

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
OCTOBER 4, 2012**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, October 4, 2012.

Closed Session

3:30 p.m. Personnel, property and litigation

Work Session

4:40 p.m. Council questions and comments

4:50 p.m. Purchasing policy – local preference

Pg. 4-17

5:20 p.m. CityTour Powerpoint presentation and debrief

Pg. 18-34

5:50 p.m. Break

Regular Meeting

6:00 p.m.

I ROLL CALL

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

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

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

1. Consideration of a Professional Services Agreement, in a form approved by the City Attorney, with Hansen, Allen & Luce, Inc. for the Water Conveyance - 2013 Pipelines Project engineering services in the amount of \$123,000 Pg. 35-46

2. Consideration of a construction agreement for the replacement of a water level control structure at the Park City Meadows Golf Course Pond with Lyndon Jones Construction in a form approved by the City Attorney and in the amount of \$38,120 Pg. 47-49

V OLD BUSINESS

1. Consideration of Real Estate Purchase Contract with Green Park Co-Housing LLC for the purchase of 1450 and 1460 Park Avenue in the amount of \$400,000, in a form approved by the City Attorney

(a) Public hearing

(b) **Motion to continue to a date uncertain**

2. Consideration of the Ridge Overlook Subdivision, located approximately at 200 Ridge Avenue, Park City, Utah Pg. 50-92

(a) Public hearing

(b) Action

VI ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: 10/01/12

See: www.parkcity.org

Note: This future meeting schedule is TENTATIVE and subject to change.

October 2012

- 11 Special Events update/Sundance – work – 40 min
Rocky Mountain Power – study session – 90 min
7700 Stein Way, Stein Eriksen Lodge – Amendment to Record of Survey – KW
Lyndon Jones Contract – Park Meadows Golf Course water gate structure
Water public involvement contract
- 18 **No meeting**
- 24 *Planning Commission meeting – Bonanza Park formed-based code presentation*
- 25 Seasonal lighting - work
Bonanza Park update
LPARDA update
Extra mile resolution
Pancreatic cancer resolution
Franklin Richards Annexation public hearing
264 Ontario Avenue plat amendment
11398 N Snow Top Road plat amendment
80 Daly Avenue – old business
RDA meeting

November 2012

- 1 Library annual report
HPCA parking request (30 min)
- 8
- 12 *City Manager interviews held this week*
- 15
- 22 **Thanksgiving**
- 29 Annual insurance renewals

December 2012

- 6 City fleet fuel strategy
- 13
- 20
- 27 **Holiday recess**

January 2013

- 3 **Holiday recess**
- 10 Resolutions setting forth annual meeting dates and appointment of officers
- 17 **No meeting - Sundance**
- 24
- 31

Pending Items:

Ice Arena Strategic Plan
Latino Community outreach and engagement – study
RDA and other economic districts strategic plan
Resolution establishing a strategic plan for City-owned property with development potential in Park City, Utah and repealing and replacing Resolution No. 22-05 in its entirety
Quarterly goals update – after adoption of 2030 Plan
Business Recruitment Study
MFL - RAGNAR 2013 – Wasatch Back Relay
Dark skies – work session - Tyler



City Council Staff Report

Subject: Local Purchasing Policy
Authors: Jennifer Danowski
Department: Budget, Debt, & Grants
Date: October 4, 2012
Type of Item: Informational/Legislative

Summary Recommendations:

Staff recommends City Council should reaffirm the current language in the Purchasing Policy, which shows Park City's commitment to using local vendors whenever reasonable.

Topic/Description:

Local Preference as discussed in PCMC's Purchasing Policy

Background:

The Purchasing Policy describes protocols for many types of purchases, including purchasing goods and services (*See Attachment A*). When purchases or contracts exceed \$15,000, under the policy, the City must receive quotes, bids, or proposals from several different vendors in an effort to maximize value and minimize cost. The City frequently receives quotes, bids, and proposals from local and non-local vendors to provide goods or services for City projects. The City solicits two main types of contracts:

- (1) **competitive sealed bids** in which the contract is granted to the lowest qualified bidder; and
- (2) **contracts for professional services** in which qualification to perform the service is emphasized and cost is not the sole determination.

In order for vendors to qualify as "local businesses," they must have a commercial office, store, distribution center or other place of business located within the boundaries of Summit County, with an intent to remain on a permanent basis, a County or City business license and at least one employee who is physically present at the local business outlet.

PCMC is committed to expanding economic development in Park City, and on June 9, 2011, City Council approved the addition of a Local Bidder Preference in the City's Purchasing Policy. This local bidder preference applies to competitive bids and gives local businesses the opportunity to be awarded a bid so long as the local business's bid is within 5% of the lowest bid and the local business commits to meeting the low bid price within 48 hours of the bid opening. This is known as "the 5% rule". If prequalification is required, the local business also has to meet those qualifications in order to participate in the process.

