



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
February 14, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Ave, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, February 14, 2019.

CLOSED SESSION - 2:00 p.m.

To Discuss Property, Personnel and Litigation

WORK SESSION

4:15 p.m. - Council Questions and Comments

4:30 p.m. - 2019 Legislative Update

4:45 p.m. - Discuss Potential Criteria for Accepting Property Donations to the City -
Platted/Residential Lots
[Property Donation Staff Report](#)

5:45 p.m. - Break

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports

1. Sundance 2019 Event Debrief Preview: Overview and Timeline
(Actual Debrief Scheduled for Later in the Spring)
[Sundance Debrief Preview Staff Report](#)
2. Special Event Department 2019 Preview
[2019 Special Event Preview Staff Report](#)

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

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from January 15, 22, and 29 2019

[January 15, 2019 Minutes](#)

[January 22, 2019 Minutes](#)

[January 29, 2019 Minutes](#)

V. NEW BUSINESS

1. Public Hearing to Receive Comment with Respect to the Proposed Issuance of the City's Approximately \$32,000,000 Sales Tax Revenue Bonds, Series 2019
(A) Public Hearing
[2019 Sales Tax Revenue Bonds Staff Report](#)
2. Consideration to Approve Ordinance No. 2019-10, an Ordinance Approving the King's Crown Workforce Housing Condominiums, Located at 1293 Lowell Avenue, Park City, Utah
(A) Public Hearing (B) Action
[1293 Lowell Avenue Staff Report](#)
[1293 Lowell Avenue Exhibits](#)
3. Consideration to Authorize the City Manager to Execute a Waiver of Construction and Development Impact Fees for the Park City Golf Course Maintenance Facility in an Amount Not to Exceed \$182,135.71
(A) Public Input (B) Action
[Golf Maintenance Building Fee Waiver Staff Report](#)

VI. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

4:30 p.m. - 2019 Legislative Update

Suggested Action:

Each week during the 2019 Legislative Session, staff will provide a verbal update and synopsis of the Session to date, as well as an updated Legislative bill tracking list at the meeting for Council and the public's review.

Attachments:

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Heinrich Deters

Submitting Department: Sustainability

Item Type: Work Session

Agenda Section:

Subject:

4:45 p.m. - Discuss Potential Criteria for Accepting Property Donations to the City - Platted/Residential Lots

Suggested Action:

Attachments:

[Property Donation Staff Report](#)

City Council Staff Report

Subject: Open Space Donations- Platted Lots

Author: Heinrich Deters

Department: Sustainability

Date: February 14, 2019

Type of Item: Work Session Discussion



Recommendation

Staff recommends Council review and discuss the following report specifically concerning the donation of platted lots for public open space.

Background

On December 20, 2018, staff presented a report for the donation of Solamere Lot 61 to City Council. City Council approved the donation and requested staff return in a later work session to discuss a policy related to the donation of platted lots for open space.

[City Council Minutes December 20, 2018](#)

Analysis

As part of the Open Space program, Park City has received several property and/or conservation easement donations over the years. Donors have provided such gifts for varying reasons, including the preservation of view sheds and wildlife areas, in addition to, providing for public access.

Because the City is recognized as a 'qualified organization' under section 170(c)(1) of the Internal Revenue Code, it is practical that the City receives such donations and donors of such charitable contributions expect a subsequent tax-deduction applicable if the gift is for a public purpose. <https://www.irs.gov/charities-non-profits/charitable-organizations/charitable-contribution-deductions>

With this in mind, staff anticipates such donations will continue.

At the December 20th Council meeting, the following concerns/comments/questions arose with donations of platted lots of record.

- 'Nothing is Free'- There are additional maintenance and/or HOA costs for the City
- 'Each parcel is different and we should have an evaluation process in place'
- 'Isn't this where we want development?'
- 'This is an Open Space versus Housing Issue'
- 'Is one parcel in the middle of a subdivision worth preserving?'

Donated parcels the City has accepted in the past

As noted above property donations are an important aspect of the City's Open Space program. Staff has provided a few examples of property gifts or donations over the years: Baingo Wortley Park Parcels, Florence Gillmor Round Valley Parcels,

Osguthorpe McPolin Barn properties and most recently, the 300 McHenry Conservation Easement and Division of Natural Resources McPolin Stream Corridor. While these are not specifically subdivision lots but provides an example of the importance of donations for both the City and perspective landowners.

Trails and Open Space Department Input

Staff finds that each open space property is unique and would request Council allow for each to be evaluated individually and without precedent to allow for the best possible outcome for the community. Additionally, staff does not find that donations of platted lots impact community affordability. Staff finds that these donations are:

- Extremely cost effective;
- Provides for a growth management tool; and
- Provides for visual relief and green spaces within development consistent with 'Aesthetics' COSAC criteria.

With this in mind staff suggests that City Council consider, discuss and possibly give direction regarding the following evaluation guidelines specific to platted lots:

- *City Council shall be responsible for the final review, acceptance or refusal of donations.*
- *City shall seek input from any HOA and neighborhood associated with a proposed donation*
- *City will not accept any donation which may propose an Environmental Liability*
- *Staff will provide a maintenance analysis of the property as part of the donation process*
- *The City shall provide maintenance efforts associated with the property*
- *Donations shall require the donor to fund HOA dues for a minimum amount of time, so as to allow for the HOA to address any budgetary impacts*
- *The City shall not incur future HOA fees or assessments associated with the property*
- *The City shall not participate in future HOA voting*
- *A donation must be a true gift and cannot be part of a "quid pro quo" agreement in exchange for a government action, such as issuance of a building permit or a zoning change.*

City Open Space Advisory Committee (COSAC) Guidelines

Most donated parcels are smaller than the City's open space parcels – although there are a few very small open space parcels, such as the one at the bottom of Main Street at the roundabout. While donated individual parcels are generally smaller than the City's past open space purchases, Council may find it helpful to review the criteria that the current COSAC uses to evaluate and make recommendations regarding potential open space purchases:

Council Goals

1. World Class Multi-Seasonal Resort Destination
2. Preserving & Enhancing Natural Environment
3. An Inclusive Community of Economic & Cultural Opportunities, Responsive
4. Cutting Edge and Effective Government

	Categories (Purpose)	Recreational	Aesthetics	Critical Conservation	Community Character
Tier I	<i>Will the open space purchase advance and/or protect stated goals in the Park City General Plan and specifically add or enhance one or more of the following four primary purposes?</i>				
Tier II	<i>Values and Priorities (Intent/Unweighted)</i> <i>The following sections are intended to narrow the prioritization of allowed uses and preserved values which may further enable COSAC to identify funding sources and the appropriate protection tool.</i>	- Improves trail connectivity and new trail development. - Acquisition needed for public access; - Passive recreation higher priority (Passive/Non-motorized activities on established trails; related trail infrastructure, parking); - Active recreation (includes improved fields, parks, facilities, group camping, restrooms); - multiple public uses permitted	- Protect resort and open view sheds; - Greater Park City Area entry corridor; - preserves open space buffers against new development encroachment - Prevention of new residential or commercial construction- land may or may not have specific additional conservation values	- Protection of the natural habitat of fish, wildlife or plants; - Enhances stream corridor or watershed; - Protects wetlands; - Existing natural characteristics and conservation values essentially preserved as is and primary over other uses	- The preservation of open space in conjunction with agriculture, farmland and forestland, or the preservation of historically important land or a historic structure. Appropriate support related infrastructure. - Preservation is for the scenic enjoyment of the general public, which will yield a significant public benefit; may include mines, mine structures or repositories provided open character of land is maintained and environmental issues mitigated; secondary uses partitioned

Funding	<i>Do the acquisitions leverage public monies, provide significant benefits compared to costs incurred and/or involve donations from private lands to the public?</i>	Open Space; Possibly Shared for Active recreation	Open Space	Open Space	Open Space; Possibly Shared
	<i>Other Considerations</i>	- Location: Outside City Boundaries or Internal - Contiguous to existing Open Space - Consideration of Parcel/Purchase Acreage - Soils Issues - Water Rights - Partition of more intensive use parcels - Adaptability/Sustainability [unknown future uses]			



Preservation Tool	<i>Preservation Purpose/Intent</i> <i>Does the preservation tool meet the purpose and intent of the committee and Council at time of acquisition?</i> <i>More than one tool may be implemented within a parcel to better meet COSAC/Council Goals.</i>	Perpetual "Recreational/OS" Easement Primary purpose is recreation; subsidiary purpose is protection of natural and habitat values OR Deed Restriction/Right of Reverter	Perpetual Multi-Purpose Easement Establish different use zones OR Deed Restriction/Right of Reverter	Perpetual "Conservation" Easement "Forever Wild" easement or Primary purpose is protection of natural and habitat values; subsidiary purpose is recreation	Non-perpetual (§ 57-18-1) Easement OR Conservation Contracts OR Deed Restriction/Right of Reverter
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Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

5:45 p.m. - Break

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Sundance 2019 Event Debrief Preview: Overview and Timeline
(Actual Debrief Scheduled for Later in the Spring)

Suggested Action:

From now through March, staff will be coordinating with the Sundance Institute to conduct an in-depth post event debrief. Concurrently, staff will pursue feedback from multiple community outlets. Staff is providing this update so community members are aware of to the multiple opportunities to provide input in the coming weeks.

Attachments:

[Sundance Debrief Preview Staff Report](#)



City Council Staff Communications Report

Subject: Sundance 2019 Event Debrief Overview & Timeline
Author: Jenny Diersen, Special Events & Economic Development Program Manager
Department: Special Events and Economic Development
Date: February 14, 2019
Type of Item: Staff Communications Report

Summary

From now through March, staff will be coordinating with the Sundance Institute to conduct an in-depth post event debrief. Concurrently, staff will pursue feedback from multiple community outlets. Staff is providing this update so community members are aware of the multiple opportunities to provide input in the coming weeks. A debrief of the 2019 World Championships will occur separately.

While staff has received many preliminary positive and constructive comments regarding the 2019 Festival, the additional engagement opportunities identified in this report will allow staff to make improved plans for future events. **Staff anticipates presenting a full operational debrief of the 2019 Film Festival at a late March or April City Council meeting.** An economic impact summary of the 2019 Festival will be provided by the Institute and is anticipated later in the summer.

Community Engagement Opportunities include:

- Public can provide individual, directed email feedback to specialevents@parkcity.org. Special Events is also following up with community members who provided direct feedback/concerns during the event.
- [Community Transportation Survey](#) – received 65 responses so far and will be open until the end of the day on February 15.
- Stakeholder Engagement: Staff will host formal debrief sessions that include members of the following organizations: Sundance Institute, Internal City Departments, Historic Park City Alliance, Park City Chamber, Park City Lodging Association, Park City Restaurant Association, Park City School District, Prospector Square Property Owners, Bonanza Park Business District, Ray Theatre Business Area, Summit County, Park City Resort, Deer Valley Resort, and Local For Hire/Taxi Group, Uber, Lyft, Delivery Companies

The debrief will include the following topics:

- Access to Information
 - Rules of the Road (released in September)
 - Community Guide (released in English & Spanish)
 - Engagement & Outreach Efforts
 - Communications – Social Media, Text Alert System, Local and Regional Media partners

- Transportation Survey
 - Information Technology (IT) Connectivity
- Public Property/ Facility Use and Impacts
 - Coordination of set up and facility closures
- Private Facility Use (both for Sundance Film Festival and Local Businesses/ Property Owners)
 - License & Permit reporting of Convention Sales & Liquor Licenses
 - Coordination of Conventional Chain Business Restrictions
 - Vacant Storefront Use and Enforcement
- Residential Mitigation
 - Efforts to deter traffic in residential neighborhoods
 - MARC screening times & operations
- Transportation Planning
 - Transportation/Transit Operations & Data – Traffic counts, Transit ridership, departures, boarding
 - Traffic Command Center (TCC)
 - Local For Hire/Taxi, Lyft, Hotel Shuttles
- Parking Plans
 - Data regarding Parking occupancy and use
 - Drop and Load & Special Use of Public Parking on Main Street
 - Parking Removals and Restriction timelines
- Environmental Sustainability
- Community Involvement/Social Equity
- Preliminary Local Sales Tax Report

Background

There is an extensive background regarding the Sundance Film Festival Supplemental Plan can be found [here](#).

Department Review

Special Events, Economic Development, Transportation Planning, Parking Services Transit, Public Works, Streets, Parks, Building Maintenance, Police Department, Emergency Management, Community Engagement, IT, Planning, Building, Finance, Budget, Legal and Executive

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Jenny Diersen

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Special Event Department 2019 Preview

Suggested Action:

This report is a preview of the scope and timeline of an update on Special Events to City Council on February 28, and an annual preview of items coming to Council in the future.

Attachments:

[2019 Special Event Preview Staff Report](#)



City Council Staff Report

Subject: Special Event 2019 Preview
Author: Jenny Diersen, Special Events & Economic Development Manager
Department: Special Events & Economic Development
Date: February 14, 2019
Type of Item: Staff Communication

Summary Recommendation

This report is a preview of the scope and timeline of an update on Special Events to City Council on February 28. The following will be presented:

- City Council will be asked to take action on approval/ denial of new and significantly changed Level 4 & 5 events;
- Staff administrative approval/denial of Level 1, 2, 3 events, and Level 4 & 5 events with no substantial changes;
- Event statistics and Data compared to 2018 -not limited to number permits, days, attendance and caps on level of events;
- Analysis of the 2019 Event Calendar – Development, Balance and Overview
- Analysis of opportunities and challenges of the new process.

Background

Council adopted significant amendments to section 4A of the municipal code on [September 27, 2018](#). The purpose of the amendments was to increase mitigation tools for successfully growing the number and size of events. The intent was to shift the balance of competing community priorities - more in favor of slowing growth and mitigating impacts while preserving a diverse and vibrant offering of recreational, community and cultural offerings. There is a detailed background which can be found [here](#).

Analysis

Since City Council adopted Special Event Code changes in September, 2018, the Special Events Department has implemented the following:

- Updated website and application changes.
- Continued outreach and information of changes to applicants.
- Published 2019 [Peak Event Calendar](#), which identifies times when new event applications for Level 3, 4 and 5 events are not accepted.
- Required Event Proposal (pre-application) Form before applications are accepted – this helped to identify event conflicts before applications were received.
- First Deadline of Special Event Applications – December 7.
- Review of applications, including meetings with applicants – City Council will consider approval/denial of these at the Feb. 28 meeting.
- Compiled draft 2019 Special Event Calendar.

Staff continuously works to balance the calendar in order to identify and plan for peak-time periods, identify date/location conflicts and to create local weekend/time periods. Policy changes implemented in September regarding events have helped streamline and ultimately reduced a constant request of applications when compared to previous years. Additionally staff has seen some events decide not to return and a number of new interested parties decide not to apply. Specifics will be provided when staff returns on February 28.

Tentative Schedule of Special Event items to come to City Council this year:

Spring

- Event Approval Part 1 (Feb. 28)
- Fee Reductions Approval for events July 1 to December 31
- Fee Reduction Policy Refinement
- Sundance Film Festival Operational Debrief
- Sustainability (Green Event) Policy Refinement
- Fourth of July, Halloween and Miners' Day - Community Event Next Steps

Summer

- Event Approval Part 2
- Park Silly Sunday Market Supplemental Plan
- Arts Festival Supplemental Plan
- Sundance Economic Impact Report
- Venue Guidelines

Fall

- Event Approval Part 3
- Fee Reduction Approval for events January 1 to June 30
- Arts Festival Debrief
- Park Silly Sunday Market Debrief

Winter

- Sundance Supplemental Plan

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from January 15, 22, and 29 2019

Suggested Action:

Attachments:

[January 15, 2019 Minutes](#)

[January 22, 2019 Minutes](#)

[January 29, 2019 Minutes](#)



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

January 15, 2019

The Council of Park City, Summit County, Utah, met in open meeting on January 15, 2019, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss personnel at 2:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 2:05 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

WORK SESSION

Mayor Beerman and the Council members interviewed the following applicants for the Planning Commission: Jeremy Sheppe, Richard Luskin, Christin Van Dine, Karen West Ellis, David Ludema, and David Greenholtz. Mayor Beerman informed the applicants that a decision would be made soon.

Council Member Gerber moved to close the meeting to discuss property, personnel, and litigation at 3:55 p.m. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION *

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

Council Member Worel moved to adjourn from Closed Meeting at 6:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
Diane Foster, City Manager	Excused

II) APPOINTMENTS

1. Consideration to Reappoint Hans Fuegi to the Board of Adjustment, with a Term Ending June 2023:

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Worel moved to reappoint Hans Fuegi to the Board of Adjustment, with a term ending June 2023. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

2. Consideration to Appoint a Mayor Pro Tem and Alternate for Calendar Year 2019:

Mayor Beerman stated the Pro Pro Tem usually progressed to Pro Tem, and that was Council Member Gerber. The Council was in favor of Council Member Gerber acting as Mayor Pro Tem. Mayor Beerman stated the alternate was usually the highest vote getter which was Council Member Henney, and then Council Member Joyce. Council Member Henney stated he had already served as Mayor Pro Tem. The Council agreed that Council Member Joyce should be the alternate Mayor Pro Tem.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Gerber moved to appoint Council Member Gerber as Mayor Pro Tem and Council Member Joyce as the alternate Mayor Pro Tem for 2019. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments:

Members of the Council reviewed the events and meetings they attended in the past week. For a more detailed summary, please see the attached closed caption notes.

Staff Communications Reports

1. Quarterly Budget Report- FY2019 Second Quarter:

Council Member Joyce was surprised the utilities were up about 40%. He requested to see a report on that in the future. Mayor Beerman thought Sustainability could follow up with Council, and noted the Electric Express used a lot of electricity. Council Member Henney thanked the Budget Department for showing the year over year numbers.

Mayor Beerman stated the end-of-year reports were a better judge of how the City was doing.

Chief Carpenter stated he gave an award to Alfred Knotts, Transportation Planning Manager, and Scott Robertson, IT Manager, for their work with the traffic center, which had been a huge help. There was substantial traffic reduction during heavy traffic periods.

Alfred Knotts noted the Attorney General's office came to tour the traffic center and they were impressed.

2. Park City Municipal Website Redesign Project Overview:

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

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

V) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from December 20, 2018:

Council Member Gerber requested that Page 6 Line 18 be amended, and stated she had heard from the public that this was an open space versus housing issue.

Council Member Gerber moved to approve the City Council Meeting minutes from December 20, 2018 as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

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

Alfred Knotts, Transportation Planning Manager, introduced Jerry Benson, former UTA Transportation Manager, and indicated Benson was brought on as a consultant to provide a review and give recommendations on efficiency, customer service, and relationship improvements in the Transit Department. Benson stated he had many jobs within UTA, but finished as president and CEO. He was happy to be here to help the City get to the next level within the Transit Department.

VI) CONSENT AGENDA

1. Request to Approve Late Single Event Temporary Liquor License Applications for Operation During the 2019 Sundance Film Festival:

2. Request to Approve Type 2 Convention Sales Licenses for Operation During the 2019 Sundance Film Festival:

Council Member Gerber moved to remove Item 2 from the Consent Agenda. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

Council Member Ware Peek moved to approve Item 1 on the Consent Agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

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

2. Request to Approve Type 2 Convention Sales Licenses for Operation During the 2019 Sundance Film Festival:

Beth Bynan, Finance Department, referred to Line 46 of Exhibit A in the packet, BugTrader.com, and indicated this applicant wanted to use a product using CBD oil and hemp oil, which was not illegal but needed to be approved by the State. Mayor Beerman disclosed he was the landlord of the property but his lessee was involved in the sublease and he had no financial involvement with the applicant.

Council Member Joyce moved to approve Item 2 of the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

VII) OLD BUSINESS

1. Park City Vision 2020 - Community Visioning Project Update:

Linda Jager, Community Engagement Manager, and Jed Briggs, Budget Manager, presented this item. Jager updated Council on the selection process for a consultant on this project and recommended Future IQ as the firm to help the City with the Vision 2020 project. She noted there would be community outreach efforts through flexible and scalable methods. She estimated the kick off would be in February.

Council Member Worel asked if citizens would be taking the National Citizens Survey this year. Jager stated residents would be taking both surveys.

Briggs indicated he hoped this would be a collaborative process with Council. Mayor Beerman thanked the selection committee for their work in this process.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

VIII) NEW BUSINESS

1. Consideration to Hold a Special Meeting on January 22, 2019 to Approve Late Type 2 Convention Sales Licenses:

Beth Bynan, Finance Department, presented this item and requested a special meeting be held to accommodate late Convention Sales License applications for Sundance.

Council Member Henney asked for Bynan's opinion on how the process was going. Bynan stated her team had been making changes after each Sundance festival and they tried to improve on their effectiveness and efficiency. Staff worked well together and returning applicants understood the process as well. She also noted there was good communication between departments which helped the process go smoothly.

Council Member Worel asked why there was a deadline when there were late applicants. Bynan stated the applicants approved tonight were not late, but there were 14 applications that came after the deadline. Harrington stated 90% of the applications were on time so a deadline was beneficial.

Council Member Ware Peek asked if the applicants were new or repeat offenders. Bynan stated there were no repeat offenders.

Mayor Beerman opened the meeting for public input.

Mike Sweeney stated he had done Sundance permits since 2003. He supported deadlines, but indicated there were circumstances where permits were requested late. He gave an example of a late vendor, and the need to make an exception for extenuating circumstances.

Bynan stated it was important to have regulation, and if the CSL was denied, the vendor would more than likely come anyway, but the City would not have any control. Dave Thacker explained the background behind the extenuating circumstances that Sweeney referred to.

Mayor Beerman closed the public input portion of the meeting.

It was agreed to hold the special meeting at 2:00 p.m. For more details on this item, please see the attached closed caption notes.

Council Member Ware Peek moved to hold a special meeting on January 22, 2019 at 2:00 p.m. to approve late Type 2 Convention Sales Licenses. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

2. Consideration to Adopt Resolution 01-2019, a Resolution Authorizing the Issuance of General Obligation Bonds in the Amount of \$48,000,000 for the Purchase of Treasure Hill and Armstrong/Snow Ranch Pasture Properties:

Nate Rockwood presented this item and indicated this bond was approved by the voters for the acquisition of the Treasure Hill and Armstrong properties for open space. This would be a 15 year bond and would be paid for by property tax revenue. Council Member Ware Peek asked if any budget surpluses would go to reduce the bond. Rockwood stated it could be put in the reserve. Mayor Beerman noted the City had used the surplus to pay for the purchase. Council Member Ware Peek understood that surplus funds could be used to fund projects put on hold when the City purchased the open space parcels. Rockwood stated the bond wouldn't be paid down with surplus revenue but the surplus funds could go to delayed projects. He defined the different surpluses. For more detail, please see the attached closed caption notes.

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

Council Member Joyce moved to approve Resolution 01-2019, a resolution authorizing the issuance of General Obligation Bonds in the amount of \$48,000,000 for the purchase of Treasure Hill and Armstrong/Snow Ranch Pasture properties. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

3. Consideration to Adopt Resolution 02-2019, a Resolution Authorizing the Issuance and Sale of Not More than \$32,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2019; to Fund a Portion of the Treasure Hill Open Space Acquisition and to Fund Affordable and Attainable Housing Plan Projects:

Rockwood stated this bond was also needed to meet the purchase price for Treasure Hill as well as fund the City's affordable housing project, Woodside Phase II.

Council Member Ware Peek asked what the projected cost for Phase II would be. Rockwood stated the total project would cost \$25 million.

Council Member Gerber moved to approve Resolution 02-2019, a resolution authorizing the issuance and sale of not more than \$32,000,000 aggregate principal amount of Sales Tax Revenue Bonds, Series 2019; to fund a portion of the Treasure Hill open

space acquisition and to fund affordable and attainable housing plan projects. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Consideration to Approve Ordinance No. 2019-03, an Ordinance Approving the 510 Ontario Avenue Plat Amendment, located at 510 Ontario Avenue, Park City, Utah, and Consideration to Approve Ordinance No. 2019-04, an Ordinance Amending Ordinance No. 15-12 and Approving the Roundabout Condominiums First Amendment, Located at 300 Deer Valley Drive, Park City, Utah:

Francisco Astorga, Senior Planner, presented this item and stated this plat amendment would combine two metes and bounds parcels. He noted part of the area was counted as common space, not open space. He noted the parcel could not be accessed from Deer Valley Drive because that was a major road and access was restricted.

Council Member Worel asked if the house was built on an unplatted lot. Astorga explained it was a legal lot.

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

Council Member Joyce asked about the parcel to the northwest. Astorga stated it was owned by UDOT and maybe Deer Valley, and would not be developed.

Council Member Joyce moved to approve Ordinance No. 2019-03, an ordinance approving the 510 Ontario Avenue Plat Amendment, located at 510 Ontario Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

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

Council Member Joyce moved to approve Ordinance 2019-04, an ordinance amending Ordinance No. 15-12 and approving the Roundabout Condominiums First Amendment, located at 300 Deer Valley Drive, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance No. 2019-05, an Ordinance Approving the North Silver Lake Amended and Restated Condominium Plat 2nd Amendment, located at 7101 Silver Lake Drive, Park City, Utah:

Francisco Astorga, Senior Planner, presented this item and indicated the boundary would be fine-tuned and the driveway would be changed for this property.

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

Astorga responded to questions from the Council. More details on this item are attached in the closed caption notes.

Council Member Joyce moved to approve Ordinance No. 2019-05, an ordinance approving the North Silver Lake Amended and Restated Condominium Plat 2nd Amendment, located at 7101 Silver Lake Drive, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

6. Consideration to Approve Ordinance 2019-06, an Ordinance Approving Land Management Code Amendments regarding Section 15-13 Design Guidelines for Historic Districts and Historic Sites and 15-15 Definitions:

Hannah Tyler, Anya Grahn, and Laura Newberry, Planning Department, with Doug Stevens, Historic Preservation Board member, were present for this item. Tyler reviewed the history behind the amendments. Grahn stated the LMC was the backbone of the historic preservation guidelines. Tyler reviewed the outreach efforts with property owners and potential property owners, architects and other stakeholders. Grahn stated the historic preservation guidelines were intended to be a living document that would protect and preserve the historic district. She reviewed the proposed changes. Stevens stated that during this process, the group tried to anticipate unintended consequences.

Mayor Beerman stated that even though the public was involved in the process, they weren't involved recently so he would like to see more outreach.

Many of the Council members found the language more restrictive. Some members expressed interest in preserving ski era housing. It was indicated the Sustainability team should weigh in on the guidelines, especially in Section 15-13-5(3). Bruce Erickson, Planning Director, stated the City got the SolSmart Award partly because of Planning, and Planning continued to work on solar, but there was more regulation from the street side of the building.

Mayor Beerman requested a discussion on driveways and sideyards. For more details on this item, please see the attached closed caption notes.

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

Council Member Joyce moved to continue Ordinance 2019-06, an ordinance approving Land Management Code Amendments regarding Section 15-13 Design Guidelines for Historic Districts and Historic Sites and 15-15 Definitions to a date uncertain. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

7. Consideration to Approve Ordinance 2019-07, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapters 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, 15-4 Supplemental Regulations, 15-5-5 Architectural Design Guidelines, and 15-15 Defined Terms:

For details on this item, please see the attached closed captioning notes.

Council Member Joyce moved to continue Ordinance 2019-07, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapters 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, 15-4 Supplemental Regulations, 15-5-5 Architectural Design Guidelines, and 15-15 Defined Terms. Council Member Worel seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

Bruce Erickson requested that Council break down the amendments so the mission critical parts could be passed, while the remainder could be discussed at a future meeting. After some discussion, it was agreed to continue this item to January 29th, and staff could break down the ordinance at that time.

Council Member Gerber moved to withdraw the motion to continue Item 7 to a date uncertain. Council Member Henney seconded the motion.

RESULT: APPROVED

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

Council Member Gerber moved to continue Item 7 to January 29th and have staff break out the steep slope and lot line area amendments. Council Member Ware Peek seconded the motion.

RESULT: CONTINUED TO JANUARY 29, 2019

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

8. Consideration to Review and Amend the Proposed 2019 Legislative Platform Policy Guidelines:

Matt Dias reviewed the amendments for the legislative platform and stated this was a collaborative effort to lobby the State Legislature on issues important to the City. This platform would be agreed to by Council so all were aware of and agreeable to the efforts by the City at the Legislature.

Council Member Worel requested Proposal Number Four include physical, mental, and social well-being. The Council agreed to the additional language.

Mayor Beerman stated the Utah League of Cities and Towns (ULCT) had changed its messaging. Dias stated he could invite Cameron Diehl, Executive Director of ULCT, to present on the changes within the League.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Worel moved to approve the proposed 2019 Legislative Platform Policy Guidelines as amended. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

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

IX. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

1 **Closed Captioning Notes**

2 *The following transcript is provided for your convenience, but does not represent the official*
3 *record of this meeting. The transcript is provided by the firm that provides closed captioning*
4 *services to the City. Because this service is created in real-Time as the meeting progresses, it*
5 *may contain errors and gaps, but is nevertheless very helpful in determining what occurred*
6 *during this meeting.*

7 >> Your honor, i move that we reappoint hans fuegi to the board of adjustments with a
8 term ending in 2023. >> second.

