

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
FEBRUARY 8, 2007**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, February 8, 2007.

Work Session – City Council Chambers

1:30 p.m. Historic District discussion with Planning Commission and HPB members
3:30 p.m. Strategic plan for ice arena
3:50 p.m. Break (food will be served)

Closed Session – City Council Chambers

4:00 p.m. Property/litigation

Regular Meeting – City Council Chambers

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Legislative update

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

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JANUARY 25, 2007

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

1. Consideration of an Ordinance amending the 1335 Lowell Avenue survey plat
(motion to continue to February 15, 2007)

2. Consideration of an Ordinance amending the 654 Woodside Avenue plat
(motion to continue to March 15, 2007)

3. Consideration of an Ordinance approving the Elevator Subdivision, a replat of Lots 8, 9 and 10 and a portion of Lot 7, Block 58, of the Park City Survey, 430 Ontario Avenue 654 Woodside Avenue, Park City, Utah plat amendment

VI CONSENT AGENDA *(items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under “Additional Discussion – Agenda Items”)*

1. Consideration of an Ordinance approving the Elevator Subdivision, a replat of Lots 8, 9 and 10 and a portion of Lot 7, Block 58, of the Park City Survey, 430 Ontario Avenue 654 Woodside Avenue, Park City, Utah plat amendment
2. Resolution adopting strategic plan for Park City Municipal Corporation Ice Arena
3. Acceptance of 2007 disclosure statements from the Mayor and City Council members

VII ADDITIONAL DISCUSSION – AGENDA ITEMS

VIII ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

Posted: 02/05/07

See: www.parkcity.org

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

February 2007

- 15 Legislative update
Closed session – personnel
Ordinance Accepting the Public Improvements at Eagle Pointe Subdivision Phase 4
Ordinance – 1225 Lowell Avenue Survey Plat - RM
Emergency preparedness and response program
Acceptance of disclosure statements
Chinese acrobats – Main Street
Water Service District Meeting
Consideration of Weber Basin Water Conservancy District Water Sales Agreement for 2500 acre feet of district and non-district water
Consideration of Mountain Regional Special Service District Agreement for 3,100 gpm
- 22 **No meeting**

March 2007

- 1 Legislative update
LMC Chapter 15 Definitions, Chapter 5, Chapter 2.2.3 CT Zone
Ordinance - 255 Ridge Avenue, King Ridge Estates-Plat amendment BR
Ordinance - 621 Woodside Avenue-Plat amendment KW
Ordinance - 1160 Park Avenue – Plat Amendment RM
Ordinance - 447 Main Street, No Name Saloon – CUP RM
Ordinance - 7570 Royal Street East – Plat Amendment RM
Ordinance - 1045 Woodside Avenue-Plat Amendment KC(JW)
Ordinance - 654 Woodside Avenue – Plat Amendment (cont from prev mtg) KW
- 8 **No meeting**
- 15 Continuation of Ordinance – 654 Woodside Avenue plat amendment
- 22
- 29

Pending Items:

General Plan - Park/Bonanza
Electronic voting
Main Street/Historic District solid waste update - Jerry
Noise/outdoor decks
Strategic plan for ice arena
MOU between Park City and Summit County for Animal Control Services
Air quality discussion
Brewpub lease assignment – RDA
Regional bus service SLC

Tentative “no meeting” dates:

April 12

May 10

June 14

July 26

August 16

September 6

October 18

December 27

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
JANUARY 25, 2007**

PRESENT: Mayor Dana Williams; Council members Marianne Cone, Roger Harlan, Jim Hier and Joe Kernan. Candace Erickson was excused.

City Manager Tom Bakaly; City Attorney Mark Harrington; City Engineer Eric DeHaan; Public Works Director Jerry Gibbs; Chief Lloyd Evans, Lieutenant Phil Kirk; Special Events Facilitator Max Paap; Project Manager Matt Twombly; Patrick Putt, Planning Administrator; Brooks Robinson, Principal Planner; Planner Katie Cattan; Senior Planner Kirsten Whetstone

1. Council Questions/Comments. Jim Hier reported that a major topic of discussion at the Chamber of Commerce Board of Directors Meeting came from Mike Sweeney regarding garbage. They received a legislative update from Des Barker. The Inter-Agency Task Force heard an update from Al Mickelsen, Wasatch County Planning Director, regarding development in Wasatch County. Approvals are in place for three large projects at the northern end of the Heber Valley. Phyllis Robinson presented an update regarding City and County coordination on Affordable Housing.

Roger Harlan was impressed with the effectiveness of barricades on Main Street during Sundance, and noted it was helpful to have highway patrol officers posted at the crosswalk near Albertsons on Park Avenue. He commented about the importance of providing safety for schoolchildren, while at the same time expediting traffic, on Bonanza Drive.

Marianne Cone received complaints about Sundance activities at the Racquet Club. Max Paap responded that the generator and lights at the traffic stop had been removed. In addition, a new parking regulation sign for patron use at the Main Street Post Office was ordered. Ms. Cone participated in a Ski Utah meeting at Snow Basin. Last year they created an "Inversion Diversion" promotion that didn't get off the ground and she thought it would be nice to create a package deal through that program to provide transit from Salt Lake.

Mayor Williams expressed Councils' condolences to Chief Lloyd Evans. He relayed his experience with the film shoot involving 900 Treasure Mountain International Baccalaureate School students. A filmmaker who has been working on global warming issues had done a piece in the Arctic with members of the Inuit Nation that asked with native symbols "if anyone was listening." They approached the City for approval to organize an event using the students to create a response that said, "We are listening" and "Step it up." He was honored to participate and thanked Staff for their efforts to allow the event to occur.

2. Legislative update. Budget Analyst Seth Atkinson reviewed several bills Staff was following. They recommended support for HB 30 Renewable Energy Tax Credit; HB 69 County and Municipal Land Use Provisions; HB 198 Public Safety Retirement; and opposition for HB 203 Local Option Distribution Formula and HB 282 Sales and Use Taxation of Food as drafted.

Mr. Atkinson reported that SB 41 Forms of Government, which removes the manager by ordinance form of government as an option for municipalities, failed in committee in the Interim Legislative Session last fall. The bill has been reintroduced in its original form, but may be amended. The League's Legislative Policy will meet to take a position on one or all three of the possible outcomes. Staff requested direction on the possible scenarios:

- 1) Remove the manager by ordinance form of government as an option for municipalities, which would likely mean that existing cities with manager by ordinance would need to decide their form of government by a vote of the people (retroactive);
- 2) Retain the option of a manager by ordinance form of government for municipality in the future and institute an additional public hearing when a City Council wants to change to this form of government. Another possible change would be voter ratification in the next municipal election after a City Council chooses the manager by ordinance form of government (not retroactive). Modification;
- 3) Retain the option of a manager by ordinance form of government, but require a vote of the populace before a change is instituted (not retroactive).

A majority of Council opposed the bill in its current form and opposed any bill that would require a retroactive adjustment in the form of government. They supported either modification 2 or 3, but encouraged a four-year minimum for changes, to alleviate administrative instability.

Mr. Atkinson also noted there is likely to be legislation regarding Class B & C Road Funds. There may be \$70,000 more in funds that would come to Park City, if a cap is removed.

3. Prospector parking - time limit regulations. Chief Lloyd Evans, Lt Phil Kirk and Jerry Gibbs led this discussion. The Police Department had been responding to parking issues in neighborhoods near the High School. Several years ago, they mitigated parking problems on Lucky John Drive and Silver Meadows Subdivision by restricting parking to one side of the road. The school construction project and growth in student population has caused students to expand their parking perimeter into the Prospector neighborhoods. The Traffic Calming Committee believes that a long-term solution needs to be defined and implemented, but there are immediate concerns of public health and safety that need to be addressed. Chief Evans reported that a meeting with high school administration, school board, residents and city officials had prompted an additional meeting between the City Council, School Board and Staff.

Public Works Director Jerry Gibbs presented a slide show illustrating the main problem areas in Prospector Village, in the cul-de-sac at the north end of Monarch Drive and the intersection of Monarch and Little Bessie. Barricades prevent parking around intersections and ticketing has helped to eliminate perpendicular parking in the cul-de-sac. They had the Fire Department conduct a safety-related inspection of those streets and, although it was tight, they reported having adequate room for emergency vehicles. Staff has begun the neighborhood process to identify other issues so solutions could be identified and phased, but their recommendation is to utilize the joint task force to begin addressing the problems. He stressed that the school been helpful in getting information out to students.

Roger Harlan stated it was the wish of the Principal that sophomores not drive to school, but they have no way to enforce that and there is no way for them to park on school property given the permit system. He agreed that restrictions in one place cause them to move to another area; but the City needs to be vigilant about enforcing parking regulations in our neighborhoods.

Joe Kernan encouraged the school district to provide parking spots since the current systems to discourage parking are not working.

Jim Hier favored the permit program option listed in the Staff Report, noting that restricted parking during the day would be easily enforceable.

Chief Evans noted the parking issues address one concern, but they had not addressed residual traffic problems such as speeding, and blocking mailboxes.

Kimberley Kuehn, homeowner in the affected area, believed the education system should be solely responsible for providing spaces for the students. She has provided personal spots to two high school students. As the owner of most of the most lots in the cul-de-sac, she sees a real problem for tenants. She encouraged the City and the school system to seek a solution. She favored a permit system.

Carey Coffey, lives at 2214 Little Bessie, one of the homes shown in the photos. They have asked the students to leave room for mailbox, trash cans, recycle cans and, for the most part, they abide by it. She noted spaces at Treasure Mountain and McPolin were used for Sundance and wondered why the high school students could not park there. The photos illustrate what they deal with from 7:15 a.m. to 3:45 p.m. daily. After 4:00 p.m., the streets are empty. She, too, favored a permit system.

Lieutenant Phil Kirk asked Mr. Kuehn and Ms. Coffey's opinion on the barricades. They agreed they were effective, but the streets were still crowded.

