



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

February 3, 2022

The Council of Park City, Summit County, Utah, met in open meeting on February 3, 2022, at 3:45 p.m.

WORK SESSION

City Council Rules of Order and Procedure:

Margaret Plane, City Attorney, indicated governing bodies had the authority to adopt rules of order. She explained that the Communication section of the meeting agenda was a discussion opportunity and a catch-all to allow Council members and staff to have a dialogue. Out of fairness to the public, no actions or decisions should be made. It was also a good time to disclose potential conflicts Council might have with an item on the agenda. Council Member Toly asked if public input should precede Communication so Council could hear from the community and ask for an item to come back on a future agenda. Plane explained public input was not meant to be a dialogue between Council and the public, but if an item was presented to Council and all favored discussing it, that would be permissible as long as no action was taken. She noted the most important consideration during public input was to be fair to all members of the public. Plane further explained that public input was an opportunity for the public to speak, but public presentations were not appropriate.

Plane reviewed that public comment should not be directed at a specific Council member, but the speaker should be civil and everyone should be courteous. Distracting behavior such as clapping, whistling, or booing was prohibited. The rules of decorum existed to make everyone feel comfortable, even if they had a different perspective. She also encouraged Council members not to send text messages during meetings and reviewed texts could be public records. She advised Council not to have a private meeting during a public meeting.

Review and Adjust City Council Liaison Assignments for 2022:

Matt Dias, City Manager, explained that Council liaison assignments were discussed annually. Dias suggested the Council discuss the liaison scope first and then specific assignments. The following assignments were made:

- Council Member Toly Library Board. Council Member Doilney alternate.
- Council Member Doilney Open Space Advisory Board. Council Member Dickey alternate.

- Council Member Rubell Police Complaint Review Committee. Mayor Worel alternate.
- Council Member Gerber Special Service Contract Subcommittee. Council Member Toly alternate.
- Council Member Doilney Recreation Advisory Board. Council Member Dickey alternate.
- Council Member Rubell LGBTQ+.
- Mayor Worel and Council Member Toly Senior Center Aging Alliance.
- Council Member Doilney Council of Governments.
- Council Member Rubell Park City Fire District Administrative Control Board. Council Member Dickey alternate.
- Council Member Dickey Snyderville Basin Water Reclamation District. Council Member Rubell alternate.
- Mayor Worel Board of Health.
- Council Members Gerber and Doilney Colorado Association of Ski Towns. Dias suggested also keeping the rest of Council apprised with the status of this group.
- Council Member Doilney stated the Central Wasatch Commission enjoyed having mayoral participation, but he was happy to continue as the liaison until Mayor Worel was ready to transition into that role.
- Mayor Worel 2030 Olympic Bid. Council Member Doilney alternate.
- Council Member Gerber Park City School District. Council Member Doilney alternate.
- Council Member Rubell Rocky Mountain Power.
- Mayor Worel Utah League of Cities and Towns. Council Member Doilney alternate.
- Council Member Doilney Public Utilities Department. Council Member Rubell alternate.
- Dias stated that Bright Futures and PC Unidos were assigned to Lynn Ware Peek.
- Council Member Toly Communities that Care.
- Mayor Worel Early Childhood Alliance.
- Council Member Gerber Habitat for Humanity.
- Mayor Worel Historic Park City Alliance. Council Member Toly and Gerber also expressed their intent to continue attending.
- Council Member Gerber Mountainlands Community Housing Trust. Council Member Dickey alternate.
- Council Member Toly Park City Chamber Bureau. Council Member Dickey alternate.
- Council Member Toly Park City Historical Society.
- Council agreed to defer the liaison assignment for Park City Silly Sunday Market liaison.
- Council Member Gerber PC Tots.

- Council Member Toly Prospector Square Owners Association. Council Member Rubell alternate.
- Council Members Gerber and Doilney Recycle Utah.
- Council Member Toly Regional Trails Group.
- Council Member Doilney Ski Utah.

Review and Approve City Council's Protocols:

Mayor Worel continued the Council Protocols discussion until a later date.

Review the Live Park City Lite Deed Restriction Pilot Program:

Elyse Kats, Affordable Housing specialist, reviewed the previous work sessions in July and November, 2021. She stated that Park City was in a housing crisis and this program would help maintain affordable housing stock in the future. The deed restrictions would apply to full-time residents and would continue with the land. This program would provide long-term housing solutions, and it had been successfully applied in Vail and Breckenridge, Colorado. Vail had deed restricted 167 units and Breckenridge had 32 deed restricted properties. Kats explained that the amount of money paid to owners would depend on several variables. Estimates for units in Park City were forecasted to be 20% of the appraised value of the property. Kats explained the benefits of the program, including housing for full-time residents, increasing long-term rental units and residents in town, and decreasing commuter traffic. Users of the program included existing and future homeowners, investors, local employers, and retirees. She indicated an advisory committee would be created by resolution. The application process for lite deed restrictions would be accessible online, forwarded to the advisory committee, and ultimately approved by the City Manager.

Council Member Gerber asked if staff could stay in touch with applicants who were eligible to be in the program if they hadn't secured a property yet. Jason Glidden, Housing Manager, explained that staff could educate the public about the program. Council Member Dickey stated lite deed restrictions might make sense for some properties and areas, but not others. The properties most applicable for this program moved quickly on today's market. Glidden acknowledged that a preliminary review would be helpful to confirm it met the eligibility criteria. Kats stated the advisory committee would be helpful to keep applicants progressing.

Council Member Rubell stated that allocating \$1,000,000 for a small pilot program should be applicable to residents of one year or longer. He also expressed concern regarding rental units, which could result in abuse and require enforcement. He asked staff if they spoke to lenders. Kats and Glidden confirmed that they had. Council Member Rubell asked if existing deed restrictions would impact another deed restriction. Kats affirmed that the Advisory Committee would review those applications. Council Member Rubell suggested not allowing existing deed restricted properties to participate and to make the

eligibility verification stringent to avoid abuse. He suggested smaller allocations as the program began and increasing the percentage based on response.

Council Member Doilney stated Council should focus on building community and the program should start with a narrow scope. Council could revisit the program based on the response. He suggested a six-month minimum rental agreement would be a long enough window to provide incentives for people to live here.

Council Member Toly asked who would complete the appraisal. Kats stated the homeowner would obtain an appraisal. Council Member Toly asked who would enforce the program. Kats indicated this program would be enforced with the annual housing compliance process currently in place. Council Member Toly thought consideration could be given depending on how many occupants were permitted per unit and also cautioned against over-occupied units. She asked how the program would impact the neighboring properties, such as duplexes. Glidden confirmed that it would not impact separately owned properties. Council Member Toly asked if this program would apply to properties currently prohibiting rentals. Kats clarified that a negative recommendation may come from applications not as impacted by the lite deed restriction.

Mayor Worel opened the meeting for public input.

Cheryl Sosnick asked about the Senior Center Liaison. Mayor Worel confirmed that she and Council Member Toly would be the liaisons.

Ed Parigian expressed concern about the program not creating new rentals and individuals taking advantage of the program without modifying their current practice with a property. He asked what the community benefit of a six-month lease would be to the community.

John Greenfield stated he was disappointed to hear that this was not a program for seasonal housing, but only for existing community members. Retirees were not mentioned. Greenfield asked if seniors and rent control measures should be incorporated into the program.

Mayor Worel closed the public input portion of this item and suggested continuing the discussion to February 17th before action was taken. Council Member Doilney stated this was a simple program which would eliminate short term rental units. Mayor Worel wanted to improve Council's comfort level with the program. Council Member Gerber mentioned that this was one tool in the Housing toolbox. Council Member Toly clarified that she had questions about how to avoid abuse of the program and how the advisory committee could help accomplish that. Council Member Rubell asked what the City was trying to accomplish by implementing the program. Rentals without a price cap was not the goal.

Council Member Gerber asked if Vail could help provide clarification on how their program worked.

REGULAR MEETING

I) ROLL CALL

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

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. December 2021 Budget Monitoring Report and November 2021 Sales Tax Report:

2. Deer Valley Resort Overflow Parking:

3. Park City Fire District Temporary Use of Mine Bench Property:

Council Questions and Comments:

Council Member Toly stated that she attended the Chamber and Visitor Bureau meeting where she heard the Sustainability Report. She also attended the Summit County Council meeting. Summit County had four areas of their work plan, including Transportation/Traffic, local housing choice, environmental leadership, and regional planning. Summit County expressed interest in working with Park City and reviewed some legislative bills.

Council Member Dickey expressed appreciation for the engaged and helpful staff and residents who had reached out. He requested that Council packets be released before the weekend to allow more time for review. He also requested a copy of the staff directory.

Council Member Rubell indicated he received a lot of emails from the community, including many emails about tennis. He expressed appreciation for staff's patience as new Council Members got up to speed. He noted the increased taxes and staff reports regarding the Deer Valley overflow parking and Mine Bench parking. He also noted he rode the bus and there was some frustration with that.

