



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

January 27, 2022

The Council of Park City, Summit County, Utah, met in open meeting on January 27, 2022, at 4:45 p.m.

SWEARING IN CEREMONY

Swearing In Ryan Council Member Dickey as Council Member of the Park City Council for a Term Expiring January 4, 2024:

Ryan Dickey was appointed by the Council at the last meeting to fill the remaining term left vacant when Mayor Worel was elected. He was sworn-in by Michelle Kellogg, City Recorder.

WORK SESSION

Discuss a Request for Proposal (RFP) for the Development of Indoor Pickleball Courts and Expanded Fitness at the PC MARC along with Master Planning Services for Outdoor Pickleball Courts and Other Amenities at the Park City Sports Complex:

Ken Fisher, Recreation Manager, presented this item and noted when recreation fell short on programs, the public would voice concern. The Council and staff currently heard that voice regarding a lack of pickleball courts. Fisher reviewed the history of recreation facilities in Park City and noted the recreation facility usage was on track to be at record levels this year.

Regarding aquatics, it was the intention with this RFP to evaluate the pool systems to ensure they met code. He hoped to construct indoor and outdoor pickleball courts, increase MARC space, and develop a master plan for the 16-acre parcel by the Ice Arena. When conceptual designs were completed, public outreach would be performed.

Council Member Gerber asked why the bubble install and removal cost varied so much. Fisher stated the crew came from Minnesota, which was costly, but the last two years he petitioned help from City staff, and the cost was \$74,000, which was very high.

Council Member Toly asked if Fisher wanted to construct a permanent structure over the outdoor pool. Fisher indicated some options he looked at included glass structures as well as structures where the roof opened. Council Member Toly asked what else

could be installed at the sports complex in addition to pickleball. Fisher commented some thought was given to bike facilities, such as asphalt pump tracks, and he noted the bike park at Trailside was beyond capacity. Council Member Toly asked if pool access would be expanded as well. Fisher indicated the RFP would evaluate the recreational needs. Council Member Toly asked for the current maximum occupancy of the pool. Fisher indicated it was 275 people including the pool deck.

Council Member Dickey asked if Fisher considered looking at targets for acquisitions for resources instead of building new green field and gave the example of the City repurposing the building which was now the MARC. He asked to review the MARC Master Planned Development (MPD) and asked if there was an MPD for the Quinn's parcel, to which Fisher affirmed. Council Member Dickey asked to see that as well.

In response to Council Member Rubell's question, Fisher stated the study of the MARC was to look at the facility use overall, including the addition of pickleball courts. Council Member Rubell requested a wholistic approach to amenities needed and stated this was a finite resource and he wanted it to be a comprehensive evaluation to be fair to all. He asked what investment was being put into the RFP. Fisher stated he met with the architect who designed the MARC to get an idea of what a possible bid would be, and noted the work he was asking for included conceptual designs and feedback from the public. That process would determine how much the project would cost. Council Member Rubell stated the Gilmor parcel should be master planned very well for long term solutions. He also asked to see a strong focus on the revenues from the different activities and thought it was useful to see the growth of a sport compared to the revenue it brought versus the taxpayer money that went into it. He noted the pickleball club offered to partner with the City on some of the development of pickleball courts and he requested an update on that status.

Council Member Gerber asked if there was space in the current footprint at the MARC for additional pickleball courts. Fisher stated there was no extra space, but four courts were added in the gym.

Council Member Doilney stated sometimes projects started as a simple idea, and then the project would expand and the cost would get out of control. He knew there was a deficiency in pickleball courts, but he didn't want to expand too much from there.

Council Member Toly asked what Phase 2 of the MARC MPD proposed and why it didn't get done. Fisher stated it included squaring off the back of the MARC building, which was what was being proposed now, as well as adding indoor aquatics and a restaurant. It was not constructed because it never became a priority.

Council Member Rubell stated the RFP for pickleball needed to be balanced with other priorities. The Council was in favor of moving forward with the RFP.

Discuss 2022 Legislative Policy Platform:

Matt Dias, City Manager, presented this item and explained the City used a legislative platform to guide efforts during the Legislative session. There were many meetings staff had with other entities and at the Capitol between Council meetings and this guideline gave staff to flexibility to represent the City while communicating with Council on issues as soon as possible. He noted some organizations didn't have guidelines and others had more restrictive guidelines than what was presented tonight.

Council Member Rubell asked if potential modifications could be made to prioritize building and maintaining community over tourism or commercial activity. Dias stated that would be determined by Council. Council Member Doilney thought the guidelines inherently included that because Council tried to maintain flexibility while maintaining control. In Utah, the way the message was delivered was critical. It might look a little different in the guidelines, but the City was always community focused. Mayor Worel noted adding the equity guidelines a few years ago really helped.

Council Member Toly related she used to go to the Legislative sessions with the Chamber and Utah Tourism Board and she indicated these other entities followed the guidelines strictly and she thought they did a good job with issues important to the community on a tourism basis. She noted the Historic Park City Alliance (HPCA) and Restaurant Association followed alcohol and the DABC closely, which were not related to all groups in town, but focused on groups that brought in a lot of revenue. Council Member Rubell clarified the guidelines would inform the City's lobbyists where the City would land regarding policy. It was good that it worked well in the past, but he asked if the guidelines should be amended further to show what the City's platform was.

Council Member Gerber stated the City treaded carefully at the Legislature and was always advocating for local control. Dias indicated when the equity item was added, staff worked with a Council member to refine the language and this could be brought back at next week's meeting. The Council favored Dias working with Council Member Rubell on amending some language in the Legislative Policy regarding authentic local community.

Dias distributed a handout of legislative bills the City was watching. He reviewed Mayor Worel and Council Member Doilney were attending the Legislative Policy meeting each Monday with Dias and there were many staff involved in other committee meetings on a regular basis during this session who would be advocating for the best interests of the City.

Discuss Winter Olympic Special Events Programming:

Jonathan Weidenhamer, Economic Development Manager, and Jenny Diersen, Special Events Manager, presented this item. Weidenhamer indicated it was important to remember the 2002 Olympics and the legacy it left in the City. The Beijing Olympics

was beginning next week and the City would have events associated with those games. He reviewed Olympic anniversary events that took place one year, 10 years, and 16 years after the 2002 games.

Diersen explained private events would be held during the month of February at the Kimball Terrace. There would be an Olympic Store operating all month as well. A big-screen TV would be installed on Main Street that would show the games and Olympic related content. On February 12th, the Utah Olympic Legacy Foundation would have a community event at the Bob Wells Plaza, with athlete meet-and-greets and games. In February and March, there would be winter sports classes. There would also be a parade hosted by the Youth Sports Alliance. Weidenhamer reminded Council of the joint meeting with the City Council, County Council, Utah Olympic Legacy Foundation (UOLF) and the Salt Lake City/Utah Olympic Committee to talk about the possible 2030 or 2034 Olympic bid.

Mayor Worel asked when a final event schedule would be set and noted she wanted to invite Representative Kohler and Senator Winterton. Diersen stated the schedule would be set as soon as tomorrow. Weidenhamer noted security would be finalized as well.

Council Member Toly thought the event at the Bob Wells Plaza would be big and asked if it would spill out into Swede Alley. Diersen stated she didn't think it would spill out and she did not anticipate traffic impacts, but plans were being made to ensure smooth traffic flow on that street. Council Member Gerber was excited to see the events and reflected on the amazing atmosphere surrounding the 2002 Olympic games. Council Member Dickey thought the planned activities were great and asked that estimates for attendance at Bob Wells Plaza get triple checked.

Council Member Rubell requested in the future that staff note the impact in the administrative approval, such as the number of lost parking spots. He asked if the noise from the outdoor events on Main Street would be echoing in the residential areas. Diersen stated the majority of events had minimal noise impacts. The event at Bob Wells was in early afternoon and it would have a noise waiver. The YSA parade would include a local concert and would also have a noise waiver, but it would end at 7:00 p.m. Council Member Rubell stated the City should be sensitive if the noise was going on nightly for four or five weeks straight. He also asked if the City would be providing services for these events, and what the associated fees were. Diersen stated she would discuss services for the YSA parade at a future meeting, and noted staff had authority to approve events with services under \$10,000. Council Member Rubell was excited the focus would be on the events and not on the commercial aspect of the Olympics.

Council Member Doilney heard excitement for activation around the Olympic games. He commented that for most his life, the community revolved around the Olympics. This

was an opportunity to show the residents the passion behind the games. He hoped there was energy for another Olympics in the future.

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 Kellogg, City Recorder	Present
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Staff Communications Reports:

1. Bicycle and Pedestrian Plan Community Engagement and Timeline:

2. Incentives for Members of Public Bodies:

Council Questions and Comments:

Mayor Worel noted the staff communications reports in the packet materials.

Council Member Rubell indicated the Events staff did a great job over the Martin Luther King, Jr. (MLK) weekend and previous weekends for traffic mitigations. He also noted the many events focused on social equity and thanked staff for those. He reviewed it was cheaper to take Uber or rent a car to get from the airport to Park City and he wanted to discuss that further in a couple weeks as Transportation was discussed. He thought there was interesting information in the Bicycle and Pedestrian Plan survey and noted at least half of survey respondents would get out more if certain aspects were improved. He asked to discuss that further at a future meeting.

Council Member Gerber welcomed Council Member Dickey and noted she was anxious to get to work and have good conversations as a Council.

Council Member Dickey stated he was happy to be on the Council and work on the big issues facing the City. He was excited and humbled to be chosen from among the well qualified applicants.

Council Member Toly congratulated Council Member Dickey. She thanked all the applicants for putting their names in for consideration and encouraged them to apply to serve on the other City boards. She attended the Legislature for Local Officials Day and met the legislators representing Park City. She noted there were many youth councils there and noted there was not a youth council in Park City. Council Member Gerber indicated staff and educators tried to form a youth council many times, but it wasn't successful. She believed it needed to be student led, and students were involved in so many things. Council Member Toly thought it would be great to see students getting involved in local politics.

Council Member Doilney welcomed everyone to the Council, and indicated it was interesting to see the different perspectives already shown. He related there was frustration with the levels of service in the community, specifically from the City's resort partners. He attended the Colorado Association of Ski Towns (CAST) meeting virtually today, and he asked the other resort communities if they had frustration with the ski partners as well, to which they noted that there was frustration. He thought the partners needed to step up to the plate and there needed to be specifics outlined. He thanked the people who worked on the mountain for accommodating the number of skiers and related everyone needed to work together to be better.

Mayor Worel indicated February 9th and 10th was the Council Retreat and the Council was comfortable attending in person in the Santy Auditorium to accommodate social distancing.

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

Mayor Worel opened the meeting for any who wished to speak or submit comments on items not on the agenda.

Hannah Kearney, a three-time Olympian, stated the welcome home parade after her participation in the 2010 Olympics was great. She represented the Youth Sports Alliance and supported the parade planned after the Olympics this year.

Emily Fisher, Youth Sports Alliance Executive Director, stated she looked forward to presenting the full details of the upcoming parade to the Council in the near future. Staff had been very helpful as YSA planned the event and it was great to see Olympians and para-Olympians inspiring future generations.

Mayor Worel closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from January 6, 7, and 11, 2022:

Council Member Gerber moved to approve the City Council meeting minutes from January 6, 7, and 11, 2022. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

V) NEW BUSINESS

1. Consideration to Approve Resolution 01-2022, a Resolution Adopting a Temporary Tent and Outdoor Structure Approval Process to Aid Business Operations During COVID-19:

Michelle Downard, Resident Advocate, Gretchen Milliken, Planning Director, and Dave Thacker, Building Official, were present for this item. Downard stated the purpose of this resolution was to facilitate making accommodations for private properties to erect tents for business operations during COVID-19. This was a temporary resolution and would expire in May.

Milliken stated businesses needed outdoor facilities for social distancing during the pandemic and this would speed up the approval process. Thacker stated there would be a fire inspection before approval was given. The tents would be required to meet fire standards. Staff tried to get approvals within 24 hours of the requests.

Council Member Doilney asked if there was feedback from the 27 tents that were put up last year. Thacker stated there was a lot of cooperation last year. There was great compliance as the tents were checked mid-year, and the businesses were grateful to have that option. Milliken indicated a clause was added for this resolution that the Planning Director and the Chief Building Official could terminate the approval for bad performance. Council Member Doilney was pleased this was such a success.

Council Member Toly asked if there were noise or other complaints from attendees or residents, to which Thacker stated he didn't receive any complaints. Council Member Toly asked if there was a time limit for people being in the tents. Thacker stated businesses had to work and comply with the DABC. Council Member Toly asked if the City waived all the fire permit fees. Thacker indicated this year the fees would not be waived and would fund the inspections being performed.