9 >> we have a first and a second. That is Nann and Lynn. All in favor. >> [chorus of
10 ayes]

11 >> okay, I'm just going to make an announcement. I was going to do it in questions and
12 comments, but i think i want to do it as we start. We have switched over to closed
13 captioning, so we have somebody taking minutes on this, so if you see us using our
14 names as we speak, we are trying to retrain ourselves so they can do a better job with
15 transcribing it. if you're presenting tonight, please make sure and announce your name
16 before you start speaking, as well as if you come up to the podium, we ask that you give
17 your name before you speak.

18 >>> so, with that, we will move on to our second appointment tonight which is
19 consideration of our mayor pro tem and alternate for the calendar year 2019. Is anybody
20 presenting, or am i taking this one? Okay, it looks like it is on me. It is up to council
21 every year to select a mayor pro tem, and a mayor pro-pro tem. They can act on the
22 mayor's behalf when he or she is not present and traditionally we sort of bringing
23 through a progression, and i believe Becca, you would move up to mayor pro tem,
24 which we can, do we want to address that one now, or do we want to take care of both
25 at the same Time? Any questions, comments, concerns, on that particular, or is council
26 comfortable with Becca stepping in? I think that she will be excellent.

27 >> Becca. >> it was difficult being mayor pro-pro tem, but i could. >> [laughing] >> okay,
28 it looks like

29 >> have you attended any meetings as mayor pro-pro tem?

30 >> actually, i think i did. There was a time when Nann and Andy were gone. Right?
31 There was a special there was a special event. >> i think, yeah, there was. No, there
32 was a there was a yeah. >> i fulfilled my duty as mayor pro-pro tem. >> didn't you run a
33 meeting? >> i did. >> yeah. You did great.>>> you may be overqualified. >> i know. I

1 am ready. I am ready to step into this role. Can we get a list of the dates that you are
2 out of town, so i can advertise for people to get married?

3 >> would you like me to leave town for any special dates? We can arrange that?>i think
4 we managed to get, yeah, we got Nann a wedding before the year was over. We
5 brought it in just in two? Well done! >>> and then, traditionally, how we do the, sort of,
6 queue up the next order, is we usually go off, you know, who the top vote-getters were
7 down to set the order on the next election, which i think would mean Tim, and then,
8 Steve would follow. We don't have to do it that way again, but if we want to, that's the
9 way it's usually been settled in the past.

10 >> i've already been mayor pro tem. >> okay.>>> and, i did enjoy my tenure as mayor
11 pro tem, but having already done it, i think i would like to see Steve be next in line.

12 >> okay. >> it's a great job, Steve.

13 >> it's a resume builder. Pro-pro tem.

14 >> is everybody okay with that? >> [chorus of yes] >> okay.>well, with that, this is open
15 for a public input, so anybody from the public would like to weigh in on this matter,
16 please do, this would be interesting. Come on! Okay, i see no takers, so we will close
17 the public hearing, and we will move on to either further comment or a motion.

18 >> your honor, i move that we approve appointment number two. >> [laughing] >> can i
19 move to approve appointing myself?

20 >> no, i want to hear you say you want to approve appointing yourself.

21 >> [laughing] i would like to [laughing] move to appoint myself mayor pro tem, and
22 Steve alternate for calendar year 2019. >> second.>>> [laughing]

23 >> last chance for comments. This is wrong. >> Steve seconds. Steve seconds, right?

24 >> yeah, Steve seconded. Okay, all in favor. >> [chorus of ayes]

25 >> okay, it passes.>congratulations, the two of you. Okay, we will move on to

26 **Communications from Council.**

27 Lynn, would you like to start?

28 >> Sure, Lynn speaking. Last week, Becca and i attended a listening tour. This one was
29 with "communities that care" along with Diego and Ali from "the Community

1 Foundation", and we had some great kids, about six kids come out, along with a middle
2 school teacher from >> the day school. >> the day school, yes, and it was a great
3 conversation, and it is so wonderful to hear from our youth, and i feel like the more
4 opportunities that we give them to speak out about really difficult subjects, the more
5 they just feel like they have a venue, or a forum, and it really is empowering for them.>i
6 mean, there were these three eighth-graders that were so quiet at first and, by the end,
7 boy, you couldn't stop them from talking, it was wonderful. >>> we got a tour of the
8 traffic command center over at the police department, a really wonderful tour. And, i'm
9 pretty excited to hear about Jen, who is the, what do we call her? She is the, i don't
10 what is that?

11 >> the ground traffic controller.

12 >> yes, there we go >> traffic ops. >> traffic ops, yeah, she's a great person for that,
13 and it was very interesting to watch all of the intersections, and the traffic going by.>we
14 went when it was pretty calm, which was much easier, because i thought, maybe, you
15 know, it must be pretty hectic when you're watching that at about 5:00 pm. But, they did
16 a great job with that, so that's pretty exciting. >>> i had the opportunity to go knock on
17 some doors up and down park avenue for the outreach for the park avenue, the
18 possible residential permit expansion on park avenue, and that was really interesting
19 just listening to people talk about traffic, and parking, and lack of parking, and yes, all of
20 that stuff, but people were really receptive. And, that reminds me that Thursday and
21 Friday in this room from 6:00 pm to 7:00 pm there will be meetings about that proposed
22 expansion of the residential permit on Park Avenue. So, if anyone is interested or if you
23 know people, especially some of those merchants on Lower Main Street area whose
24 employees tend to park on Park Avenue, just spread the word there. >>> i stopped by
25 "the lucky ones" yesterday for bingo and book club, neither of which i really joined, i
26 mostly observed, and they are pretty excited about their role in the upcoming
27 "Sundance Film Festival", and their involvement selling coffee. They had just gotten this
28 like, it looked like a rocket pack, and Taylor was wearing it around, and it had a, you
29 know, like a fire hose thing, but that would squirt out coffee, and they are planning on
30 selling it that way, so they were all really excited about that, so very great.>>>> and
31 then, we went to the "communities that care" steering committee last night at the
32 hospital and, you know, they have zeroed in on this "guiding good choices" program
33 that targets, and if anyone here has kids between 9 and 14, it's just a program that
34 involves about 10 hours of training, and i remember when my kids were that age i was
35 always looking for something that would just give you those tough answers to the tough
36 questions about, how to i talk to my kids about x, y, and z, and as it turns out, we all

1 need to talk to our kids about all of this stuff that is going on. So, it's just around the
2 corner for you, so "guiding good choices", it was a great meeting, a really great meeting.
3 And, that's all, thanks.

4 >> this week i went to >> this is Becca Gerber. >> This last week i went to the Park City
5 Area Lodging Association, and the big thing I took away from the meeting was Capt.
6 Phil Kirk came, and gave a presentation on, "see something, say something" and what's
7 going to be going on during the events, and keeping people safe in town, and i want to
8 give a big thanks to our police department for being so willing to go out to the
9 community and be such good partners with our businesses in town.>I think it says a lot
10 that they also offered to do active shooter drills, or to work with them on being prepared,
11 and it's not I don't think that you hear a lot about police departments being that willing to
12 go out into the community. >>> and then, I went to drug court graduation yesterday
13 night, and I was just really, I was really moved by that. I thought it was such a cool
14 experience to get to see and hear from the three graduates, their experiences, and what
15 it's meant for them to go through this program. And, I also think that it speaks very
16 highly to our need for the mental wellness programs that Nann has been working so
17 hard on for them in our community, because those addictions and those problems don't
18 come from anywhere, and we spoke with a mother after the graduation who currently
19 has two children dealing with mental health issues, and kind of the toll that it has taken
20 on their lives and on their family. So, if anyone has an opportunity to go to those drug
21 court graduations, I know Tim had recommended it before, but it was a very cool
22 experience.

23 >> It's Nann Worel, I want to give you a little update on Habitat.>they are opening their
24 application process on February 4th for the two builds that they are doing in silver creek.
25 And then, that application process will close on February 20th. They are almost through
26 the architectural review committee at the county. And then, once they clear that hurdle,
27 they are going to start the building permit process. So, it is a really exciting that they are
28 well under way, and we are going to have some new habitat houses pretty soon. >> the
29 people help build them, so that is why the application is before they are built? >> yes, it
30 is sweat equity.>ditto what Becca said about the drug court. As much as I've heard
31 about it, it was totally different than what i expected. So, thank you for encouraging us to
32 go, Tim. It was really a powerful, powerful afternoon. >>> i met a couple of times with
33 different folks about our neurodiversity program that we are looking at in terms of jobs
34 for people with different abilities in the city, and I've been working with parents, because
35 i don't totally understand what neurodiversity is, and i want a term that i can understand
36 as well as the community going forward. So, they are working with us to kind of, help

1 name the program, so that it is something that i can understand. PC Tots, I attended
2 their board meeting, and always come away so impressed by that group, because it's a
3 really well, well-run organization.>and, one of the things that always impresses me is
4 they tell stories about some of the families and the situations that they are in, and I'm
5 always so impressed that PC Tots is able to work with these families who may have just
6 lost a job and, you know, are struggling to make childcare that month, and they are able
7 to help a little bit with scholarship there, and so, it's always very nice. >>> I'm so
8 relieved that yesterday, we had the final RFP meeting for the mental health provider for
9 the county, and that is going to be going out this week. And then, we should have a new
10 mental health provider announced by May, we are hoping. And, that is it.

11 Tim Henney.>ditto on the drug court, and, I just have to say, I think that was my third
12 drug court, and I'm sure I've missed a bunch of them, but I don't know how to well, I
13 guess maybe I could get on some sort of email notification or something, but Margaret
14 Olson sent out the invite, and hopefully, that will continue in the future, because these
15 really are inspirational events and evenings, and I would just encourage anybody who
16 needs a little pick me up to go spend an hour at drug court, because it is really
17 something else. >>> I went to a JTAB meeting, and, you know, JTAB is doing some
18 nice stuff these days. It's a little more focused, it's a little more policy oriented, and I
19 think that's the direction that the feedback that was given from the participants from the
20 county, and the city, and even staff, and i think we are heading in the right direction, a
21 good direction with JTAB. So, that was a productive meeting, and, as i said, we are
22 getting a little more into, sort of, policy task force-type work, which i think is the intention
23 of JTAB instead of, you know, basically, updates. >>> and, i will segue that into the city,
24 county, and school district meeting, which was basically a meeting of updates. And, I
25 look forward to the next meeting where, hopefully, we can make some adjustments and
26 some refinements and get that down to something that is a little more policy and
27 substantive, because I don't know that we need to spend a whole lot of time doing
28 updates. But, i guess if you have a once a year meeting, then they are appropriate.
29 >hopefully, we will have them a little more often, and they will be a little more policy
30 driven, and I look forward to that. And, that's it.

31 >> this is Steve Joyce. I actually left town between our two meetings, and so, I got some
32 good pictures, and that's about it. I do have one comment just on the disclosures, or not
33 disclosures, but the packages from staff.>there was a quarterly budget report in here,
34 and I had popped off a note, but the one thing that just kind of showed up for me more
35 than anything was our utilities year over year were up about 40%, and that surprised me
36 because, i mean, we've been doing a very concerted effort to try to reduce our

1 consumption. And, even with things like solar panels and stuff, that should not show up
2 as utility costs and things. So, i was really surprised. So, i guess this is probably back to
3 sustainability or something, but at some point, I would like to see when we can to get a
4 report card on how we are doing, if we are really going to be knocking down our utility
5 usage. I mean, there is obviously a cost increment, if, you know, the cost goes up 5%,
6 then you can expect even flat would go up 5%. But, 40% year-to-year is pretty dramatic,
7 and I don't think there was a quick answer as to why. So, part of it was maybe the Mine
8 Bench acquisition, but it's hard to imagine that matches 40% of the city's total
9 consumption. So, I would like to see that somewhere down the road.

10 >>> i think we can toss that out to sustainability and come back. I suspect some of that
11 may have to do with the Electric Express. That uses a tremendous amount of electric,
12 so that's probably, I don't know if that's accounted, but it may be accounted towards our
13 utilities >> yeah, I have no idea, I just, I would love to hear an answer, and it looked like
14 actually, a lot of it was in water, which I couldn't figure out. So, I asked Clint, but I hadn't
15 seen the numbers yet. So, I think we will get an answer, but that would be one that
16 would be nice follow up, especially with our sustainability efforts. >> Mayor, Tim
17 Henney, I just wanted, since Steve brought it up, and we're on the subject of the
18 quarterly budget, I wanted to thank the Budget Department and Jed for making that
19 adjustment to show the quarter over quarter, year-over-year, which is a comparison that
20 I think is extremely helpful.>and, they made that today, and sent us out that new report
21 and it's exactly what I was looking for, so i just wanted to thank them for doing that.

22 >> great. I think that is a good tweak. I will caution that my experience has been with
23 these quarterly reports, because of the way things are expensed around here and fall,
24 that they are not a very good snapshot to judge, that the end-of-the-year reports are the
25 best way to get an idea of how we stand up to prior years, just because there seems to
26 be a tremendous amount of variation.

27 >>> I will start out with the good. This is Mayor Andy, and I want to start out with just a
28 couple of updates. One, retreat planning is going well.>for the public's sake, the retreat
29 is going to be on the 7th and the 8th of February. It's going to be focused mainly on our
30 critical priorities and trying to bring some clarity to our metrics, and our goals, and really,
31 digging down into those should be some quality time. >>> I do also want to bring
32 everybody up to speed that we will be doing a State of the City and a community potluck
33 on February 12. And, I am pretty excited about that. It is probably going to be less State
34 of the City and more community potluck, but I do want to take a little bit of time at the
35 front to reflect on what we have accomplished in the last year, to look forward at what

1 our priorities and goals are for 2019, there's a couple initiatives i want to talk about,
2 mayor's initiatives that i would like to throw out there for the community. And then,
3 afterwards, we are going to gather, we are going to seat everybody probably family-
4 style, set up some big tables, hopefully have a councilmember and a planning
5 commissioner at each table, and invite community members to sit with us, and we're
6 going to have, we're not quite sure, it's likely we are going to do a dessert bar or a pie
7 bar for everybody to enjoy eating from. And, just

8 >> i was going to bring bread.

9 >> bread would be outstanding.>>> i would never turn down bread.

10 >> yeah, think any food will do. But yeah, just to give us this as an ongoing effort at our
11 community engagement. We've been trying to get creative additional ways to do it, and
12 we thought, let's bring everybody together and, you know, have these both a
13 presentation and roundtable discussions and keep it fairly informal. So, I would start
14 spreading the word on that, and obviously, i hope all of you can attend. >>> also, just a
15 follow-up on what Tim said about JTAB. I think that's a lot of great tweaks, and that's a
16 credit to Alfred.>one of the things i'm excited about is we are trying, and there's a lot of
17 interest in transportation and what we are doing in the community, so we're really trying
18 to make these more like a formal meeting, like a council meeting, or a planning
19 commission meeting, and we're going to be holding them in larger rooms, so we invite
20 the public and the press, and anybody that's interested to start coming to those to get a
21 better idea of what's going on with transportation. >>> also, is Alfred here? Okay. And,
22 the chief is here. Chief, do you want to take a second, you gave out a series of awards
23 at your quarterly meeting, and I think you gave an announcement to Alfred, and i just
24 wanted to give you an opportunity to share with the rest the council what that was for.

25 >> Absolutely. We want to thank Alfred and Scott Robinson both for their efforts on the
26 traffic center.>additionally, all the efforts that went into creating that, and obviously, that
27 was a huge, huge, deal for us. It has made us so much more effective in our ability to
28 really manage the traffic. And, that was really Alfred and his team that brought that
29 concept forward when we had the vacancy when we merged dispatch we had the space
30 there and they brought forward the idea. Obviously, with the support of the council, we
31 were able to fund that. And, we've noticed this year a substantial reduction in delays,
32 traffic delays, and i really credit their abilities, and the time and effort that they put into
33 that, and Scott has been a huge part of that as well. We also recognized my mind went
34 totally blank, our dispatch supervisor. >> [inaudible/off mic] >> well, no, i will think of it
35 here in two seconds, from the county, from summit county, he has done a ton of work to

1 make sure that >> maybe Nate Wilkinson.>>> Nate Wilkinson, he has done a ton of
2 work to make sure that worked seamlessly, and it really has. And so, we definitely
3 appreciated that connection as well. >> well, great. Well congratulations to Alfred and
4 Scott and there were a number of officers that, you know, that got awards as well and
5 credits for additional training that they had been doing, but the police post these
6 quarterly department meetings and a lot of this was talking about preparing for
7 Sundance and the world cup which they put a tremendous amount of work into and i
8 encourage councilmembers to occasionally attend those, because you realize what a
9 quality crew they have over there and how lucky we are. >> yeah, we really are, and we
10 thank you for the support.

11 >> this is Alfred now, and the chief was able to show off and kind of do the dog and
12 pony show today with the AG's office one they were in the Police Department too, and
13 very impressed with everything and the proactiveness and just the ability for us to focus
14 on managing our system better.

15 >> nice, very nice.>the last thing i wanted to touch on is last night I went to go see the
16 launch of the sustainable year. We had Rob Davies in, and i don't know if any of you
17 have ever heard rob speak, but he does a fantastic job of breaking climate change
18 down into what we are looking, what the best-case and worst-case scenarios are, and
19 what our challenges are, and he ended it by talking about that there is two common sort
20 of responses to climate change. You get the fear response, where people are just kind
21 of, paralyzed by fear, what am i going to do, it's too big, we can't solve this, or you get
22 this hope like, yeah, we can do it, let's charge that hill, and he says really, neither one is
23 a very effective response at this point, that really, what we need is resolve. We have
24 one decade to very quickly decarbonize or else there are going to be dramatic impacts
25 upon our planet, which we are going to be dealing with the next century, and i am proud
26 to be part of a group that is showing courage and resolve because i think that is the only
27 initiative thing we should be doing right now, and i want to continue to bring up the
28 urgency by which we need to pursue our energy goal, because i don't think we see it
29 day-to-day in the same way that we see our very human challenges in this community,
30 but really, this climate change is a people problem, the planet will be fine in the long run,
31 it's us that are at risk if we don't address this. So, I'm just happy we've been aggressive
32 on this, and I encourage us to keep it top of mind even though it may not feel that way.
33 >> With that, let's kick off the rest of our meeting. Do we have any further questions on
34 the staff communications?

1 >okay, then we will move on to **Public Input**. So, if there is anybody that would like to
2 speak on and item that's not on tonight's agenda, please step forward. Okay, no takers
3 on that, so we will close our public input and move on to

4 **Consideration of the Minutes**, and i believe we will be looking at December 20, 2018
5 that was our last meeting in December.

6 Becca. >> this is councilwoman Gerber, Becca Gerber. I have an amendment on page
7 6, line 18, and it says, "councilmember Gerber felt like this was", and I heard from the
8 public that this was an issue. That is my only amendment.

9 >>> okay. Any further amendments or a motion?

10 >> your honor, i move that we approve the meeting minutes from December 20, 2018,
11 as amended. >> second. >> okay. All in favor. >> [chorus of ayes]

12 >> okay, before we move into our **Consent Agenda**, I did want to make an
13 introduction.>so, Alfred and Jerry. Alfred, I was going to let you do Jerry's intro if you
14 are okay with that, and then, turn it over to him.

15 >> absolutely. Alfred Knotts, Transportation Planning Manager. We have Jerry Benson
16 with us here today. He is the former CEO and president of the Utah Transit Authority,
17 and we brought Jerry, Diane and I talked about bringing Jerry in some months ago, we
18 hesitated on that, and then, recently, we took an opportunity when we were looking at
19 the reorg to be able to bring Jerry back in to kind of look at it from a different lens. He is
20 really here to provide us, you know, some industry-standard review, things that you saw
21 at JTAB, from my background also, working for a transit district, and then, having Jerry
22 come in and see how things are operating and see some efficiencies we can make,
23 some customer service improvements, some community involvement improvements,
24 some relationship improvements with our partners with the county, and to be able to
25 garner that information, collect it, and be able to share that with us, and you as well, as I
26 know he has been able speak with you guys, and he brings what, 34 years of
27 experience at UTA, and I'll let him speak to his own credentials, but Jerry is going to be
28 with us for, on contracts for a few weeks, and just spending some time with us, and
29 walking through some processes and improvements that we can make.

30 >>> outstanding. And, I just want to say, Jerry, we are really excited to have you here,
31 and I'm particularly excited having an opportunity to work you through the Mountain
32 Accord and the Central Wasatch program. So, we look forward to hearing a little bit
33 more about you, if you can share some of your experience, and what your thoughts are.

1 >> all right, thank you, mayor. This is Jerry Benson, and I've had a chance to meet with
2 most of you now, so sorry if this is rehashed, but need to say that I'm really thrilled at
3 the opportunity to be here and work with Park City and Park City Transit. As Alfred said,
4 I have 34 years with the Utah Transit Authority and did lots of different jobs there, from
5 the director of human resources to a job we created called the chief performance OFC.,
6 to vice president of operations, and then, finished up as the president and CEO. I
7 always envied the Park City Transit, and I'll share that with you because you've always
8 been able to innovate and do things often much more quickly than we could down the
9 valley, and I'm happy to be here to really help the city and Park City Transit get to the
10 next level in terms of customer experience, performance of the system, and just
11 effectiveness of the operation.>so, I'm really here as a resource, and in support of
12 Alfred and the transit team, and Matt and Diane in the city, and in support of all of you.
13 So, I want to make sure I'm not getting in the way, but that I'm applying what I know and
14 what I've learned over the years to help take you to the next level. So, i thank you for
15 the opportunity, and i hope i can get with you, councilmember Gerber. I think I've got
16 appointments with everyone else, and i really appreciate the time that you have given
17 me so far.

18 >> great. Does anybody have any questions for Jerry? Thank you much.>>> thank you.
19 >> thanks, Jjerry.

20 >> Mr. Mayor, Matt Dias, excuse me, there is, on the next part of the agenda, on your
21 consent agenda, staff would like to take number 2 off of the **Consent Agenda** to have
22 some additional discussion about it.

23 >> okay. >> would anybody like to make that motion?

24 >> your honor, I move that we remove item this is Becca Gerber speaking, I move that
25 we remove item number 2 from the consent agenda.>>> second. >> okay. Any
26 discussion? All in favor. >> [chorus of ayes]

27 >> okay, let's address item 1 first then. >> your honor, I move that we approve the
28 consent agenda item number 1. Nann worel.

29 >> okay, all in favor.>>> [chorus of ayes] >> great.

30 Okay so, item 2. This was the request to approve Type 2 Convention Sales License.
31 Hey Beth, do you got much going on this time of year?

>> Beth Bynan, Park City Finance Department. I wanted to pull this off of Consent Agenda. While we're asking for approval of all of the entities listed in Exhibit A, I want to draw your attention to line number 46, for budtrader.com. This applicant is planning on exhibiting and having product that contains CBD oil and hemp product in their lounge.>it is not outright illegal in Utah, but it does need to be registered with the state, all of those products, so we ask that you make this approval contingent upon them being able to secure their state registration for the product. We had a conference call with the chief of police, code enforcement, and legal today, with the applicants, so they are aware of what they need to do, and where the law lies. Any questions?

>> as luck would have it, that's a property that I am landlord to, although I have nothing to do with this transaction. Is a disclosure sufficient, or would you like me to leave the room?

>> the disclosure is sufficient or an abstention. You're not voting anyway, so.

>>> I promise I will not vote on this one. >> so, a disclosure, I am the landlord for that property. This arrangement is with my lessee, and I have no financial connection to it.

>> okay. Any thoughts, comments, or desire to approve it with that amendment?

>> your honor, this is Steve Joyce. I move we approve consent agenda item number 2, as amended.>>> second. >> okay, all in favor. >> [chorus of ayes]

>> okay, it passes, as amended. >>thank you. >> okay, we will move on to

Old Business. I think Linda has an update on our vision project, and maybe Jed as well. >> good evening council, Linda Jager, Community Engagement Manager.

>>> Jed Briggs, Budget Manager. >> we just want to take some brief time to update on the selection process for the consultant for Park City Vision 2020. We are thrilled and really excited to get this project going, and we have actually, in October, launched the RFP, we had five proposals, and we had some great firms to choose from, and we ended with two finalists, a firm, Future IQ, which is based in Minneapolis, and Logan Simpson, which is based in Arizona. And, we'd like to recommend to council to go forward with Future IQ. And, here is a couple of highlights. Jed, do you want to talk about the data?

>> yeah, just one of the things that we've heard over the last several months that everyone is really interested in is having data that we can sift through that is interactive, and that was something that Future IQ just had in spades. It is something that they are

1 really known for.>they have these heat maps that help you kind of make decisions and
2 be able to filter demographic data by these different decision points. That was
3 something that, you know, as a data guy, I kind of geeked out over, but I think, for us,
4 one of our goals that we've heard from council is being able to survey the community
5 without kind of leading the conversation on our current priorities, but really starting
6 afresh and starting anew, and making sure that we are, you know, heading in the right
7 direction. And, I think that Future IQ could really accomplish that.

8 >> and, to supplement the data, we also feel that, as staff, Future IQ has a great
9 experience in people-focused engagement. They have a think tank model, which is a
10 selected stakeholder group that will be meeting at the start of the project, and then,
11 again, throughout. And, there's also a community and stakeholder workshop element
12 that they'll be offering, so some advertised formal events, but also, sort of a turnkey kit.
13 So, if we have some community residents that would like to host living room chats, and
14 so forth, we are able to deliver that for them as well.>so, i think it'll be very flexible, and
15 very scalable to our community, so we're excited with that. And, they've worked, or
16 actually done this type of work in some resort communities. There most recent project
17 was Hilton Head, South Carolina, Washington State, Columbia River Gorge, and then,
18 also internationally in the Canary Islands and in Ireland. So, some great experience
19 there.

20 >>> just a quick outline of the project, we would love to come back with the contract,
21 and then, kick off in February. And, we will be sharing the vision appropriately in
22 January 2020. One thing that we would like to start the project with is a survey, just to
23 kind of get a baseline of our residents and how they feel we're doing. And then, as you
24 can see, there are four basic areas that we will move through throughout the project.

25 >>> yes so, we just wanted to check in and make sure that before we come back with
26 the contract and the final approval that we are going down the right path, and council, if
27 you have any concerns or questions or feedback before we kind of wrap up the
28 selection process.

29 >> would we be doing the national is it the national citizen's survey? Will we be doing
30 that this year? >> mm- hmm.

31 >> we are be scheduled do that in, yes, actually, in the fall, if we keep the same
32 schedule as last year so with this project and the survey. So actually, with this project,
33 and the national citizen's survey, as well as some other community visioning projects

1 that are going on with the long-range transportation plan and the school districts, we are
2 really taking time to make sure that we are not overlapping.

3 >> great so, okay, that was my question.>thank you. >> thank you.

4 >> and, that was Nann asking that question. That's okay. Any other questions?

5 >>this is Jed Briggs again. The only other thingI wanted to reiterate to council was,
6 we've done things like this in the past and we get this nice, kind of, shiny document at
7 the end of it, and I really want this to be kind of a collaborative process with council as
8 much as possible, and so, I'm looking forward to working with all of you to make sure
9 that the document, the kind of an action plan, really has a lot of council's, kind of,
10 fingerprints all over it.>so, that's just something I want to kind of reiterate a little bit.

11 >> and also, to add to that, as we mentioned in the RFP, we have the desire to focus to
12 put together a focus group, or a stakeholder group that will guide us throughout the
13 process, and also involve our boards and commissions, the Planning Commission
14 specifically, throughout the process.

15 >> okay, great. I do want to thank the selection committee. There were some good
16 choices there, and it was hard to whittle down the finalist, but I'm really excited about
17 moving forward with this, so thanks for your work. >> thank you. Thanks.

18 >>> okay, great. >> great. >> oh yeah, this is noticed for public input, so even though
19 we are not voting on anything, if there's anybody from the public that would like to
20 comment on it, please step forward. Okay, no public input. So, we will now move on to

21 **New Business.** Welcome back.

22 >> good evening, mayor and members of council, Beth Bynan from the Finance
23 Department.>staff is requesting that council hold a special meeting the morning of
24 January 22 to approve the late CSL applicants that have come in past the deadline. All
25 of these applicants have supplied complete applications and payment, and are looking
26 for council approval so that they can operate during this year's festival.

27 >> what do you think? Tim.

28 >> Tim Henney. Beth, could you just give us sort of your impression of how the overall
29 process is working this year versus past years, kind of that historic perspective. I get the
30 sense, this is my view, and I would like to know if it matches with reality, that things are
31 a little smoother this year than they have been in past years.>we did have, kind of, a

1 couple, three years ago, a big blip, you know, a lot of concern about enforcement, and
2 schedules, and the staff being overwhelmed. I don't hear that much anymore. I didn't
3 hear it as much last year as the year before, and I'm not hearing it at all this year. Is that
4 just because my hearing has gone bad, or?