Council Member Gerber asked about plans for Presidents' Week traffic mitigation efforts. Dias stated that staff had been working on peak traffic periods, including meeting with both resorts. Council Member Gerber asked if the resorts would be willing to attend a future Council meeting. Mayor Worel stated Mike Goar with Park City Mountain Resort would be attending a future meeting to give Council a mid-season update.

Council Member Doilney read a couple quotes regarding teamwork and unity and stated this applied to everyone.

Mayor Worel noted the upcoming Council Retreat would be spent reviewing past Council direction and it would give the new Council an opportunity to discuss their priorities.

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

Mayor Worel opened the meeting for public comments on items not included on the agenda.

Dana Williams and Ryan Williams: Ryan stated he had been skiing in Park City for a long time but expressed frustration about how crowded the town was and how frustration was building. He asked how to make the local experience more enjoyable. Vail needed to help the City and not punish locals with less benefits for local passes. Ryan asked for the backcountry to not be closed and to make the ski resort a good product. Dana added that he was mayor when Vail came to town, and that there was a disregard for the original agreements. He stated he called other ski resorts and Vail resorts specifically had traffic and ski lift line impacts. He inquired about a moratorium and stated that Vail's impacts were impacting Park City's brand.

Steven McComb thanked Council for their service. He stated that he managed the Baja Cantina. As he entered town, he saw electronic signs noting Park City lots were full. These signs were owned by Park City Municipal and should not encourage people to go away. McComb suggested focusing on the here and now and managing the signs better. He asserted the locals knew the signs didn't mean anything.

Jennifer Gardner thanked the Council for their work. She had lived in town for 17 years. She had worked for Vail for five years, but no longer worked there. She stated the text alerts were helpful, but there was a coordination problem with the alerts. Parking had

been filled, but text alerts were not sent. The handicapped parking at the resort was limited. Gardner explained that a disabled child was unable to receive a ski lesson due to their inability to find parking.

Mike Wong wished Council luck in working with Vail to address the congestion issues.

A member of the public expressed frustration over the Silver Star lift not operating and how the ski experience had changed in Park City.

Susan Daniero typed a list of neighborhoods in the chat box who were impacted by the Silver Star Lift not operating. She stated the Silver Star Lift was another access to the mountain and required little maintenance. She indicated Vail had no financial interest in the businesses or properties listed in the chat box and no interest in reopening the lift. She asked Council to condition and require the Silver Star Lift to be operating during development approvals.

Kevin McCarthy stated he petitioned the Neighborhood Traffic Management Program (NTMP) and collected signatures and noted a traffic control sign was installed. He wanted to replace the signs which were consistently removed and asked for more action to address traffic.

Robert Theobald indicated he previously addressed Council about the Planning Department's determination regarding a concern. He thanked Mayor Worel for her time discussing the issue and encouraged Council to review the complaint which would be presented to the Board of Adjustment on February 8th.

Nancy Lazenby explained that she was a cofounder of RAD, a community coalition dedicated to responsible growth in the City. She expressed concern that the current infrastructure was overburdened by traffic and unprecedented growth. She suggested that developers came to Park City with a goal of maximizing financial profit. Park City's appeal was unique and there was only so much to go around. The Council was the firewall between the town and developers. She suggested that developers must be part of the solution and do what was best for our town.

Katie Mullaly stated traffic was unbearable on Payday Drive. She indicated Vail needed to be held responsible for traffic impacts. Mullaly thanked Council Member Rubell for the traffic control signs, but stressed there was a need for additional measures.

Victor Bell thanked Council Member Rubell for the traffic control sign. He noted the lack of sidewalks on Three Kings Drive and suggested modifying the language on the signs. He stated that Vail's access was dangerous.

Jeremy Buzzard stated traffic for Park City residents had worsened over the past 10 years, but at an accelerated rate in the last two years. He had two children and was worried about their safety, which he attributed to Vail Resorts. He asserted Vail had no interest in supporting the town and it only focused on the next year, not the next 10 years. It was not the City's responsibility to support Vail's profits, but the responsibility was to our neighbors.

Ed Parigian stated the Park City Chamber Bureau was funded by Transient Room Tax (TRT), which they were required to spend on marketing. The Chamber Bureau was not permitted to spend funds on mitigating impacts and suggested that Matt Dias address this with State legislation.

Deborah Rentfrow commented the parking lots at Park City Mountain Resort (PCMR) were full every day, not only weekends, and the text alerts were not being sent. A lot of vehicles were parking at the library, on Empire Avenue, Shadow Ridge, and other areas. The parking lot attendants left early. Cones were moved and vehicles were blocked in. Police vehicles were parking to block cut-through traffic. Sidewalks were not cleared. The Three Kings passageway was not usable and cleared. The transit buses were packed full. They opened their doors and pulled away because they were already full. On Wednesday, High Valley Transit announced a decrease in transit routes, which she felt was going in the wrong direction. Park City High School would be under construction for two years and the City needed to take the loss of this overflow lot into consideration.

William Ciraco thanked Council Member Rubell for the traffic signs in Thaynes. He lived in Aspen Springs and requested the Council consider Aspen Springs in future actions. He believed Vail Resort was the root of the problems that the City was seeing.

Lynn Bell stated traffic was a constant issue. She thought sidewalks would help and Vail should help with the installation of those sidewalks.

Michael Kaplan described the traffic, parking, poor snow making, and poor food at Vail. He thought it was confusing that Vail used the Park City name and stated Vail was enjoying record profits while caring little for our community. The resort base development was the City's last chance to hold Vail responsible for these impacts.

Peter Tomai stated he saw Silver Star visitors getting into vehicles to drive to the resort, contributing to parking and traffic unnecessarily while the lift was not operable.

Julie Breslin indicated she lived on Three Kings Court with bikes, strollers, and lots of people on the street. There were only two speed limit signs on Three Kings Drive. Breslin requested a 4-way stop at Thaynes and Three Kings, a 3-way stop at Silver Star, and another stop sign at Crescent. Breslin also requested that the neighborhood be off limits for construction access or staging.

Ed Parigian noted the TRT stayed the same for the past five years because the Chamber's percentage dropped from 90% to 70%, but their amount of money should be going back up. He also noted marketing efforts were focused on first time visitors.

Trent Rentfrow agreed with the previous transportation comments and stated he was concerned about the number of people walking in the street and the associated safety hazards.

Eric Moxham indicated he moved here a couple of years ago and joined the Friends of Summit County. He was concerned about Dakota Pacific and the amount of traffic. He agreed with the previous comments about Vail and suggested reviewing comments about Vail online. He commented about the poor food and beverage experience and the poor ski experience when lifts were closed. He stated Vail was overflowing the town with traffic and impacts and not paying their employees a living wage. This was impacting the community and the development was the last chance to hold them accountable for the impacts.

Beverly Hurwitz recognized the previous comments and the human and infrastructure toll the traffic was having. Construction vehicles and traffic caused a physical toll.

Sara Bartlett Fink via eComment: "I am a Thaynes Canyon resident and wholeheartedly support the recent treatment of the neighborhood as a "no cut-through" driving zone. Following the arrival of the Epic Pass, every year traffic along PayDay Drive, Thaynes Canyon Drive and Three Kings has gotten worse and worse with those cutting through the neighborhood to make their way to/from the Park City Mountain base during ski season. Those of us who live in the neighborhood have found many a day with long traffic lines. Not only does it create headaches getting to and from our homes but creates a safety hazard should emergency personnel need to get to a home. Many of those who use our streets as their transportation route to/from the mountain are not observing local speed limits in their rush to get a parking spot or their place in the lift lines. I applaud the city for putting up the recent signs prohibiting cut-through traffic in Thaynes Canyon and would urge our city councilors to remain committed to a no cut-through policy for our neighborhoods. While Council needs to work to solve the traffic issues along 224 and the parking issues at the base of the mountain (which directly lead to some of the traffic issues), giving in to those who wish to use our neighborhood as their alternative highway 224 is not the way to address those issues."

Katie Johnson via eComment: "Enough already! The development must stop!! No approval of zone changes that would allow greater density than already approved. The opinion of people who do not live in the community but would like to have a greater say in what's built in the community than those who are already here and greatly affected by the insane amount of growth. Roads and other infrastructure must be fixed BEFORE projects

are built! “Affordable housing” can no longer be used as a free pass for developers to build whatever they want and line their own pockets!”

Mayor Worel closed the public input portion of the meeting.

Council Member Doilney stated sometimes the public provided input and then felt as if the Council didn't respond. He recognized the sidewalk concerns and safe walking access and stated he had contacted other Vail communities who were experiencing similar impacts. Doilney hoped for more dialogue towards real solutions and invited the public to be part of future conversations.

IV) CONSIDERATION OF MINUTES

1. Consideration to Approve the City Council Meeting Minutes from January 13, 2022:

Council Member Doilney moved to approve the City Council meeting minutes from January 13, 2022. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Aqua Engineering, Inc., to Design the 2022 Water Line Replacement Projects, in an Amount Not to Exceed \$50,000.00:

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

RESULT: APPROVED

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

VI) OLD BUSINESS

1. Consideration to Approve an Encroachment Agreement, as Required by the Extension of City Council's December 5, 2019 Approval of Ordinance No. 2019-60, an Ordinance Approving the 245 Woodside Plat Amendment, and Ordinance No. 2021-32, Approving a One-Year Extension of the 245 Woodside Plat Amendment, Located at 245 Woodside Avenue, Park City, Utah:

Browne Sebright, Planner, provided the history of the property and indicated this plat amendment would remove an interior lot line. The plat was approved in 2019 and had since been extended. An encroachment agreement was needed to address items including stairs, parking, and a retaining wall on the property.