Jerry Gibbs explained Staff was resistant to jumping into permit parking due to capacity issues and the expectation of daily monitoring. They hoped to phase into the proposed strategies instead of selecting just one.

Joe Kernan was uncertain that time limits would be effective. A permit program would benefit residents, but could still result in unsafe roads. He liked the recommendation to install barricades and consider installing no-parking signs on one side of all the streets.

Marianne Cone opined it would be nice if the next generation became involved in car-sharing and started taking some responsibility for the situation.

Chief Evans relayed conversations with the Principal about young drivers being a boon for large families because it aids in family dynamics. He requested direction to implement a three-pronged approach to address parking issues that will begin with temporary solutions, working toward permanent solutions through the neighborhood enhancement program. Council members concurred that Staff should proceed with their strategy as outlined.

4. Quarterly Goal Update. Council members reviewed each of the goals and had no changes.

5. Review of regular meeting. Marianne Cone requested discussion on the 239 Woodside Replat. Based on discussions during the Visioning about the City's historic inventory, she asked whether it was appropriate to allow historically significant buildings to be disassembled and moved in order to allow additional density.

Planner Katie Cattin explained the Historic Preservation Board identified the shape, form and feel as being major contributors to the structure's historic significance. They felt it could be reconstructed to bring back those characteristics, but demolition was necessary to create a clear lot line for the subdivision. Councilor Cone argued that was not her understanding. She questioned whether we should allow this to happen to an old house, and whether we wanted increased density as a result. She stated there had been prior cases where the HPB had not allowed owners to tear down structures and move them.

Planning Director Patrick Putt commented those were complex policy discussions that were scheduled for Council's consideration on February 8, 2007. The existing Historic District Guidelines allow replication to be used as a tool to deal with construction in the Historic District and the HPB based their recommendation on that. Marianne Cone regretted that this plat was before them for a decision tonight. She asked whether we allow much replication. Patrick Putt identified 937 Park and the Mrs. Fields house as examples of replicated buildings. He explained that whether or not the property was subdivided or the building moved, there was very little original historic fabric to save and you would be looking at virtually 95% replication.

Katie Cattin referred to Finding of Fact 9 of the Historic Preservation Board's Determination of Significance. Staff believed this Finding was made so the home could be rebuilt and the lost character reclaimed.

Marianne Cone noted that other Findings stated the home was “contributory” and was built by a prominent builder, Ellsworth Beggs. She was also concerned about the two large pine trees on the lot. She wondered why an addition couldn’t be placed on the back of the existing home. Mr. Putt agreed that was a possibility. The tradeoff would be one single house, the mass of which would be substantially larger; and, that larger mass would be on the smaller historic portion of the house. Ms. Cone believed we were losing trees in Old Town because we were increasing mass, and show shed issues led to the loss of vegetation.

Roger Harlan stated the second structure on the replatted lot would help to solve parking in that part of town, but a tall structure, with a driveway and garage underneath, changes the character on that part of Woodside. Director Putt agreed that every project changes the characteristics of the street; nevertheless, Staff seeks compliance with Land Management Code requirements for height, setbacks, off-street parking and Historic District Guidelines. Mr. Putt emphasized this was part of the policy discussion Council would be considering in February, because Old Town infill development brings both positive and negative aspects.

Mayor Williams imagined that given the substantial changes to this house, it would never qualify for the National Historic Register. Mr. Putt agreed, and noted the HPB made their decision prior to the completion of the work by the Historic Consultants.

Jim Hier recalled that Council had recently overturned a Planning Commission decision because they felt smaller lots and smaller houses would be a better option for the property. He assumed the Planning Commission considered that during their review of this request and decided that smaller lots would be better than a large house that was out of character with the neighborhood. He supported the Planning Commission’s decision. Ms. Cone noted that was a split decision.

Mayor Williams stated Council expressed concern during the Visioning about the lessening of the inventory of structures that either are, or could potentially be, eligible for the National Historic Register. They were also concerned that houses that did not qualify could obtain a Certificate of Appropriateness for Demolition and be replaced by much larger homes. In this situation, a home that would not qualify will be recreated, and an additional smaller home will be placed on a portion of the property.

Principal Planner Brooks Robinson noted the HPB found the form and character significant, so the house will have to be reconstructed in a manner that preserves those elements. Ms. Cattam added the HPB specifically identified the front porch and front gable area on the north one-third of the home.

Ms. Cone believed Council discussion was necessary because the Board and Commission focus only on their specific tasks, i.e., design or zoning, when reviewing a proposal. She is also very concerned about the trees being removed.

Joe Kernan asked whether there were conditions of approval related to trees and landscaping. Brooks Robinson explained that any development in town was required to identify significant vegetation and Staff requires the submittal of mitigation plans and landscape plans for any design, including Steep Slope CUP, and Historic Design Review. As a landscape architect, he noted the large trees in town are about at the end of their lifespan. Because of the dearth of intermediate vegetation in Old Town, he seeks landscape plans that will return some street character and some trees to the streetscape.

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
JANUARY 25, 2007**

I ROLL CALL

Mayor Williams called the meeting of the City Council to order at approximately 6:00 p.m. at the Marsac Municipal building on Thursday, April 20, 2006. Members in attendance were Dana Williams, Marianne Cone, Roger Harlan, Jim Hier and Joe Kernan. Candace Erickson was absent and excused.

Staff present was City Manager Tom Bakaly; City Attorney Mark Harrington; City Engineer Eric DeHaan; and

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Marianne Cone reported that several Planning Commissioners requested a joint Park/Bonanza session with City Council. Julia Pettit and Michael O'Hara requested tools to help with new construction and additions in Old Town and to protect historic structures. In addition, a developer stated that in 1993 Planners were rigid, but now they are reasonable.

Chief Evans thanked Mayor, Council and Manager for allowing them to take time to swear in a new officer. Mayor Williams administered the Oath of Office to Police Officer Brian Luangsawasdi.

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

Craig Elliott, resident and business owner, addressed the Council on several issues. On the first Saturday evening of Sundance, he experienced a sprinkler break at his office. They were very lucky due to prompt responses from the Fire Department, Kurt Simister from the Building Department and the Public Works staff. He thanked all of them for their help. Parking during Sundance had worked very well and he thanked the City for that solution. As architect of the project, he suggested solutions, in addition to wind power that has been discussed, for the Quinn's site that could reduce our carbon footprint and power usage, and noted he was available for participation in those discussions.

Kevin King, Upper Norfolk resident, believed the talk about a moratorium was an overreaction to a few projects that were being sensationalized. He urged caution because he was only hearing concern from a small segment of the population. He had been involved in the volumetrics discussions, and with the professionals who worked together to create a set of rules that had worked since 1996. He believed cars were part of the biggest problem in Old and found it ridiculous that historic buildings do not have to provide parking, while new construction is required to provide two off-street spaces. He believed the Historic District was the whole urban fabric of town, not individual small structures. Furthermore, he was skeptical that the designation would be removed. He also thanked Patrick Putt for his hard work over the years.

Chief Evans thanked the cemetery staff, Council and Manager for the kindness shown to his family during this time and stated they were deeply appreciative.

John Quigley, aerial artist, and filmmaker Judith Helfand spoke about the process of creating the aerial art piece with the Treasure Mountain Students. During the making of the movie about climate change in America, "Everything's Cool", they filmed Mr. Quigley creating an aerial art piece in the Arctic. When their film was accepted by Sundance, he was interested in making a connection between the story and Park City because of your support of environmental issues. Mr. Quigley spoke about the imagery of an Inuit drum dancer sounding the alarm in the Arctic with First Nations People that said "Listen" and the response from Park City which incorporated bear paws and an Inuktitut word meaning, "I hear you. I've got it. I'm taking action." They played the film clip showing students preparing the area as well as the message. They stressed that it had been a wonderful opportunity to work with the students and to participate in their discussions.

Ms. Helfand stated they had also documented the journey of Bish Neuhauser, a snow groomer at the Canyons, to make biodiesel, and it was featured throughout the movie. She believed he was a local jewel who could make a difference.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF JANUARY 11, 2007

Roger Harlan, "I move approval of work session notes and minutes of the January 11, 2007 meeting". Jim Hier seconded. Motion unanimously carried

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

1. Consideration of an amendment to the Park City General Plan to include a general description of, planning objectives and action items for the Park Bonanza District (properties bounded by Kearns Boulevard, Park Avenue, Deer Valley Drive, and Bonanza Drive, including properties fronting the east side of Bonanza Drive) (motion to continue to a date uncertain - The Mayor requested a motion to continue. Roger Harlan, "I move to continue Consent Agenda Item 1 to a date uncertain". Jim Hier seconded. Motion unanimously carried.

2. Consideration of an Ordinance approving the 253 & 255 Deer Valley Drive plat amendment (**motion to continue to February 1, 2007**) - Mayor Williams requested a motion to continue. Marianne Cone, "I move to continue Consent Agenda Item 2 to February 1, 2007". Jim Hier seconded. Motion unanimously carried.

3. Consideration of an Ordinance approving the Spiro Condominiums Buildings A and G Record of Survey plat amendments, located at 1825 and 1835 Three Kings Drive, Park City, Utah - Planner Kirsten Whetstone explained the plat amendments

would reduce the floor area of one unit in Building A and increase floor area of three units in Building G. This does not affect the total unit equivalents for the project and no parking, building height, density or MPD approval issues are affected by the amendment. The Planning Commission forwarded a positive recommendation. Mayor Dana Williams opened the public hearing. Receiving no comment, he closed the hearing.

4. Consideration of an Ordinance approving the amended plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey located at 1110 Empire Avenue, Park City, Utah - Principal Planner Brooks Robinson explained the requested lot combination, and noted that the board of Adjustment had granted a variance to allow a reduced minimum lot size for a duplex on the parcel. The Planning Commission forwarded a positive recommendation. Mayor Williams opened the public hearing. Receiving no comment, he closed the hearing.

