34,500	$34,500
TRANS FR GENERAL FUND	$25,000	$25,000	$25,000	$25,000

TOTAL REVENUES	**$1,247,008**	**$1,264,758**	**$1,264,758**	**$1,264,758**

PRO SHOP	FY 2007 Ori Bud	FY 2007 Adj Bud	FY 2008 Budget	FY 2009 Plan
PERSONNEL	$251,899	$251,899	$251,899	$251,899
MATERIALS, SUPPLIES, AND SERVICES	$160,300	$140,300	$140,300	$140,300
CAPITAL OUTLAY	$2,500	$2,500	$2,500	$2,500
UTILITIES	$14,400	$14,400	$14,400	$14,400
MISC. CHARGES	$28,998	$28,998	$28,998	$28,998
CONTRACT SERVICES	$6,788	$6,788	$6,788	$6,788
INTERFUND TRANSFER	$50,544	$50,544	$50,544	$50,544
DEBT SERVICE	$7,000	$0	$31,543	$31,543
Subtotal:	$522,429	$495,429	$526,972	$526,972
MAINTENANCE				
PERSONNEL	$152,403	$268,403	$268,403	$268,403
MATERIALS, SUPPLIES, AND SERVICES	$210,589	$210,589	$210,589	$210,589
CAPITAL OUTLAY	$37,500	$37,500	$37,500	$37,500
INTERFUND TRANSFER	$87,542	$87,542	$87,542	$87,542
Subtotal:	$488,034	$604,034	$604,034	$604,034
TOTAL EXPENSES	**$1,010,463**	**$1,099,463**	**$1,131,006**	**$1,131,006**
REVENUES OVER EXPENSES (Operating)	**$236,545**	**$165,295**	**$133,752**	**$133,752**

CAPITAL IMPROVEMENTS	FY 2007 Ori Bud	FY 2007 Adj Bud	FY 2008 Budget	FY 2009 Plan
EQUIPMENT REPLACEMENT	$75,000	$75,000	$98,000	$20,000
COURSE IMPROVEMENTS	$140,000	$225,000	$32,000	$32,000
SNOW CAT FUND	$15,000	$0	$0	$78,000
GOLF CARTS PURCHASE	$0	$139,290	$0	$0
Subtotal:	$230,000	$439,290	$130,000	$130,000
TOTAL REVENUES OVER TOTAL EXPENSES	**$6,545**	**-$273,995**	**$3,752**	**$3,752**

Beginning Balance	**FY 2007 Ori Bud**	**FY 2007 Adj Bud**	**FY 2008 Budget**	**FY 2009 Plan**
Reserved for Capital Projects (Carryforward)	$212,832	$212,832	$0	$32,000
Rainy Day Fund	$250,000	$250,000	$213,473	$217,225
Unreserved	$24,636	$24,636	$0	$0
Subtotal:	$487,468	$487,468	$213,473	$249,225

Ending Balance	**FY 2007 Ori Bud**	**FY 2007 Adj Bud**	**FY 2008 Budget**	**FY 2009 Plan**
Reserved for Capital Projects (Carryforward)	$212,832	$0	$32,000	$142,000
Rainy Day Fund	$250,000	$213,473	$217,225	$220,977

Unreserved	$31,181	$0	$0	$0
Subtotal:	$494,013	$213,473	$249,225	$362,977

With these budget numbers staff wrote an itemized staffing plan to fit in with the service levels and budget numbers (Attachment E). These numbers could change as the updated pay plan is brought online.

Other topics discussed by this group included:

- Completion of projects currently underway.
- Dredging project – Finish mounding of dirt.
- Building of 14 tee box.
- Install tee signs, benches.
- Fees – Remain unchanged until current projects are completed.
- Revenues – Increase the number of user groups by focusing on local and visiting business groups.
- Fairways and Greens – Major renovations in these areas are needed in the near future.

Department Review:
The City Mangers Office, Budget and Grants Department, Public Works Department, and the Recreation – Library Department have reviewed this report.

EXECUTIVE SUMMARY

During the final weeks of August and the beginning of September a survey was conducted at the Park City Golf Club to help determine how important were each of the services.

Research

The survey was administered by two different methods: (1) printed out and handed to golfers as they came off the 18th hole and (2) electronically sent a link to members of the Golf Club via their email addresses.

Results

Overall, people responded favorably to the Golf Club as well as the friendly and helpful staff. It seemed like many participants were concerned about construction happening on and around the course. Some people were concerned about the maintenance of the course and thought it should be improved. Out of the participants almost three fourths were from the Park City area, while the rest were from different parts of Utah or from other states.

Recommendations for Survey Administration

One of the biggest challenges to the survey came from trying to get people to fill it out coming off the 18th hole. The problem was that many of the golfers were tired and did not care as much about content compared to those that were writing from their computers on their own time. A future recommendation might be to try and gather more email addresses from the golfers so that they can fill out the survey online. Finally, it might be more beneficial to choose a different time to get golfers to fill out the survey, such as while they are waiting to tee off, instead of coming off the 18th hole.

Introduction

Park City Golf Club is one of the premier public golf courses in the intermountain region. In order to maintain that status it is important that the Golf Club is continually bettering itself. One of the ways that this may be accomplished is by asking those who golf at the course what they value as the most important services of a golf course. With this in mind, a survey was developed by Park City Municipal Corporation to determine what services were most important to golfers.

Methodology

The survey was developed as a collaborative effort from various departments including Golf, Public Works, and Budgeting. Aside from the general demographic information that was asked, the survey focused on ten (10) services: pace of play, condition of greens, condition of fairways, condition of tees, condition of roughs, golf carts, pro shop merchandise, practice facilities, customer service, and competitive green fees & rates. The first set of questions focused on determining the importance of each of the services from a four point scale. The next question dealt with how important each of the services was with regard to one another, i.e. the participants were asked to rank each of the services.

The last part of the survey was used for additional comments. (We actually received quite a few noteworthy comments from the participants).

Limitations

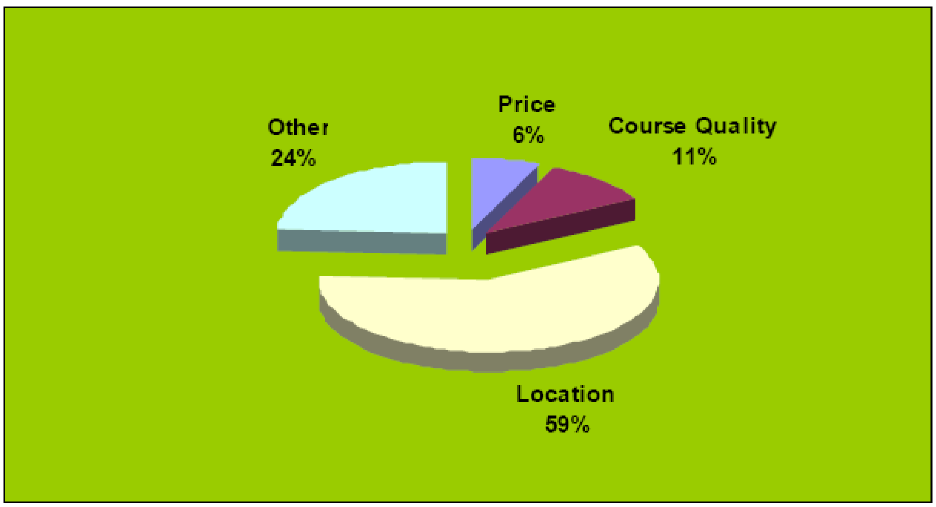
A couple of participants mentioned that they did not like how the survey was conducted because they thought it was too narrow in scope. However, there were some very positive comments about the survey as well. The only way to really change this is by allowing all the questions to be open-ended, which would make data analysis a lot more difficult.

The hard copy surveys were more biased then the electronic surveys because when a golfer would rank a service they tended to rank the services that were closer to the top. However, the electronic surveys would rotate services for each survey to eliminate this bias. Also, some people that were filling out the hard copy survey had a hard time ranking the surveys because it was too confusing to rank ten items—this resulted in participants either skipping the question or filling it out wrong. The electronic version made the participants rank each of the services in order to go on to the next question, which removed this problem.

1. What is the main reason you chose to play Park City Golf Course today instead of another golf course?

    Electronic version: What is the main reason you play Park City Golf Course when compared to other golf course?

Services	Internet	Hard Copy	Response Total	Percent
Price	4	2	6	6%
Course Quality	6	4	10	11%
Location	40	16	56	59%
Other	15	8	23	24%
		Total	*95*	100%



2. Please rate how important each of the following golf course services is to you:

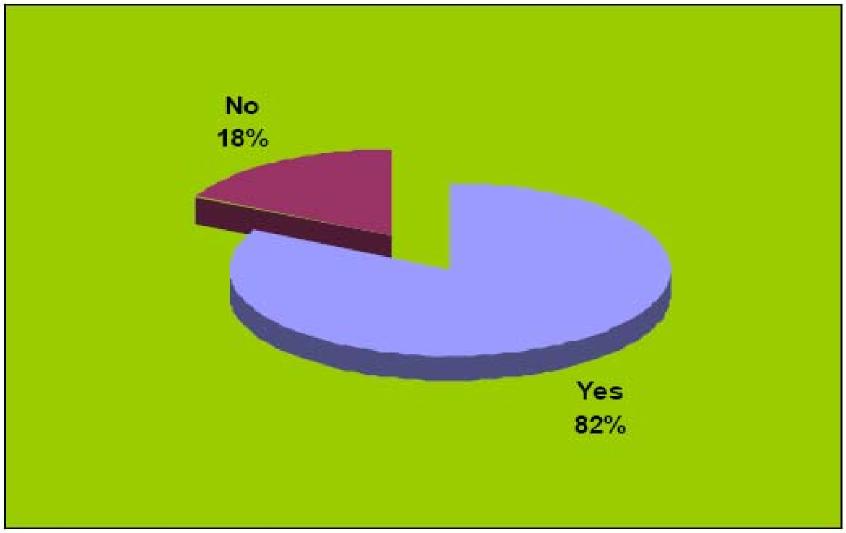
Services	Very Important	Somewhat Important	Less Important	Not Important
Condition of Greens	88%	11%	0%	1%
Pace of Play	65%	34%	1%	0%
Condition of Fairways	66%	32%	1%	1%
Customer Service	61%	31%	6%	2%
Competitive Green Fees & Rates	60%	30%	7%	2%
Condition of Tees	46%	39%	14%	1%
Condition of Roughs	35%	52%	12%	1%
Practice Facilities	46%	30%	17%	6%
Golf Carts	24%	33%	27%	16%
Pro Shop Merchandise	8%	41%	38%	13%

6

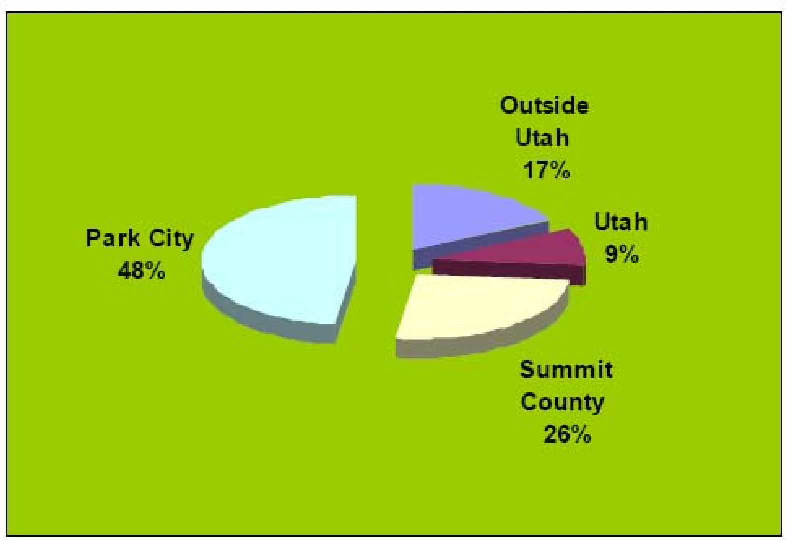
3. Please rank these services in order of importance and in relation to one another:

Service	Response Average	Rank
Condition of Greens	2.46	1
Pace of Play	3.47	2
Condition of Tees	4.26	3
Competitive Fees & Rates	4.92	4
Customer Service	5.16	5
Condition of Fairways	5.16	6
Condition of Roughs	6.27	7
Practice Facilities	6.43	8
Golf Carts	7.04	9
Pro Shop Merchandise	8.37	10

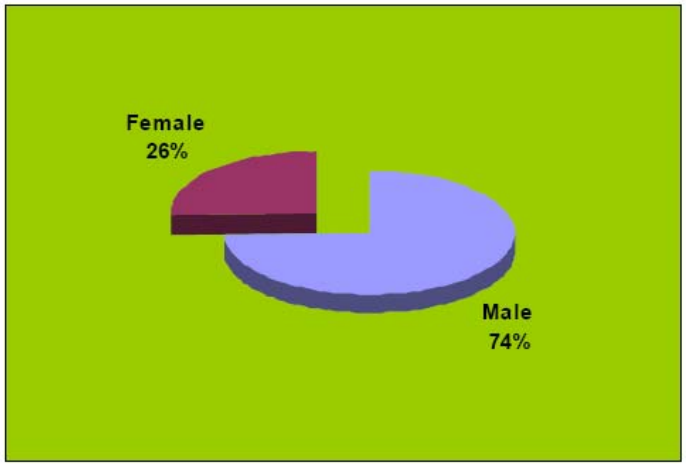
4. Do you play the Park City Golf Course more than twice a month?



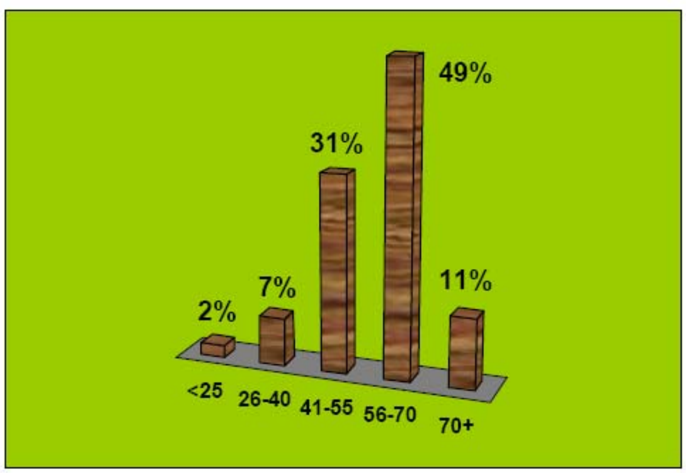
5. What is your zip code?



6. Gender:



7. Please identify your age category:



Additional comments:

Hardcopy

Fix #15 too. Cut rough lower.

Please get more maintenance. Fill divots, cut trees, etc.

Need more maintenance crew.

Practice facility is ridiculous--hitting off of mats doesn't help and hurts your game. Will be glad when construction is done!
Love the course.
Golf carts are in terrible condition currently. Need real grass please.
Great customer service. Had a great time
You should take better care of the course. The new development really hurt the layout of what was once premium holes.
Roughs too tough. Would hit more balls if tees were grass. Additional tees for senior citizens.
I live in Scottsdale, AZ. This course (Park City) is far better than most of them. Want better practice (grass)!!
The course is the first facility the public sees upon entering town. It needs funding to make it a world class facility for a world-renown tourist destination. If you build it they will come.
Given the increase demographic income of a golfer we are foolish to not create a world class facility.
Respectfully. Greens are not consistent. Some tee Boxes are not level or properly shaped to drive well. Price for residents #1 concern.
Very good course
Great public course.
Prefer this course to Park Meadows, less than Jeremy GC.

Internet

Great staff, very friendly and helpful.
I am only in town about four months a year.
Although price is extremely important RELATIVE to the OVERALL condition of the course; the bottom line is that I've ALWAYS been treated with the utmost of professionalism by Craig, Vaughn, Ben and Ken. I'm not sure you can find a better staff ANYWHERE in the state. Keep us locals in mind!!!
Supply Sand/Mixture to fill divot holes in fairways
The pro shop staff is great from Craig on down. they are very helpful and friendly. I think that they should have more control over the course however. they are the ones that have a feel on what is best for the course.
I love to play at PC municipal.
Being able to practice on grass for a driving range is missing and the practice balls are crap.
Practice target green & bunker along Park Ave. need better upkeep.
Golf at PC is always good. However course conditions this year are not of the same quality as in the past. There seems to be a change as to what is important.
Too bad we lost our driving range to a suedo driving range. I wish we had turf and full compression balls! Maybe a large net would allow us to go back to grass and full compression. It is a shame. I would love to work on my short game... 100 yards in but it just is not possible at our local golf course any more.
Great Location and views, rates, friendly staff, fun tournaments make this the best overall golf experience in the area
I think you should lower the price for locals including those living at The Canyons and Jeremy Ranch.

Great 'Bang-for-the-Buck$' with the 'local's rate' and without the help (Vaughn, Ben, John) & Men's Association I probably wouldn't drive past my own CC (Oakridge) to come all that way - but I DO and will! Nice job guys!

The design and quality of the course are important features not listed in the survey. This is a big reason we'd rather play PC rather than say Mountain Dell. The construction of the hotel and now condos has definitely made the course shorter and less attractive. Overall good experience

Golf course needs a lot of work. Trees need thinning, trees need to be trimmed up to 3 feet off the ground, needs lengthening and modernization to remain competitive in the local market. I would never play at Park City if the Soldier Hollow courses were a little closer.

Right now, rough is sure hard to get out of--help. And cut down branches in front of the Ladies tee box on #5. Some of us have a hard time going thru that tiny opening between the trees. Hey, we all can't go over the trees.

This is a great course, but it is getting run down. More investment is required. Also the extended construction projects and ensuing noise is a deterrent.

Practice facilities need significant upgrade.

Practice facilities suck. Short range where you have to hit off of mats, plus no good short game practice area. Put some work into the area between Park Ave and #9 hole. Also, the course condition has been noticeably worse this year.

The staff at PCGC is exceptional. Helpful, friendly and supportive.

other than the disruption of the hotel construction projects; the course is fine

PCGC is an excellent facility. It is unfortunate that the city can't hire more staff members for the maintenance crew. Seasonal wages are a very small expense. Less then 10 members on the grounds crew is unheard of for an 18 hole course.

need to sell season pass to locals

Ease of getting tee times is important for local PC golfers. Staff at PC Golf Course is outstanding and they do a great job.

I don't think question number 3 gives a true representation of what I think and how I feel. The way it is working makes me say that golf carts are more important then customer service and greens less important then fairways. I think all are important. So I feel that all the question in that category are not going to be answered correctly which will give you false info on your survey.

The course is an awesome track and love the staff. It seems like City Council is spending money in other areas of recreation (new locker rooms at Club), new parks, expanded skate board park, study of walking trails in town. It seems like the golf course is ignored and I feel this course could be an absolute gem and a huge plus for the community and visitors alike. Thanks for the survey

Answers to #3 ask for a subjective weighting of one aspect vs another, while all need to be considered as parts of the entire PC golf experience. This USED to be one of the best courses around especially for the cost. Its becoming a 'rundown muni course', which is a shame, because it used to be as nice as many private/resort courses. As more & more development whittles away to the playable course and more people play here, less attention is paid to the details of maintenance -roughs go longer without being cut, flower beds aren't maintained, broken sprinklers go unrepaired, tee marking signs are broken/missing and not replaced, golf carts die on the course and the 1st impression a player gets is of a gravel, water/mud puddle, so they tend to treat the course that way by driving on the tee boxes and the fringe of the greens, etc.. Now, PC is one of the more expensive courses around, but the value is no longer there. So (PC) people are going elsewhere.