Council Members Toly and Rubell asked to clarify the parking spaces. The applicant clarified this would not decrease parking, but landscaping strips would be incorporated. Mayor Worel inquired about the City's revocation authority of the encroachment agreement. The applicant acknowledged that the encroachment agreement was a privilege and revocable.

Council Member Dickey asked when the encroachments requiring removal would be done. The applicant stated this was a condition of approval for obtaining a building permit.

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

Council Member Rubell moved to approve an encroachment agreement, as required by the extension of City Council's December 5, 2019 approval of Ordinance No. 2019-60, an ordinance approving the 245 Woodside Plat Amendment, and Ordinance No. 2021-32, approving a one-year extension of the 245 Woodside Plat Amendment, located at 245 Woodside Avenue, Park City, Utah. Council Member Becca Gerber seconded the motion.

RESULT: APPROVED

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

VII) NEW BUSINESS

1. Consideration to Approve Ordinance 2022-06, an Ordinance Approving the Park City Film Studios First Amended Subdivision, Park City, Utah:

Planner Alex Ananth presented the Film Studios plat amendment with Justin Keyes, the applicant's attorney. Ananth explained the history, governing documents, and the concept of a mixed-use development with a component of affordable/attainable housing. She expressed support and good cause for the ordinance. Keyes stated they would be returning to the Planning Commission for further discussion on the overall development.

Council Member Rubell asked if the Housing Resolution would apply if the subdivision was not developed with the existing MPD, to which Ananth affirmed.

Council Member Dickey asked if the Affordable Housing Resolution would not apply if the subdivision was not developed in conformity with the annexation agreement. Ananth stated they had to develop in accordance with the current MPD, which had no open space and housing requirements. They could make an argument in the future that they didn't

have the requirement, so the MPD was being modified and it gave the City a stronger position.

Mayor Worel opened the public hearing.

John Greenfield stated the applicants were trying to do good with the community in the way they were allowed to and in a way that would still make them money. He pointed out the importance of Area Median Incomes (AMI) and suggested this was an example of an opportunity for the City to structure approvals to support housing goals.

Mayor Worel closed the public hearing and clarified that the question before the Council was if the parcel could be divided. The additional details of development would be discussed in the future.

Council Member Gerber moved to approve Ordinance 2022-06, an ordinance approving the Park City Film Studios First Amended Subdivision, Park City, Utah. Council Member Dickey seconded the motion.

RESULT: APPROVED

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

2. 2022 Legislative Update:

Matt Dias, City Manager, noted several Council members and staffers were activated and attending meetings regarding the bills important to the City. He had been in communication with Summit County regarding bills which might impact development. He reviewed SB140, which would allow counties to create a financial tool to capture tax increments due to the scope of having a qualified transit system. The City asked to expand the bill to include cities with transit systems and the request did not have any opposition. The City would need to apply before it was activated. Dias also noted HB151, which would prevent incentives from public entities for retail development.

Mayor Worel noted that Representative Kohler would be attending the next Council meeting and giving a Legislative update. Council Member Toly asked about the process of bills. Dias explained there were multiple committees and readings. He described the board which displayed the bill status as the Legislative session continued. Dias explained the process of the plastic bag ban in a previous Legislative session and suggested bringing it back to Council on a future date.

VIII) ADJOURNMENT

IX) PARK CITY HOUSING AUTHORITY MEETING

I) ROLL CALL

Attendee Name	Status
Chair Nann Worel Board Member Ryan Dickey Board Member Max Doilney Board Member Becca Gerber Board Member Jeremy Rubell Board Member Tana Toly Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Downard, Secretary	Present
None	Absent

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

Chair Worel opened the meeting for public comments on items not included on the agenda. No comments were given. Chair Worel closed the public input portion of the meeting.

III) NEW BUSINESS

1. Discuss Deer Valley's Snow Park Housing Obligation Calculation:

Jason Glidden, Housing Manager, provided background on the Housing Mitigation Plan and how housing obligations were calculated. He reviewed Deer Valley's affordable housing obligation dating back to 1977 and the multiple amendments to the agreement. Glidden indicated 112 affordable housing units had been delivered to date. He also reviewed how staff calculated affordable unit equivalents (AUE) related to residential and commercial master planned developments.

Board Member Rubell asked if the "workers per household" factor was part of the Housing Resolution, to which Glidden affirmed. Council Member Gerber suggested updating the calculation factors on a regular basis. Board Member Rubell asked if the calculations considered the caliber or type of business. Glidden stated the calculation did not consider if it was a one- or five-star restaurant.

Glidden explained the calculation of the housing obligation for Snow Park, which resulted in a total outstanding housing obligation of 61.5 AUEs. At this time, Deer Valley didn't have the exact square footage of commercial versus residential space, so the City negotiated an average calculation point of 3.7. Board Member Gerber thought 4.4 should be the catch all for the proposals that were less defined. Board Member Rubell stated the

calculation made assumptions about the spaces and uses. He thought it would be easier to start with a higher obligation, and reduce it once the development ratio was firm. Board Member Toly asked if room service played into restaurant calculations. Glidden explained that room service was calculated if there was commercial space within a hotel; otherwise, it was not considered in the calculation. Board Member Toly heard the base areas were focused on keeping the guests at the development. If this was true, there would be more restaurants than there were now.

Board Member Dickey asked if the table and factors were codified, to which Glidden affirmed. Board Member Rubell clarified that the 3.7 calculation was not in code. He expressed concern about calculating the affordable housing obligation based on unknown development uses and square footage. Board Member Gerber asked if the obligation needed to be locked in now. Rich Wagner, Deer Valley, noted that Deer Valley had multiple applications submitted and the goal was to wrap up the MPD amendment and lock in the employee generation rate, so the MPD could be finalized and they wouldn't have to come back. Glidden explained that usually a development would bring in a full plan and the calculation would be easier. If they changed the plan, the housing obligation would change as well. Deer Valley wanted to lock in now and it was fair to negotiate the obligation. Wagner thought locking in would allow Deer Valley to generate affordable housing quicker.

Board Member Doilney noted housing obligations should be calculated early at the top end of the calculations so the development could progress through the Planning Commission. Board Member Toly indicated it would be beneficial to lock in obligations now with current employee rates. Board Member Gerber noted that Deer Valley had high service levels which required more employees. She noted the increased traffic from employees and the need to get as many units as possible onsite. Board Member Rubell noted the City was also taking a risk on the Condominium Hotel calculation factor, which might require a higher rate.

Glidden summarized the concerns raised including the calculation and need for onsite housing. Board Member Doilney recognized the earlier public comment regarding resort base impacts and thanked Wagner for his patience and understanding. He stressed the importance of onsite housing and recognized the applicant's interest in being a good partner.

Wagner acknowledged the Council's perspective, the housing issue, and Deer Valley's ability to help with the affordable housing issue. He requested an opportunity to review this feedback and calculation with Glidden. He stated that a high obligation could make the project impossible and wanted to discuss this more with staff to identify options.

Chair Worel opened the meeting for public input.

Deb Rentfrow thanked Council for asking for more units upfront rather than fighting for more units later.

Chair Worel closed the public input portion of the meeting.