5. Consideration of an Ordinance approving the 16 Sampson Avenue Subdivision and 201 Norfolk Avenue Subdivision First Amended Plat, located at 16 Sampson Avenue, Park City, Utah - Principal Planner Brooks Robinson reviewed the proposed subdivision and subdivision amendment. An existing historic home at 16 Sampson will be expanded, a garage addition will be placed at 201 Norfolk Avenue, and existing Sampson Avenue prescriptive right-of-way on the parcels will be dedicated to the City. Mayor Williams opened the public hearing. Receiving no comment, he closed the hearing.

6. Consideration of an Ordinance approving the Red Stag Lodge Condominium Plat located at 2550 Deer Valley Drive East, Park City, Utah - Principal Planner Brooks Robinson explained the project was constructed in 2001 and has been operating as a hotel. In 2006, Staff received applications to converted it to a condominium and a private residence club. These actions correct unit configurations changed during building permit review and construction and allow fractional sales. Mayor Williams opened the hearing. Receiving no public input, the hearing was closed.

7. Continuation of hearing on consideration of an Ordinance approving the 239 Woodside Replat, an amendment to Lots 9, 10 and 100 of Block 31 of the Park City Survey, Park City, Utah - Planner Katie Cattin explained the request, which would create two lots. She proposed a revision to Condition of Approval 2. *Prior to plat recordation the existing structure will be disassembled through an approved preservation plan. The reconstruction shall be in compliance with LMC, the Historic District Guidelines, and the HPB decision.* Mayor Williams opened the public hearing. Receiving no input, the hearing was closed.

VI CONSENT AGENDA *(items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon under “Additional Discussion – Agenda Items”)*

Marianne Cone, "I move approval of Consent Agenda Items 1 through 4". Joe Kernan seconded. Motion unanimously carried.

1. Ordinance approving the Spiro Condominiums Buildings A and G Record of Survey plat amendments, located at 1825 and 1835 Three Kings Drive, Park City, Utah – See staff report and public hearing.
2. Ordinance approving the amended plat for Lots 28 and 29, Block 17, Snyders Addition to the Park City Survey located at 1110 Empire Avenue, Park City, Utah – See staff report and public hearing.
3. Ordinance approving the 16 Sampson Avenue Subdivision and 201 Norfolk Avenue Subdivision First Amended Plat, located at 16 Sampson Avenue, Park City, Utah – See staff report and public hearing.
4. Ordinance approving the Red Stag Lodge Condominium Plat located at 2550 Deer Valley Drive East, Park City, Utah - See staff report and public hearing.
5. Ordinance approving the 239 Woodside Replat, an amendment to Lots 9, 10 and 100 of Block 31 of the Park City Survey, Park City, Utah – See staff report and work session discussion.

Marianne Cone preferred an addition on the back of the existing house. She noted there was room underneath for a garage. Noting the conflict between his wishes and what the Land Management Code allows, Roger Harlan stated he would reluctantly vote for the project, although he would prefer to see the structure improved, in place, and no tree removal.

Marianne Cone, "I move to not approve the plat amendment at 239 Woodside". The motion failed for lack of a second.

Jim Hier "I move approval of the plat amendment at 239 Woodside". Joe Kernan seconded. Jim Hier, Roger Harlan and Joe Kernan voted in favor. Marianne Cone voted against the motion. The motion carried.

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

1. Consideration to authorize the City Manager to execute a construction contract in a form approved by the City Attorney, to Avalon Construction, Inc., in the amount of \$347,637.00 - Project Manager Matt Twombly explained the contract was for the remodel of the recreation building in City Park. Avalon's bid included the three alternatives, and was less than the architect's estimate. Mr. Twombly explained they were the only contractor to visit the site and to request clarification from the architect prior to bidding.

Roger Harlan, "I move to authorize the City Manager to execute a construction contract in a form approved by the City Attorney, to Avalon Construction, Inc., in the amount of \$347,637.00". Marianne Cone seconded. Motion unanimously carried.

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

There was no additional discussion on any agenda items.

IX ADJOURNMENT

The meeting adjourned at 6:55 p.m.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 2:00 p.m. Members in attendance were Mayor Dana Williams, Marianne Cone, Roger Harlan, Jim Hier, and Joe Kernan. Candace Erickson was excused. Staff present was Tom Bakaly, City Manager; and Mark Harrington, City Attorney. Marianne Cone, "I move to close the meeting to discuss property and litigation". Roger Harlan seconded. Motion carried unanimously. The meeting opened at 4:00 p.m.

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

Prepared by Sharon Bauman, Analyst II



City Council Staff Report

Author: Patrick Putt, Planning Director
Subject: Historic District Inventory Recommendations Discussion
Date: February 8, 2007
Type of Item: Work Session

Summary Recommendations: Staff recommends that the Council review and discuss the issues, alternatives, impacts, costs, and timeframes set forth in this report. Staff recommends that it be directed to notice the affected property owners and public of the draft Historic Building Inventory and schedule the matter for a public hearing. Once the public outreach and public hearing process is completed, Staff recommends that Council formally adopt (and/or modify as necessary and adopt) the inventory as the City's official list of Significant Properties.

Staff also recommends that Council provide feedback and direction regarding the aforementioned Historic District issues, alternatives, and Staff recommendations. Staff will return with a revised strategy, time-frame, and cost estimate for implementing Council direction.

Staff does not recommend that Council enact a Temporary Zoning Ordinance (moratorium) for the Historic District. Staff finds that a strategy which includes:

- clarifying policies/programs for the Main Street Historic District;
- updating and clarifying the Historic District Guidelines and Land Management Code; and
- Historic Preservation education and training for staff, Council, Planning, Commission; and Historic Preservation Board

will address the current Historic District concerns and achieve an appropriate balancing of community goals.

Introduction: The purpose of this work session is to provide a follow-up to Council's January 16, 2007 brief Visioning Retreat discussion on the Historic Property Inventory and its associated recommendations. This memorandum is intended to serve as a discussion outline for these four major questions:

- What, if any, changes are necessary to improve the City's toolbox of regulating, promoting, and protecting the Historic District?
- Why is it important to act now?
- How will these new challenges be addressed?
- When will this action be implemented?

The past 25 years have brought considerable change to the historic character of Park City—some positive, some unintended, others unwanted. The nature and significance of the changes and growth in the Historic District form the "What" of this Council discussion.

Despite the seemingly irreconcilable debate regarding which changes/trends are good or bad, there appears to be community consensus that Park City's historic resources are a vital piece of the community identity and economy. The "Why" we are discussing is answered simply by the fact that the Historic District is a place to which everyone attaches importance. It is a vital

neighborhood in the community and critical to the local resort economy. As the livability and business/financial viability of Old Town goes, ultimately so goes the rest of the City's neighborhoods and business/resort base.

The "How" we decide to preserve and enhance the Historic District is a significantly historic debate in itself. Challenging mountain topography; a two-dimensional 19th Century town-site plat; the desire for small-town safe/walkable residential neighborhoods; business and economic interests; automobiles; and explosive growth in the Mountain west frequently result in physical, behavioral, social, and sometimes legal contradictions, including but not limited to:

- Private property rights and community/neighborhood objectives.
- Lots of record legally accessed by platted rights-of-way located on inaccessible hillsides & cliffscapes.
- Small lots, narrow streets in an environment of up to 150-300 inches of snow which requires management in a manner that doesn't render streets impassable, blocked driveways, stranded tourists, or the release of snow off roofs through neighbors' windows.
- Negative impacts of the automobile, but an individual need to use one multiple times daily as well as a need to park it.
- Preserving Century-old, poorly-constructed buildings intended for inhabitation by primarily transient miners who spent most of their time underground in a manner befitting the character and needs of contemporary residents and affluent second home owners.
- Moving to, and living in, an active historic resort core that is animated well into the late night and contending with others who are on vacation and have not yet moved here, too.
- The need to preserve the sense of place we found when we were motivated/inspired to move here in a region, economy, and climate that is changing and will not be the same.

Historic District policies that are rationally-based (*physically, legally, and economically possible*), visually-tangible in their outcomes (*results/benefits are conspicuously visible and recognized as being better solutions*), and respectful of private property rights (*do not prohibit reasonable use of individual's property*) are the fundamentals of sound historic preservation strategies with which the community can find agreement. However, competing interests and values often times can not be fully reconciled or completely corrected through legislation alone if at all. In the end, there are only well thought out choices that are made with the help of a comprehensive understanding of the potential impacts—positive and negative.

The following outline is set up to:

- Name the issues and problems.
- Present a preliminary (but by no means complete) palette of alternatives.
- Present a list of possible results/impacts/consequences of each alternative. (Because of the diversity of opinions; these have not been identified as "pros" or cons".)
- Identify potential cost estimates

Staff believes that discussing and debating these issues, alternatives, and impacts in a public forum with the Planning Commission, Historic Preservation Board, and the public will be the best framework in which Council can make the best-informed choices. Historic Preservation has been a "High Priority" Council goal for many years. The question of "When" to fully engage this matter is now.

Issue: National Park Service Historic District Designation

Findings in the draft Historic Building Inventory state that changes have occurred over time in the Main Street area that have affect the integrity of the Main Street Historic District. Currently the Main Street Historic District is made up of 92 properties:

- 34 properties “contribute” to the character of the National Register Historic District;
- 14 buildings, which were built during the historic period, do not “contribute” to the character of the NR Historic District;
- Of these 14 properties, 7 could have the changes made to them in the past reversed in order to return them to “contributing” status; and
- 44 properties were built outside the historic period and do not “contribute” to the character of the district.

An original total of 76 properties made up the Mining Boom Era Thematic (*Residential*) District. Thirty (30) eligible properties are not included in the District due to previous opposition by the property owners. Of the original 76 structures, 6 have been demolished and 14 have been altered so as to no longer comply with Secretary of the Interior Standards. Ninety-five percent (95%) of the total 106 originally-eligible properties are currently listed as “Historically Significant” based on the criteria found in the Land Management Code, Section 15-11-12(A).