Additionally, the City's purchasing policy states that, when choosing a vendor in a Professional Services Contract bid, special consideration may be given to local businesses during the evaluation in instances where knowledge of local issues, geography, statutes, etc., may enhance the quality of service rendered. All contracts are subject to the City's policy to make reasonable attempts to support Park City businesses by purchasing goods and services through local vendors and service providers, subject to Federal and State and local procurement laws (local preference is not allowed for projects utilizing federal grant money). An example of the implementation of this preference is where the project manager creates a scoring rubric, using criteria relevant to the project, to choose a vendor and includes criteria on the scoring rubric specific to local preference. A manager may award extra points to a vendor if the vendor can explain how being local will benefit the project. The local preference policy was heavily researched by Staff and was found to be legally sound and on par with other Utah cities who give a local preference.

This review focused on purchases where an evaluation process is required. Any purchases of goods or related to public improvements above \$15,000 must be competitive using a bid process. Any contract for a service provider expected to be above \$25,000 must go through a formal evaluation process, such as a Request for Proposal process. Project Managers noted that, in situations where the dollar amount of a project was below the \$15,000 limit requiring a formal evaluation process, they have historically tried to use local vendors.

Bids or quotes are generally used for the purchase of goods or for construction projects where the project specifications are already delineated. In the event that a purchase is made using a bid or quote, the City is obligated to choose the qualified vendor with the lowest price. In these instances, vendors may go through a prequalification process to prove they are capable of meeting project specifications, but after prequalification, price is the main factor considered. The 5% rule is generally applicable to this type of purchasing process.

An RFP process is generally used to choose a vendor who provides professional services, such as an architect or an accounting firm. When using a RFP process to choose a service provider, the City is not obligated to choose the proposal with the lowest cost. While price is certainly considered as a factor, experience, quality of work, and the ability of the vendor to meet the needs of a specific project are also considerations. The project manager creates a scoring rubric, using criteria relevant to the project, to choose a vendor. The 5% rule is not used in these circumstances. Instead, the manager may include criteria on the scoring rubric specific to local preference. For example, a manager may award extra points to a vendor if the vendor can explain how being local will benefit the project.

The City has received requests from local businesses to strengthen the Local Preference provisions in the Purchasing Policy. This report details the analysis that was completed with regard to the local preference policy currently in place and discusses why staff recommends *not* amending that policy.

Analysis:

In researching the Local Preference policies in other cities and counties, including nearby cities such as Heber City and Midway, staff found that PCMC's policy on local preference is in line with the practices of other Utah cities. Several of the cities researched had no Local Preference in their purchasing policies. For the cities that did have a local preference, the policies were all nearly identical to ours, stating that if a local bidder was within 5% of the low bid, they would be given between 48 and 72 hours to meet the lowest bid. After reviewing the policies of other cities, Staff concluded that our current Local Preference stipulation seems to be standard amongst cities that give Local Preference and is set appropriately.

Staff also received recommendations from the City's project managers and department managers who frequently go through the purchasing policy. Managers unanimously expressed their approval of the current policy, which allows them to give local preference when applicable, but does not limit the competitive nature of the purchasing process. Many managers felt that if the policy were to include stronger language for local preference, the process may become less competitive.

Managers stated their belief that the policy shouldn't place too much weight on being a local vendor, as being local cannot replace other attributes such as experience, resources, or low cost. Additionally, managers worried that, if the policy were changed, nonlocal vendors would not feel like they were submitting a bid to an equal playing field, which would discourage them from investing the time and money needed to submit a bid. Managers worried that over time, we would receive fewer bids from vendors.

Staff is in the process of finalizing a "Best Practices in Procurement" packet that discusses the Purchasing Policy. One section of this packet discusses Local Preference in purchasing. The packet explains the City's current policy on Local Preference, as well as discusses when and how local preference should be used. This information will be distributed to all departments, and will ensure that managers are using Local Preference in all applicable situations. It states:

Local Bidder Preference

Park City recognizes the benefits of utilizing the capable vendors located in and around Park City. Park City Municipal believes that, subject to all applicable laws and regulations, reasonable attempts should be made to support Park City businesses by purchasing goods and services through local vendors and service providers. In the event that a local vendor could potentially fill a need for a contract, the manager may utilize the following provisions during the decision-making process:

1. For purchases in excess of \$15,000, all reasonable attempts shall be made to notify via the City website any local businesses that, in the normal course of business, provide the materials, supplies or services required by the City.

2. For contracts awarded through the formal bid process: If the bid of a nonlocal bidder is lowest, but a local bidder submits a comparable bid within 5% of the low bid, then the contract shall be awarded to the local bidder if the bidder agrees in writing within forty-eight (48) hours to meet the lowest bid price. If there are more than two local bidders who are within 5% then the contract shall be awarded to the local bidder which had the lowest original bid according to the procedure above.