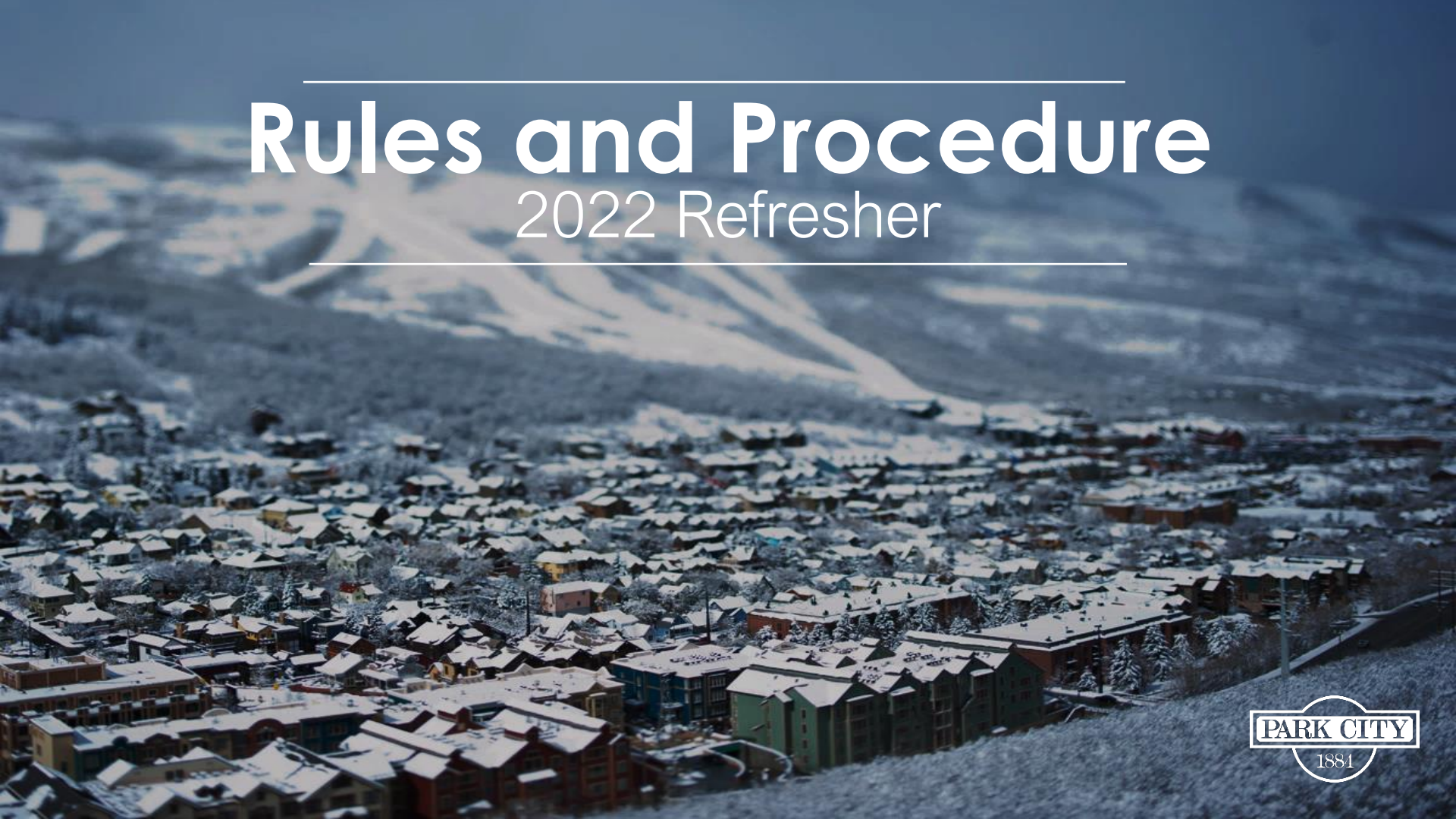
Board Member Toly asked Wagner if there was a plan for some affordable housing onsite as well as in Summit County. Wagner said he had opportunities inside and outside the district. He couldn't get into the details until he knew the housing obligation. Board Member Rubell confirmed that he'd like to revisit the calculation factors and the Board would like to see the housing units on site.

Glidden reiterated the Board wanted to raise the average calculation point, perform an analysis on similar hotels at resort bases and get a per room basis off the comparables, and the condo versus hotel calculation needed to be reviewed. The City also wanted as much onsite housing as possible. Dias asserted the applicant needed to conduct those exercises.

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly multi-story structures with dark roofs, are densely packed in the lower half of the frame. In the background, steep, snow-covered mountains rise, with some rocky outcrops visible. The overall atmosphere is cold and wintry, with a soft, diffused light.

Rules and Procedure

2022 Refresher



Communications & Disclosures

- Council Communications is a reporting opportunity
- Not a discussion opportunity
- Transparency (and the law) requires that topics to be discussed must be on the agenda

Public Input

The Mayor may set reasonable time limits for comments and for the item.

Opportunity for constituents to speak and council to listen.

Council Members may ask for a point of personal privilege to ask a question or make a brief remark, but it is not a conversation.



Public Input

There are three general types of public input:

1. On any matter not scheduled on the agenda
2. Public hearings
3. Public input

Public Input

Input on items not on the agenda:

This is time for the public to address the Council on items not on the agenda.



Public Hearing

Public hearing:

“Public hearing” is a term of art. Certain items require a public hearing under City Code or State Law.

Budget adjustments and adoption of land use regulations require public hearings and advance notice.

Public Input



Many agenda items allow public input even if it isn't legally required.

Public Input

Written input:

Written comments submitted before or during the meeting are entered into the public record.

Anonymous comments are not accepted.

Rules of Order & Procedure

Rules of Order



**A RESOLUTION APPROVING CITY COUNCIL RULES OF ORDER
AND PROCEDURE, PARK CITY, UTAH**

WHEREAS, Utah Code § 10-3-606 requires the legislative body to adopt rules of order and procedure; and

WHEREAS, the City Council wishes to consolidate its rules of procedure into one document so as to make such rules easily accessible to the public;

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

SECTION 1. APPROVAL. Pursuant to Utah Code § 10-3-606, the City hereby adopts the Rules of Order and Procedure to govern the meetings of the City Council as attached as Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective immediately.

PASSED AND ADOPTED this 15th day of November, 2012.

PARK CITY MUNICIPAL CORPORATION



Mayor Dana Williams



Rules of Order & Procedure

Council follows a simplified Robert's Rules of Order:

- Mayor recognizes Council Members to speak
- Council Members may make motions proposing action

Rules of Order & Procedure

Proposed action:

Move to adopt, amend, consider a substitute motion, close a public hearing, ask for more information, continue discussion to another meeting.

Vote



After discussion, the Mayor
calls for the vote!

Rules of Decorum

- Commentors should remain on topic.
- Address remarks to the whole Council, not a specific member.
- Be Civil.

Rules of Decorum

IF YOU
Can't Be
CIVIL

.....
please
BE QUIET
and
SEATED

Personal attacks on officials, City staff, and other meeting participants will not be tolerated.

Rules of Decorum

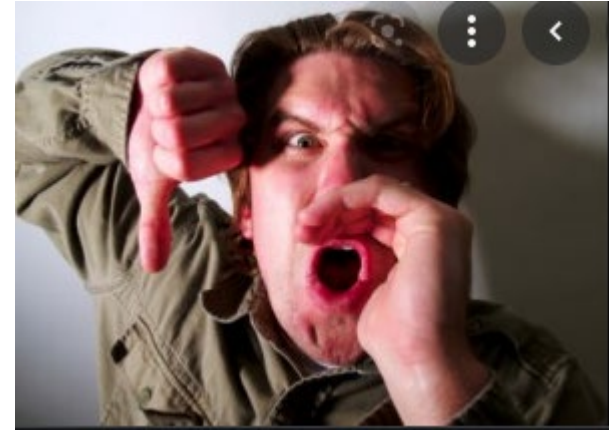
- The Mayor may impose reasonable time limits on speakers and public comment periods.



- Be courteous to those around you—no private conversations in the chambers.

Rules of Decorum

- No clapping, booing, whistling or other distracting behavior—it may intimidate other speakers and disrupt the meeting.
- A person who willfully disrupts a meeting and compromises its orderly conduct may be removed.



Texting?

To text during a meeting . . .

. . . or not to text during a meeting?



EDUCATION

Salt Lake City School Board drama exposed in public records requests

Oct 20, 2020, 5:59 PM

I will never trust you again

You are not trustworthy

BY JOHN WOJCIK
KSLNewsRadio



SALT LAKE CITY, Utah — Text messages and emails obtained through public records request by a parent show vitriol and profanity between members of the Salt Lake City School Board, and potential violations of open meetings laws.

Texting?

Texts created in your public capacity as members of the City Council are records and may be public.

Don't have a private meeting within a public meeting.

Live Park City- “Lite” Deed Restrictions

February 2022



Recommendation

- Receive a briefing, take public input, and provide additional consideration of a proposed Live Park City - Lite Deed Restriction Program.
- Staff will use the discussion, and Council direction, to return with the final construct of a pilot program for approval on March 3rd.

Background/ Future Timeline

- July 15, 2021- Council held its first work session to discuss bringing a “lite” deed restriction program to Park City
 - Council unanimously encouraged Staff to continue research on the program
- November 11, 2021- Council held its second work session to discuss a more fully formulated pilot program proposal.
 - The primary feedback from Council was that the program was too restrictive. Council recommended that the employment requirements be removed, which could broaden the reach of the program.
- February 3, 2022- Third work session is held
- **March 3, 2022- Proposed approval date for the Live Park City Pilot Program

Lite Deed Restrictions Background

- Park City is in a housing crisis, prices continue to rise
- The proposed program would make cash payments available to property owners to place a deed restriction on their property
- The deed restriction would restrict properties to “full-time” residents, meaning they qualify as a primary resident within City limits
 - Could also be a long-term renter (greater than 6 months)
 - Or a retiree
- Deed restrictions would exist in perpetuity

Summary

- **Park City Housing's Goal** is to facilitate a range of quality housing opportunities that meet the life-cycle needs of persons at all economic levels
 - This program would help Park City maintain a sense of community by incentivizing property owners/buyers to provide long-term housing solutions in exchange for a cash payment from the City
- **This program would promote:**
 - More full-time residents
 - Down payment assistance for those just out of the market
 - Assist current homeowners to maintain their property for permanent community residents.