Although a significant number of structures are listed as “Historically Significant,” based on the City’s Land Management Code standards, concern has been expressed that an increasing number of structures have been modified over time so as to no longer meet the Federal eligibility standards. The worry is that, without Code and/or policy amendments, the incremental Historic District changes will result in the loss of the Park Service’s National Historic District Designation for the Main Street Historic District and the delisting of individual residential structures currently in the Mining Boom Era Thematic (*Residential*) District.

Alternative 1 (Staff Recommendation): Strengthen community Historic District policies and programs.

A. Reinforce Main Street Historic District policies and programs:

- Adopt Secretary of the Interior Standards for Rehabilitation for use in the Main Street District.
- Update Historic District Guidelines for increased clarity regarding Main Street restorations and redevelopment.
- Focus use of the Historic District Grant Program as a financial incentive for compliant restorations (*carrot-approach*). Discontinue the practice of awarding grant money to projects that do not comply with Secretary of the Interior Standards.
- Discuss establishing mandatory, and possibly retroactive, compliance with the Secretary of the Interior Standards for projects involving exterior work on Historically Significant structures that do not comply with Secretary of the Interior Standards (*stick approach*).
- Increased grant priority/eligibility based upon the threatened nature of the building and financial need.

B. Reinforce Mining Boom Era Park City National Register Thematic District:

- Update Historic District Guidelines for Thematic District to provide clarity on issues of integrity, historic building preservation plans, new construction, additions, parking, etc.
- Encourage/provide City support for the remaining 25 properties that are still eligible to be part of the nomination to include their properties in the district.

C. Establish mandatory historic preservation training for staff, City Council, Planning Commission and HPB.

- Enlist in-house and outside professional services; National Alliance of Preservation Commissions CAMP program; APA Commission Training Program, et al.

Potential Effects:

- Proactive action to minimize/correct “creep” of non-complaint alterations to Historically Significant structures.
- Demonstrates City’s value in the National Historic District designations.
- Enables the protection of the 34 buildings that are currently listed on the National Register of Historic Places (NRHP) against changes that may diminish their integrity in the future.
- Adds up to 25 additional properties to the Thematic District.
- Will provide stronger guidelines to direct proposed changes to contributing” properties.
- “Stick” approach to mandating retroactive compliance with Secretary of the Interior Standards may act as a disincentive to rehabilitation or investment in Main Street properties.
- Requires staff, Council, Planning Commission, and HPB to interpret and apply codes and guidelines.

Cost and Timeframe to Implement Alternative:

- Adopting Secretary of the Interior Standards for Rehabilitation for use in the Main Street District: Cost of Staff time to prepare staff reports, making changes to requisite documents, and scheduling/noticing for Council action (*45 days*).
- Development of policy regarding use of Historic District Grant funds as a financial incentive for achieving restorations compliant with Secretary of the Interior Standards; and development of a policy requiring the removal of incompatible alterations as part of building permit application and restoration of historically accurate features for Structures in the Main Street Historic District: Cost of Staff Time to prepare staff reports and resolution, and scheduling/noticing for Council action (*45 days*).
- Updating Historic District Guidelines: \$80,000-\$90,000 depending on final scope of work and deliverables (*Phased Project, 16 month overall timeframe not including time required to execute consulting contract. This will likely require a budget request*).
- Outreach to the remaining 25 properties that are still eligible to be part of the nomination to include their properties in the District: Cost of Staff time to prepare and send letters to property owners and assist property owners in filling out requisite applications (*30 days*).
- Historic Preservation training for staff, City Council, Planning Commission and Historic Preservation Board: National Alliance of Preservation Commissions programs: \$3,000 for a 2 1/2 day CAMP (*Cost could be shared with other area/regional/preservation commissions*); Craig Call’s land use law presentation: Free (possible travel cost); APA Commission training materials: approximately \$375 for the DVD and additional costs for printed materials. (*30 days to six months depending on availability*).

Alternative 2: Maintain Existing Preservation Policies and Programs.

Potential Effects:

- Continued potential weakening of the integrity of the Historic District as judged by federal standards.

- Potential delisting of the Main Street Historic District and/or individual structures from National Register of Historic Places.
- Maintains current incentives for adaptive reuse and the balancing of competing interests relating to community and resort housing, business and economic development, and historic preservation.

Cost and Timeframe to Implement Alternative: No significant costs to maintain existing policies programs. Minor amendments to policies, regulations and/or programs are a matter of cost associated with staff time to process specific changes.

Issue: Demolition and/or Disassembly of Historic Buildings

A significant number of the “Historically Significant” structures in the City require major structural improvements and building-related upgrades to meet necessary Building and Fire Codes. Achieving code-complaint restorations can result in costly and/or invasive impacts to the affected structure. The Planning and Building Departments have permitted the disassembly and subsequent reassembly of “Historically Significant” structures, pursuant to an approved preservation plan and financial security, to address this issue. Concern has been expressed that this practice is in fact demolition and an inappropriate method of rehabilitation.

Alternative 1 (Staff Recommendation): Update Historic District Guidelines and Land Management Code to better define and clarify “Historic Integrity” as well as submittal requirements for preservation plans associated with design review applications for Historically Significant structures. Authorize the Planning, Building, and Engineering Departments to take action on preservation plans. Focus Historic District Grant funds towards offsetting the cost of rehabilitating structures in-tact. Establish education/outreach program for staff, Council, Planning Commission, and HPB to increase understanding of how and why preservation plans are used, developed, and implemented.

Potential Effects:

- Results in code-compliant rehabilitations which will preserve building for the long-term.
- Provides incentive for rehabilitation.
- Preservation plans are incorporated into the building permit and are of public record.
- Increases stakeholder/public knowledge of rehabilitation issues and solutions/mitigation.
- Historically Significant buildings will likely be temporarily taken apart.

Cost and Timeframe to Implement Alternative: Implementation can be done as part of the costs associated with updating of the Historic District Guidelines (\$80,000-\$90,000) and staff/Council/Commission/HPB training (\$3000-\$5000) as previously discussed in the “NPS Historic District Designation, Alternative 1: Strengthen community Historic District policies and programs” portion of this report. Costs relating to administering and monitoring preservation plans are related to staff time necessary to review time (*Part of Phase 1 of Historic District Guidelines update—3-5 months; education/training component—30 days to six months depending on program scheduling and availability.*)

Alternative 2: Outright prohibition of any demolition or disassembly of any Historically Significant structure.

Potential Effects:

- No more demolitions or “panelizations.”
- Easy to understand.
- Easy to enforce.

- Building/Fire Code compliance much more complicated/expensive.
- Potential disincentive to rehabilitate distressed properties which could lead to further demolition by neglect.
- Complicates resolving cases where existing site conditions compromise integrity of historic structure, i.e. drainage, floodplain, snow release, and encroachment issues.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (60 days).

Issue: Mass and Scale of Buildings in the Historic District

Concerns have been expressed by some members of the public, commissioners, and board members that the size of building additions and new construction are too big in comparison with historic buildings. *(Note: Factually, this issue is a matter of diverse opinion. An appropriate first step may be to discuss whether or not “appropriate scale” can or should be defined.)*

Alternative 1 (Staff Recommendation): Update Historic District Guidelines to better address/clarify policies relating to building mass and scale. Establish mandatory training for staff, Council, Planning Commission, and HPB on topics including the application of design review regulations, process, and due process/takings.

Potential Effects:

- Helps to address a systemic problem at the root of the Historic District issue, i.e. clarity in codes, application of guidelines, and process.
- Updating guidelines/policies will permit stakeholder input.
- Improves collective knowledge of competing historic district issues and provides education and greater consistency in decision making.
- Does not necessarily address concerns of constituents who feel buildings in the Historic District are too big.

Cost and Timeframe to Implement Alternative: This is an element that can be associated with the updating of the Historic District Guidelines, see discussion presented in the “National Park Service Historic District Designation Alternative 1: Strengthen community Historic District policies and programs” discussion: \$80,000-\$90,000 depending on final scope of work and deliverables (*Phased Project, 16 month overall timeframe not including time required to execute consulting contract*).

Alternative 2: Amend the General Plan to articulate the compelling public interest for reducing the size of buildings in the Historic District and amend the Land Management Code to limit building size. Council could adopt a previous version of the Land Management Code which included a maximum building size/F.A.R., i.e. the 1990 LMC or version thereof.

Potential Effects:

- May address concerns of constituents who believe buildings in the Historic District are too big.
- Does not address the concerns of constituents who feel the present Historic District design flexibility is appropriate.
- Will not have an affect on the status/integrity of the Thematic (residential) District
- Will not result in a net change in construction impacts.
- Will have no net benefit in mitigating loss of on-street parking lost due to infill development.

- F.A.R.'s may act as a disincentive for lot combinations. Promotes development of 25' x 75' lots which results in 19' wide houses with limited architectural variety.
- Potentially increases the number units and parking demand.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft General Plan and Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (90 days).

Issue: Plat Amendment Process and Historic District Density

Concerns have been expressed by some members of the public, commissioners, and board members that the current Historic District regulations zoning regulations result in unacceptable development density and building sizes. Concerns have further been expressed that the existing plat amendment process allows increased neighborhood density in manner that is inconsistent with current neighborhood development patterns and existing topography.

Alternative 1 (Staff Recommendation): Maintain current Historic District density entitlements based on the existing Park City Survey and Snyder's Addition plat. Amend the subdivision regulations to provide:

- Review criteria that take existing neighborhood development patterns into consideration.
- Reduce standards/criteria on formulating a "base density" for subdivisions/plat amendments which involve large unsubdivided parcels and platted/unbuilt lots with no/limited access.
- Review and update standards/criteria for the development of currently platted unbuilt streets necessary to access platted/undeveloped lots.

Potential Effects:

- Consistent with historic development pattern.
- Reduces number of non-conforming structures and lots.
- Provides additional tools for evaluating/mitigating Historic District infill.
- Preserves opportunity for "green" infill.
- May not address concerns of constituents who feel Historic District is too dense.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft General Plan and Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (3-4months).

Alternative 2: Amend General Plan to define narrow circumstances in which the City will favorably consider plat amendments that facilitate or create additional density. Amend Land Management Code to increase the minimum and/or maximize lot size requirements.

