



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

January 16, 2020

The Council of Park City, Summit County, Utah, met in open meeting on January 16, 2020, at 3:15 p.m. in the City Council Chambers.

Council Member Joyce moved to close the meeting to discuss property and litigation at 3:20 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

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

CLOSED SESSION

Council Member Doilney moved to adjourn from Closed Meeting at 3:45 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

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

STUDY SESSION

Park City Transit Prioritization Exercise:

Alfred Knotts, Transit and Transportation Planning Manager, explained this was a planning meeting in preparation for the Joint City Council and County Council meeting scheduled for February 5th. He displayed ridership numbers for 2019, and reviewed the demographics associated with transit users. Riders indicated they wanted more frequent service and extended hours. The Council members posted their preferred/essential routes on the Transit map.

Knotts stated Park City Transit was at capacity with 180 employees during peak time, and there was a strain on the HR and IT Departments as well as City equipment and facilities. He asked Council to think about the burden carried by the City. Council Member Joyce wanted to know what action would have the most impact in getting people out of their cars. He didn't imply the City should resolve it, but he thought it needed to be resolved. Knotts reviewed questions that were discussed at last year's retreat, and wanted to confirm that there was an electric fleet policy, a Transit First policy, and a trip reduction policy at the City. He asked Council to discuss who the City

was trying to serve, who it was not serving, who the City's key partners were and what was the City's regional role.

Council Member Joyce stated the City served those that did not have transportation and felt service should be increased during peak hours and in densely populated areas. Council Member Doilney indicated the City was trying to serve the workforce as well, and noted the workforce answered tourists' questions as they dined, shopped, etc. He also thought bus stops should be located within a three minute distance from neighborhoods. He thought there should be a direct bus route from a parking lot to the big employers. Council Member Henney noted the satellite parking needed to be in place before new routes could be discussed.

Council Member Henney indicated Council just approved overflow parking for Deer Valley, and he didn't think that supported the Transit First policy. Council Member Worel stated many people didn't have transit stops within a mile of their homes and there was no parking at the bus stops. Council Member Henney felt skiers were some of those that weren't being served.

Council Member Gerber stated the workforce was served as well as local residents. She indicated there was a lot more ski traffic from Salt Lake Valley due to the Epic Ski passes. Council Member Worel asked if skiers could park at the Ecker Hill park and ride and take a direct bus to the ski resorts. Council Member Doilney hoped to get ski traffic onto buses. Council Member Gerber thought there were opportunities that could be explored to get skiers on buses.

Mayor Beerman asked what the purpose of Park City Transit was and noted it had been in service 40 years. He indicated many of the workforce did not have cars for environmental reasons. Council Member Joyce reviewed that Council had discussions for a car-free City, but it was not at that point yet. Council Member Henney thought tourists and visitors were using transit more frequently.

Council Member Doilney thought employers were the City's partners with regard to Transit. Council Member Gerber indicated UDOT, Summit and Wasatch Counties were key partners. Council Member Joyce thought as growth continued, Transit would mesh and there would not be a Park City hub. Council Member Henney reviewed that Park City used to be the sole service provider, but now the County had implemented the Downtowner, so the City was no longer the sole provider. He thought it could be time for Park City, Summit County, Wasatch County, Heber and other entities to be participants in a regional transit authority that could provide the best service possible.

Mayor Beerman referred to Deer Valley overflow parking, and indicated Deer Valley asked that employees use the Homestake parking lot and have shuttles drive them to the resort, but the City did not have the shuttles or employees to accommodate that

request. He reiterated Park City was at maximum capacity. Council Member Joyce noted the lack of money and transit housing were constraints to expansion. Council Member Gerber stated the residents were requesting bold solutions and were frustrated at the current situation. Council Member Henney felt the City was in a new place and didn't want to be in sole control of regional transit. He thanked the County for starting a regional transit conversation, and favored stopping service to the outlying routes and focus on Park City in order to not be over-extended. Council Member Doilney did not want service to outlying areas to stop until another service was up and running. Mayor Beerman clarified this was long-term planning. The Council agreed they did not want to reel back the service, but they were trying to figure out how to govern and deliver that service.

Council Member Worel asked Knotts about other regional transit models. Knotts spoke about his experience with the Lake Tahoe Regional Transit as well as Aspen, Colorado and Breckenridge, Colorado transit models. Council Member Henney expressed concern with having a transit authority and how it played with land use authority. Mayor Beerman asked if businesses had representation in transit authorities, to which Knotts responded in Tahoe they did have representation. Council Member Gerber thought Salt Lake County should have a part as a regional partner as well.

Mayor Beerman asked if there were unmet needs in the community. Council Member Gerber felt youth programs and social equity needs were still unmet. Council Member Doilney thought improvement was needed with micro-transit. Knotts touched on the improvements with micro-transit service to the hospital. Council Member Worel thought the service to Quinn's Junction and the hospital should be expanded. Council Member Joyce thought another unmet need was park and ride lots. Council Member Worel suggested partnering with large employers to get the employees to their cars during early morning or late evening hours. Council Member Joyce stated there were a lot of opportunities, but it would take a lot of outreach. Knotts indicated he was seeing more cooperation with employers.

Mayor Beerman summarized the discussion. Council Member Joyce favored charging for parking at the resorts. Mayor Beerman asked what the desired outcome was and Park City's role in the desired outcome. Council Member Henney stated he didn't want to trade superior service in Park City or land use authority. The Council agreed. Council Member Henney stated he wanted to trade a desire to control to a desire to participate. Council Member Worel thought Park City could be a convener in bringing other entities together. Council Member Joyce felt it would take years to get a regional transit authority.

REGULAR MEETING - 6:00 p.m.

I) ROLL CALL

Attendee Name	Status
Mayor Andy Mayor Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Margaret Plane, Special Counsel Michelle Kellogg, City Recorder	Present
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

The Council reviewed the events, meetings, and activities they attended since the last meeting.

Council Member Worel asked if the City wanted to join the Early Childhood Alliance, which was an initiative of the Community Foundation. She felt a membership with the Alliance would show that the City supported early childhood education. The Council agreed.

Staff Communications Reports:

1. Monthly Budget Reporting for December, 2019:

2. Park City Receives Reach Award:

3. Update on Electric Vehicle Chargers:

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

Mayor Beerman opened the meeting for public input on matters not being addressed on the agenda.

Beth Bynan, Business License Coordinator, stated there were four late Convention Sales License (CSL) applications and she asked if Council was willing to schedule a special meeting to consider the late applications. She noted at this late stage, the application cost was \$2,000. She indicated denying the late CSLs would not prevent the

events from coming, but the City would not have control over them and it would be more work for staff on the back end.

Mayor Beerman asked if the City Manager could approve late applications, to which Plane stated the code indicated Council had to approve them. The Council agreed to hold a special meeting on Tuesday, January 21st, at 11:30 a.m. to consider late CSL applications. Mayor Beerman favored modifying the code to simplify the process. Plane indicated she could bring something for Council's consideration.