Success in Other Areas

- This program is based on the Vail InDeed program
 - Vail has been greatly successful with its program the past 3 years
 - As of the start of 22', Vail has deed-restricted 167 units through the InDeed program, totaling 137k SQFT and 261 beds
 - Vail has purchased deed restrictions on a variety of unit types:
 - 33 studios, 77 1-bedrooms, 76 2-bedrooms, 63 3-bedrooms, and 12 4-bedrooms
 - Breckenridge has also seen success in their program over the past 2 years
 - 32 properties have been deed-restricted through the Housing Helps program
 - 100 applications have been received
 - Housing Helps is used in conjunction with other programs, like a buy-down program

Deed Restriction Purchasing & Language

The amount of money paid in exchange for the deed restrictions will depend on several variables, such as market value and how much the property location aligns with City goals.

- In Vail and Breckenridge, compensation ranges from 10-20% of the home appraisal value on average
- Staff estimates based on conversations with local realtors that deed restrictions would be valued at around 20% of the appraisal value in Park City
- Condition, location and other factors all contribute to deed restriction purchasing price

Deed restriction language would mirror the City's typical template, with changed criteria to reflect no income, net worth, employment or household size requirements.

Benefits of the Program

As other municipalities have demonstrated, this program can help to incentivize full-time residency and increase long term rental opportunities by:

- Allowing for a mixed approach to deed restrictions in Park City, with this program not having income or appreciation caps, or employment regulations, will create a more comprehensive deed restriction program that helps various socioeconomic classes in Park City.
- Creating a more vibrant community that has more full-time residents and fewer empty units throughout town
- Lowering traffic levels - more people living in town, less driving

Users of the Program

- **Existing Homeowners-** can apply to have a deed restriction placed on their property, which could be used to remodel or make repairs as a form of equity.
- **Future Homeowners-** can be used as a form of down payment assistance.
- **Property Investors-** because long-term rentals are allowed, investors could use this funding to make workforce housing pencil.
- **Local Employers-** could be used to buy employee housing for certain companies, which would help with recruitment and worker retention.
- **Retirees-** seniors could use this funding to make improvements, and to protect their home and community, or to downsize

Advisory Committee

- To speed up decision timelines, Staff proposes forming an Advisory Committee that would recommend action to the City Manager for approval.
- The Advisory Committee will be approved by City Council through resolution
- The Advisory Committee can only authorize purchases up to \$200,000 in value, purchases above this will be reviewed by the City Council
- The Advisory Committee could include representatives of the following community stakeholders:
 - Mountainlands Community Housing Trust
 - Habitat for Humanity
 - Board of Realtors
 - A local lending/ banking professional
 - An appointed Council member

Application Process

- 1- Fill out the application
 - The application will be found on the City's existing Housing website
- 2- Application Review
 - The application will be sent to the Housing Specialist, then on to the Advisory Committee
- 3- Recording of Deed Restriction
 - If the application is accepted the property will enter a Notice of Deed Restriction Purchase

Recommendation & Funding

- Receive a briefing, take public input, and provide additional consideration of a proposed Live Park City - Lite Deed Restriction Program.
- **Proposed Funding**
 - Staff proposes to allocate \$1,000,000 from sales of assets.
 - If approved, the Budget Department will return with a budget adjustment to codify a policy for the City Manager to have final approval of recommendations from the Advisory Committee.

Proposed Next Steps

- Final input on the program is given
- The program is brought back to Council March 3rd for final approval
- A Resolution approving the authority of the Advisory Committee is approved on March 3rd
- A Budget Ordinance approving the funding and program is approved on March 3rd
- The pilot program begins on April 1.

An aerial photograph of a mountain town covered in snow. The town features numerous buildings with snow-laden roofs, interspersed with evergreen trees. In the foreground, a row of green and brown buildings is visible. The background shows steep, snow-covered mountain slopes under a clear sky.

245 WOODSIDE

PLAT AMENDMENT

Approval of Encroachment Agreement
February 3, 2022



— 245 WOODSIDE AVE —

The property is located at 245 Woodside Avenue and is improved. The property is in the Historic Residential – 1 (HR-1) Zoning District.

Right: The internal line that divides the property (red) and the proposed Lot Lines (green).



245 WOODSIDE AVENUE



245 WOODSIDE

BACKGROUND

1974

Building constructed
as a Duplex

1976

Rezoned from R-1 to
HR-1

1983

Planning Department
issues Determination
Letter

1994-2010

Site turned from
Duplex to Triplex,
without a permit

2010

Remodeled from Triplex
to Duplex

2018

Applicant applies for
Historic District Design
Review Pre-Application

April 2019

Applicant applies for a
Plat Amendment



245 WOODSIDE AVENUE

BACKGROUND

April 19, 2019 – the Applicant applied for the 245 Woodside Avenue Plat Amendment to remove the interior Lot Line to create one Lot.

December 5, 2019 – City Council held a public hearing and approved the Plat Amendment for 245 Woodside Avenue (Ordinance No. 2019-60) that removed the residual lot line to create one Lot.

Condition of Approval 2 required the Applicant to record the approved plat with Summit County **within one year** of Council approval.



245 WOODSIDE AVENUE

BACKGROUND

Condition of Approval 3 required the Applicant to either remove the existing deck, retaining walls, paved Parking Area, and stair encroachments from the City Woodside Avenue Right-of-Way, **or enter into an Encroachment Agreement with the City** that includes these encroachments, **subject to City Engineer and City Council approval.**

The 245 Woodside Avenue Plat Amendment approval was scheduled to expire on December 5, 2020.



245 WOODSIDE AVENUE

BACKGROUND

In 2020, as part of the extension provided for recordation of plats as a result of the COVID-19 pandemic, the Deputy City Manager issued a six-month extension through June 24, 2021.

June 14, 2021 – the Applicant applied to extend the approval.

July 15, 2021 – City Council approved a one-year extension to provide the Applicant and City Engineer an opportunity to complete the encroachment agreement review (Ordinance No. 2021-32).



245 WOODSIDE AVENUE

REQUEST

The Applicant now requests City Council's review and approval of the Encroachment Agreement, as stipulated Ordinance No. 2019-60 and Ordinance No. 2021-32.



245 WOODSIDE AVENUE

ANALYSIS (A)

The Conditions of Approval require City Council approval of encroachments prior to recordation of the 245 Woodside Avenue Plat.



0"E 75.00'

LOT 13
LOT 12

FINISH FLOOR
ELEV. = 7221.04

LOT 1
245 WOODSIDE AVE.
AREA = 2,812 SQ FT OR 0.06 ACRE
PC-384

ST LINE

DECK

S 23° 38' 00" E 37.50

LOT 12
LOT 11

N 23° 38' 00" W

S66°12'00"W

245 WOODSIDE AVENUE

ANALYSIS (B)

The City Engineer has reviewed the proposed Encroachment Agreement and recommends approval.



Encroachments



1. The stairs and retaining wall at the north end of the property
2. The stairs to the south of the property
3. A short retaining wall extending from the south building wall
4. The second level porch that extends the entire length of the building and is held up on steel columns.
5. Parking spaces

245 WOODSIDE AVENUE

DEPARTMENT REVIEW

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application. No issues were raised.

PUBLIC INPUT

Staff did not receive public input prior to this meeting



245 WOODSIDE AVENUE

RECOMMENDATION

Staff recommends the Council review and approve the proposed Encroachment Agreement based on (A) the context of the approved Conditions of Approval and (B) the review of the City Engineer.





4001 Kearns Blvd.

Park City Studios Plat Amendment

City Council February 3, 2022



Proposal

- Applicant is proposing to subdivide the current Park City Film Studios Plat into two (2) lots of record.
 - All existing plat notes are recommended to be carried forward, the **annexation and existing MPD will still apply to both lots.**
 - The applicant is seeking a recommendation to Council on the subdivision only; will come back to the planning commission with an application to request modifications to the annexation and MPD; would like to introduce the potential project to the Planning Commission tonight.