Downard explained the resolution waived the requirement for a Conditional Use Permit (CUP), but the Fire Permit and associated fee would be required. Council Member Rubell asked about recovering costs for reviewing the criteria and also asked how staff determined when a permit was revoked. Thacker stated the permit allowed staff to know where on the site the tent would be. If it was put up in the wrong location, for example, staff would educate the business first, before pulling the permit. Council Member Rubell asked if a 24-hour turn around commitment was necessary since there was not the crisis as last year. He wanted to make allowance for staff's busy schedule. He asked if the tents would increase a business' occupancy or just spread it out. Thacker reviewed occupancy load depended on square footage, number of restrooms and exiting locations and size. He didn't think the occupancy would increase by much. Council Member Toly stated this could allow businesses to double their business.

Council Member Rubell asked if there were height restrictions for tents. Thacker stated the size limitations would limit the height. There was no specific number, but if there were concerns, he would work with Planning to ensure there were no code violations. Council Member Rubell asked to add height compliance to other area zoning to the list of review criteria.

Council Member Dickey clarified that businesses were allowed to have tents anyway, so this was streamlining the process. He thought if there continued to be no issues, the streamlining could be standardized. He also thought staff could determine if it needed to go to Planning Commission or could just be approved administratively. Council Member Rubell asked for clarity since he thought tents could only be up for a maximum of two weeks under normal circumstances. Milliken confirmed tents should only be up for two weeks and this was a temporary situation, or a CUP. Council Member Dickey felt the CUP process would be an even higher administrative commitment and it should be looked at further.

Mayor Worel asked how many tents were anticipated this year. Thacker noted seven businesses had inquired so far. Council Member Toly asked if this included the glass structures on some restaurants, to which Thacker affirmed. Milliken stated there were a number of businesses that had gone through the process and applied for CUPs to install the glass compartments, so she did not think there would be that many requests for the temporary tent structures. Council Member Gerber thought the tents provided a greater sense of security for patrons and the City shouldn't make it more complicated than it needed to be. Council Member Rubell asked how many of the structures expanded capacity versus shifted capacity.

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

Council Member Rubell thought some businesses would spread the capacity out and some would increase the capacity. As the City looked for this to be a permanent feature, it was important to add checks and balances and stops to know why it was being done.

Council Member Doilney moved to approve Resolution 01-2022, a resolution adopting a temporary tent and outdoor structure approval process to aid business operations during COVID-19. Council Member Gerber seconded the motion.

Council Member Rubell proposed to amend the motion to include language on height restrictions, staff review time so staff wasn't on the hook for something the City didn't collect fees, and something that clarified the City's ability to deny the permit. Council Member Dickey clarified staff would have discretion to amend the height policy.

Council Member Doilney amended the motion to approve Resolution 01-2022, a resolution adopting a temporary tent and outdoor structure approval process to aid business operations during COVID-19 with an amendment to include language that staff had discretion to amend the height policy, additional language on staff review time so staff wasn't on the hook for something the City didn't collect fees on, and clarification on the City's ability to deny the permit. Council Member Toly seconded the amended motion.

RESULT: APPROVED

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

2. Consideration to Approve Ordinance No. 2022-03, an Ordinance Approving the Founders Place Subdivision Located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah:

Rebecca Ward, Assistant Planning Director, presented this item with Bill Fiveash and Carter Lamb, who represented the project. Ward reviewed the property was located in Park City, Wasatch County, and was annexed into the City. She reviewed the subdivision would be constructed in three phases. She stated there would be some retaining walls on the steep slopes and many conditions of approval were set. Ward explained the subdivision had to be approved by Wasatch County and Park City. The parking spaces proposed exceeded the number required by the City because it was the minimum number required by Wasatch County. She also reviewed the affordable housing requirement approved by the Council at last week's meeting.

Ward explained in 1995 it was determined that Deer Hollow Road, which led to the development, would be disconnected. In 2017, the parties evaluated the road and agreed it could stay in place. The Planning Commission proposed the following condition: the use of Deer Hollow Road could be expanded if the Founders Place owners and the HOA didn't object.

Council Member Toly stated there were two entrances to the subdivision and she asked if the construction vehicles would enter the subdivision through Mayflower or Queen Esther, to which Fiveash stated all construction would go from the Wasatch County side. Council Member Toly asked about delivery vehicles for the restaurant, to which Fiveash stated it depended on the size of the vehicle. Council Member Toly stated construction impacts would be good to have for any development going forward. She asked if the open space would be public, to which Ward indicated only the trails were public.

Council Member Rubell reviewed that the staff report discussed potential soil problems, and asked how they would know if there were soil problems. Ward stated the study reported no soil problems, but because the development was located in an area with soil issues, that language was added in case there were any surprises. Council Member Rubell didn't know how effective having 1.5 stalls for parking or having ride shares was. He noted some properties in that area had shuttles to help with parking issues and asked what was planned if the proposed parking solutions were not adequate. Fiveash thought the Flagstaff Development Agreement was well thought out and transportation from the area was well crafted. There was language for certain shuttle requirements depending on the number of residents. This would be new to the Deer Crest area, but he had faith in the system. For actual parking, he indicated there had never been a parking problem. Council Member Rubell asked if the restaurant facilities were for onsite guests only, to which Fiveash affirmed. Council Member Rubell asked what the benefit was in having four-story wall heights. Fiveash stated Deer Crest needed access to the ski run and there was a necessary bump out, which would require a higher facade. Council Member Rubell asked if the original intent included public access to a ski academy. Fiveash indicated the school concept was removed from Deer Crest and was moved to the plan for Jordanelle.

Council Member Toly indicated a notice was mailed to property owners within 300 feet of the property and asked if that was normal. Ward stated it was the requirement for the permit, but the Deer Crest HOA sent out letters as well, so outreach was greater than the minimum requirement. There was some public input as a result of the outreach. Council Member Rubell asked if parking was assigned to the units. Fiveash stated the parking was unassigned and it would only be limited to one spot per unit if parking issues arose.

Council Member Dickey asked if there were plans to expand the Deer Hollow Road access in the future. Ward stated this issue went before the Planning Commission in 2017 and they recommended the road stay private. There were Planning Commission discussions on what the area would look like at some point in time, but they didn't want to rule on anything at this time. Fiveash felt Deer Crest would never be interested in opening that road, but he didn't have any objection to the proposed condition.

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

Council Member Rubell stated the affordable units were expensive at 80% AMI, and he requested two assigned parking spots for those units. He also requested no satellite parking that would have to be accessed through the Queen Esther side of the development. Regarding Deer Hollow Road, he hoped Founders Place would be kept out of the bargaining process. He also didn't think there was a compelling reason to put a four-story retaining wall where people were recreating.

Council Member Toly agreed with assigning two parking spaces for affordable housing. Council Member Gerber clarified that affordable housing was set at an average of 80% AMI, but was not set at 80%. Fiveash stated Glidden made sure it was compliant. Council Member Rubell asserted the rent was set at 80% AMI. Fiveash stated the units would be operated by the HOA and the most likely scenario would be that employees wouldn't pay rent, but the units would be part of the employee compensation. At some point, the rent would be capped at 80% AMI, and the HOA would find someone to rent them who qualified at that level.

Responding to Council Member Rubell's comment, Fiveash indicated the ski run was mitigated with additional earth built up and landscaping. Council Member Gerber was not in favor of changing the parking requirements since the City wanted to minimize people driving and noted parking studies had been performed. She favored no overflow parking on Royal Street. Council Member Rubell commented he was looking at the future, since another development currently used a shuttle. Council Member Toly stated the employees would live there year-round and they deserved two parking spots. Fiveash stated the proposed required parking amendment would discourage developers from constructing affordable housing and he didn't think it was good policy. He thought people who bought the condos deserved the same parking options as the employees who lived there. Council Member Doilney stated the discussion was based on the slim chance that parking would be full in that subdivision and he didn't think parking would be abused. He felt the height issue was not a problem either. He was more concerned with building community and these issues did not concern him.

Council Member Doilney moved to approve Ordinance No. 2022-03, an ordinance approving the Founders Place Subdivision located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah with the recommended Condition of Approval proposed by the Planning Commission regarding Deer Hollow Road. Council Member Gerber seconded the motion.

Council Member Toly asked if owners could keep their car parked in the lot year-round. Fiveash noted the HOA would not allow an owner to keep a car in the lot if the owner rented out the unit.

Council Member Rubell stated the affordable housing obligation was only six units and he didn't think assigning two parking spots would adversely affect the property. Council Member Gerber stated these were small units, and she didn't think parking would be an issue. Council Member Dickey indicated there was nowhere else for the owners to park. The development would offer one parking spot to affordable and the tenant would consider that when taking the unit. On the wall height issue, he deferred to the Planning Commission. He supported the no satellite parking. Regarding the Deer Hollow Road issue, he didn't think Deer Crest would make that road public, but he could amend the condition to tighten it up a bit. He suggested the wording to reflect Founders Place owners individually or collectively taking action and he thought Legal could look at that.

Council Member Toly asked if the restaurant employees could park onsite, to which Fiveash affirmed and asserted the restaurant would be small and could be run by two employees. Council Member Toly asked if nightly rentals would be managed by independent property managers, and if so, would they be parking onsite to clean the units. Fiveash stated there was a CCR requirement that owners could only rent their units through an approved property manager. Ward stated the parking study took employee demand for the site into consideration. Fiveash stated he wasn't opposed to employees having two cars, but he didn't want to assign parking.

Council Member Gerber requested to add another amendment of not allowing satellite parking. Margaret Plane reviewed there was a motion to approve with the proposed condition of approval recommended by staff and there was a suggested amendment to tighten up language on the proposed condition. She asked if Founders Place owners referred to the developer until it was transferred to the HOA, to which Ward affirmed. It was indicated that it referred to the HOA as long as it retained any units, and it would have no veto ability. Fiveash stated it would cover the individual unit owners and the HOA.

Council Member Dickey asked to amend the motion that referred to the developer and to take out owners as individuals or to have the City Attorney provide language and include "in a form approved by the City Attorney" in the motion.

Council Member Doilney moved to approve Ordinance No. 2022-03, an ordinance approving the Founders Place Subdivision located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah with the recommended Condition of Approval proposed by the Planning Commission regarding Deer Hollow Road. Council Member Gerber seconded the motion.

RESULT: FAILED

AYES: Council Members Doilney and Gerber

NAY: Council Members Dickey, Rubell, and Toly

Council Member Gerber moved to approve Ordinance No. 2022-03, an ordinance approving the Founders Place Subdivision located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah with the amended condition of approval regarding Deer Hollow Road, including language that referred to the developer and to take out owners as individuals in a form approved by the City Attorney, and a condition of approval prohibiting satellite parking. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

NAY: Council Member Rubell

3. Consideration to Approve Ordinance No. 2022-04, An Ordinance Approving the Founders Place Phase I Condominium Plat Located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah:

Rebecca Ward, Assistant Planning Director, stated this subdivision would affect Phase One/Lot One of the Subdivision Plat and would consist of 32 market rate units and four affordable units

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

Council Member Dickey referred to Plat Note 12 and noted employee units were included from the total residential area. He asked if the note should say excluded from the total residential area, to which Fiveash affirmed. Ward stated after Council approved the plat, it would be amended in the review process. Council Member Rubell asked if the condo plat depended on the subdivision plat, to which Plane affirmed.

Council Member Gerber moved to approve Ordinance No. 2022-04, an ordinance approving the Founders Place Phase I Condominium Plat located at 3267 West Deer Hollow Road, Parcel 00-0021-01977 in Park City, Wasatch County, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

NAY: Council Member Rubell

4. Consideration to Approve the Professional Service Contract Not to Exceed \$174,000 with Specific Performance, Inc. in a Form Approved by the City Attorney's Office, for Assistance with the Homestake Lot Development and Furthering the Community's Affordable Housing Goals:

Jason Glidden, Affordable Housing Manager, presented this item and reviewed the history of the Homestake Lot. He stated the City's affordable housing goal was to have

800 affordable units by 2026. The City entered into a public/private partnership on this property for affordable housing. Staff looked for a firm with experience in negotiations to help with the development of the project. Glidden stated Peter Tomai, Specific Performance Inc. (SPI), had extensive experience and his was the only response to the RFP. Tomai stated this development had been discussed for a long time. The location was ideal for affordable housing; being close to transit, work, and trails.