3. During the evaluation process of an RFP, special consideration may also be given to local businesses in instances where knowledge of local issues, geography, statutes, etc., may enhance the quality of service rendered. Managers may include a place in the RFP for vendors to describe how being a local vendor adds to the success of the project.

Policy Alternatives:

In June 2011, Staff reviewed the Local Preference stipulations in other local governments. The 5% Rule was adopted, added to our policy and implemented. The following alternatives have also been identified.

A: PCMC could award local bidder a “true” percentage award for their bid or quote. For example, if we awarded a “True 5%” award to local bidders, we would automatically select a local vendor if they were within 5% of the lowest bid without asking them to actually match the lowest bid. This alternative is not recommended for several reasons. First, this could potentially raise project costs 5%. Second, Utah State Code limits the project dollar amount that this stipulation could be applied to. For building project over \$40,000, or street and public works projects over \$125,000, PCMC must take the lowest bid. We would legally not be able to give a true 5% award to local bidders for projects over the limit.

B: PCMC could set a goal to have a certain percentage of contracts go to local vendors. This is not recommended; similar policies in other cities have been challenged under the Privileges and Immunity Clause of the Fourteenth Amendment, which precludes cities from having policies that burden a fundamental right to employment.

C: PCMC could increase the 5% rule to a larger percentage, such as 10%. This would mean that, if a local bidder were within 10% of the lowest bid, they would be given 48 hours to meet the price of the low bid. Staff believes that this change would not create a large effect in the outcomes of vendor selection and could discourage other bidders from participating in the process and thereby increase costs.

D: On Request for Proposals for Professional Services, PCMC could require that managers automatically give any local vendor a 5% increase in final score. This option is not recommended, as each project is unique. PCMC currently does not have a standardized scoring rubric for rating responses to RFP due to the unique nature of

each RFP. Managers create their own scoring rubrics based on the scope and needs of the project.

Department Review:

This report has been reviewed by the Budget, Legal, Sustainability, Water, Public Works, Transit and Executive departments.

Alternatives:

A. Reaffirm Current Language (Staff's Recommendation):

1. Reaffirm the current language in the Purchasing Policy as it relates to local businesses. The current policy allows City departments to give preference to local businesses whenever reasonable. The current policy encourages a competitive purchasing process, which allows City departments to choose a vendor that meets the qualifications while having a low cost. The current policy also requires that if a local businesses bids on a Contract and is within 5% of the low bidder, that business will have 48 hours to match the low bid.
2. Council should also support the use of PCMC's Best Practices in Procurement packet, which details out when and how Local Preference can be used, and how local preference can be taken into consideration when going through an RFP process.

B. Continue the Item: Council may choose to continue this item if additional information is requested.

C. Do Nothing

D. Modify: Council could give staff direction to modify the Purchasing Policy to include stronger language regarding Local Preference. This alternative is not recommended by staff, as stronger language may reduce the competitive nature of the purchasing process. This could increase costs for City projects and limit departments when choosing the most competitive quote, bid or proposal.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Positively Impact?	Unique and diverse businesses	Reduced municipal, business and community carbon footprints	Residents live and work locally Jobs pay a living wage	Fiscally and legally sound Well-maintained assets and infrastructure
Which Desired Outcomes might the Recommended Action Negatively Impact?	N/A	Reduced municipal, business and community carbon footprints	Residents live and work locally Jobs pay a living wage	N/A
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral	Neutral	Positive	Very Positive

Additional Comments:

Due to reduced transportation requirements, job performed by local vendors will typically have lower carbon footprints.

Consequences of not taking the recommended action:

Changes to the language of the Purchasing Policy could limit the City's ability to choose vendors for City projects. This could increase costs, limit the number of vendors who apply, or result in a lower quality of end product. Maintain the current policy provides staff with the ability to appropriately utilize the Local Preference stipulations without compromising on cost or quality.

Recommendation:

Staff recommends City Council should reaffirm the current language in the Purchasing Policy, which shows Park City's commitment to using local vendors whenever reasonable.

Attachments:

A – Purchasing Policy

PART II - CONTRACTING AND PURCHASING POLICY

A. Purpose

These rules are intended to provide a systematic and uniform method of purchasing goods and services for the City. The purpose of these rules is to ensure that purchases made and services contracted are in the best interest of the public and acquired in a cost-effective manner.

Authority of Manager: The City Manager or designate shall be responsible for the following:

1. Ensure all purchases for services comply with these rules;
2. Review and approve all purchases of the City;
3. Establish and amend procedures for the efficient and economical management of the contracting and purchasing functions authorized by these rules. Such procedures shall be in writing and on file in the office of the manager as a public record;
4. Maintain accurate and sufficient records concerning all City purchases and contracts for services;
5. Maintain a list of contractors for public improvements and personal services who have made themselves known to the City and are interested in soliciting City business;
6. Make recommendations to the City Council concerning amendments to these rules.

B. Definitions

Building Improvement: The construction or repair of a public building or structure (Utah Code 11-39-101).