I love the course layout - interesting variety of holes. It's challenging without being punitive. I also love living on the course. With everything else nearby being a private country club now, if it weren't for the Park City Golf Course I would no longer stay in Park City.

Dumb second half of quiz

Don't use practice range because of the plastic mats. Need to get artificial turf type mat.

The customer service is very good and I really enjoy playing at PCGC

continuous construction is a real concern, now and through next season it looks like they'll be changes (construction to the playing areas from the lake dredging) please let us play. I think we need at least an additional golf course in the area to take the pressure off the muni(other than the Canyons), how about Richardson flats in conjunction with the county/PC mines. The Mining Co. can lease the ground to the city/county to build and run a course tourist and 'none county club' locals can play. Grey water is less than 5 miles away and a course design in the nature of soldier hollow would leave the area 'green' without a lot of the natural vegetation disturbed. We could become the Bend (Oregon) of the west Rockies- Destination ski and golf. 'If you like us in the winter come play us in the summer'. The muni is the only golf the tourists can play without taking their dollars to Wasatch or SL counties.

I have played several who were more than a little miffed that this is the situation when coming to the town for their respective 'festivals or tournaments', which have abandoned other areas to come here and will probably leave us after walking main st a dozen times or taking the $15 alpine slide every summer.

Thanks B. Rounds

The overall condition of the course has really gone down hill the last two years. Maintenance of the fairways, tee boxes and greens has greatly deteriorated. Needs to have signs saying repair your divots and sand/seed should be at each tee box. Also tee box at 14 should have been rebuilt by now as adjacent construction should have been removed and new box built beginning at the start of this season.

Burn down the ugly condos on 12, buy it as open space instead of the other options!! HA

Trim the lower branches on the trees. It will speed up play due to lass time looking for balls and trying to figure out how to hit the shot.

Prune all trees up 4 ft, speeds up play and makes mowing easier.

Golf Course Visit

Outlined below are operational differences between two golf courses visited and Park City Golf Course.

Subject		Davis County Course	Resort Course	Park City
1) Capital	Carts	Director owns carts – replace as needed up to 10 years of use / 20% of profits paid to Course.	Course owns carts – replace 30 every 5 years / Fleet of 90	Lease carts on 5 year contract Fleet of 73
	Maint. Equip.	20 – 80k annually for replacing maintenance equipment	0 – 40k annually for maintenance equipment replacement – depending on Hotel and Course CIP projects	Budgeted 75K annually for maintenance equipment
	CIP	Course improvements funded on an item by item basis. Paid from fund balance.	Hotel, course and maintenance equipment all compete for 100K. CIP funds are based on revenues.	Course improvements are scheduled and budget for. $140,000 projects/$15,000 snow cat
2) Staffing	Budget	Staffing budget - *Pro-shop 38% ($171,439) <u>Maintenance 62% ($279,715)</u> Total - $451,154 not including benefits ($593,705 including benefits – 61% of total budget)	Staffing budget - Pro-shop 47% ($197,042) <u>Maintenance 53% ($226,604)</u> Total $423,646 not including benefits ($580,208 including benefits – 45% of total budget)	Staffing budget - Pro-shop 66% ($205,363) <u>Maintenance 34% ($103,910)</u> Total $309,273 no benefits ($373,871 including benefits minus vacancy factor / 30% of total budget.
	Pro-shop	One starter Sunday thru Thursday, two on Friday & Saturday.	Morning Shift - Two starters each day plus one phone person. Afternoon Shift – Two starters	Two starters 7 days a week.
	Maint.	16 full time staff 2 part time on maintenance crew	20 full time seasonal staff + 3 full-time year around staff.	6 full time staff - 4 part-time
		Comp policy – no scheduled time times – standby only	Comp policy – no scheduled time times – standby only	Tee times allowed
3) Other	Services	No charge for County services	Hotel charges $48,000 for services	City charges $100,000 for services
	Tourn.	Promotes corporate tournaments over 100 events each year	Promotes corporate tournaments over 11,000 rounds each year	2,800 tournament rounds
	Pass	Season Pass – 6 sold this season	Season Pass – very few individual pass. promote corporate passes at $6,500 each (foursome)	Season passes – 47 sold this season 5 cooperate passes $2,500 each
	Revenues	Total Revenues - $970,854 (Budgeted) o No Country service fee o No cart revenue – owned by director o No food concession – owned by director	Total Revenue - $1,288,585 Total budgeted Expense - $862,495 + 48,000 hotel service charge = $910,495 (not including insurance, taxes or leases)	Total Revenues - $1,247,008

*This figure does not capture a portion of the Director's pay. Director owns carts & food concession.

Golf Maintenance Itemized Level of Service

	CURRENT LEVEL		SERVICE LEVEL 1		SERVICE LEVEL 2		SERVICE LEVEL 3	
OPERATION & MAINTENANCE PROGRAM	Currently funded	Current Service Lower Level Public Course	Cost	Service Level increase Average Public Course	Cost	Service Level Increase Upper Level Public Course	Cost	Service Level Increase Resort / Private Course
Turf Care								
Greens	$81,000	Cut 6 days/week - 2.5 staff			$15,000	Spray greens .5 staff	$30,000	Hand mow 5 day week- 4 staff 4 hours/day
Tees	$52,500	Cut 3 days/week - .5 staff					$4,000	Cut 4 days/week / sand & seed divots weekly .25
Fairways	$72,000	Cut 3 days/week - 1.25 staff	$6,500	Seed fairways - .5 staff	$12,000	Seed fairways - .25 staff / seed	$18,000	Cut 4 days-week /seeding / divots / .5 staff
Mounds	$8,000	Cut twice /week- .25 staff					$4,000	Cut 3 day / week
Roughs	$43,000	Cut 75% /week - 1 staff	$6,500	Cut once/week - .5 staff	$12,500	Cut 1 1/2 time/week/fertilize .5 staff	$18,000	Aerate / cut twice week .5 staff
2nd Cut	$11,000	Cut once / week -.25 staff	$3,000	Cut 2 day - week - .25 staff			$3,000	Cut 3 day - week - .25 staff
Lakes/ Streams	$12,000	Dredge/weed eat			$6,500	Weed eat monthly . 5 staff		
Irrigation	$44,000	Purchase water & repairs - .75 staff (spot water only)	$6,500	Irrigation repair .5 staff	$6,500	Irrigation Repairs .5 staff		
Tree Care	$23,000	Spray only	$13,000	Prune / leaf removal - 1 staff			$25,000	Mulch trees annually
Bunkers	$15,000	Twice week/edge - .25 staff	$6,500	Groom 5 day/week .5 staff	$6,500	groom daily/ edge twice year .5 staff	$12,500	Hand Rake - 1 staff
Miscellaneous								
Cross Country Grooming	$13,000							
Flower beds	$0		$13,000	Flower beds 1 staff			$30,000	Flowers / Presentation / Details/ 1 staff
training / uniforms	$9,500							
Restrooms	$3,000	Clean 3 day week (contracted)			$2,000	Clean 5 day week	$2,000	Clean daily
Amenities							$10,000	New golf accessories annually-rakes-rope-stakes
Infrastructure							$12,500	Edge cart paths/ sweep paths/ repair .5 staff
Utilities	$11,000						$8,000	Operate pond fountains
		6.75 staff used - funded for 4.5	$55,000	Option cost (additional 4.25 staf	$61,000	Option cost (Materials & 2.5 staff)	$177,000	Option cost (Materials & 6 staff)
Maintenance Funds	**$413,000**		$468,000		$529,000		$706,000	
Vacancy Factor/ Insurance/ Interfund	$75,000							
***TOTAL BUDGET**	**$488,000**		$543,000		$604,000		$781,000	

*This budget does not include Cross Country grooming - $28,000
*These figures and levels of service are in incremental costs

GOLF COURSE CAPITAL IMPROVEMENTS PLAN

PROJECT	CIP FUND	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	10 - YEAR TOTAL	TOTAL PROJECT COST
CART PATHS	55-47208											UNSCHEDULED	300,000
DREDGE 18 LAKE	55-47208	150,000										150,000	150,000
EQUIPMENT REPLACEMENT	**55-44039**	75,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000	98,000	957,000	957,000
IRRIGATION CONTROLLERS	55-47208							22,000	32,000	16,000		70,000	70,000
IRRIGATION PIPING	55-47208					32,000	32,000					64,000	250,000
IRRIGATION PUMPS	55-47208		32,000	32,000	32,000					16,000	32,000	144,000	170,000
1- TEE BOX IMPROVEMENTS	55-47208	25,000										25,000	25,000
6 TEE PROPERTY PURCHASE	55-47208											UNSCHEDULED	75,000
REBUILD 14 GREEN	55-47208											UNSCHEDULED	60,000
RESTROOMS IMPROVEMENTS	55-47208											UNSCHEDULED	50,000
STREAM & SILT CONTROL	55-47208							10,000				10,000	100,000
TEE CONSTRUCTION	55-47208	25,000										25,000	200,000
TEE SIGNS	55-47208	25,000										25,000	25,000
TOTAL COST		**300,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**130,000**	**1,470,000**	**2,432,000**

STAFFING PLAN GOLF MAINTENANCE

	Position	Job Duties	Start Date	Completion Date	F.T.E	FTE Cost	Extended Cost
Full time / Benefited	Dept. Super.	Department Oversight			0.5		$106,852.91
	Crew Leader	Supervision, Equipment repair			1		
	Crew Leader	Supervision, Equipment repair			0.5		
						Full-time Total	**$106,852.91**

Seasonal - Full time	Parks -3	Fairways, Roughs, Sweepin	15-Apr	30-Oct	0.55	$31,951.40	$17,573.27
	Parks -3	Fairways, Roughs, Sweepin	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Range, Roughs, 2nd Cut	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Mounds & Approaches	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Irrigation Repair	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Pruning/Flower beds/ projec	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Cut Greens - Course Projec	15-Apr	30-Oct	0.55		$17,573.27
	Parks -3	Cut Greens - Course Projec	15-Apr	30-Oct	0.55		$17,573.27

Seasonal - Full time	Parks -2	Cups/ Bunkers / weed eatin	15-May	15-Sep	0.36	$26,044.20	$9,261
	Parks -2	Cups/ Bunkers / weed eatin	15-May	15-Sep	0.36		$9,261
	Parks -2	Flower beds/ course project	15-May	15-Sep	0.36		$9,261
	Parks -2	Pruning / weed eating	15-May	15-Sep	0.36		$9,261
						Seasonal Total	**$177,632.13**

*Above positions include Fica & Medicare

Full-time	$106,853	
Seasonal	$177,632	
Staffing Total	$284,485	
End of season bonuses	$5,000	(seasonal staff only)
Overtime	$15,000	
Personnel Total	$304,485	

Budget Personnel **$305,403** ($268,403 + $37,000 (7311 Materials & Supplies transfer)

City Council
Staff Report

PARK CITY
1884

Sustainability

Author:	**Phyllis McDonough Robinson**
Subject:	**Aerie Drive Property**
Date:	**March 15, 2007**
Type of Item:	**Property Disposition**

Summary Recommendation:
Staff recommends that Council commit the entire 4.51 acre Aerie Drive property purchased from Royal Street Associates as permanent open space and authorize the expenditure of $150,000 of Open Space Bond proceeds to reimburse the 5 Year CIP.

Description: **Use of City Property**

Topic:
Open space and trail protection and possible affordable housing site.

Background:
The City purchased 4.51 acres on Aerie Drive from Royal Street Associates for $150,000 on September 30, 2005, under a bargain sale contract for the purposes of protecting the Lost Prospector Trail easement. The property was valued at $300,000. The City paid for the purchase using 5 Year CIP Funds with the intent of reimbursing the CIP from the appropriate funding source(s) once the final use for the site was determined.

With the trail easement/alignment protected, Council directed staff to look at the feasibility of building affordable housing on a portion of the site. Staff returned to Council in June 2006, with the recommendation that the site is not suitable or cost-effective for affordable housing development due to the physical geography of the parcel including steep slopes, lack of utilities to the site and the safety of access onto Aerie Drive among other issues.

Council then asked Staff to conduct an enhanced site analysis prior to making a final determination as to use and funding source because the use of Open Space Bond proceeds precludes development from this site in the future. That work session was held on February 1, 2007. The City engaged Blake Chambliss, FAIA to prepare a third-party site analysis of the Aerie Drive parcel. Mr. Chambliss identified several concerns in using that site for affordable housing including the lack of a safe driveway access at grades less than ten percent, the overall geography of the site including slopes in excess of 30 percent, the cost of site improvements, and the visual intrusion of construction. Based upon prior staff site analysis and Mr. Chambliss' findings, staff recommended that this parcel be dedicated as open space to City residents through the use of open space bonds.

Following considerable discussion about the potential for housing development on the site Council directed staff to further evaluate two additional issues (1) *the potential cost of site access* and (2) *the ability for site development under the existing Land Management Code and other city regulations*.

Analysis:

Potential cost of site access
It is possible that the site could be constructed with access in excess of 10 percent. (Please see Land Management Code discussion below.) In that case, there could be little or no additional costs related to any re-alignment or re-grading of Aerie Drive. If grade changes to Aerie Drive are required by the Planning Commission, an estimate of costs could be arrived at by reviewing a third-party engineering study was prepared in the early 1980s that evaluated the feasibility and cost of initially constructing Aerie Drive to reduce its slope to a 10 percent grade. The cost estimate in 1982/83 was approximately $1 million. By adjusting that estimate for inflation, the minimum cost for re-aligning Aerie Drive to create a 10% grade could be as much as $2.1 million. Aerie Drive between Deer Valley Drive and Hearthstone is at a 10 percent or greater grade. The road cannot be made flatter without increasing the grade beyond 10 percent in a corresponding section of the road. Therefore the road must be lengthened to make it flatter. The work required to rebuild the road would be to rip up the existing asphalt and gutter between Deer Valley Drive to the Hearthstone subdivision. A retaining wall and massive additional earthwork would be needed before repaving the road and adding new curb and gutter. This cannot be accomplished in the existing right-of-way and would consume a large portion of the hillside.

There are viable engineering solutions to address changing the grade of the road, but they could require a significant contribution of City funds of perhaps $2 million. Regardless of the grade or alignment of Aerie Drive, the cost and engineering required to access the property from the street level of Aerie Drive to the building sites remains an issue for which there would be additional costs. It is unlikely that these costs could be recouped by the project and still result in housing units that would be within the terms of the deed restriction limiting the development of the property to affordable housing.

Land Management Code Review
The second question raised by Council is whether the site could be developed without violating the City's existing regulations. Gaining access from Aerie Drive to the parcel would require either a re-alignment of the road as described above or a recommendation from the Planning Commission to the City Council to approve all public improvements including the access at potentially a 15 percent grade from the subdivision to Aerie Drive. The Sensitive Lands Overlay (SLO) Ordinance may further restrict the development potential of the site.

The Land Management Code (15-7.2-1 (D)) does provide the Planning Commission with the ability to waive requirements, such as the issue of accessing to and from a road with greater than a ten percent grade, if it can make the determination that in its judgment the requirement is not "*requisite in the interests of the public health, safety, and general* *welfare, or which are inappropriate because of inadequacy or lack of connecting facilities*."

To make such a determination, a subdivision application that would include a Sensitive Lands Overlay analysis and an Affordable Housing Master Planned Development application would need to be filed with the Planning Commission to review as part of the public process and in accordance with the General Plan, Land Management Code and all other applicable city ordinances and regulations.

<u>Consistency with the General Plan</u>
Staff also considered the General Plan criteria when reviewing the site as a potential location for development. The following is a brief summary of how the project would relate to key elements in the General Plan.

The proposed development does not appear to be consistent with the City's General Plan that "*encourages affordable housing in close proximity to lodging, bus routes, resorts, and other essential services such as shopping, recreation and medical services*." While recreation services would be at the back door of the residents, the site is not in close proximity to bus routes, or resorts and accessing shopping and medical services would require automobile use.

The General Plan also encourages traffic routing and street design that minimizes grading, minimizes impacts on existing residents and reduces dependency on the automobile. The development would increase the number of trips from the Aerie Drive/Deer Valley Drive intersection. Aerie Drive intersects a state highway that does not have continuous sidewalks that would provide for walkability and safe pedestrian travel. There is not a bus stop along Deer Valley Drive between Bonanza Drive and the roundabout and it is highly unlikely that UDOT would approve a bus stop at Aerie Drive because of traffic flow and safety concerns.

Further, the General Plan directs that development should be directed to the "toe" of slopes, preserving the ridge tops, meadows and visible hillsides. Given the site topography, access to the site will likely require significant cuts and retaining wall on the hillside.

Staff has reviewed this project within the context of the City's codes and policies. The Staff recommendation was not arrived at lightly nor without significant discussion and input. The engineering issues alone to access the site are substantial. To overcome them will require either a substantial commitment of public resources and public inconvenience to realign the road to reduce the grade or a recommendation by the Planning Commission that the grade of the road is not requisite to public health, safety and welfare. At this point the project is a hypothetical exercise without additional geotechnical and engineering studies, as well as a sensitive lands overlay analysis. At the conclusion of these studies the Council will have complete understanding of the infrastructure and development costs for this project, as well as the number of units that could be accommodated on this site. It is Staff's opinion that the number of units that will be necessary to amortize the infrastructure costs without the contribution of significant City funds will be greater than the nine units discussed at the last meeting.

In order for the Planning Commission to consider the issue of permitting road access to/from a 14.85 percent grade, it is necessary to submit a subdivision application including a Sensitive Lands Overlay analysis and an MPD application. These applications require the submission of a set of application materials including, but not limited to a site plan, a survey, a geo-technical analysis, a soils analysis, a slope analysis included a visual analysis from identified vantage points, a plat and a preliminary utilities plan. Additional analyses including a traffic analysis, a noise analysis, a water consumption analysis and a fire protection plan would likely be required. The application would be reviewed by the Planning Commission as part of the public process and in accordance with the General Plan, Land Management Code and all other applicable city ordinances and regulations.

Discussion Questions/Alternatives

1. *What is the Council priority for the development of this site compared to existing workforce housing development opportunities?* Staff recognizes that this is a challenging site and appreciates the willingness of Council to investigate thoroughly its potential for affordable housing. Should Council direct staff to further pursue development on the Aerie Drive parcel, Staff requests that Council prioritize this project against the more immediate development opportunities for workforce housing on the Snowcreek and Park Avenue sites.

2. *Does Council wish Staff to proceed with further site analysis to determine the extent and cost of the engineering and infrastructure work required for the site, the development potential and estimated per unit total development costs?* If Council directs staff to proceed with further analysis, Staff recommends a two-phased approach to minimize the expenditure of funds during the analysis.
    a. The first step would be a topographic survey combined with a sensitive lands analysis. The will provide substantive information on the development potential of the land. The estimated cost for this work is $10,000.
    b. Based upon the findings of these initial studies, if Council wished to proceed with further analysis staff would order geotechnical studies including a soils analysis, an engineering feasibility report including cost estimates for infrastructure and utilities, a visual analysis and foot print sketches for building pad analysis. A subdivision plat could be prepared based upon the findings of this analysis. The estimated cost for this work is $20,000.

If Council recommends this approach, Staff could fund the first portion of the work through the current Housing CIP. Staff would submit a budget request for Phase 2 of the work. The selection of consultants to complete these studies would be done in accordance with City procurement procedures.

3. *Does Council wish to defer the site analysis but preserve the option for affordable housing development to a future date?* The use of General Fund monies would preserve the affordable housing development option. Staff will submit a budget

option for $150,000 to purchase the property should Council wish to pursue this option.

4. *Does Council wish to include this metes and bounds parcel as part of the RFP for workforce housing development on City land?* Unlike the other two parcels this site does not have the same level of readiness-to-proceed. Staff could include this site without further analysis as an alternate on the RFP and see if we receive any qualified development interest and plans for the site.