Potential Effects:

- Precludes Historic Structures which cross common lot lines from being relocated onto a single lot and developing remaining lot(s).
- May result in fewer residential units, but potentially larger additions and larger overall building masses *(unless LMC-permit maximum building size is concurrently reduced)*.
- Decreases incentives to improve/fix non-complying structures.

- Decreases incentives to improve/fix significant number of non-complying lots (*individually owned 25' x 75' lots which cannot be combined to meet minimum lot size requirements.*)
- Disincentive to replat properties thereby limiting City's ability to obtain/memorialize/expand rights-of-way, easements, trails, etc.
- Inconsistent with green building/sustainable land development principals that generally encourage clustered, high density development patterns which are conducive to transit and pedestrian improvements.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft General Plan and Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (90 days).

Issue: Steep-Slope Development

Concerns have been expressed by some members of the public, commissioners, and board members that developments on platted steep-slope lots are too large, too visible, and too disruptive to be compatible with the current Old Town development patterns.

Alternative 1 (Staff Recommendation): Amend Land Management Code Steep-Slope Conditional Use Permit Criteria and Historic Design Guidelines to possibly:

- Reduce the maximum building height permitted with the Steep-Slope CUP exception (currently 40 feet).
- Require analysis that no structure exceeds the median building height of the block/neighborhood by some defined percentage.
- Establish mandatory training for staff, Council, Planning Commission, and HPB on topics including the application of steep-slope design review regulations, process, and due-process/takings.

Potential Effects:

- Reduces the visual impact of steep-slope projects, especially when viewed from cross canyon locations.
- Increases the amount of site excavation.
- Decreases building square footage and design.
- Reduced maximum building height exception may promote unwanted design. Solutions intended to comply with reduced building envelop.

Cost and Timeframe to Implement Alternative: Implementation can be done as part of the costs associated with one of the initial phases of the Historic District Guidelines update (\$80,000-\$90,000) and staff/Council/Commission/HPB training (\$3000-\$5000) previously discussed in the "Alternative 1: Strengthen community Historic District policies and programs" discussion. Land Management Code amendments would be drafted for consistency with the updated Guidelines which would result in the costs associated with the Staff time needed to prepare staff reports/draft amendments and scheduling/noticing for Planning Commission and Council action (*6-8 months depending on Historic District Guidelines' phasing schedule*).

Alternative 2: Amend General Plan to further restrict steep-slope development in the Historic District and amend the Land Management Code to prohibit development in the Historic District on lots with a slope greater than 40% as measured from lot front to lot rear.

Potential Effects:

- Addresses concerns of constituents who claim steep-slope projects have negative visual impacts.
- Easy to understand and regulate.
- Affects a significant number of Old Town lots.
- Does not promote infill.
- Disincentive for rehabilitation of existing Historically Significant structures on steep-slope lots.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft General Plan and Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (90 days).

Alternative 3: Explore methods of purchasing steep-slope lots as open space.

Potential Effects:

- Allows neighborhoods to acquire sensitive steep-slope lots and set them aside as open space.
- Increases neighborhood/community open space.
- Compensates property owner.
- Does not promote infill
- Requires the establishment, administration, and cost of special improvement district.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports and draft resolutions and scheduling/noticing for Council action and staff administrative costs (90 days).

Issue: Historic District Process

In 2003, Council amended the Land Management Code to revise the role and responsibility of the Historic District Commission (*now the Historic Preservation Board*) and update Historic District design review process. The 2003 LMC changes empowered the HPB with responsibilities including the creation of Historic District Design Guidelines, providing Council with input regarding preserving the City historic resources, and administration of the Historic District grant program. City staff, including the Planning, Building, and Engineering Departments, was given responsibility for administering the Historic District Design Review process. The HPB continues to serve as an appeals board on the design review actions made by Staff. Concern has been expressed that the Historic Preservation Board and/or the public should be more involved in the Historic District Design Review process.

Alternative 1 (Staff Recommendation): Maintain existing Historic District process; amend General Plan and Land Management Code as necessary; and establish mandatory staff, Council, Planning Commission, and HPB education/training in applying code and guidelines, as well as code-based decision making.

Potential Effects:

- Process is more streamlined than mandatory HPB review alternative.
- Maintains a professional staff/consultant design review decision-making team.
- Will not enhance level of HPB/public involvement.

Cost and Timeframe to Implement Alternative: No significant costs to maintain existing policies programs. Minor amendments to policies, regulations and/or programs are a matter of cost associated with staff time to process specific changes.

Alternative 2: Amend the Land Management Code to re-establish a design review responsibility for the Historic Preservation Board and/or increase the adjacent property notice for Historic District Design Review applications and/or require consent of adjacent property owners for steep-slope CUP height exceptions.

Potential Effects:

- Increased public notice and involvement in design review process.
- Increases decision-making checks and balance.
- Increased process time and cost.
- Reversal of previous Council process decision.
- Increases number of decision-makers in matters of building design.

Cost and Timeframe to Implement Alternative: Cost of Staff time to prepare staff reports/draft Land Management Code amendments and scheduling/noticing for Planning Commission and Council action (90 days).

Recommendation: Staff recommends that the Council review and discuss the issues, alternatives, impacts, costs, and timeframes set forth in this report. Staff recommends that it be directed to notice the affected property owners and public of the draft Historic Building Inventory and schedule the matter for a public hearing. Once the public outreach and public hearing process is completed, Staff recommends that Council formally adopt (and/or modify as necessary and adopt) the inventory as the City's official list of Significant Properties.

Staff also recommends that Council provide feedback and direction regarding the aforementioned Historic District issues, alternatives, and Staff recommendations. Staff will return with a revised strategy, time-frame, and cost estimate for implementing Council direction.

Staff does not recommend that Council enact a Temporary Zoning Ordinance (moratorium) for the Historic District. Staff finds that a strategy which includes:

- clarifying policies/programs for the Main Street Historic District;
- updating and clarifying the Historic District Guidelines and Land Management Code; and
- Historic Preservation education and training for staff, Council, Planning, Commission, and Historic Preservation Board

will address the current Historic District concerns and achieve an appropriate balancing of community goals.

City Council Staff Report



Author: Kirsten Whetstone, AICP
Subject: ELEVATOR SUBDIVISION
Date: February 8, 2007
Type of Item: Administrative- Plat Amendment

PLANNING DEPARTMENT

Summary Recommendations: Staff recommends the City Council conduct a public hearing and consider approving the Elevator Subdivision located at 430 Ontario Avenue, based on the findings of fact, conclusions of law and conditions of approval found in the attached ordinance.

Topic

Applicant: Elevator Properties, LLC
Location: 430 Ontario Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Plat amendments require Planning Commission review and City Council approval.

Background

The applicant is the owner of Lots 8, 9, and 10 and a portion of Lot 7 of Block 58 of the Park City Survey. On November 17, 2006, the City received a completed application to reconfigure these lots into three lots of record for three future single family homes (Exhibit A). Each proposed lot would be approximately 2,200 square feet in size. There is an existing contemporary four-plex structure on the property (Exhibit B) that straddles the property lines. This structure is a non-complying structure in the HR-1 zoning district. The applicant intends to demolish the existing building and construct three single family homes. No other applications have been submitted for review at this time.

On January 24, 2007, the Planning Commission conducted a public hearing on this item. There was no public input. The Commission voted to forward a positive recommendation regarding this plat amendment.

Analysis

The purpose of the application is to reconfigure the property (3½ lots) into three lots of record. There is good cause for the application as the future single family houses, subject to Historic Design Review and Steep Slope conditional use permitting, will be more compatible with the historic fabric and development patterns in Old Town than the existing structure (Exhibit B). Staff finds that the plat will not cause undo harm on any adjacent property owners because the proposal meets the requirements of the Land Management Code and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements.

The property is located in the HR-1 zone. Therefore, the applicant must meet the criteria for the construction of a single-family home in the Historic District Design Guidelines and Land Management Code Chapter 15-2.2.

This plat amendment will reconfigure 3 ½ lots into 3 lots. Lot A, the furthest south lot, is approximately 2,281.3 square feet in lot area. This is approximate because the front dimension is 29.17' across, but the rear dimension is 31.67' across and the depth is 75' on the north property line and 75.04' on the south property line. Lot B, the center lot, is proposed to be 29.17' x 75' (2,187.75 square feet in area). Lot C, the northern lot, is proposed to be 29.17' x 75' (2,187.75 square feet). Any house on these lots will be required to have minimum 3' side yard setbacks, 10' front and rear setbacks and a maximum footprint (varies by total square footage of the lot area) of approximately 1,003 sf, 967 sf, and 967 sf, respectively.

The maximum height allowed for the lot will be 27 feet above natural grade. Existing grade for the property may be interpolated from the grade of adjacent properties and any historic survey information that is available, due to the prior disturbance of grade for excavation and construction of the existing structure (Exhibit C). Determination of final building heights for new construction is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission.

Department Review

The Planning Department has reviewed this request. The City Attorney and City Engineer will review the plat for form and compliance with the LMC and State Law prior to recording. The request was discussed at an interdepartmental staff review meeting on December 12, 2006, where representatives from local utilities and City Staff were in attendance. Requirements for a fire protection plan, including residential modified 13-D fire sprinklers systems, were discussed and shall be included on the plat. Snow shedding easements along all side property lines are required to be dedicated on the plat. Any existing sewer laterals will need to be abandoned and Snyderville Basin Water Reclamation District will need to sign the final plat prior to recordation. A condition of approval that the existing four-plex be demolished prior to plat recordation was also discussed and is a condition of approval. The issue of natural versus existing grade was also discussed.

Public Notice

Notice of this hearing was sent to property owners within 300' on January 9, 2007. Staff received a phone call from an adjacent property owner's representative who had questions regarding the application and the reason for the plat amendment. Another resident had questions regarding the location of the existing property lines and proposed access to the future houses. General concerns about construction impacts on the adjacent houses were also discussed, such as hours of construction, shoring, dust, noise, etc. No public input was received at the Planning Commission hearing.