City: Park City Municipal Corporation and all other reporting entities controlled by or dependent upon the City's governing body, the City Council.

Contract: An agreement for the continuous delivery of goods and/or services over a period of time greater than 15 days.

CPI: The Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor.

Local Business: a business having:

- a. A commercial office, store, distribution center or other place of business located within the boundaries of Summit County, with an intent to remain on a permanent basis;
- b. A current County or City business license; and
- c. At least one employee physically present at the local business outlet.

Local Bidder: A Local Business submitting a bid on a Park City Public Works Project or Building Improvement

Manager: City Manager or designee.

Public Works Project: The construction of a park, recreational facility, pipeline, culvert, dam, canal, or other system for water, sewage, storm water, or flood control (Utah Code 11-39-101). “Public Works Project” does not include the replacement or repair of existing infrastructure on private property (Utah Code 11-39-101), or emergency work, minor alteration, ordinary repair, or maintenance necessary to preserve a public improvement (such as lowering or repairing water mains; making connections with water mains; grading, repairing, or maintaining streets, sidewalks, bridges, culverts or conduits).

Purchase: The acquisition of goods (supplies, equipment, etc.) in a single transaction such that payment is made prior to receiving or upon receipt of the goods.

C. General Policy

1. All City purchases for goods and services and contracts for goods and services shall be subject to these rules.
2. No contract or purchase shall be so arranged, fragmented, or divided with the purpose or intent to circumvent these rules. All thresholds specified in this policy are to be applied to the total cost of a contract over the entire term of the contract, as opposed to annualized amounts.
3. City departments shall not engage in any manner of barter or trade when procuring goods and services from entities both public and private.
4. No purchase shall be contracted for, or made, unless sufficient funds have been budgeted in the year in which funds have been appropriated.
5. Subject to federal, state, and local procurement laws when applicable, reasonable attempts should be made to support Park City businesses by purchasing goods and services through local vendors and service providers.
6. All reasonable attempts shall be made to publicize anticipated purchases or contracts in excess of \$15,000 to known vendors, contractors, and suppliers.
7. All reasonable attempts shall be made to obtain at least three written quotations on all purchases of capital assets and services in excess of \$15,000.
8. When it is advantageous to the City, annual contracts for services and supplies regularly purchased should be initiated.
9. All purchases and contracts must be approved by the manager or their designee unless otherwise specified in these rules.
10. All contracts for services shall be approved as to form by the city attorney.
11. The following items require City Council approval unless otherwise exempted in these following rules:
 - a. All contracts (as defined) over \$25,000
 - b. All contracts and purchases awarded through the formal bidding process.

- c. Any item over ~~\$10,000~~ \$15,000 that is not anticipated in the current budget.
 - d. Accumulated "Change Orders" which would overall increase a previously approved contract by:
 - i. the lesser of 20% or \$25,000 for contracts of \$250,000 or less
 - ii. more than 10% for contracts over \$250,000.
- 12.** Acquisition of the following Items must be awarded through the formal bidding process:
- a. All contracts for building improvements over the amount specified by state code, specifically:
 - i. for the year 2003, \$40,000
 - ii. for each year after 2003, the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3% or the actual percent change in the CPI during the previous calendar year. (see Park City's Best Practices in Procurement for updated thresholds)
 - b. All contracts for public works projects over the amount specified by state code, specifically:
 - i. for the year 2003, \$125,000
 - ii. for each year after 2003, the amount of the bid limit for the previous year, plus an amount calculated by multiplying the amount of the bid limit for the previous year by the lesser of 3% or the actual percent change in the CPI during the previous calendar year. (see Park City's Best Practices in Procurement for updated thresholds)
 - c. Contracts for grading, clearing, demolition or construction in excess of \$2,500 undertaken by the Community Redevelopment Agency.
- 13.** The following items require a cost benefit analysis where there is a quantifiable return on investment as defined by the Budget, Debt, and Grants Department before approved:
- a. All contracts, projects and purchases over \$25,000
 - b. All contracts and purchases awarded through the formal bidding process.
 - c. Any item over \$15,000 that is not anticipated in the current budget process.
- 14.** City Employees or anyone acting on behalf of the City may not receive or accept any gift or loan if the gift or loan could influence a reasonable person in the discharge of the person's official duties including but not limited to the granting of City contracts. This prohibition does not apply to any occasional non-pecuniary (non-cash equivalent) gifts with a value less than \$50.00. Employees must abide by PCMC 3-1-4.

D. Exceptions

Certain contracts for goods and services shall be exempt from bidding provisions. The manager shall determine whether or not a particular contract or purchase is exempt as set forth herein.