5. *Does Council wish to direct staff to dedicate the property as open space?* There is funding identified in the Open Space Bond fund for this purchase. COSAC has approved the use of funds for this purpose. The use of Open Space Bonds does not require a budget option or have any impact on the proposed budget. Use of Open Space funding will return $150,000 into the current 5 Year CIP. This is the staff recommendation.

Department Review:
This report was reviewed by the City Manager, City Attorney, City Engineer, Building, Public Affairs, Planning, and Budget, Debt and Grants.

Significant Impacts:
The property has already been purchased by the City and is not under any private development pressure. The issue is that of the long term appropriate use of the site. Should Council determine that the site should be preserved for open space and trail head protection, the City has an identified source of funds through Open Space Bonds which can be used to reimburse the 5 Year CIP. Should Council determine that affordable housing is an appropriate and cost effective option on the site, or an option worth preserving, a funding source will need to be identified and funds appropriated for land acquisition during the upcoming budget process. Similarly, should Council direct staff to proceed with the predevelopment/feasibility studies, staff will return with budget request for these studies during the upcoming budget process. Taking this approach will also require that staff time be allocated to managing the project.

Alternatives:

A. Transfer $150,000 in open space bond funds to reimburse the 5 Year CIP (which were used to purchase the site from Royal Street Associates). This will permanently restrict the parcel as open space and protect the trailhead. **This is Staff's recommendation.**

B. Direct staff to identify a permanent funding source for the property acquisition that would not preclude the future use of affordable housing. Funds are not currently budgeted for this expense. Staff would return to Council during the budget process for this appropriation.

C. Direct staff to undertake a site feasibility analysis including an engineering study, soils and slope analysis and concept plan. Staff would return to Council during the budget process for this appropriation.

D. Direct staff to include the metes and bounds parcel as part of the RFP for City land that staff will be issuing in March.

E. Continue the item and direct staff to return to Council with additional information.

Recommendation:
Staff recommends that Council commit the entire 4.51 acre Aerie Drive property purchased from Royal Street Associates as permanent open space and authorize the expenditure of $150,000 of Open Space Bond proceeds to reimburse the 5 Year CIP.

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
MARCH 1, 2007

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

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Seth Atkinson, Budget Analyst; Gary Hill, Budget Manager; Jerry Gibbs, Public Works Director; Eric DeHaan, City Engineer, Jon Weidenhamer, Project Manager

Consultants Mark Vlasic, Landmark Design; and Matt Riffkin, Interplan Traffic Consulting

1. Council questions/comments. Jim Hier commented on a joint meeting with the School District on traffic issues on Kearns Blvd. where using the LDS Church's parking lot on Monitor Drive for student parking was proposed to mitigate the problem of student parking in the Prospector neighborhood. Policing the neighborhood now costs the City $30,000 annually. He stated that he suggested at the meeting that he would approach Council with the idea of using some of that money to improve lighting or for maintenance of the lot. Candace Erickson expressed her support, acknowledging that she doesn't have the numbers. Marianne Cone stated that she is not comfortable with the City's maintaining the lot and wished that kids didn't drive their cars so much. All other members agreed to consider Mr. Hier's proposal. Candace Erickson commented on the number of international visitors in town over Presidents Week due in part to the successful marketing efforts of the Chamber. Roger Harlan pointed out improved traffic flows on SR248 when the schools are not in session but felt the task force is making good progress. Joe Kernan reported on Solid Waste Task Force business. The Summit County Commission is considering providing increased funding for landfill operations by increasing property taxes and he is opposed to this approach. Mayor Williams commented on the walkability study meeting yesterday and is pleased with the level of public participation. The Mayor reported on meetings with our congressional delegation in Washington D C on identifying an appropriate location for a military facility in the Park City area. He relayed that The Blue Sky Program is the single most effective voluntary method of encouraging renewable energy in the country. He asked that an extended recycling program be examined during the upcoming budget session, specifically for businesses and the sidewalks on Main Street.

2. Legislative update. Seth Atkinson explained the funding proposed for HB102, land and water reinvestment, and reported that HB105, illegal immigration enforcement, failed. SB41 passed to create a task force dealing with changing the form of government. SB185 failed; it was authored to create amendments to special improvement districts for utilities. Mr. Hill addressed SB223, an omnibus tax bill, which includes renewable energy credits, a 5% reduction in income tax, and a reduction in the overall state rate on food sales to 3%. This reflects a revenue loss to the City but there is provision for cities to increase their transit tax rate from .25% to .3% and the resort cities tax from 1% to 1.1%. Cities are required to enact increases in rates. The state reduced its overall sales tax rate to offset impacts to cities. Council members acknowledged the great work performed by staff in promoting Park City's interests during this legislative session.

3. Water District agreements. Jerry Gibbs explained that there are four agreements before the Water Service District which represents over ten years of negotiations. Two agreements reserve 2,500 acre feet of water from the Weber Basin Conservancy District, the third agreement is with Mountain Regional to share capacity through its system, and the fourth agreement is an amendment to a three-party agreement between Weber Basin, Mountain Regional and Park City so that Weber Basin can fund water diversion infrastructure and install the upgrades to Mountain Regional's water system for Park City. There were no questions from Council members.

4. SR224 & Meadows Drive intersection. Eric DeHaan explained that in November 2006, Council held a work session on intersection options and input from the neighborhoods was rendered. Consistent with Council direction, UDOT conducted a signal warrant study and based on counts, concluded that a signal is still not warranted at this intersection. UDOT felt that the cross-traffic volume at Meadows Drive is insufficient to meet technical criteria and the gaps in the main line of traffic are adequate to allow for turning movements at the intersection. However, based on the corridor preservation agreement for SR224 between the state and Park City providing some flexibility, UDOT has prepared documentation on circumstances where it would agree to warrant a signal at this intersection. Mr. DeHaan noted that because the state recognizes this request as a planning tool and not a planned intersection, it is less inclined to participate in funding. It is likely that the City would be responsible for preparatory work on the legs on both sides of the intersection and for installing adequate pedestrian improvements at the crossing. UDOT is also concerned about disrupting the SCAT system on this stretch. This system has been successful; however, a sufficient number of licenses were not acquired for additional signals on SR224. Therefore, Mr. DeHaan stated that the financial burden would go to the City to acquire the software for an additional signal.

The City Engineer acknowledged the importance of Park City's entry corridor and the interest expressed by Council members to explore a round-about at this location. He asked for Council direction on negotiating the installation of a signal or pursuing changing criteria allowing round-abouts in the state. UDOT's guidelines discourage round-abouts at 90 degree intersections where the through leg is clearly carrying much more traffic than the cross legs. He estimated the cost of installing a signal at about $150,000, including the license. Pursuing a round-about discussion with UDOT would require approximately $40,000 of consulting work to technically address revising guidelines for this project. It is staff's recommendation to pursue the signal which would be considered during the budget process. In response to a question from Jim Hier, Eric

DeHaan noted that construction of a round-about is estimated at $1.5 million. He explained that UDOT would be contributing some hardware and mast arms even though the signal is not warranted. In response to a comment made by Marianne Cone, he clarified that the SCAT system is not designed to control speeds; a round-about would force motorists to slow down to negotiate the curvatures. Ms. Cone expressed that no one crosses SR224 now because it's too unsafe, but a light may give pedestrians a false sense of safety and suggested perhaps building an underpass. Mr. DeHaan pointed out the underpass at the Farm and explained that using the pedestrian crossing button at a light adds 25 seconds to cross the street. Ms. Cone expressed that she is inclined not to support a light if there are pedestrian implications and discussed her continued interest in pursuing a round-about.

Mr. DeHaan again emphasized the necessity to change state guidelines if a round-about is pursued, and it is possible that after expending funds on a study, UDOT may still not be persuaded. Roger Harlan pointed out that the warrant doesn't seem to address left hand turn movements, which was identified as the main safety problem by residents. Eric DeHaan advised that this information is included in the warrant but is presented by measuring the gaps in traffic to make a left hand turn. Roger Harlan expressed his hesitation about interrupting scenic views with another traffic light and the scope of the SCAT system was discussed. Joe Kernan commented on the importance of a safe pedestrian crossing and supports the signal in the interim. Marianne Cone suggested lowering the speed limit and installing landscaping in the area to slow traffic. Mr. DeHaan explained the standard used by UDOT for establishing speed limits. The Mayor summarized that three members are in support of moving ahead with the signal and not the round-about at this time.

5. Walkability update. Jonathan Weidenhamer introduced consultants Mark Vlasic and Matt Riffkin and explained that the study originated from the last budget process. It was determined that rather than addressing improvements in one neighborhood when requested, to comprehensively look at problems and solutions on a City-wide basis. The two deliverables from the Landmark contract include an update to the trails master plan and a list of prioritized projects that can be reviewed with other capital recommendations during the budget process. He clarified the scope of the study which deals with walkable projects and does not address elements of the strategic transportation master plan, including traffic calming, signals, etc. On December 21, 2006, the City Council was updated with survey information and two public meetings have been held to date. At the January 13, 2007 workshop, goals and objectives were identified which include safety; efficiency, local and neighborhood connectivity; regional connectivity; and capital/maintenance costs. The public input from that meeting supported this approach. A comprehensive project list was presented at the February 13, 2007 meeting and ranked according to the five objectives listed above. He explained that the projects receiving the most points where ranked accordingly. There are five tiers with the top two tiers reflecting higher capital, operation, and/or maintenance costs. The initial project list was reviewed at the February 13 meeting where there was public input that the results are too constrained by capital costs with no associated standard; i.e., gold, platinum projects. Mr. Weidenhamer further explained that it was perceived that recommendations were based on past practices and were budget-driven and in response to this, the team prepared Exhibits D and E in the staff report. This analysis is based on financial considerations, not necessarily the budget, but an understanding among team members that there are limited resources to be allocated to a number of City-wide projects. Over the last ten years, the City has averaged spending about $200,000 a year on trails; typically 50% of the funding comes from grants and almost all of this has been allocated to recreational trails. Landmark has provided the criteria and the final list of projects, consistent with the contract and the walkable projects will be reviewed by Council during budget with all other capital projects. He stated that the trails master plan update is anticipated to be completed in April which will go to the Planning Commission for review. Mr. Weidenhamer stated that the team will respond to concerns raised at the February 13 meeting, specifically to define gold standard projects, provide associated costs and compare Park City with other walkable cities. The next public workshop will be held March 7 from 5 p.m. to 6:30 p.m. in Council Chambers. Mr. Weidenhamer invited Council comments.

Jim Hier expressed his confusion over the selected projects. Without the benefit of seeing the ranking criteria, it is difficult for him to understand the results. The cost is not independent and needs to be related to the scope of the benefit; none of the scenarios provide information with regard to the number of people served with dollars spent. He also is concerned about using terms like *gold or platinum or safety and efficiency* without definitions. Jon Weidenhamer stated that there is more information regarding ranking the projects, which was provided at the last public meeting. The team was hesitant to present the projects to Council with a score and preferred the tiered approach. This is information that is available and can be provided to the Council.

Mark Vlasic indicated that terms are defined, were explained at the last workshop, and available on line. There is a lot of documentation supporting this presentation that will be included in the final report. For instance, *facilitating access to schools*, means considering walking or biking improvements within one mile of a school. There are descriptions for all ranked groups but they are lengthy and not included in the packet material. Mr. Hier insisted that there should be a summary of this information for members. Tom Bakaly interjected that the goal is not for feed-back on individual projects and a summary is available and can be distributed.

Marianne Cone discussed a section of sidewalk on Park Avenue which narrows to nothing, forcing pedestrians to walk in the street and wondered why it is not ranked higher because of its safety implications. Jon Weidenhamer reiterated that it will be reviewed by the CIP committee to submit recommendations to the City Manager and ultimately to the Council for approval. It is possible that a Tier 3 can move to a Tier 1. Matt Riffkin, Interplan, noted that safety represents 20% of the score and each goal is rated equally. Changing the assigned percentage is a policy decision.

In response to a question from Roger Harlan about defining *gold* standards, Mr. Riffkin referred to the 14 projects totaling $1.5 million which is based on increasing the amount of past appropriations. The team received criticism that this is too constrained and the consultants are contacting other cities about projects suggested to be researched by the public for comparison cost purposes. From that information and a five year walkability budget, the quality and quantity of projects can be identified. There are four projects in Tier 1, representing about $10 to $15 million, and Council will make the final funding determinations. Mr. Riffkin explained that the list of choices is consistent with projects previously budgeted by the City Council which he is hearing *is not good enough*. He stated that a revised list of choices can be provided in the event Council desires to commit more funding. Joe Kernan supported looking at achieving a gold standard by way of comparing Park City to successful walkable communities. He spoke about selecting projects identified in OTIS and unlike streets, this is a connected system and the focus should be on projects completing the system, which could even include a simple solution like directional signage. Candace Erickson expressed her appreciation of the work, and explained that several people were out of town and unable to attend the February 13 workshop. She agreed that connections are a priority which may be part of the next phase. She suggested that the school perimeter be adjusted to 1.5 miles which is consistent with the School District's busing policy. Roger Harlan stated that he was impressed by the level of participation at the last workshop and felt that a lot of progress is reflected in the study.

The City Manager asked if Council is comfortable with equal consideration for all five objectives. The Mayor understood that three members expressed an interest of reviewing *gold standard* projects without a budget limit. Jon Weidenhamer added that the team will define a gold standard. Tom Bakaly explained that if safety were to have a higher weight, it would change the draft study and the gold standard. Joe Kernan felt that an adjustment for safety may prompt Council to fund bigger projects. Matt Rifkin explained that the information before Council for all 14 projects includes optional elements and individual estimates will be provided for all 114 issues raised. The draft categorizes them in five cost ranges until cost estimates are available. Marianne Cone felt that the unsafe section of sidewalk on Park Avenue should be addressed immediately. Safety should come first. She pointed out that improvements require maintenance which should be shared with the public. Mr. Weidenhamer asked if the weight of safety and connectivity should be higher than other objectives. Candace Erickson noted that because she doesn't know what *efficiency* means, is inclined to rate safety higher because it is the main responsibility of local government.

Mayor Williams recommended that the study be completed and evaluated by the community with everything rated equally. It is probably unwise to change criteria which would significantly affect six months of work at this point and Council members agreed. Jim Hier expressed that he is uncomfortable with budget assumptions and Candace Erickson added that projects may have to be phased. Jon Weidenhamer asked if Objective No. 5 should be removed. Jim Hier reiterated that projects can not be ranked without a cost benefit analysis. The benefit relates to how many people are served and its part in achieving overall goals.

Mark Vlasic explained that capital projects were separated from budgetary maintenance type projects and #105, Park Avenue, could be addressed sooner. Jonathan Weidenhamer recommended that the consultants complete the study with consistently applied criteria and that Council prioritize projects during its budget review. Otherwise, the process may be compromised. Joe Kernan asked when it is appropriate to address the top projects and Tom Bakaly reiterated that specifics will be discussed during the budget process. Mr. Kernan clarified that he meant looking at alternatives. Mr. Bakaly understood that the completed study will be presented to Council in a work session by the consultants, which is not intended to be a negotiation with the consults on the selection of projects. Joe Kernan expressed the importance of being open to public input and discussed the Park Avenue sidewalk issue.

Mark Harrington interjected that Council has the same rights as the public with regard to participation but at the same time, the purpose of a consulting contract is obtaining a professional and objective opinion. The process outlined in the contract is intended to provide an opportunity for early input but also allows for objectivity. Mr. Harrington encouraged following the protocol for Council liaisons, and discouraged promoting a perception of individual members lobbying paid contractors on final recommendations. Secondly, the liaison communication should be consistent with the way that the public communicates ideas. He discussed the shortfalls of the process for the Quinn's Junction Study where it was sidetracked because of the absence of a defined core standard. The City Council will have final say in setting priorities and budgets and he again urged members to not diminish the objectivity requested.

Tom Bakaly understood direction to be holding the public meeting, maintaining the same weights, removing capital costs, adding definitions, and returning to Council for further direction. He added that the role of the liaison is to report back to the group, not to provide direction. Direction will be sought in April once the public process is complete and the budget will be presented in May. Jim Hier emphasized that he doesn't want to remove capital costs from the equation, but wants to capture relevance in a way other than dollars. The Mayor felt members are in agreement to support the original five elements and once the study is finished, the Council may make adjustments.

Tom Bakaly pointed out that if individual projects are modified, the process may become subjective. The Mayor expressed that ultimately the Council and community should set priorities and it may be that safety is weighed higher. The City Manager suggested that modifications be made overall rather than on a project-by-project basis. The Mayor reiterated that percentages should not be bumped now. Joe Kernan stated that he wants to see alternatives on projects and felt that Council members should be able to add unidentified options. The City Manager responded that *this is beginning to sound like direction on individual projects*. Mr. Riffkin stated that the goal is to obtain a full list of the issues and options. There has been an extensive public process to solicit this information, and there are more public meetings scheduled. He emphasized that the consultants want to *get it right*. Marianne Cone pointed out that Project #92 is complete. Jon Weidenhamer stated that they will return with cost benefit analyses applying the same criteria.

The Mayor invited the audience to comment during the public input session at the regular meeting which will follow after a short break. See regular meeting minutes.

Prepared by Janet M. Scott, City Recorder

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
MARCH 1, 2007

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, March 1, 2007. Members in attendance were Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Ray Milliner, Planner; Katie Cattan, Planner; and Craig Sanchez, Golf Director.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

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

1. <u>Walkability study</u> – Bo Andrini, Prospector resident, stated that he is pleased this project is moving ahead quickly. Staff has been extremely responsive to comments made at the February 13, 2007 workshop by redirecting Landmark toward *gold standards*. The gold standard should not be based on historical spending but in the context of all capital projects, i.e., parking garage, skate park, ice arena, etc., including a similar budget level. He agreed with Mr. Hier's comments about not limiting ideas to costs and felt now is the time to go to a weighted system rather than a binary list. Safety is clearly more important than connecting shopping and a cost benefit analysis should be conducted.

2. <u>Signal at Meadows Drive/Aspen Springs Drive and SR224</u> - Vince Desimone, resident, commented on the significant number of citizens affected by the current unsafe condition at the intersection and the impact it has on adjacent neighborhoods. Because of the fear of making a left hand turn on SR224, motorists detour through the neighborhoods. A signalized system will produce the same level of traffic volume of flow and the same travel times as a round-about. It will help manage the flow so that it is steady and efficient. The Mayor informed Mr. Desimone who was not in attendance during work session, that Council directed staff to proceed with the signal.

3. <u>Walkability study</u> - Carol Potter, Mountain Trails Foundation, relayed that she is impressed with the level of public participation which was all written down. She feels a gold standard is to *dare to dream* and we all need to figure out what it takes to get there. Marianne Cone thanked Ms. Potter for doing an inventory of all of the bike racks in town.

4. <u>Carbon sequestration</u> - Peter Roberts, resident, stated that global warming due to green house gases is a huge problem and carbon dioxide is a major contributor. About one-third of our country's contribution of carbon dioxide is due to coal-burning power plants and 130 new plants are funded and planned, none of which are designed for carbon sequestration. This is capturing the exhaust gases and preventing them from entering the atmosphere. Carbon sequestration can be sold as a commodity on the market and used to acquire tax pollution credits.

Carbon sequestration plants look like big ugly refineries; there are miles of pipe which cool, condense and separate gases. He pointed out that Park City has hundreds of miles of abandoned silver mines that could be used to cool, condense, separate and capture the gases underground and out-of-sight. Mr. Roberts detailed the process to provide the energy to produce purified CO^2 and stated that no toxic gases are created, and it is inherently safe. Collected gases can be either be compressed and stored in high pressure tanks or hooked up to a pipeline and connected to the intermountain *string of peals* carbon dioxide pipeline which runs from Montana to Texas. Mr. Roberts emphasized that the industrial demand for carbon dioxide is huge and unmet. The economic viability of this idea seems to be feasible and there is grant money available. Secondly the CO^2 can be sold on the market and thirdly, there is a tax pollution credit gained which can be sold on the open market.