Council Member Gerber asked Tomai about his experience working on affordable housing projects. Tomai responded there was a lot of intricacy with affordable projects including federal funding. With the affordable projects he worked on across the country, he dealt with the issues that arose with redevelopment and creating affordable housing. His staff also had a lot of experience working on affordable projects in the western U.S.

Council Member Rubell asked to see the qualifications of all involved. He also stressed the need to do this project quickly. He knew the development was looking to apply for federal grants and asked if the federal money would prohibit the City from including waterfall provisions on the development. Glidden affirmed the developer was applying for grants and explained the timeline for the planning so they could apply for the federal funds. There were restrictions on the AMI levels as a result of federal funds. Council Member Rubell stated he would like to reserve the units for Park City residents and then Summit County residents after that. Glidden stated there would be flexibility on those requirements, and the federal money was based on AMI levels for the most part.

Council Member Rubell thought this RFP would require SPI to monitor the project. He read the City had a \$50,000 exposure and asked what made that number so high. Glidden stated staff worked on a number of projects right now so having this company help on the Homestake project would free up staff time to work on other projects. Tomai stated the exposure to the MOU was \$50,000, which would be a reimbursement feature for due diligence work to advancing the project. The City would only reimburse the developer if it didn't agree with the developer and cancelled the project. He thought it was important to have a lease/partnership agreement for the development, and a development agreement with the developer to deliver a product the City wanted - one that would serve the City for a long time with its affordable housing needs. The scope of this contract was to get those agreements in place and not leave a gap in the agreements.

Council Member Toly stated there needed to be an overall plan for that area. She wanted to know where the people who parked in that location now would be parking once the development was completed. She wanted the consultant to look at the whole area and not just this one section. She also didn't think people should live next to a power grid, and thought it wasn't good for people's health. She knew affordable housing was needed and it was needed fast, but she didn't think this was the right area.

Council Member Dickey asked if federal funding limited the use of waterfall provisions. He thought a decision needed to be made on the funding, if that was a priority for the City. He also heard from the public the process should be more transparent with the bids, but he thought that would cause problems with future bids, and suggested staff could be more transparent with the winning bid. He noted there were high power transmission lines around many residential areas and used the Solamere Subdivision as an example. He acknowledged it was a real consideration.

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

Council Member Gerber explained the history of the Homestake Lot prior to the City purchasing it. She also thought the need for affordable housing was great and that was a good area, in spite of concerns about the power grid. Many wanted an overall plan, but the City needed to start somewhere. She wanted SPI to work with local affordable housing groups to look at the waterfall provisions that could be in play, best practices that worked for this area, and take in the needs of the workforce community with this development. Glidden stated the subcontractor would be focused on the affordability of the project. In addition, the City had contracts with the Kimball Arts Center for 40 parking spots and with Big D Construction to park 150 construction vehicles in order to keep them away from Empire Avenue. Generally, the parking at Homestake was about 20 cars. Council Member Toly indicated it was an overflow lot for the restaurants.

Tomaii stated he would be coordinating with local entities on the Utah Private Activity Bonds underwritten by the State, as well as design features to make it attractive for the residents. There would be studies about the electric and magnetic fields (EMF) and if there were conditions that were out of range or a risk, appropriate shielding would be installed or the project would not go forward. With regard to the overall planning, everyone was focused on the global plan from Park Avenue to Bonanza to Prospector Square. In looking at this particular parcel, it was an island surrounded by immovable properties and it wasn't critical to connecting other pieces of the plan.

Council Member Doilney reviewed that Council talked about public/private partnerships and how they helped the City reach its goals. This contract was exactly that, and SPI would help staff reach the City goals. He suggested if there was doubt now, this should be discussed at the retreat.

Council Member Toly didn't think this contract should be approved now in case Council decided to go a different direction at the retreat. Council Member Rubell asked why the City was paying now to get to the next step. He thought the developer was coming back with proposed numbers and drawings and that was their job. If Council saw and approved those results, then it would be time to seek help. Glidden stated conceptual drawings would be shown to Council in the next few weeks, so Tomai was needed now.

Council Member Rubell proposed a modified motion to delay this contract until Council knew what plan the developer was proposing. Council Member Toly agreed and stated she needed more information before hiring this firm. Council Member Gerber stated staff could do the Homestake work themselves, but they couldn't do anything else but this project. Hiring SPI would help staff with their work on this project. Dias stated this project had been discussed for a long time. He reviewed that Council made a land use decision to work with these entities on the Homestake project and to go fast. He noted the City didn't have the expertise in-house, and it had good success looking to the private sector for help. If this Council decided it did not have the same priority, the City did not have to enter into this contract, but there could be repercussions because this firm would move on to another project.

Council Member Rubell stated things would be clearer in two or three weeks since there were drawings that would be presented and the upcoming retreat. He suggested authorizing one month of services and by that time, Council would be better informed and could make a decision to proceed or not. Dias stated if Council determined in the next few weeks they didn't want to go forward, the City would not have to pay the full amount. Tomaii confirmed the contract was for services rendered, and it could terminate the contract at any time.

Council Member Doilney moved to approve the professional service contract not to exceed \$174,000 with Specific Performance, Inc. in a form approved by the City Attorney's Office, for assistance with the Homestake Lot Development and furthering the community's affordable housing goals. Council Member Dickey seconded the motion.

RESULT: APPROVED

AYES: Council Members Dickey, Doilney, and Gerber

NAY: Council Members Rubell and Toly

VI) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Future Recreation Facilities



Mission Statement

Enriching the lives in our community
through exceptional people, programs
and facilities



HISTORY

Mid 70's: Park City gets into the recreation business with the purchase of the War Memorial building; main activities are adult basketball & softball.

1985: City decides to sell the War Memorial Building on Main St.

1987: City purchases privately owned tennis facility on foreclosure for \$485,000. The facility becomes the Park City Racquet Club (PCRC).

1989: \$1.4 M bond passes for making improvements to PCRC. Gymnasium and lap pool are added to the facility.

1992: Tennis bubble installed over three outdoor tennis courts and replaced in 2007

2003: New outdoor leisure pool opens at the PCRC

2005: Park City Sports Complex opens

2011: PC MARC opens after \$10 million renovation and MPD approval for a future phase II

2013: Outdoor tennis courts at PC MARC are rebuilt and four outdoor pickleball courts are added

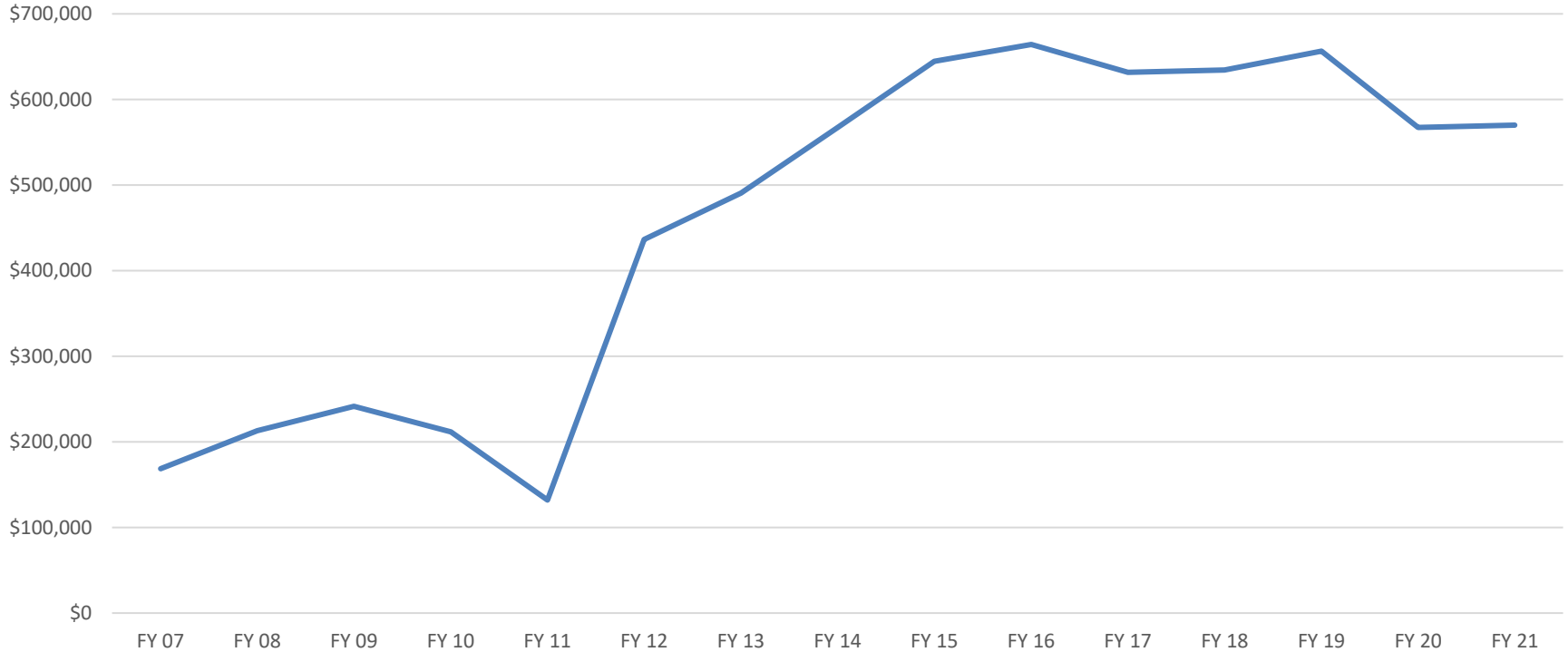
2017: Mountain Recreation Facilities Master Plan completed

2018 – 2020: Pickleball growth

- lines added on gym floor (4 courts)
- lines added on tennis (winter bubble) courts (6 courts)
- lines added on City Park tennis courts (6 courts)