1. Emergency contracts which require prompt execution of the contract because of an imminent threat to the safety or welfare of the public, of public property, or of private property; circumstances which place the City or its officers and agents in a position of serious legal liability; or circumstances which are likely to cause the City to suffer financial harm or loss, the gravity of which clearly outweighs the benefits of competitive bidding in the usual manner. The City Council shall be notified of any emergency contract which would have normally required their approval as soon as reasonably possible. Consult the Emergency Manager regarding purchases for disaster events.
2. Projects that are acquired, expanded, or improved under the "Municipal Building Authority Act" are not subject to competitive bidding requirements.
3. Purchases made from grant funds must comply with all provisions of the grant.
4. Purchases from companies approved to participate in Utah State Division of Purchasing and General Services agreements and contracts and under \$100,000 are not subject to competitive bidding requirements.
5. Purchases made via public auction.
6. Purchases from local government purchasing pools in which the City is a participant as approved by a resolution of the City Council.

E. General Rules

1. **Purchases of Materials, Supplies and Services** are those items regularly purchased and consumed by the City. These items include, but are not limited to, office supplies, janitorial supplies, and maintenance contracts for repairs to equipment, asphalt, printing services, postage, fertilizers, pipes, fittings, and uniforms. These items are normally budgeted within the operating budgets. Purchases of this type do not require "formal" competitive quotations or bids. However, for purchases in excess of \$15,000 all reasonable attempts shall be made to obtain at least three written quotations and to notify via the City website any local businesses that, in the normal course of business, provide the materials, supplies or services required by the City. A written record of the source and the amount of the quotations must be kept.
2. **Purchases of Capital Assets** are "equipment type" items which would be included in a fixed asset accounting system having a material life of three years or more and costing in excess of \$5,000. These items are normally budgeted within the normal operating budgets. Purchases of this type do not require "formal" bids. All reasonable attempts shall be made to obtain at least three written quotations on all purchases of this type in excess of \$15,000. A written record of the source and the amount of the quotations must be kept. A reasonable attempt will be made to notify via the City website any local business that, in the normal course of business, sells the equipment required by the City.
3. **Contracts for Professional Services** are usually contracts for services performed by an independent contractor, in a professional capacity, who produces a service predominately of an intangible nature. These include, but are not limited to, the services of an attorney, physician, engineer, accountant, architectural

consultant, dentist, artist, appraiser or photographer. Professional service contracts are exempt from competitive bidding. All reasonable attempts shall be made to obtain at least three written quotations on all contracts exceeding \$15,000 and to notify via the City website any local businesses that, in the normal course of business, provide the service required by the City. A written record of the source and the amount of the quotations must be kept.

The selection of professional service contracts in an amount exceeding \$25,000 shall be based on ~~an~~ a formal documented evaluation process such as Request for Proposals (RFP), Statement of Qualifications (SOQ), Qualification Based Selection (QBS), etc. (see Park City's Best Practices in Procurement for details). The evaluation process should include an objective assessment, preferably by multiple reviewers, of the services needed, the abilities of the contractors, the uniqueness of the service, the cost of the service, and the general performance of the contractor. Special consideration may also be given to local businesses during the evaluation in instances where knowledge of local issues, geography, statutes, etc., may enhance the quality of service rendered. The lowest quote need not necessarily be the successful contractor. Usually, emphasis will be placed on quality, with cost being the deciding factor when everything else is equal. The manager shall determine which contracts are professional service contracts. Major professional service contracts (~~\$20,000~~ \$25,000 and over) must be approved by the City Council.

4. **Contracts for Public Improvements** are usually those contracts for the construction or major repair of roads, highways, parks, water lines and systems (i.e., Public Works Projects); and buildings and building additions (i.e. Building Improvements). Where a question arises as to whether or not a contract is for public improvement, the manager shall make the determination.

Minor public improvements (less than the amount specified by state code):

The department shall make a reasonable attempt to obtain at least three written competitive quotations for contracts in excess of \$15,000. A written record of the source and the amount of the quotations must be kept. Procurement for all minor public improvements in excess \$25,000 shall be based on a formal documented evaluation process (see Park City's Best Practices in Procurement for details). The evaluation process should include, at minimum, an objective assessment of the services needed, the abilities of the contractors to perform the service and the cost of the service. A reasonable attempt will be made to notify via the City website any local businesses that, in the normal course of business, provide the public improvements required by the City. The manager may require formal bidding if it is deemed to be in the best interest of the City.

Major public improvements (greater than or equal to the amount specified by state code): Unless otherwise exempted, all contracts of this type require competitive bidding.