Mr. Roberts stated that he met with the U S Department of Energy in Salt Lake City who indicated that this is a viable approach. He described his work as the principal investigator for two substantial projects under the New York State Energy Research and Development Authority. The projects represented $2 million and he patented the resulting technology. He explained that the three phases for the proposed carbon sequestration project which be a white paper, testing, and the technology transfer. A feasibility study could be funded with a grant with an expression of support from PCMC; the costs would probably range from $10,000 to $30,000. He distributed his talking points to Council members.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF FEBRUARY 8, AND FEBRUARY 15, 2007

Roger Harlan, "<u>I move approval of the work session notes and minutes of the meetings of February 8 and February 15, 2007 (as corrected)</u>". Jim Hier seconded. Marianne Cone corrected the spelling of Tom Fey's name in the work session notes of February 8, 2007. <u>Motion unanimously approved</u>.

V CONSENT AGENDA PUBLIC HEARINGS *(items listed will be open for public hearing prior to consideration for adoption or rejection; hearings may also be continued by vote of the Council)*

1. <u>Consideration of an Ordinance amending Land Management Code Chapters 2.2 HR-1, 2.7, ROS; 2.23, CT; 4, Supplemental; 5, Architectural Review; 15 Definitions</u>

(motion to continue to March 15, 2007) – Jim Hier, "I move we continue Consent Agenda Items 1 and 2 to March 15 and March 29, respectively". Candace Erickson seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the 255 Ridge Avenue, King Ridge Estates-Plat amendment **(motion to continue to March 29, 2007)** – See motion under Item 1.

3. Consideration of an Ordinance approving the 1160 Park Avenue Replat plat amendment combining all of Lot 16 and part of Lot 15 of Block 56 of the Snyder's Addition to the Park City Survey with a metes and bounds parcel located at 1160 Park Avenue, Park City, Utah – Ray Milliner explained that the lot combination will accommodate an expansion to the existing home, and staff recommends approval pursuant to the Ordinance. The Mayor opened the public hearing and with no comments, closed the hearing.

4. Consideration of an Ordinance approving the First Amendment to the Golden Deer Phase 1 Record of Survey Plat, located at 7570 Royal Street East, Park City, Utah – Ray Milliner explained that this application deals with the expansion of the Goldener Hirsch Restaurant converting limited common area into private area. Joe Kernan disclosed that the restaurant is a recycling customer of his. There was discussion about the improvements already being installed and that the owner did that at the risk of the plat being approved. The Mayor opened the public hearing and with no comments, closed the hearing.

5. Consideration of an Ordinance approving the 1045 Woodside Avenue Replat, combining Lots 11 and 12, Block 9 of Snyder's Addition to the Park City Survey, Park City, Utah – Katie Cattan explained the lot combination application and the existing historic home which sits on the lot line. The plat amendment will adjust lot lines to accommodate an addition to the back of the home. Ms. Cattan relayed that there was a positive recommendation from the Planning Commission. The Mayor invited the audience to comment and with no public input, closed the public hearing.

VI 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 under "Additional Discussion – Agenda Items")*

Jim Hier, "I move approval of Consent Agenda Items 1 through 3. Roger Harlan seconded. Motion unanimously carried,

1. Ordinance approving the 1160 Park Avenue Replat plat amendment combining all of Lot 16 and part of Lot 15 of Block 56 of the Snyder's Addition to the Park City Survey with a metes and bounds parcel located at 1160 Park Avenue, Park City, Utah – See staff report and public hearing.

2. Ordinance approving the First Amendment to the Golden Deer Phase 1 Record of Survey Plat, locat4d at 7570 Royal Street East, Park City, Utah - See staff report and public hearing.

3. Ordinance approving the 1045 Woodside Avenue Replat, combining Lots 11 and 12, Block 9 of Snyder's Addition to the Park City Survey, Park City, Utah – See staff report and public hearing.

VII NEW BUSINESS *(new items with presentations and/or anticipated detailed discussions)*

Consideration of authorizing staff to execute a contract with Highland Golf, in a form approved by the City Attorney, in the amount of $278,580 for the purchase of golf cars – Craig Sanchez explained that the lease for the existing fleet is up for renewal. Staff prepared an RFP and received one response from Highland Golf. He asked the City Council for approval to proceed with a contract to purchase 75 new golf cars, which will be paid for by the Golf fund and a five-year loan from the CIP Fund. There was discussion about available grant monies that may be used to explore charging the cars with solar panels. In response to a concern about grant funding being used for a seasonal project, it was explained that the solar panels would be utilized all year because cars are charged during the winter at a low level so that the battery remains healthy. Candace Erickson, "I move we authorize the City Manager to execute a contract with Highland Golf in a form approved by the City Attorney in the amount of $278,580 for the purchase of golf cars". Marianne Cone seconded. Motion unanimously carried.

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

IX ADJOURNMENT

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

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Candace Erickson, Roger Harlan, Jim Hier, and Joe Kernan. Staff present was Tom Bakaly, City Manager; and Mark Harrington, City Attorney. Marianne Cone, "I move to close the meeting to discuss property, litigation and personnel". Jim Hier seconded. Motion carried unanimously. The meeting opened at approximately 4:30 p.m. Jim Hier, "I move to open the meeting". Marianne Cone seconded. Motion unanimously carried.

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

Prepared by Janet M. Scott, City Recorder

City Council Staff Report

PLANNING DEPARTMENT

Author:	**Kirsten Whetstone**
Subject:	**BADASS II SUBDIVISION**
Date:	**March 15, 2007**
Type of Item:	**Administrative- Plat Amendment**

Summary Recommendations: Staff recommends the City Council review the proposed plat amendment, conduct a public hearing, and consider adopting an ordinance to approve the Badass II Subdivision based on the findings of fact, conclusions of law and conditions of approval outlined in the attached ordinance.

Topic

Applicant:	Jack Mahoney, Park Place Associates
Location:	654 Woodside Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and City Council approval.

Background

The applicant is the owner of Lots 25 and 26 of Block 6 of the Park City Survey. On May 13, 2006, the City received a complete application to remove the lot line between the two lots and create one lot of record for a future single family house. The application includes a record of survey of existing conditions, snow shed easements and dedication of easements for the Crescent walkway. An historic design review application and a steep slope conditional use permit application were submitted for concurrent review on October 20, 2006.

The proposed lot would be approximately 2,602 square feet in size (50' wide by between 49.80' and 54.30' deep). The lots are currently vacant, with the exception of a rock retaining wall, portion of a sprinkler system, and gravel drive associated with the coffee shop located to the east. Each existing lot is smaller in lot area than the required 1,875 sf necessary for construction of a single family house. The combined lot is approximately 727 sf larger than the minimum lot size and requires 5' side yard setbacks due to the 50' of frontage on Woodside Avenue. Historic Crescent Tram crosses a portion of Lot 26 that is about 75 sf in area.

On January 24, 2007, the Planning Commission conducted a public hearing on this item. There was no public input and the public hearing was closed. The Commission discussed this item and expressed concerns regarding property owner enforcement no-parking on the Crescent Tram easement. The Commission voted to continue this item to the February 14, 2007 meeting.

To address the Commission concerns, Staff revised the findings of fact and conditions of approval to provide clarity regarding parking enforcement issues.

The plat, steep slope CUP, and historic design review for the adjacent 650 Woodside property were approved and building permits have been issued for the driveway on a portion of the Crescent Tram to the detached garage for 650 Woodside. This subject application for 654 Woodside is subject to a shared access agreement with the 650 Woodside property owners as 654 Woodside proposes to gain access over this approved driveway, as well as provide an additional 75 sf of easement for the Tram walkway (See Exhibits B and C.)

The Crescent Tram easement, dedicated as a public pedestrian easement, does not give the public permission to park on private property. For this reason, Staff believes enforcement of public parking on the easement is the responsibility of the private property owner. Staff has further addressed property owner parking on the easement in the conditions of approval. This plat amendment does not place conditions of approval on the 650 Woodside Avenue property, as that property is not part of this application. Staff is recommending the following conditions specific to parking and enforcement for the current application at 654 Woodside:

1. No parking shall be permitted within the Crescent Tram walkway easement area by the public or by the owner or occupants of subject property. Enforcement of this condition shall be by the property owner, as this easement is located on private property. A combination of signs, paving treatment, and landscaping shall clearly delineate the private driveway parking areas from the public pedestrian access easement, prior to issuance of a certificate of occupancy for the house at 654 Woodside.
2. A sign plan shall be submitted for approval by the Planning Department prior to installation of any required signs. All required signs shall be installed prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue. Signs shall clearly indicate that the Crescent Tram walkway is a public pedestrian trail.
3. A note shall be added to the plat stating the following: "If the property owner does not enforce the "no parking" conditions of this plat approval and if the Crescent Tram public pedestrian access easement is compromised by parked vehicles, then the City may have the vehicles towed, at no expense or liability to the City."

On February 14, 2007, the Planning Commission discussed the revisions, made a change to condition # 11 regarding enforcement of parking, and voted to forward a positive recommendation to the City Council.

Analysis

The purpose of this application is to reconfigure the property of 2 platted lots into one lot of record (Exhibit A). There is good cause for the application as the future single family house, subject to Historic Design Review and Steep Slope conditional use permitting, will be compatible with the historic fabric and development patterns in Old Town. Good cause is also demonstrated by the reduction from two substandard platted lots to one 2,602 sf lot (727 sf larger than the minimum HR-1 lot size of 1,875 sf) and granting of a pedestrian access easement of approximately 75 square feet for the surveyed portion of the historic Crescent Tram walkway that crosses this property (the remainder of which was dedicated by a separate owner with the 650 Woodside Avenue plat amendment). Resulting side yard setbacks are 5' for the combined lots rather than 3' for standard 25' wide lot, providing additional separation between adjacent properties.

Staff finds that the plat, as conditioned, will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. Public pedestrian access on the portion or the Crescent Tram walkway that crosses this property is memorialized with the easements on this plat.

The property is located in the HR-1 zone. Therefore, the applicant must meet criteria for construction of a single-family home in the Historic District Design Guidelines and Land Management Code Chapter 15-2.2. This plat amendment will create one lot of record. Lot 1 is proposed to be 50' wide by approximately 52' deep (depth ranges from 49.8' on the north property line to 54.3' on the south property line). The resulting lot, due to the dimensions, is required to have 5' side yard setbacks, 10' front, and 10' rear setbacks. Maximum building footprint, based on lot area is approximately 1,124 square feet. Maximum height allowed for the lot is 27 feet above natural grade, unless additional height is granted based on the steep slope review. Determination of final building heights for new construction is subject to Historic Design Review and Steep Slope conditional use permit review, including approval by the Planning Commission.

Cross access and snow shedding easements between the property owners of subject property and the property to the south have been granted and recorded. Additional conditions may be required upon review of the steep slope CUP application. Reciprocal easements for the proposed retaining wall between adjacent properties are required.

A construction mitigation plan is required prior to issuance of a building permit to address impacts on the neighborhood due to construction on subject property. Signs or pavement markings will be necessary to delineate the public access way from the private driveways. The owner of subject property shall not permit parking within the public access way, as conditioned.

Department Review

The Planning Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with the LMC and State Law prior to recordation. The request was discussed at an interdepartmental staff review meeting on June 13, 2006 and December 12, 2006, where representatives from local utilities and City Staff were in attendance. Construction mitigation, snow shedding easements, reciprocal easements for access and retaining walls, and clear delineation of the Crescent Tram public walkway were discussed.

Public Notice

Notice of this hearing was sent to property owners within 300' on January 9, 2007. On January 24, 2007, the Planning Commission conducted a public hearing. There was no public input at the meeting. The Commission closed the public hearing and continued the item to the February 14, 2007 meeting. On January 26, 2007, the Planning Department received an e-mail from an adjacent property owner regarding the Crescent walkway and parking enforcement (Exhibit F). Staff has attempted to address these concerns with the revised conditions of approval. On February 14, 2007, the Planning Commission reopened the hearing. There was no public input.

Alternatives

1. The Council may approve the BadAss II Subdivision as conditioned or amended, or
2. The Council may deny the BadAss II Subdivision and direct staff to make findings for this decision, or
3. The Council may continue the discussion on this item to a date certain or uncertain.

Significant Impacts

The most significant fiscal impact is that one new home could be constructed on the vacant property. Environmental and neighborhood impacts from this application are those typically associated with construction of new homes on narrow, steep lots on narrow streets. There are several construction projects currently underway in this neighborhood.

Consequences of not taking the Recommended Action

The property will remain as two platted lots of record. The existing lots are substandard in size. A variance to the lot size requirement would be required to allow construction of a single family home on each lot.

Recommendation

Staff recommends City Council conduct a public hearing and consider approving the BadAss Subdivision II, based on the findings of fact, conclusions of law, and conditions of approval in the attached ordinance.

EXHIBITS

Ordinance
Exhibit A- Proposed Plat Amendment
Exhibit B- Existing Conditions
Exhibit C- Proposed Driveway site plan
Exhibit D- Photos of the property
Exhibit E- Standard Project Conditions
Exhibit F- e-mail from adjacent property owner
Exhibit G- Minutes from Planning Commission meetings

Ordinance No. 07-

AN ORDINANCE APPROVING THE BADASS II SUBDIVISION, A REPLAT OF LOTS 25 AND 26, BLOCK 6, OF THE PARK CITY SURVEY, LOCATED AT 654 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property known as 654 Woodside Avenue, has petitioned the City Council for approval of a replat of Lots 25 and 26, Block 6 of the Park City Survey to remove the common lot line and create a single lot of record as shown on Exhibit A; and

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

WHEREAS, on January 24, 2007, the Planning Commission held a public hearing to receive public input on the proposed replat. On February 14, 2007, the Planning Commission further discussed the replat and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, on March 15, 2007, the City Council held a public hearing on the proposed replat; and

WHEREAS, the proposed replat creates one lot of record from two platted lots; and

WHEREAS, it is in the best interest of Park City, Utah to approve the replat, creating one lot of record from two lots of record, for a future single family home to comply with the Land Management Code, Historic Design guidelines, and the current Building and Fire Codes. A public pedestrian access easement for a 75 square foot portion of the historic Crescent Tram walkway that crosses the property would be dedicated with the recorded plat.

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

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

1. The property is located in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The replat will reconfigure two substandard platted lots of record into a single 2,602 sf lot of record.
4. The property is currently vacant, with the exception of a rock retaining wall, portion of a sprinkler system, and a gravel driveway associated with the

coffee shop to the east.

5. Historic Crescent Tram walkway crosses the southwest corner of Lot 26, an area of approximately 75 sf.
6. Access to the property is from platted Woodside Avenue.
7. The proposed lot is approximately 2,602 square feet in lot area.
8. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
9. The maximum building footprint for Lot 1 is approximately 1,124 sf, based on the lot area.
10. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review. The Planning Commission may grant exceptions to building height during the Steep Slope review providing all applicable requirements are met.
11. Setbacks for the lot are 5' on the sides and 10' in the front and rear.
12. Four foot snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings.
13. Common retaining walls are proposed on the lot line between the subject property and the property to the south. Reciprocal easements for the walls and construction of the walls are necessary.
14. Minimal construction staging area is available along Woodside Avenue.
15. There are existing construction projects on Woodside Avenue and Park Avenue immediately adjacent to the subject property.
16. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
17. The garage for 650 Woodside Avenue is located south of the proposed lot with access via a shared driveway with 654 Woodside Avenue. Construction of this driveway was approved with the approved 650 Woodside plat amendment and the subsequent building permits issued for construction of a house and detached garage at 650 Woodside. A 75 sf portion of the driveway for 654 Woodside coincides with the Crescent Tram walkway easement. Landscaping, paving treatment and appropriate signs will be important to differentiate the public access way from the private driveway area. Any parking on the Crescent Tram walkway will create conflicts with public, pedestrian use of the walkway.
18. The property owners of 650 Woodside and 654 Woodside have recorded a shared access agreement that requires these owners to enforce the no parking requirement on the shared driveway and within the Crescent Tram Walkway easement area.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following 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.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

<u>SECTION 3. CONDITIONS OF APPROVAL</u>. The City Council hereby adopts the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.
3. Prior to the receipt of a building permit for construction on this lot, the applicant must have a Steep Slope Conditional Use permit, if any portion of the proposed construction is located on a slope of 30% or greater.
4. Final determination of building height is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission.
5. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance.
6. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
7. Four foot snow shedding easements shall be dedicated on the plat along all side and rear property lines.
8. A reciprocal easement shall be dedicated on the plat for the common retaining walls proposed on the property line between the garage for 650 Woodside and the future house at 654 Woodside.
9. No parking shall be permitted within the Crescent Tram walkway easement by the public or by the owner or occupants of subject property. Enforcement of this condition shall be by the property owner, as this easement is located on private property. A combination of signs, paving treatment, and landscaping shall clearly delineate the private driveway parking areas from the public pedestrian access easement, prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue.
10. A sign plan shall be submitted for approval by the Planning Department prior to installation of any required signs. All required signs shall be installed prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue. Signs shall clearly indicate that the Crescent Tram walkway is a public pedestrian trail.
11. A note shall be added to the plat stating the following: "If the property owner does not enforce the "no parking" conditions of this plat approval and if the Crescent Tram public pedestrian access easement is

compromised by parked vehicles, then the City may have the vehicles towed, at no expense or liability to the City."

12. Approval of a construction mitigation plan by the Building Department is a condition precedent to issuance of any building permits for this property. The plan shall include a phasing, timing, and coordination of construction with adjacent projects section, to address mitigation of neighborhood impacts due to the volume of construction in this area.

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

PASSED AND ADOPTED this 15th day of March 2007.

PARK CITY MUNICIPAL CORPORATION

____
Dana Williams, Mayor

Attest:

____
Janet M. Scott, City Recorder

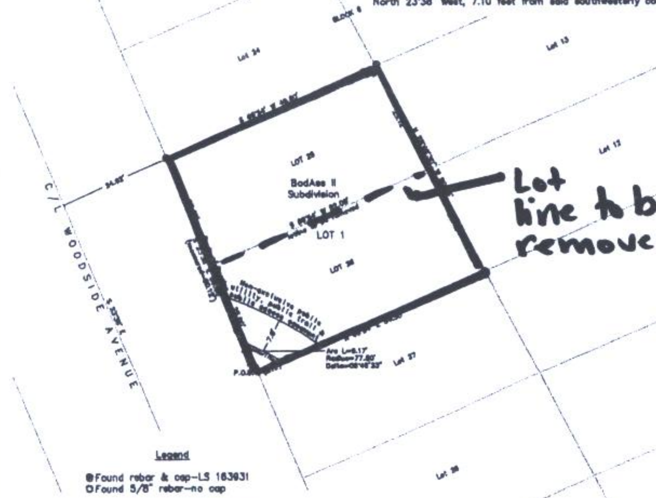
Approved as to form:

____
Mark D. Harrington, City Attorney

BadAss II Subdivision
Block 6, Park City Survey
Lot Line Amendment

RIGHT OF WAY EASEMENT

A non-exclusive public utility, public trail & public access easement, 15 feet wide, 7.5 feet on each side of the following described centerline:
Beginning at a point which is North 66°54' East, 5.72 feet from the southwesterly corner of Lot 26, Block 6, Park City Survey, along the southerly lot line of said Lot 26 and running thence 9.17 feet along the arc of a 77.50 foot radius curve to the left with a delta angle of 6°46'33", the chord of said curve bears North 82°17'35" West, to the westerly lot line of said Lot 26, and the easterly right-of-way line of Woodside Avenue, said point being North 23°38' West, 7.10 feet from said southwesterly corner of Lot 26.