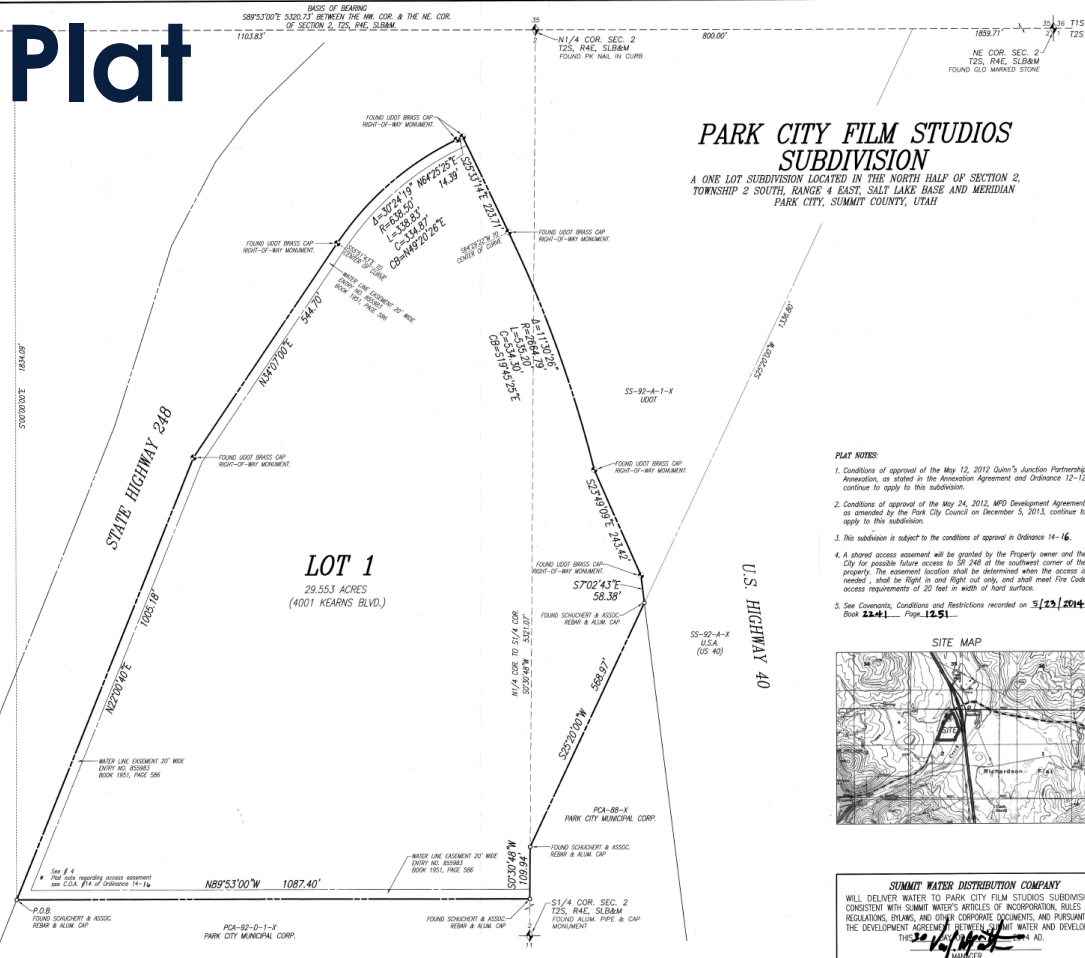
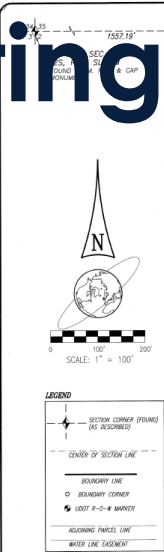


Background

- **Councilors Steve Joyce and Nann Worel designated to review the owners' new concept plan.**
- **Applicant presented a proposal to the Council on December 9, 2021, for a mixed-use development with a strong component of affordable/attainable housing.**
- **Council unanimously supports potential amendments if inclusive of strong affordable housing component at an average of 80% of Area Median Income (AMI) and at a density consistent with the original MPD.**



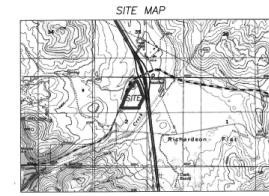
Existing Plat



PARK CITY FILM STUDIOS SUBDIVISION

A ONE LOT SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

- PLAT NOTES:**
1. Conditions of approval of the May 12, 2012 Quim's Junction Partition Agreement, as stated in the Assentment Agreement and Ordinance 12-12 continue to apply to this subdivision.
 2. Conditions of approval of the May 24, 2012 MPD Development Agreement, as amended by the Park City Council on December 5, 2013, continue to apply to this subdivision.
 3. This subdivision is subject to the conditions of approval in Ordinance 14-16.
 4. A shared access easement will be granted by the Property owner and the City for possible future access to SR 248 at the southwest corner of the property. The easement location shall be determined when the access is needed, shall be Right of Way and Right of Way, and shall meet Fire Code access requirements of 20 feet in width of Road surface.
 5. See Covenants, Conditions and Restrictions recorded on 3/23/2014, Book 234-1, Page 12-51.



SUMMIT WATER DISTRIBUTION COMPANY
WILL DELIVER WATER TO PARK CITY FILM STUDIOS SUBDIVISION, CONSIDERED WITH SUMMIT WATER'S ARTICLES OF INCORPORATION, RULES AND REGULATIONS, BYLAWS, AND OTHER CORPORATE DOCUMENTS, AND PURSUANT TO THE DEVELOPMENT AGREEMENT AND WATER AND DEVELOPMENT AGREEMENT, THIS 17th DAY OF APRIL, 2014.
MANAGER

SURVEYOR'S CERTIFICATE
I, Ted M. Biehn, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 163473 as presented under the laws of the State of Utah, and I further certify that, by the authority of the owner, I have made a survey of the tract of land shown on this plat as Lot 1, PARK CITY FILM STUDIOS SUBDIVISION and that the same as shown is situated on the ground or shown on this plat. I further certify that the information on this plat is accurate.
Signed on this 22nd day of APRIL, A.D. 2014
166 M. Biehn, P.E.
Utah Registration No. 163473

BOUNDARY DESCRIPTION
Beginning on the westerly line of State Highway 248 at a point which is S89°57'00"E 1557.19 feet along the Section Line (Base of Bearing) and S00°00'00"E 1834.09 feet from an aluminum pipe monument at the Northwest Corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian from which Section Corner the G.D. Stone Monument at the Northeast Corner of said Section 2 bears S89°57'00"E 530.73 feet;
thence N02°04'45"E 1000.10 feet along the westerly Right-Of-Way Line of said Highway to a UDOT brass cap monument;
thence S49°20'00"E 534.70 feet along said Right-Of-Way Line to a UDOT brass cap monument and the beginning of a 638.50 foot radius curve the center of which bears S55°14'37"E;
thence Northeastly 338.63 feet along said Right-Of-Way Line and said curve to the right through a central angle of 30°24'19" (chord bearing = N49°20'26"E 334.87 feet) to a UDOT brass cap monument;
thence N64°25'29"E 14.30 feet along said Right-Of-Way Line to a UDOT brass cap monument, said point also being on the westerly Right-Of-Way Line of US Highway 40;
thence S25°17'47"E 23.71 feet along said westerly Right-Of-Way Line to a UDOT brass cap monument and the beginning of a 2864.70 foot radius curve the center of which bears S44°29'22"E;
thence Southwesterly 535.20 feet along said Right-Of-Way Line and said curve to the right through a central angle of 17°30'28" (chord bearing = S79°45'29"E 534.30 feet) to a UDOT brass cap monument;
thence S22°49'09"E 243.42 feet along said Right-Of-Way Line to a UDOT brass cap monument;
thence S70°24'37"E 58.38 feet along said Right-Of-Way Line to a rebar with aluminum cap at a point that is S89°57'00"E 600.00 feet and S25°20'00"W 1336.80 feet from the PK nail marking the North Quarter Corner of said Section 2;
thence S25°20'00"W 568.97 feet to a rebar with aluminum cap on the North-South Center of Section Line of said Section 2;
thence S03°30'48"W 109.94 feet along said North-South Center of Section Line to a rebar with aluminum cap, said point being S02°36'48"W 1534.13 feet from said North Quarter Corner of Section 2;
thence N89°57'00"W 1087.40 feet to a rebar with aluminum cap and the point of beginning. Contains 29.5300 acres.

Owner's Dedication
Known all by these presents that we the undersigned owner of the described tract of land above, have caused the same to be subdivided in-to a one lot subdivision to hereafter be known as the PARK CITY FILM STUDIOS SUBDIVISION. No land parcels or easements are dedicated to the public as part of the PARK CITY FILM STUDIOS SUBDIVISION.

In witness whereof, we have hereto set our hands this 22nd day of APRIL, A.D. 2014.

Quinn's Junction Properties L.C., a Utah limited liability company
Greg Erickson
President
Signature
Acknowledgement

State of Utah) ss
County of Salt Lake) ss
On this 22nd day of APRIL, 2014, Greg Erickson personally appeared before me, the undersigned Notary Public, and in her said State and County, having been duly sworn, Greg Erickson, acknowledged to me that Quinn's Junction Properties L.C. is the owner of the herein described tract of land and that he, as President of Quinn's Junction Properties L.C. is authorized to sign the above Owner's Dedication and Consent to Record freely and voluntarily.