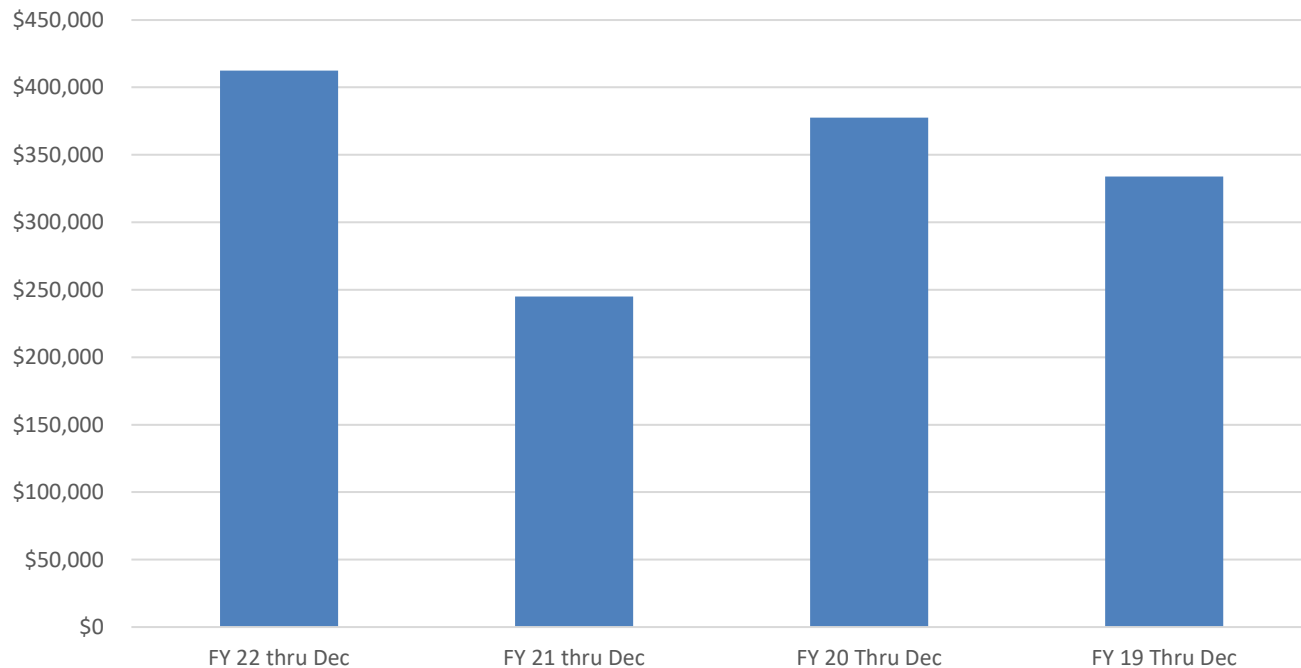


Facility Usage



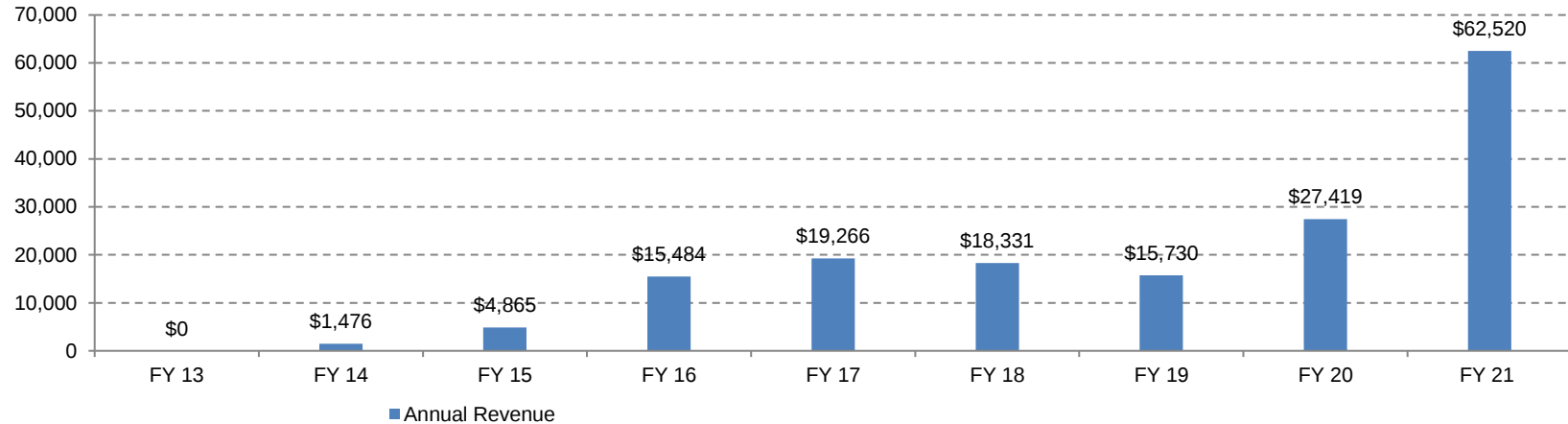
Facility Usage

Facility Usage July-Dec FY19-22



Pickleball Revenue

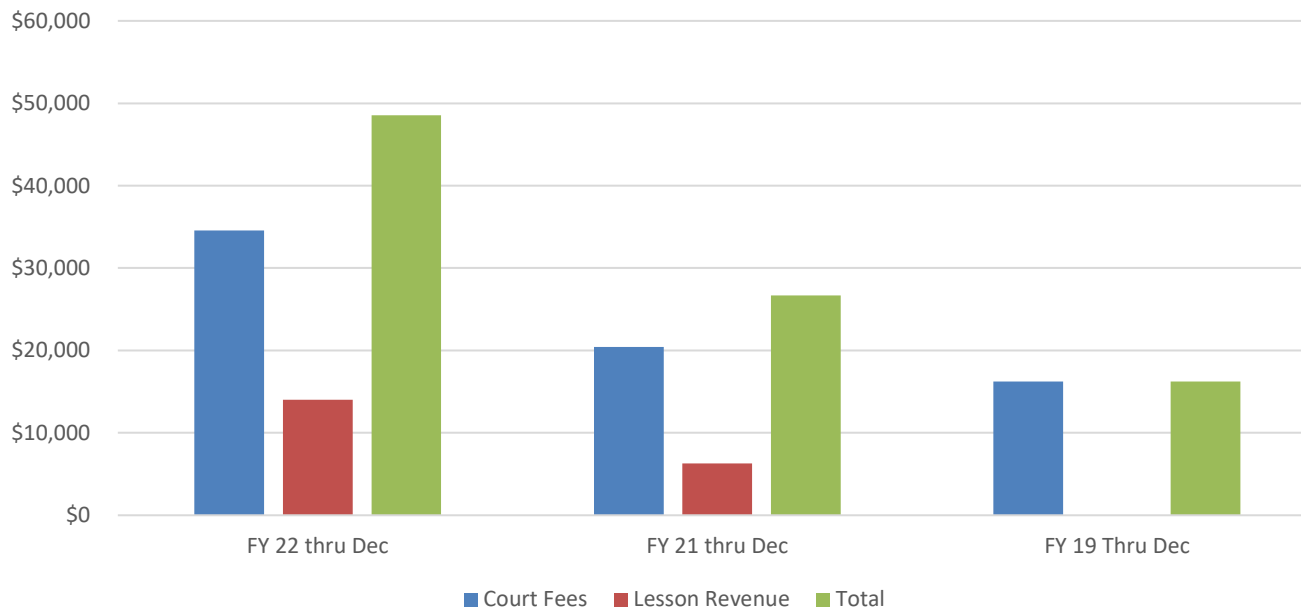
Pickleball Revenue Since Inception in 2014



Pickleball revenue for FY 21 includes \$12,775 of lesson revenue and \$49,745 in court fees.

Pickleball Revenue

Pickleball Revenue FY19-22
July-Dec



Tennis Bubble

Tennis Bubble Expenses FY 17-21

	FY 21	FY20	FY19	FY18	FY17
Natural Gas	\$33,033	\$20,383	\$39,526	\$28,475	\$34,301
Bubble Install & Removal	\$40,969	\$18,849	\$20,665	\$31,201	\$27,868
Total Expense	\$74,002	\$39,232	\$60,191	\$59,676	\$62,169

- Current bubble purchased in 2007 for \$190,000
- Due for replacement in the next couple of years
- Expensive to own & operate along with not meeting net-zero goals.

Aquatics

- Review, and assess each existing pool and spa and its associated equipment
- Perform an analysis of the existing pools' conditions. Comment on deficiencies relative to conditions, current codes, technologies and standards.
- Provide written comments and/or findings regarding the existing conditions and code status of each pool system

Scope of RFP

- Hire an architectural firm to prepare and complete a program, conceptual design and cost estimate for new indoor pickleball courts and fitness space at the PC MARC. This firm should also complete an analysis of the aging outdoor aquatics facilities and alternative structures for the existing tennis bubble.
- In addition, the firm would develop a master plan for a 16.32 acre parcel located at 425 Gilmore Way, Park City, Utah, that includes a 12 court outdoor pickleball facility with possible room for expansion, a parking lot, parking lot lighting, and recreational amenities. This would include conceptual design and cost estimates.

PC MARC



PC Sports Complex



Public Engagement

- Work closely with the Recreation Advisory Board (RAB) and Park City Pickleball Club as key stakeholders.
- As conceptual plans are developed Recreation staff will work closely with the Community Engagement Team to develop an effective plan to engage Park City residents, neighborhoods, and businesses for their input & feedback.



Questions/Comments



FOUNDERS PLACE



SUBDIVISION PLAT | CITY COUNCIL, JANUARY 27, 2022

SNOWTOP COURT

QUEEN ESTER
GATEHOUSE

F.

FOUNDERS PLACE
PROJECT SITE

750 FT

DEER HOLLOW ROAD

US-40

2,500 FT.

ST. REGIS

1,800 FT.

DEER CREST ESTATES

JORDANELLE
GATEHOUSE



FOUNDERS PLACE

BACKGROUND

1989 – Property owner applied for Density Determination with Wasatch County

1991 – County Commissioners approved Density Determination for Telemark Park Resort

1995 – Settlement Agreement between property owners and Park City Municipal

1996 – First Amended Density Determination

1998 – Deer Crest Interlocal Agreement



FOUNDERS PLACE

SITE DEVELOPMENT

No more than 83 Multi-Unit Dwellings at 2,400 SF (199,200 SF)

60% of dwellings in a primary village structure

Support commercial up to 5% of gross square footage and appropriate amenities



FOUNDERS PLACE

PROPOSAL

On January 12, 2022, the Planning Commission unanimously approved modifications to the Master Planned Development and a Conditional Use Permit for the following:

- 199,200 SF for 78 residential units in four buildings
- 5,400 SF for six employee housing units
- 3,229 SF Support Commercial
- 100,857 SF for Residential Accessory Uses
- 45,578 SF for 123 underground parking spaces, five uncovered parking spaces, and parking circulation

FOUNDERS PLACE

PHASING

The project will be constructed in 3 phases with a timeline based on the economic conditions of the time. A summary of the scope and general timeline of each phase is defined below:

- **Phase I:** Includes Buildings 1 and 2, Amenity Space, and the Pool/Ski Deck.
Housing Unit Count this Phase: 32
Total GSF this Phase: 158,813 GSF
Construction Start Date: Spring 2022
- **Phase II:** Includes Building 3
Housing Unit Count this Phase: 19
Total GSF this Phase: 89,422 GSF
Construction Start Date: Spring 2023
- **Phase III:** Includes Building 4 and Associated Pedestrian Bridge
Housing Unit Count this Phase: 27
Total GSF this Phase: 114,222 GSF
Construction Start Date: Spring 2024

FOUNDERS PLACE

REVIEW

October 19, 2021 – Park City Development Review Committee

October 27, 2021 – Planning Commission Work Session

November 4, 2021 – Wasatch County Development Review Committee

November 10, 2021 – Planning Commission Site Visit

November 10, 2021 – Applicant agreed the proposal is a substantive modification to the Deer Crest Master Planned Development

December 8, 2021 – Planning Commission public hearing

January 12, 2022 – Planning Commission public hearing, approval of the MPD and CUP, and unanimous positive recommendation for the plats

FOUNDERS PLACE

DENSITY

Density was established in the 1995 Settlement Agreement and First Amended Density Determination: no more than 83 Multi-Unit Dwellings at 2,400 SF, totaling 199,200 SF

The Applicant proposes 78 residential units, totaling 199,200 SF

The Applicant proposes six affordable employee housing units, which are exempt from density when constructed on site, pursuant to Land Management Code Section 15-6-8



FOUNDERS PLACE

OPEN SPACE

60% must be Open Space. 72% of the 30.7-acre parcel is Open Space.

Founders Place Open Space Calculation 1/7/2022

Description	Updated for Wasatch County Fire	Original
Total Acres	30.7	30.7
SF per Acre	43,560	43,560
Total SF	1,337,292	1,337,292
Gross Building SF	345,405	345,405
Driveway SF	34,847	22,309
Total SF	380,252	367,714
% Open Space	72%	73%

Multi-Family Exhibit

SLALOM VILLAGE OPEN SPACE DEDICATION

83 Multi-Family Units
4 Single Family Lots
Support Commercial/Ski Academy

Slalom Village
Single Family Lots

Support C
KEETLEY ROAD

SLALOM COURT

Cottages

Ski Academy

Slalom Village

Development Envelope

PHASE 1

Crash Gate

EDITY

CONVENIENCE BLDG.