Legend

- Found rebar & cap-LS 163931
- Found 5/8" rebar-no cap

SURVEYOR'S CERTIFICATE

I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said property.

Date

J.D. Galley RLS#359005

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned is the authorized Agent of Mahoney Enterprises, L.P., an owner of the hereon described BadAss II Subdivision, Block 6, Park City Survey, and having caused this Plat Amendment to be made, does hereby consent to the recordation of this record of Survey Plat in the office of the County Recorder of Summit County, Utah, in accordance with Utah Law.
Also, the owners hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.
In witness whereof, the undersigned has set his hand this _____ day of ____________, 2006.

By: ______________________________

Mahoney Enterprises, L.P.

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit:

On this ___ day of _____, 2006, _____________ personally appeared before me, the undersigned Notary Public in and for said State and County, who after being duly sworn, acknowledged to me that he is the authorized Agent for Mahoney Enterprises, L.P., that he has signed the above Owner's Dedication and Consent to Record on behalf of said Mahoney Enterprises, L.P., that he has been duly appointed as Agent by Mahoney Enterprises, L.P. and that he executed this document in his capacity as Agent as the act of said Mahoney Enterprises, L.P. for the purposes set forth hereon.
My commission expires: ___________ ______________________

NOTARY PUBLIC
RESIDING IN _______ COUNTY,_____

NARRATIVE

1. Survey requested by: Anne Hadley Moore & Shirlene Baxter, Esq.
2. Purpose of survey: Lot Line Amendment: Lots 25 & 26, Block 6.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Gudgell, Inc. Recorded as Entry No. 199887 in the office of the Summit County Recorder. Subdivision of Block 6 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: August 2, 2002.
5. Property monuments found as shown.
6. Located in the Southeast Quarter of Section 16, T2S, R4E, SLB&M.
7. See the official plats of The Park City Survey for other possible easements and restrictions.
8. The owners of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. For previous surveys in the immediate area see Survey File No. S-751 and Entry No.'s 176770 & 456985, on file in the office of the Summit County Recorder.
10. Street address is 651 Woodside Avenue.

LEGAL DESCRIPTION

Lot 1

All of Lots 25 & 26, Block 6, Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder. More particularly described as follows:
Beginning at the northwesterly corner of Lot 25, Block 6, Park City Survey, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, said point also being on the easterly right of way line of Woodside Avenue, and running thence South 23°38' East, along said right of way line of Woodside Avenue, 50.00 feet to the southwesterly corner of Lot 26 of said Block 6; thence North 66°54' East, 54.30 feet to the southeasterly corner of said Lot 26; thence North 28°46'30" West, 50.24 feet to the northeasterly corner of said Lot 25; thence South 66°54' West 49.80 feet to the point of beginning; containing 0.06 acres, more or less.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that the undersigned are the authorized Trustees of the Hadley Moore Irrevocable Trust, an owner of the hereon described BadAss II Subdivision, Block 6, Park City Survey, and having caused this Plat Amendment to be made, do hereby consent to the recordation of this Record of Survey Plat in the office of the County Recorder of Summit County, Utah in accordance with Utah Law.
Also, the owners hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.
In witness whereof, the undersigned has set his hand this _____ day of ____________, 2006.

By: ______________________ ______________________

Anne Hadley Moore, Trustee
Hadley Moore Irrevocable Trust

Shirlene Baxter, Esq., Trustee
Hadley Moore Irrevocable Trust

ACKNOWLEDGEMENT

STATE OF UTAH
County of Summit:

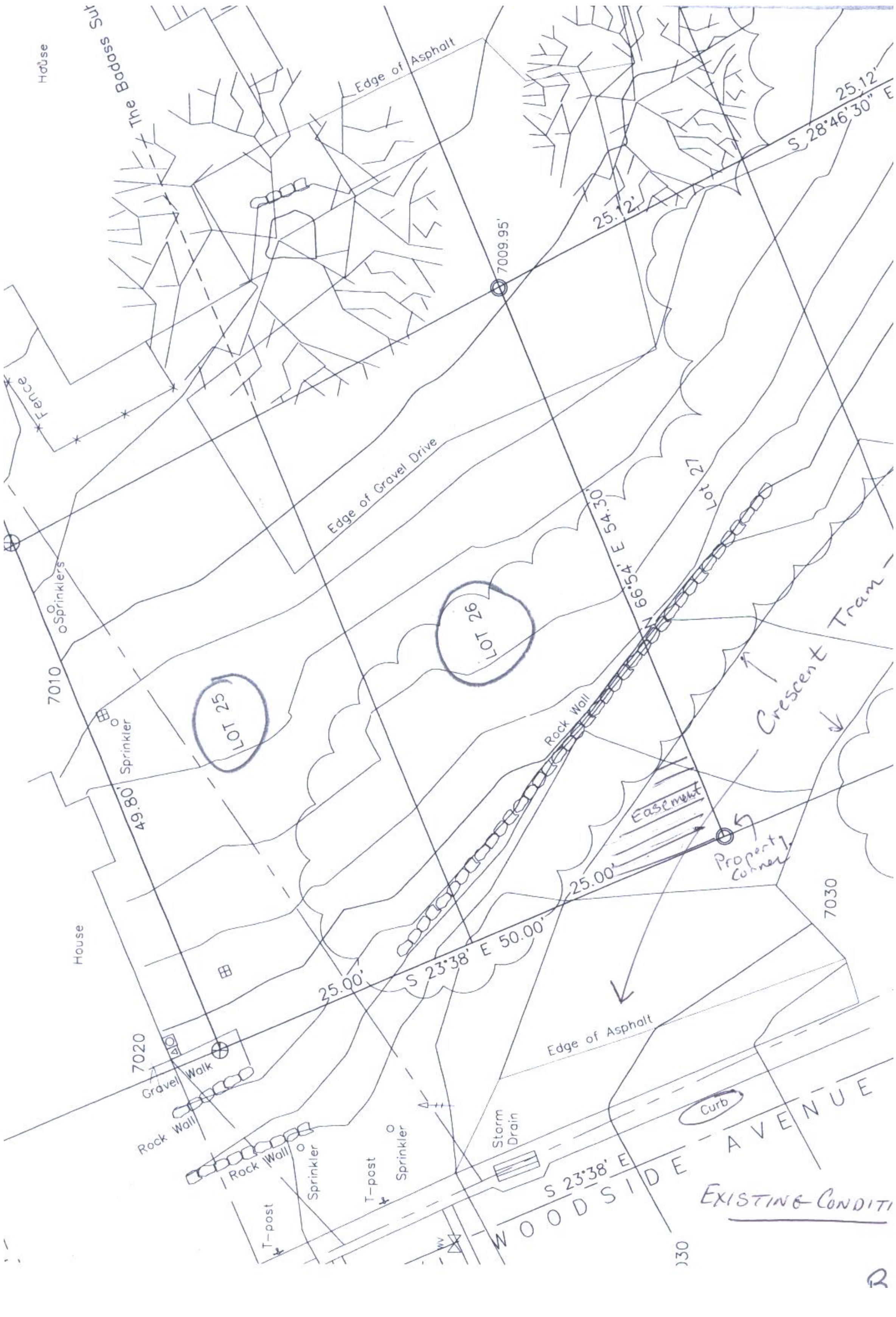
On this ___ day of _____, 2006, Anne Hadley Moore and Shirlene Baxter, Esq. personally appeared before me, the undersigned Notary Public in and for said State and County, who after being duly sworn, acknowledged to me that they are the authorized Trustees for the Hadley Moore Irrevocable Trust, that they have signed the above Owner's Dedication and Consent to Record on behalf of said Trust, that they have been duly appointed as Trustees by said Trust and that they executed this document in their capacity as Trustees as the act of said Hadley Moore Irrevocable Trust for the purposes set forth hereon.
My commission expires: ___________ ______________________

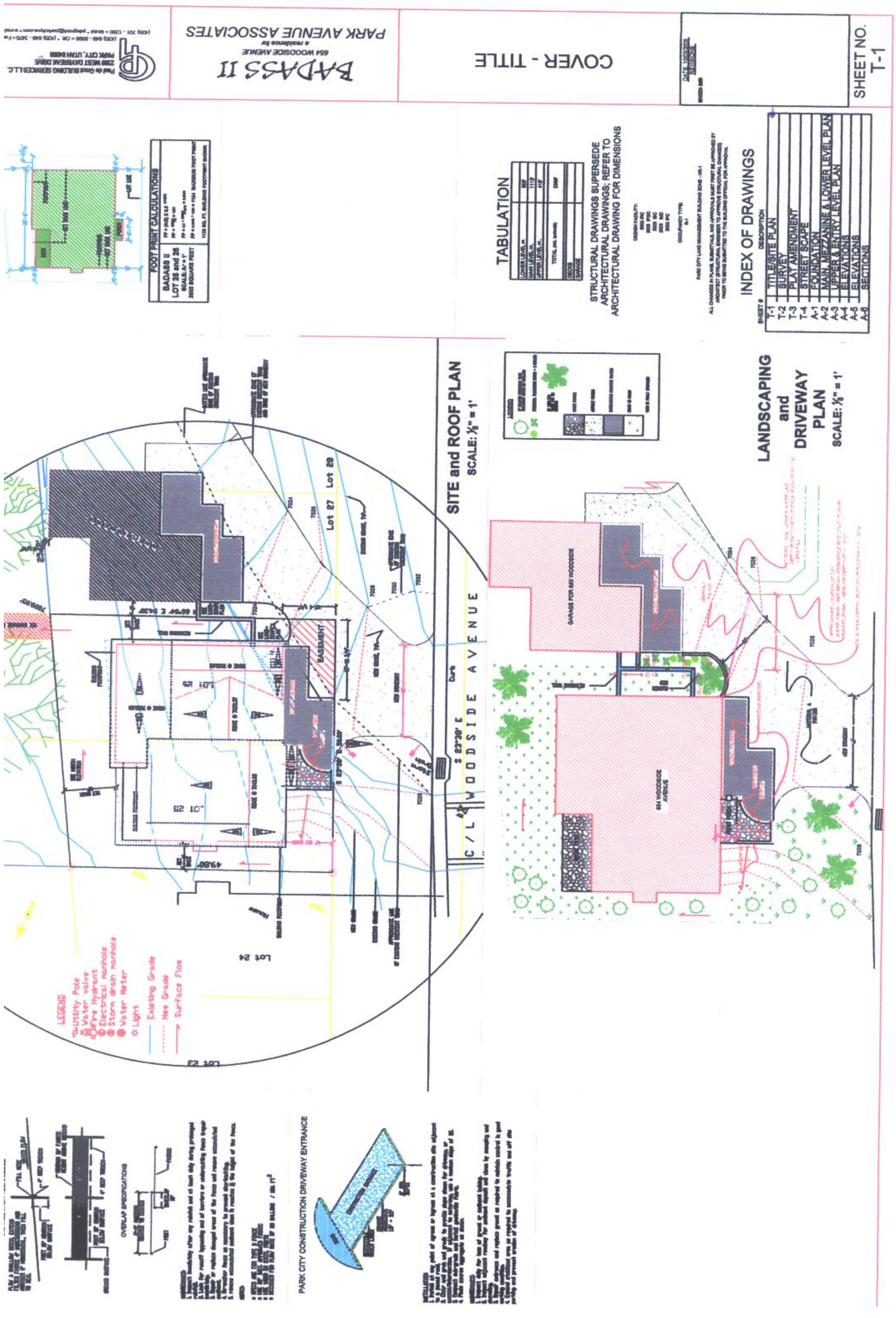
NOTARY PUBLIC
RESIDING IN _______ COUNTY,_____

Alpine Survey, Inc. 19 Prospector Dr. Park City, Utah 84060 (435) 655-8018	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ___ DAY OF ________, 2006 A.D. BY ________ CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ___ DAY OF ________ 2006 A.D. BY ________ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF ________ 2006 A.D. BY ________ PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ________ 2006 A.D. BY ________ PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF ________ 2006 A.D. BY ________ MAYOR	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ________ DATE ____ TIME ____ BOOK ____ PAGE ____ FEE ____ RECORDER

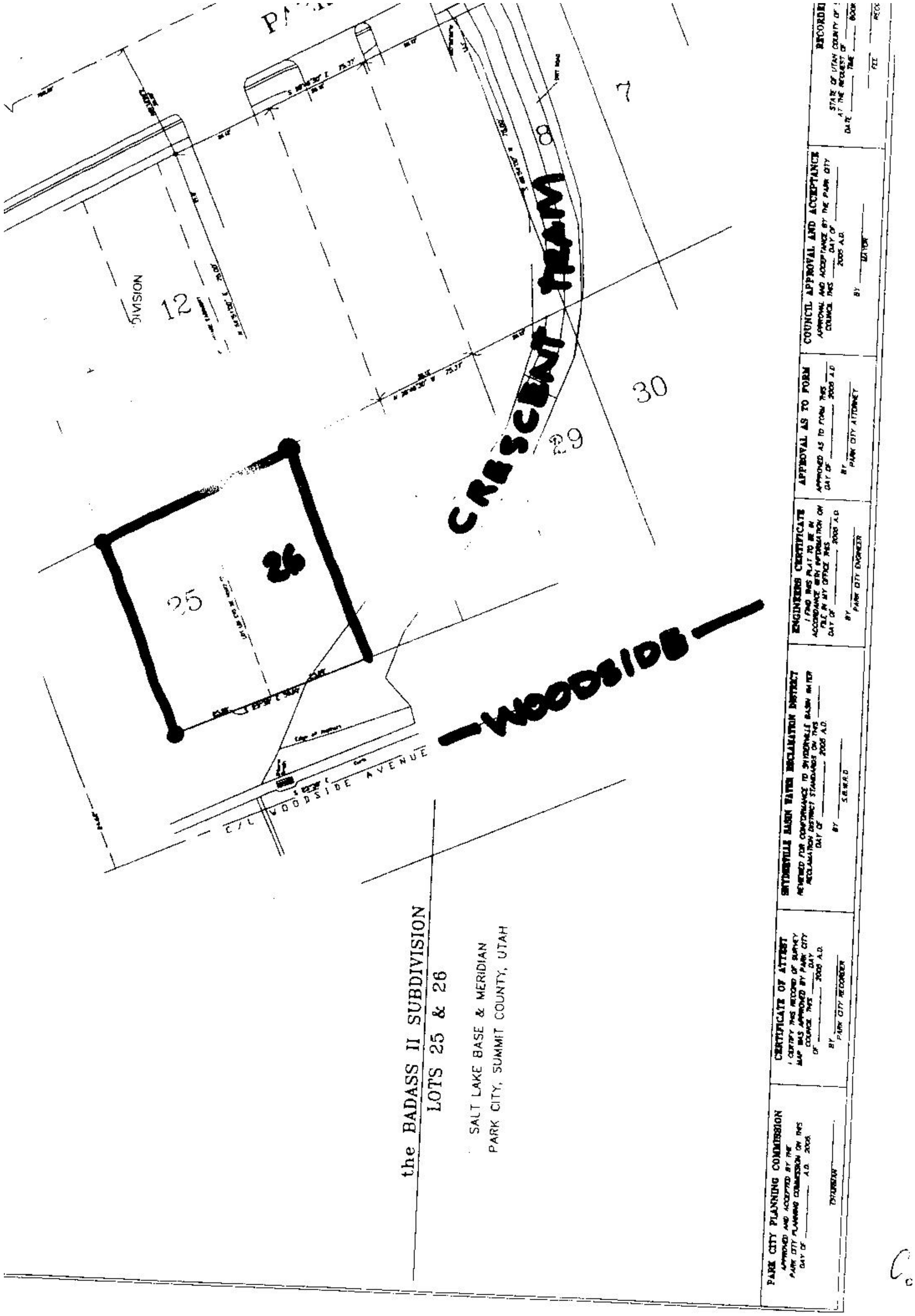
THIS DRAWING IS NOT TO SCALE - SHEET T-2

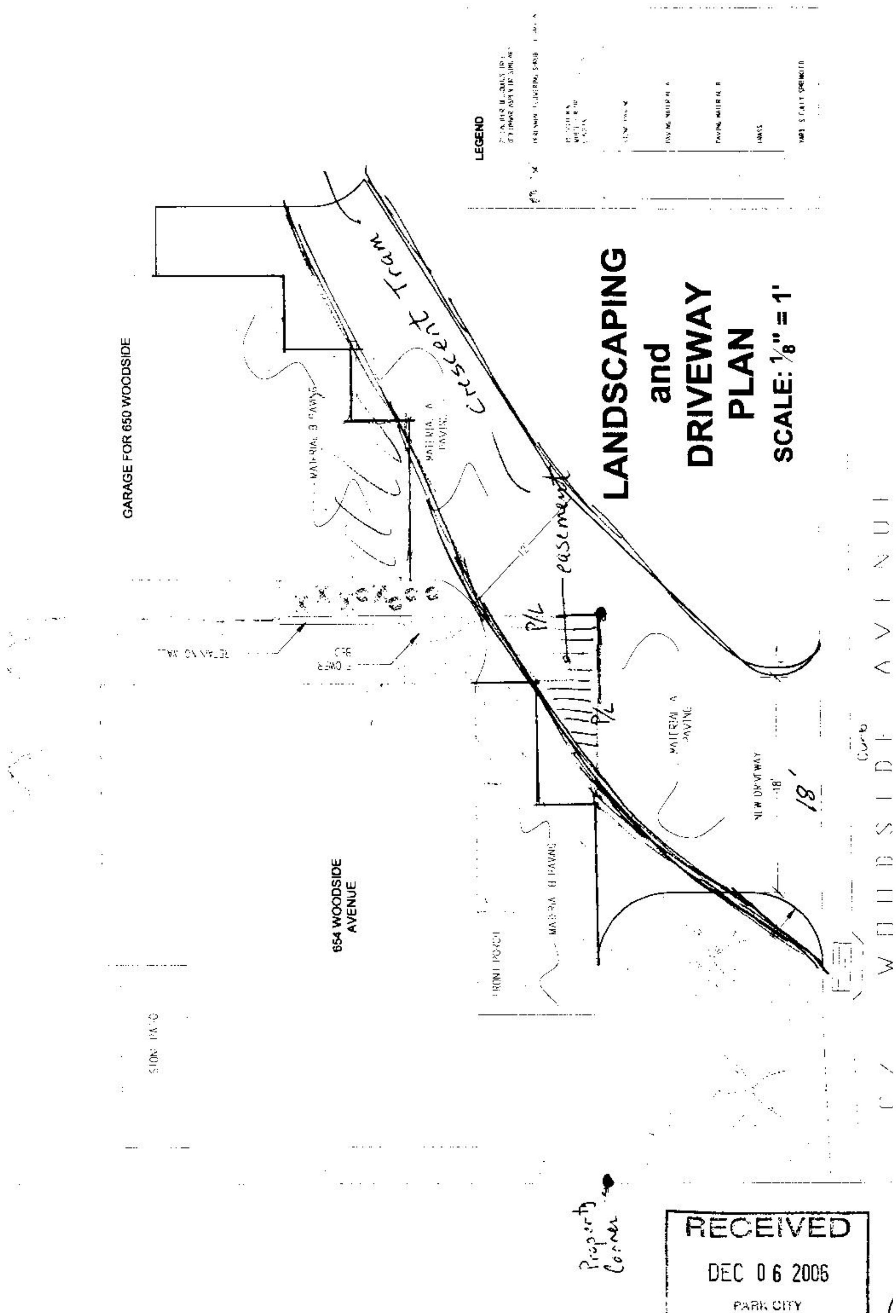
A.