Alternatives

1. The City Council may approve the plat amendment at 430 Ontario Avenue as conditioned or amended, or
2. The City Council may deny the plat amendment at 430 Ontario Avenue and direct staff to make findings for this decision, or
3. The City Council may continue the discussion on the plat amendment to a future meeting.

Significant Impacts

The most significant fiscal impact is that three new homes could be constructed on the reconfigured lots. Mitigation of construction impacts on neighboring properties will be necessary before any building permits are issued. Environmental impacts from this application are those typically associated with construction of new homes. Approval of a steep slope conditional use permit is required prior to issuance of any building permits for structures greater than 1,000 sf on these lots. No remnant parcels are created.

Consequences of not taking the Recommended Action

The property will remain as platted and if the existing structure is demolished, a new single family home could be proposed on each of existing Lots 8, 9, and 10, as each of these lots are standard old town lots (25' by 75' in dimension). The remnant of Lot 7 would remain vacant.

Recommendation

Staff recommends the City Council conduct a public hearing and consider approving the Elevator Subdivision, a plat amendment at 430 Ontario Avenue, based on the findings of fact, conclusions of law and conditions of approval in the attached ordinance.

EXHIBITS

Ordinance

Exhibit A- Proposed Plat Amendment

Exhibit B- Site plan

Exhibit C- Existing grade exhibit

Exhibit D- Standard project conditions

Ordinance No. 07-

AN ORDINANCE APPROVING THE ELEVATOR SUBDIVISION, A REPLAT OF LOTS 8, 9, AND 10 AND A PORTION OF LOT 7, BLOCK 58, OF THE PARK CITY SURVEY, PARK CITY, UTAH

WHEREAS, the owner of the property known as 430 Ontario Avenue, has petitioned the City Council for approval of a replat of Lots 8, 9, and 10 and a portion of Lot 7, Block 58 of the Park City Survey to reconfigure the property into three lots of record as shown on Exhibit A; and

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

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

WHEREAS, on February 8, 2007, the City Council held a public hearing on the proposed replat; and

WHEREAS, the proposed replat allows the property owner to reconfigure three whole lots and one partial lot into three lots of record; and

WHEREAS, it is in the best interest of Park City, Utah to approve the replat allowing the existing contemporary, non-complying structure, that straddles existing property lines of 3 ½ Old Town lots, to be replaced with three individual lots that could accommodate three single family homes built to comply with the Land Management Code, Historic Design guidelines, and the current Building and Fire Codes.

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

SECTION 1. APPROVAL. The Elevator Subdivision, a plat amendment at 430 Ontario, as shown on Exhibit A, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property at 430 Ontario is located in the Historic Residential (HR-1) zone.
2. The HR-1 zone is a residential zone characterized by a mix of contemporary residences and smaller historic homes.
3. The replat will reconfigure three 25' by 75' old town lots and a portion of a fourth lot into three lots of record.
4. There is an existing non-historic, contemporary, non-complying four-plex structure on the property.

5. Access to the property is from platted Ontario Avenue.
6. The proposed lots are 2281.3 sf for Lot A and 2187.5 sf for Lots B and C.
7. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
8. The maximum building footprints for Lots A, B, and C are approximately, 1,003 sf, 967 sf, and 967 sf, respectively.
9. The maximum building height limit in the HR-1 zone is 27 feet above existing grade. A maximum of 27' from final grade around the perimeter of the building is also required. Building height is reviewed further at the time of the Design Review, as well as during the required conditional use permit for Steep Slope review. The Planning Commission may grant exceptions to building height during the Steep Slope review providing all applicable requirements are met. Due to construction disturbance and excavation for the existing structure, an interpolation of grade may be used to determine building height, at the time of the building permit review.
10. Minimum setbacks for any house constructed on the lots are 3' on the sides and 10' in the front and rear.
11. Snow shedding easements along side property lines are necessary to accommodate snow shedding off of adjacent buildings, due to the minimum side yard setbacks.
12. Minimal construction staging area is available along Ontario Avenue. Reciprocal construction easements may be necessary.
13. Snow removal is necessary for emergency access, and snow storage areas are necessary for good snow removal.
14. The amended plat can not be recorded until the existing house is demolished, because it would create non-conforming property lines and building setbacks.

Conclusions of Law

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

Conditions of Approval

1. The City Attorney and City Engineer review and approval of the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for Historic Design Review for review and approval by the Planning Department for compliance with applicable Historic District Design Guidelines.
3. Prior to the receipt of a building permit for construction on this lot, the applicant shall submit an application for a Steep Slope Conditional Use permit, if any portion of the proposed construction is located on a slope of

- 30% or greater.
4. At the time of building demolition, which requires a demolition permit issued by the Building Department, all abandoned sewer laterals and/or other utilities to be determined by the City Engineer, shall be removed from the site.
 5. The existing structure shall be demolished prior to plat recordation.
 6. Existing grade for the property may be interpolated from the grade of adjacent properties and any historic survey information that is available, due to the prior disturbance of grade for excavation and construction of the existing structure. Final determination of building height is subject to Historic Design Review and Steep Slope conditional use permit review and approval by the Planning Commission. Exhibit C alone is not approved as the definition of existing grade.
 7. A fire protection plan shall be included with the building permit submittal for review and approval by the Building Department prior to permit issuance. A note shall be included on the plat requiring residential modified 13-D fire sprinkler systems for all new construction on these lots.
 8. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
 9. Reciprocal snow shedding easements and construction easements shall be dedicated on the plat along all side property lines for adjoining lots within the subdivision.
 10. No remnant lots are separately developable.
 11. Access to the proposed lots shall be from Ontario Avenue.
 12. All standard conditions of approval shall apply.
 13. A construction mitigation plan is required prior to issuance of any building permits.

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

PASSED AND ADOPTED this 8th day of February 2007.

PARK CITY MUNICIPAL CORPORATION

Dana Williams, Mayor

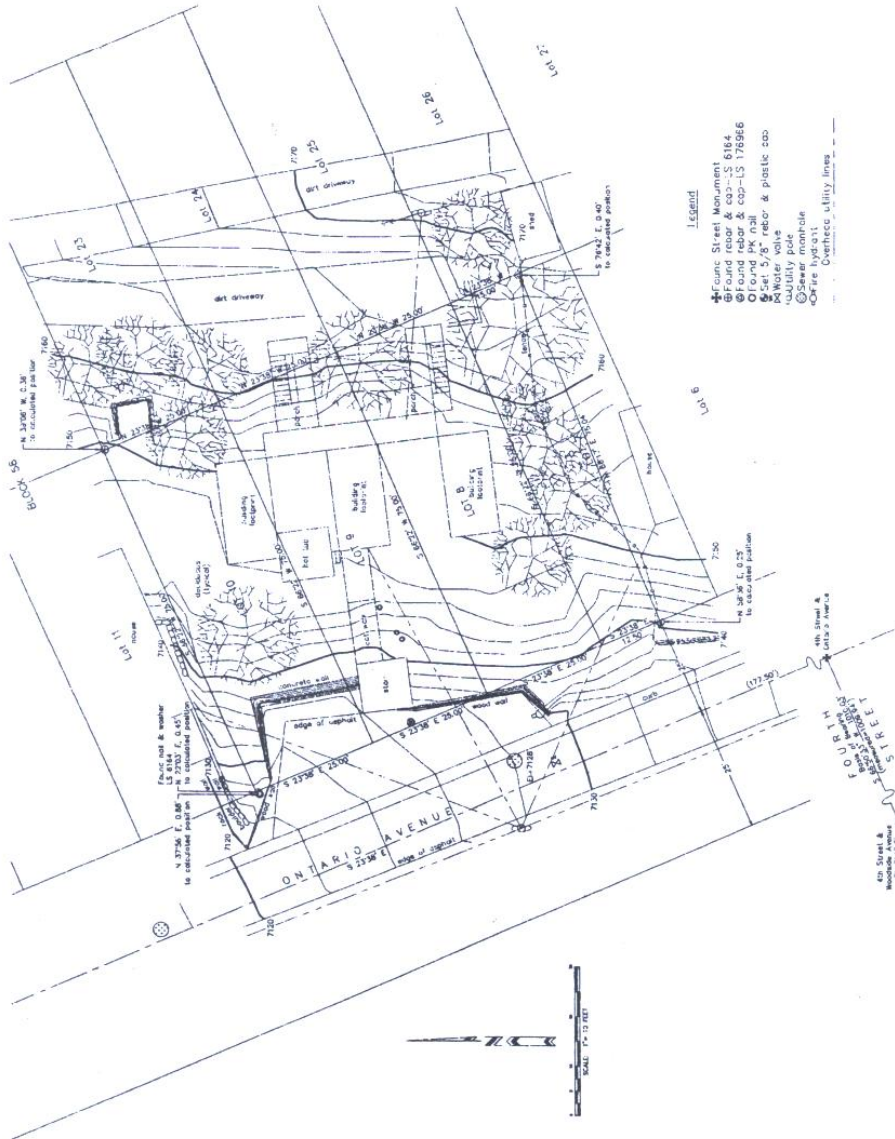
Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Block 58, Lots 1 & 2 Lots 10, 9, 8, & part of 7



NARRATIVE

1. Survey requested by Blocker Properties, L.L.C.
 2. Purpose of survey is to locate the existing property boundaries, the improvements and the topographic relief.
 3. Basis of survey: found street monuments as shown.
 4. Date of survey: October 27, 2006.
 5. Location of survey: as shown.
 6. Locates in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
 7. See the office plat of the Park City Survey for other information.
 8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
 9. The plat is based on an elevation of 7142.5 feet at the referenced nail found at the intersection of 4th Street and Woodside Avenue, from the Mon-ment Control Map of Park City.

LEGAL DESCRIPTION

All of Lots 7, 8, 9 & 10, Block 58, Park City Survey, according to the office plat thereof on file and of record in the Summit County Recorder's Office.