5 >> well as staff, we learn from every festival, and we go back, and we look each time
6 what we can improve upon, what makes it easier, what makes sense to communicate to
7 more of the teams within the city, and so, that's been great. This year, we've got a great
8 team, and we have been very proactive with event planners saying, here are the
9 deadlines, here are your checklists, please come in by these deadlines. It seems like
10 it.>we do get a big influx. During this past week, we have taken over 100 CSL
11 applications. And so, what that entails is, the Building Department has to go out and put
12 eyes on all of these places, and then, they also need to submit the design occupant
13 load, their trash receipt. And so, all of these people have done that, and it might have
14 been a back log from building because they are slammed, they couldn't get certain
15 pieces of their application together on time, but they are trying to be compliant, and we
16 would recommend regulating them with the license.

17 >> just a follow-up, you cited, you know, staff is working well together, and then, the
18 applicants have had more experience, you're dealing with more experienced applicants,
19 and they understand the process better. Is there one thing that you could cite that has
20 been an improvement from last year, or even the year before to this year that has made
21 this better, I'm assuming, a better process?

22 >> i just think overall communication with Jenny's team and the rest of us who are
23 involved in the festival, just staying in the loop on everything and up to speed as a team,
24 instead of being, you know, siloed in our own departments, and trying to put on a
25 festival, you know, one department at a time, so, I think the communication has been
26 great this year, and it is needed too, especially kind of in these critical situations where
27 there is not a lot of time, or we're worried about somebody's occupancy, and it all just
28 comes back down to the reason why we license and its for safety.

29 >>> well, I, for one councilmember, I'm glad to hear all those reasons. I mean, we don't
30 want siloed departments, we want a collaborative effort, we want our education to be
31 effective, and we want a smooth process, a more user-friendly and efficient and
32 effective process, and it sounds like we're achieving that, maybe we have further room
33 to improve, I don't know, but I'm glad to see and hear about the improvement that you
34 are sharing with us. So, thanks.

>> Nann. >> i have a question about the January 10 deadline, because if that deadline said that you have to have your application in by January 10 and now, we have 100 late applications, is there any point in having a deadline? I mean

>> that's a fair question. The 100 late applications that we're approving tonight were not late.>so, if you do vote for the special meeting, that is when we will bring those late applicants. Right now, there are 14. Some of them are at locations have already had umbrella permits pulled, so it's just a matter of getting their fees and registering them at that location, some of them are going into official Sundance venues, like, Nuzzles and Co., so what you just approved tonight on Consent, those weren't late. So yeah, and then, our code, the code, of course, requires that all type 2's get council approval, and so, the only way for us to get the late applicants council approval is to request a special meeting.

>> so, I go back to my question, is it worth having a deadline, in your opinion? >> well, I think, legally, it is something we try to abide to. Mark, maybe you can elaborate?

>> yeah, I think it does, because it forces 90% of that application process forward on even keel with everyone else, but yet, it still allows a little bit of flexibility, just as the DABC does with their liquor licensing.>they allow an administrative late permit process. There is an increase in fees for that late processing, so they do pay for that last- minute processing. And, you know, I think that we can always revisit it. I think Michelle is definitely going to revisit some of the inspection timing again, and we will continue to evaluate whether that makes sense this way, but it is always within council's purview to look at shifting some of this back to staff as well. And so, we are happy to relook at that if council wants.

>> thank you. >> okay.>>> just a quick question. Beth, are these late applicants repeat offenders or they typically people that are sort of new to the application process? Does it vary? I mean, what is the reason for this? And, also

>> some of them are local Main Street property owners trying to secure a deal for Sundance, a deal hasn't been made yet, and this is the deal, and they are past the deadline so they are trying to be compliant. There aren't any repeat offenders on this list. And, you aren't seeing the late applicants, because tonight, that list that you approved weren't, but it's kind of a mixed bag.>there are some people we have been working really hard with to get licensed, and they are coming in late and so it's a little frustrating, but the staff work has pretty much been done at this point between

1 inspections and multiple department approval through Planning, through Finance,
2 through Police, and finally, to council.

3 >> so, we have a week before this, it will be a week from today, and then, so there are
4 14 late applications now, and then, how many are going to trickle in?

5 >> so, we won't be able to take anything after Thursday night because, per the code,
6 the special meeting has to happen three days after the applications.

7 >> right. I thought we had it happen before where you end up having like, two special
8 meanings, because

9 >> we had one on the day of.

10 >> I think we've had that happen once or twice before, we're hoping not to have that
11 happen again.

12 >>> so is Beth. >> [chuckles] >> okay, thanks. >> so, I'm going to open this to the public
13 input, if that is okay? We will now open the public input. Mike, it has been a while.

14 >> it has been a while. >> Happy 2019. >> it's been a long Time, but it's Sundance.>this
15 is Mike Sweeney, and I think I can answer a couple of questions that the city council
16 have asked. I've been permitting since 2003, so I've been through a few Sundance's
17 over that period, and the reason I'm supporting what the staff is trying to do is that there
18 is always something that comes up the last minute, and I really believe strongly that
19 having a deadline is important or we would never get all these people as far as we have
20 today. So, what Mark Harrington is saying, I agree with. Without the deadline, we
21 wouldn't have as many we would have more people. And so, people like me that do
22 permitting, we really try to make sure that our clients get their act together. Sometimes,
23 it happens to be a deal issue like money hasn't transferred hands and so, the person
24 that owns the building says, listen, you're not getting in the space, and so, you're doing
25 permitting, so I've done a number of those. But my issue today is, that I got a phone call
26 at 3 o'clock this afternoon from Vanity Fair and they asked me, well, we need help, and I
27 said, well, that's nice, what do you want me to do?>and, they said we can't get our
28 convention and sales license. And, they were having issues with that, and one of the
29 issues was that the place they were going to go into was not going to be allowed to be
30 used this year, and that was all fair. I knew about it, they didn't know about it, book, and
31 they are doing their own permitting and they called me, but, the Sky Lodge has had
32 some major damage done to it, which I'm not sure the city council is aware of, but I
33 would just like to bring that up, which has to do with Vanity Fair. But, the Sky Lodge had

1 their glycol system, their heat melt system cut by the contractors four the city, and there
2 was a dominos effect on that. Part that dominoes affect was, is we had a tremendous
3 amount of flooding within the building. So, right now, there is maybe one or two people
4 that can stay there, the people that have their own units, but other than that, they've
5 taken everybody out, the city has been very cooperative in helping them try to figure
6 what the solutions are better going to make this thing work for them, but vanity fair
7 would not, I wouldn't when they came to me, I said, well, listen guys, we are going to
8 have to go some way else, here's no other way that I can do and help them then have
9 them do a late convention and sales license. So, I can put them over to tal, and they
10 can go there, but all of my licensing has already been completed, done, and finished,
11 but to bring a new applicant there, I would have to get a convention sales license
12 there.>we could try to work with Sundance and see if they could absorb them, because
13 vanity fair is one of their photography groups, but they are not part of that MFL, so that's
14 an issue. And then, put them in colon lumber over at the Sky Lodge, but I've already
15 pulled the PIPA, the pre-inspection that were doing just in case somebody would want
16 to come to that space, and that doesn't require they use the elevators, but the elevators
17 are out. We had the flood was so bad that it went down the shafts of the elevators and it
18 took out all of the electrical work down at the bottom where they have it. So, I don't
19 know if they can get their elevator fixed within the timeframe that Vanity Fair could be
20 able to do anything on anything else in that space that would be a commercial space,
21 which there are some other ones they are. But, the Coal and Lumber is far enough
22 away. And then, the only other option that I can come up with is just to have them try to
23 do something outside of Park City where you don't need a convention sales license,
24 which the whole point of Vanity Fair is, is to take pictures of the celebrities, and provide
25 those to the Sundance institute. So, I'm asking that, I think I can get my stuff done by
26 Thursday whatever it is, I think I could push the deal to make it happen, but if I don't
27 have the opportunity with the convention and sales license, then it's a moot point.>and I
28 am going to have to find, I don't know, the only other solution is off- site someplace,
29 outside of the city limits because I'm not going to deal with those rules and regulations
30 of Sundance, and what you guys, what year, the city council, is you know, you voted on
31 it, and I have lived up to my end of the bargain and I've dealt with every one of my
32 clients, and this is just a situation where just came out of the blue. So, I think there are
33 some extenuating circumstances, and it would be helpful if we could help Vanity Fair.
34 Thank you. And, if you have any questions, be more than willing to answer them.

35 >> thanks, Mike. >> You're welcome >> staff also thinks it's important to offer a path to
36 compliance if possible. These companies likely will still come and operate even without
37 approval and that way we won't have building permits, fire permits, convention sales

1 licenses to regulate the activity at all and it will be dependent upon code enforcement
2 and police to try to catch everybody who didn't get their licensing in place.>>> dave, did
3 you want to something?

4 >> yeah. Dave Thacker, Chief Building Official. I just wanted to maybe kind of hopefully
5 clarify a few things that Mike brought up. First, in relation to the Sky Lodge and the
6 flooding, it was a pipe that burst, and there were two different issues there. One was the
7 glycol lines that he mentioned that were cut, they were actually cut in relation to the
8 water pipe repair that was done on Heber Avenue, and that was a known commodity,
9 and then as they drained and replaced the glycol into the system, the snow melt system
10 and the sidewalk is where it was cut. There was some residual effects that took
11 place.>and so, they are all being mitigated and we're working with contractors on site,
12 we're working with the owners to make sure that we get all that taking care of in a timely
13 manner. Unfortunately, there was substantial damage to place to the elevators
14 particularly, as those elevator shafts did fill with water in the bottom and had some
15 electrical created some electrical damage to the operation of those systems. So, it's
16 unfortunate, but we're working with the ownership there. And then, in addition to that, I
17 just wanted to bring up that part of the issue with Vanity Fair not being ever use that
18 building is not necessarily related to the damage that was done in that building, but
19 more so, related to the use of the building. The building itself, the units individually are
20 considered residential units, and so, they can't be used for use. In order to use them in
21 commercial use, you would have to go through an administrative conditional use permit
22 application process and that timeline had passed as well. And so, in order for them to
23 get their commercial conventions sales license, they will have to find a location that has
24 already been approved for use during the Sundance event, and I think that's part of the
25 late licensing piece.>but, I wanted to make sure that was clear, that it is not necessarily
26 related to the damage that they are unable to use the Sky Lodge.

27 >> is Vanity Fair an official Sundance sponsor?

28 >> no, they are unaffiliated.

29 >> okay, thank you. Okay, well, if there's nobody else that wants to speak, I will close
30 public hearing. Comments or thoughts from council? >> it just says the morning of the
31 22nd, what time are we looking at?>doesn't it, or did I miss that?

32 >> I think I saw the proposed time at 2:00 pm, which would actually be in the afternoon.

>> that's not in the morning. I am available as soon as known. I don't know if council has a preference, whether they would prefer to do it earlier in the day or later in the day?

>> 2 o'clock is fine. >> does 2 o'clock work for everybody?>okay I will that in the motion then. Do we have a motion then?

>> your honor, I move that we approve new business item number 1. >> okay, do we have a second? >> second. >> okay so, that was Lynn making the motion, and Steve with the second. All in favor. >> [chorus of ayes] >> okay it passes.>>> so, 2 o'clock on the 22nd? >> 2 o'clock on the 22nd.

Okay so, we will move on, Nate, you are up, **Item Number 2**. A resolution to bond for a lot of money. >> yes, Nate Rockwood with Park City. I have two bond resolutions in front of you, and we could take both of them individually, and I kind of have a we could do the light version of each of these or if there's more in depth that you want to see on how these two bonds

>> I would go with light and see how many questions council has.

>> great, okay. So, the first resolution is for the \$48 million GO bond that was approved by the vote.>so, this bond is for the acquisition of the Treasure Hill open space and the Armstrong/Snow Ranch Pasture property. The intent of these resolutions is to set the parameters for the city to go and gather the bond packages to be sold on the market, so this one is being set at \$48 million, 15 year bonds. One quick correction on that is I have that the, you know, we set a high interest rate, I have that it's more likely to be between 3 and 3.4, it's really more likely to be more in the 2.7% rate when it is sold. And so, that is kind of the parameters that we are setting here. And then, we just asked for a resolution to adopt those. Within this staff report, I put together a table on how the GO bonds and the sales tax revenue bonds combined to fund the different projects. So, where basically issuing two bonds, one against the property tax that was voted, and one against sales revenue that was anticipated to go towards projects.>as part of the budget process, we went through a long series of meetings evaluating all those projects in order to bring the go portion of the bond down, and so there's a table in here showing the different things. But what we're doing with these two bonds is funding basically three projects, the Treasure Hill open space, the Armstrong acquisition, and then, continuing to bond for the affordable housing piece which I'll talk about on the next resolution. But, if there are any questions related to that, I can answer those now or, well, I probably have to answer those now unless however, you want to take it. I mean, you could adopt

>> How about we see if there are any questions, okay. With that, do you have any questions?

Lynn. >> I will just ask a question.>you know, I heard the conversation with Matt on the radio yesterday and the \$17,000 from the 2018 year in surplus, there was a question raised about, you know, going forward, if there is a surplus, are we going to apply some of that to bring down the cost of the bond. Is any of that is that an option?

>> yes, that is an option. You know, when we were going through that process, then we estimated what that amount would be. It came in right there at that amount and what we typically do is, the city is able to have reserves in the General Fund of 25% of the revenue for that year. Council has always set a policy that have as close to that 25%, you know, as revenues go up each year, then that amount goes up, and if you have some surpluses, typically, we apply it to those reserves, and then, if there is, if we hit the 25%, then we allocate those towards projects for the next year. With that, with the amount that we had this year, it was about \$900,000, so, we kind of estimated between \$600,000 and \$800,000, so we were just a little bit above that.>what that does is, for the reserves is, if we would not use that \$700,000 and applied to the reserves then we would be at about 22.4% of the 25%, so we are not quite at the maximum amount of the reserves. When we take that \$700,000 that we have that the city council allocated towards this purchase, then that drops that down to about 20%, which is fine. The state limit used to be 18%, so anything between 18% and 25% is a good reserve to have. So, that is really the good question, is yeah, you can apply that, it just takes into the reserve. The reason for that is because as revenues go up each year than 25% goes up each year and your kind of having to contribute a little bit more each year to maintain it but were right in the range that I think we want to be and yeah, you could do \$100,000 here and there and in the end, it's pretty close to being the same.

>> but Lynn, in direct response to the question on the radio, we are using our surplus to pay this down, to reduce the tax burden, it's just the surplus always runs about one year behind, so we're using our 2018 surplus which didn't really come in in full until what, October of 2018?

>> yeah, we just barely closed the fiscal year.

>> so, you know, it would be irresponsible to use 2019 surplus because we don't know either if we are going to have one or what it would be.>we would have to take a wild guess. >>oh, is that what you are asking, is using the 2019 surplus?

>> well, I'm just asking going forward, the surplus, you know, the fact that you found the seven or eight that was \$100,000 from 2018, is that something, I mean, I know that we are going to in the future, I would assume, move back toward some of those projects that we have put off. >> yeah. >> and, to this, and so, when the question came up, I mean, think I understood the question, that are we going to continue to find money to pay it down so, i just wanted that.

>> yeah, at the end of each budget cycle, then we bring that forward and you are able to allocate it towards what you want. >> right.

>>> so that will just continue to be the conversation. >> right. >> we have no idea what it would be at this point. Okay. >> yeah, thank you. >> any other questions?

Tim Henney. I just want to point out this is the first time I ever heard Nate recognize the term surplus when we're dealing with budgets. He generally, says there is no such thing as a surplus, so it's interesting to have that conversation.

But Nate, even >> I was very close to saying that just a second ago on the 2019. There is no surplus.

>> but, with regard to 2019, whatever happens at the year end, it would be unusual to pay down a bond that we have already issued and authorized and sold.

>> right, you wouldn't be paying down the bond. You could be applying it to the projects that are deferred.>>> right. >> that's kind of what I was thinking, do you want to apply it towards the projects that we deferred?

>> yeah. Well, that's what i was kind of asking, yeah.

>> yeah, that's what we would do is we would apply it to those projects or any projects.

>> I think that we should dispel the notion that any potential future budget surpluses could be used to pay down the treasure bond which has already been authorized and sold. Now, you do refinance bonds from time to time to capture interest rates and that saves taxpayers a lot of money, or it has through the years so, that is always a possibility, but i don't think using future surpluses would be applied to paying off a bond early.

>>> yeah, and let me just define the surpluses really quick. So, what it is, is at the year end, you have the budget, all the department within the general fund have their budget, they are required to come in at or under the budget. If you are over budget, you know,

1 you will have some ramifications from a department manager standpoint, so we're
2 always aiming to come in just under those budgets. On the other side, on the revenue
3 side, you're always aiming to forecast the revenues just under what you think so your
4 revenues always come in a little bit stronger, your budgets always come in just below,
5 and so, that is that gap. So, when we're talking about the \$900,000 in the General Fund
6 from the revenue and the budget savings, that is about 2% of the General Fund, so
7 when you talk about, are we forecasting that right, we are within 2% of what we think
8 we're going to spend and what we think we're going to generate. So, I think that we are
9 kind of right on par there. If it flipped on us, that's when you would really have a problem
10 because you're not running a sustainable finance year, basically.>so, that is exactly it. If
11 we were to hit it right on, that probably wouldn't be too good, that would be a little scary,
12 yeah.

13 >> any other questions before I go to public input? Okay so, we will open the public
14 hearing. If anybody would like to speak on this matter, please step forward. No takers,
15 so we will close the public hearing.

16 >> just one little, it's a nit, because I'm sure you'll fix it when fill in the blank on the date,
17 but you had it right everywhere else.>on page 19 of the actual bond language, you've
18 got a 2017 date in their up near the top. >> okay. >> I figured you'd catch it, but

19 >> yeah. Yeah, we will continue to go through there and change any of the 2017's.
20 Okay.

21 >> would anybody like to make a motion? >> hello, this is Steve Joyce. Your honor, i
22 move we approve new business item number 3. >> Lynn seconds.>>> this is 2. >> 2. 2.
23 >> 2, sorry, i jumped ahead. >> yeah. >> sorry, wrong bond. >> and, Lynn will second.
24 >> okay, all in favor. >> [chorus of ayes] >> okay it passes. >> woo hoo!>>> good work.
25 >> great.

26 **Item 3**

27 >> Nate. >> all right well, this is the second part of this bond, and the reason why these
28 bonds are coming together is because both of them are needed to meet the purchase
29 price of the Treasure Hill, which is due on or before April 1. And so, with that, similar to
30 the last sales revenue bond that we did, which was a multiple part bond, this is also a
31 multiple part bond. It has two pieces to it. One of the pieces is to pay for the remaining
32 portion of the treasure hill purchase. And again, those were projects that were de-
33 obligated through the budget process.>this was a budget that was anticipated being

1 issued to pay for those projects, we delayed or deferred those, and so, we're still issuing
2 the bond, but for the purpose of the treasure hill piece. So, the amount of that which is
3 pledged against the additional reserved sales tax is \$10,300,000. There was a 2017
4 sales tax bond also issued in 2017, \$6 million of that was already pledged toward that
5 down payment on the treasure hill piece, and that was another project that was kind of
6 de-obligated, so those were all grouped together when we went through that piece. The
7 other the second portion of this bond is the, as we continue along the affordable
8 housing pipeline and projects, we've had a couple of smaller projects with the central
9 park condo's and the phase 1 of the Woodside. We are designing, and we are moving
10 into the Woodside phase 2, which is a larger piece, and so, we're issuing the remaining
11 amount of sales revenue bonds. If you recall when we issued those 17's, maiden
12 interlocal agreement between the RDA, which is paid affordable housing, and the city,
13 we are still under that agreement issuing the remaining amount of the revenue from the
14 RDA so that we can move forward with phase 2 of the Woodside project. And, we are
15 revolving that, so when you kind of look at where we have been, we've been able to
16 revolve, we have been able to purchase the central park condo's, sell those, take that
17 money, revolve it in the next one, we are in the process right now building phase 1,
18 when those are sold, those will be revolved back into it, combined with this \$21,700,000
19 bond and that will pay for Woodside phase 2. Now, Woodside phase 2 will then be sold,
20 and we will continue to roll that money forward to the next affordable housing project.
21 So, that is just kind of just the two parts of this bond.

22 >>> thank you, Nate. >> and then, if you have any additional questions about that, then
23 I have information how on that I will take any questions. >> any additional questions?
24 Any?

25 >> I have just one. >> Lynn. >> what is the projected cost of the phase 2 over and
26 above that we're using those funds to revolve back in from the sale of the other ones to
27 make the total?>>> the total cost of what we are anticipating it to be? >> yes. >> you
28 know, we purchase that other piece of property, so we kind of have increased the phase
29 2. >> right. >> so, there is, including that piece of property in there, and then, with that
30 purchase, we were actually able to add a lot more units, so there's a lot more costs
31 associated with that, so when we look at that, we're looking at about a \$25 million
32 project for that.

33 >> okay. >> so, when you kind of revolve the funds that we have from the first two
34 projects, you end up with about \$3.75 million. >> okay.

>>> and, you add that to the \$21.7 million and we are >> right about there. >> right at about \$25 million, so we are right about there.

>> okay. >> okay. I am going to move to the public hearing. If there is anybody who would like to speak on this matter, please step forward. Okay, we will close the public hearing.>further questions, comments, or a motion? >> thank you for the chart.

>> okay. >> yeah. >> I have a whole presentation on all these highlights on how the chart all fits together, but I'm glad i do not have to go through it, so.

>> thank you for not bringing all of that to us. >> can i make a motion?>>> sure. >> your honor, I move that we approve new business item number 3. >> Nann seconds. >> I'm sorry, that was Becca. >> okay, all in favor. >> [chorus of ayes] >> okay. >> great. >> yay.>>> we just agreed to spending \$80 million, but who is counting? >> yeah, who is counting?

>> we will come back on February 14 to have a public hearing on the sales revenue portion of the bond, on the GO portion of the bond. We will continue to have notices, but we will proceed with putting that together and moving towards the sale.

>> thank you. >> okay. Good work, neat.

>>> do we get to have a party when the sale goes through?

>> Nate will. >> It is a party every day in the Budget Department.

>> okay. Francisco, I don't think that we've seen you in a little while. >> It's good to see you back. >> at least not this year so far.>>> Francisco Astorga, senior planner with the Planning Department. And, I think you're right. I think this is my first presentation with council this year. I just want to show you one exhibit as we move onto **Item Number 4**, which this is to plat amendments. This is also found on page 126 of the staff report, where we have a plat amendment for 510 Ontario Ave. This is the area in red which combines, officially combines three actually, two metes and bounds parcels within the Park City Survey, plus, this area here which has already been transferred by these two property owners from roundabout condominiums to 510 Ontario. That is the first plat amendment.>the second is a condominium plat amendment that simply changes the boundary of the roundabout condominiums. That is pretty much all I have, other than I want to reiterate that, as indicated on the staff report, this area was not counted or utilized for open space. This area was platted as common space in the roundabout condominiums as it was not a master plan development. No public input has been

1 received. The Planning Commission did forward a positive recommendation to the city
2 council. Unless the council has any other questions or concerns or either from the
3 analysis outlined in the staff report, we do recommend that you hold a public hearing,
4 and that you approve the findings of fact, conclusions of law, and the conditions of
5 approval found in the two separate draft ordinances. I do believe that we have to have
6 two motions for that.>i think that we can go ahead and do the public hearings together.
7 I'm looking at legal, I think that is correct, but we do need two different motions for the
8 two different plats as we have two different ordinances for each one.

9 >> okay, any questions? Lynn. >> i just was curious, Francisco, I assume that the
10 reason for this is because I think it mentions in the packet about expanding the house
11 onto the Deer Valley Drive side of the property, of the proposed property, because, right
12 now, it sits right up against the back of it, and then, i was just kind of curious, I read in
13 the packet that you will be able to access it from the Deer Valley Side, and I meant to
14 look at it today, I assume there is a steep slope there.

15 >> yeah, it is steep. This is indeed considered a front yard area, it is a direct access to
16 that right-of-way, but as we've worked this out with the city engineer, based on the
17 status of Deer Valley Drive being a major collector, we want to restrict access from that
18 specific right of way, and the applicant agreed to it.>they are ready have access off of
19 Ontario Avenue, so we wanted to maintain that, and that will be a plat note as it is
20 conditioned. There are some concepts that our office has reviewed yeah, that is right,
21 where they want to add a garage north of the existing house plus an addition, and they
22 would need that area for setback purposes, and also, the addition.

23 >> okay. Nann. >> Am I looking at this right, that the existing house was on an un-
24 platted lot? >> yes well, no. It was part of the Park City Survey.>the issue is, is what
25 was allowed in the 80s and 90s as far as applying for a building permit. Currently, the
26 policy has changed, and we need a legal lot of record, a record that has legally been
27 subdivided. If that specific lot is in old town, specifically, park city survey or snyder's
28 addition, and they are not and it's fulfilling the requirements as far as setbacks being in
29 the usual configuration of 25 and 75, we do recognize those as legal lots of record. But,
30 you are correct that this lot line here in the very, very front was never respected and it
31 was just a different policy back in the 70s, 80s, and 90s. >> okay, thanks.

32 >> okay, I will now open the public hearing. If you would like to speak on, we have two
33 ordinances here at 2019-03, and 2019-04. Okay, no one has stepped forward, so we
34 will close the public hearing.

1 Steve.>>> I do have one question, just, it's a little bit of a side issue, but there's the
2 chunk of land that is kind of between 510 Ontario and the roundabout, do you happen to
3 know who owns that land?

4 >> I'm sorry, it's not following, which specific land?

5 >> if you had from 510 Ontario to the roundabout, there's a chunk of land that is not part
6 of this parcel. Go the other way, towards the roundabout, towards the roundabout, there
7 you go, right there. Do you happen to know whose land that is? Is that?

8 >> it is either UDOT, or it is a city right of way.

9 >>> okay. >> i did research this months ago, but it is a right-of-way type of designation.

10 >> okay so, no other house is going to appear there or anything like that? >> it is not a
11 private, correct. >> okay. >> It is the same parcel that follows on to the middle of the
12 roundabout. >> oh, okay, okay, thank you.>it is kind of a side issue, but i just wanted to
13 make sure if they were going north with their house, that we weren't going to run into yet
14 another house.

15 >> but Steve, I think Deer Valley, this is Mark, Deer Valley does own, I think, a sliver in
16 there as well. >> they have their little sign there. I didn't know. Okay, thank you. >>
17 yeah, you are right, it could be this one. >> okay, further comments or a motion?

18 >>> this is Steve Joyce. I move that we approve ordinance number 2019-3, and
19 ordinance for 510 Ontario avenue plat amendment. >> Nann seconds. >> okay, any
20 further discussion? All in favor. >> [chorus of ayes] >> okay, that passes.

21 >> this is Steve Joyce again.>I move that we approve ordinance number 2019-4, an
22 ordinance amending ordinance number 15-12, and approving the roundabout
23 condominiums first amendment. >> second. >> that was Becca that made the second.
24 >> that was Becca. >> any further discussion? Okay, all in favor. >> [chorus of ayes] >>
25 okay, it passes.>good work.

26 >> thank you. >> and, I like your two restrictions there about duplexes and the
27 driveways. >> thank you. Should I move right along with the next item? >> i think so.

28 >> **Item Number 5**, this is an ordinance approving the North Silverlake Amended And
29 Restated Condominium Plat Second Amendment.>this is essentially, fine-tuning a
30 specific boundary as all of these houses were platted as condominiums, and it is also
31 changing some of the driveway conditions that affect three platted, the excess of three

lots through the specific driveway. We do have an applicant representative here, applicant here, Alison Phillips Belnap, but we do recommend that you approve the requested condominium plat amendment. The planning commission provided a positive recommendation. I will be more than happy to answer any questions regarding the proposal or the analysis. So, we do recommend that you open a public hearing and approve the findings, the facts, the conclusions of law, and the conditions of approval as found in the draft ordinance. Any questions?

Becca.>>> is there any benefit to redoing the right- of-way? >> of course, you can. Yeah, the benefit is they had a shift in easement for the sewer district.

>> okay. >> that was the purpose of that.

>> and, i am Allison Phillips Belnap from Ballard Spahr. And, I'm happy to answer any questions.

>thank you. >> great. Well let's go to the public hearing and see if they have anything to say. We will now open the public hearing. Okay, seeing no input, we will close the public hearing. Does council have comments or additional questions? >> Just a question on unit 14. I mean, I'm just curious, what happened there that it just got built at an angle?>i mean, it literally looks like they just rotated the house on the map.