Mayor Beerman closed the public input portion of the meeting.

IV) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute a Contract with HB Staffing to Provide Temporary Staffing Services on an As-Needed Basis in an Amount Not to Exceed \$15,000 per Year:

2. Request to Approve Type 2 Convention Sales License Applications for Businesses Operating During the 2020 Sundance Film Festival:

3. Request to Authorize the City Manager to Enter into a Contract, in a Form Approved by the City Attorney's Office, with Total Power & Controls, LLC for Water System Electrical Contractor Services in an Amount Not to Exceed \$500,000.00:

4. Request to Approve a Purchase Agreement with Silver Islet Lake Partners, LLC for the 17 Acre Grace Mining Claim, in the Amount of \$170,000 in a Form Approved by the City Attorney:

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

RESULT: APPROVED

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

VI) NEW BUSINESS

1. Consideration to Approve Ordinance 2020-05, an Ordinance Approving the Fairway Meadows Subdivision Lot 11 Amended Plat, Located at 2784 American Saddler Drive, Park City, Utah:

Rebecca Ward, Land Use Planner, presented this item and indicated this amendment would combine two lots in order to build an extension to the home. It was indicated the surrounding property owners gave consent for the plat amendment.

Council Member Worel asked if there was room on the lot for an accessory building, to which Ward affirmed. Council Member Gerber requested a future discussion on lot combinations and plans for large square footage residences relative to the City's environmental priorities and carbon goals. Council Member Joyce stated combining two lots was less impactful since there was one home instead of two homes on two lots. Council Member Doilney asked how big an accessory building could be. Ward indicated the square footage would come out of the 8,500+ square foot maximum. Mayor Beerman agreed this was a legitimate concern and should be discussed at a future meeting. Council Member Worel asked if other homes in the subdivision had this large square footage, to which Ward stated she didn't know.

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

Council Member Joyce moved to approve Ordinance 2020-05, an ordinance approving the Fairway Meadows Subdivision Lot 11 Amended Plat, located at 2784 American Saddler Drive, Park City, Utah. Council Member Doilney seconded the motion.

RESULT: APPROVED

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

2. Consideration to Continue an Ordinance Approving the Alpine Retreat @ Park City Unit 1, Amended Condominium Plat, Located at 1274 Park Avenue, Park City, Utah:

Rebecca Ward, Land Use Planner, stated this item would be continued while details were worked out.

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

Council Member Worel moved to continue an ordinance approving the Alpine Retreat @ Park City Unit 1, Amended Condominium Plat, located at 1274 Park Avenue, Park City, Utah, to a date uncertain. Council Member Steve Council Member Joyce seconded the motion.

RESULT: CONTINUED TO A DATE UNCERTAIN

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

3. Consideration to Approve Ordinance 2020-07, an Ordinance Approving Evergreen Lot 1 Amended Plat, Located at 7058 Silver Lake Drive, Park City, Utah:

Rebecca Ward, Land Use Planner, stated the applicant wanted to enlarge the area of disturbance for the lot by 990 square feet. The actual buildable area would increase by 6.7%. She showed examples of other lots in the area where the area of disturbance had increased by more than the current request. She recommended amending Finding of Fact Three to 990 square feet.

Council Member Worel asked how the Planning Commission voted, to which Ward responded it was a unanimous vote.

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

Council Member Joyce moved to approve Ordinance 2020-07, an ordinance approving Evergreen Lot 1 Amended Plat, located at 7058 Silver Lake Drive, Park City, Utah, as amended. Council Member Worel seconded the motion.

RESULT: APPROVED

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

4. Special Event Fee Reduction Update and Consideration to Approve FIS World Cup Fees in the Amount of \$13,190:

Jenny Diersen, Special Events Manager, updated Council on special event fee reduction requests. The World Cup requested a transit cost reduction as well as \$5,000 for Police fees for a total of \$13,190. She indicated this request was different from most because of the transit request.

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

Council Member Henney moved to approve FIS World Cup Fees in the amount of \$13,190. Council Member Joyce seconded the motion.

RESULT: APPROVED

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

5. Consideration to Approve Ordinance 2020-09, an Ordinance Amending the Land Management Code (LMC) of Park City, Utah, Amending Master Planned Development Requirements, Section 15-6-5; Master Planned Affordable Housing Development, Section 15-6-7; And Defined Terms, Section 15-15:

Hannah Tyler, Senior Planner, reviewed that Cascadia Partners recommended some LMC amendments. The amendments brought tonight were zone required setbacks, an

open space reduction, and forwarding the Master Planned Affordable Housing Development parking requirements to match the existing MPD standards.

Bruce Erickson, Planning Director, stated developers could come in and request further parking reductions. Council Member Joyce recommended setting the parking requirements after the study was completed so that no negotiation was allowed. Council Member Henney heard negotiation was a good thing and noted the code was vague. Council Member Joyce stated there were two problems. The MPD process was for projects greater than 10 units, but it was designed around big developments. He thought the City should meet with affordable housing developers and there should be predictability, but with big developments there should be flexibility.

Tyler stated Section 15-3 was very clear on parking requirements, but the City could listen to further requests. Council Member Joyce felt more specificity in the code would be better. For example, if further parking reductions would be considered for properties close to transit, that should be specified in the code. Tyler stated the goal would be to come back with that. Council Member Doilney requested staff reduce the number as far as they could. Tyler indicated the proposed change for zone required setbacks would apply to all projects in the City so the projects could blend with the community, and would cap at two acres.

Council Member Gerber asked about Planning Commission approval. Tyler stated she would clarify that when this was brought back to Council. Council Member Henney asked about the language and specifically the term "necessary." Erickson stated the MPD covered everything from zero to 250,000 acres so there was variation that had to be considered. He said the section in question applied for parcels over two acres. It was indicated staff would bring back additional definitions.

Tyler stated open space requirements were also changed and indicated Planning Staff recommended 20% with no usable open space requirement. The Planning Commission favored 20% with 10% usable open space requirement. Cascadia Partners had recommended 15% with no usable open space requirement.

Council Member Joyce expressed concern that the open space would be steep slopes if there was not a portion that was required to be usable. Council Member Worel agreed and stated steep slopes were not usable to the public. Council Member Gerber asked if open space requirements could be lowered if the project was near a park or trails. She preferred 20% open space with no usable requirement. Council Member Joyce stated accommodations could be made for affordable housing. Council Member Doilney thought setbacks allowed for open space. He asked how the Planning Commission arrived at their decision. Erickson explained the zones should be compatible and consistent. There should be no correlation between the requirements of delivering

parking, height, open space and community building, so the Planning Commission considered it all in making its decision.

Mayor Beerman stated most property within the City was close to parks and trailheads, but the City needed to make sure the project fit in with the neighborhood.