Less and excepting therefrom described as follows: 58, Park City Survey, thence running North 23°48'00" West, 12.50 feet, thence North 68°16'33" East, 75.04 feet, thence South 23°38'00" East, 100.00 feet to the northeast corner of said Lot 6, Block 58, Park City Survey, thence running North 23°48'00" West, 12.50 feet, northerly line of said Lot 6, Block 58, Park City Survey, 75.00 feet to the point of beginning, containing ±6656.25 square feet.

SURVYOR'S CERTIFICATE

I, J.L. Galey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359025, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.



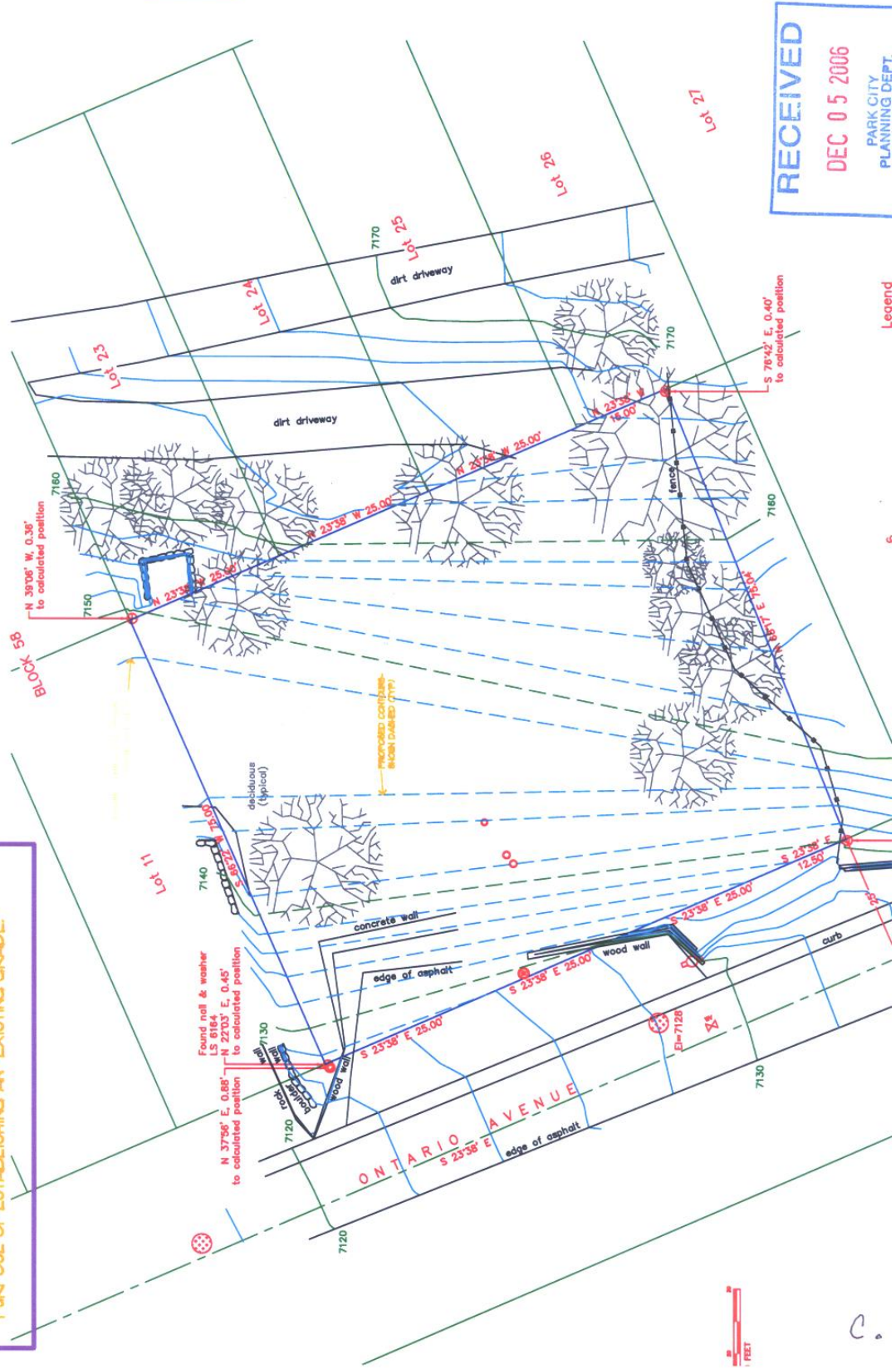
Date _____
 J.L. Galey

Alpine Survey, Inc.
 1000 North Main Street
 Park City, Utah 84060
 (435) 655-8016

RECEIVED
 DEC 05 2006
 PARK CITY
 PLANNING DEPT.

INFORMATION CONTAINED HEREIN IS UNCLASSIFIED FROM THE
 SURVEY PREPARED BY ALPINE SURVEY, INC. DATED
 OCTOBER 21, 2006. NEW CONTOURS AS NOTED.
 PREPARED BY STOKER ARCHITECTURE, INC. FOR THE
 PURPOSE OF ESTABLISHING AN "EXISTING GRADE."

BLOCK 58, Lots 1 & 2
 Lots 10, 9, 8, & part of 7



PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of project approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.
13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

December 1, 1999



City Council Staff Report

Author: Stacey Noonan, Sports Complex Manager
Subject: Recreation: Ice Arena Strategic Plan
Date: 2/8/07
Type of Item: Discussion and direction

Summary Recommendations:

Review the Ice Arena strategic plan. Approve staff's policy recommendation for direction of future usage.

Topic:

Library, Golf and Recreation Team: Ice Arena Strategic Plan

Background:

Now that we have completed a partial season and are more than half way through our first full season, staff has a better understanding of the community interest and usage needs of the new ice arena. Demand has already driven usage to a ten month ice operation vs. the seven month season that we originally planned for.

Staff was directed by City Council at our last meeting in November 2006 to return with a strategic plan and a policy recommendation for usage.

Analysis:

Staff's initial focus has been on building a skating base through programs such as learn to skate, learn to speed skate, learn to curl, and learn to play hockey while also providing ice for practice through "drop-in" programs and public skating sessions. Interest has also supported the development of two adult hockey leagues, one youth cross ice hockey league, and practice/games for two high school hockey teams and two women's hockey teams. The following clubs are in organizational stages and will rent ice in the future for their respective sports: speed skating, curling, youth hockey, figure skating and women's hockey. Our recreation facilities are also popular with group rentals such as private schools, public schools, churches, and private birthday parties, holiday parties, and other events. The majority of use is from locals but we provided recreation service to many tourists over the holidays and hope they continue to use the facility throughout the operating season.

Staff has seen a high demand for ice programs and ice events. One event per month is scheduled to support programs with minor impact to existing program schedules and public skating sessions. Ice Events include hockey tournaments, college hockey games, speed skating meets, curling open house, figure skating shows and coming in February - Team USA and Team Canada for a sled hockey exhibition.

To date we have had a small number of requests for **off ice** events (i.e. events that would require dry flooring): the Texas Ski Council dinner for 700, Board of Realtor's luncheon for 250, and a regional fencing tournament. Sundance is possibly interested in using the facility for a film venue next year.

Consistent with previous Council direction, Staff has developed some Guiding Principals for Ice Arena usage:

1) Be Fiscally Responsible

- a) Efficient Operation
- b) Affordable ice to serve range of income levels
- c) Lowest possible operating subsidy

2) Develop Programs

- a) Develop program diversity
- b) Facilitate "learn to" programs and foster "club" and "team" development
- c) Prioritize ice programs and ice events during main season – Sept.-March
- d) Solicit user group input for balance of scheduling and support of facility

3) Use as Economic Tool

- a) Market visitor usage
- b) Encourage regional usage from both Summit & Wasatch counties
- c) Combine use of facility with fields for large recreational/educational events
- d) Work with Chamber to bring recreational/educational events into arena
- e) Balance community programs with outside events

Our Special Warranty Deed with Florence J. Gillmor allows us to use the facility for recreational and educational activities. With the Deed and these principals in mind, staff has developed a Matrix to show current and potential usage and the impact it has on programming, revenue generation, staffing and capital needs (see Attachment A).

Information in the matrix shows that we are fully functional for our current operation: **Level 1 - Ice Programs.** Program growth is strong as staff provides "learn to" classes, adult and youth hockey leagues, club development, and practice time for all programs. Volunteers are organizing clubs in different sporting disciplines that will be a stable financial factor as clubs grow and rent more ice.

In the next 12-18 months, staff recommends that we move toward a fully functional **Level 2 operation: Ice Programs & Ice Events** as we operate an 11 month season and continue to provide ice events that compliment this initial development stage. We host one ice event per month causing minimal program interruption. This level requires some additional equipment that can be purchased through the regular budget process. It is our goal to reduce the annual subsidy to \$100,000 to \$150,000. Staff will look to host some off ice events during the off season – April - August that will work within the structure of the current facility. More time is available in the summer months and staff

will be careful not to interrupt the growth of ice programs. Off ice events will be determined on a case by case basis as they comply with our current deed restrictions.

Initial discussion during the design/build stage of the ice arena included an understanding that ice and ice events would not be a break even scenario. Direction was given to utilize off-ice events to help subsidize the cost of ice programs while being sensitive to program interruptions. Specific language in the Interlocal Agreement with the Basin Rec District states in Section 4.3(a) that “The Parties acknowledge the expectation that the Ice Facility will not achieve 100% cost recovery on the operating costs through revenues generated by the Ice Facility. A long-range plan of minimizing the operating deficits and targeting a break-even or possibly a net operating profit will be a goal of the General Manager.” The strategic plan is designed to support this direction as we move toward a reduced subsidy in Level 2 and a lower subsidy in the long term as stated in Level 3 of operations.