>> it does show that on page 160. >> yeah. >> you're absolutely right.

>> did it just get built in the wrong place and we're just adjusting? >> yes. >> i think the way to answer that is just, sometimes when you get in and you get into the construction, the plans have to change. So, it's that the house plan that was originally planned there, there is a slight change.>there is a decrease of private area of 37 ft. So, as we got in and were constructing, that change was required. And, it is a fairly common practice in developments like this to have an amendment to a plat to reflected as constructed. >> okay.

>> i have one quick comment there's is nit edit under the conclusions of law on the ordinance. The numbering is, on my copy, is 1123, so just before that is completely codified, it needs to be corrected. >> okay.

>>> this is Steve Joyce. I move that we approve ordinance number 2019-05 ordinance approving n. Silverlake amended and restated condominium plat second amendment, as amended. >> second, says Becca gerber. >> well done. All in favor. >> [chorus of ayes] >> okay, it passes. >

1 > do you think we might take a quick potty break before we get into this one?>>> we will
2 take a five-minute break before we start the next item. >> [recess]

3 Hannah Tyler>> the planning department, and I'm going to go ahead and introduce
4 everyone, and then, obviously, they will introduce themselves as they start to speak. But
5 I have Anya Grahm, this is her last city council meeting, so we should make this one
6 special. And then, on my right, i have Doug Stevens, who is the chair of our historic
7 preservation board, and then, Laura Newberry, who is also a planner in the planning
8 department. Tonight, for this item, you're looking for the land management codes for the
9 design guidelines, and kind of what we're going to do is, give you a broader background
10 than what we provided in the staff report so, my apologies for that, to hopefully, give you
11 some context of what you're looking at and how we got here. Specifically, i know this is
12 a lot of things, but i want to identify all of the historic preservation board meetings that
13 we went to, and Doug wasn't on the board for all of those, but he did sit through many of
14 them. And, we started in 2014, specifically looking at the concept of revisiting the design
15 guidelines.>the current set of design guidelines were adopted in 2009. And so, you
16 know, this year, they are turning 10 years old, and this was intended to be a living
17 document. And so, starting in 2014, that was a year when Cindy Matsumoto was the
18 liaison from city council to HPB, and so, she did sit through most of these meetings as
19 well. And, here and there, she would provide minor comments in the back. But really,
20 what we did over the last four years, you will note, the last meeting was in 2018. So, we
21 went from 2014 to 2018 with the HPB. We took a pretty large document and we broke it
22 up into sections. And so, our goal with them was to look at each individual item one at a
23 time. So maybe, we would talk about roofing materials and siding materials in one
24 meeting, rather than having them look at it all at once like we are doing to you right
25 now.>so, we apologize about that. But, this really is four years in the making and a lot of
26 hard work from you guys and the HPB.

27 >>> in 2015, there was a joint meeting between city council and HPB to give staff
28 direction to pursue these after several work sessions. And so, we are here, five years
29 later. Hopefully, in effort, in 2019, at some point, get these adopted. The overarching
30 goal of this rewrite, i would say, a large amendment, was to clarify. The existing
31 guidelines aren't as predictable as i think we would want them to be for the development
32 community, and also, for staff to use.>and so, the larger goal here was to create more
33 consistency in how they are applied and how they are interpreted. And so, starting in
34 2015, we went through several LMC amendments, and i will turn this over to Anya to
35 talk about specifically, about some LMC amendments that were intended to support the
36 design guideline document.

>> so, Anya Grahn, historic preservation planner. So, while we were with the historic preservation board and spending so much quality time on all the things related to the historic structures and the new construction, we realize that there were a lot of places where, even though the design guidelines are helpful, the land management code really comes into play and is the overarching document and helps us, you know, it's a little bit stronger of a tool for us. And so, some of the things that we've looked at recently, and you have all seen through the LMC amendments have been, standards for relocation and reorientation of historic structures, limitations on flat roofs, and then, the most recent one that we partnered with the sustainability department on was this whole smart designation and the solar panel discussions. And then, as we always have been, basically, 2016 through 2018, we have been providing quarterly updates to just kind of let you know that we are working on those design guidelines. And, throughout, since 2014 and 2015, we have been working through several public outreach efforts to create a larger awareness among the architect and development community, but also the average citizen who might be living in old town or considering purchasing a home in old town.>we wanted to make sure that we were available. And so, we hosted a series of events, and also, open houses within the every week, i think it was 2015 through 2016, on Mondays, we had open hours for staff to meet with anyone who was interested in looking at the design guidelines and start talking specifically about one of those chunks we were taking to HPB. And, I think, I was talking to Anne about this today, but I think it was a really good exercise for us because we had some people who had, you know, very interesting opinions about what historic preservation meant to the city, and so, I think, for us, it was a good opportunity for us to be challenged, and, hopefully, compromised in a way, and so, I think a lot of those discussions with some of those more modern architects brought us, sort of, we were able to meet in the middle. And so, I think Anya can talk specifically about some of those events we held with the public.

>> sure, and I don't want to read this slide to you, but I think the most fun one we had was the valentines themed one where we love the historic district. It was sort of our kickoff one, not just letting the public know that we were going to start looking at the design guidelines, but also talking about some of the other programs and things that we had going on within the historic district and our historic preservation program in general. Like Hannah said, we sat down, and we got out a whiteboard, and we met with professionals in the architecture design and building community, and we talked about, you know, what were some of their struggles with the design guidelines, where could we improve things, and that also, kind of, led us to some of the land management code changes that we made.>we also created a design guideline webpage, and it is still up on the city's website. We tried to include as many historic preservation board meetings

1 in there. Like Hannah said, we advertise our office hours, and we also gave some
2 frequently asked questions, just to kind of help people understand why we were doing
3 this and what it was all about. And then, the hpb meetings and the quarterly update is
4 what we already talked about.

5 >> so, looking at some of our overall goals of this, like Hannah mentioned, the
6 guidelines were intended to be a living document. They are now 10 years old and we
7 haven't looked at them, so this was kind of our first go around at really making sure that
8 they were up-to-date and reflective of what was going on in the district. We want to
9 make sure that our design guidelines are helping us maintain our historic integrity and
10 the character of our historic districts because that helps us maintain our national register
11 listings.>we also wanted to make sure that there was consistency between the LMC and
12 the design guidelines, and that is, you know, one of the reasons that you saw was
13 making some LMC amendments. And, most importantly, we wanted to try to make it
14 user friendly. As we sat through our design review team meetings every week with the
15 public, we were noticing that even though our guidelines, we understand our guidelines
16 and what the intent was, it doesn't mean that the public and other users know what
17 those guidelines mean. And so, even though there is a ton of red lines in there, really,
18 we are trying to be very precise and clear about what is expected of people as they go
19 to design these. And then, we reorganize the guidelines just to help make it more user-
20 friendly so people weren't flipping back and forth between the two sections, and those
21 are the four sections that you see there. So then, more like the overall revisions that we
22 made, Hannah and I know about the right treatments for historic materials since that is
23 our background and training, but not everybody knows, you know, how to use wood
24 filler, how to, you know, clean historic metals, and things like that. And so, we wanted to
25 make sure that what we were creating was going to be a guide, not only for contractors,
26 but also, the planning staff.>a lot of times, we get questions about, how should I do this,
27 or how should I do that, and we have to kind of give them the guidance, and so, that
28 was our goal with some of those pieces. We also wanted to make sure that there was
29 greater transparency in what compatible design meant. And, giving better definitions for
30 compatibility, complementary, and subordinate. These are all terms that are in the
31 General Plan, but I think on that every day use, people don't go to the General Plan to
32 look for the definition, and so, we wanted to make sure that they had some direction.
33 And then, we were really looking to make sure that there was a greater focus on the
34 visual unity and cohesiveness of the blocks, you know, the massing, and the scale in
35 the historic district, because that is really what has the biggest influence. I mean, when
36 something doesn't fit in the district, everybody sees it, everybody knows that it doesn't fit
37 in, and so, we were trying to help guide it to make sure that the new stuff does.

>> and, I think that is all we have, and I don't know if that has anything.>he doesn't have to say anything, but if he wants to, this is your time.

>> I just do want to add that throughout all the historic preservation board meetings, one of the things that we were trying to do too was look at the unintended consequences of the design guidelines that if, and at the same time get the design community not to try to box them in, to give them lots of flexibility so that our historic built environment and our newly built environment would still remain creative and current with today's design guidelines and into the future. So, there was a lot of time spent going back and forth on how these might be interpreted by the design community as they were being built.

>> and, I know we have been made aware, staff has been made aware, that you may want to continue this, and obviously, that is totally fine with us. But, we are happy to discuss any specifics you have, or any direction you have that you want clarification on that we might not be able to provide tonight, we would be happy to come back and discuss this further. And again, I apologize, I know we have five years of work here and you got this packet yesterday. So, that is, I can imagine what that would be like to read these and really comprehend the scope of this, so we are happy to come back.

>> well, thank you. Thank you. And clearly, a ton of work has gone into this, and I don't think that has ever been questioned by council. From our standpoint, it's more absorption. And, making sure, also, that even though the public's been very involved, they haven't been as involved recently. We just want to make sure, as we roll this out, that we have great public buy-in and support. So, with that, let's start with any questions or comments.

>Steve. >> it was hard for me to understand, you know, if we look at what happens a lot in historic districts, somebody will take a small house, and trying to maintain enough of the historic piece of it, they will basically, triple the size of it. Are we trying to change whether that's allowed or not? Are we

>> i think just based on our setbacks, and, like, footprint calculations, we haven't tried to change the size of the house, but one thing that we've really looked at was breaking up both the mass and scale of the new edition, so that it better fits in with the historic house, and also, where the location of that transitional element is. So, between the historic house and the new addition, there is usually some kind of a neck or a connector piece, and we've noticed that these transitional elements are becoming more of an addition and less of a transition. You know, we sit down in our design review team meetings and say, you know, you need a transition, and they say, how about I give you

1 6 inches or 3 inches on both sides of the historic house. Well, that's really not the intent,
2 right?>the intent is so that, should the addition go way at some point, you can still read
3 where that historic house is. And so, we spent a lot of time just trying to figure out what
4 the math would be on that. And that is, I think, what you are seeing on the design
5 guidelines is how to get the new mass and the new addition pushed back so that it can
6 read more on its own.

7 >> okay. This is Steve Joyce again. The reason I asked this is, I saw a lot of things,
8 particularly for the residential area, which is, quite frankly, mostly what I had time to get
9 through, but there were things, I mean, I would just read a couple of them. The historic
10 height and setback of retaining walls along the street.>I'm sorry, maintained the historic
11 height and setback of retaining walls along the street, the character of the historic site
12 should not be significantly altered by substantially changing the portion of built and/or
13 paved open space. There is a whole bunch of these. Maintain on-site native species, or
14 yeah, native plantings. It's really easy to look at those and go, wait, how do I double the
15 size of my house, I will just be blatant about it, how do I double or triple the size of my
16 house, leave the plantings where they are, leave the walls where they are, leave the
17 setbacks where they are, leave the proportion of open space where it is, leave the
18 proportion of paved space where it is, and do anything that is fundamentally different,
19 which is why it started this with, are you trying to eliminate people's ability to do that or
20 not. And, there are 20 of those things that I look at and go, you can't follow this if you
21 are doing kind of the standard build something on the back of it.

22 >> I can really take this one. I think what is making this hard to use in its current form is
23 that this is not laid out like our current ones, because we wanted this to get approved
24 before we went, and had this actually designed, and headings, and pictures and things,
25 and so, I think once this is actually broken up into a document similar in the layout of our
26 current one, in that it's a book, and there's chapters and things, I think it would be a lot
27 more applicable for design professionals to use.>we are not addressing house size, but
28 rather, I would tell that person, hey, flip to the addition section and you will be able to
29 see exactly what we are looking for with your new addition to a historic structure. And
30 so, I think, probably, the layout of this is probably what's making it a little difficult to
31 follow and/or use.

32 >> well, and let us look at it too, because, like you said, the build to open space, I don't
33 know that we're necessarily saying, like, as existing, the historic house on the lot takes
34 up 25%, so you can't add in. I think what we're trying to get at is, the view of the

1 property from the right-of-way. And so, let us look and see if there's not a better way to
2 word some of those pieces.

3 >> yeah, if you just, if you just read through it, and again, my concern is partly that
4 you're actually doing a step I think which is good, which is starting to codify this stuff.
5 So, you've got more spine to it.>it really does have some specific things that would be, I
6 think, nearly impossible to meet. I've always had questions about the whole, you know,
7 replace vegetation when you get rid of it. The answer is, if you are tripling the size of
8 your house on a fairly small lot in historic, you know, the historic district, you're not going
9 to put a 60 foot elm tree back where you just built a house. And, you know, the same
10 kind of thing where there are these proportions and retaining walls, and that kind of
11 stuff. And, if it's supposed to be kind of soft as guidelines of, try to, versus you need to,
12 or you should, it doesn't read that way at all. It reads pretty crisp, which is where i think
13 you guys were headed, but i just, I found case after case where it was kind of difficult to
14 imagine how this could be implemented and not break a bunch of these rules.

15 >> other thoughts?>>> I have a couple of thoughts, and I really like your sections that
16 were, why preserving original windows is recommended, why preserving original siding
17 is recommended, in the points, I did have some questions though about some of the
18 energy efficiencies, and some of the points seem to be a little bit opposing, you know,
19 because it says something like, rebuilding historic windows and adding storm windows
20 makes them as energy efficient as new vinyl windows, and then, like, three steps down,
21 it says, vinyl windows have a high failure rate. And so, you know, the lumber can, you
22 know, last forever, and then, they, you know, they still can expand and contract, and I'm
23 just wondering, so like, for me, I live in a condominium built in like, 1973, but I couldn't
24 go in there and be like, I'd love to get wooden windows because they have a less failure
25 rate, like, I'm going to get, you know, whatever vinyl, or whatever. How, I guess my
26 questions are, how is our goal to create a balance between energy efficiency, or is it just
27 straight up historic preservation? Can people use windows that they put in, you know,
28 storm windows behind historic wood windows. And then, I guess, yeah, kind of, how is
29 the balance going to work in this? Because, are we making are the renovations that the
30 people do to their historic homes going to be livable?

31 >> yeah, I mean, I can take that one.>I think, in many instances, two things have
32 happened to these historic houses, either the original windows aren't there, or they are
33 so beyond repair that they can't be repaired, and so, that is pretty common, and we
34 have a material deconstruction review by the historic preservation board, and I would
35 say that in almost 90% of the houses, if there are historic windows, they are typically,

1 we have them, we have an independent assessment done to say that they are beyond
2 repair. And, at that point, they can replace them with wood windows. And so, on the
3 historic part, we are pretty specific in that you need to have wood windows, that's not to
4 say that new wood windows aren't energy-efficient. I think we could argue that they are.
5 And then, on the additions, we allow an aluminum clad or something like that. And, I
6 mean, new windows are typically pretty energy-efficient. And so, we don't allow vinyl
7 windows, and that's pretty standard throughout the United States in most historic
8 districts, so it's not like were being

9 >> what is a vinyl window?

10 >>> it would be like the white plastic that you get from Home Depot, usually. So, I would
11 just add to that too that, you know, on a case-by-case basis, there are so many new
12 products floating on the construction market that we have looked at others that match.
13 Like, we typically tell people to use wood windows or use an aluminum clad wood
14 window in the historic district. But, you know, there's been cases where they have been
15 able to use like, a vinyl clad window that matches the dimensions in the proportions and
16 looks very similar to an aluminum clad window. And, there's been some good examples
17 where they use like, some kind of fiber, or window materials too, and, I mean, I think it
18 just kind of depends. And, we look at those on a case-by-case basis to make sure that it
19 is not looking like plastic in the historic district.

20 >> okay.>>> and, I would just also note too that our sidebars are meant to be kind of
21 informative to help the public understand, or the user of the guidelines understand
22 where we are coming from, not to necessarily be a set of hard and fast rules the way
23 that the other guidelines are.

24 >> yeah, this is Doug Stevens. I have done a few historic homes that I can tell you that
25 a historic home can be just as efficient and comfortable as a new constructed home,
26 partially because it is merging with some of the building department requirements with
27 regards to the vapor barriers in insulation, so, you have, often, you are required to use a
28 better insulation, a sprayed in foam that seals everything up. Windows are just as
29 efficient. So yes, Becca, you can take and come up with a very, very comfortable
30 historic home under these guidelines.

31 >> okay. And, go ahead.>>> no, you finish. >> and, one of my other questions was,
32 there is a couple parts in here about that era of restoration, and even in the opening
33 resolution, it talks about the importance of the mining era and how that contributes to
34 Park City's unique cultural story, and I'm always kind of a little bit sad that we still don't

1 recognize our ski culture at all in any of these. You guys were waiting for me to say that,
2 I know, you're like, she's going to bring it up, I know, but, well, it's so funny, because I
3 think you hear over and over, why would anyone want to save those, they're just pieces
4 of A-Frames or blah, blah, blah, but then, we go out of our way to preserve like, a falling
5 down garage, you know, because of its historic significance, and I think that our ski era
6 housing also contributes a lot to our unique cultural identity, and it does have a unique
7 there's a unique form and features to those buildings. And, when you look at that,
8 whatever the definitions under the era of restoration, they are like on opposite ends.
9 But, how, is there going to be an opportunity for us to start bringing that into the
10 discussion, and are there guidelines out there about restoring ski era houses, and
11 preserving some of our ski era buildings that we could even just have as
12 recommendations for people that would like to see those preserved?

13 >> In 2014, one of the work sessions, it was actually, one of my first work sessions with
14 you guys was a work session on preserving the ski era, and we were given direction not
15 to pursue it. And so, I think, if you guys want us to revisit that, we can come back and
16 give an education and give some history.>but, that's sort of why we haven't addressed
17 it, as we were given direction not to, and I see some chuckles from people who were
18 there.

19 >> I know. >> but, I guess, if we had a majority that wanted us to look at that again, we
20 could. But, that sort of where we're at with ski era. >> I feel like it's a part of our story of
21 who we are as a community. And, especially since, you know, with the passing of Stein
22 over Stein Eriksen, what was it, two years ago, and

23 >> I know, but even like, the Lodges, I mean, that's not in our historic district, but the,
24 just like, kind of the feel of some of those old ski houses in that era, in that kind of, you
25 know, we lost Warren Miller a few years back, we can't lose our history. [chuckles] if I
26 or, go ahead,

27 Nann.>>> I don't necessarily disagree with you, Becca, but I was on planning
28 commission at the time when those conversations were being had, and I've got to tell
29 you, people came out with pitchforks and torches to not make them historic.

30 >> I know.

31 >> designated as historic, and you know, I had people call me at home saying, if you do
32 this, I'm going to tear my house down before it can possibly be done.

>> how did it happen when they made the historic district originally when they made the miners houses, I mean, was it just so long ago when nobody's houses were worth anything at that point anyways, and they were like, oh sure, I want a ribbon on my house because property values were so low they didn't care, and now, property values are so high, the ribbon is not worth as much? I don't know, but just, it's sad because we are going to lose it, and there are some cool, unique buildings that we still have in town.

>> I don't disagree with you either. I just think there's something about, yeah, that era, and the time, like, those ski area buildings seem much more current, and they were at a time we all remember when the cheapest of the cheap, which also our historic homes in town were the cheapest of the cheap with newspaper, you know for insulation.>but, much like we, you know, we have the historic grants, grant program for renovation, you know, I thought that the only reason, I mean, there are a couple cool, pregnant A-Frames up there that have been redone to a certain is that what they're called? Okay, I just, yeah.

>> look, I think if the majority of council wants, we can come back and have a discussion on this. You know, I've sat through several of those and they all kind of end up in the same place, which is, another three or four A-Frames will get ripped down. >> right.

>> but, if we want to discuss it, you know, all of who would like to bring it back in a future work session? >> I want to bring it back in a way that people don't go out and rip down their A-Frame, though.

>>> just incentives, that's what I was thinking. The only thing you can do is try to make some incentive to renovate.

>> would you guys like to spend a little bit of time thinking about some incentives and maybe following up with Becca and Lynn on some ideas? >> yes, I can. >> see if it's worth having a future work session?

>> and, that was sort of the basis of that 2014 conversation was talking about potential grant funding and some other ways to get people to save them, and it ended like, they said, so, if we have a majority, we can come back, and I can maybe share that work session and some minutes with you guys to review what happened as well.

>> maybe if you could share the work session with them since they weren't there, and talk about some of those incentives, and then, we can revisit whether we want to do a future work session.

1 >>> I was there, I remember the pitchforks, and I just wanted to, I'm not necessarily
2 supportive of anything, but I get what you're saying, Becca. I am just trying to support
3 what she was saying.

4 >> okay, thank you. Thank you. I just want to follow up on what some of the
5 sustainability features of this. I think it's important we do get a balance that these homes
6 are both and energetic and livable, and so, if we take support time on this item and the
7 next item, I would very much like Sustainability to go through it and, you know, co-
8 present, and bring some of their thoughts. And, you know, I personally disagree with the
9 number of these premises like, under the original windows, I think that is not fact, it's
10 opinion and speculation on some of that.>so, I think we have to be careful on the
11 sidebars that we're going to get potential pushback if we can't defend it, and there are
12 things in there in my opinion, that are not fully defensible. So again, if Sustainability
13 comes in and says, yeah, that is true, that historic would windows can be as
14 environmentally, or have the same arti factor as newer ones, then we can print that, but
15 I question some of these premises. And that was a, for example, not a specific premise,
16 I ad libbed.

17 Steve. >> just two other things that were my concerns. One, and I don't know, this may
18 be completely intentional, at which point, it is an interesting change, but I see things in
19 the restrictions here in the guidelines that I wouldn't say are really relevant to history
20 and the historic district.>it's things like drip irrigation and, you know, gutters for the
21 storm water management, and things like that, that I wouldn't have tied to anything
22 particularly historic and, in fact, there is some amount of that that we there are things
23 that I pointed out that I could go back and find them, but there's things that we really
24 can't do because we have to follow the, international building code kind of stuff, but it
25 seems like we are restricting some things through the historic guidelines that would be
26 very difficult to tie to history, to preserving our history. Was that intentional or should I
27 be paying attention to those, or were you doing it all on purpose?

28 >> I think at the time we were writing the revisions it was purposeful, probably because
29 this started long before we were having the robust conversations about the LMC
30 changes for landscaping. And so, we can coordinate with the other planners on that and
31 make sure that it is consistent with what they are proposing or looking at.

32 >> yeah, I think that's if not consistent, then you ought to be able to at least point to
33 some reason that it's different in the historic district, you know, each unique to that. And,
34 one other one, the biggest one that worries me, and I don't know how you address this,
35 you kind of went through all the meetings you guys have had in everything, but I think

1 that what you've done here, really, if compared side-by-side to the other guidelines, part
2 of it you could say, it makes it more clear, but at the same time, I would look at it and
3 go, but it also makes it more restrictive. I mean, you've gotten pretty crisp on some
4 things that were pretty vague in the past.>and, it worries me that all the sudden we're
5 going to, if we approve this tonight, all of a sudden, you've got a much stricter historic
6 guideline that I don't feel the public is aware that this is about to drop, and that they
7 understand what's in it. And, I know you have had 50,000 meetings with the HPB, but
8 under those aren't the best attended for, you know, the general public. I would just like
9 to get convince before we approve this and make this a new set of rules, that we really
10 do have public awareness of the changes. And, I mean, you know, at least some
11 reasonable bulk of the homeowners and business owners in the historic district.

12 >> just to clarify, just manage expectations, do you want us to have an open house?
13 Like, what because, we've had some of those, so I just want to make sure we're fulfilling
14 you guys's expectations for public outreach between now and whenever we have our
15 next meeting. I mean, we can think of ideas, obviously, but I want to make sure it's
16 aligned with your goals.

17 >>> I hesitate to throw this out, because it's probably overkill, but I'll just kind of toss this
18 out, which is, you know, a lot of times we do notifications, which is all the people within x
19 number of feet, depending on what kind of thing we are noticing, it would almost be
20 interesting to send things to people and businesses in the historic district that says, you
21 know, there's major revisions to the historic guidelines and requirements and there's
22 code changes that are associated with this and they are going to be discussed and
23 potentially voted on on this date. If you're interested, here's where to go look, and you
24 know, that kind of thing. That may be overkill. I think open houses, you're going to get
25 six people, and it's the same six people that already knew that you're doing this. So,
26 what I'm trying to figure out is how you catch the people who, and less they get
27 something in their hands, they are not going to show up, and, I mean, they don't read
28 the Park Record, they don't listen to KPCW, they don't, you know, whatever, but I'm
29 worried that they're going to come out with pitchforks, as we described earlier, when
30 they realize what we just did. And, I don't mind doing it, I just want them to know where
31 you're doing it. So, I will leave it to you guys, you understand what I, and I don't know if
32 other people have input, but I just really worried that this is been really quiet lately, and
33 this is, you guys made a lot of changes, and I like what I saw, but it's more restrictive.

34 >>> this is Doug Stevens. And, it may appear to be more restricting, I think a part of
35 what we are trying to do is also to clarify a number of issues that have come up over

1 experiences of years and years of these people now going through planning review.
2 And, also to be more consistent. It gives some kind of a background and a backdrop for
3 design professionals, homeowners are looking at doing a new house, what are going to
4 be in the important things that the planning department is going to be looking at? We
5 found that before what was happening was, it was a little bit harder to be consistent
6 because some of these things weren't spelled out clearly in the historic district
7 guidelines. And, at the end of the day, they are still guidelines, and I think there is
8 probably room to be looking at these guidelines and saying, is this, is there any room,
9 what we're trying to do is to give the Planning Department some tools to take and say,
10 this is why this is an issue for us. It's not always an issue, but sometimes it is.>and so,
11 there does have to be that kind of callability in the guidelines.

12 >> so, this is Steve Joyce. I completely agree. I think the clarity is good, but if you look
13 at it from the other side of the fence of a landowner wants to go do something, if the
14 answer is, before it was kind of vague, see you could do for five different things because
15 it just wasn't clear, and now, you can do one, because it's clear, from the other side the
16 view is, you just made this more restrictive. Now, that's not what you guys were trying to
17 accomplish, but that's what it would be perceived as. And, there's quite a few of those
18 that I just wasn't that familiar with the historic, the existing historic guidelines, but it was
19 easy for me to spot quite a few of them.

20 >> Nann.>>>I agree with Andy about, I would love it if the Sustainability Department
21 took a look at this and, you know, I was specifically looking for references to solar
22 panels, because we've had public comment here about them in the historic district, I've
23 personally, gotten several comments about solar panels in the historic district. So, I'm
24 specifically looking, right now, at 15-13-5, number 3, where it talks about, you know,
25 you've got to look at all these different methods to reduce energy use, and then, you
26 need to identify those before undertaking more invasive treatments that may negatively
27 impact. So, are you specifically calling out solar panels with those more invasive too?

28 >> which page are you on? Are you in the LMC? >> Mine is page 57 of 105 in my
29 packet.

30 >> Bruce Erickson, planning director, let me see if I can simplify this a little bit.>that
31 section code is how we got our solsmart goal of award, and that was specifically
32 reviewed between sustainability and us. And, the mission, the mission is, and I think this
33 really responds to commissioner Joyce his comments as well is, the mining era theme is
34 actually a district streetscape, not necessarily individual buildings. If you move into
35 regulating ski era buildings, those are going to be much more individual building

1 regulations. And so, the entire mission of this code is to clarify what's happening from
2 the public way, and for the most part, the cross-valley view. We managed to finesse a
3 couple of solar installations on the front side of the building in order to meet energy
4 goals. If they had met the Questar, now Dominion Energy audit standards, so we're
5 working on that going forward, and you will see solar panels in the historic district more
6 often than not, and you'd be surprised at how many are out there. There is a little bit of
7 additional regulation from the street side.>and so, that is in fact the solsmart code for
8 solar panels at this point. Which we did back in May, right?

9 >> I mean, a good example of a solar application in the historic district would be
10 Woodside Park Phase I, specifically, the eight unit building. I mean, that has solar on
11 every single pitch, as do some of the other structures. And, so I think we have
12 successfully worked with people in order to get some solar that, not only fits the design
13 guidelines, but also fits the net zero goal for that particular project.

14 >> so, I just want to throw one more out there if we come back for future discussion. I
15 do want to have a bit of a discussion on driveways and side yards and all that, and the
16 reason I bring that up is, you know, I understand the need for scale in the historic
17 district, but it doesn't really exist in terms of, if you walk along Park Avenue or Woodside
18 you have got long stretches without curb cuts and large parking areas.>there is no
19 consistency to begin with, and by limiting the driveways, I think we really limit safety and
20 livability and we've got tutors out there, we've got big poles out there, and we've got
21 cars parked everywhere. And, to me, it just becomes a mess on our streets, which
22 makes it hard to see the beautiful historic homes behind it. So, I think we might want to
23 reconsider some of our approaches to how we deal with curb cuts and driveways and
24 get more of these things off the street and be able to integrate better with the snow
25 which is another problem with the narrow driveways built on hillsides, you can't see, and
26 pulling out of those is quite difficult. And so, I understand what we are trying to do in
27 theory, I think when you go on the street, it doesn't work in practice, and I would like to
28 have discussion if we come back on that particular issue.