Jason Glidden, Affordable Housing Manager, indicated he felt setbacks should be set according to zone instead of lot size in order to maintain the character of the community. At the same time, he was in favor of bold changes. Erickson stated the infill projects were close to transit and shopping. He would not recommend these code amendments in far out areas.

Council Member Gerber agreed to 20% open space with no usable requirement, and wanted the setbacks to fall back to the underlying zone setbacks. Tyler clarified the zone required setbacks could be used without Planning Commission approval if the property was under two acres.

Mayor Beerman requested the code define usable open space. Glidden stated it was defined as accessible for residents in the development. Mayor Beerman wanted a narrow interpretation. Council Member Joyce thought it couldn't be described well enough to cover all circumstances. He was happy with the 20% open space requirement. Council Member Doilney felt setbacks fulfilled the majority of open space requirements, and hoped open space could be set at a 15% requirement.

Mayor Beerman opened the public hearing.

Craig Elliott stated normalizing the parking was good. He asked that the word "necessary" be changed to "support." He agreed with Council Member Joyce on open space and thought common area should be included in MPDs. He suggested allowing two acre zones in the Estate and GC zones. The code lagged behind the need and hopefully the community would see change because of it.

Mayor Beerman closed the public hearing.

The Council favored 20% open space with no usable requirement.

Council Member Joyce moved to continue Ordinance 2020-09, an ordinance amending the Land Management Code of Park City, Utah, amending Master Planned Development requirements, Section 15-6-5; Master Planned Affordable Housing Development, Section 15-6-7; and Defined Terms, Section 15-15 to January 30, 2020. Council Member Gerber seconded the motion.

RESULT: CONTINUED TO JANUARY 30, 2020

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

VII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

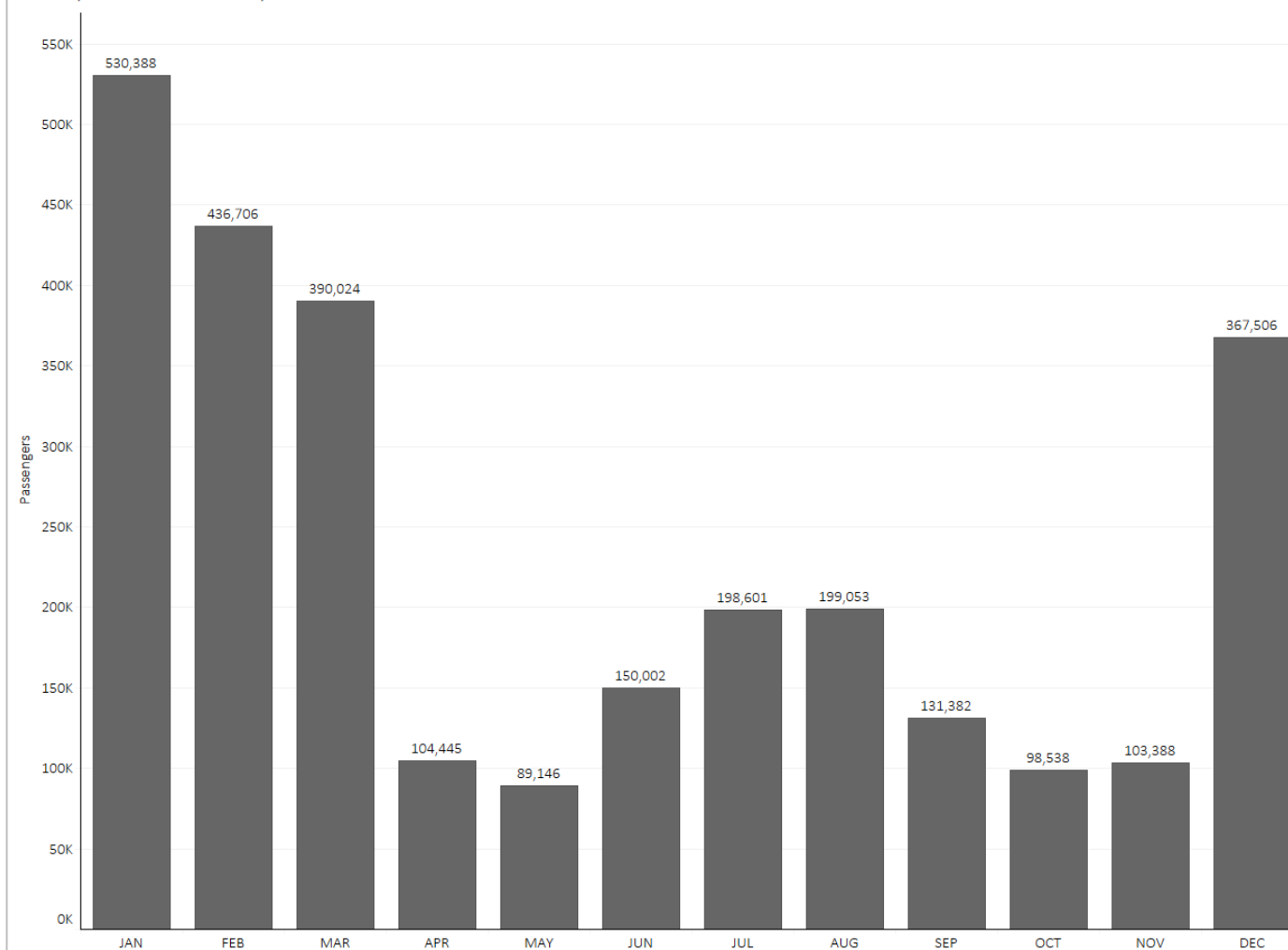
Park City Transit Prioritization

An aerial photograph of a mountain town, likely Park City, Utah, covered in snow. The town is densely packed with buildings, many of which have snow-covered roofs. In the background, a large, rugged mountain with snow-covered slopes rises above the town. The overall scene is a winter landscape.

— Annual Ridership Report —



Park City Fixed Route Ridership 2019



— ON-BOARD SURVEY —



TRANSIT ON-BOARD SURVEY

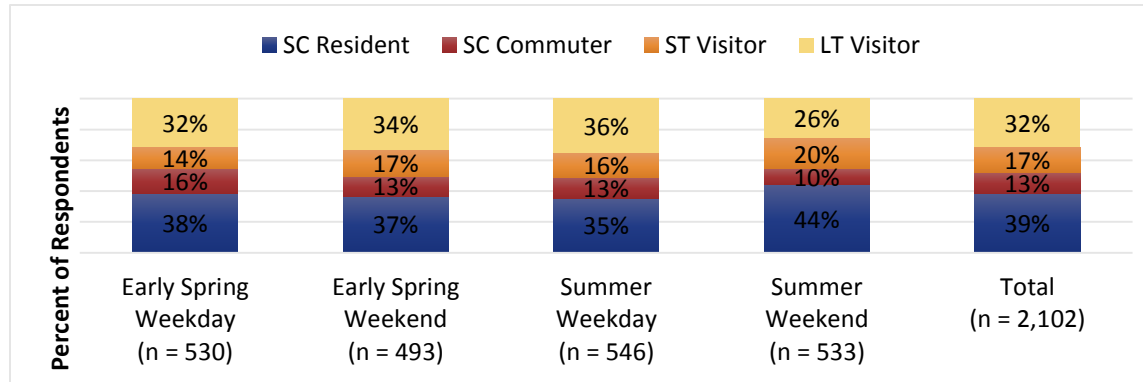
- Both winter (March) and summer (July) conducted to capture peak travel times
- 2,238 completed surveys
- English and Spanish provided
- All routes surveyed, weekdays and weekends
- On-board survey report coming to Council January 30th