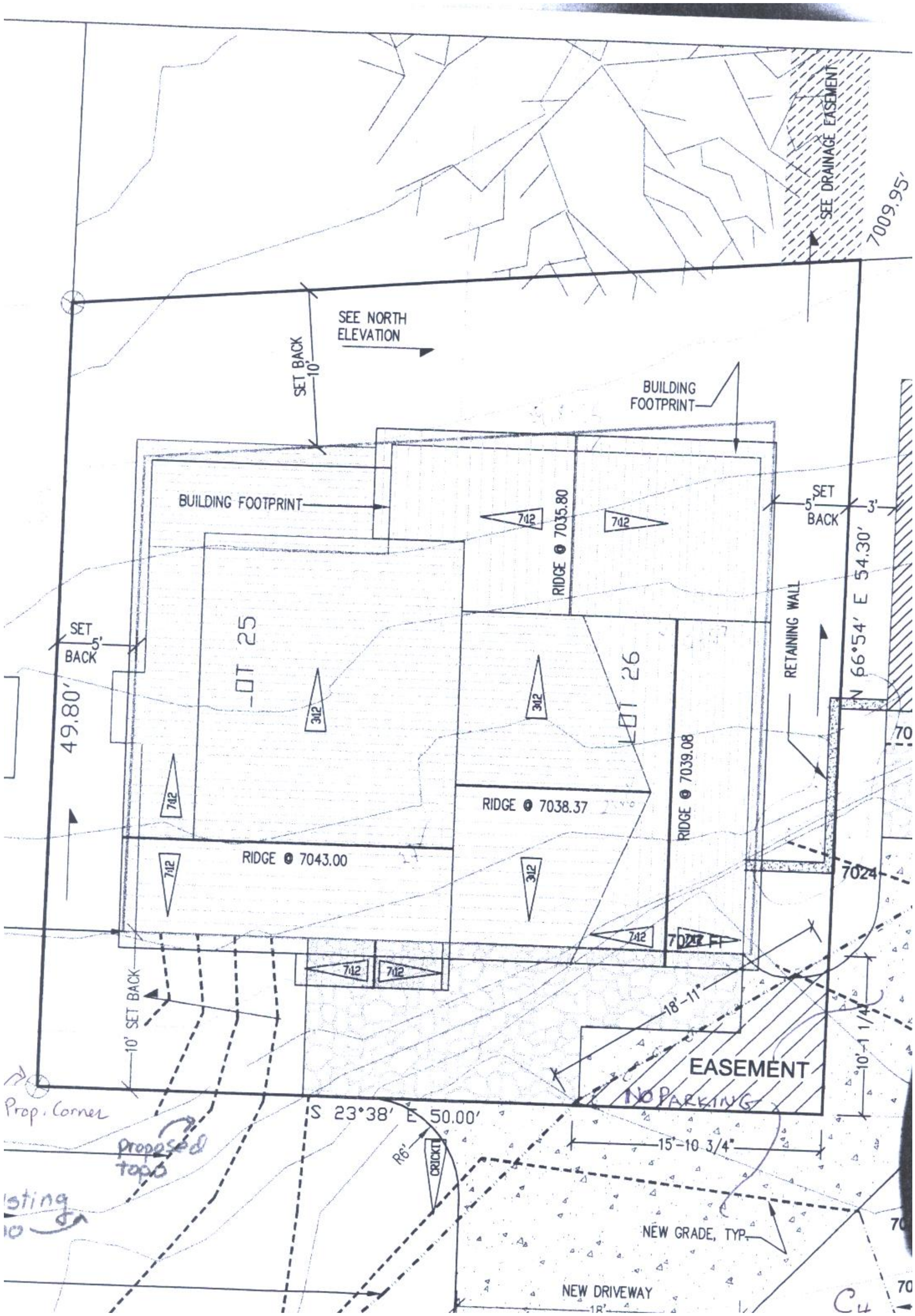

House
The Badass Sub
Edge of Asphalt
25.12'
S 28°46'30" E
25.12'
7009.95'
Fence
Edge of Gravel Drive
Lot 27
66°54' E 54.30'
LOT 26
oSprinklers
7010
LOT 25
Rock Wall
Crescent Tram
Sprinkler
49.80'
Easement
Property Corner
25.00'
7030
House
S 23°38' E 50.00'
25.00'
Edge of Asphalt
7020
Gravel Walk
Rock Wall
Rock Wall
Sprinkler
T-post
Sprinkler
Storm Drain
Curb
S 23°38' E
W O O D S I D E   A V E N U E
EXISTING CONDITI
T-post
R



BADASS II
654 WOODSIDE AVENUE
a residence for
PARK AVENUE ASSOCIATES
COVER - TITLE
SHEET NO.
T-1
SITE and ROOF PLAN
SCALE: ⅛" = 1'
LANDSCAPING
and
DRIVEWAY
PLAN
SCALE: ⅛" = 1'
LEGEND
Utility Pole
Water valve
Fire Hydrant
Electrical manhole
Storm drain manhole
Water Meter
Light
Existing Grade
New Grade
Surface Flow
Lot 23
Lot 24
Lot 25
Lot 27
Lot 28
EASEMENT
S 23°38' E
Curb
C/L WOODSIDE AVENUE
GARAGE FOR 650 WOODSIDE
654 WOODSIDE AVENUE
OVERLAP SPECIFICATIONS
PARK CITY CONSTRUCTION DRIVEWAY ENTRANCE
FOOT PRINT CALCULATIONS
BADASS II
LOT 25 and 26
TABULATION
STRUCTURAL DRAWINGS SUPERSEDE ARCHITECTURAL DRAWINGS; REFER TO ARCHITECTURAL DRAWING FOR DIMENSIONS
INDEX OF DRAWINGS
SHEET #
DESCRIPTION
T-1 TITLE/SITE PLAN
T-2 SURVEY
T-3 PLAT AMENDMENT
T-4 STREET SCAPE
A-1 FOUNDATION
A-2 MAIN, MEZZANINE & LOWER LEVEL PLAN
A-3 UPPER & ENTRY LEVEL PLAN
A-4 ELEVATIONS
A-5 ELEVATIONS
A-6 SECTIONS


the BADASS II SUBDIVISION
LOTS 25 & 26
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
CRESCENT TRAM
WOODSIDE
WOODSIDE AVENUE
25
26
29
30
12
7
8
PARK CITY PLANNING COMMISSION
CERTIFICATE OF ATTEST
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
ENGINEERS CERTIFICATE
APPROVAL AS TO FORM
COUNCIL APPROVAL AND ACCEPTANCE
RECORDED


LANDSCAPING
and
DRIVEWAY
PLAN
SCALE: 1/8" = 1'
LEGEND
GARAGE FOR 650 WOODSIDE
654 WOODSIDE
AVENUE
Crescent Tram
easement
P/L
P/L
MATERIAL B PAVING
MATERIAL A PAVING
MATERIAL A PAVING
NEW DRIVEWAY
18'
18'
Curb
FRONT PORCH
MATERIAL B PAVING
RETAINING WALL
STONE PATIO
WOODSIDE AVENUE
Property Corner
RECEIVED
DEC 06 2006
PARK CITY


SEE DRAINAGE EASEMENT
7009.95'
SEE NORTH ELEVATION
SET BACK 10'
BUILDING FOOTPRINT
BUILDING FOOTPRINT
RIDGE @ 7035.80
7/12
7/12
SET BACK 5'
3'
N 66°54' E 54.30'
RETAINING WALL
SET BACK 5'
49.80'
LOT 25
LOT 26
3/12
3/12
3/12
7/12
7/12
RIDGE @ 7038.37
RIDGE @ 7039.08
RIDGE @ 7043.00
7024
7/12
7/12
7/12
10' SET BACK
18'-11"
10'-1 1/4"
EASEMENT
NO PARKING
Prop. Corner
S 23°38' E 50.00'
R6'
CRICKET
15'-10 3/4"
proposed topo
NEW GRADE, TYP.
NEW DRIVEWAY
18'


North West


Neighbor to the North

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project approval.

2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.

3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.

4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.

5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.

6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.

7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.

11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.

13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.

17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

December 1, 1999

e-mail from Scott Gilson- see planning files for original

Dear Kirsten,

Thank you for your help this morning. Having seen the plan of the tramway as it crosses the Lowell Brown and Jack Mahoney lots, we still have concerns.

1. The private and public areas should be clearly defined so that the tramway remains a public trail as fully intended and not a private driveway. Solutions to this problem have not always(if ever) been completely effective in Park City. Signage is often ignored.

2. The tramway should never be a parking area for cars. There should be no cars belonging to owners, guests, or others in the public right-of -way. As residents for 15 years, we have experienced frustration with illegal parking on Woodside. The parking officers seem to have little response to their warning tickets and payment for violation tickets. Being friendly with our neighbor and constantly asking him to stop using our driveway did not have any results. We would like to see a policy in place that clearly defines the immediate action that can be taken (and will be taken) to remove offending automobiles from the tramway. Self enforcing by owners especially if the owners are the offenders does not seem to be a solution. I realize that Lowell Brown has the permit to continue but it would be a positive step for the community and the owners to have these unclear issues resolved before further permits are granted.

Thank you for your time.

Sincerely, Susan Gilson

Chair O'Hara remarked that when the conditions of a conditional use permit are violated the deficiencies can either be corrected or the use is retracted. In this particular situation, if the conditions are violated, it would be difficult to retract the use once the house is built.
MOTION: Commissioner Sletten moved to APPROVE the steep slope conditional use permit for 654 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff report.

The motion died for lack of a second.

MOTION: Commissioner Pettit moved to CONTINUE this matter to the next meeting. Commissioner Russack seconded the motion.

Chair O'Hara asked if the reason for a continuation was to give the absent Commissioners the opportunity to participate in the discussion. Commissioner Pettit replied that it was one reason. Another reason was to allow her time to walk the site to see how this fits with construction on the other side of the tramway. She was not familiar enough with the site to feel comfortable that it complies with all the steep slope criteria.

Commissioner Russack was uncomfortable with the enforcement issue and how self-policing would work.

VOTE: The motion passed 2-1. Commissioners Pettit and Russack voted in favor of the motion. Commissioner Sletten voted against the motion.

2. <u>654 Woodside Avenue - Plat Amendment</u>

Planner Whetstone reviewed the application for a plat amendment to combine Lots 25 and 26 of Block 6 of the Park City Survey into one lot of record. The proposed lot would be approximately 2,602 square feet. The Staff had reviewed this plat amendment and found that the lot would be consistent with the requirements of the HR-1 District in terms of lot size and setbacks. The setbacks would be 5 feet on the sides and 10 feet on the front and rear. Based on the lot area, the maximum building footprint is 1,124 square feet, which is consistent with the Land Management Code.

The Staff recommended that the Planning Commission conduct a public hearing and forward a positive recommendation to the City Council to approve the subdivision plat based on the findings of fact, conclusions of law, and conditions of approval outlined in the draft ordinance.

Paul DeGroot, representing the applicant, addressed the enforcement issue that was raised during the CUP discussion. He stated that the neighboring property of this project has a considerable amount of history and public input and has been thoroughly reviewed. The design for this project started after the neighbors addressed the section of Crescent Tram that cuts through this corner. Mr. DeGroot understood the Commissioner's concerns. For the most part the matter is self-enforcing and the owners of each individual home will not let someone park in their driveway. It is a shared driveway and the issues have been addressed through prior agreements with the owners. Mr. DeGroot agreed that the responsibility is cumbersome since it will be harder to enforce if both property owners are out of town at the same time. If that happens and the pedestrian walkway is blocked, someone who cannot get by will call the police.

Bob Dillon, counsel for the applicant, found it amazing that blocking a public pedestrian trail is not a violation of the City's parking and right-of-way ordinance. If for some reason the homeowners do not enforce the no parking requirement and the public trail is impeded, he believed the vehicle could be towed through City enforcement of the ordinance if a complaint is received by the police.

Chair O'Hara opened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Commissioner Pettit felt it was helpful to hear Director Putt's explanation regarding the history with the other project. Since she was not on the Planning Commissions at that time, she requested that they continue this matter for the opportunity to better understand the intent and interplay of the two projects, and to explore what the City's role could be from an enforcement standpoint.

Mr. Dillon pointed out that the Lowell Brown project at 650 Woodside Avenue is already permitted and under construction. The access issue is no different for this project. He noted that the trail shrinks down and turns as it goes on to Park Avenue and runs by another project under construction on property that Lowell Brown has deeded to the City with easements for the Crescent Tram. Mr. Dillon stated that this project is the last piece of something that has already been started.

Chair O'Hara stated that the plat amendment is not addressing itself to the access and enforcement issues. Planner Robinson agreed, stating that the Staff will come back with additional information on the CUP.

MOTION: Commissioner Pettit moved to CONTINUE the plat amendment for the 654 Woodside Avenue project to the next meeting in conjunction with the continued public hearing for the CUP for steep slope development. Commissioner Russack seconded the motion.

VOTE: The motion passed unanimously.

Planner Robinson noted that the majority of the discussion focused on issues of the CUP and he wanted to know if the Planning Commission wanted additional information on the plat amendment.

Commissioner Pettit stated that one of the conditions of the plat amendment relates to the access issue and enforcement of the parking. She believes both matters are tied together to a certain extent, which is why she continued the plat amendment to the same meeting as the CUP discussion.

3. <u>430 Ontario Avenue - Plat Amendment</u>

Planner Whetstone reviewed the application for a plat amendment to reconfigure three lots and a portion of a fourth lot located in Block 58 of the Park City survey. The property is located at 430 Ontario. An existing structure is located on this property which is known as the Red Elevator property. The current structure is a non-complying structure because it straddles all these lot lines. The applicant would like to demolish that structure and reconfigure these 3-1/2 lots into 3 lots of record. The lots would be 75 feet deep and have 29 feet of frontage on Ontario. The applicant is proposing to submit applications for three single family homes; one on each lot. Those applications would require a steep slope CUP and Historic Design Review since the property is in the HR-1 District.

Planner Whetstone noted that the Staff report identifies the approximate building footprints. These lots are slightly larger than standard Old Town lots with one lot calculated at 1,003 square feet and the other two at 967 square feet. The total square footage is the maximum that would be permitted on these lots. The maximum height is 27 feet.

area directly above the existing space; however they were limited from providing development on top of the roof. Commissioner Thomas understood the need for the egress, the restrooms, and the exit. He felt the basement level was more than just mechanical and questioned the need for that space. Mr. Shetler pointed out that the basement level would also act as storage for the bar. Commissioner Thomas stated that in his opinion, the basement stretches the definition of "minimum footprint necessary".

Commissioner Wintzer agreed that the area appears to be larger than a mechanical room, which does stretch the definition; however he preferred to have the mechanical equipment in the basement rather than visible on the roof. Mr. Shetler was willing to downsize the basement area to accommodate the mechanical equipment and forego the additional storage if the Planning Commission was more comfortable with that approach. Commissioner Thomas felt it would be helpful to see a plan of the mechanical room and how it would be utilized.

Commissioner Wintzer sympathized with the concerns of the neighbors and felt the City should do the best they can to make sure no deliveries are made off of Park Avenue. Commissioner Russack believed this goes to the issue of self-policing and how it may not always work. The Planning Commission needs to make sure the restrictions on the exit door are iron-clad and enforceable. Planner Milliner offered to meet with Ron Ivie to work out the details and resolve the issue.

2. <u>654 Woodside Avenue - Plat Amendment</u>

Planner Whetstone reviewed the request for a plat amendment at 654 Woodside Avenue to remove a lot line between two platted lots; lots 29 and 26 of Block 6 of the Park City Survey, to create one lot of record. Planner Whetstone remarked that a historic design and steep slope application were submitted for concurrent review. The proposed lot would

Planner Whetstone reviewed the request for a plat amendment at 654 Woodside Avenue to remove a lot line between two platted lots; lots 29 and 26 of Block 6 of the Park City Survey, to create one lot of record. Planner Whetstone remarked that a historic design and steep slope application were submitted for concurrent review. The proposed lot would be approximately 2600 square feet, which is slightly larger than a standard Old Town lot of 1875 square feet. The footprint proposed is 1,120 square feet. The allowable footprint per the formula is 1,124 square feet. Given the lot configuration, 50 feet of frontage on Woodside Avenue requires a front and rear setback of 10 feet and side yard setbacks of 5 feet. A standard 25' x 75' Old Town lot requires a three foot setback. The zone height is 27 feet. The applicant did not request a height exception with the steep slope conditional use permit that was approved with the Consent Agenda.

Planner Whetstone noted that access to these lots would be via Woodside Avenue with a shared driveway to the approved 650 Woodside detached garage. A small section of the Crescent Tram Walkway crosses on to Lot 26 and the applicant is dedicating an easement for the Crescent Tram with this application. She reviewed a site plan showing the house and the detached garage that was approved for 650 Woodside Avenue. She reiterated that 654 and 650 Woodside Avenue would share the driveway per agreement.
Planner Whetstone reported that the Planning Commission conducted a public hearing on January 24, 2007 and discussed both the conditional use permit and the plat amendment applications. At that time the Planning Commission expressed concerns regarding property owner enforcement of no parking on the Crescent Tram easement. Planner Whetstone stated that the conditions of approval have been modified and the Staff report indicated where those changes were made. The conditions of the plat amendment state that no parking will be permitted within the Crescent Tram Walkway easement by the public or the owner/occupants of the subject property. Enforcement of this is by the property owner since it is on private property. There will be a combination of signs, paving

treatment, and landscaping to clearly delineate the private driveway parking areas from the public/pedestrian access. Planner Whetstone stated that she will be working with the applicant and the Mountain Trails Foundation to make sure there will be clear and recognizable public access trail signs at Woodside Avenue and Park Avenue, as well as no parking signs, prior to the certificate of occupancy for these structures.

Planner Whetstone remarked that the plat note regarding the enforcement was revised to read, "A note shall be added to the plat stating the following: If the owner does not enforce the no parking conditions of the plat approval, and if the Crescent Tram public pedestrian access easement is compromised by parked vehicles, then the City, upon receipt of a complaint, has the authority to call a tow company to tow the offending vehicles off the site". The Staff believes the concern of enforcement is addressed with this plat note.

The Staff recommended that the Planning Commission review the proposed plat amendment and forward a positive recommendation to the City Council according to the findings of fact, conclusions of law, and conditions of approval outlined in the Staff report.

Chair O'Hara opened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Chair O'Hara was unsure if a plat note was necessary to allow the City to tow cars off of the right-of-way. Polly Samuels McLean, Assistant City Attorney, replied that a plat note is not necessary; however it gives subsequent owners notice that it is a requirement and that they are responsible for enforcing the driveway to be clear. The Planning Commission has the discretion to decide if that is a necessary disclosure.

Commissioner Barth referred to Condition of Approval #11 and suggested that they remove "upon receipt of a compliant". He did not understand why they would need to wait for a complaint if the driveway is blocked by a vehicle. Commissioner Barth did not care who towed the car or whether it goes to an authorized lot. He did not care who would be responsible for paying the towing expense as long as the City does not pay.

Commissioner Russack thanked the Staff for revising the conditions of approval; particularly conditions 10 and 11. He agreed with the comments made by Commissioner Barth. Commissioner Russack asked about the stone wall on the property and Planner Whetstone replied that the wall would be removed.

MOTION: Commissioner Barth moved to forward a POSITIVE recommendation to the City Council for the plat amendment at 654 Woodside Avenue based on the Findings of Facts, Conclusions of Law, and Conditions of Approval contained in the draft ordinance with the modification to Condition of Approval #11 as follows, beginning with the fourth line, "......then the City has the authority to place a call to a company to tow offending vehicle off the site at no cost or liability to the City." Commissioner Russack seconded the motion.