Development

Envelope

EMERGENCY/UTILITY

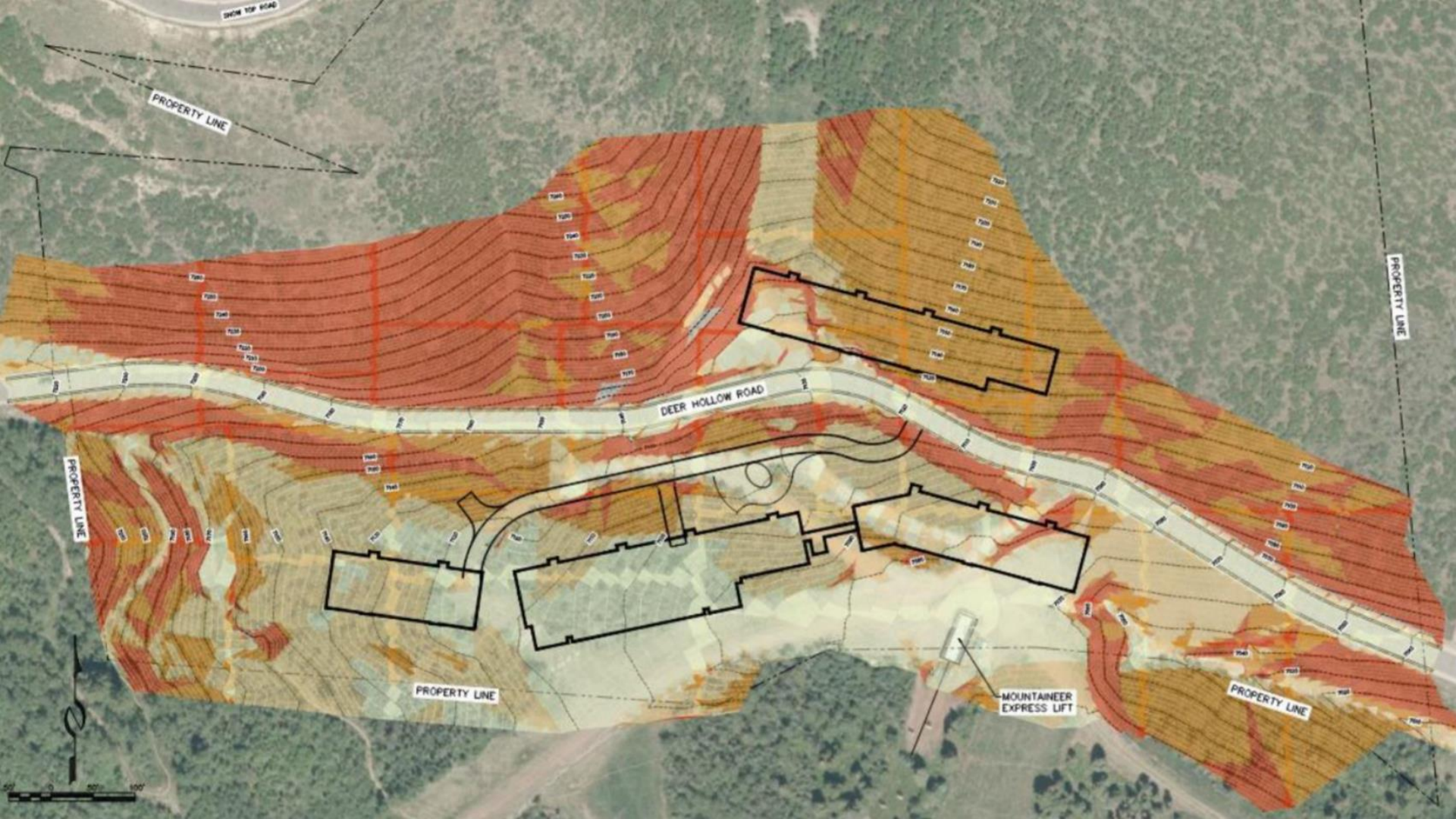
A close-up photograph of a white rectangular road sign with black text. The sign is tilted slightly to the right and features the words "LANE ONLY" in a bold, sans-serif font. The sign is mounted on a metal post, and the background shows a blurred view of a multi-lane highway with other vehicles in the distance.

Crash Gate

KEETLEY ROAD

CHAIRLIFT

PROPERTY LINE





© 2021 DESIGN FOUNDERS PLACE PLAN CALCULATIONS
1" = 60'-0"

FOUNDERS PLACE PHASE I

2021 PLAN CALCULATIONS

ISSUED: 1/6/22
REV: 21-08

east west partners

SPARANO+MOONEY
ARCHITECTURE

57 WEST 2100 SOUTH
SALT LAKE CITY, UT 84115
www.sparanomooney.com
T 801.746.0234 F 801.746.0233

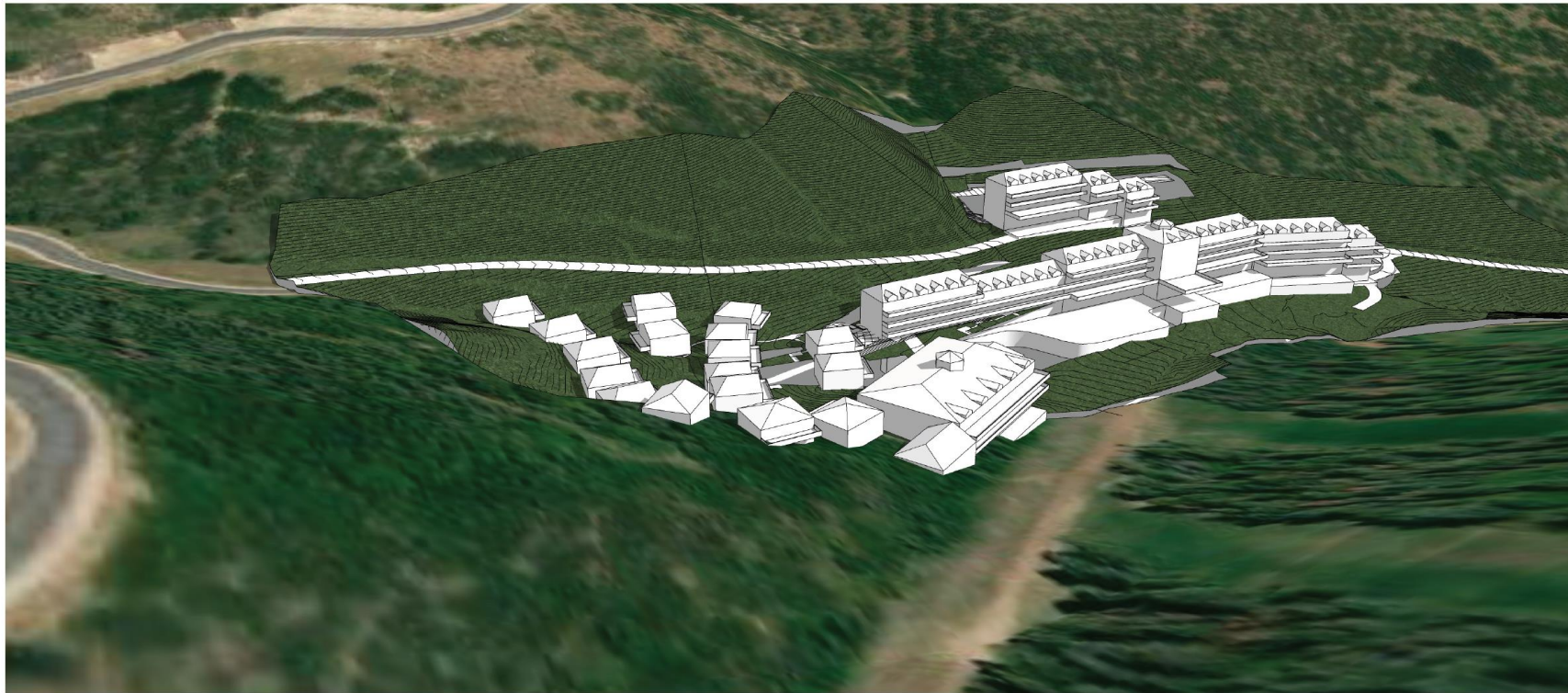
Item	1955 Site Plan	Current Proposal	Square Footage Decrease	Percentage Decrease
Limit of Disturbance	469,241 SF	283,522 SF	185,719 SF	40%
Driveway Square Feet	73,493 SF	34,847 SF	38,646 SF	53%
Gross Building Square Feet	376,419 SF	345,405 SF	31,014 SF	8%
Retaining Wall Linear Feet	3,070 Ft	2,948 Ft	122 Ft	4%
Retaining Wall Exposed Face	34,223 SF	22,492 SF	11,731 SF	34%

FOUNDERS PLACE

SENSITIVE LAND OVERLAY

The Engineering Department required the following Conditions of Approval:

- Cuts and fills minimized
- Graded or filled slopes limited to a three to one slope or less
- Graded slopes recontoured to the natural, varied contour of surrounding terrain
- Topsoil must be preserved and used in revegetation
- Fill soil must be of a quality to support plant growth
- Slope stability analysis must be completed by a geotechnical engineer prior to submitting a building permit
- The Engineering Department must approve the subsurface drainage and storm water drainage prior to applicant submittal of a building permit
- The Applicant must submit structural engineering design and calculations for retaining walls to be reviewed and approved by the Planning Director and Engineering Department prior to submitting a building permit



BIRDSEYE VIEW LOOKING NORTHEAST - 1995 DESIGN
FOUNDERS PLACE - PHASE I



BIRDSEYE VIEW LOOKING NORTHEAST - COMBINED
FOUNDERS PLACE - PHASE I



BIRDSEYE VIEW LOOKING NORTHWEST - COMBINED
FOUNDERS PLACE - PHASE I

FOUNDERS PLACE

PARKING

The Applicant proposed 128 parking spaces – 123 underground, and five uncovered.

The First Amended Density Determination required 166 parking spaces. The Applicant's proposal is a 23% reduction.

The Land Management Code requires 159 parking spaces. The Applicant's proposal is a 20% reduction.

To support their request, the Applicant submitted:

- A Transportation Demand Management Plan
- A Fehr & Peers Parking Supply Study
- A Fehr & Peers Trip Generation Study

FOUNDERS PLACE

PARKING

To reduce parking requirements, the Planning Commission considers six criteria:

(1) The proposed number of vehicles required by the occupants based on use

The Applicant's parking study concludes Founders Place will create a parking demand for 104 parking spaces

FOUNDERS PLACE

PARKING

(2) A parking comparison of projects of similar size with similar occupancy type

Table 1: Park City Condominium Developments' Parking Ratios

Development	# of One-Bedroom Units	# of Two-Bedroom Units	# of Three-Bedroom Units	# of Four-Bedroom Units	# of Five-Bedroom Units	Total # of Units	Parking Stalls	<i>Parking Stalls per Dwelling Unit¹</i>
<i>Arrowleaf A</i>	3	11	17	-	-	31	47	1.5
<i>Arrowleaf B</i>	0	7	21	-	-	28	43	1.5
<i>Flagstaff</i>	1	5	29	3	-	38	57	1.5
<i>One Empire Pass</i>	1	2	13	12	-	28	41	1.5
<i>Empire Residences</i>	1	1	12	5	1	20	30	1.5
<i>Talisker Tower</i>	1	2	4	4	4	15	20	1.3
<i>Founders Place</i>	6	10	47	21	-	84	130	1.5

Notes:

1. Rounded to the nearest tenth.

Source: Fehr & Peers, 2021.

FOUNDERS PLACE

PARKING

(3) Parking needs for non-dwelling uses, including traffic attracted to commercial uses from off-site

Founders Place is within a gated community and is not accessible to public vehicles. Support Commercial is limited to a 3,229-square-foot restaurant for residents.

The Applicant's Trip Generation Study concludes residents, employees, and guests are expected to generate trips as follows:

Table 1: Founders Place Trip Generation Estimates

Land Use	ITE Code	Unit	Count	AM Peak Hour			PM Peak Hour			Saturday		
				In	Out	Total	In	Out	Total	In	Out	Total
Multi-Family (mid-rise)	221	Dwelling Unit	82	5	19	24	19	13	32	17	16	33
In-House Restaurant	n/a	Square Feet	3,300	5	1	6	1	5	6	4	2	6
Total				10	20	30	20	18	38	21	18	39

Source: Fehr & Peers, 2021.

FOUNDERS PLACE

PARKING

(4) Plan to discourage use of motorized vehicles and encourage other forms of transportation

FOUNDERS PLACE

PARKING

The Applicant's Transportation Demand Management Plan includes:

- Ski-In Ski-Out Access to Deer Valley Resort
- Public trail connection to the Village and Pipeline Trail
- Reduced Parking – 1.5 parking spaces per residence
- Shared Ride Service operated by the Founders Place Homeowner Association
- Property management Grocery Delivery services
- Onsite Ski Valet
- Pre-Ski and Après Ski Activities

FOUNDERS PLACE

PARKING

(5) Provisions for overflow parking during peak periods

The Applicant does not propose overflow parking. Wasatch County required a Master Planned Development Condition of Approval that parking be satisfied on-site and that overflow parking in unincorporated Wasatch County be prohibited.

FOUNDERS PLACE

PARKING

(6) Evaluation of potential adverse impacts of proposed parking reduction upon the surrounding neighborhood

SNOWTOP COURT

QUEEN ESTER
GATEHOUSE

F.

FOUNDERS PLACE
PROJECT SITE

750 FT

DEER HOLLOW ROAD

US-40

2,500 FT.

ST. REGIS

1,800 FT.

DEER CREST ESTATES

JORDANELLE
GATEHOUSE



FOUNDERS PLACE

PARKING

Master Planned Development Conditions of Approval:

The Development Agreement shall require the Founders Place Homeowner Association to finance and operate an ongoing ride-share service that provides pick-up within 15 minutes of request and provides service to anywhere within the Park City area; coordination of transportation for guests from SLC International Airport

Installation of bike racks

Parking along Deer Hollow Road and in unincorporated Wasatch County is prohibited

Electric Vehicle Charging Station Infrastructure is required for 22 parking spaces; six Charging Stations are required to be installed and open to use for employees, residents, and guests

FOUNDERS PLACE

AFFORDABLE HOUSING

The 1995 Settlement Agreement required four percent of the units to be affordable employee units.

The Applicant and Housing Departments met and agreed to an Affordable Housing Mitigation Plan, which was amended and approved by Council on January 13, 2022.