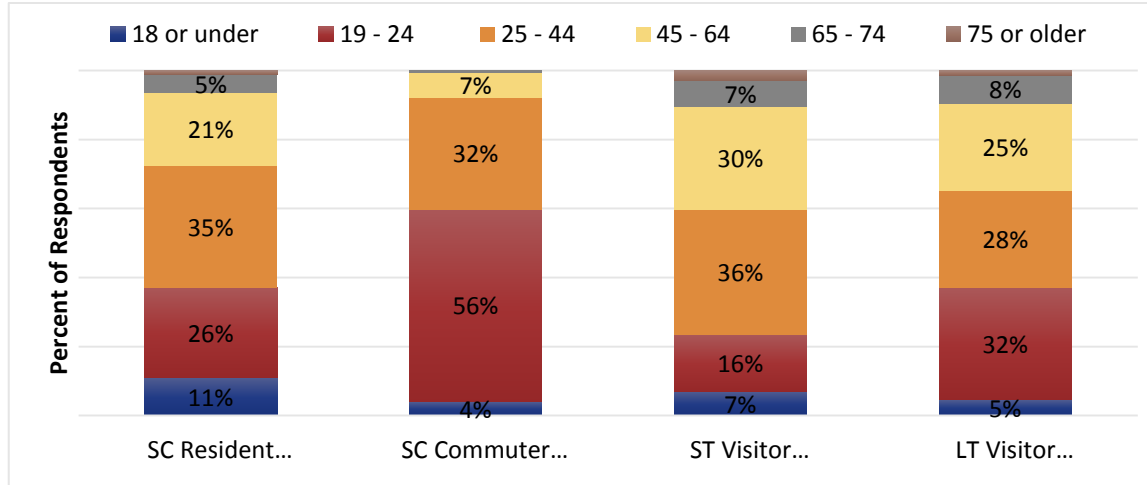
GOAL: To better understand how riders use the system, ways to improve service, and rider characteristics

ABOUT OUR RIDERS

- Summit County resident
- Summit County commuter (work here, live outside county)
- Short term visitor (here less than 2 days)
- Long term visitor (here more than two days)



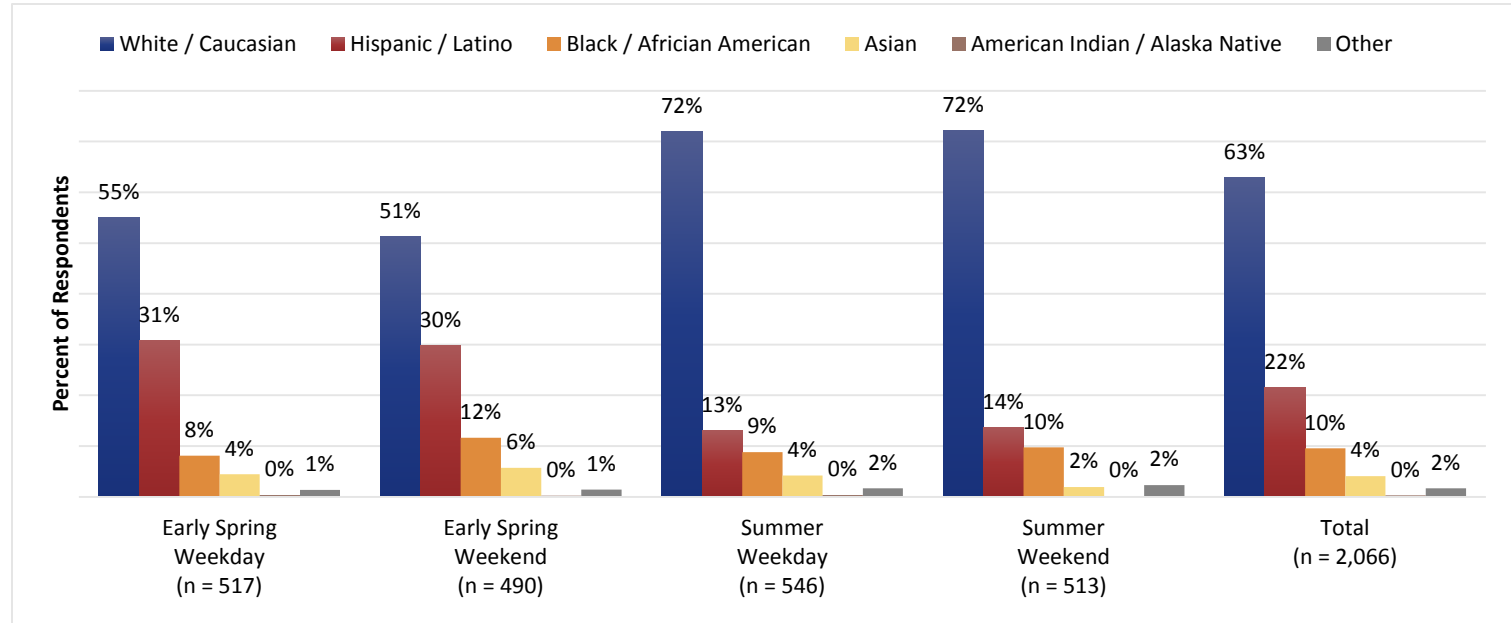
HOW OLD ARE OUR RIDERS?