5. **Contracts for Professional Services, where the Service Provider is responsible for Public Building Improvements/Public Works Project (Construction Manager / General Contractor "CMGC" Method)** are contracts where the City contracts with a "Construction Manager/General

Contractor" which is a contractor who enters into a contract for the management of a construction project when that contract allows the contractor to subcontract for additional labor and materials that were not included in the contractor's cost proposal submitted at the time of the procurement of the Construction Manager/General Contractor's services. It excludes a contractor whose only subcontract work not included in the contractor's cost proposal submitted as part of the procurement of construction is to meet subcontracted portions of change orders approved within the scope of the project. The CMGC contract is exempt from competitive bidding. The selection of CMGC contracts shall be based on ~~an~~ a documented evaluation process such as a Request for Proposals (RFP), Statement of Qualifications (SOQ), Qualification Based Selection (QBS), etc. (see Park City's Best Practices in Procurement for details). The evaluation process should include an objective assessment, preferably by multiple reviewers, of the services needed, the abilities of the contractors, the uniqueness of the service, the cost of the service, and the general performance of the contractor. Special consideration may also be given to local businesses during the evaluation in instances where knowledge of local issues, geography, statutes, etc., may enhance the quality of service rendered. The lowest quote need not necessarily be the successful contractor. Usually, emphasis will be placed on quality, with cost being the deciding factor when everything else is equal. The manager shall determine which contracts are CMGC contracts. Major CMGC contracts (over ~~\$20,000~~ \$25,000) must be approved by the City Council. The selected CMGC will then implement all bid packages and subcontractors under a competitive bid requirement as required herein. The Project Manager will attend the award of all subcontracts which meet the threshold requirements of General Policy 12 a or b above.

F. Formal or Competitive Bidding Provisions

1. **Bid Specifications:** Specifications for public contracts shall not expressly or implicitly require any product by any brand name or make, nor the product of any particular manufacturer or seller, unless the product is exempt by these regulations or the City Council.
2. **Advertising Requirements:** An advertisement for bids is to be published at least twice in a newspaper of general circulation, printed and published in the city and in as many additional issues and publications as the manager may determine, at least five days prior to the opening of bids. The advertisement shall also be posted on the Park City website and the Utah public legal notice website established by the combined efforts of Utah's newspapers. Advertising for bids relating to Class B and C road improvement projects shall be published in a newspaper of general circulation in the county at least once a week for three consecutive weeks as well as be posted on the Park City website and the Utah public legal notice website established by the combined efforts of Utah's newspapers.

All advertisements for bids shall state the following:

- a. The date and time after which bids will not be accepted;

- b. The date that pre-qualification applications must be filed, and the class or classes of work for which bidders must be pre-qualified if pre-qualification is a requirement;
 - c. The character of the work to be done or the materials or things to be purchased;
 - d. The office where the specifications for the work, material or things may be seen;
 - e. The name and title of the person designated for receipt of bids;
 - f. The type and amount of bid security if required;
 - g. The date, time, and place that the bids will be publicly opened.
3. **Requirements for Bids:** All bids made to the city shall comply with the following requirements:
- a. In writing or electronically sealed;
 - b. Filed with the manager;
 - c. Opened publicly by the manager at the time designated in the advertisement and filed for public inspection;
 - d. Have the appropriate bid security attached, if required.
4. **Award of Contract:** After bids are opened, and a determination made that a contract be awarded, the award shall be made to the lowest responsible bidder. "Lowest responsible bidder" shall mean the lowest bidder who has substantially complied with all prescribed requirements and who has not been disqualified as set forth herein. The successful bidder shall promptly execute a formal contract and, if required, deliver a bond, cashier's check, or certified check to the manager in a sum equal to the contract price, together with proof of appropriate insurance. Upon execution of the contract, bond, and insurance, the bid security shall be returned. Failure to execute the contract, bond, or insurance shall result in forfeit of the bid security.
- a. **Local Bidder Preference:** If the bid of a nonlocal bidder is lowest and there was a local bidder who also submitted a bid which was within five percent (5%) of the low bid, then the contract shall be awarded to the local bidder if the bidder agrees in writing within forty-eight (48) hours after being notified of the low bid, that the bidder will meet the bid price while the bidder meets all the prescribed requirements set forth in the bid documents. If there are more than two local bidders who are within 5% then the contract shall be awarded to the local bidder which had the lowest original bid according to the procedure above.
5. **Rejection of Bids:** The manager or the City Council may reject any bid not in compliance with all prescribed requirements and reject all bids if it is determined to be in the best interest of the City.
6. **Disqualification of Bidders:** The manager, upon investigation, may disqualify a bidder if he or she does not comply with any of the following:
- a. The bidder does not have sufficient financial ability to perform the contract;
 - b. The bidder does not have equipment available to perform the contract;