NOTARY PUBLIC
Nancy Jones
Residing in Utah County

My commission expires 12/31/17

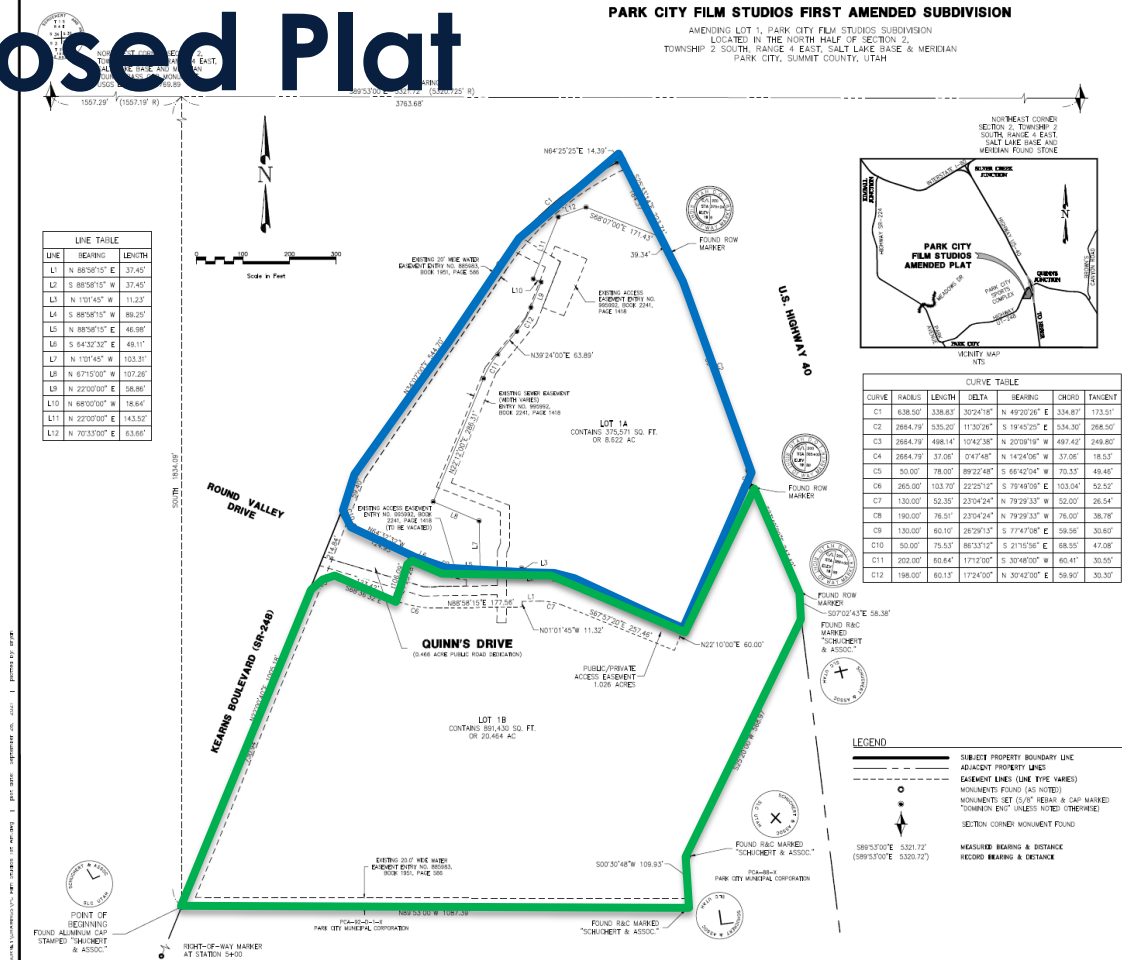
PARK CITY FILM STUDIOS SUBDIVISION
A ONE LOT SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

Robinson, Biehn & Biehn, Inc. Professional Land Surveyors RBB 3401 West 100 East Bountiful, Utah 84002 801.264.1118	SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 24th day of April, 2014 AD. SYDNEYVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION REVIEWED THIS 22nd DAY OF APRIL, 2014 AD. BY THE PARK CITY PLANNING COMMISSION ON THIS 24th DAY OF APRIL, 2014 AD. CHAIR	CITY ENGINEER APPROVAL I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE ON THIS 24th DAY OF APRIL, 2014 AD. PARK CITY ENGINEER	APPROVAL AS TO FORM I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED AS TO FORM THIS 16th DAY OF MAY, 2014 AD. PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP HAS BEEN APPROVED BY THE PARK CITY COUNCIL THIS 17th DAY OF MAY, 2014 AD. PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE STATE OF UTAH, COUNTY OF SUMMIT, CITY OF PARK CITY, UTAH COUNCIL THIS 17th DAY OF APRIL, 2014 AD. JACK THOMAS MAYOR	ENTRY NO. 995460 STATE OF UTAH, COUNTY OF SUMMIT, CITY OF PARK CITY, UTAH RECORDED AND FILED AT THE REQUEST OF DATE 12/14/14 TIME 12:32 PM FILE 310 DEPUTY COUNTY RECORDER SUMMIT COUNTY RECORDER
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Proposed Plat

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

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



I, James D. Peltier, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owner, I have made an accurate survey of the tract of land shown and described herein in accordance with Sections 17-23-17 of the Utah State Code. I have verified all measurements shown and have subdivided said property into lots hereafter to be known as:

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

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

BOUNDARY DESCRIPTION

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

Beginning on the Eastern line of State Highway 248 at a point which is South 89°53'00" East 1507.19 feet along the Section line (State or bearing) and South 07°00'00" East 1834.59 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian (from which Section corner the Old State Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5330.73 feet; thence North 22°00'40" East 1005.18 feet along the Eastern right-of-way line of said Highway to a UDOT brass cap monument; thence North 34°07'00" East 544.70 feet along said right-of-way line to a UDOT brass cap monument and the beginning of a 638.50 foot radius curve, the center of which bears S55°14.57' East; thence Northeasterly 338.83 feet along said right-of-way line and said curve to the right through a central angle of 302°41'00" (doubt bearing = North 69°22'54" East 334.87 feet) to a UDOT brass cap monument; thence North 64°22'52" East 14.39 feet along said right-of-way line to a UDOT brass cap monument; said point also being on the westerly right-of-way line of U.S. Highway 40; thence South 20°33'14" East 223.71 feet along said westerly right-of-way line to a UDOT brass cap monument and the beginning of a 2664.79 foot radius curve, the center of which bears South 64°22'52" West; thence Southeasterly 535.30 feet along said right-of-way line and said curve to the right through a central angle of 11°30'28" (doubt bearing = South 19°45'23" East 534.30 feet) to a UDOT brass cap monument; thence South 22°49'00" East 243.44 feet along said right-of-way line to a UDOT brass cap monument; thence South 07°02'43" East 58.38 feet to a rebar with aluminum cap at a point that is South 89°53'00" East 600.00 feet and South 25°00'00" West 1336.80 feet from the PK nail marking the location of the North Quarter corner of said Section 2; thence South 25°00'00" West 588.97 feet to a rebar with aluminum cap on the North-South Quarter Corner of Section line of said Section 2; thence along said South 03°07'48" West 109.94 feet along said North-South Quarter of Section line to a rebar with aluminum cap, said point being South 03°07'48" West 1834.13 feet from said North Quarter corner of Section 2; thence North 89°53'00" West 1087.40 feet to a rebar with aluminum cap at the point of beginning.

Contains 29.555 acres, more or less.

Dated: September 28, 2021

James D. Peltier, PLS.
License No. 171546



OWNER'S DECLARATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as:

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

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

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

QUINN CAPITAL PARTNERS, LLC

(Signature) _____ (Title) _____

(Printed Name) _____ (Title) _____

(Signature) _____ (Title) _____

(Printed Name) _____

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

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20____.

that _____, personally appeared before me, who being by me duly sworn, did acknowledge

that _____ is the _____ of QUINN CAPITAL PARTNERS, LLC, a Utah Limited Liability

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

Commission Number: _____

Commission Expires: _____

Not Name: _____

A Notary Public, Commissioned in Utah

PROJECT NO.
3424

SHEET NO.
1 OF 1

FILE NAME: 171546
PROJECT: PARK CITY FILM STUDIOS



Dominion
Engineering Associates, LLC
5684 South Green Street
Maple, Utah 84053 801-713-3000

PREPARED BY

CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON

THIS _____ DAY OF _____ A.D. 20____

CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON

THIS _____ DAY OF _____ A.D. 20____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY PLANNING COMMISSION

APPROVED AS TO FORM

THIS _____

DAY OF _____ A.D. 20____

CITY ATTORNEY

APPROVAL AS TO FORM

THIS _____

DAY OF _____ A.D. 20____

CITY ATTORNEY

CITY COUNCIL APPROVAL & ACCEPTANCE

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS _____

DAY OF _____ A.D. 20____

WATSON

CERTIFICATE OF ATTEST

I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS _____

DAY OF _____ A.D. 20____

CITY RECORDER

SUMMIT COUNTY RECORDER

RECORDED & FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER

DATE _____ TIME _____ BOOK _____ PAGE _____

FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER

Good Cause

- 1) The proposed plat amendment complies with the Community Transition with Regional Commercial Overlay Zoning requirements, as well as the Entry Corridor Protection Overlay, and annexation and MPD for a Film Studio and Media Campus.
- 2) Existing plat notes will continue to apply; the subdivision does not preclude development that is consistent with the annexation and MPD.
- 3) No Public Street, Right-of-Way, or easement has been vacated or amended with the proposed Plat Amendment.



COAs

3. No vesting shall occur for Lot 1B by virtue of this plat. No additional development activity or building permit will be granted on Lot 1B until further re-subdivision, zoning and MPD applications are applied for and approved. All such applications shall comply with public improvement requirements pursuant to Paragraph 1.4.6 of the MPD Agreement and with the City's Future Laws pursuant to Paragraph 2.4 of the MPD.
4. The plat shall note that Conditions of Approval of the May 12, 2012, Zoning and Annexation Agreement, Ordinance 2012-12 and Ordinance 2014-16 continue to apply to this subdivision unless subsequently amended.
5. The plat shall note that Conditions of Approval of the May 24, 2012, Development Agreement MPD continue to apply to this subdivision unless subsequently amended.