- Lots of young commuters
- Seniors utilizing transit
- Local youth



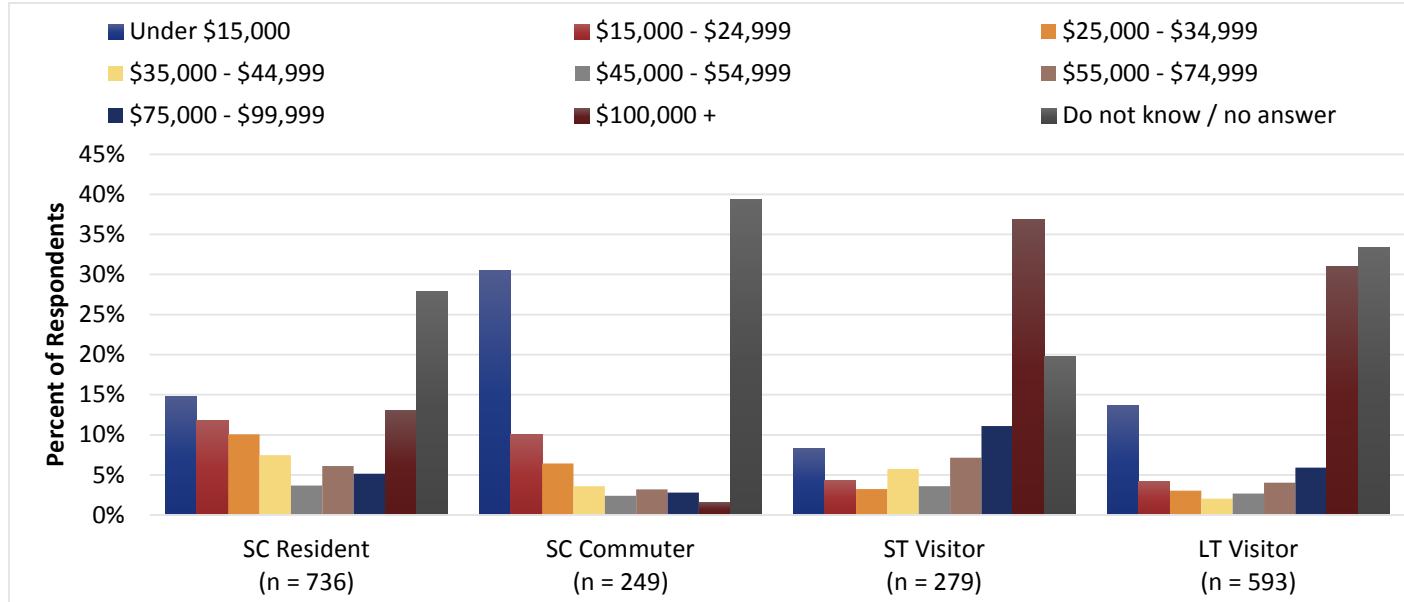
WHAT IS THEIR RACE/ETHNICITY?



- Winter riders are more diverse
- Minorities make up 38% of annual ridership



WHAT IS THEIR HOUSEHOLD INCOME?



- Many locals and commuters report an income under \$15,000 or \$24,000



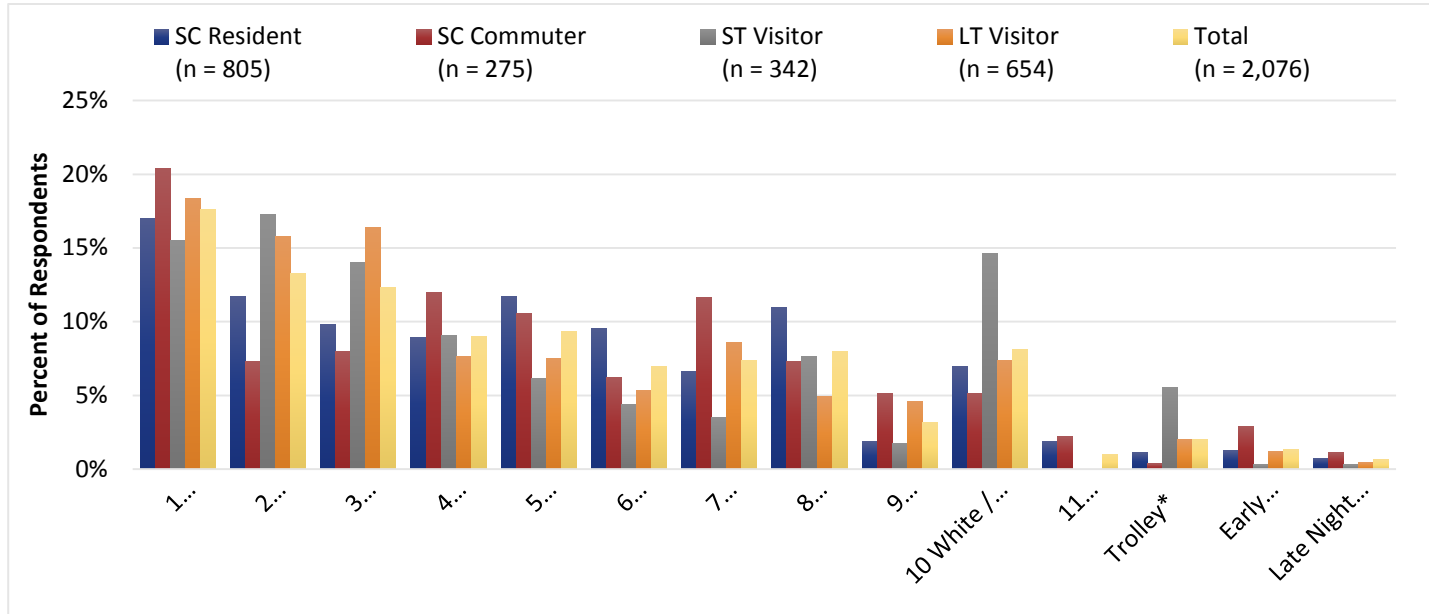
WHERE ARE THEY GOING?

WINTER:	SUMMER:
• Work • Outdoor Recreation	• Work • Shopping/Dining/ Entertainment

- Most people access bus stops on foot
- Many access by bike in the summer
- Many get dropped off in the winter



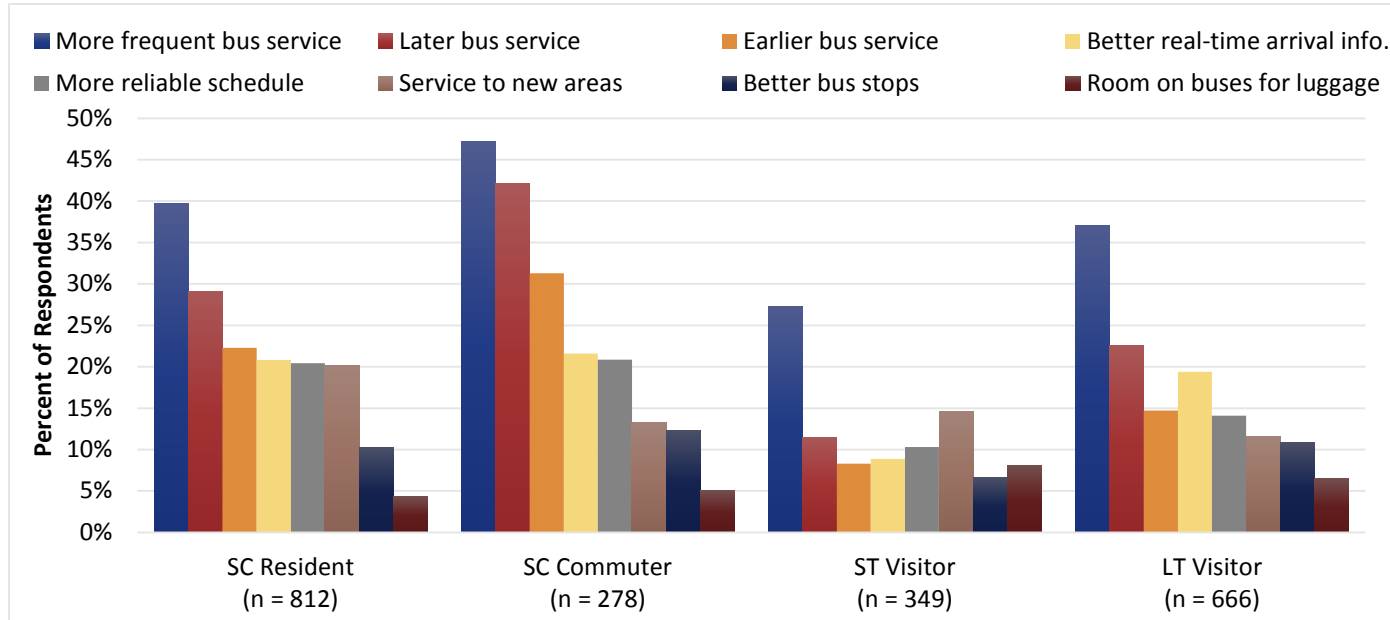
WHO IS RIDING WHAT ROUTE?