Moving to **Level 3: Ice Programs & On and Off Ice Events** adds off ice/dry floor events to the operation. Off-ice events requires a significant commitment of time and resources and is disruptive to programs. It also requires major capital improvements. Due to restrictions in our current Warranty Deed , progression to Level 3 would require the construction of a 2nd rink on the recently acquired property adjacent to the IHC hospital. Recouping capital improvement costs is not likely in the current facility unless we can provide a wider variety of events. Accordingly, staff recommends moving to Level 3 only when we are ready to add a second sheet of ice on IHC donated property (in the city limits). We can build that portion of the facility to be a fully functional event center and incur the capital costs at that time. Utilizing a second sheet of ice will make program interruption less likely as we can have one sheet of ice operational.

On February 8th staff will discuss potential scenarios in more detail during the work session and would like City Council to provide input on the recommended scenario and approve the resolution adopting a strategic plan for the ice arena. The policy direction and strategic plan will enable staff to move forward with programs, schedule appropriate events, and pursue naming rights. Any budgetary implications of Council direction will be brought back for Council consideration during the budget process.

Department Review:

Rec/Library/Golf Team, Economic Development, Budget, City Manager and Legal

Alternatives:

Approve the Request:

Council should provide staff with feedback on policy recommendations. If Council has alternative ideas, communicate and give staff direction. If comfortable with staff direction and recommendation, approve the policy recommendation and resolution adopting the strategic plan.

Continue the Item:

If Council requires more information to provide policy direction, Council could direct staff to return later in February with additional information.

Do Nothing:

If nothing is done regarding this policy, staff will not have direction to move forward operationally or the definition of what the facility is to move forward on selling the naming rights.

Significant Impacts:

Adoption of a strategic plan will give staff direction operationally and will allow staff to move forward on the sale of the naming rights.

Consequences of not taking the recommended action:

With no action, staff will not have direction to move forward with programming the facility and the sale of the naming rights.

Recommendation:

Review the Ice Arena strategic plan. Approve staff's policy recommended for direction of future usage.

Attachment: Park City Ice Arena Usage Impact Matrix

Park City Ice Arena Usage Impact Matrix 2/1/07

	LEVEL 1 ICE PROGRAMS ONLY (current operation)	LEVEL 2 ICE PROGRAMS & ICE EVENTS (staff recommendation)	LEVEL 3 ICE PROGRAMS & ON AND OFF ICE EVENTS (long term option)
OPERATIONS	10 month operation; close May & June. Build programs, public sessions, group rental of recreation facilities	11-12 month operation; close May or go year round. Add ice events to general programs and public sessions	11-12 month operation; close May or go year round. Sept-Mar ice programs & ice events only; Apr-Aug add off ice events.
ICE EVENTS	No ice events	One ice event/month – figure skating shows & competitions, tourneys, meets, clinics, camps that promote ice skating programs	One ice event/month – figure skating shows & competitions, tourneys, meets, clinics, camps that promote ice skating programs
OFF ICE EVENTS	No off ice events	Some off ice events in Apr- Aug, educational classes & group rental of recreation facilities	Off ice events Apr-Aug: Trade shows, dry floor sporting events, large meetings, concerts
PUBLIC USE	No program/public skating interruptions	Minor program/public skating interruptions	Minor program/public interruptions during critical program months, major program interruptions during off season – Apr-Aug.
REVENUE GENERATION	User fees only; significant City/Basin subsidy. Estimate \$200k annually	User and ice event fees; City/Basin subsidy estimated at \$100k-\$150K annually	User fees and on/off ice event fees; City/Basin subsidy estimated at \$50k-\$100k annually
STAFFING	Budgeted – no impact	Year round operation would require more FT staff	Additional staff likely for planning and event facilitation
CAPITAL IMPROVEMENTS & EQUIPMENT	Minor – AV Equipment, chairs, rink dividers	Minor – AV Equipment, chairs, rink dividers	Significant - Heat, acoustics, sound, lift, flooring, tables, chairs, storage, lighting: incorporate into 2 nd sheet of ice
NAMING RIGHTS	More likely for an Individual to sponsor	Individual or local Corporate sponsor	Local or national corporate sponsor
TIMING	Current	12 – 18 months	3 – 7 years dependent on installation of 2 nd sheet of ice

Resolution No.

**RESOLUTION ADOPTING A STRATEGIC PLAN FOR THE
PARK CITY MUNICIPAL CORPORATION (PCMC)
ICE ARENA STRATEGIC PLAN**

WHEREAS, the City Council is committed to protecting the health and welfare of its citizens and continues to explore opportunities to improve the quality of life for the community through new programs, projects and/or facilities; and

WHEREAS, the ice arena constructed in 2005-2006, was a long-awaited project conceived years ago and overwhelmingly supported by the citizens of Park City and the Snyderville Basin Recreation District (SBSRD); and

WHEREAS, on August 26, 2004, the City Council approved a resolution adopting an inter-local agreement with the SBSRD, designating PCMC as the governing entity fiscally responsible for operations of the ice arena; and

WHEREAS, the City Council recognizes that a strategic plan is an essential tool in the efficient operation of public facilities and deems it in the best interest of its citizens to formally adopt a strategic plan to communicate the mission and long-term operational strategies of the ice arena;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Park City, Utah that:

SECTION 1. STRATEGIC PLAN ADOPTED. The Park City Municipal Corporation Ice Arena Strategic Plan is hereby adopted as outlined in Exhibit A.

SECTION 2. EFFECTIVE DATE. This resolution shall become effective upon adoption.

PASSED AND ADOPTED this 8th day of February, 2007.

Exhibit A
Park City Ice Arena Mission and Strategic Plan

Mission: Develop a variety of programs for the public, maximize fiscal responsibility, and promote economic development at the Park City Ice Arena. Staff will focus on facilitating public ice skating programs and events that support program growth while supporting economic development through on and off ice recreational and educational events.

3 –<u>Economic Development</u>. Consistent with Park City’s goal to operate as a world-class multi-season destination resort community, the Arena will serve as an economic development tool.	2E – On-ice events (such as hockey tournaments) and off-ice events (requiring a dry floor surface) will be marketed as described below to help defray operating costs. 2F – In an effort to generate strong usage, Arena staff will develop a marketing plan to communicate program offerings to the public. 3A – Arena staff will work with the local community and the Park City Chamber in particular to attract recreational/educational events (as described above) to the Arena. 3B – Consistent with the Interlocal Agreement between the City and Basin, Arena staff will balance tourist related revenue producing events with local programs. 3B – Arena staff will take advantage of its proximity to the onsite Fields Complex to host recreational/educational events and activities that utilize both the arena and fields. 3C – In conjunction with an overall marketing plan, staff will promote facility usage by guests and visitors.
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Department

City Council Staff Report

Author: Janet M. Scott, City Recorder
Subject: Disclosure Statements
Date: February 8, 2007
Type of Item: Administrative

Summary Recommendations:

Filing and maintaining current affidavits with the City are requirements of state law for elected and appointed officials and also provides protection to the individual. Although this matter does not need to appear on the agenda, it has been our practice to formally accept the Mayor's and City Council's disclosure statements at the beginning of every calendar year.

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Marianne Cone, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 86 Prospect Avenue, Park City, Utah

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Spouse is President of the Park City Board of Education

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own property at:
86 Prospect Avenue, Park City

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Marianne Cone

Subscribed and sworn before me this day of February, 2007.

Notary Public

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Candace Erickson, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at: 2614 Little Kate Road, Park City, Utah

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Park City Mountain Resort
Cole Sport
Spouse is employed by Stantec Inc.

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own home at 2614 Little Kate Road.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Candace Erickson

Subscribed and sworn before me this day of February 2007.

Notary Public

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Roger Harlan, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 2558 Geronimo Court

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own home at 2558 Geronimo Court.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Roger Harlan

Subscribed and sworn before me this day of February, 2007.

Notary Public

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Jim Hier, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 2599 Morning Sky Court, Park City, Utah 84060

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

4. That I have the following investments and personal interest, which could have the appearance of a conflict of interest:

Own property at:
2599 Morning Sky Court, Park City

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction, which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Jim Hier

Subscribed and sworn before me this day of February, 2007.

Notary Public

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Joe Kernan, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of City Council member.

2. That I reside at 1970 Stryker Avenue, Park City, Utah 84060

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Owner of Good Earth Recycling, a Park City company, with contracts with numerous local businesses, individuals, and non-profits.

4. That I have the following investments and personal interest, which could have the appearance of a conflict of interest:

Own property at 1970 Stryker Avenue, Park City, Utah 84060

Own property at 1940 Prospector Avenue – Carriage House Condominiums, Park City, Utah 84060

Fifty percent owner of County Curbside Inc., a recycling company which contracts with Summit County to pick up recycling in several Park City neighborhoods and all of South Summit County.

Minority interest of 2,500 shares in American Skiing Company, the owner of the Canyons Ski Resort.

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction, which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure.

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Joe Kernan

Subscribed and sworn before me this day of February, 2007.

Notary Public

STATE OF UTAH)
 ss
COUNTY OF SUMMIT)

AFFIDAVIT

Comes now Dana Williams, and having been first duly sworn, deposes and says as follows:

1. That I am currently an elected officer of Park City Municipal Corporation serving in the capacity of Mayor.

2. That I reside at:

2384 Doc Holiday Drive, Park City, Utah

3. That I am an officer, director, agent, employee or my spouse is the owner of substantial interest in the following entities which are subject to regulation by Park City Municipal Corporation (or do, or intend to do business with Park City Municipal Corporation):

Managing broker with Coldwell Banker Residential Realty

4. That I have the following investments and personal interest which could have the appearance of a conflict of interest:

Own property at 2384 Doc Holiday Drive, Park City, Utah

5. That I do not represent nor intend to represent or assist any persons or business entities in a transaction which involves Park City Municipal Corporation.

6. That I acknowledge and understand that if I obtain additional employment, investments or personal interest subject to Park City regulation or which increase the potential of conflict with my duties as a City Council member or if the nature or value of the interest disclosed in this Affidavit changes significantly or if the value of the interest in the business entity increases significantly at any time during my appointment and service with the City, I will file an updated disclosure

FURTHER Affiant sayeth naught.

DATED this day of February, 2007.

Dana Williams, Mayor of Park City

Subscribed and sworn before me this day of February, 2007.

Notary Public - Janet M. Scott