COAs

6. The plat shall note that a shared public access easement will be dedicated by the property owner to the City for possible future access to SR-248 at the southwest corner of the property, including possible re-dedication or transfer by the City to the state of Utah. The easement location shall be determined when the access is needed, shall be right in and right out only, and shall meet fire code access requirements of 20 feet in width of hard surface.
7. The plat shall note the CC&R recorded on 5/23/2014, Book 2241, page 1251.
8. The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply.
9. The plat shall note that the MPD berming requirements shall continue to apply to Lot 1B.
10. The plat shall note that the Frontage Protection Overlay Zone and Entry Corridor Protection Overlay requirements shall apply to Lot 1B and be shown on the plat.



COAs

11. Future improvements shall be designed to meet all Engineering Department requirements.
12. The property is not within the Soils Ordinance. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
13. The Annexation Agreement includes Architectural Design Guidelines. Lot 1A complies with these Guidelines. Future development must comply with or amend these Guidelines.
14. All future development must meet the requirements of the Park City Fire District in accordance with standards applicable to the particular application and at the time of Building Permit review.



Recommendation

- 1. Review the Park City Film Studios First Amended Subdivision.**
- 2. Hold a public hearing on the Plat Amendment request.**
- 3. Consider approving Ordinance 2022-06, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance, Exhibit A.**



An aerial photograph of a mountain town covered in snow. The town is densely packed with buildings, mostly with snow-covered roofs. In the foreground, there's a row of green buildings. The background shows steep, snow-covered mountain slopes. The overall tone is cool and wintry.

Deer Valley

Snow Park Development – Housing Obligation

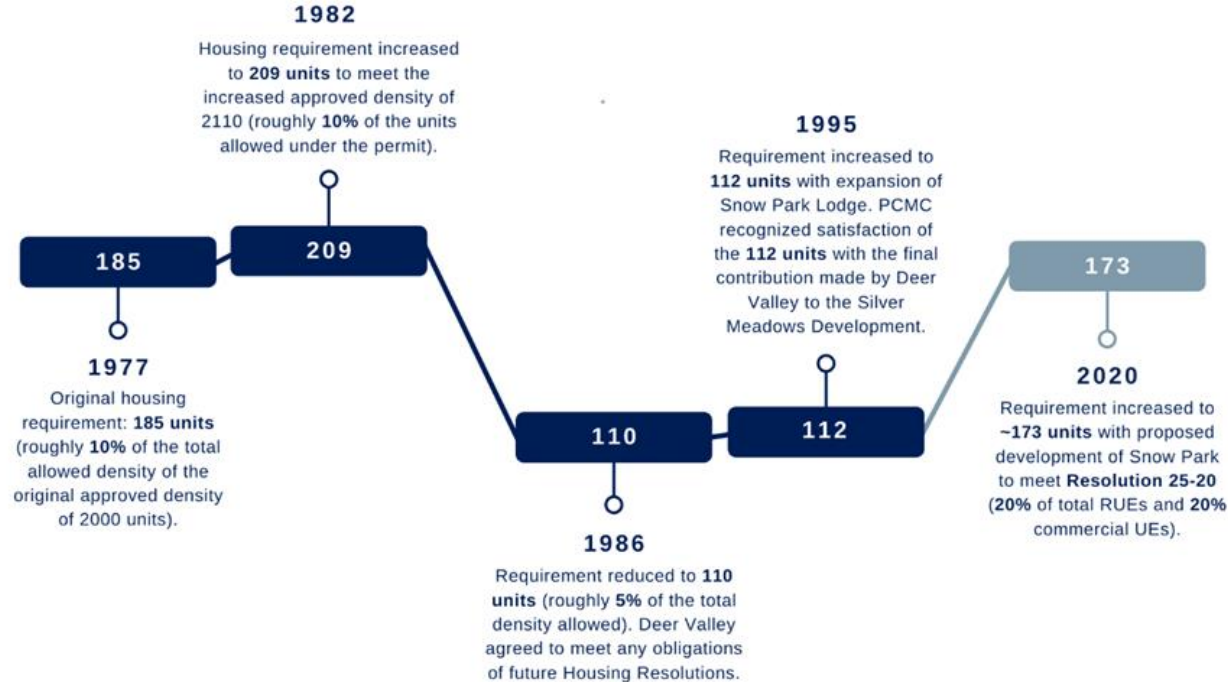


Background

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

Background

Deer Valley Resort Affordable Housing Obligation History



Background

- To date, Deer Valley has delivered 112 affordable units.

Entity	Housing Obligation
Deer Valley Resort	112
Parkside Apts participation (1990)	-42
Fireside Apts. Participation (1990)	-42
Washington Mill (1993)	-8
Peace House shelter (1993)	-3
Aspen villas/Silver Meadows participation (1995)	-9
Employee/Manager units on-mountain (no deed restrictions on these units) (Built as projects on mountain completed)	-8
Balance to 5% obligation	0



Background

Example Residential Calculation

- An Applicant has received approval for a 128 unit Master Planned Development. The dwelling units are of varying sizes totaling 328,000 square feet which equals 164 RUEs.
 - 164 RUEs (total units approved) multiplied by .20 (residential mitigation rate) equals 32.8 Affordable Unit Equivalents (AUEs).
 - One AUE equals 900 square feet of net livable space.
 - The total approved units for this Master Planned Development is 128 market rate units plus 32.8 AUEs equaling 29,520 total net square feet of additional livable space.



Background

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Example Commercial Calculation

- An application for a Master Planned Development of 20,000 square feet of commercial space and 100 hotel rooms has been submitted. The commercial uses include:
 - 10,000 square feet of retail space
 - 5,000 square feet of restaurant/bar space
 - 5,000 square feet of professional services



Background

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
Personal Services	1.3
Real Estate/Property Management	5.9
Commercial/Retail	3.3
Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Example Commercial Calculation

- 10,000 square feet of retail space
- 5,000 square feet of restaurant/bar space
- 5,000 square feet of professional services
- Using the above Employee Generation Table, the project will generate **144 employees**.
- Retail at 3.3 employees per 1,000 square feet equals 33 employees
- Restaurant/Bar at 6.5 employees per 1,000 square feet equals 32.5 employees
- Professional Services at 3.7 employees per 1,000 square feet equals 18.5 employees
- Hotel at 0.6 employees per unit equals 60 employees.



Background

Example Commercial Calculation

- 10,000 square feet of retail space
 - 5,000 square feet of restaurant/bar space
 - 5,000 square feet of professional services
-
- 144 (total number of employees) multiplied by .20 (mitigation rate) equals 28.8 employees.
 - 28.8 employees divided by 1.5 (workers per household) equals 19.2 AUEs required.
 - The Developer is required to provide 19.2 AUEs or a total of 17,280 net square feet of livable space in addition to approved commercial and hotel density.

Type of Use	Full Time Equivalents (2080 hours) per 1,000 Net Leasable Square Feet
Restaurant/Bar	6.5
Education	2.3
Finance/Banking	3.3
Medical Professional	2.9
Other Professional Services	3.7
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Recreation/Amusements	5.3
Utilities	2.9
Lodging/Hotel	0.6/room
Condominium Hotel	Greater of lodging/hotel calculation or residential mitigation rate
Overall/General	4.4

Proposal

- Deer Valley is proposing meeting the requirements of the current 05-20 Housing Resolution. They are proposing a total of 61.5 Affordable Housing Units (AUEs) after applying credit for the 5% of affordable housing that has already been delivered to date.

Proposal

Estimated Affordable Housing Obligation - Deer Valley Resort Snow Park Village

December 20, 2021

South Parcel	Current SF				
Use	Total GSF	Total NSF	UE's/Units	AUE's 20%	Comments
Total Commercial	25,866	21,068		10.4	3.7 employess per 1000 nsf
Total Support Commercial	30,640	32,030		15.8	3.7 employess per 1000 nsf
Total Resort Accessory	5,451	4,489			Not applicable
Total Residential Accessory	9,250	7,400			Not applicable
Total Residential	141,081	123,232	61.6	12.3	20% of UE's
Total Hotel	125,666	96,770	193	11.6	0.06 employees per hotel room
Total Event	30,879	28,736		14.2	3.7 employess per 1000 nsf
Total Transit Center	3,488	2,790			Not applicable
Subtotals	372,321	316,515		64.3	
North Parcel	Current SF				
Use	Total GSF	Total NSF	UE's/Units	AUE's 20%	Comments
Total Residential Accessory	10,000	8,000			Not applicable
Total Residential	177,534	142,027	71.0	14.2	20% of UE's
Subtotals	187,534	150,027		14.2	
Total South + North Parcel				78.5	
Housing Credit				17.0	
Total Outstanding Housing Obligation				61.5	

Next Steps

- Deer Valley is looking to receive feedback on the housing obligation calculation.
- Deer Valley will take this feedback to work to develop a full housing mitigation plan that will outline how they are proposing to fulfill their obligation.