- Summit County residents utilize Red, Yellow, Brown most
- Short term visitors utilize White Xpress and Green



WHAT DO RIDERS WANT?



- More frequent service
- Extended hours (PM the priority)
- Better information



Core Services Exercise



Questions

- Who are we trying to serve?
- Who are we not serving?
- Who are our key partners?
- Park City's regional role
 - What would it take for PCT to be effective regionally?



Fairway Meadows Subdivision

2784 American Saddler Drive

PL-19-04391



Fairway Meadows Subdivision

2784 American Saddler Drive

The Applicant owns Lots 11 & 12 of the Fairway Meadows Subdivision.

2784 American Saddler Drive is a Single-Family Dwelling constructed on Lot 11.★

The Applicant would like to build an addition to their home that extends into Lot 12.



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

2784 American Saddler Drive is located in the Residential Development (RD) Zone.

To combine lots in the RD Zone, the Planning Director must make a determination on the following:

- (A) Maximum house size
- (B) Setbacks
- (C) Vacation of easements
- (D) Conformance with the Land Management Code Chapter 15-7,
Subdivisions



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

On December 23, 2019, Planning Director Erickson make the following determinations:

(A) The maximum house size for combined Lots 11 and 12 shall be 8,250 SF.

The Fairway Meadows Subdivision Plat caps the Lot 11 maximum house size to 5,500 SF and the Lot 12 maximum house size to 5,500 SF.

The maximum house size may not exceed 150% of the house size allowed on each single lot when those maximums are combined and averaged. This is reflected in Condition of Approval 4.



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

(B) Setbacks for new construction added to the existing Structure at 2784 American Saddler Drive shall be as follows: Front – 30'; Rear – 22.5' for Main Buildings and 15' for Accessory Buildings and detached garage; Side – 18'.

The allowed minimum setbacks for a proposed house size on combined lots must increase in proportion to the percentage of increase in the house size over the average maximum house size for the lots being combined.

This is reflected in Condition of Approval 5.



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

(C) The non-exclusive five-foot utility, slope, and drainage easement along the common Lot line between Lots 11 and 12 may need to be vacated.

If an easement must be vacated to allow construction on combined Lots, the Applicant must show evidence that the easement can be vacated or relocated without affecting service to the adjacent Lots. The easement relocation agreement must be recorded and/or shown on the plat amendment for the Lot combination.

This is reflected in Condition of Approval 6.



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

(D) The Lots must be legally combined through a plat amendment pursuant to LMC Chapter 15-7, Subdivisions.

Staff reviewed the proposed Fairway Meadows Subdivision Lot 11 Amendment for compliance with Land Management Code § 15-1-8(H); § 15-1-11(C); § 15-2.13-6; § 15-7.1-3(B), and § 15-12-15(B)(9).



Fairway Meadows Subdivision

2784 American Saddler Drive

Public Input (Exhibit B)

Lots 11 & 12 are shown below in green. The Applicant submitted consent to the proposed lot combination from the adjoining property owners, shown below in yellow.

On December 29, 2019, the owners of 2760 American Saddler Drive, the next-door neighbors to Lot 12, sent an email in support of the proposed plat amendment.



Fairway Meadows Subdivision

————— 2784 American Saddler Drive —————

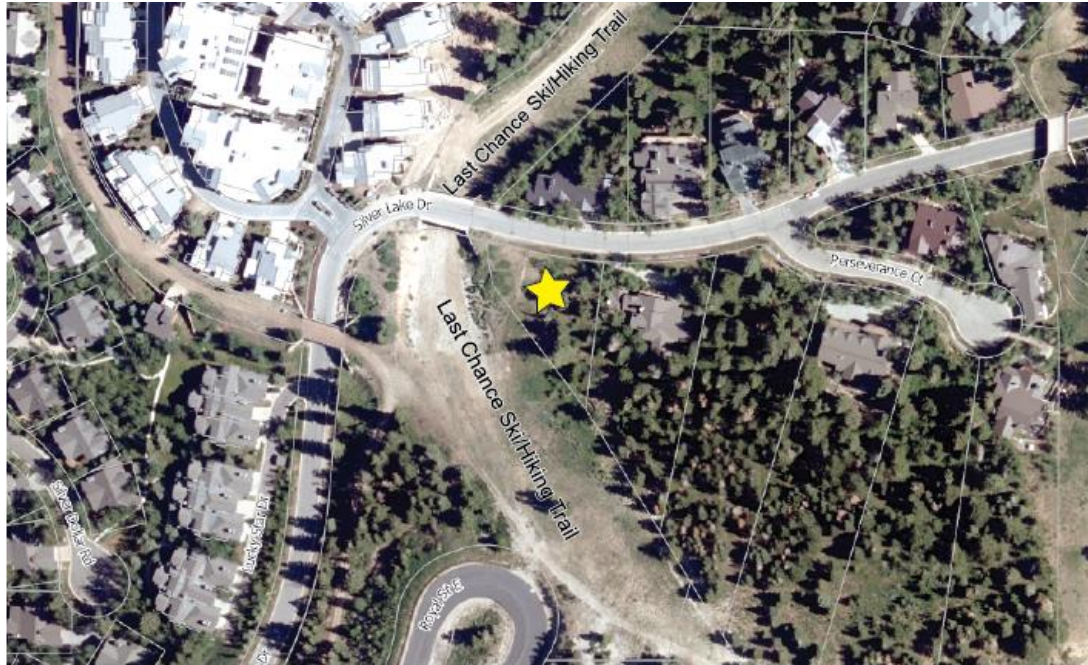
Staff recommends the Council open a public hearing and consider approving Ordinance 2020-05, *An Ordinance Approving the Fairway Meadows Subdivision Lot 11 Amended Plat, Located at 2784 American Saddler Drive, Park City, Utah.*



Evergreen Subdivision Amendment

7058 Silver Lake Drive

PL-19-04378



7058 Silver Lake

The applicant proposes enlarging the area of disturbance for Lot 1 (shown in green) outlined on the Evergreen Subdivision plat from 5,270 square feet to 6,260 square feet.