29 >> so, one request and this is probably either aimed at Matt or you, but, I mean, if we're
30 going to go through this, I would like to have time to go through it, and so, I don't know
31 whether we should work from this, but some way not to get a huge package with this
32 much detail in it on, you know, two days before, you know, we normally get it Monday
33 night, and we've got Thursday, and there's all sorts of other stuff in life going on. So, I
34 would love to find a way to get whatever we need to review for this somehow maybe

1 separate and earlier from the package if we're going to have it on it another agenda
2 soon.

3 >> I would suggest maybe rather than construct that on the fly, we put that question
4 back to these guys and let them come back to us with a proposal, how they think it
5 might best be handled in terms of our digestion as well as involving the public
6 further.>does that seem acceptable? >> yeah. >> a work session. >> with that, how
7 about we take public input? Okay, we will open the public hearing if anybody would like
8 to offer public input. Okay, with no one, we will close it. And, what I would suggest is, it
9 sounds like we want to continue this, and we want to direct staff, they have sort of heard
10 our concerns, which maybe we can address in the motion that we would like to have
11 more time to break this down into pieces, we would work on some public input, and we
12 would like to have involvement from the Sustainability Department.>those were the big
13 ones I heard, and I think they took lots of notes on all the littler ones. So, if anybody
14 wants to try that motion?

15 >> what do we want to do to continue this? Do we want to continue this to a date, or to
16 a date uncertain, or how do you want to do this? >> Bruce was just about to get up, but I
17 was thinking February 28. It's a Thursday meeting, I don't know if we have room, so I
18 might defer to you guys on that, but I think that would give staff enough time to address
19 your comments and hopefully work with some of our stakeholders and get a mailing out
20 and it gives me a month and a half to make that happen.

21 >> and, don't decide the mailing is the right thing, that was just 10 seconds of thought,
22 so.

23 >> yeah, I mean, I think we will explore it.>it might be though. It is the easiest way to get
24 it out to some of those people.

25 >> so, to that point, maybe just, I haven't had a chance to check the calendar, and this
26 is Matt, by the way, excuse me, but a date uncertain, I think, would benefit us, and we
27 will come up with a date, and we will start working with our communications team. We
28 can put the information more prominently on our website. There is some other things
29 that we can do to increase the level of public engagement that we've heard.

30 >> I would like you to try one of those bells and walk up and down the street like the
31 crier, hear ye, hear ye, historic design guideline requirements.

32 >> you are hired.>>> [laughing] >> are you making a motion, Steve? >> well, I was
33 trying to go back far enough to figure out what I was moving that we were going to

1 change, so I will do it, I guess, separate. I move that we change are we continue new
2 business item number 6 to a date uncertain. >> second. >> okay. >> now, you have to
3 say, all in favor. >> Lynn seconded, sorry.>>> Lynn seconds. >> any further discussion?
4 >> no. I think we can move forward. >> okay, all in favor say. >> [chorus of ayes] >> it
5 passes.

6 >> this is Steve Joyce again.>I move that we continue new business item number 7 to a
7 date uncertain. >> Lynn seconds. >> I think Nann took that by a >> go ahead. >> I had
8 a smartie in my mouth. >> any further discussion. Okay, all in favor. >> [chorus of ayes]
9 >> okay, they are continued.>Any, thank you for all of your good work and I'm sorry we
10 weren't able to approve this as a sendoff for you.

11 >> it's okay. >> I know. >> but, your good work will prevail. >> thanks, I promise to send
12 you a postcard as well. >>we will miss you. Good luck.>you've done a great job here,
13 >> have a lot of fun, and I hope there's some great historic buildings.

14 >> This is Bruce, and you will note very carefully, I'm not commenting on this departure.
15 >> I know. >> Because, you don't approve it, right? >> Well, it is not in the code, no. >>
16 It wasn't approved.

17 >> I can't imagine how North Carolina is going to be better.

18 >>> so, I think we continued 7, so Bruce, you're off the hook unless you want to talk
19 about our legislative platform?

20 >> did you continue 7 too?

21 >> Yeah. >> were we not supposed to? >> So, you did that already? >> Yeah, we kind
22 of, in the discussion, we conflated the two of them quite a bit.

23 Bruce>>yes so, there were two bits of deregulation that are mission critical in the slide
24 in item 7. The first one is, we now have an administrative policy for lots that are smaller
25 than 25 x 75 because of the survey, and that resolves that issue of 215 Park Ave.>that
26 you saw couple weeks ago where we had to deal with 6 inches. That section of the
27 code is important because that gives me the authority to not have to do all those things.
28 And, the other one is, we deregulated conditional use permits for steep slope
29 conditional use permits back to an administrative conditional use permit which takes
30 workload pressure off of us and takes pressure off of the Planning Commission. So, if
31 we had to continue everything else, and move those two forward that that would be a

1 help. If that won't work, Mark, for some reason, then don't, but those are two pretty clear
2 deregulation events.

3 >> Which parts are they, 15? >> yeah. >> the steep slope is in each of the historic
4 districts, so it's in 15- 2.1, 2.2, 2.3, 2.4, 2.5 and 2.6.

5 >> and, we will talk about why that is as well but, and the lot line is where?

6 >> It is, I believe, only in 2.2. >> so, what you're seeing in the heavy duty redlines that
7 you should have gotten weeks ago, if you are going to read them, in this detail is that
8 the way our code is structured, each individual zone has all the criteria for that particular
9 zone, and they are not in alignment between each one of the zones. So, what Laura just
10 spent the last year doing was making sure that it's of the same thing in every zone, and
11 the language is exactly the same, so you are reading the same language over and over
12 and over again. The next step will be to put all of the things that we can do in a chart or
13 a table rather than having individual zones. You'll have individual zones, but you'll have
14 them all combined into one table, it will make it easier to understand. So, that's why it
15 looks much more complicated than it is.

16 >> so, for practical purposes tonight, Bruce, you're saying there are two mission-critical
17 items and my question to Mark is, Mark, can we approve those two elements even
18 though we continued the overall?

19 >> well, but don't those embody the entirety of the second ordinance?>or, can you >>
20 well, I don't know if I understand that.

21 >> Well, how can they make a motion that just passes those two items?

22 >> so, you would make, theoretically, you would make a motion to amend, you would
23 amend that line in each one of those codes, each one of those sections in the land
24 management code, 15.2 line 15, 15.3 line 15, 15.4 line 15, and, if it won't work, it won't
25 work.

26 >> I think you could give them, you could withdraw the prior continuation motion, you
27 could give direction to staff to come back with that pared down ordinance on either a
28 special meeting on the 22nd or the 29th and adopt it then. I think the redlines are too
29 complicated to just do that verbally.

>> and, that is fine with me. I do know that we have applicants in line waiting for the admin CUP.>I think that the 27th or the 29th would be quick enough. We wouldn't be out of process this sooner anyway.

>> what I would suggest is that we move on to the next item on the agenda, and you guys can put your heads together and write a motion if there is a simple motion. If not, we can

>> I will go with Mark that it's not going to be simple to write, so let's just take the time.
>> yeah, I apologize. I thought the two things were roped together, and once I got wound up in the first one, it sucked all my time and I didn't even get to the second one, so

>> this is Bruce, we are fine. Go ahead and push it and we will be done.>let us do our job. >> okay, thank you guys. >> Thanks.

>> so, I will just offer that, if we want to, I mean, this one, given the repetition that Bruce was talking about, this really isn't that big of one to go through for this, so if we wanted to try to tuck this into the 22nd, that is fine by me, I mean, I will get it done by then, or certainly, the 29th is easy, but

>> let's sort through all this, I think. And, we continued it until a date uncertain, so if we determine that we can move some or all of it forward sooner, we will do that. But, I would prefer not can summarize it all but I prefer not to commit to it until we look at the agendas. >> thank you.>>> well sorry, wait, wait, wait, wait. So now, I'm confused, if you continue to a date uncertain, there's no way you can notice it for either of those meetings because it requires a re-noticing and mailed notice. So, the only way you can do it in January is to direct us to come back with the partial ordinance on a date specific, and continue the public hearing to that date certain.

>> I would not suggest we go that route. I think we want to take a comprehensive look at this. But, if council would prefer to try to get it back quickly.

>> that one line, can we notice that one line and come back for that on January 29?

>> we can address those.

>> can I add some clarity, because her LMC amendment, I believe, it was item number 7 on the agenda is completely separate from the design guidelines, so I would hate to

1 put those together, and I think we could treat number 7 very separate from number 6.
2 >> Well, that's all we're talking about is number 7.

3 >> But, I mean we could come back with a comprehensive look

4 >> I actually think there are number things in item 7 that need the same sort of work. I
5 think sustainability needs to review those, and we need to have a public discussion, and
6 I'm of that opinion. I don't know where the rest of council stands.

7 >> but, the question is, can't we break out the two, as Bruce called them, mission-critical
8 components, and deal with those, and continue the broader conversation on item 7 until
9 a date uncertain? >> That's what i was suggesting. >> Right.

10 >> Steve had suggested we may be move up item 7 until the next meeting or the
11 continuing meeting.>so, we have got two choices, we can continue it all until a date
12 uncertain three choices, continue it all until a date uncertain, we can pull out those two
13 mission-critical items and try to get those back on a future agenda as quickly as
14 possible and then, deal with the broader LMC changes at that date uncertain, or we can
15 try to deal with the entire item 7 in one of the next two meetings, which would mean we
16 have to reopen the motion and continue it to one of those as opposed to a date
17 uncertain.

18 >> well, I like option number two out of your three options. >> is that the one where we
19 pulled the two? >> pulled the two. Pull the two >> yes. >> we could do that would just
20 direction to them to come back as quickly as possible.

21 >> no, you can't. This is Mark.>you have got to withdraw the prior motion, continue this
22 ordinance to that date you want it to come back with just the two issues parceled out to
23 a date certain. It's the only way you can get it adopted with sufficient notice. Sorry. >>
24 sorry. >> and, is there time to notice it by January 22nd?

25 >>that's why this is important. If you continue to a date certain, you don't have to re-
26 notice it.>> okay. >> so, on the 27th, we would approve those two items, and continue
27 the rest? >> yes. >> correct. >> okay.

28 >> your honor, I move we withdraw the motion to continue item number 7. >> second.
29 >> any discussion?>okay, all in favor. >> [chorus of ayes]

30 >> your honor, I move that we wait! Do we have a date that we're going to move those
31 two lines to? Does it matter, the 22nd, or the 29th? >> the 29th. >> okay. Your honor, I

1 move that we continue the bulk of the item number 7, except for the amendments,
2 except for 15.55, which, isn't there a second one?

3 >> I think that's the main one that has to do with sustainability. But, if you guys have
4 other concerns. >> you can just continue the whole matter to the 29th with direction to
5 staff to break out the two items from the ordinance as directed. >

6 > okay, can we continue the whole item until the 29th but please break out the two
7 ordinances that are mission- critical in regard to steep slope and >> lot line size. >> and,
8 lot area. >> okay, well done, backup. >> thank you.>>> I second that. That was great.
9 >> okay, we have a second from Lynn. Any discussion? Okay, all in favor. >> [chorus of
10 ayes]

11 >> Mark, I'm sorry, I wasn't tracking. >> yes. >> I am here to help.

12 **Item 8** >>okay, we have one item left. >> excuse me, this is Matt. I'm going to present
13 from here if that is okay. So, before you, in your packet, you have our 2019 legislative
14 platform. There are two notable changes from the previous year, and those were
15 changes that were recommended by this council last year at this time when we were
16 adopting, and that was to include components of our new social equity critical priority
17 into our legislative platform. And, for the benefit of the public, our legislative platform is
18 more or less some guidelines and sort of underlying tenants that we can lobby our
19 legislature or our state delegation with, and typically, it's a collaborative effort, it's staff,
20 it's council, it's the mayor, sometimes it's other entities that we're working with, but the
21 general parameter is that we don't always have the ability to get to for a regularly
22 occurring Thursday meeting if someone has to testify on a Tuesday morning, or we
23 have to take action on a Thursday morning, and we are not meeting until Thursday
24 evening, and we just don't have the ability to come before you on all these bills and sort
25 of get your permission, or authority to lobby, and so, this has been just a nice way of
26 keeping us all on the boat, and keeping us all together.>and then, of course, we would
27 come back to you at the earliest possibility, when we are lobbying, when we are
28 testifying, when we are activated, and we check in to make sure that our actions were
29 appropriate and consistent with the guidelines. So, I just sort of would like to get a head
30 nod, I would like to get these adopted again if that's okay with you. Obviously, the
31 session begins very, very soon in just a few weeks, a 45 day session, very, very
32 compressed. The mayor and I met with representative Tim Quinn today and had a very
33 nice meeting with our representative talking about all sorts of things that are going to be
34 happening this year in terms of sales taxes and affordability issues and affordable
35 housing issues. The mayor and Tim were engaging in a deep dialogue about

1 sustainability issues and energy issues and Tim was very open and very receptive to
2 that. And then, next week, the mayor and I are going to be meeting with our new
3 senator. So, we will be making an early introduction and then trying to get the
4 senator.>to come in during the a session and meet with all of you, to get to know all of
5 you personally as well. So, with that, that's all I have if you have any questions for me.

6 >> Nann. >> I just have a suggestion on a little bit of rewording on what we oppose on
7 number four where it talks about, you know, legislation that impedes public service,
8 justice, and social well-being. I'm wondering if we couldn't add to social well-being
9 mental, physical, mental, and social well-being, because with all the gyrations going on
10 with Medicaid expansion, that has real impacts, real ramifications for our residents, not
11 only with their physical health, but with their mental health as well. And, it's not just
12 specific to that piece of legislation, but that is just an example.

13 >> no opposition from staff.>that is for the body to decide. >> I would be very supportive
14 of that. >> Me too.

15 >> Great. And so, I will, Nann, just so you know, similar to how I did last year, I will just
16 sort of -- that change immediately. That will be under the guidelines. You know, we have
17 made that amendment, and it will be represented in here next year when I come back
18 before you.>>> thanks.

19 >> Matt, I wanted to put in a request. The League has been working a lot on its
20 messaging and come up with a slightly different approach, and I think it would be worth
21 in a future meeting coming into session to talk to council a little bit about that.
22 You know, moving away from the concept of local control and focusing on respect for
23 rules. It's nuance, but as we get opportunities to weigh in on these issues, I think it's
24 important we are all on the same page.

25 >> Sure, this is Matt, I would be happy to do that, and maybe we can bring Cameron in
26 too to be my counterpart and we do that. He is the executive director of the League of
27 Cities and Towns, and what Andy has alluded to is that Cameron and his colleagues
28 have done a lot of work to change the narrative that they are using at the League.>it
29 used to be very, sort of, control-based, and they are expanding that. So, and I think it's a
30 wise decision. And, they have some surveys on it, and the words they use, and the
31 power of words, and so, I'd be happy to do that.

32 >> control kind of implies there is a conflict there, a winner or loser, so we've really been
33 working on the language that we want to collaborate, and we want to respect each

1 other's roles, and work together on defining those. And, I think it's an important nuance
2 and it's going to help those relationships, but I want to make sure that all of you are
3 brought in the loop on that so you can start using the same language.

4 >> I agree. >> okay.>so, this is notice for public input, so I'm going to move to the public
5 hearing if anybody would like to speak on this matter. Okay, seeing no one, we will
6 close the public hearing, and I think we need a motion to support this platform if council
7 is supportive.

8 >> your honor, I move that we approve new business item number 8, as amended. >> I
9 will second that. >> okay, that was Nann and Lynn. All in favor. >> [chorus of ayes] >>

10 okay, it passes.>>> your honor, Nann moves that we adjourn. >> Becca seconds. >>
11 yea, Nann and Becca. >> any discussion on that? Okay, all in favor. >> [chorus of ayes]
12 >> okay, well done everybody. Good push.>>> thank you. >> does anybody plan to go
13 out afterwards? >> no. >> [GAVEL]



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

January 22, 2019

The Council of Park City, Summit County, Utah, met in a special open meeting on January 22, 2019, at 2:00 p.m. in the City Council Chambers.

I. ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

III. APPOINTMENT

1. Consideration to Reappoint Doug Thimm to the Planning Commission, with a Term Ending July 2023, and Appoint Christin Van Dine to the Planning Commission, with a Term Ending July 2023:

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Ware Peek moved to reappoint Doug Thimm to the Planning Commission, with a term ending July 2023, and appoint Christin Van Dine to the Planning Commission, with a term ending July 2023. Council Member Worel seconded the motion.

RESULT: APPROVED

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

IV. NEW BUSINESS

1. Request to Approve Late Applications of Type 2 Convention Sales Licenses for Operation During the 2019 Sundance Film Festival:

Beth Bynan, Finance Department, presented this item and indicated NUGL was another company that had CBD oil in its product. Mark Harrington stated there were a few applications that were in limbo and he recommended the motion include giving Mayor Beerman authority to approve other applications recommended by staff.

Council Member Worel asked if the CSL vendors would be under the loading regulations. Bynan stated the staff report had a typo and they would be under the load in/out regulations. Mayor Beerman disclosed that a sub-tenant of his tenant was a CSL applicant.

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

Council Member Henney moved to approve the late applications of Type 2 Convention Sales Licenses for operation during the 2019 Sundance Film Festival and provide for the ability for the City Manager and Mayor to review and give final approval contingent upon compliance to state regulatory agencies or compliance issues in general. Council Member Worel seconded the motion.

RESULT: APPROVED

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

V. ADJOURNMENT

With no further business, the meeting adjourned.

Michelle Kellogg, City Recorder

1 **Closed Captioning Notes**

2 *The following transcript is provided for your convenience, but does not represent the*
3 *official record of this meeting. The transcript is provided by the firm that provides closed*
4 *captioning services to the City. Because this service is created in real-time as the*
5 *meeting progresses, it may contain errors and gaps, but is nevertheless very helpful in*
6 *determining what occurred during this meeting.*

7 >> We have all-is it a special meeting? This is the January 22, special council meeting.
8 Not to be confused with the regular meeting. All are present. With that, let's see-we will
9 take public input, if anybody that would like to speak on a matter not on today's agenda,
10 please step forward. Hannah, I know you are dying to say something. Here's your
11 chance.>okay. Seeing no one, we will close the public hearing, and move on to our
12 appointments. Who's handling that?

13 **Appointments**

14 >> I will. >> okay. I think we can wing this one. We don't need a staff report.>>> I think I
15 will fill in. >> okay. >> If you don't mind me just pulling this up real quick. >> After great
16 deliberation, council selected two worthy candidates to serve on our planning
17 commission. Sorry, Bruce and I just got out of a meeting and literally around the corner
18 and will be right in. >> I think we are okay. >> got it.

19 >>> but I think I do need to take public input. Is there anybody from the public that
20 would like to speak on this matter of appointments? Okay, see no one from the public,
21 any discussion or motions?

22 > your honor, I move that we approve appointment number 1. Appointing Doug Thimm
23 to the planning commission, reappointing with term ending July 2023 and Cristin de
24 Vine to the commission with a term ending 2023. >> second. >> I think Nann has it. By
25 a breath. We'll give it to you.>okay, all in favor. >> aye. >> okay. We have two new
26 planning commissioners or one new planning commissioner-and we can't do it without
27 you, Bruce. >> well done. Great presentation, Bruce. [laughter]

28 **New Business**

29 >> Beth, how you doing?

30 >>> I'm well, thanks, how are you guys?

31 >> How you holding up?

>> sure.]Laughter] >> just the start of the week. Still standing. >> Beth Bynan from finance department here to present late CSLs for approval. I want to call your attention to one, on line 141. NUGL is also a CBD oil affiliated company. They seem to be some sort of platform but we wanted to make your approval contingent upon their ability to obtain state registration for their products if they are bringing product.

>>> we have one additional suggestion for the motion as well, because we do have two to three applications in no-man's land what we call compliance where they previous applied and were asked to provide additional detail as well and so we recommend you include delegation of authority to the mayor to approve any applications as recommended by staff that come in through compliance moving forward so we don't have to call a second special meeting but there are a couple that are in that no-man's land where there is another one also getting a state approval and two that were just trying to get t's crossed and i's dotted and existing approved facilities under the umbrella as well, and so I just ask if you'll include that. We won't need to bother you anymore this year. [laughter] >> yep.

>> on Page 2 of the staff report under pro's, I want to make sure that they will be under regulation or loading permits because it says they will be able to operate legally and will not be under the operation or loading or fire permits or other important permitting?

>> that is a typo, they would be under the load in load out regulation. >> thank you.

>> I should probably make that disclosure that one of these is a subtenant of my tenant Tequila Mexican Restaurant.>the America's real deal. [laughter]

>> what do they do?

>> Google them.

>> oh no.

>> okay. Any other comments, thoughts, disclosures or we'll move to public hearing. Okay.>anybody from the public that would like to speak on this matter? Seeing no one we will close the public hearing. Tim, I can tell you're dying to a make a motion. Take us away.

>> your honor, move that we approve the late application of Type 2 Convention Sales Licenses for operation during the 2019 Sundance film festival and provide for the ability for the city manager and mayor to review final approval contingent upon compliance

- 1 with state regulatory agencies or compliance issues in general. And a motion. >>
- 2 second.>>> okay, any discussion? All in favor? >> Aye.
- 3 >> okay. It passes. >> thank you. We have no other business on today's agenda so do
- 4 we have a motion?>>> your honor, I move we adjourn. >> Second. >> Steve got you
- 5 again, you are a step slow today. All in favor? >> Aye. >> Well done. [Meeting
- 6 adjourned]



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

January 29, 2019

The Council of Park City, Summit County, Utah, met in open meeting on January 29, 2019, at 4:00 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property, personnel, and litigation at 4:01 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 5:52 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present

Council Member Lynn Ware Peek

Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF
Council Questions and Comments:

The Council members gave updates on the events and meetings they attended since the last Council meeting. For more details, see the attached closed caption notes.

Council Member Gerber requested that Council consider a resolution supporting the State Anti-Hate Bill at the Legislature, and also having a discussion on scheduling meeting times around school and daycare drop-offs.

Staff Communications Reports:

1. Bonanza Flat Update

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

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Joyce moved to move the work session item ahead of the rest of the agenda. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

Final Design Review for Woodside Park Phase 2 Affordable Housing Project:

Jason Glidden, Housing Development Manager, Hannah Tyler, Planning, and Jared Wright and Gentry Griffin, Method Studio Architects, were present for this item.

Wright displayed the design of the Woodside Phase II affordable housing project. He indicated the townhomes would be on Woodside and Empire, with the bigger massing of the apartments in the middle of the block. He explained the net zero efforts for this housing project.

Council Member Joyce asked about the common area. Glidden indicated a private company would be contracted for the snow removal in the public access area.

Council Member Gerber asked about the congestion and walkability at Empire. Mayor Beerman stated that would probably be part of the base resort redesign. The architects indicated solar panels would be incorporated into the project and answered questions from Council. For further details, see the attached captioning notes.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from January 8, 2019:

Council Member Gerber moved to approve the City Council Meeting minutes from January 8, 2019. Council Member Steve Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the First Addendum to the Professional Services Agreement, in a Form Approved by the City Attorney, with Ward Engineering Group for Golf Maintenance Building Engineering Services for an Amount Not to Exceed \$28,512.50:

2. Request to Approve a Property Lease in a Form Approved by the City Attorney with the Ed Parigian, for the City-Owned Property Located at 1302 Norfolk Avenue:

3. Request to Authorize the City Manager to Execute the Third Amendment to the Professional Services Agreement, in a Form Approved by the City Attorney, with URS Corporation for Services Related to the Richardson Flat Tailings Site Operable Unit 4 (OU4) (also known as the Prospector Drain) Administrative Order on Consent for an Increase to the Contract in an Amount Not to Exceed \$54,422 and to Extend the Term of the Contract to December 31, 2020:

4. Request to Approve a Service Provider/Professional Services Agreement in a Form Approved by the City Attorney's Office with Future I.Q., in an Amount Not to Exceed \$60,000 for Consultant Services to Implement and Manage Park City Community Vision 2020:

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

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VI) OLD BUSINESS

1. Consideration to Approve Ordinance 2019-07, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Sections 15-2.1-6 Development On Steep Slopes, 15-2.2-3 Lot And Site Requirements, 15-2.2-6 Development On Steep Slopes, 15-2.3-4 Lot And Site Requirements, and 15-2.3-7 Development On Steep Slopes, and Continue the Remainder of the Proposed LMC Changes that Were Reviewed at the January 15, 2019 City Council Meeting to a Date Uncertain:

Laura Newberry presented this item and stated only two amendments from the last meeting would be brought for approval tonight. The other amendments would come before Council at a future date.

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

Council Member Joyce moved to approve Ordinance 2019-07, an ordinance amending the Land Management Code of Park City, Utah, amending Sections 15-2.1-6 Development on Steep Slopes, 15-2.2-3 Lot and Site Requirements, 15-2.2-6 Development on Steep Slopes, 15-2.3-4 Lot and Site Requirements, and 15-2.3-7 Development on Steep Slopes. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

Council Member Joyce moved to continue the remainder of the original ordinance to a date uncertain. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

VII) NEW BUSINESS

1. Consideration to Adopt Resolution 03-2019, a Resolution Authorizing the Issuance of General Obligation Refunding Bonds:

Nate Rockwood stated this was a request to refinance, or refund the 2008 bond, and save on costs. This would save the City \$270,000 in interest payments which would result in savings on property taxes.

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

Council Member Gerber moved to adopt Resolution 03-2019, a resolution authorizing the issuance of General Obligation Refunding Bonds. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

2. Consideration to Approve Ordinance 2019-08, an Ordinance Approving the Park City Back Nine Subdivision Located at 1884 Three Kings Drive, Based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Tippe Morlan, Planner II, presented this item and stated the Golf Course subdivision was combining all the parcels at the Golf Course into one parcel.

Council Member Worel stated some residents had encroachments and asked if the encroachments would be addressed. Erickson stated a survey would be performed and encroachments would be identified and dealt with. Council Member Joyce asked if the encroachments were required to be resolved before the plat could be recorded. Harrington reviewed the rules for public property.

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

Council Member Henney asked about the existing encroachments. Erickson stated the south line of the golf course had fewer encroachments than the north side, and indicated there were some decks and landscaping encroachments.

Council Member Henney moved to approve Ordinance 2019-08, an ordinance approving the Park City Back Nine Subdivision located at 1884 Three Kings Drive, based on the findings of fact, conclusions of law, and conditions of approval. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

3. Consideration to Approve Ordinance No. 2019-09, an Ordinance Approving an Extension of the March 8, 2018 Approval of the Ridge Avenue Plat Amendment, Located at 123 Ridge Avenue, Park City, Utah:

Francisco Astorga, Senior Planner, explained the plat was approved in 2018 with a one year expiration and there was a request to extend the deadline two years which would align with the Alice Claim expiration date of March 8, 2020.

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

Council Member Joyce moved to approve Ordinance No. 2019-09, an ordinance approving an extension of the March 8, 2018 approval of the Ridge Avenue Plat Amendment, located at 123 Ridge Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, and Worel

EXCUSED: Council Member Ware Peek

4. 2019 Legislative Update

Matt Dias, Assistant City Manager, indicated it was the second day of the legislative session. He was working on a bill watch list for Council and staff. There was already over 1,000 bills that had been submitted by legislators for consideration. There were many bills on mental health, water and building, etc. There was a big bill on amending sales tax. Dias stated sales tax was a great mitigation to the impacts that came from tourism. He reviewed several options under consideration by the legislature.

IX) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

1 **Closed Captioning Notes**

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3 *record of this meeting. The transcript is provided by the firm that provides closed captioning*
4 *services to the City. Because this service is created in real-Time as the meeting progresses, it*
5 *may contain errors and gaps, but is nevertheless very helpful in determining what occurred*
6 *during this meeting.*

7 >> okay. Welcome everybody this our Tuesday, January 29, 2019, City Council meeting
8 we will have most of council present and we'll have a little bit to start out with.

9 >>Communications and disclosures from council and staff. And might hear a motion for
10 a work session. And we're running behind and didn't do the work session earlier, if not
11 we can get it in now at the end. >>

12 **Communications and Disclosures** from council and staff. How about Council, Steve
13 kick us off.

14 >> yeah. Quick things that was interesting at the Chamber of Commerce meeting this
15 week. I asked the question how people are doing on hiring given the low unemployment
16 numbers that was a real spread and someone was saying harder than ever before to
17 some other places the rally one of which no. We're in good shape and have most
18 people we'll continue so life is good. It will be interesting to see what people are doing a
19 good job in - at this time two and a half, 3 percent employment. and as for the sewer
20 board they're starting to fire up \$50 million that is out by Silver Creek past the Home
21 Depot and that's an amazing like 4-year project that is finishing right on time and dollars
22 and everything is picture perfect in this environment. It is amazing to see anyway that
23 will go on to the next one.