The Plan proposes:

- 1 – Six on-site affordable units for managers, full-time, and seasonal employees
- 2 – A 0.50% net purchase price fee for each market-rate unit sale to be transferred to the City's affordable housing budget (\$1.5 million estimated) and with each subsequent sale through ~~2035~~ 2040 (\$37,500 per year estimated)

Phase	Market Rate Units	Platted Residential SF	Affordable Housing Units	Estimated Total AUE Square Feet*
Phase 1	32	84,449	4	3,244 SF
Phase 2	19	48,088	1	TBD SF
Phase 3	27	66,663	1	TBD SF
Total	78	199,200	6	5,400 SF

FOUNDERS PLACE

AFFORDABLE HOUSING

Conditions of Approval:

The Applicant must submit draft deed restrictions in compliance with the approved Housing Mitigation Plan prior to submitting a subdivision or condominium mylar

The Founders Place Declaration and CC&Rs must include the affordable housing obligations outlined in the approved Housing Mitigation Plan

No Certificate of Occupancy for any market rate unit may be issued by the City until the affordable employee units required for that phase of development are complete and deed restrictions are recorded

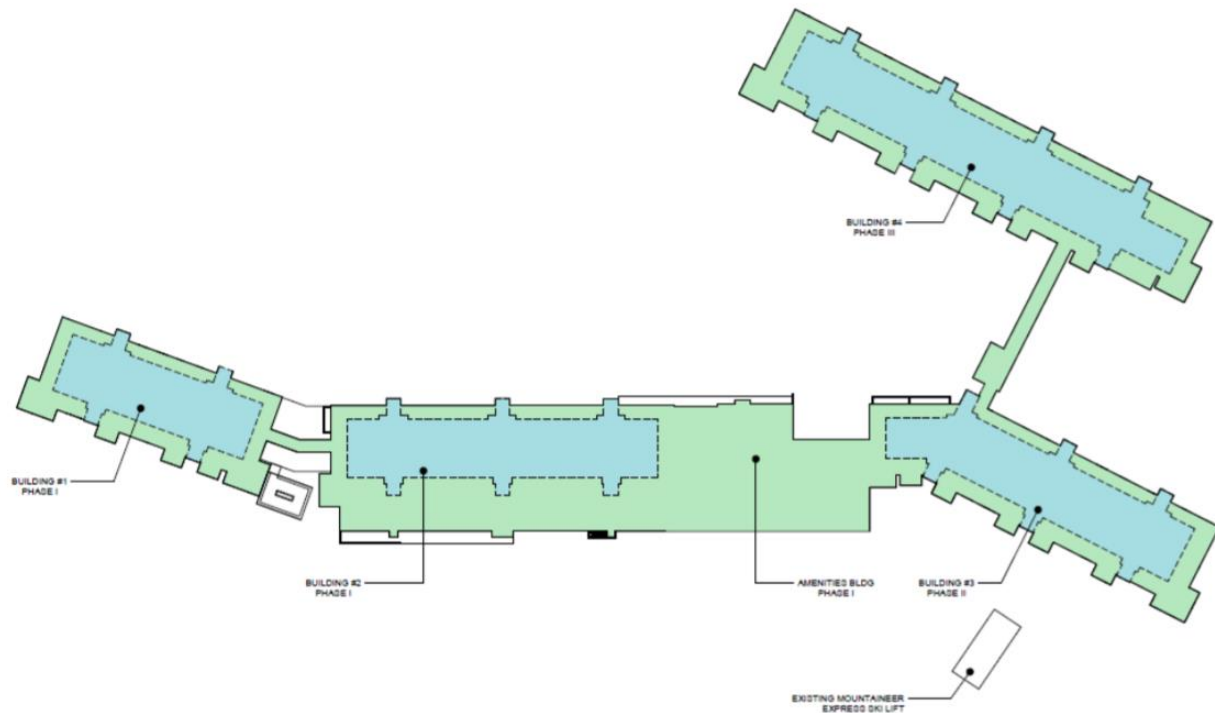
FOUNDERS PLACE

HEIGHT

The First Amended Density Determination outlined the following for height:

- Top level shall not cover more than 50% of building footprint
- 75-foot cap from final grade
- Not more than five levels
- Gable or hip roof
- Building must step from top level on both the ski hill and roadside **to avoid any vertical wall more than three levels in height**

The proposal includes vertical walls four levels in height



■	TOTAL BUILDING FOOTPRINT:	100,440 SF
■	TOP LEVEL FOOTPRINT:	47,110 SF / 46.9% OF TOTAL BUILDING AREA

FOUNDERS PLACE

HEIGHT

The Planning Commission reviews six criteria regarding height:

- 1 – The increase in Height does not increase square footage or building volume and provides architectural variation
- 2 – Buildings are positioned to minimize visual impacts on adjacent structures
- 3 – There is adequate landscaping and buffering from adjacent properties and uses
- 4 – Increased setbacks and separations from adjacent properties are proposed
- 5 – Increased Height results in more than minimum Open Space and is publicly accessible
- 6 – Increased Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review



Current Design

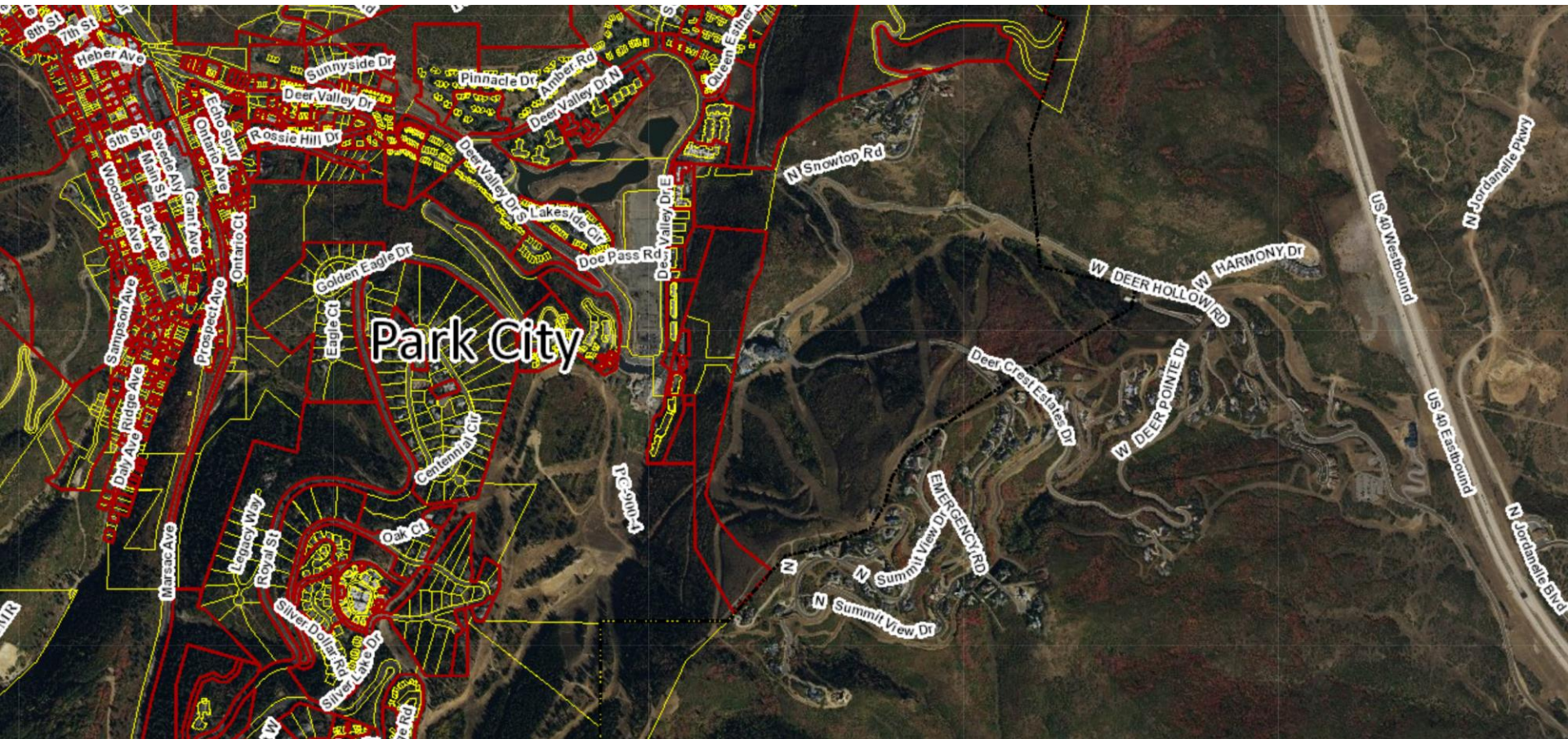
FOUNDERS PLACE

SUSTAINABILITY

The Master Planned Development Conditions of Approval require the applicant:

Achieve LEED Residential BD+C Multifamily or equivalent certification:

- Heat island reduction in hardscape, maximized landscaping and open space, green and ballasted roofs
- Light pollution reduction
- Low-flow plumbing fixtures in public and private areas, minimizing irrigation
- Energy-efficient mechanical systems and Energy Star rated appliances
- Indoor air quality
- No gas fireplaces or cooking appliances in residential units



Multi-Family Exhibit

SLALOM VILLAGE OPEN SPACE DEDICATION

83 Multi-Family Units
4 Single Family Lots
Support Commercial/Ski Academy

Slalom Village
Single Family Lots

Support C
KEETLEY ROAD

SLALOM COURT

Cottages

Ski Academy

Slalom Village

Development Envelope

PHASE III

PHASE 1

Crash Gate

Ε. Δ. Τ. Υ.

Energy

A close-up photograph of a white rectangular road sign with black text that reads "LANE ONLY". The sign is mounted on a metal post, and the background shows a multi-lane highway with white lane markings.

Crash Gate

KEETLEY ROAD

CHAIRLIFT

PROPERTY LINE

FOUNDERS PLACE

DEER HOLLOW ROAD

2017 Amendment to the Settlement Agreement removed the requirement that Deer Hollow Road be disconnected

Official emergency vehicles are allowed to provide emergency services within the project

Private road for exclusive use by owners, guests, and invitees

Public may use for an evacuation necessary to protect human life; in a natural disaster; during a major public safety event determined by a public safety officer

Deer Crest Master Association maintains and operates the Queen Esther and Jordanelle Gates



FOUNDERS PLACE

DEER HOLLOW ROAD

The Planning Commission recommends the City Council consider adding a Condition of Approval to Ordinance No. 2022-03:

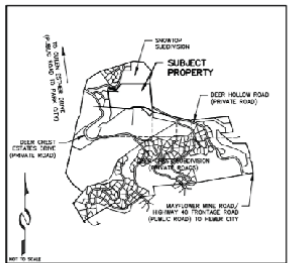
If the City, Deer Crest, Wasatch County, and other parties later agree to allow expanded public use of Deer Hollow Road, Founders Place owners and Founders Place Homeowner Association shall not object to, or veto expanded public use.