7058 Silver Lake

TYPO: The proposal is to increase the area of disturbance from 5,270 SF to 6,260 SF, a total increase of ~~540~~ 990 SF.



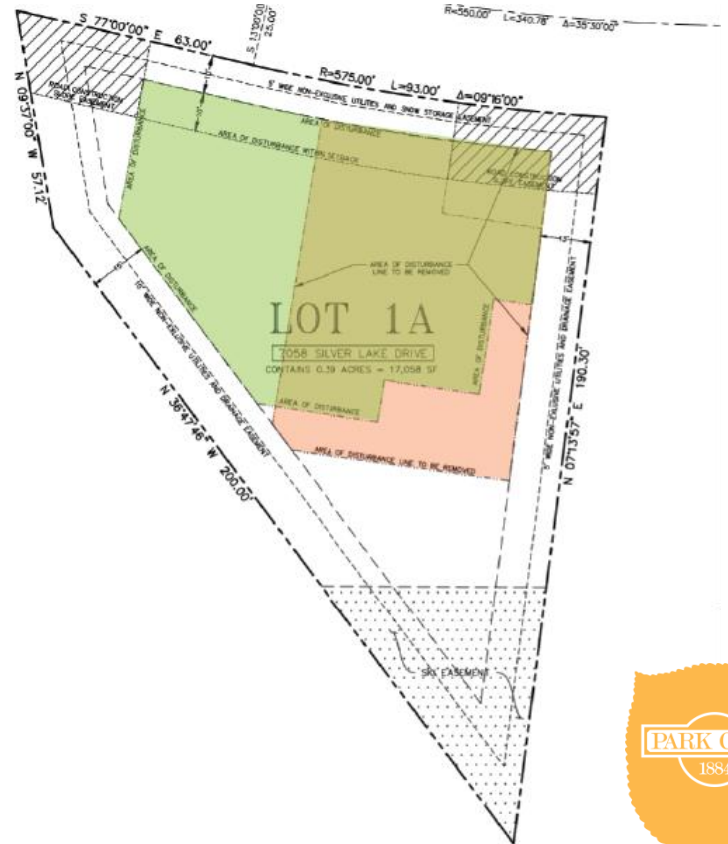
7058 Silver Lake

Area of Disturbance

- The existing area of disturbance for Lot 1 is shown in orange (5,270 SF); the proposed area of disturbance is shown in green (6,260 SF) (18% increase).

Buildable Area

- When setbacks are considered, the existing buildable area is 4,684 SF; the proposed buildable area is 5,000 SF (6.7% increase).



7058 Silver Lake

Since the Evergreen Subdivision Plat was recorded, areas of disturbance for lots have been amended:

- Ordinance No. 92-42 increased the area of disturbance for Lot 15 from ~4,145 SF to ~5,442 SF (~31% increase).



7058 Silver Lake

- Ordinance No. 02-06 involved the relocation of a ski easement on Lot 23. The original Lot 23 area of disturbance was ~2,708 SF. No area of disturbance was included in the amended plat, but a condition of approval allowed the building pad to expand into the former ski easement area. This created an area of disturbance of ~12,000 SF.
- The existing home on Lot 23 has a building footprint of ~5,000 SF (84% increase).



7058 Silver Lake

- Ordinance No. 10-30 combined Lots 16 & 17. The amended plat eliminated the area of disturbance, but a condition of approval and plat note limited the house size to 11,250 SF, excluding a 600 SF garage.
- The existing home has a building footprint of ~5,000 SF.



7058 Silver Lake

7058 Silver Lake is located in the Residential Development Zoning District (RD Zone).

There are no minimum or maximum lot size requirements in the RD Zone.

The maximum density for 7058 Silver Lake Drive will be determined by setback and height restrictions outlined in the Land Management Code, built within the area of disturbance established on the plat.



7058 Silver Lake

On April 27, 1995, City Council passed Ordinance No. 95-17, requiring that the Evergreen Architectural Committee approve changes to areas of disturbance within the Evergreen Subdivision Plat.

On December 18, 2019, the Applicant provided a letter demonstrating the required Committee approval (Exhibit G).

Additional easements outlined on the Evergreen Subdivision Plat must be maintained and shown on the proposed amendment to Lot 1 (Condition of Approval 3).

Also, the amended plat must comply with an alteration to the ski easement on Lot 1 (Summit County Recorder Entry No. 313393).



7058 Silver Lake

Staff recommends the Council open a public hearing and consider approving the Evergreen Lot 1 Subdivision Amended Plat, expanding the area of disturbance for Lot 1 from 5,270 SF to 6,260 SF, as shown in Exhibit E,

Amending Finding of Fact 3 as follows:

The Applicant proposes to increase the area of disturbance for Lot 1 of the Evergreen Subdivision from 5,270 square feet to 6,260 square feet, a total increase of ~~540~~ 990 square feet.



Special Event Fee Reduction FY 20 Part 2 Update & World Cup Approval

- Current Policy - Decrease Reduction by 2023. \$200,000 annual cap.
- FY 20 Part 2 – 8 requests (\$41,247). Staff recommends \$19,118 in reduction.
- Council delegated requests under \$25,000 to the City Manager.
- We are here because:
 - Transit fee reductions CC retains authority over;
 - DV request exceeds \$25k admin. Threshold.
- Deer Valley has made extraordinary efforts to mitigate the event, consistent with Council Goals.
- Total FY 20 fee reductions = \$176,176 (Total annual requests \$300,625).

<u>World Cup Fees</u>	<u>Estimated Cost</u>	<u>Notes</u>
Transit	\$8,190	3 additional transit from high school to DV 4 p.m. to 11 p.m.
Police	\$13,500	Venue and Traffic Mitigation
Building Permits	\$440	
Equipment	\$2,262	Barricades, VMS Boards etc..
SE App Fee	\$640	
Total	\$25,032	

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 sky is a pale, overcast blue. The title text is overlaid on the upper portion of the image.

LAND MANAGEMENT CODE AMENDMENTS 15-6



CITY COUNCIL DIRECTION

-  Phase 1: LMC Amendments for consideration tonight:
 -  Zone Required Setbacks
 -  Open Space Reduction
 -  Master Planned Affordable Housing Development Parking Requirements to match existing Master Planned Development standards
-  Phase 2: LMC to be completed after additional study, consultation, and outreach (at a later date):
 -  Maximum Building Height
 -  Parking Reductions or alternative Parking Requirements



PARKING REQUIREMENTS FOR MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENTS

- Master Planned Affordable Housing Development currently require 1 parking space per bedroom.
- City Council gave direction to match the Parking requirements for Affordable MPDs to that of regular MPDs which require compliance with 15-3 Off-Street Parking.