24 >> I have two quick things.>Officials Day leadership at the Capital and class on the - it
25 was a great day and speakers and one of the speakers was from Utah they'll be working
26 on an anti-hate bill and the - resolution supportive of the bill, we didn't think that Park
27 City is one of them. I'll get to that Council might be interested in having a resolution in
28 support of the anti-hate bill. And if you can follow-up you organized this yesterday?

29 >> very good this is a - I've talked to a couple of employees where most of the daycare
30 services open right around 8 some of them maybe 7:30 and elementary school doesn't
31 start until 8. I wonder if we have a policy for the start times for the kids and get to a
32 meeting if it start at 8 right around 8 that makes that difficult but have this discussion
33 something like that it is unavoidable, but if we can have a discussion and talk about that

1 and maybe see if there are opportunity where it might be possible to start the time up to
2 8:30 that would be helpful.

3 >> I'll suggest if this comes up for example, I have a daycare drop-off at 8 o'clock and
4 don't schedule meetings before 8. I think working with the folks is important. I think, did
5 the county schedule the last meeting with the School District, is that your reference?

6 >> Yeah. But I know is a full day but the where the drop-off is at 8 so sometimes there
7 are things can be changed but might be worst having a discussion when this is possible
8 and makes sense will flexibility in that and a half half-hour I know it can be tight and
9 tough in the morning will be late to what.

10 >>> If this is okay. At a start I'd like to go ahead and have me send out a citywide memo
11 and if council provides me with direction on things like meetings with other jurisdictions
12 that we make sure family-friendly start times we actually initially had the retreat earlier
13 and made that suggestion based on daycare drop-off.

14 >> elementary schools like I think start at 8:05 sorry - i believe those kids - >>
15 (laughter.)

16 >> so a few months ago Brooke from HR and I met with a number of working parents
17 and employees to find out what some of the issues in the area were. And we'll come
18 back with policy recommendations and touch base with her. I don't think we should look
19 at the counts. They gave us a priority list and those are important so long and short we
20 have a discussion inserted. >> That's one of the things if you can push back the clock.
21 >> thanks Becca.

22 >>> I missed the Recycle Utah meeting had the flu but read the minutes and want to
23 review highlights and finish the year in a strong finish line position that is odd given the
24 commodities with full-time with things they're trying to cistern but shift over the last 2
25 years 3 is interesting it is part of the their plan to shift that they're now 70 percent from
26 their donations only 20 percent of the contracts with the cities and counties and 10
27 percent of the revenue comes from commodities that's a huge shift for Utah and they're
28 close to implementing or completing the strategic plan with the four level and that will
29 help define their needs with the counties as well as the city and the locations that's good
30 news also. So contingency that was a powerful day they had some of the highlights
31 strong financial position their reflective fund they raised the highest amount of. That was
32 significantly higher and yet a lot of funds in the land trust are specific and the
33 unrestricted to fund the organization and it is really a sign of how wellness in the

1 organization when our funding - funding unrestricted donations that's terrific and they
2 closed last year and have a focus on the property out in the ranch and wanted to ditto
3 on what was said about the leadership at the capital I was there for 3 speakers. I want
4 to call out lieutenant governor Spencer Cox, a republican in a red state and I like him so
5 much. He's - and candidate that the credibility and trust I don't necessarily align with a
6 red state republican platform, but I do like to find the best candidate regardless of, you
7 know, part affiliation and not tribal lynching and everything he said appealed to me, can
8 be a counter force to tribal lynching and to partisan and politics this guy is the real deal I
9 look forward to a potential running for office that's all.

10 >> I left all of you a card about pink city that will be a sky event and Kim Carson there
11 the county council and I will be going to the event and have the combined city and
12 counties so look at if our interested in participating and with the local health department
13 radon gas is a real deal testimony they have come up with radon test kits they have
14 available for \$10 at the health department pick up one and hang it in your lowest level
15 that you live on for a week and then mail it in. It tells us how much gas is in our home
16 and help you with that with lung cancer. I did a hard hat tour of the Peace House. That
17 place is coming along. It is fabulous they're looking at June for completion. And
18 attended the Library Board meeting and there was a lot of discussion and they are
19 considering a pilot program with two item card that would be geared towards seasonal
20 workers that do not necessarily have residence, but still use the library for many of them
21 that's their resource so they'll come up with some guidelines and how that policy will
22 work. And attended the PC Tots early task meeting was impressed about that childcare
23 and the goal of the initial testifying taskforce that kids are ready by the time they reach
24 kindergarten age and there be or are unsustainable if I understand and operating at the
25 highest possible standards and funding for a coordinator to help to have a Summit
26 County summit that is exciting and then finally I attended the wellness meeting.>and the
27 Latino affairs committee it is creating an addendum to the strategic plan. And then
28 addendum will be strategic plan focused on Latino health issues that's it.

29 >> okay. >> I'll skip to Sundance so far is wow. Have been busy and the keyword I'm so
30 impressed with the work by the public safety and the staff and street staff building
31 planning and everyone is having a huge I don't think most people are in the room
32 because their exhausted or out in the street working. So supervisors who are putting in
33 a lot of hours thanks from me. Tremendous work I hope they catch up on sleep and
34 family before this weekend with the world championship. Thank you for the work and
35 with that,

1 **Public Input**

2 anybody from the public like to comment on an item not on tonight's agenda please step
3 for the record public comment is closed. And we're doing the new closed captioning so
4 you'll see that.>>> as we speak. >> (laughter.)

5 >> your honor, I move we move the work session on Woodside Park Phase Two ahead
6 of rest of the program this evening. >> do I have a second? >> second. >> okay. >> >>
7 all in favor, say, aye.

8 **Woodside Park Phase II Design Review**

9 >>. Okay. We are going to move our work session into regular session and you're on.

10 >>> Jason. Good evening. >> your team was about to introduce - sorry we put you off.
11 >> I appreciate you giving us this time. Jason Glidden, Housing Development Manager,
12 and well in the second row really to are planning will take a back row. >> coming up and
13 I have Jared at the design and to be backing last mark with the conceptual design for
14 the phase two to receive feedback from you on the direction that we thought we should
15 have some feedback on the design and take into consideration and also spend time in
16 December we acquired had assisted in the development of the budget a little bit and
17 keep reaching a couple of goals we wanted to hit with that, I'm going to turn it over to
18 those guys and let them show us what they've done I'm impressed.

19 >> thanks Jason I'm Jared and we've been busy working on phase two. We'll show you
20 where we've developed it and archived to show where we are so far and open to hear
21 input from council as well.>so going to go quickly through the slides showing you the
22 development and design, this first slide shows the view looking at north from Woodside
23 south to the signature on the street presence on the side. As far as of collaboration with
24 city staff, it has been awesome. I want to mention with the sustainability depth
25 engagement and the community development really a great resource and the team to
26 see this project through to the final. As we kind of move further back we have a view
27 how we're developing the massing that housed 6 townhouses in Woodside with a large
28 massing to the center of the lot and then we also have 6 here off of Empire Avenue on
29 the project and it has been a challenge as to existing parcels and we want to make sure
30 we're sensitive to the contracts and providing affordable units that the city needs. So like
31 I said each project is book end on Empire Avenue and Woodside with a smaller
32 massing as it graduates and the overall site plan it has smaller massing on Woodside 6,
33 three bedroom townhomes off Empire and 6 townhomes there and as well as in the

1 center of the court developed a little bit of the higher density with the studio flats as well
2 as keeping an open pedestrian pathway up to the plaza and stairs leading continuing up
3 to the resort phase this is the livability by allowing natural light and views within this
4 exciting place. And then just this shows the general site massing as well as the
5 integration of the landscape and buffer zones into the project around the perimeter and
6 trying to really activate this central plaza space. For parking, most of parking is located
7 on Woodside Avenue one way into a parking structure that is below grade and putting
8 out on the south side to Woodside have a few parking stalls on north side into the
9 project and then a small amount of access here off of Empire Avenue to serve the 6
10 townhomes on that end of the property and integrate into this is our goal sustainability
11 we have electrical vertigo charging stations at this - and the next slide illustrates at least
12 the next level of buffer parking and how our unit is mixed throughout with we have the
13 three bedrooms townhomes and the penthouse and our studio one and two bedrooms
14 units over the plaza and we open up the levels illustrating how the units are dispersed
15 and up to 4 level: here is actually the third level in the parking and then roof plan off the
16 townhouse units, the lower massing a few conceptual images up to the pedestrian
17 walkway and plaza and up though to empire and have and the restraining order resort
18 and a closer view of the unit on empire traditional stairs to allow for pedestrian assess
19 up to the resort base and again, plaza space inviting area we are programming in with
20 the bicycle storage to promote alternative modes of transportation a key part of this is
21 bringing external bicycle storage up to the users how their subcontract or interacting
22 and the material appellant will provide an identity to the project and speaking to, you
23 know, contemporary and allowed to pass and wrap up we're articulating net zero onsite
24 with the project and so currently the energy model at the scenic design is having an
25 energy use intensity that is will be self helps to currently adds a 36 eui for the project
26 and the next model we have no updates but the design to 24. And then ultimately we'll
27 have 18 to allow the offset of pb and try to get their last 6 steps and we'll be providing
28 that with a robust user education program so the residents will have an up to speed, you
29 know, up-to-date and their contribution to net zero so - we do have a digital model if you
30 have questions, but we're looking for input and response from council.

31 >> great.>thank you. >> - this is a cool program they can go to any spot in the
32 development and show you was that looks like so concerns regarding mason as that
33 relates to the rest of whatever. So –

34 >> Steve? >> global nonprofit ministry of a side question but you're showing the
35 stairways weren't we going to do this one for affordable units; who owns and maintains
36 the common property along there, I was thinking this is an access.

>> how we do if we actually work with the HOA and they'll subcontract and the maintenance of those and we'll do the coordination with the streets and parks or cleaning the stairs.

>> so - >> the city will continue. >> you look at the Retreat at the Park and the walkway they actually, that's a perfect example people, is public access, it is a private company that is contracted to the HOA. >and we will have a contract because this is a public access. >> okay. Thank you.

>> well, I really actually appreciate this design and like the way the mass is bigger in the center and scales down the edges and have the access to it but my - we did get input about walkability on Empire does what streets and the sidewalks, but it seems it is kind of a concern that the public access end on the street that is a very congested busy road how do we underscore the walkout on this side as well?

>> doing that you're like making that cost more but (laughter.) >> costing more. >> I guess we can take a look at it and see how it comes up to the top there. >> no.>>> (multiple voices.) >> across the street yeah.

>> so that parking lot will be part of larger redevelopment I think they're getting close to the specifics we are better informed I think ultimately will park on the connections. >> and good for walkability.

>> we're having discussions from the Engineering Department. And take into account. >> and the market-rate I was going to have that on - letter. >> not represented in the model at this point, we're going to have that as net zero in the calculation.

>>> okay. >> I really appreciate the way you worked this and made it not guided like a college campus but I have a hard time with that much density. I know moving on to the roofing. >> right now there shown as a metal roof and will have that to mitigate the slope. >> oh, they said that got pushed. >> and then yeah.

>> we addressed parking right next door to an existing residence is there any way to mitigate that use?

>>> are you referring to the ones on Empire. >> uh-huh. >> it made it sound like they're all the parking was coming off of Empire, not the case only 6 townhomes and it is important to me as we're out here the design of driveway allows those turn around in the driveway itself so they're heading out makes it easy and more safe exit.

>> okay. >> the road can take this additional traffic. >> anyone else? >> just drop to the picture and model with the side and .

>> sorry this is Steve Joyce is there anything in the building you told us over the map to either the right or left along Woodside has a comparable mass?>or just mostly lower story housing or military unit buildings? >> you can see it right there or the building next door as you can see the height and mass of it and a little bit hard to see but the light - I think that is why the cut away the cross canyon is for me was showing the massing is consistent with the lowering of the building. >> if you can pop back to that. >> cool. >> yeah. So as you can see we have pretty highest density multi-family unit as well as basic both to the south.

>> so it is really east of Woodside is smaller and you cross Woodside to get to the 23? >> That's correct.>>> thank you. Appreciate it. >> do you have any tie-in with case one? >> Well, if you can remember Woodside Phase One. I notice right where that area you can remember we'll have townhomes and the size will match across the street so that's kind of at tie-in we tried to reduce the single-family on the avenue larger, you know, townhomes and continue the townhomes across the street beginning with the Woodside phase two project. >> Jason does the path carry through to Woodside?

>> yes.>it does. >> all the way out to park side avenue? >> that's correct. >> okay. This is if okay with council does anyone have February is there anyone from the public? step forward. so none so council did receive a forwarded e-mail, a resident couldn't make it tonight so you saw his comments and recording read into the record.

>> any further comments. >> no, thank you really good work and excited about the additional unit they're able to add on the bottom of screen with that parcel of land.>>> okay. Do we have - what are the next steps.

>> we are looking for the head nod on the design and would like to start the construction documents and also we're going to hopefully move forward to send our application and move forward to shoot to August on this. >

> okay. >> one other question just if you look at the picture you have up right now. Kind of across the stairs from the Empire townhomes there is a chunk of land behind that house. Do we know anything about that or who owns it?>any plans for we know anything that is going on through.

>> Terry said he was not sure what he'll do with that yet. I guess we can continue to watch he's interested in the project I know he wants consistency and trying to access for

1 that piece of property I'll have to wait for him to come forward. >> okay. Thank you. >>
2 and wanted to save those lots for his kids I don't know if this is still the case but –
3 >> okay. >> I'm seeing thumbs up on this.>>> okay. Thank you. >>. Thank you. >>
4 we'll go back to the regular agenda.
5 **Consideration of minutes.** >> Becca it is Tim, I noticed you have your eye roll. >> I
6 know.>>> I thought that was impressive. >> (laughter.) >> they can hear them on the
7 recording (laughter.) >> (laughter.) >> any changes?
8 >> yeah. I move we approve the City Council meeting from January 8th. >> Steve
9 Joyce second. >> all in favor, say aye. >>. Okay. Passes.>good work.
10 >> okay. We'll move on to the **Consent Agenda**.
11 Your honor, this is Nann, I move we approve the consent agenda. >> second. >> all in
12 favor, say aye. >> passes as well and on to
13 **Old Business.** >> hello.>>> welcome back.
14 >> Based on our recommendation from the last time I was here with that item, we're only
15 bringing forward two of the changes that were in the last packet, the steep slopes for
16 this is based on the recommendations from a few years ago when Steve was on
17 Planning Commission and then the other is to give a planning director determination
18 that was slightly under the requirements within the Park City survey and review. >> any
19 questions?
20 >> let me see Steve. >> I'm happy to see less ministerial on the steep slopes maybe
21 looked at we didn't northwest need to look at so the fact that is going through approval
22 and the fabric not on the consent agenda is wonderful.
23 Thank >> anyone else?>>> your honor. >> we need to do public input so open the
24 public hearing anyone want to come forward, seeing none, and have a discussion or a
25 motion?
26 >> your honor, this Steve Joyce I move we approve the business on item one. >> okay.
27 >> >> all in favor, say I. >> just to clarify in the recommendations also to continue the
28 remainder of items for the record. >> can we do that as a second motion.

>> okay.>>> second. >> date uncertain. >> okay. >> your honor, you move that we continue the remainder of the original proposal to a date uncertain. >> do I have a second? >> second. >> all in favor, say aye. >> good catch Laura and on to

New Business we're moving on. >> okay. We are still talking about this?

Item 1>> Nate Rockwood. So this is asking council to authorize the resolution to do refunding bonds from the 2018 GO open space bond. We've met the 9-year call date on the last 6 years and doing this we can combine with the sale of the Treasure Hill general obligation bonds and save, so it is established we'll save \$270,000 in interest payments as general obligation bond this is generated by property tax so resulting in an annual slight reduction in property taxes.

>any questions for council? >> okay. >> move it to a public hearing. Now open the public hearing and I'll close the public hearing seeing and hearing none, and any further discussion? Or a motion.

>> your honor, I move we approve item number 1. >> second. >> all in favor, say aye. >> done. nice work.>>> okay.

Item 2>> Tippe Morlan, City Planner, for reference. For this item this is the Park City Golf Course subdivision. It is a one lot subdivision but it combines the existing city-owned property at the golf course community and the water property into one record. This is clean - the property line recording and memorializing the easement but not recorded to clean up the property and reduction with the new wastewater. And Three Kings Drive has been approved and no changes in the use or the boundary of the property and the subdivision meets the requirements of ROS zone and I'm going to turn it over to council for questions.

>> okay. >> Tim. >> Tippe, I didn't have a quick one I was confused I don't know what you said, we're taking the parcels and combining them into one record and a lighter to talk about a subdivision into two different lots what - >> (multiple voices.)

>> originally the Water Department wanted to separate those - one for the golf course facility.>>> is that online. >> currently yes. >> that's all I have. Thank you.

>> Nann. >> I'm reminded on a regular basis by one of the residents that lives on the golf course there are a lot of neighbors that are encroachments on the golf course so I looked at the survey that was done. I can't tell if there is an encroachment - will that be addressed in the process?

>> excuse me – Planning Director.>this subdivision because we had to create a surface will help us identify the encroachments and then the director and I will be directing this. We think the worth of the negotiation of are more trouble than that based on the site evaluation and moving forward with the access easements that occur off of Three Kings Drive and so this is very important for us not only we know what the boundaries are on the south.

Thank >> Steve, so the Steve Joyce. The follow-up don't we normally require for someone who is doing a plat amendment like this to clean up all the encroachments before we can actually file a plat.

>> i don't think we could I'm sorry.

>> so - no, it depends on that is more - in the historic part where you have existing just by virtue of the record the commission that establishes the surface by nature you have those to have easements and access easements. You don't get those rights entities so there is really encroachment rights on private property to allow for those boundaries adjustments through is purchase or acquisition with that methodology. The rules are different for public property than with private property so it is apples and oranges. situation and plus a magnitude of something that is one of the more unplanned mining plan with an exception on a title policy for one years 100 years so not like an historic deck a deck it is a fence a wall.>I mean so I don't mind the historic piece of that if it is the property differentiation.

>> it is combination we have the right to acquire it as a condition of approval so my challenge is and raise the objection sometimes those are acquiesced to two people two property owners to move forward and address it as well so sometimes the owner wants it as much as we are - the cleanup and the offer leveraging of their rights because of the public and private property component so do consider that in this context because not the same situation.

>> so second question. We're doing this before we start the wastewater treatment plants plan. How do we start this on the golf course before we got it platted. >> the City owns the property so they hold the rights to the property and belongs to the - this is just clean power the property since they're going to be like dredging the ponds and doing the utility.

>> I just got the final plans for the public works.

>> A final question go straight to the public hearing and now public hearing would anyone like to speak on this matter?>seeing none, questions or comments? Or a motion?

>> I'd like to get a little bit more clarity on the references you found on the north side, are there issues and maybe not as many, but is this encroached that on area to the geographies to the best of your knowledge and .

>> The south portion of the golf course is less encroached on than the north and part of that because the course is back to the canal and property line we did clean ups in the encroachments on the north side where people moved their down strokes and there are lakes. In this case not occurred. There are landscaping encroachments that are out there on the property but the one of the north pond and the golf course you're talking about another part of golf course. We're not talking about this particular parcel and versus the south side of this parcel and I know the north end is where the driveway comes out next to - >> (multiple voices.) >> all the way up to the sorry I forgot?

>> so I was thinking in my mind I can't recognize or picture a bunch of encroachments but maybe a drainage.

>>> we call it Three Kings Drive boundary on the negotiation of we're looking at the board. >> both of those appear to go up to the encroachments on the hotel Park City does that is a project that we're clean on that one and houses along 224 that had some unclear property lines we may be encroaching and on the correct and I were out there she's informed of property line. >> thanks.

>> how about a motion. >> Tim your honor, I would like to move we approve the new business item number 2. >> okay. >> there is a motion and a second. And.>>> all in favor, say, aye. >>. Okay. Passes. >> thank you.

Item 3>> move to the final item of the evening no second to the last. >> this is Francisco Astorga for the Planning Department this was associated with Alice Claim was approved by City Council in 2018 with a one year expiration date and we are asking for a 2-year expiration to March 2020. That makes this subdivision expiration - they indicated to move forward with the final action for a new extension.

>> okay. >> correct.>>> expiring on march 8, 2020, a sounds good. >> any questions? >> council? >> okay. I'm going to go straight to public hearing seeing and hearing none, public >> comments or a motion? >> yeah. I don't see any reason to have this for the rest of subdivision dates, I move we approve the new business item number 3. >> do I

1 have a second?>>> second. >> I think Nann has gotten - >> all in favor, say, aye. >>
2 passes. >> good work.

3 **Item 4**>> Matt you're up. >> how bad can it be by day two? >> (multiple voices.)

4 >> thank you Matt Dias, Assistant City Manager, and here to talk about 2019 legislative
5 session. Every week I'll be before you trying to have somewhat of an update of what is
6 happening. As you may know, today is the second day of a 45-day session.>so it is
7 early it is really, really early. I don't want to get ahead of ourselves people have a
8 propensity to get fired up with a lot of energy and at the end of the year most of the work
9 is done in the last 2 weeks to be honest and doesn't mean we're doing everything we
10 can and should be doing. I can say that with confidence a lot of politics is presently
11 showing up and being 0 on time and active and engaged. I'm proud to say all of those
12 we're 2 days into the legislative session and had 35 members of the community and
13 meeting with the representative Tim Quinn and meeting with lobbyists, meeting are
14 trade association and roots met with the mayor and formerly Salt Lake City so a lot of
15 the contacts and set the date today and tomorrow will be officials day. Many of you will
16 be there and City Council will also be there and part of that. Influencing likely the
17 legislation and staff that evaluating and in addition, I'm working on a bill list and have
18 one for you this evening 1,000 bills filed believe it or not on the second day of the
19 session. But we're building a goal list.>so next week I'll have the first iteration obviously
20 to build the bill. The only thing new this year we're tracking social causes - and more
21 mental wellness more than we ever have. So I say that because Nann is - the Summit
22 County Health Department has a bill tracking so you're part of the Sewer District and
23 they're tracking bills and something they're watching you want us to be aware and with
24 the Water Department and the wastewater so thirdly, and lastly the biggest thing we're
25 going to see this year is something with sales tax. For a lot of reasons. Our leadership is
26 really focused on potentially amending the sales tax guidelines and how sales tax is
27 levied in the state. We - the right thing to what extent sales taxes is important to mitigate
28 the visitor and essential source of revenue for us and some will leave behind they
29 money and go for public works and transportation and salt and sand and have public
30 works we're watching this closely. Our team is watching with the county and the towns
31 and 3 things happening.>the first is there is an effort to just broadened the bottom line
32 an sales tax that includes taxing for the first time for services not taxed before and
33 demonstrate a shift in purchasing power away from billing to the hardware store and
34 making those more services now. I guess nails or landscaping services, architect
35 services, ongoing with the different types of services putting this into one of the
36 component and the other component revenue being a revenue but probability play with

1 the rate as a result and probability bringing down the rate with a broader base. The third
2 is the most dangerous for us. Actually is the only dangerous one that will be if they
3 amend the existing sales tax formula the existing formula it bans a 50/50 percent ratio
4 between population and point of sale. And so it used to be all points of sale we took a
5 huge hit a permanent population maybe 4 hundred or so residents 4 to 5 million people
6 come through the gates a they've move that ratio away from point of sale and towards
7 population hurts the communities like Park City and Salt Lake City and cities with
8 Costco's point of sale, so 3 things happening establishing and services for the first time
9 and different types of services adjustments in the rate potentially adjusting the formula
10 to move away from point of sale towards the population further than 20 years ago so
11 that's all but I want to keep it short and sweet.

12 >> any questions? >> okay.>thanks, Matt. >> okay. Do we have a motion to adjourn?
13 [meeting adjourned]

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Nate Rockwood

Submitting Department: Budget, Debt & Grants

Item Type: Staff Report

Agenda Section:

Subject:

Public Hearing to Receive Comment with Respect to the Proposed Issuance of the City's Approximately \$32,000,000 Sales Tax Revenue Bonds, Series 2019
(A) Public Hearing

Suggested Action:

City Council should hold a public hearing to receive comment with respect to the proposed issuance of the City's approximately \$32,000,000 Sales Tax Revenue Bonds, Series 2019.

Attachments:

[2019 Sales Tax Revenue Bonds Staff Report](#)

City Council Staff Report



Subject: 2019 Sales Revenue Bonds – Public Hearing
Author: Nate Rockwood
Department: Budget Department
Date: February 14, 2019
Type of Item: Legislative

Summary Recommendation

Staff recommends that City Council hold a public hearing for the 2019 Series Sales Revenue bonds in an amount not to exceed \$32,000,000 to fund a portion of the Treasure Hill Open Space acquisition and to Fund Affordable and Attainable Housing Plan projects and budgeted improvements within the Lower Park Redevelopment Area.

The public hearing is to receive input with respect to (a) the issuance of approximately \$32,000,000 of sales tax revenue bonds and (b) any potential economic impact that the projects to be financed with the proceeds of the bonds may have on the private sector.

Background

The 2019 sales revenue bonds issuance consists of two individual bond issuances, which will be bundled and sold collectively to take advantage of market conditions, and reduced cost of issuance. The bonds will be secured by two primary funding sources. The Treasure Hill Open Space portion of the bonds is funded through pledged revenue from de-obligated, deferred or delayed project funding from the additional resort communities sales tax, in the amount of \$10,300,000. The Affordable and Attainable Housing Plan portion of the bonds is funded through tax increment generated by the Lower Park Ave RDA, in the amount of \$21,700,000.

Additional Resort Communities Sale Tax Project Plan

After the approval by voters in 2012, City Council unanimously passed an ordinance adopting an additional .5% Resort Communities Sales and Use Tax to be levied beginning April 1, 2013. At that time, Council confirmed that all revenue generated with the additional .5% Resort Communities Sales Tax be received directly in to the Capital Improvement Fund to be used for but not limited to the following capital projects, Historic Park City/ Main Street & Downtown Projects, Old Town Improvement Study Street Improvement Projects (OTIS), Storm Drain Improvements, Open Space Acquisition and other capital improvement projects as determined appropriate by City Council.

The adopted additional resort communities sales tax (ARCST) plan is reviewed each year as part of the budget process and 5-year Capital Improvement Plan. The ARCST plan anticipates project funding through the use of cash and the issuance of debt with the payments pledged against the ARCST revenue. City Council has confirmed that the amount of debt issued should not exceed more than 65% of the pledged revenue in any one year. This policy helps determine the amount of debt capacity available for projects or open space acquisition in the 5-year CIP and the ARCST plan and protects the City in the case of a down cycle in the economy which could result in reduced sales tax revenue.

As part of the 2019 budget process, City Council and staff evaluated the City budget and 5-year Capital Improvement Plan (CIP) projects. As part of this process the City de-obligated, deferred and delayed planned capital improvement projects freeing up additional funds to lower the amount of the GO ballot proposition to \$48 million. The majority of the additional funding required for the \$64 million purchase price of the Treasure Hill property will be funded through the use of sales revenue bonds, which were anticipated in the budget for projects planned and funded as part of the Addition Resort Communities Sales Tax Plan.

The City has issued three sales revenue bonds against the pledge of the Additional Resort Communities Sales Tax in 2014 for \$6,000,000, 2015 for \$12,000,000 and 2017 for \$7,500,000. These funds were used for open space acquisition, OTIS, Deer Valley Drive reconstruction, Main Street improvements and affordable housing land acquisitions. \$6,000,000 of the 2017 Sales Revenue Bonds have been used for the initial payment on Treasure Hill Open Space purchase. The full amount of this \$6 million payment is included in the \$64 million purchase price.

Lower Park Ave RDA Affordable and Attainable Housing Plan

City Council has set affordable and attainable housing as a critical City priority. The City and Redevelopment Authority has dedicated significant redevelopment tax increment funds towards a revolving funding program for affordable housing construction. The 2019 Sales Revenue Bonds will be issued by the City and reimbursed by the Lower Park RDA. This will allow the City and RDA to realize much lower interest rates than would be available with typical RDA tax increment bonds. In 2017, the City and RDA entered into agreements outlining and authorizing the reimbursement agreement.

Park City with tax increment pledge from the Lower Park RDA will issues approximately \$21,700,000 in sales revenue bonds to fund the construction of the affordable and attainable housing with in the City, as currently outlined in the adopted budget and the housing project schedule (housing pipeline). The funds may also be used for city projects anticipated in the Lower Park Ave, Redevelopment Area. This funding, along with the housing funds revolving from the 2017 sales revenue bonds (originally issued for \$8 million) will be needed for the construction of the Woodside phase II project.