- c. The bidder does not have key personnel available, of sufficient experience, to perform the contract;
 - d. The person has repeatedly breached contractual obligations with public and private agencies;
 - e. The bidder fails to comply with the requests of an investigation by the manager.
7. **Pre-qualification of Bidders:** The City may require pre-qualification of bidders. Upon establishment of the applicant's qualifications, the manager shall issue a qualification statement. The statement shall inform the applicant of the project for which the qualification is valid, as well as any other conditions that may be imposed on the qualification. It shall advise the applicant to notify the manager promptly if there has been any substantial change of conditions or circumstances which would make any statement contained in the pre-qualification application no longer applicable or untrue. If the manager does not qualify an applicant, written notice to the applicant is required, stating the reasons the pre-qualification was denied, and informing the applicant of his right to appeal the decision within five business days after receipt of the notice. Appeals shall be made to the City Council. The manager may, upon discovering that a pre-qualified person is no longer qualified, revoke pre-qualification by sending notification to the person. The notice shall state the reason for revocation and inform the person that revocation will be effective immediately.
8. **Appeals Procedure:** Any supplier, vendor, or contractor who determines that a decision has been made adversely to him, by the City, in violation of these regulations, may appeal that decision to the City Council. The complainant contractor shall promptly file a written appeal letter with the manager, within five working days from the time the alleged incident occurred. The letter of appeal shall state all relevant facts of the matter and the remedy sought. Upon receipt of the notice of appeal, the manager shall forward the appeal notice, his investigation of the matter, and any other relevant information to the City Council. The City Council shall conduct a hearing on the matter and provide the complainant an opportunity to be heard. A written decision shall be sent to the complainant.



City Tour Observations

**Las Vegas, Nevada and Brian Head, Utah
September 5-9, 2012**



Notes gleaned from our City Tour debrief session on Sunday, September 9, 2012. Please use the information in your leadership and community roles, and share this document with anyone you feel might benefit from its contents. Thank you for your active participation in this year's City Tour, and for your observations, wisdom and creative suggestions!

What are some issues observed in our host communities that are also issues for Park City? Summit County? How are the host towns addressing them? What issues did we observe that, if we are not proactive, might become issues for us in the future?

- Brian Head struggles with:
 - Decline in skier days and population. Contentious relationship with resort employer.
 - Second home taxes is the base for their revenue Skier days had fallen from 50% Not remaining competitive If we do not remain competitive what will happen?
 - Lack of age diversity
 - Keeping visitors around
 - Maintaining good relationship with major resorts
 - Age diversity—keeping youth
 - Affordable housing
 - Getting county businesses in the city
- We are at risk of establishing an older population base. Must welcome and support youthful age group.
- Job availability
 - Need consistent source of jobs during mud season
 - Variety of jobs to keep young people employed
 - Workforce wages. If we want to build community it means offering well-paying jobs so people can live and work here.
 - Not quantity of jobs but quality of jobs
 - Sustainable year-round economic employment for young people
- Affordable housing
 - Worker housing
 - Park City only has so much space, so the ability to build affordable housing is limited. Summit County does have space, but developing it creates sprawl. Can this be managed? Market and consumer preference will manage the housing use.
 - Need communal spaces
- Focus on single industry needs to give way to diverse business development
 - Need for diversity in economy
 - PC needs to diversify from tourism, dependence on tourism as revenue stream
 - Economic development should focus on the community – not business that is climate dependent.
 - Focus on youth and maintaining excitement
 - Seasonality of economy/business

- Economic development and diversification—more industries.
- Diversity in revenue sources: Las Vegas gambling compares to Park City skiing
- What do we want to be in the off season/ summer?
- Recreation or tech summit, economic development
- Relaxed zoning. Easy for new business to come, vs. too many changes in zoning.
- No convention center in PC. Some properties pursue convention business, but are limited to the capacity to 500.
- Attitude of “Close the door behind you” vs. “Open the door to business”
- Las Vegas is trying to diversify
- 70 percent of Vegas revenue is now coming from non-gaming activities (dining, shows, shopping, events)
- Smith Center and surrounding infrastructure expands offerings. Eccles Center?
- PC- Movie studio: provides jobs and revenues. Doesn’t bring in many new residents.
- Add diverse and complementary businesses and industries to the mix
- Risk vs. reward
- Commercial real estate
- Need for business development center
- We are tourism-centric. Seek diversity. Spring/fall events and activities.
- Las Vegas and Park City focused on one central business and everything revolves around that. Skiing - Park City. Vegas – gambling. Vegas is trying to diversify.
- Zappos founder incubating businesses not just for the tourist industry .
- Symphony Park, the brain center, and a sports team bring different crowds of people to town.
- We need to loosen the process – expediting business development. Park City is difficult due to the “nimby” attitude.
- We can grow, and some obstacles can be removed, but we want to plan it carefully.
- Park City does not demonstrate urgency (like Vegas) in seeking business development and diversification.
- Off-season tourism events
- Ongoing business growth
- Monitoring skier days
- Remain competitive. Know what’s going on with competitors. Monitor this.
- Tech center
- Value of the dollar spent. You don't just go to Park City to ski. Diverse experience: the arts and culture, events, shopping. What would happen if Tanger could not expand or changes?