ZONE REQUIRED SETBACKS

-  The Cascadia Partners Final Report contemplated development on parcels ranging from 0.5 acres to 2 acres.
-  Most infill projects are less than 2 acres.
-  The existing LMC requires a 25' boundary Setback and projects may **request** that the boundary setbacks be reduced to the Zone required Setbacks.
-  Staff is proposing that projects 2 acres or less are **allowed** to use underlying Zone required Setbacks.



OPEN SPACE REQUIREMENTS FOR MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENTS

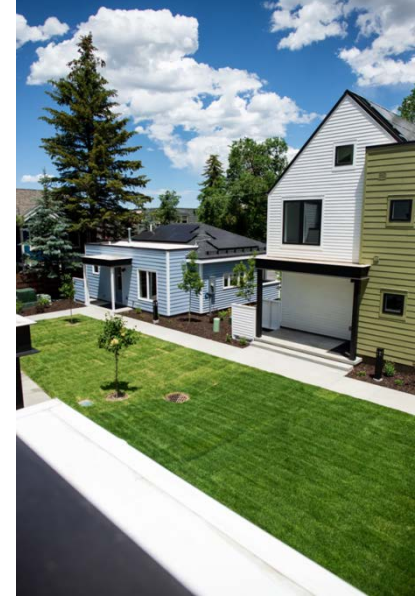
- 🗨️ The current MPD regulations require that all Master Planned Affordable Housing Developments contain a minimum of fifty percent (50%) Open Space. The Planning Commission **may reduce** the minimum Open Space to 40% in exchange for project enhancements.
- 🗨️ City Council gave direction to add **predictability** and reduction to Open Space in exchange for minimum Usable Open Space requirements.



SPACE REQUIREMENTS CONTINUED

- Open Space *assessed by Planning Commission:*
- 30% m *space with at least 15% Usable Space (staff's recommendation)*
- 25% O *Usable Open Space requirement)*
- 20% O *Usable Open Space requirement) – Planning Commission's recommendation*
- 20% O *at least 10% Usable Open Space – Planning Commission's recommendation*
- 15% O *Usable Open Space requirement) – Casca recommendation*

USABLE OPEN SPACE. Usable Open Space shall have a slope that is no greater than 15% and contains an area not less than ten feet wide in any direction. Usable Open Space shall be landscaped for active recreational use or passive recreation and leisure use,. Usable Open Space is conveniently located and accessible to all residents within a Master Planned Development.. If Usable Open Space must be altered or exchanged to accommodate access roads, public infrastructure, or other future development, Usable Open Space in similar acreage with comparable natural and recreational qualities shall be established on-site or within proximity to the Master Planned Development.



% of Lot for Setbacks		
Lot Size	RC	GC
1 acre	22%	22%
2 acre	13%	13%



15-6-7 MASTER PLANNED DEVELOPMENTS

All Master Planned Developments shall contain the following minimum requirements. Many of the requirements and standards will have to be increased in order for the Planning Commission to make the necessary findings to approve the Master Planned Development.

(...)

C. SETBACKS.

1. The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels ~~one (1)~~ two (2) acres or larger in size. The Planning Commission may decrease the required perimeter Setback from twenty five feet (25') for MPD applications ~~one (1)~~ two (2) acres or larger to the zone required Setback if it is necessary to provide desired architectural interest and variation.
2. For parcels less than ~~one (1)~~ two (2) acres in size and located inside the HRM, HR-1, HR-2, HR-L, HRC, and HCB Districts, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning Commission in order to remain consistent with the contextual streetscape of adjacent Structures.
3. For parcels less than ~~one (1)~~ two (2) acres in size and located outside of the HRM, HR-1, HR-2, HR-L, HRC and HCB, the minimum Setback around the exterior boundary of an MPD shall be determined by the Planning ~~Commission~~ Commission and shall be no less than the zone required Setback.
4. In all MPDs, for either the perimeter setbacks or the setbacks within the project, the Planning Commission may increase Setbacks to retain existing Significant Vegetation or natural features or to create an adequate buffer to adjacent Uses, or to meet historic Compatibility requirements.
5. The Planning Commission may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the zone to match an abutting zone Setback, provided the project meets minimum Uniform Building Code and Fire Code requirements, does not increase project Density, maintains the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and meets open space criteria set forth in Section 15-6-5(D).



15-6-7 MASTER PLANNED AFFORDABLE HOUSING DEVELOPMENT

~~F. — PARKING OFF-STREET PARKING. Off-Street parking will be required at a rate of one (1) space per Bedroom.~~

- (1) The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal. The parking analysis shall contain, at a minimum, the following information:
- a. The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
 - b. A parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy parking.
 - c. Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
 - d. An analysis of time periods of Use for each of the Uses in the project and opportunities for Shared Parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
 - e. A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
 - f. Provisions for overflow parking during peak periods.
 - g. An evaluation of potential adverse impacts of the proposed parking reduction and density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.

The Planning Department shall review the parking analysis and provide a recommendation to the Commission. The Commission shall make a finding during review of the affordable MPD as to whether or not the parking analysis supports a determination to increase or decrease the required number of Parking Spaces.

- (2) The Planning Commission may permit an Applicant to pay an in-lieu parking fee in consideration for required on-site parking provided that the Planning Commission determines that:
- a. Payment in-lieu of the on-Site parking requirement will prevent a loss of significant open space, yard Area, and/or public amenities and gathering Areas;
 - b. Payment in-lieu of the on-Site parking requirement will result in preservation and rehabilitation of significant Historic Structures or redevelopment of Structures and Sites;
 - c. Payment in-lieu of the on-Site parking requirement will not result in an increase project Density or intensity of Use; and
 - d. The project is located on a public transit route or is within three (3) blocks of a municipal bus stop.

The payment in-lieu fee for the required parking shall be subject to the provisions in the Park City Municipal Code Section 11-12-16 and the fee set forth in the current Fee Resolution, as amended.



OPEN SPACE. ~~All Master Planned Affordable Housing Developments shall contain a~~ A minimum of twenty percent (20%) Open Space with at least ten percent (10%) Usable Open Space as defined in LMC Chapter 15-15. ~~fifty percent (50%) of the Parcel shall be retained or developed as open space. A reduction in the percentage of open space, to not less than forty percent (40%), may be granted upon a finding by the Planning Commission that additional on or~~ Off-On-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, significant landscaping, or other amenities are encouraged. ~~will be provided above any that are required. Project open space may be utilized for project amenities, such as tennis courts, Buildings not requiring a Building Permit, pathways, plazas, and similar Uses.~~ Open sSpace may not be utilized for Streets, roads, or Parking Areas.