City Council allocated \$18 million in RDA funds towards the revolving housing fund plan (and \$5 million from the ARCST). With these funds, staff originally estimated that through construction and land acquisition costs, and by recovering at least 20% of the cost of construction, the City could revolve these funds from housing project to housing project, to have a total housing project(s) budget or new housing value of \$40 million. As the funding process has advanced, the City has been able to see much better results. Based on currently planned projects, it is projected that the City will provide as much as \$67.6 million in housing project budget or new housing value, by the time the funding is fully expended.

Analysis

The bond resolution adopted on January 15, 2019 set the parameters of the sales revenue bond issuance, delegated final approval of bond terms to the City Manager as the *Designated Officer*, and initiated the process required for the issuance of the bonds. The resolution set the maximum principal issuance amount not to exceed \$32,000,000 and defines the purpose

as follows (the uses are broad to include all potential uses originally designated by the additional resort sales tax improvement plan):

to (a) financing (i) a portion of the costs of a revolving program of the Issuer of acquiring and constructing affordable housing units within the Issuer, (ii) additional parking and plaza improvements within the Issuer, (iii) road improvements within the Issuer, (iv) open space acquisition and related improvements and (v) park, recreation and community center improvements (collectively, the “Series 2019 Project”), (b) funding any debt service reserve funds, as necessary, and (c) paying costs of issuance of the Bonds.

The resolution also established maximum terms of 5.5% interest, not more than 15 years, and 2% discount from par. These terms are intentionally set high to allow flexibility in the bond pricing structure. While markets are difficult to predict, staff anticipates that the actual interest rate of the bonds would be closer to the current rate between 2.7 to 3.0%, than the maximum. The maturity of the bond is expected to be 15 years. The parameters allow for a maximum 2% discount from par, which would be necessary if interest rates were higher than the coupon rate on the bond. It is anticipated that the total amount of project to be funded and proceeds of the bonds will be sold at \$32,000,000.

It is anticipated that the sale of the bonds would occur on or around February 21, 2019. Staff would proceed with the bond closing on or after March 6, 2019. The bonds will be sold tax-exempt. The bonds will be sold by competitive sale.

Funding Source

This bond issuance is anticipated in the budget and all funding sources have been approved by City Council for the purpose of land acquisition and/or project development. The authorizing resolution will allow staff to continue with the current timing of the issuance in order to make payment on the Treasure Hill land purchase on or before April 1, 2019 and continue with the financing of currently adopted housing projects as outlined in the 5-year Capital Improvement Plan.

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Francisco Astorga

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance No. 2019-10, an Ordinance Approving the King's Crown Workforce Housing Condominiums, Located at 1293 Lowell Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1293 Lowell Avenue Staff Report](#)

[1293 Lowell Avenue Exhibits](#)

Planning Commission Staff Report

Subject: Kings Crown Workforce Housing Condominiums
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-04014
Date: 14 February 2019
Type of Item: Legislative – Condominium Plat

Recommendation

Staff recommends the City Council review and hold a public hearing for the Kings Crown Workforce Housing Condominiums, located at 1293 Lowell Avenue, and consider approval, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Proposal

Applicant requests approval of a Condominium Plat to create fifteen (15) residential condominium units. The plat would allow the applicant to sell each unit individually which includes seven (7) deed restricted affordable housing units and eight (8) deed restricted attainable housing units subject to the approved Kings Crown Affordable Housing Mitigation Plan.

Description

Applicant: CRH Partners, LLC represented by Rory Murphy
Location: 1293 Lowell Avenue
Zoning: Recreation Commercial District
Adjacent Land Uses: Trails, skiing, open space, and residential.
Reason for Review: Condominium Plat applications require Planning Commission public hearing / review / recommendation to the City Council, and City Council public hearing / review / final action

Background/Timeline

The background / timeline of this application was outlined in the [January 9, 2019 Planning Commission Staff Report](#), also found in Exhibit H – 2019.01.098 Planning Commission Staff Report, where the Commission reviewed the application, opened a public hearing, and voted unanimously (4-0) by forwarding a positive recommendation to the City Council.

Purpose

The purpose of the Recreational Commercial District is found in [Land Management Code § 15-2.16-1 Purpose](#).

Analysis

The analysis section can be found in the [January 9, 2019 Planning Commission Staff Report](#), also found in Exhibit H – 2019.01.09 Planning Commission Staff Report.

Good Cause

The proposed Condominium Plat memorializes private, common, and limited common area that would allow the units to be sold individually. The proposed Condominium Plat consists of fifteen (15) deed-restricted affordable/attainable units within the Kings Crown Building A, to be platted as the Kings Crown Workforce Housing Condominiums. The unit boundaries of each private unit will be set forth on the recorded plat. Staff finds good cause for this Condominium Plat as it reflects compliance with the approved Master Plan, Conditional Use, Re-Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

Process

The approval of this Condominium Plat application by the City Council constitutes Final Action that may be appealed following the procedures found in [Land Management Code § 15-1-18](#).

Department Review

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

Notice

On December 26, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice website on December 22, 2018.

Public Input

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

Alternatives

- The City Council may approve the proposed Condominium Plat, as conditioned or amended; or
- The City Council may deny the proposed Condominium Plat, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the proposed Condominium Plat Amendment, and request additional information or analysis in order to take final action; or
- The City Council may remand the proposed Condominium Plat to the Planning Commission with specific direction.

Significant Impacts

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

Consequences of Not Taking Recommended Action

Once the building is finished the property owner would not be able to sell each unit individually.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Proposed Condominium Plat

Exhibit B – Applicant's Project description

Exhibit C – Survey

Exhibit D – Master Planned Development & Conditional Use Permit Action Letter

Exhibit E – Affordable Housing Mitigation Plan Action Letter

Exhibit F – Aerial Photograph

Exhibit G – Site Photograph

Exhibit H – [2019.01.09 Planning Commission Staff Report](#)

Exhibit I – [2019.01.09 Planning Commission Meeting Minutes \(link only\)](#)

Exhibit A – Draft Ordinance

Ordinance No. 2019-10

AN ORDINANCE APPROVING THE KINGS CROWN WORKFORCE HOUSING CONDOMINIUMS, LOCATED AT 1293 LOWELL AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 1293 Lowell Avenue have petitioned the City Council for approval of the Condominium Plat; and

WHEREAS, on December 22, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, on December 26, 2018, the site was properly noticed and posted according to the requirements of the Land Management Code; and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on January 9, 2019, to receive input on the Condominium Plat; and

WHEREAS, the Planning Commission on January 9, 2019, forwarded a positive recommendation to the City Council; and,

WHEREAS, on February 14, 2019, the City Council held a public hearing to receive input on the Condominium Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Kings Crown Workforce Housing Condominiums Plat, located at 1293 Lowell Avenue.

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

SECTION 1. APPROVAL. The Kings Crown Workforce Housing Condominiums Plat as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 1293 Lowell Avenue, Lot 1 of the Kings Crown Re-Subdivision.
2. The site is located within the Recreation Commercial District.
3. On January 10, 2018 the Park City Planning Commission approved the Kings Crown Master Planned Development and a Conditional Use Permit for Multi-Unit Dwellings throughout the development for market rate and affordable housing units.

4. The approved Master Plan included Building A – Affordable Housing which included 15 deed-restricted affordable housing units totaling 16,520 square feet within a Multi-Unit Dwelling.
5. On February 1, 2018 the Park City Council approved the Kings Crown Re-Subdivision Plat per Ordinance No. 2018-05.
6. On June 13, 2018 the Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development.
7. On June 14, 2018 Summit County recorded the Development Agreement -entry no. 01093392.
8. On May 16, 2018 Summit County recorded the Kings Crown Re-Subdivision Plat – entry no. 1091847.
9. On August 30, 2018 the Park City Housing Authority approved the Kings Crown Affordable Housing Mitigation Plan.
10. On November 8, 2018 the Park City Building Department issues a building permit for the Affordable Housing Building A.
11. The Affordable Housing Building A building permit was found in compliance with the approved Master Plan, Conditional Use Permit, Re-Subdivision Plat, and Affordable Housing Mitigation Plan.
12. On November 5, 2018 the Park City Planning Department received a complete Condominium Plat application for Building A – Affordable Housing.
13. The proposed Condominium Plat memorializes common, limited common, and private areas that would that allows the units to be sold individually.
14. The proposed Condominium Plat consists of fifteen (15) deed-restricted affordable/attainable units within the Kings Crown Building A, to be platted as Kings Crown Workforce Housing Condominiums.
15. The unit boundaries of each private unit would be set forth on the recorded plat.
16. The size of the private units within the multi-unit dwelling ranges from 662 – 1,377 square feet.
17. Common areas include an underground parking garage, internal circulation, exterior walls and internal bearing walls/columns, exterior spaces and patios, owner's storage and mechanical space, footing and foundation, roof, etc.
18. Limited common areas include eight (8) front elevation and two (2) rear elevation decks.
19. The approved Master Plan and Housing Mitigation Plan included 8.55 affordable unit equivalents in the form of seven (7) deed-restricted units; furthermore the applicant included an additional 9.07 affordable unit equivalents in the form of eight (8) deed-restricted attainable units as approved in the Affordable Housing Mitigation Plan.
20. The proposed Condominium Plat is consistent with the approved Master Plan Development and Affordable Housing Plan as it provides the seven (7) deed-restricted units equating to 8.57 affordable unit equivalents.
21. The recordation of this Condominium Plat would allow the applicant to sell each unit.
22. There is Good Cause for this Condominium Plat as it reflects compliance with the approved Master Plan, Conditional Use Permit, Re-Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

Conclusions of Law:

1. There is good cause for this Condominium Plat.
2. The Condominium Plat is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plats.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat.
4. Approval of the Condominium Plat, 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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat and CCRs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All conditions of approval of the Master Planned Development, Conditional Use Permit, Kings Crown Re-Subdivision Plat Ordinance No. 2018-05, and approved Housing Mitigation Plan shall continue to apply.

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

PASSED AND ADOPTED this 14th day of February, 2019.

PARK CITY MUNICIPAL CORPORATION

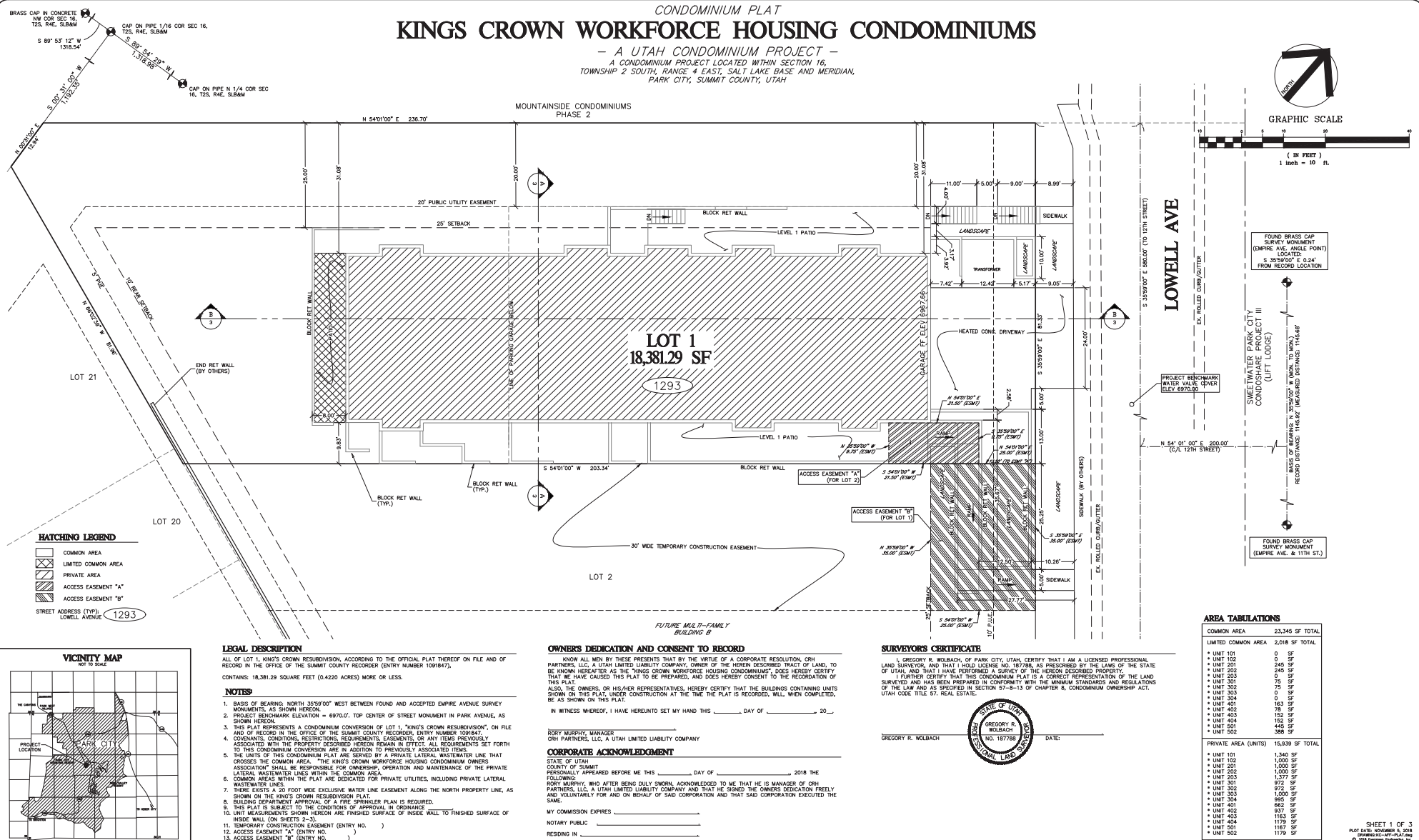
Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney



Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
P.O. Box 2861 • Park City • Utah • 84060
Phone: 435.648.4667 • Fax: 435.648.4019
E-mail: office@evergreen-eng.com

CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS
DAY OF _____ A.D. 2018.
CITY ENGINEER _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 2018.
BY: SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____

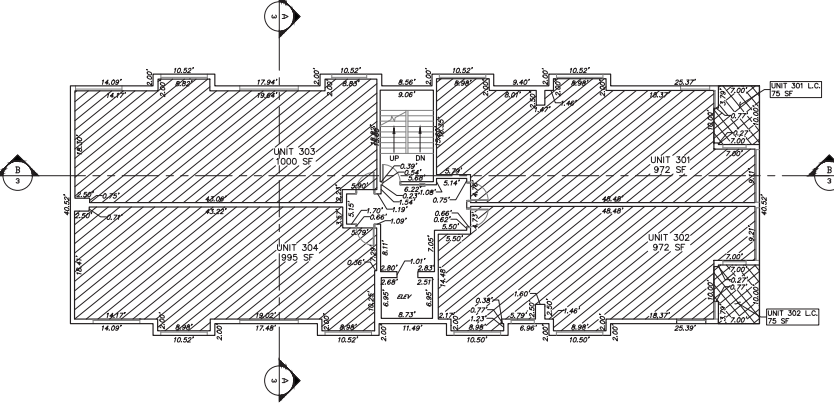
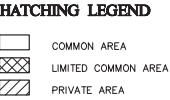
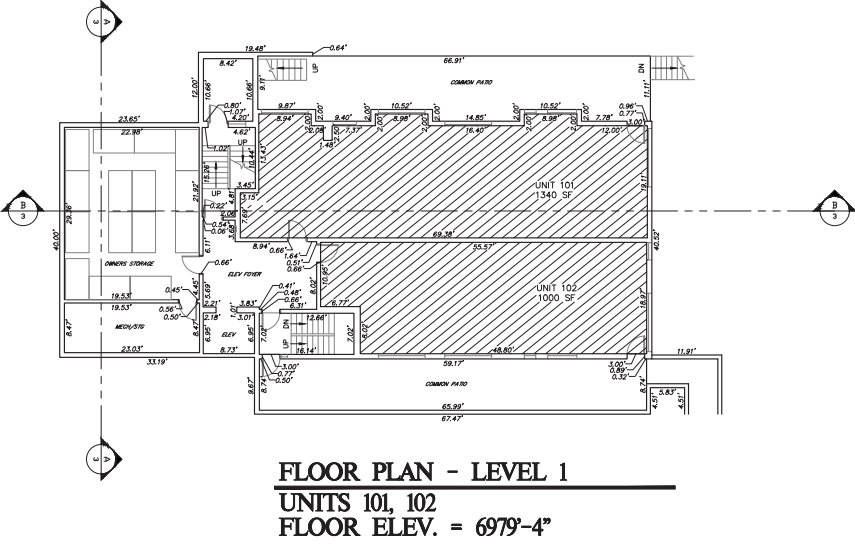
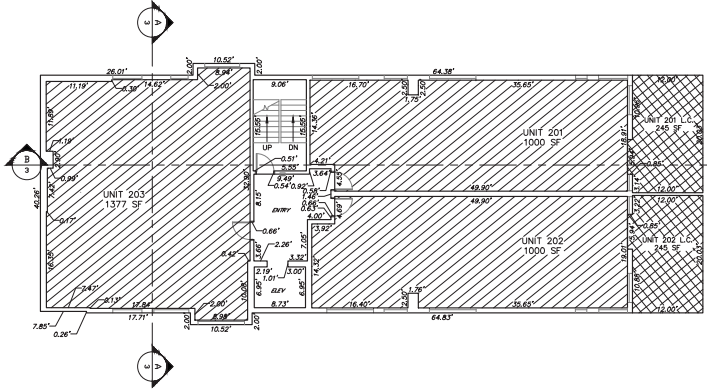
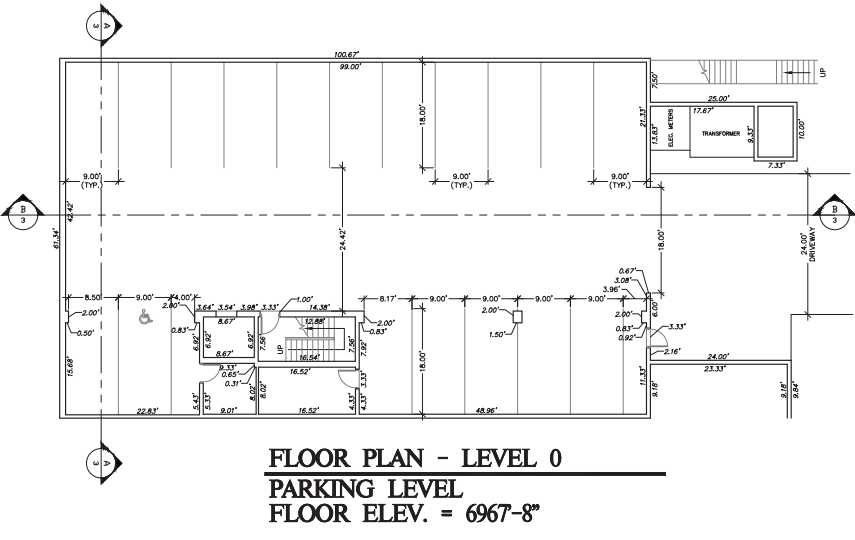
CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS
DAY OF _____ A.D. 2018.
CHAIR _____

APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS
DAY OF _____ A.D. 2018.
CITY ATTORNEY _____

COUNCIL APPROVAL & ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018
MAYOR _____

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2018
CITY RECORDER _____

RECORDED
Nº. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF: _____
COUNTY RECORDER _____



Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
10000 Evergreen Way, Suite 100
Evergreen, CO 80640
Phone: 800-557-5482
E-mail: info@evergreen-eng.com

REVISIONS	DATE	BY	COMMENTS

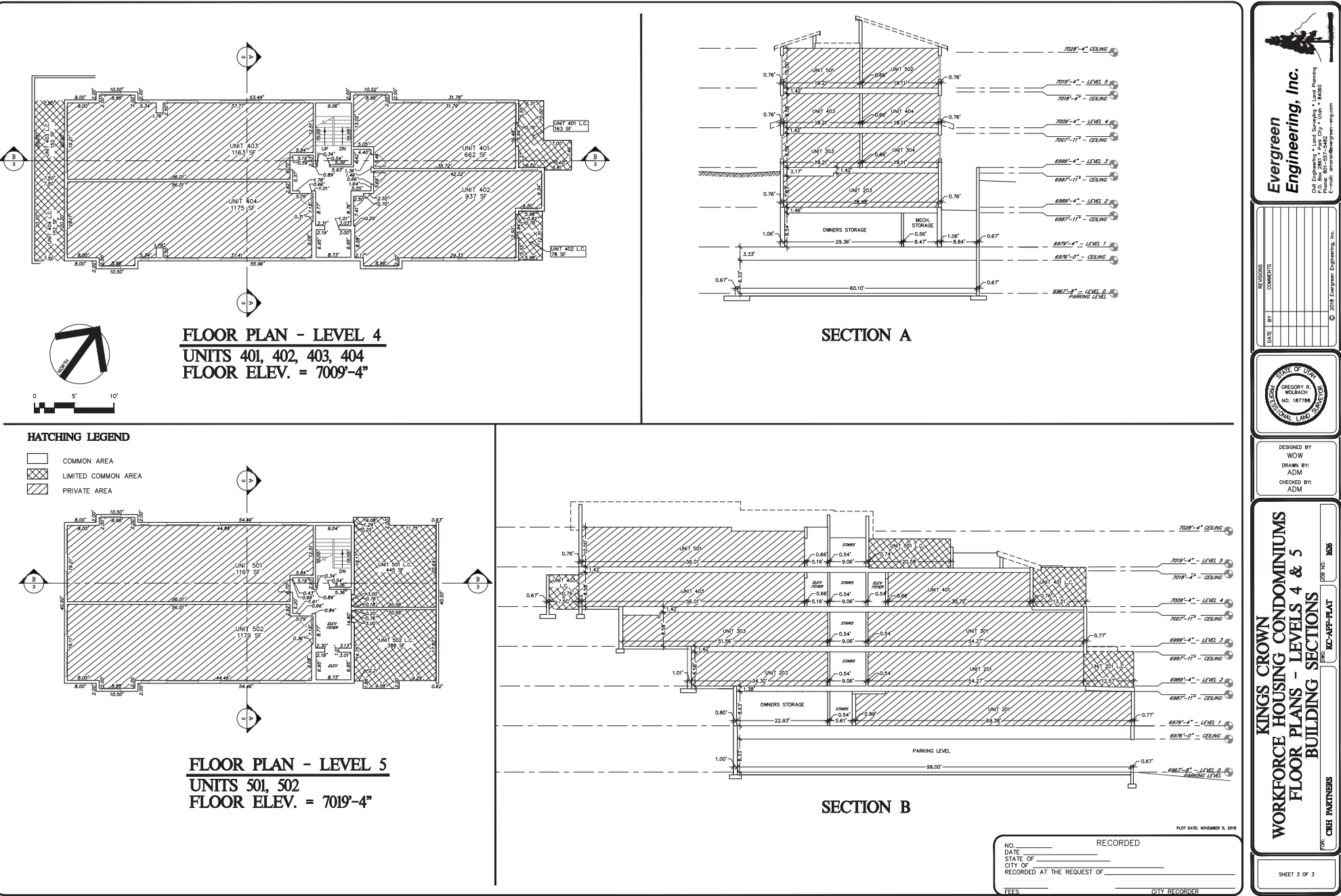


DESIGNED BY:	WOW
DRAWN BY:	ADM
CHECKED BY:	ADM

KINGS CROWN
WORKFORCE HOUSING CONDOMINIUMS
FLOOR PLANS - LEVELS 0, 1, 2 & 3
FOR: CRH PARTNERS
JOB NO.: 805
FILE: EC-APP-PLAT

PLAT DATE: NOVEMBER 5, 2018

NO.	RECORDED
DATE	
STATE OF	
CITY OF	
RECORDED AT THE REQUEST OF	
FEES	CITY RECORDER



November 4, 2018

Mr. Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Kings Crown Workforce Housing Condominium Plat Narrative

Dear Francisco,

Pursuant to our conversations and correspondence and in accordance with the Conditions contained as part of the Kings Crown Affordable Housing Plan approved by the Park City Housing Authority, we are respectfully submitting this Kings Crown Workforce Housing Condominium Plat for your review. Please let us know if you have questions or comments regarding this submittal.

Kings Crown Affordable Housing Requirements

On August 30th, 2108, the Park City Housing Authority approved the proposed Kings Crown Affordable Hosuing Plan. The Kings Crown project MPD has been approved for 57 residential units. The Affordable Housing Code requires that the applicant construct 15% of the total number of units approved as affordable housing. This equals 8.55 Affordable Unit Equivalentents (AUE). An AUE is defined as 900 square feet of living space (exclusive of parking, mechanical and circulation). $8.55 \text{ AUEs} \times 900 \text{ sqft} = 7,695 \text{ sqft}$ of affordable housing obligation. The Kings Crown project is proposing to construct 7,729 sqft of affordable housing living space with an additional 8,260 sqft of attainable housing living space. This meets our affordable housing obligation and provides extra attainable housing as well.

All of the affordable housing is located in one building, Building A, on the Master Plan. The building is located on-site and will be the first building to draw a building permit, thus eliminating the concern of unbuilt affordable housing obligations that have caused issues in Park City with previous developments.

There are a total of 15 individual affordable/attainable units proposed. They range in size from 671 square feet to 1,377 square feet. The proposed sales price is the maximum sales price and will be lowered if there is not sufficient demand for the maximum price. The unit type, total square footage, AMI target, and the proposed price are outlined in Table 1.

Table 1. Type of Unit/Sqft/AMI Target/Maximum Price

Unit	Sq Ft	Bedrooms	AMI	Maximum Sales Price
A-101	1340	3	80%	\$ 303,647.00
A-102 ADA	1000	2	60%	\$ 197,881.00

Exhibit B – Applicant's Project description

A-201	1000	2	70%	\$	239,122.00
A-202	1000	2	70%	\$	239,122.00
A-203	1377	3	150%	\$	303,647.00
A-301	972	2	150%	\$	512,404.00
A-302	972	2	150%	\$	512,404.00
A-303	1000	2	80%	\$	263,841.00
A-304	995	2	80%	\$	263,841.00
A-401	671	1	150%	\$	455,470.00
A-402	959	2	150%	\$	512,404.00
A-403	1174	3	150%	\$	569,338.00
A-404	1189	3	150%	\$	569,338.00
A-501	1160	3	150%	\$	569,338.00
A-502	1163	3	150%	\$	569,338.00
A-STG	680				
Total					
Total Affordable	7,729				

*Gray = affordable units

*White = attainable units

The sales price for the affordable and attainable units was calculated using guidelines provided by Park City Municipal Corporation. The mortgage payment for the Owner-Occupied Unit, including principal, interest, taxes, and insurance ("PITI"), shall not exceed 30% of the Target Household Income. The assumptions used to calculate the sales price shall be: (i) a 5% down payment; (ii) a 30-year term; and (iii) an interest rate equal to the prevailing FirstHome rate, or its program equivalent, of the Utah Housing Corporation at the time of the offer.

100% of the Kings Crown affordable housing units are proposed be constructed on-site. All of the required parking is located on-site and in an enclosed underground garage. There are 18 parking spaces required and 18 parking spaces provided. In addition, the applicant has provided a large storage area where residents can store their bikes, ski gear, etc. Each unit owner will have a private space separated by meshed fencing. This is located on the first floor (above parking) and to the west side of the building. The affordable housing owners will not have a locker in, nor access to the ski clubhouse area. The property is located directly adjacent to the Kings Crown ski run and the Park City Resort base area. Public transit is less than 100 meters away and virtually all of downtown is within walking distance. There are grocery stores, drug stores and coffee shops all within a short walk or bike ride.

We will ensure the buyers will be qualified according to the City's qualified buyer criteria and approved by Park City Municipal Corporation: The qualified buyer criteria is as follows:

1. A person who does not own any other real property
2. A household with an income that is 80% or less of the area median income for affordable units, or 150% or less of the AMI for attainable units
3. The combined net worth of the persons eighteen years of age and older in the household does not exceed an amount equal to five times the area median income
4. A household which has a minimum of one adult who meets one of the following criteria:

Exhibit B – Applicant's Project description

- a) A full-time (aggregate of 30 hours of employment per week) employee of an entity or entities located within the Park City School District boundaries
- b) An owner or owner's representative of a business or entity with a primary place of business within the Park City School District boundaries
- c) A retired person who was a full-time employee of an entity located within the Park City School District boundaries for at least two continuous years immediately preceding his or her retirement
- d) A person who is unable to work or does not have a work history required under subsections (a) through (d) due to a disability

We will also ensure the units meet the affordable unit restrictions:

- 1. Appreciation is limited to 3% per year, compounding
- 2. Unit must be owner-occupied as the primary residence of the owner
- 3. Unit cannot be rented
- 4. Transfer of title is not allowed (nor incorporating into a trust)
- 5. Owner cannot purchase other property while owning a deed restricted unit

Timing of Occupancy

The timing of the occupancy of the Affordable Housing Building is important to the applicant as well as the City. The Affordable Building is proposed to be the first vertical building to draw a permit. The applicant intends to begin construction of the affordable housing building immediately upon receiving a building permit and expects to be complete within 18 months following the start of construction.