FOUNDERS PLACE

SUBDIVISION PLAT

The Applicant proposes creating the following subdivision:

- Lot 1 = 6.39 acres
- Lot 2 = 2.5 acres
- Lot 3 = 2.93 acres
- Lot 4 = 18.88-acre Open Space



LINE 1/266

SIDE	BEARING	LENGTH
L1	S 84°15'41" W	15.80'
L2	N 77°01'12" W	224.04'
L3	N 88°20'38" W	41.23'
L4	N 18°45'09" E	22.41'
L5	S 88°42'00" E	614.97'
L6	N 38°16'30" E	250.51'
L7	N 54°11'23" W	180.00'
L8	N 71°41'23" W	180.00'
L9	S 64°18'21" W	250.00'
L11	N 37°01'00" W	140.41'

LINE 1/266

SIDE	BEARING	LENGTH
L1	S 84°15'41" W	15.80'
L2	N 77°01'12" W	224.04'
L3	N 88°20'38" W	41.23'
L4	N 18°45'09" E	22.41'
L5	S 88°42'00" E	614.97'
L6	N 38°16'30" E	250.51'
L7	N 54°11'23" W	180.00'
L8	N 71°41'23" W	180.00'
L9	S 64°18'21" W	250.00'
L11	N 37°01'00" W	140.41'

LINE 1/266

SIDE	BEARING	LENGTH
L1	S 84°15'41" W	15.80'
L2	N 77°01'12" W	224.04'
L3	N 88°20'38" W	41.23'
L4	N 18°45'09" E	22.41'
L5	S 88°42'00" E	614.97'
L6	N 38°16'30" E	250.51'
L7	N 54°11'23" W	180.00'
L8	N 71°41'23" W	180.00'
L9	S 64°18'21" W	250.00'
L11	N 37°01'00" W	140.41'

CURVE DATA

CURVE	BEARING	LENGTH	AREA
C1	269.00'	18.00'	21.00'
C2	265.00'	18.00'	18.00'
C3	260.00'	18.00'	15.00'
C4	255.00'	18.00'	12.00'
C5	250.00'	18.00'	9.00'
C6	245.00'	18.00'	6.00'
C7	240.00'	18.00'	3.00'
C8	235.00'	18.00'	0.00'
C9	230.00'	18.00'	0.00'
C10	225.00'	18.00'	0.00'
C11	220.00'	18.00'	0.00'
C12	215.00'	18.00'	0.00'
C13	210.00'	18.00'	0.00'
C14	205.00'	18.00'	0.00'
C15	200.00'	18.00'	0.00'
C16	195.00'	18.00'	0.00'
C17	190.00'	18.00'	0.00'
C18	185.00'	18.00'	0.00'
C19	180.00'	18.00'	0.00'
C20	175.00'	18.00'	0.00'
C21	170.00'	18.00'	0.00'
C22	165.00'	18.00'	0.00'
C23	160.00'	18.00'	0.00'
C24	155.00'	18.00'	0.00'
C25	150.00'	18.00'	0.00'
C26	145.00'	18.00'	0.00'
C27	140.00'	18.00'	0.00'
C28	135.00'	18.00'	0.00'
C29	130.00'	18.00'	0.00'
C30	125.00'	18.00'	0.00'
C31	120.00'	18.00'	0.00'
C32	115.00'	18.00'	0.00'
C33	110.00'	18.00'	0.00'
C34	105.00'	18.00'	0.00'
C35	100.00'	18.00'	0.00'
C36	95.00'	18.00'	0.00'
C37	90.00'	18.00'	0.00'
C38	85.00'	18.00'	0.00'
C39	80.00'	18.00'	0.00'
C40	75.00'	18.00'	0.00'
C41	70.00'	18.00'	0.00'
C42	65.00'	18.00'	0.00'
C43	60.00'	18.00'	0.00'
C44	55.00'	18.00'	0.00'
C45	50.00'	18.00'	0.00'
C46	45.00'	18.00'	0.00'
C47	40.00'	18.00'	0.00'
C48	35.00'	18.00'	0.00'
C49	30.00'	18.00'	0.00'
C50	25.00'	18.00'	0.00'
C51	20.00'	18.00'	0.00'
C52	15.00'	18.00'	0.00'
C53	10.00'	18.00'	0.00'
C54	5.00'	18.00'	0.00'
C55	0.00'	18.00'	0.00'
C56	355.00'	18.00'	0.00'
C57	350.00'	18.00'	0.00'
C58	345.00'	18.00'	0.00'
C59	340.00'	18.00'	0.00'
C60	335.00'	18.00'	0.00'
C61	330.00'	18.00'	0.00'
C62	325.00'	18.00'	0.00'
C63	320.00'	18.00'	0.00'
C64	315.00'	18.00'	0.00'
C65	310.00'	18.00'	0.00'
C66	305.00'	18.00'	0.00'
C67	300.00'	18.00'	0.00'
C68	295.00'	18.00'	0.00'
C69	290.00'	18.00'	0.00'
C70	285.00'	18.00'	0.00'
C71	280.00'	18.00'	0.00'
C72	275.00'	18.00'	0.00'
C73	270.00'	18.00'	0.00'
C74	265.00'	18.00'	0.00'
C75	260.00'	18.00'	0.00'
C76	255.00'	18.00'	0.00'
C77	250.00'	18.00'	0.00'
C78	245.00'	18.00'	0.00'
C79	240.00'	18.00'	0.00'
C80	235.00'	18.00'	0.00'
C81	230.00'	18.00'	0.00'
C82	225.00'	18.00'	0.00'
C83	220.00'	18.00'	0.00'
C84	215.00'	18.00'	0.00'
C85	210.00'	18.00'	0.00'
C86	205.00'	18.00'	0.00'
C87	200.00'	18.00'	0.00'
C88	195.00'	18.00'	0.00'
C89	190.00'	18.00'	0.00'
C90	185.00'	18.00'	0.00'
C91	180.00'	18.00'	0.00'
C92	175.00'	18.00'	0.00'
C93	170.00'	18.00'	0.00'
C94	165.00'	18.00'	0.00'
C95	160.00'	18.00'	0.00'
C96	155.00'	18.00'	0.00'
C97	150.00'	18.00'	0.00'
C98	145.00'	18.00'	0.00'
C99	140.00'	18.00'	0.00'
C100	135.00'	18.00'	0.00'
C101	130.00'	18.00'	0.00'
C102	125.00'	18.00'	0.00'
C103	120.00'	18.00'	0.00'
C104	115.00'	18.00'	0.00'
C105	110.00'	18.00'	0.00'
C106	105.00'	18.00'	0.00'
C107	100.00'	18.00'	0.00'
C108	95.00'	18.00'	0.00'
C109	90.00'	18.00'	0.00'
C110	85.00'	18.00'	0.00'
C111	80.00'	18.00'	0.00'
C112	75.00'	18.00'	0.00'
C113	70.00'	18.00'	0.00'
C114	65.00'	18.00'	0.00'
C115	60.00'	18.00'	0.00'
C116	55.00'	18.00'	0.00'
C117	50.00'	18.00'	0.00'
C118	45.00'	18.00'	0.00'
C119	40.00'	18.00'	0.00'
C120	35.00'	18.00'	0.00'
C121	30.00'	18.00'	0.00'
C122	25.00'	18.00'	0.00'
C123	20.00'	18.00'	0.00'
C124	15.00'	18.00'	0.00'
C125	10.00'	18.00'	0.00'
C126	5.00'	18.00'	0.00'
C127	0.00'	18.00'	0.00'
C128	355.00'	18.00'	0.00'
C129	350.00'	18.00'	0.00'
C130	345.00'	18.00'	0.00'
C131	340.00'	18.00'	0.00'
C132	335.00'	18.00'	0.00'
C133	330.00'	18.00'	0.00'
C134	325.00'	18.00'	0.00'
C135	320.00'	18.00'	0.00'
C136	315.00'	18.00'	0.00'
C137	310.00'	18.00'	0.00'
C138	305.00'	18.00'	0.00'
C139	300.00'	18.00'	0.00'
C140	295.00'	18.00'	0.00'
C141	290.00'	18.00'	0.00'
C142	285.00'	18.00'	0.00'
C143	280.00'	18.00'	0.00'
C144	275.00'	18.00'	0.00'
C145	270.00'	18.00'	0.00'
C146	265.00'	18.00'	0.00'
C147	260.00'	18.00'	0.00'
C148	255.00'	18.00'	0.00'
C149	250.00'	18.00'	0.00'
C150	245.00'	18.00'	0.00'
C151	240.00'	18.00'	0.00'
C152	235.00'	18.00'	0.00'
C153	230.00'	18.00'	0.00'
C154	225.00'	18.00'	0.00'
C155	220.00'	18.00'	0.00'
C156	215.00'	18.00'	0.00'
C157	210.00'	18.00'	0.00'
C158	205.00'	18.00'	0.00'
C159	200.00'	18.00'	0.00'
C160	195.00'	18.00'	0.00'
C161	190.00'	18.00'	0.00'
C162	185.00'	18.00'	0.00'
C163	180.00'	18.00'	0.00'
C164	175.00'	18.00'	0.00'
C165	170.00'	18.00'	0.00'
C166	165.00'	18.00'	0.00'
C167	160.00'	18.00'	0.00'
C168	155.00'	18.00'	0.00'
C169	150.00'	18.00'	0.00'
C170	145.00'	18.00'	0.00'
C171	140.00'	18.00'	0.00'
C172	135.00'	18.00'	0.00'
C173	130.00'	18.00'	0.00'
C174	125.00'	18.00'	0.00'
C175	120.00'	18.00'	0.00'
C176	115.00'	18.00'	0.00'
C177	110.00'	18.00'	0.00'
C178	105.00'	18.00'	0.00'
C179	100.00'	18.00'	0.00'
C180	95.00'	18.00'	0.00'
C181	90.00'	18.00'	0.00'
C182	85.00'	18.00'	0.00'
C183	80.00'	18.00'	0.00'
C184	75.00'	18.00'	0.00'
C185	70.00'	18.00'	0.00'
C186	65.00'	18.00'	0.00'
C187	60.00'	18.00'	0.00'
C188	55.00'	18.00'	0.00'
C189	50.00'	18.00'	0.00'
C190	45.00'	18.00'	0.00'
C191	40.00'	18.00'	0.00'
C192	35.00'	18.00'	0.00'
C193	30.00'	18.00'	0.00'
C194	25.00'	18.00'	0.00'
C195	20.00'	18.00'	0.00'
C196	15.00'	18.00'	0.00'
C197	10.00'	18.00'	0.00'
C198	5.00'	18.00'	0.00'
C199	0.00'	18.00'	0.00'
C200	355.00'	18.00'	0.00'

LINE 1/266

SIDE	BEARING	LENGTH
L1	S 84°15'41" W	15.80'
L2	N 77°01'12" W	224.04'
L3	N 88°20'38" W	41.23'
L4	N 18°45'09" E	22.41'
L5	S 88°42'00" E	614.97'
L6	N 38°16'30" E	250.51'
L7	N 54°11'23" W	180.00'
L8	N 71°41'23" W	180.00'
L9	S 64°18'21" W	250.00'
L11	N 37°01'00" W	140.41'



SURVEYOR'S CERTIFICATE

I, Michael Donohue, do hereby certify that I am a Registered Land Surveyor and that I hold license No. 4807964, as provided under the laws of the State of Utah. I further certify that by majority of the owner, I have made a survey of the land shown on this plat and described herein, and have combined said land into FOUR (4) lots, hereafter to be known as FOUNDERS PLACE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

That portion of estate conveyed to that Special Warranty Deed recorded July 21, 1996, as Entry No. 197890, in Book 357, at Page 740, of Official Records, and being located in Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which interests the following patented mining claims:

- Rosewell (Mineral Survey 6645)
- Queen Esther No. 3, and Queen Esther No. 6 (Mineral Survey 6679)
- Old, Queens Park City Consolidated No. 21, and Silver (Mineral Survey 686

FOUNDERS PLACE

CITY COUNCIL ACTION

Staff recommends the City Council conduct a public hearing, and consider approving Ordinance No. 2022-03 for the Founders Place Subdivision with a possible amendment to add Condition of Approval 19:

If the City, Deer Crest, Wasatch County, and other parties later agree to allow expanded public use of Deer Hollow Road, Founders Place owners and Founders Place Homeowner Association shall not object to, or veto expanded public use.

FOUNDERS PLACE



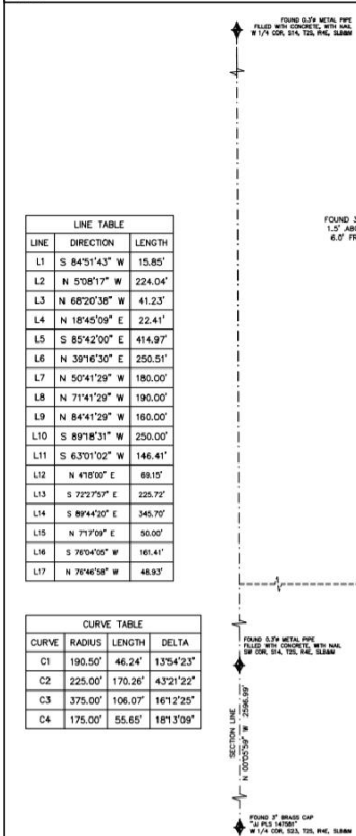
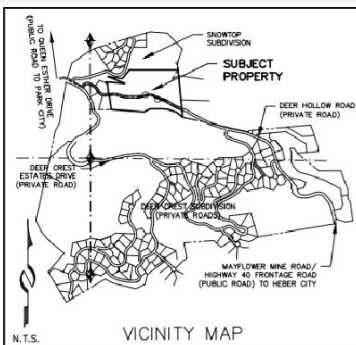
PHASE I CONDOMINIUM PLAT | CITY COUNCIL, JANUARY 27, 2022

FOUNDERS PLACE

PHASE I CONDOMINIUM PLAT

The project will be constructed in 3 phases with a timeline based on the economic conditions of the time. A summary of the scope and general timeline of each phase is defined below:

- **Phase I:** Includes Buildings 1 and 2, Amenity Space, and the Pool/Ski Deck.
Housing Unit Count this Phase: 32
Total GSF this Phase: 158,813 GSF
Construction Start Date: Spring 2022
- **Phase II:** Includes Building 3
Housing Unit Count this Phase: 19
Total GSF this Phase: 89,422 GSF
Construction Start Date: Spring 2023
- **Phase III:** Includes Building 4 and Associated Pedestrian Bridge
Housing Unit Count this Phase: 27
Total GSF this Phase: 114,222 GSF
Construction Start Date: Spring 2024



LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 84°31'43" W	15.85'
L2	N 5°06'17" W	224.04'
L3	N 68°20'36" W	41.23'
L4	N 18°45'09" E	22.41'
L5	S 85°42'00" E	414.97'
L6	N 39°16'30" E	250.51'
L7	N 50°41'29" W	180.00'
L8	N 71°41'29" W	190.00'
L9	N 84°41'29" W	180.00'
L10	S 89°18'31" W	250.00'
L11	S 63°01'02" W	146.41'
L12	N 47°50" E	89.15'
L13	S 72°27'37" E	225.72'
L14	S 89°44'30" E	245.70'
L15	N 71°09" E	50.00'
L16	S 70°40'05" W	161.41'
L17	N 70°46'58" W	48.93'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	190.50'	46.24'	135°42'23"
C2	225.00'	170.26'	43°21'22"
C3	375.00'	106.07'	161°2'25"
C4	175.00'	55.65'	181°3'09"

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (unless noted otherwise)
- Found Monument (As-Noted)
- Found Section Monument (As-Noted)

LEGAL DESCRIPTION

That portion of estate conveyed in that Special Warranty Deed recorded July 01, 1996, as Entry No. 187886, in Book 325, at Page 746, of Official Records, and being located in Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which intersects the following patented mining claims:

Roosevelt (Mineral Survey 6645)

Queen Esther No. 3, and Queen Esther No. 6 (Mineral Survey 6977)

Glt, Golena, Park City Consolidated No. 31, and Silver (Mineral Survey 6867)

Less and excepting therefrom the following described properties:

a) Deer Hollow Village at Deer Crest Official Plat recorded as Entry No. 209772, in Book 408, at Page 256.

b) Snowpat Subdivision at Deer Crest Official Plat recorded as Entry No. 209773, in Book 408, at Page 278.

c) Deer Crest Estates Phase II Official Plat recorded as Entry No. 209775, in Book 408, at Page 336.

d) Roosevelt No. 1 (Mineral Survey 6645)

e) Lot 27, Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

f) The property described in that Special Warranty Deed recorded as Entry no. 411705, in Book 1129, at Page 679.

SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into Four (4) lots, hereafter to be known as FOUNDERS PLACE SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be divided into lots, and parcels, together with easements as set forth to be hereafter known as FOUNDERS PLACE and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2022.

Deer Crest Associates I, L.C.
a Utah limited liability company

By: _____
its Authorized signatory

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASATCH)

On this _____ day of _____, 2022, _____ personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed FOUNDERS PLACE

By: _____
Notary Public

Printed Name: _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- The dimensions of the private spaces and square footages calculated are based on drawings by Sparano & Mooney Architecture. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the DECLARATION OF CONDOMINIUM FOR FOUNDERS PLACE CONDOMINIUMS ("Declaration"). Such calculations typically differ somewhat from the square footages determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
- All common structural elements are designed as Common Areas and Facilities, as described in the Declaration.
- Building lines on this sheet are from the property line to the building foundation as shown.
- All Common Areas and Facilities are dedicated as non-exclusive easements to Park City Municipal Corporation, Jordanville Special Services District, Park City Fire Service District, Summit County, and Wasatch County for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
- Access to the units is by private roads and is not warranted by Park City.
- Units WH-01, WH-02, WH-03, and WH-04 are deed restricted employee/affordable housing units.
- Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the Lot.
- The Deer Crest Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Deer Crest, as amended ("Master Declaration"), requires the membership of each unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
- Owners and potential buyers of any unit or land within the lots depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by erratic skiers, mountain bikers and other resort patrons equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow loads, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities governed by such owner or agreements with such owner.
- Deer Hollow Road is a private road to be owned, operated, maintained and repaired by the Master Association for the use and benefit of the owners of property in Deer Crest in accordance with the Master Declaration. Deer Crest is not a public road or right-of-way.
- This plat records a total of 91,526 SF of Residential Unit area that is not subject to the Unit Equivalent (UE) formula. The total Residential Unit area is comprised of forty-four (44) Units.
- Employee Units WH-01, WH-02, WH-03, and WH-04 are included from the total Residential Unit area.
- Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests and shall otherwise be closed at all times.
- All construction traffic regardless of vehicular weight is limited to U.S. Highway 40 and the eastern perimeter controlled access gate.
- Public safety access and utility easements are hereby dedicated for all roads.
- Perpetual maintenance of all perimeter gates, roads, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the property owners and/or homeowners association, to the reasonable satisfaction of Park City.
- Park City Municipal Corporation is a third-party beneficiary.

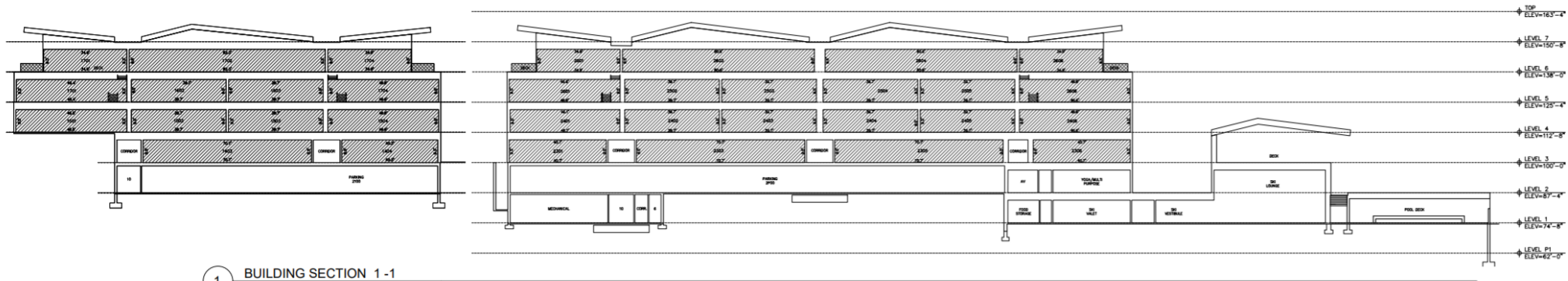
FOUNDERS PLACE - PHASE I CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT

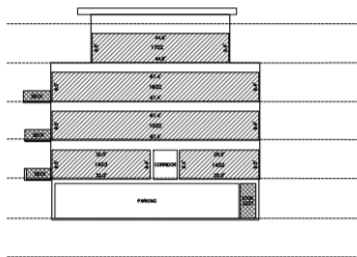
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN WASATCH COUNTY, UTAH

100' 0 100' 20'

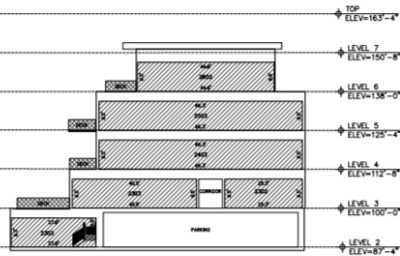
PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2022 BY _____ WASATCH COUNTY GIS COORDINATOR	JORDANVILLE SPECIAL SERVICES DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2022 BY _____ J.S.S.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS XXTH DAY OF XXXXXXXX, 2022 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2022 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2022 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 5TH DAY OF DECEMBER, 2022 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THIS XTH DAY OF JANUARY, 2022 BY _____ PARK CITY RECORDER	JOB NO.: 02-10-21 FILE: X:\DeerCrest\cwg\src\plat2021\021021.cwg RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
---	---	--	---	---	--	---	---



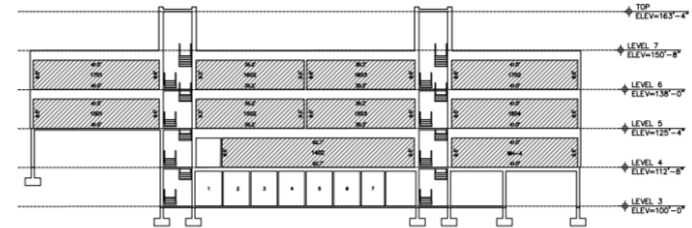
1 BUILDING SECTION 1-1
SCALE: 1" = 20'



2 BUILDING SECTION 2-2
SCALE: 1" = 20'



3 BUILDING SECTION 3-3
SCALE: 1" = 20'



4 BUILDING SECTION 4-4
SCALE: 1" = 20'

ABBREVIATION LEGEND

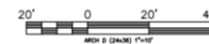
ELEV. = ELEVATOR
S.U. = STORAGE UNIT

OWNERSHIP LEGEND

COMMON
LIMITED COMMON
PRIVATE OWNERSHIP

FOUNDERS PLACE - PHASE I CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



01/08/2022 SHEET 6 OF 6

JOB NO.: 02-10-21 FILE: X:\DeerCrest\dwg\sr\pic\2021\021021.dwg

RECORDED

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

FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

FOUNDERS PLACE

CITY COUNCIL ACTION

Staff recommends the City Council conduct a public hearing, and consider approving Ordinance No. 2022-04 for the Founders Place Phase I Condominium Plat

Professional Service Contract

Owner's Representative – Homestake Lot



Homestake Lot

- 800 affordable housing units in Park City by 2026.
- Public/Private partnerships were identified as a key strategy to help reach the goal
- City identified the City-owned Homestake Lot, located at 1875 Homestake Road, as an ideal location to build a relatively dense community housing project in the heart of Park City's most flexible zoning district
- City released a Request for Qualifications (RFQ) and received nine proposals, from both local and national firms, to develop the Homestake parcel for affordable housing.
- Selection committee made up of City staff and local professionals recommended the City begin negotiating a Development Agreement with JF Development



Homestake Lot

- City entered a Memorandum of Understanding (MOU) with JF Development on December 9, 2021.
- The Housing Team seeks to retain a qualified firm to represent the City in the negotiation of a final Development/Lease Agreement and through the extensive public, planning, and permitting approval process.
- Using an outside entity with expertise in these areas will accelerate a timely completion of the Homestake project while allowing City staff to work on other housing initiatives.
- RFP advertised and one bid was received.

— Specific Performance Inc. —

- Specific Performance, Inc was incorporated in Park City, Utah in 1993, by Peter Tomai, its founder and president.
- 25-years experience in complex real estate development, negotiation, and organizational management.
- Advisory board has experience in building over 11K multi-family affordable units.
- Deep knowledge of the PCMC's entitlement and permitting process.
- Clear understanding of the City's Housing, Transportation, Sustainability goals.



— Specific Performance Inc. —

Specific Performance, Inc. or its principal have played critical roles in the following Park City area development projects:

- The Lodges at Deer Valley
- The Chateaux at Silver Lake
- Health South/ Prospector Square Medical / Professional Campus
- Historic Heber Bank Block restoration
- Hailstone Village Master Planned Community
- The Lodge at Stillwater
- The Canyons Village Specially Planned Area and Forum Development
- The Waldorf-Astoria Park City



Scope of Work

In the first phase, SPI will act as the City's primary negotiator to achieve a development agreement between PCMC and JF Development. This includes:

- Weekly meetings with PCMC, Developer, and other parties and advisers;
- Utilizing the MOU as a guide, weigh and determine the ideal structure for the design, entitlement, finance, construction, operation, and long-term ownership/maintenance of the project;
- Researching City, State, and Federal codes and previously executed public/private development agreements;
- Drafting and reviewing documents & agreements on behalf of PCMC and presenting to PCMC staff, Planning Commission, and City Council for consideration;

The second phase will include:

- Assist with the design development of the project to ensure all City goals are met and comply with the MOU;
- Submit and present before the Planning Commission (application to approval);
- Coordinate with the Developer and subcontractors (Design Professional, Engineers, Attorneys, and various consultants) to:
 - a. Create and evaluate a funding strategy, including assessment of low income tax credits and Private Activity Bonds;
 - b. Conduct energy modeling to ensure that Park City's energy goals are met;
 - c. Create construction documents, and bidding process; and
 - d. Lead construction contract negotiation and issuance of building permits.



Recommendation

Approve the Professional Service Contract not to exceed \$174,000 with Specific Performance, Inc. (SPI) in a form approved by the City Attorney's Office. SPI will help lead the City's affordable housing development of the Homestake Lot. Using SPI will capitalize on private sector expertise and free the Housing Team to focus on a myriad of other community housing-related initiatives.