VOTE: The motion passed unanimously.

<u>Findings of Fact - 654 Woodside Avenue</u>

1. The property is located in the Historic Residential (HR-1) zone.

2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.

3. The replat will reconfigure two substandard platted lots of record into a single 2,602 sf lot of record.

4. The property is currently vacant, with the exception of a rock retaining wall, portion of a sprinkler system, and a gravel driveway associated wit the coffee shop to the east.

5. Historic Crescent Tram walkway crosses the southwest corner of Lot 26, an area of approximately 75 sf.

6. Access to the property is from platted Woodside Avenue.

7. The proposed lot is approximately 2,602 square feet in lot area.

8. The minimum lot size for a single family home in the HR-1 zone is l,875 square feet.

9. The maximum building footprint for Lot 1 is approximately 1,124 sf. based on the lot area.

10. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review. The Planning Slope review providing all applicable requirements are met.

11. Setbacks for the lot are 5' on the sides and 10' in the front and rear.

12. Snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings, due to the minimum side yard setbacks.

13. Common retaining walls are proposed on the lot lie between the subject property and the property to the south. Reciprocal easements for the walls and construction of the walls are necessary.

14. Minimal construction staging area is available along Woodside Avenue.

15. There are existing construction projects on Woodside Avenue and Par Avenue immediately adjacent to the subject property.

16. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.

17. The garage for 650 Woodside coincides with the Crescent tram walkway easement. Landscaping, paving treatment and appropriate signs will be important to differentiate the public access way from the private driveway area. Any parking on the Crescent Tram walkway will create conflicts with public, pedestrian use of the walkway.

18. The property owners of 650 Woodside and 654 Woodside have recorded a shared access agreement that requires these owners to enforce the no parking requirement on the shared driveway and within the Crescent Tram Walkway easement area.

<u>Conclusions of Law - 654 Woodside Avenue</u>

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.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.

4. As conditioned, the plat amendment is consistent with the Park City General Plan.

Conditions of Approval - 654 Woodside Avenue

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.

2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.

3. Prior to the receipt of a building permit for construction on this lot, the applicant must have a Steep Slope Conditional Use Permit, if any portion of the proposed construction is located on a slope of 30% or greater.

4. Final determination of building height is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission.

5. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance.

6. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.

7. Snow shedding easements shall be dedicated on the plat along all side property lines.

8. A reciprocal easement shall be dedicated o the plat for the common retaining walls proposed on the property line between the garage for 650 Woodside and the future house at 654 Woodside.

9. No parking shall be permitted within the Crescent Tram walkway easement by the public or by the owner or occupants of subject property. Enforcement of this condition shall be by the property owner, as this easement is located on private property. A combination of signs, paving treatment, and landscaping shall clearly delineate the private driveway parking areas from the public pedestrian access easement, prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue.

10. A sign plan shall be submitted for approval by the Planning Department prior to installation of any required signs. All required signs shall be installed prior to issuance of a certificate of occupancy for the house at 654 Woodside Avenue. Signs shall clearly indicate that the Crescent Tram walkway is a public pedestrian trail.

11. A note shall be added to the plat stating the following: "If the property owner does not enforce the "no parking" conditions of this plat approval, and if the Crescent Tram public pedestrian access easement is compromised by parked vehicles, ~~then~~ the City ~~can~~ ~~have~~ may have the vehicles towed ~~has the authority to place a call to a company to tow offending vehicle off the site~~ at no cost or liability to the City.

12. Approval of a construction mitigation plan by the Building Department is a condition precedent to issuance of any building permits for this property. The plan shall include a phasing, timing, and coordination of construction with adjacent projects section, to address mitigation of neighborhood impacts due to the volume of construction in this area.

3. <u>1045 Woodside Avenue - Administrative Plat Amendment</u>

Planner Katie Cattan reviewed the application for a plat amendment at 1045 Woodside Avenue. She noted that the applicant owns a home that currently sits across Lots 11 and 12 of Block 9 of the Snyder's Addition to the Park City Survey. On December 5, 2006 the City received a complete application to combine the two lots into one lot of record, measuring 50' x 75' in size. The applicant is proposing an addition to the existing historic home and has submitted a Historic District Design Review application for that addition.

Planner Cattan noted that a building permit cannot be issued for construction across lot lines which is the reason for requesting this plat amendment to remove the lot lines.

Chair O'Hara opened the public hearing.

There was no comment.

EXHIBIT G

City Council
Staff Report

Author: Ray Milliner
Subject: The Cove at Eagle Mountain Phase III A Planned Unit Development
Date: March 15, 2007
Type of Item: Administrative – Planned Unit Development

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendations
Staff recommends the City Council hold a public hearing for the Cove at Eagle Mountain Phase III a Planned Unit Development and consider approving it according to the findings of fact, conclusions of law and conditions of approval in the attached draft ordinance.

Topic

Applicant:	Michael Watts
Location:	End of Gallivan Court
Zoning:	Residential Development (RD)
Adjacent Land Uses:	Residential to the east, north and west, golf course to the south
Reason for Review:	Plat amendments require Planning Commission review and City Council approval

Background
On July 18, 2006 staff received a complete application for a planned unit development on a 3.02 acre metes and bounds parcel south of the Cove at Eagle Mountain Phase I (also known as the Forsey Parcel). The property is currently vacant and located in the Residential Development (RD) zone. The applicant is proposing 6 units that would be built as duplex style structures (3 buildings total) with access coming from a 250 foot extension of existing Gallivan Court. The applicant is proposing that each unit be approximately 5,000 square feet.

On March 22, 2000, the Planning Commission approved an amendment to the Quarry Mountain Master Planned Development to include 6 units on the 3.02 acre parcel (minutes attached as Exhibit C). On March 1, 2001, the City Council approved a plat amendment for the Cove at Eagle Mountain Phase I to incorporate the 6 Forsey parcel units into the larger Cove at Eagle Mountain Phase I plat. The approval showed the 6 units in a similar configuration to that proposed today. However, the plat was not recorded within one year of approval and it expired.

This application was reviewed by the Planning Commission on February 28, 2007. At that meeting, the Commission conducted a public hearing and forwarded a positive recommendation to the City Council.

Analysis
The applicant is proposing a 6 unit planned unit development on a 3.02 acre parcel known as the Forsey Parcel. The units are proposed to be 5,000 square feet in size, including garages. Other units in the area are 4,500 square feet in size with an additional 600 square feet for a garage.

Quarry Mountain MPD
When the Commission approved the amendment to the Quarry Mountain MPD in March of 2000, 6 additional units were granted on the Forsey Parcel provided the applicant comply with 6 conditions of approval. Staff has listed the conditions below and provided analysis for each.

1. This approval constitutes an amendment to the Quarry Mountain MPD and sketch plat for the Cove at Eagle Mountain. A plat will have to be recorded and all applicable CC&R's adding this property to the Cove at Eagle Mountain.

Because the property is accessed from Gallivan Court, which is a private road, maintained by the Cove at Eagle Mountain home owner's association, staff strongly recommends that the Planning Commission require that any approval on this property be included in the Cove at Eagle Mountain home owner's association. This will help reduce the number of conflicts regarding snow removal and road maintenance that may come along as a result of this project.

2. Prior to plat approval or building permit issuance, the trails plan will have to be finalized, including specifications for improvement, proof of necessary easement, and a schedule for construction. The trails shall be required to be constructed prior to any certificates of occupancy being issued.

The trails in the Cove at Eagle Mountain are a significant and central access way to the City owned open space at Round Valley. The applicant is proposing a trail easement through the south side of the property that would serve as a component to connect the public to the City owned Round Valley open space. Included in this condition of approval is a finalized easement with the Park Meadows Country Club.

3. Prior to plat approval or building permit issuance, a detailed landscape plan will have to be submitted by the applicant and reviewed and approved by the City.

Staff has requested that the applicant provide a landscape plan as part of his building permit review. This plan will be reviewed by the City Landscape Architect prior to the issue of any building permits.

4. Construction staging for this proposal shall occur entirely on the 3-acre parcel and will not be allowed to occur anywhere else in the Cove at Eagle Mountain.

The applicant will be required to submit a construction mitigation plan to the Building Department prior to the issue of any permits. This plan will include all proposed staging for the project. Staff will review it for compliance with this condition.

5. Prior to plat approval, or construction, a final grading plan shall be submitted which reduces the grading on the site and eliminates retaining walls behind the units to the extent possible.

Staff has requested that the grading plan be reviewed at the time of building permit review. This plan will be approved by the Planning Department, Building Department, and Engineering Department prior to issue of any permits.

6. Modified 13-D fire sprinklers are required in all units.

All units will be reviewed for compliance with this condition at the time of building permit issue. The applicant has worked with the owner's association to mitigate construction impacts on the surrounding residents and private streets.

Staff finds that because there have been no significant changes in the neighborhood to the property and in the Land Management Code since the time of the original modification to the Quarry Mountain MPD.

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

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

Public Input
Staff has received a telephone call from a member of the Cove At Eagle Mountain Home Owners Association, who stated that the HOA had voted unanimously to oppose any trail connections linking this property with Gallivan Court. Staff has also had a conversation with a member of the public who stated that he is opposed to the project because the new buildings will have a negative impact on the views from his home.

Alternatives

- The City Council may approve the The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment as conditioned or amended, or
- The City Council may deny The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The property would remain a metes and bounds parcel and the applicant would be unable to build the proposed units.

Recommendation

Staff recommends the City Council hold a public hearing for the Cove at Eagle Mountain Phase III a Planned Unit Development and consider approving it according to the findings of fact, conclusions of law and conditions of approval in the attached draft ordinance.

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Ordinance No. 06-

AN ORDINANCE APPROVING THE THE COVE AT EAGLE MOUNTAIN PHASE III A PLANNED UNIT DEVELOPMENT PLAT AMENDMENT LOCATED IN PARK CITY, UTAH.

WHEREAS, the owners of the property have petitioned the City Council for approval of the The Cove At Eagle Mountain Phase III a Planned Unit Development 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 January 10, 2007 and February 28, 2007, to receive input on the The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment;

WHEREAS, the Planning Commission, on February 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2007, the City Council approved The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the The Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment.

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 Cove At Eagle Mountain Phase III a Planned Unit Development plat amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located within the Residential Density (RD) zone, and is currently vacant.
2. The RD zone is characterized by a variety of residential uses, both multi-unit and single family.
3. The applicant is proposing three duplex buildings on the property for a total of 6 units.
4. Each unit will be approximately 5,000 square feet in size including the garage and no taller than 33 feet above existing grade.
5. On March 22, 2000 the City Council approved an amendment to the Quarry

Mountain Master Planned development to allow 6 units on this property.

6. On March 1, 2001, the City Council approved a plat amendment for the Cove at Eagle Mountain Phase I to incorporate the 6 Forsey parcel units into the larger Cove at Eagle Mountain Phase I plat. However, the plat was not recorded within one year of approval and it expired.
7. Access to the property is from a 250 foot extension of existing Gallivan Court. It is not necessary or desirable to reconstruct Gallivan Court to modify the existing cul-de-sac.
8. Gallivan Court is a private Right-of-Way with no maintenance from the City.
9. The trails in the Cove at Eagle Mountain are a significant and central access way to the City owned open space at Round Valley.
10. The applicant is proposing a trail easement through the east side of the property that would serve as a component to connect Gallivan Court to American Saddler Drive.
11. The applicant has provided an easement across the property from the east to the west connecting the private trails in this property with a public trail in the Round Valley area.

Conclusions of Law:

1. There is good cause for this planned unit development.
2. The Planned Unit Development 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 planned unit development.
4. Approval of the planned unit development, 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 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 at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. All approved trails on the property shall be constructed by the applicant and reviewed for compliance by the City Trails Coordinator. The connecting trail from American Saddler will go along the south property line and connect to the existing trail into Ashley Court.
4. All access to the property shall be private right-of-way maintained by the applicant.
5. This property shall be included in the Cove At Eagle Mountain Home Owners Association prior to recordation.
6. All conditions of approval of the March, 2000 amendment to the Quarry Mountain Master Planned Development amendment shall continue to apply.
7. A note shall be added to the plat requiring modified 13-D fire sprinklers in each unit.

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

PASSED AND ADOPTED this 15th day of March, 2007.

PARK CITY MUNICIPAL CORPORATION

____
Dana Williams, MAYOR

ATTEST:

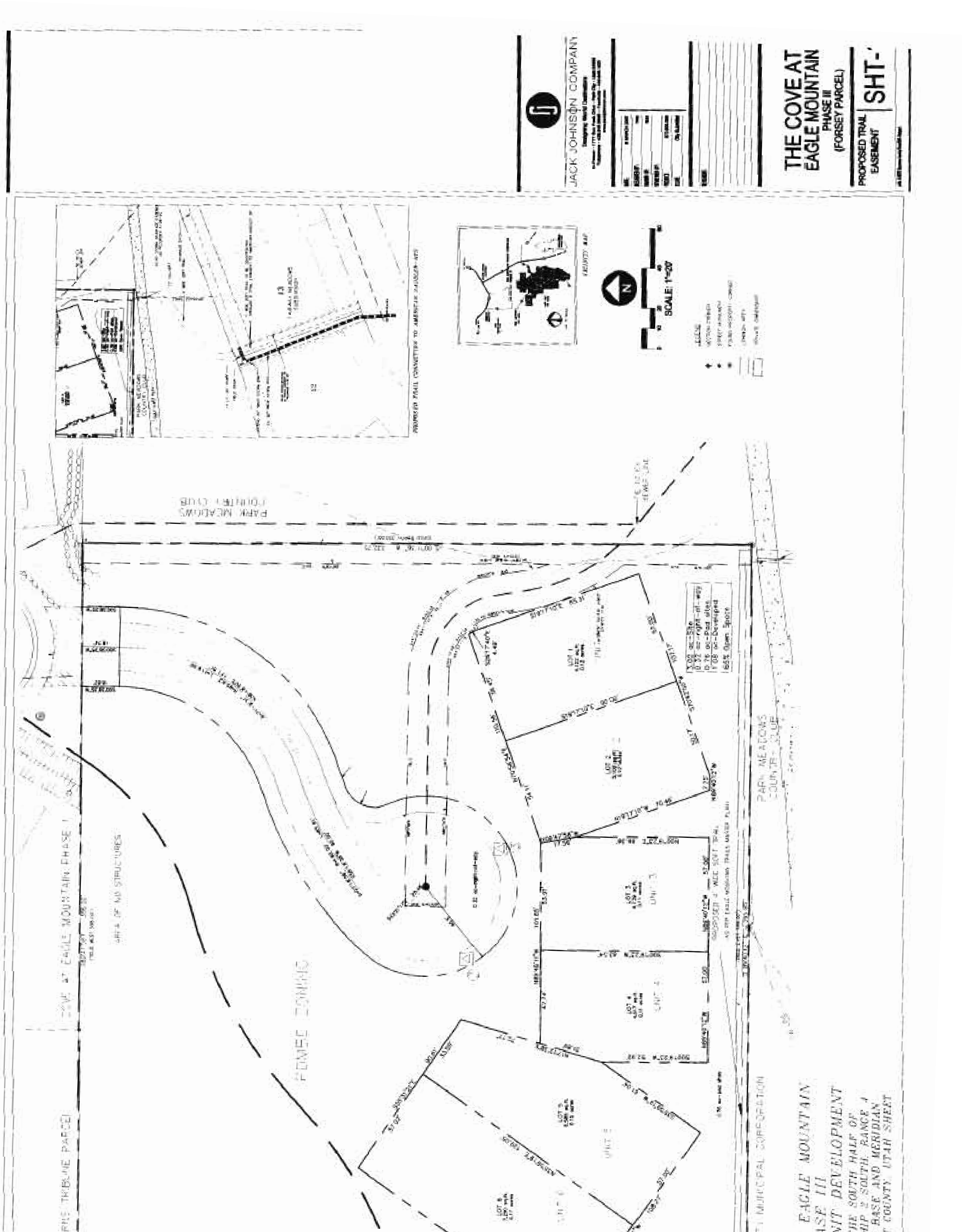
____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney

Exhibits

Exhibit A – Proposed Plat



JACK JOHNSON COMPANY
THE COVE AT EAGLE MOUNTAIN
PHASE III
(FORSEY PARCEL)
PROPOSED TRAIL EASEMENT
SCALE: 1"=20'
PARK MEADOWS COUNTRY CLUB
COVE AT EAGLE MOUNTAIN PHASE I
AREA OF NO STRUCTURES
KEARNS TRIBUNE PARCEL
PARK CITY MUNICIPAL CORPORATION
THE COVE AT EAGLE MOUNTAIN
PHASE III
A PLANNED UNIT DEVELOPMENT

City Council Staff Report

Author: Ray Milliner
Subject: Sarah's Replat
Date: March 15, 2007
Type of Item: Administrative – Plat Amendment

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the City Council hold a public hearing for Sarah's Replat and consider approving it based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic

Applicant:	Wesley and Sarah Garrett
Location:	1049 Park Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and City Council approval

Background

On November 14, 2006, the City received a completed application for Sarah's Replat. The property is located at 1049 Park Avenue in the HR-1 zone. The applicant is the owner of all of lot 13 and a portion of lot 12 of Block 4 of Snyder's Addition to the Park City Survey. There is an existing historic home on the property. The property receives access from Park Avenue. The applicant is proposing to combine all of lot 13 and a portion of lot 12 into one lot of record to accommodate an expansion to the existing historic home.

This application was reviewed by the Planning Commission on February 28, 2007. At that meeting the Commission held a public hearing and forwarded a positive recommendation to the City Council.

Analysis

The property is located in the Historic Residential (HR-1) zone. The proposed plat amendment will create a single lot of approximately 2,250 square feet and a maximum building footprint of 991 square feet (the existing building has a footprint of approximately 700 square feet), with 10 foot setbacks in the front and rear and 3 feet on each side. The maximum height for the zone is 27 feet above existing grade.

The existing historic home currently encroaches onto the adjacent lot. However, the applicant has proposed as part of his renovation to cure the encroachment by moving the home entirely onto the proposed lot. Prior to the issue of a building permit, the applicant will be required to submit an application for review for compliance with the historic district design guidelines.

Staff finds good cause for this plat amendment as one old town lot and a portion of another will be combined into one lot of record so that additions to the home will not cross lot lines. The lot size is consistent with the pattern of development in the neighborhood.

Department Review

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

Notice

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

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve Sarah's Replat plat amendment as conditioned or amended, or
- The City Council may deny the Sarah's Replat plat amendment and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Sarah's Replat plat amendment.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The house would remain as is and no additional construction could take place across the existing lot lines.

Recommendation

Staff recommends the City Council hold a public hearing for Sarah's Replat and consider approving it based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Record of Survey plat

Ordinance No. 07-

AN ORDINANCE APPROVING THE SARAH'S REPLAT PLAT AMENDMENT LOCATED AT 1049 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1049 Park Avenue have petitioned the City Council for approval of the Sarah's Replat 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 28, 2007, to receive input;

WHEREAS, the Planning Commission, on February 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2007, the City Council approved the Sarah's Replat plat amendment; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The plat amendments as shown in Exhibit A are 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 in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of larger contemporary residences and smaller historic homes.
3. The applicant is the owner of all of lot 13 and a portion of lot 12 of Block 4 of the Snyder's Addition to the Park City Survey.
4. There is an existing historic home on the property.
5. The applicant is proposing to combine lot 13 and a portion of lot 12 into one lot of record to accommodate an expansion to the existing historic home on the property.
6. The proposed lot will be 2,250 square feet in size, with a maximum footprint of 991 square feet.
7. The maximum height for the zone is 27 feet above existing grade.
8. Access to the property comes from Park Avenue.