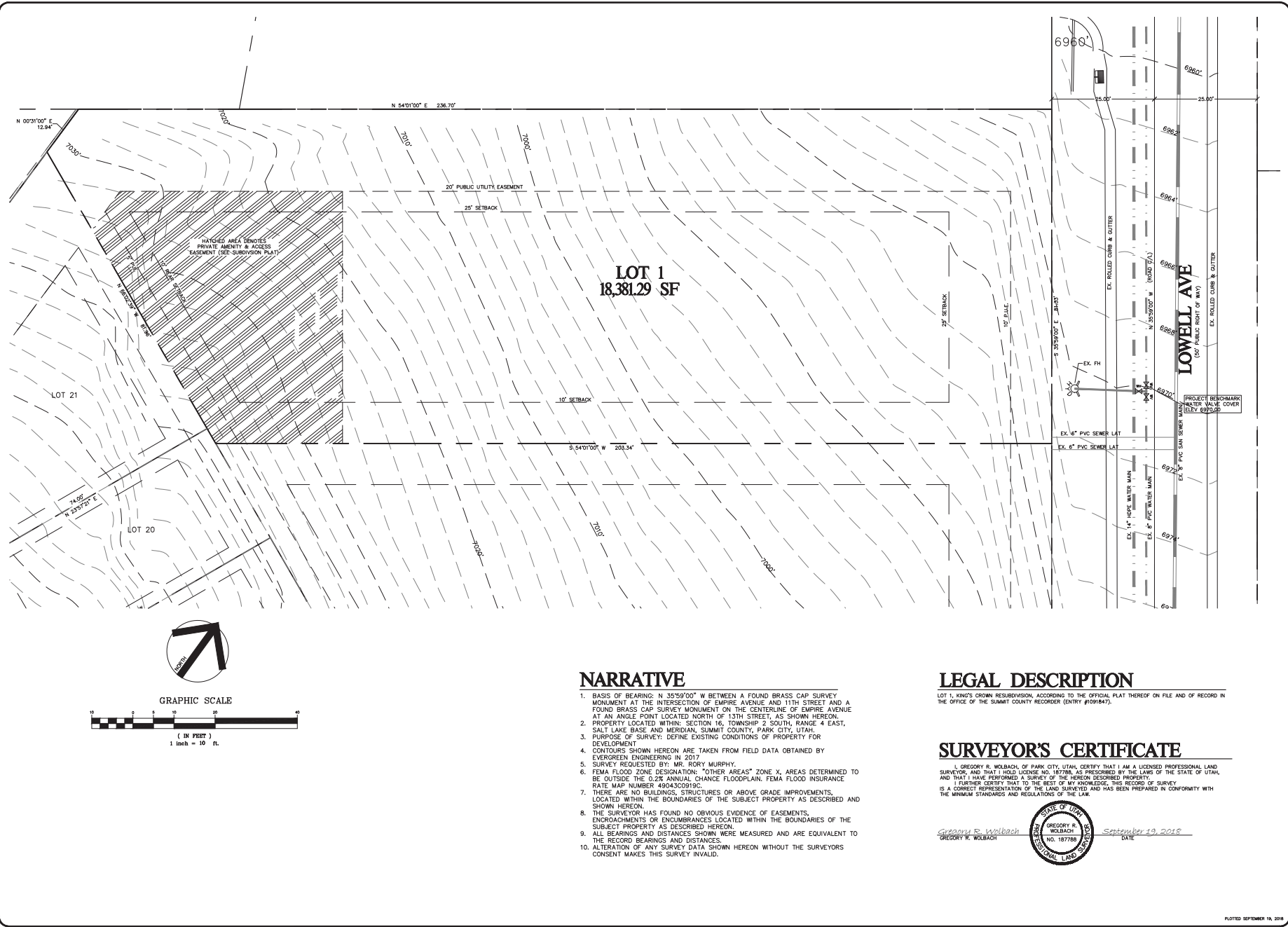
The applicant has agreed to the following conditions regarding the Kings Crown Workforce Housing:

- 1. The Affordable Housing building will be the first vertical building to draw a building permit.
- 2. We will not request a Certificate of Occupancy for the 7 townhomes prior to a Certificate of Occupancy for the Affordable Building.
- 3. CRH will post a Performance Bond in a form acceptable to the City for the construction of the Affordable Housing building.

Thank you for the opportunity to forward you this proposed Kings Crown Workforce Housing Plat. We appreciate your review of this report and look forward to discussing it with you. Please do not hesitate to contact us with any questions or comments you may have.

Sincerely,

Rory Murphy
CRH Partners



Evergreen Engineering, Inc.
Civil, Mechanical & Land Surveying • Land Planning
1070 Business Drive • Suite 100
Park City, UT 84302
Phone: (435) 644-4607 • Fax: (435) 644-9219
E-mail: office@evergreen-eng.com

REVISIONS	DATE	BY	COMMENTS

DESIGNED BY: ADM
DRAWN BY: ADM
CHECKED BY: ADM

KING'S CROWN RESUBDIVISION, LOT 1
EXISTING CONDITIONS PLAN

DATE: 9/19/18
FOR: WOLBACH ATTORNEY
LOWELL-BUILDING A

SHEET C0



22 January 2018

Rory Murphy
1887 Gold Dust Lane, Suite 301
Park City, Utah 84060

Re: King's Crown Master Planned Development and Conditional Use Permit

Rory:

On January 10, 2018, the Planning Commission of Park City approved your Master Planned Development (application no. PL-17-03515) and Conditional Use Permit (PL-17-03566), subject to the following findings of fact, conclusions of law, and conditions of approval:

Master Planned Development & Conditional Use Permit Findings of Fact:

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12th Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. The MPD includes seven (7) deed restricted affordable housing condominium

- units (8.55 affordable unit equivalents).
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).
 12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
 13. The MPD includes 23 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.
 14. Building A is a multi-unit dwelling, listed as a conditional use.
 15. Building A has 15 residential affordable housing units.
 16. Building A has the following square footage:
 - a. Residential: 16,520
 - b. Mechanical: 256
 - c. Internal circulation (hallways and stairs): 1,833
 - d. Parking and vehicular circulation: 5,571
 - e. Overall: 24,180
 17. Building A has 18 parking spaces located in an enclosed underground parking garage.
 18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
 19. Building A has 5 stories above the parking garage.
 20. Building A is on proposed lot 1.
 21. Affordable housing residential units do not count towards residential Unit Equivalents.
 22. Building B/C is a multi-unit dwelling, listed as a conditional use.
 23. Building B/C has 12 residential units.
 24. Building B/C has the following square footage:
 - a. Residential: 28,253 (14.13 residential Unit Equivalents)
 - b. Mechanical: 375
 - c. Internal circulation (hallways, stairs, and elevator): 1,133
 - d. Parking and vehicular circulation: 9,305
 - e. Overall: 39,066
 25. Building B/C has 21 parking spaces located in enclosed underground parking garages.
 26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
 27. Building B/C has 4 stories above the parking garage
 28. Building B/C is on proposed lot 2
 29. Building D is a multi-unit dwelling, listed as a conditional use.
 30. Building D has 11 residential units
 31. Building D has the following square footage:
 - a. Residential: 24,590 (12.30 residential Unit Equivalents)
 - b. Mechanical: 166
 - c. Internal circulation (hallways, stairs, and elevator): 1,827
 - d. Parking and vehicular circulation: 8,313
 - e. Overall: 34,896
 32. Building D has 22 parking spaces located in an enclosed underground parking

- garage.
33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
 34. Building D has 4 stories above the parking garage.
 35. Building D is on proposed lot 2.
 36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
 37. Townhomes Building has 7 residential units
 38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
 39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
 40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
 41. Townhomes Building has 3 stories above the garage level.
 42. Townhomes Building is on proposed lot 30
 43. Single-family dwellings are an allowed use within the District.
 44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
 45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
 46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
 47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.
 48. The single family lots are on proposed lots 3-29.
 49. The applicant proposed two (2) lots to be re-platted as open space.
 50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
 51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
 52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
 53. The proposed accessory building on Lot 32 is located on the RC District.
 54. Accessory buildings are an allowed use with the RC District.
 55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
 56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:
 - a. RC District: 199,867 sf. (4.59 acres)
 - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
 - c. ROS District: 84,194 sf. (1.93 acres)
 - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
 57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
 58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
 59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
 60. The RC District does not provide a FAR standard for single-family dwelling lots,

- but rather, a minimum lot area requirement of 1,875 sf.
61. The proposal contains a total FAR of 0.41 ($80,963 \div 199,867$) for multi-unit dwellings.
 62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density ($199,867 - 80,963$).
 63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
 64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
 65. A residential Unit Equivalent is 2,000 square feet.
 66. The applicant proposes the construction of the following 30 residential units and the allotment of 27 lots:
 - a. 12 flats within multi-unit Building B/C totaling 27,683 square feet (13.84 residential Unit Equivalents).
 - b. 11 flats within multi-unit Building D totaling 24,255 square feet (12.13 residential Unit Equivalents).
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents).
 67. The applicant requests to maintain the MPD setback of 25 feet around the perimeter of the entire development, with the exception of seven (7) future single-family residential Lots 3-7 and 21-22.
 68. Applicant seeks the following setback reductions as allowed by the Code, if granted by the Planning Commission:
 - a. Proposed Lot 3-7 front setback reduction to ten feet (10').
 - b. Proposed Lot 21 side setback reduction to twenty feet (20').
 - c. Proposed Lot 22 side setback reduction to ten feet (10').
 69. The proposed setback reductions as described above matches the abutting zone setbacks and all aspect of the project will comply with applicable Building and Fire codes. The reductions do not increase project density, maintain the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and they meet open space requirements of the MPD.
 70. The proposed setback reductions are in compliance with LMC MPD provisions.
 71. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15 [...].
 72. The site contains a total of 653,759 square feet. The site contains 17,012 square feet of hard-scaped plazas equating to 2.6% of the site and 531,519 square feet (12.20 acres) equating to 81.3% of natural open space.
 73. The applicant proposes to designate the use of the two (2) open space lots on the proposed Re-Subdivision (plat).
 74. The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:

- a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.
 - b. Building B/C requires 21 parking spaces based on the size of the units. The proposed building contains 21 parking spaces.
 - c. Building D requires 21 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.
 - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.
 - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.
75. The proposal complies with the provisions of the building height parameters for multi-unit buildings listed under LMC § [15-2.16-4 Building Height](#) and single-family dwellings listed under LMC § [15-2.16-5 Special Requirements For Single Family And Duplex Dwellings \(subsection L-M\)](#), including all applicable height exceptions as allowed in the LMC.
 76. The applicant does not seek additional height under the MPD parameters listed under LMC § [15-6-5 MPD Requirements, Sub-section F](#).
 77. The project has been designed to maintain the existing neighborhood development pattern, with the larger scale buildings located alongside the existing multi-family.
 78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
 79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
 80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
 81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
 82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
 83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
 84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
 85. There are no commercial or non-residential uses with this project, and all off-

street parking requirements are met within the project. The bus stop/ transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.

86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.
90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
92. The proposal does not create additional demands for child care.
93. An environmental survey ([Exhibit P - Environmental Survey](#)) was prepared revealing no environmental contaminants on the property.
94. A mine site study ([Exhibit Q - Mine Site Studies](#)) was conducted and determined that there were no mining related activities on the property.
95. The proposal fulfills the following goals and objectives of the General Plan.
96. A cultural survey ([Exhibit O - Cultural Survey](#)) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission..
98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
101. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.
102. The project is located on Lowell Avenue, between 12th and 13th Street.

103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.
106. Utilities necessary for these proposed uses are available at or near the site.
107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
109. The proposed conditional use meets all LMC parking regulations.
110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
112. The project has been designed to mirror the existing neighborhood development patterns.
113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-family

- lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
 124. The site is within steep slopes found throughout the site.
 125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
 126. The Applicant provided [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the](#) placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock
 127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
 128. [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations](#) also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
 129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
 130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.
 131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
 132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
 133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
 134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
 135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
 136. Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
 137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
 138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
 139. The Chief Building official has studied the applicant's preliminary Construction

Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.

- 140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
- 141. The applicant stipulates to the conditions of approval.
- 142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

1. The proposal satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16).
2. The proposal complies with all requirements of this LMC.
3. The Uses will be Compatible with surrounding Structures in Use, scale, mass
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Master Planned Development & Conditional Use Permit Conditions of Approval:

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.

9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.
19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.

22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.
29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department office.

If you have questions regarding your applications or the action taken please don't hesitate to contact me at 435-615-5064 or fastorga@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Astorga". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Francisco Astorga, AICP
Senior Planner



September 11, 2018

CRH Partners, LLC
1887 Gold Dust Lane
Park City, UT 84060
Attn: Hans Fuegi

NOTICE OF CITY COUNCIL ACTION

Description:	Affordable Housing Mitigation Plan
Project Title:	Kings Crown at Park City
Date of Action:	August 30, 2018

Summary of Recommendation

On August 30, 2018 Park City Housing Authority approved a recommendation made by the Planning Commission to approve a Housing Mitigation Plan proposed by CRH Partners, LLC. The Mitigation Plan proposes the construction and sale of 15 affordable/attainable deed restricted condominiums at Kings Crown at Park City. Seven units priced affordable to households earning an average of 76% of AMI are in fulfillment of the affordable housing obligation at Kings Crown at Park City. Eight attainable units priced affordable to 150% of AMI (in accordance with HUD Income Limits) are in excess of the generated housing obligation. Completed units will include one 1-bedroom unit, eight 2-bedroom units and six 3-bedroom units.

Findings of Fact:

1. The applicable Development Agreement was recorded June 14, 2018 for the Kings Crown Master Planned Development (MPD).
2. Housing Resolution 03-2017 Section 8 requires that affordable housing shall be provided equal to 15% of the market residential units in an MPD. The total residential units proposed in the MPD are fifty-seven (57), 15% of which equals 8.55 Affordable Unit Equivalents (AUEs). This requirement is met by providing 8.58 AUEs (7721 SF) of affordable housing averaging less than 80% of AMI. Each AUE is measured as 900 square feet of interior space.
3. The Housing Mitigation Plan was recommended for approval by the Planning Commission to the Park City Housing Authority on August 8, 2018. The plan was modified slightly after Planning Commission but the terms are substantially the

- same. The final version for approval is attached as Exhibit A with red-lined amendments to correct square footage and approved changes in the agreement.
4. The Applicant proposes a plan to build 7721 SF of affordable housing comprised of seven (7) two and three bedroom units varying in size from 997 SF to 1,377 SF all within one building. In addition, the Applicant proposes to build an additional eight (8) attainable units (150% AMI, HUD Income Limits) in the same building of one to three bedroom units.
 5. The Applicant proposes to price the seven affordable units at an average household AMI of 76% (\$57,834 to \$85,680 annual household income based on the Resolution definition of household size) and the remaining eight units attainable to 150% of AMI depending on HUD defined household size (\$128,520 to \$160,650 annual household income).
 6. Under Section 9 of the Housing Resolution, Applicant is requesting to use Alternative Distribution Ratios so that instead of building 4 townhomes, 1 single family home and 3.5 condominiums, they build 15 affordable/attainable Units in one building.
 7. Housing Resolution 03-2017 allows for waivers by the Housing Authority.
 8. Unit descriptions as required by Housing Resolution 03-2017, Section 13 are attached here as Exhibit C.
 9. The Applicant has requested the Housing Authority waive pursuant to Section 19 of Housing Resolution 03-2017 requirements related to construction timing and delivery of the affordable housing units, specifically Sections 11 (Timing of Occupancy) which states that the affordable units must be delivered in proportional timing to the market units & 14A (Construction of Market Units) which states that Affordable units shall be made available for occupancy on approximately the same schedule as a project's market units; except that Certificates of Occupancy ... for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units.
 10. The waiver provision states that the City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in the unit design and development.).
 11. Applicant proposes 8 additional attainable units in order to enhance project affordability, pricing the affordable units with an overall average of 76% of AMI. The Applicant will build the affordable/attainable building to green building standards in compliance with Section 9.B.5 of Housing Resolution 03-2017.
 12. In addition, in order to meet the spirit of the housing resolution timing requirements, applicant proposes that:
 - a. CRH will post a Performance Bond in an amount equal to the construction cost and in a form acceptable to the City for the completion of the Affordable Housing building.
 - b. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time

have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

Conclusions of Law:

1. The conditions of the Development Agreement between CRH Partners, LLC and Park City Municipal Corporation recorded on June 14, 2018 related to Affordable Housing has been met by this plan
2. This plan complies with Park City Housing Resolution 03-2017.
3. Housing Authority approves a waiver of the Housing Resolution timing of construction and delivery of the affordable housing units.

Conditions of Approval:

1. The Affordable Housing building will be the first building to draw a building permit.
2. No Certificate of Occupancy will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building.
3. CRH will post a Performance Bond equal to the cost of construction and in a form acceptable to the City for the construction of the Affordable Housing building.
4. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.
5. Units will be sold at pricing as follows:

Unit #	Sq Ft	# of Bedrms	Sales Price	Max Hshold Income
A-101	1,349	3	\$ 303,647	\$ 85,680
A-102 ADA	1,000	2	\$ 197,881	\$ 57,834
A-201	1,000	2	\$ 239,122	\$ 67,473
A-202	998	2	\$ 239,122	\$ 67,473
A-203	1,377	3	\$ 303,647	\$ 85,680
A-303	1,000	2	\$ 263,841	\$ 77,112
A-304	997	2	\$ 263,841	\$ 77,112
affordable units total	7,721		\$ 1,811,101	
max total sales price @ 80% AMI			\$ 1,901,120	
average % AMI sales price			76%	
A-301	989	2	\$ 512,404	\$ 144,585

Exhibit E – Affordable Housing Mitigation Plan Action Letter

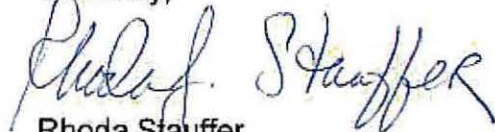
A-302	987	2	\$	512,404	\$	144,585
A-401	671	1	\$	455,470	\$	128,520
A-402	959	2	\$	512,404	\$	144,585
A-403	1,174	3	\$	569,338	\$	160,650
A-404	1,189	3	\$	569,338	\$	160,650
A-501	1,160	3	\$	569,338	\$	160,650
A-502	1,163	3	\$	569,338	\$	160,650
attainable units total @ 150% AMI per HUD income limits	8,292			\$ 4,270,034		
additional storage	736					
Total	16,749					

6. Deed Restrictions shall be recorded against all 15 units in a form approved by the City Attorney.
7. CCRs for the Affordable/Attainable building will include a provision that HOA fees won't increase more than three percent (3%) per year.
8. Initial HOA dues shall not exceed an average of \$250 per month per unit excluding utilities and internet and/or an average of \$370 per month per unit including utilities and internet.
9. Units shall be sold to eligible households as defined in the recorded Deed Restrictions.
10. All sales shall be approved in writing by the City Affordable Housing Office.
11. Housing Authority waived the Housing Resolution 03-2017 construction timing and delivery of the affordable housing units Sections 11 and 14.A.

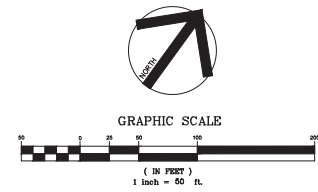
Attached:

Exhibit A = Housing Mitigation Plan proposed by CRH Partners LLC., dated July 16, 2018 and amended with agreed-upon changes in red
 Exhibit B = Project Site Plan: Affordable Housing Building is Building A on Lot 1
 Exhibit C = Floor Plans for Building A, Affordable and Attainable Housing Building

Sincerely,



Rhoda Stauffer
 Affordable Housing Program



WOW ATLETER **FILE** **LOWELL-BUILDING A** **OFF NO** **82**

DESIGNED BY:
ADM
DRAWN BY:
ADM
CHECKED BY:
ADM

[illegible]

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**Evergreen
Engineering, Inc.**







Planning Commission Staff Report

Subject: Kings Crown Workforce Housing Condominiums
Author: Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-04014
Date: 09 January 2019
Type of Item: Legislative – Condominium Plat

PLANNING DEPARTMENT

Recommendation

Staff recommends that the Planning Commission review and hold a public hearing for the Kings Crown Workforce Housing Condominiums located at 1293 Lowell Avenue, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Proposal

Applicant requests approval of a Condominium Plat to create fifteen (15) residential condominium units. The plat would allow the applicant to sell each unit individually which includes seven (7) deed restricted affordable housing units and eight (8) deed restricted attainable housing units subject to the approved Kings Crown Affordable Housing Mitigation Plan.

Description

Applicant: CRH Partners, LLC represented by Rory Murphy
Location: 1293 Lowell Avenue
Zoning: Recreation Commercial District
Adjacent Land Uses: Trails, skiing, open space, and residential.
Reason for Review: Condominium Plat applications require Planning Commission public hearing / review / recommendation to the City Council, and City Council public hearing / review / final action

Background/Timeline

- January 10, 2018 - Park City Planning Commission approved the Kings Crown Master Planned Development which included:
 - 30 market rate units totaling 80,963 square feet within three (3) separate multi-unit dwellings (23 flats and 7 townhouses) all to be platted as condominiums.
 - 27 single-family dwelling lots equating to approximately 71,880 square feet.
 - **15 deed-restricted affordable housing units totaling 15,640 square feet in a separate multi-unit dwelling.**
- On this same date the Commission also approved a Conditional Use Permit for the Multi-Unit Dwellings, both market rate and affordable housing units. See [staff](#)

[report/exhibits](#). The approved Master Planned Development / Conditional Use Permit for Building A , the affordable housing building on proposed Lot 1, included the following:

- 15 deed-restricted affordable/attainable housing units
 - Square footage
 - Residential: 16,520
 - Owner storage: 880
 - Mechanical: 256
 - Internal circulation (hallways and stairs): 1,833
 - Parking and vehicular circulation: 5,571
 - Overall: 24,180
 - Eighteen (18) parking spaces located in an enclosed underground parking garage
 - Vehicular access off Lowell Avenue through one (1) driveway
 - Five (5) stories above the parking garage
- February 1, 2018 – Park City Council approved the Kings Crown Re-Subdivision Plat per [Ordinance No. 2018-05](#), and [staff report/exhibit](#).
 - June 13, 2018 – Park City Planning Commission ratified the Development Agreement required by the approved Master Planned Development, see [staff report/exhibits](#).
 - June 14, 2018 – Summit County recorded the Development Agreement -entry no. 01093392.
 - May 16, 2018 – Summit County recorded the Plat – entry no. 1091847.
 - August 30, 2018 – Park City Housing Authority approved the Affordable Housing Mitigation Plan, see [staff report/exhibits](#) and [meeting minutes \(page 10\)](#), which included a minimum of 8.55 Affordable Unit Equivalents totaling 7,695 square feet. Each Affordable Unit Equivalents is measured as 900 square feet of interior space.
 - November 8, 2018 – Park City Building Department issues a building permit for the Affordable Housing Building A as it was in compliance with the approved applicable Land Use applications as it the Planning Department found compliance with the approved Master Plan, Conditional Use Permit, Re-Subdivision Plat, and Affordable Housing Mitigation Plan.
 - November 5, 2018 – Park City Planning Department received a complete application for this Condominium Plat.

Purpose

The purpose of the Recreational Commercial District is found in [Land Management Code § 15-2.16-1 Purpose](#).

Analysis

The proposed Condominium Plat memorializes private, common, and limited common area that would that allows the units to be sold individually. The proposed Condominium Plat consists of fifteen (15) deed-restricted affordable/attainable units within the Kings Crown Building A, to be platted as the Kings Crown Workforce Housing Condominiums. The unit boundaries of each private unit will be set forth on the recorded plat.

The size of the private units within the multi-unit dwelling ranges from 662 – 1,377 square feet. See table below showing the dwelling unit no., private square footage, and limited common area:

Unit #	Private Square Footage	Limited Common Area Appurtenant With Each Private Unit
101	1,340	0
102 (ADA)	1,000	0
201	1,000	245 (front deck)
202	1,000	245 (front deck)
203	1,377	0
301	972	75 (front deck)
302	972	75 (front deck)
303	1,000	0
304	995	0
401	662	163 (front deck)
402	937	78 (front deck)
403	1,163	152 (rear deck)
404	1,179	152 (rear deck)
501	1,167	445 (front deck)
502	1,179	388 (front deck)
Total Affordable	7,712	<i>Not applicable</i>
Total Attainable	8,231	
Overall Total	15,943	

Units in **bold** represent **affordable housing units**; the rest are attainable units.

Common areas include an underground parking garage, internal circulation, exterior walls and internal bearing walls/columns, exterior spaces and patios, owner's storage and mechanical space, footing and foundation, roof, etc. Limited common areas include eight (8) front elevation and two (2) rear elevation decks.

The approved Master Plan and Housing Mitigation Plan included 8.55 affordable unit equivalents in the form of seven (7) deed-restricted units; furthermore the applicant included an additional 9.07 affordable unit equivalents in the form of eight (8) deed-restricted attainable units as approved in the Affordable Housing Mitigation Plan. The

proposed Condominium Plat is consistent with the approved Affordable Housing Plan as it provides the seven (7) deed-restricted units equating to 8.57 affordable unit equivalents. The recordation of this Condominium Plat would allow the applicant to sell each deed-restricted unit individually.

Staff finds good cause for this Condominium Plat as it reflects compliance with the approved Master Plan, Conditional Use, Re-Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

Process

The approval of this Condominium Plat application by the City Council constitutes Final Action that may be appealed following the procedures found in Land Management Code § 15-1-18.

Department Review

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

Notice

On December 26, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice website on December 22, 2018.

Public Input

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

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the proposed Condominium Plat, as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the proposed Condominium Plat, and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the proposed Condominium Plat, and request additional information or analysis in order to make a recommendation.

Significant Impacts

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

Consequences of Not Taking Recommended Action

Once the building is finished the property owner would not be able to sell each unit individually.

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the Kings Crown Workforce Housing Condominiums located at located at 1293 Lowell

Avenue, and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance

Attachment 1 – Proposed Condominium Plat

Exhibit B – Applicant's Project description

Exhibit C – Survey

Exhibit D – Master Planned Development & Conditional Use Permit Action Letter

Exhibit E – Affordable Housing Mitigation Plan Action Letter

Exhibit F – Aerial Photograph

Exhibit G – Site Photograph

Council Agenda Item Report

Meeting Date: February 14, 2019

Submitted by: Nick Graue

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Authorize the City Manager to Execute a Waiver of Construction and Development Impact Fees for the Park City Golf Course Maintenance Facility in an Amount Not to Exceed \$182,135.71
(A) Public Input (B) Action

Suggested Action:

Attachments:

[Golf Maintenance Building Fee Waiver Staff Report](#)

City Council Staff Report

Subject: Request for Construction Fee Waiver
 Park City Golf Course Maintenance Facility
Author: Nick Graue, Public Utilities Engineer
Department: Public Utilities
Date: February 14, 2019
Type of Item: Administrative

Recommendation

Staff recommends City Council to authorize the City Manager to execute a waiver of construction and development impact fees for the Park City Golf Course Maintenance Facility in an amount not to exceed \$182,135.71.

Background

- Per the administrative policy for the adjustment or waiver of construction and development impact fees, City Council approval is required for any fee adjustment greater than \$25,000.
- Fee adjustments shall be considered for all PCMC construction and development and impact related fees for City projects which generally have a broad public purpose.
- Construction of the new Golf Course Maintenance Facility is required to facilitate the 3Kings Water Treatment Plant project, and thus provides a broad public purpose as described in the fee waiver policy.

Fee Summary

<i>Conditional Use Permit Application Fee</i>	\$ 1,140.00
<i>Subdivision Plat Application Fee</i>	\$ 290.00
<i>Building Plan Review Fee</i>	\$ 500.00
<i>Electrical Subcontract Valuation Based Fee</i>	\$ 2,410.55
<i>Mechanical Subcontract Valuation Based Fee</i>	\$ 902.75
<i>Plumbing Subcontract Valuation Based Fee</i>	\$ 930.75
<i>State Fee for Sub-Permits</i>	\$ 42.44
<i>Building Permit Fee</i>	\$ 40,447.46
<i>L.O.D. Trust & Agency</i>	\$ 84,024.00
<i>Plan Check Fee</i>	\$ 26,290.85
<i>Indoor Water Impact Fee</i>	\$ 20,551.70
<i>Public Safety Impact Fee</i>	\$ 555.00
<i>State Fee</i>	\$ 404.47
<i>Streets Impact Fee</i>	\$ 410.00
<i>Water Meter Fee</i>	\$ 2,335.74
<i>Architectural & Design Review Fee</i>	\$ 900.00
<i>Cumulative Project Development Fees</i>	\$ 182,135.71

Funding

- No funding impacts as part of the recommended action