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 year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. Prior to the issue of a building permit, the applicant shall submit for review and approval a historic district design guideline review application.
4. No remnant parcel shall be created as part of this application.

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

PASSED AND ADOPTED this 15th day of March, 2007.

PARK CITY MUNICIPAL CORPORATION

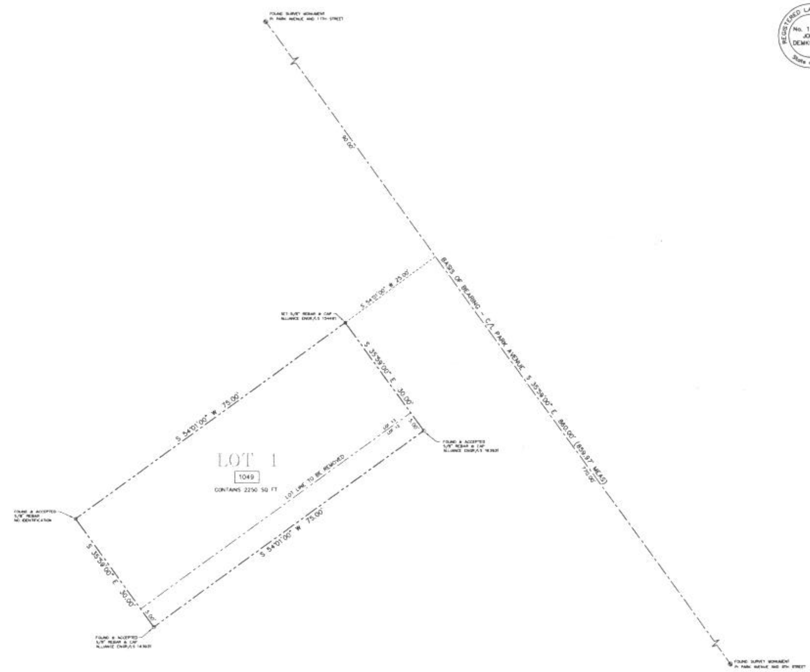
____
Dana Williams, MAYOR

ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney



REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner(s). I have prepared this Record of Survey map of the SARAH'S REPLAT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

________________ John Demkowicz   ________ Date

BOUNDARY DESCRIPTION

The North 5 feet of Lot 12 and all of Lot 13, Block 4, SNYDER'S 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.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Wesley B. Garrett, the undersigned owner of the herein described tract of land, to be known hereafter as SARAH'S REPLAT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner or his representative, hereby irrevocably offers for dedication to the city of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of ________________ 2006.

____
Wesley B. Garrett, Owner

ACKNOWLEDGEMENT

State of __________
ss:
County of __________

On this _____ day of ____________________ 2006, Wesley B. Garrett personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Wesley B. Garrett acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

____
A Notary Public commissioned in Utah

____
Printed Name

Residing in: ________________

My commission expires: ____________________

NOTE:
1049 STREET ADDRESS ON PARK AVENUE

RECEIVED
NOV 14 2006
PARK CITY PLANNING DEPT.

10' 0 10' 20'

A LOT COMBINATION PLAT
A RESUBDIVISION OF LOTS 12 AND 13 IN BLOCK 4, SNYDER'S ADDITION

SARAH'S REPLAT

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

JOB NO.: 3-6-06   FILE: X:\SnydersAddition\dwg\srv\plat06\030606.dwg

Alliance Engineering Inc (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF ______, 2006 A.D. BY ______ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF ______, 2006 A.D. BY ______ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF ______, 2006 A.D. BY ______ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ____ DAY OF ______, 2006 A.D. BY ______ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF ______, 2006 A.D. BY ______ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF ______, 2006 A.D. BY ______ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF ______ DATE ____ TIME ____ BOOK ____ PAGE ____ ____ FEE ____ RECORDER

City Council
Staff Report

Author: Ray Milliner
Subject: Sarah's Replat
Date: March 15, 2007
Type of Item: Administrative – Plat Amendment

PLANNING DEPARTMENT

Summary Recommendations
Staff recommends the City Council hold a public hearing for Sarah's Replat and consider approving it based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Topic
Applicant:	Wesley and Sarah Garrett
Location:	1049 Park Avenue
Zoning:	Historic Residential (HR-1)
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and City Council approval

Background
On November 14, 2006, the City received a completed application for Sarah's Replat. The property is located at 1049 Park Avenue in the HR-1 zone. The applicant is the owner of all of lot 13 and a portion of lot 12 of Block 4 of Snyder's Addition to the Park City Survey. There is an existing historic home on the property. The property receives access from Park Avenue. The applicant is proposing to combine all of lot 13 and a portion of lot 12 into one lot of record to accommodate an expansion to the existing historic home.

This application was reviewed by the Planning Commission on February 28, 2007. At that meeting the Commission held a public hearing and forwarded a positive recommendation to the City Council.

Analysis
The property is located in the Historic Residential (HR-1) zone. The proposed plat amendment will create a single lot of approximately 2,250 square feet and a maximum building footprint of 991 square feet (the existing building has a footprint of approximately 700 square feet), with 10 foot setbacks in the front and rear and 3 feet on each side. The maximum height for the zone is 27 feet above existing grade.

The existing historic home currently encroaches onto the adjacent lot. However, the applicant has proposed as part of his renovation to cure the encroachment by moving the home entirely onto the proposed lot. Prior to the issue of a building permit, the applicant will be required to submit an application for review for compliance with the historic district design guidelines.

Staff finds good cause for this plat amendment as one old town lot and a portion of another will be combined into one lot of record so that additions to the home will not cross lot lines. The lot size is consistent with the pattern of development in the neighborhood.

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

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

Public Input
No public input has been received by the time of this report.

Alternatives

- The City Council may approve Sarah's Replat plat amendment as conditioned or amended, or
- The City Council may deny the Sarah's Replat plat amendment and direct staff to make Findings for this decision, or
- The City Council may continue the discussion on the Sarah's Replat plat amendment.

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

Consequences of not taking the Suggested Recommendation
The house would remain as is and no additional construction could take place across the existing lot lines.

Recommendation
Staff recommends the City Council hold a public hearing for Sarah's Replat and consider approving it based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits
Exhibit A – Record of Survey plat

Ordinance No. 07-

AN ORDINANCE APPROVING THE SARAH'S REPLAT PLAT AMENDMENT LOCATED AT 1049 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the property located at 1049 Park Avenue have petitioned the City Council for approval of the Sarah's Replat 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 28, 2007, to receive input;

WHEREAS, the Planning Commission, on February 28, 2007, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 15, 2007, the City Council approved the Sarah's Replat plat amendment; and

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

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The plat amendments as shown in Exhibit A are 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 in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of larger contemporary residences and smaller historic homes.
3. The applicant is the owner of all of lot 13 and a portion of lot 12 of Block 4 of the Snyder's Addition to the Park City Survey.
4. There is an existing historic home on the property.
5. The applicant is proposing to combine lot 13 and a portion of lot 12 into one lot of record to accommodate an expansion to the existing historic home on the property.
6. The proposed lot will be 2,250 square feet in size, with a maximum footprint of 991 square feet.
7. The maximum height for the zone is 27 feet above existing grade.
8. Access to the property comes from Park Avenue.

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 year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. Prior to the issue of a building permit, the applicant shall submit for review and approval a historic district design guideline review application.
4. No remnant parcel shall be created as part of this application.

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

PASSED AND ADOPTED this 15th day of March, 2007.

PARK CITY MUNICIPAL CORPORATION

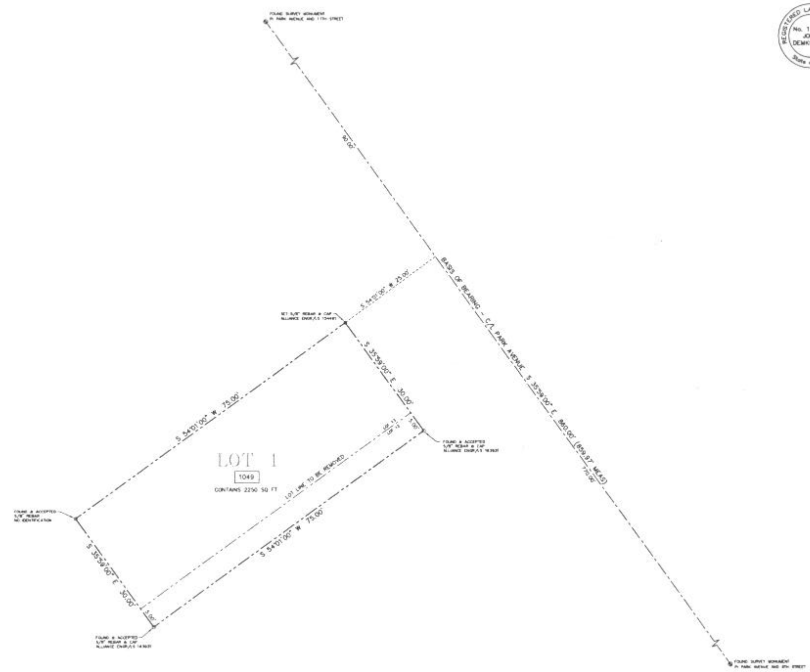
____
Dana Williams, MAYOR

ATTEST:

____
Jan Scott, City Recorder

APPROVED AS TO FORM:

____
Mark Harrington, City Attorney



SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner(s), I have prepared this Record of Survey map of the SARAH'S REPLAT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

______________ John Demkowicz ______ Date

BOUNDARY DESCRIPTION

The North 5 feet of Lot 12 and all of Lot 13, Block 4, SNYDER'S 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.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Wesley B. Garrett, the undersigned owner of the herein described tract of land, to be known hereafter as SARAH'S REPLAT, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner or his representative, hereby irrevocably offers for dedication to the city of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this ______ day of ______________, 2006.

______________ Wesley B. Garrett, Owner

ACKNOWLEDGEMENT

State of __________ }
 ss
County of __________ }

On this ______ day of ____________________, 2006, Wesley B. Garrett personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Wesley B. Garrett acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

______________ A Notary Public commissioned in Utah

______________ Printed Name

Residing in: ______________

My commission expires: ______________

NOTE:

1049 STREET ADDRESS ON PARK AVENUE

RECEIVED NOV 14 2006 PARK CITY PLANNING DEPT.

10' 0 10' 20'

A LOT COMBINATION PLAT

A RESUBDIVISION OF LOTS 12 AND 13 IN BLOCK 4, SNYDER'S ADDITION

SARAH'S REPLAT

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

JOB NO.: 3-6-06 FILE: X:\SnydersAddition\dwg\srv\plat06\030606.dwg

Alliance Engineering Inc (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ______ DAY OF __________, 2006 A.D. BY __________ S.B.W.R.D.	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF __________, 2006 A.D. BY __________ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ______ DAY OF __________, 2006 A.D. BY __________ PARK CITY ENGINEER	APPROVED AS TO FORM THIS ______ DAY OF __________, 2006 A.D. BY __________ PARK CITY ATTORNEY	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ______ DAY OF __________, 2006 A.D. BY __________ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ______ DAY OF __________, 2006 A.D. BY __________ MAYOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF __________ DATE ______ TIME ______ BOOK ______ PAGE ______ __________ FEE __________ RECORDER

City Council
Staff Report

Author: Jonathan Weidenhamer
Subject: Historical Society Lease - Property Owner Design Consent
Date: March 15, 2007
Type of Item: Administrative

Summary Recommendations:
Authorize consent to the Park City Historical Society & Museum to proceed with a Subdivision, Conditional Use Permit, and Historic District Design Review applications for the expansion and remodel of the museum.

Description:

A. Topic:
Authorization to the Park City Historical Society & Museum to proceed with applications for the expansion and remodel of the museum.

B. Background:
In 2003 the Park City Historical Society entered into a 99 year lease with the City for use of the Old City Hall. The Historical Society has been working on a long-term expansion plan to increase their presence in the community and increase private funding support. To date the Historical Society has raised funding in the amount of $3.3 million towards the expansion project. This plan is in keeping with Council's goal of promoting economic development and cultural tourism by preserving and expanding the museum's presence as a downtown attraction. The Historical Society began their expansion fundraising campaign in 2003 based on a very preliminary concept plan done by a local designer. Due to the City's procurement and purchasing policy, the Historical Society was required to go through a formal RFP selection process for a design team and subsequently awarded contracts for both architecture and exhibit firms. The architectural firm of Mark Cavagnero & Associates was selected, and will be represented by Laura Blake.

On January 11, 2007, the City Council held a work session on the proposed remodel and expansion plans for the museum (Exhibit B – meeting minutes).The Council and Historical Society discussed the following items as indicated in the January 11 report:

1. The Historical Society would provide 1% and 4% of the cost of construction towards public art and sustainable building design, respectively
2. No fee waivers
3. Accessible, public restrooms will be available 24/7
4. Historical Society may seek parking waivers from the Planning Commission
5. The Historical Society may request use of the Historic Wall lot for construction staging
6. Historical Society shall provide visitor information space to the Chamber, at least equal to what is currently provided

Council should confirm direction on the 6 items listed above at the March 15, 2007 meeting.

During the January 11 meeting it became clear that unresolved issues remained. Specific discussion was heard on: finding the appropriate balance between curatorial (exhibition and display) space versus preservation of visual and pedestrian connection from Swede Alley; removal of existing plaza and landscaping; and the following specific design concerns were expressed:

- Rear façade shown on the January 11 concept plan has too much brick and presents a “warehouse” look
- Back of house look not consistent with likely Swede alley redevelopment trends
- Proposal removes all existing façade shifts and changes in dimension, including the rear plaza area, reducing liveliness and energy
- Need to create a more inviting corridor from the Transit Center to Main Street
- Reduce footprint at south east corner
- too boxy (no vertical or horizontal stepping of mass)
- Proposal potentially sets a precedent that the City doesn’t value preservation
- Concern that proposal further contributes to losing historic fabric downtown

The Historical Society and their Architect on March 1, 2007 held an informal design charette process geared at responding to Council input. On March 15, 2007 the applicant will conduct a brief presentation to indicate how they have addressed Council’s concerns. Staff finds it will be valuable and educational, as it was for staff, to see a condensed recap of the charette process used to ultimately arrive at the Historical Society’s preferred design alternative. Full size renderings of the draft concepts explored during the Charette process as well as the applicant’s preferred alternative will be presented at the meeting and are available at City Hall (Exhibit A).

The Historical Society will also address the relationship of their proposal to the Secretary of the Interior Standards and other concerns voiced regarding the recent Historic Inventory conducted by the City. The Historical Society has been working with local and State historic preservation experts to integrate the Secretary of the Interior objectives into the revised plan.

C. Analysis:

The intent of this discussion is for the Council, as the building and land owner, to provide consent to their application and define broad parameters from which the Historical Society can proceed. This action has nothing to do with the City’s regulatory review under the Land Management Code. At this point it is important not to focus on the final design and specific site planning, but instead to focus on the preliminary design concept and whether or not it is permissible to expand the rear of the old City Hall/Library building. More detailed design issues will be addressed in subsequent discussions with the Historical Society and its design team during the Administrative review process. The City Council can require Historic Preservation Board review of the design of the project in order to provide Council with updates and direction on the proposed design. Staff will also provide updates as information becomes available.

As revised, staff finds that the proposal is responsive to the Council's direction at the last work session. Staff finds that the application, through the CUP, Plat, and Design Review processes should be able to meet the standards needed should the Council support allowing the expansion, and believes there is a significant community benefit with the proposal.

D. Department Review:
The Vision team and Executive and Legal Departments have reviewed this report.

Alternatives:

A. Approve the Request:
Authorize consent and allow Park City Historical Society & Museum to proceed with the Planning Department applications. **This is the recommended action**

B. Modify the Request:
Provide direction to the Historical Society to modify the design of the expansion and authorize consent to proceed with the Planning Department applications.

C. Deny the Request:
Deny the consent to proceed with the applications, thereby preventing the expansion of the museum.

D. Continue the Item:
The City Council may continue the item for more information and discussion.

Recommendation:
Review and authorize the consent to the Park City Historical Society & Museum to proceed with a Subdivision, Conditional Use Permit, and Historic District Design Review applications for the expansion and remodel of the museum.

Exhibits:
Exhibit A – Schematic Design*
Exhibit B – January 11, 2007 minutes

*Concept designs available at City Hall through Jonathan Weidenhamer – (435)615-5069; or jweidenhamer@parkcity.org

Exhibit B
January 11, 2007 minutes

PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 11, 2007

Historical Society application for museum expansion and remodel. Jonathan Weidenhamer explained that about two years ago, the Historical Society signed a 99 year lease for the Old City Hall Building and is moving forward with its expansion plan for the museum. This will involve an amendment to the existing lease agreement, a subdivision plat to expand the building on City property, Historic District design review, and a CUP for the use itself. The museum expansion from 8,300 to about 13,000 square feet is intended to accommodate exhibit space, education programs, revolving gallery space, and a gift shop. He explained that Council must affirm this plan before regulatory processes proceed. There are a number of concerns identified in the staff report addressing the design, pedestrian link and general bulk and massing of the addition. Staff's recommendation is to authorize consent to the applications.

Laura Blake, architect, through illustration of slides, stated that her charge is to preserve the Old City Hall, the Whistle Tower and the Old Library and to rehabilitate these three buildings to a minimal amount to meet the needs of the museum. The current museum only has about 1,500 square feet of exhibit space and there are large artifacts in storage. The plan is to preserve the front facades of all buildings and to construct an addition on the back facing Swede Alley, which she believes makes the walkway connection to Main Street more prominent. She pointed out that all three buildings are different dimensions and in order to meet accessibility and vertical circulation requirements, Ms. Blake explained the main spine and design concept. Building materials will be compatible and contextual and the mine elevator will be located on the exterior of the back of the museum. Both the City Hall and Old Library rear facades will be preserved and become part of the interior of the addition. Board member Rory Murphy acknowledged negative comments about the design of the addition. He assured Council that it is not the intent of the Board to push a design the public does not like; the Board will continue to fine tune the design as the process moves along.

Marianne Cone stated that she was the Director of the museum for ten years and loves the building. She feared that the proposed design does not send the message that we value preservation, acknowledging the museum's need for space. Candace Erickson felt that the addition looks too much like a warehouse at this point; there is no break in the solid brick façade. The three buildings are different heights and configurations which make the space interesting from the perspective of Swede Alley and there is enough room for landscaping. She felt it important that the public restrooms be located there. Roger Harlan believed the design of the back brick wall could be improved and commented on advice rendered by the Historic District consultants on the inventory a couple of weeks ago. He personally felt that this project may compromise historic preservation in our town. While understanding the challenges in displaying large exhibits, he questioned whether the trade-off for more display area is worth the loss. Joe Kernan believes that the project requires a higher level of scrutiny because these are City-owned buildings. He also agreed that current space in Swede Alley is more inviting than the proposed design. Jim Hier agreed that the City would be losing a plaza space with the expansion and didn't believe the design makes the walkway more visible. He suggested that the uphill building be stepped toward Main Street, acknowledging that there will be loss of space. Mayor Williams noted that he likes saving the back facades of the Old Library and Old City Hall Buildings within the new addition. He was surprised by the boxy design and felt that the charm of the buildings is being lost in exchange for square footage. The Mayor invited public input.

Gordon Strachan, 15 year tenant in Old City Hall Building, stated that the design is *terrible* and not unlike the back of a Wal-Mart. He wholly supports the museum's expansion and encouraged exploring under-grounding exhibit space and emphasized the visibility of the buildings and plaza area from the Transit Center. This is not what the City's property should be and could be an embarrassment to the next generation. He reiterated that this is a terrible idea which should not be approved.

A request was made after the work session to remove this item from the Consent Agenda tonight and continue it to a future meeting.