- There are multi generational people visiting in groups. We need to make sure we alternate activities for the growing baby boomer growth.
- Addressing division in community
 - Main Street vs. Redstone
 - Locals vs. visitors
 - Rich vs. poor
 - City vs. County
- Redevelopment
 - Vegas is repurposing buildings
 - Decaying infrastructure.
 - Need for private partner
 - Zappos founder investing in downtown redevelopment and support of small support businesses
 - Revitalization of areas
 - Relationship between downtown and “The Strip”
 - Creative uses for land
 - “First Friday” event—bringing younger people out
 - Permits for businesses to inject growth
 - Streamline the planning and governmental processes, permitting, lengthy reviews by planning, building, legal, historic district to shorten delays
 - City and County, government entities to understand they are in the business to SERVE CUSTOMERS.
 - Cooperative planning between the agencies. If we plan in the right direction to have a heart and center of a community. The sprawl in Vegas-- the sprawl appears to be a wasteful community with cars. What are the goals of each generation? The market provides that. There is a new generation that isn't highlighting the large house and long commute. People are looking for consolidated living. Are the codes set to allow promotion of new developments? Are the infrastructure improvements there? You can bankrupt yourself for not planning what is the cost for serving those uses. Employees, fire. The infrastructure for that needs to occur before the development.
 - The land was given to the performing arts building - Smith Center. The city decided what they wanted to see and then gave the land to help make it happen. City was working proactive. Was willing to give something to get something. The partnership with the developer for them to have a piece of the land, make sure it is done right. A give today is a huge get in the future.
 - Is the Smith Center the best return for the size of investment? It is not always best to sink a large amount money into the arts center. Was it done to attract the locals or new people to move to Vegas? Does it enhance the Vegas experience? It promotes the cleaner image. Parallel is the revamping the

Kimball Art Center. The community supports the idea to expand the Kimball usage, but the “how” is the controversy.

- The Smith Center is not a 9 to 5 use in the district. The brain center is an architectural draw for a business, but next to a furniture mart that has a four week per year use. Do we need to spend that amount of money for that type of improvement? The architectural element could be the multicultural multigenerational draw. There is also now pedestrian connection to the area in Vegas.
- The connections need to be planned prior to the development. Sidewalks in areas are now back filled. Redevelopments should not be disconnected. The public realm needs to be put in place first. The buildout in Vegas seems piecemealed. Is it worth the give and get to get the sidewalks in first? Walkability, public art and setbacks. Plan for the feel and look prior to the start of construction. Does the County have enough staff in place to be proactive instead of reactionary? In real estate, the natural redevelopment will take place.
- Who is on staff in the City and County? Separate staff for the Vegas redevelopment agency. What we do not have is separate focus on the areas and how much is coordinated with the need for increased services. The percentage of developable land does not change, so is the tax base not changing?
- All the existing infrastructure is decaying. How can we upgrade and focus on redevelopment without looking at these issues?
- Redevelopment agencies need to partner and leverage with long term development partners. As soon as you open something you need to start planning for how to replace it. It will keep us competitive in the tourism market. Flowers Main Street may not have a dollar for dollar direct return, but it enhances the area. Replacement of banners - it is good that it appears that the Olympics ended yesterday.
- Branding
 - The Strip is not in Las Vegas, but in the County (actually in Paradise, NV)
 - Addressing assumption that the Strip is Las Vegas
 - Branding- City Council and mayor all singing the same song. Cohesive.
 - Development of Fremont Street, which is in city of Las Vegas
 - Regional branding
 - Park City needs to include Kimball Junction and Snyderville Basin in branding. Identify strengths of each.
 - Downtown/strip = Park City/ Junction
 - Downtown/Main Street vs. Junction (annexation, conflict, competition)
 - Reduction of draw to Main Street
 - Protecting the PC brand
 - Incentivizing people to come

- Two separate area - county versus city. Newpark vs. Main Street. Areas syphoning business from each other. Downtown Las Vegas is now being more aggressive. Complimentary versus competitive. Each district needs to identify their attractions and focus. How can you compete without being competitive? Newpark is family oriented, different. Groups and leaders need to work together to dispel the myths. May help if the two organizations work together to dispel community myths.
 - Reduction of duplication of services
 - Sustainability
 - Water conservation
 - Population growth and natural resources
 - Electricity and use of solar energy
 - Parking and walkability- make user-friendly. Educate value to citizens.
 - Traffic/Parking
 - Green and LEED
 - Building/landscaping incentives
 - Minimizing/ eliminating lawns
 - Plant native plants
 - Responsible growth
 - LEED-certified buildings
 - Environmental impact on the landscape
 - Complimentary architecture growing from the landscape, rather than “assaulting” the landscape
 - Good view shed law; what kind of visual impact will the building have? How will the building impact a neighbor, especially the view? Require a height marker to be viewed by neighbors. Will it shut off views impacting the value of your neighbors’ property and/or enjoyment of their property?
 - There was a 10-year property tax abatement for environmental improvements. Not legally allowed. Can we afford to abate or can we afford not to?
 - Water
 - Landscape incentives come with residential conservation easement
 - Program to eliminate lawns
 - Payment to remove lawn
 - Storage and exchange of water rights
 - Collaboration between water authorities
 - ‘Gray water” not for the masses
- Issues and dynamics between City and County

- Strip vs. City, Parowan vs. Brian Head
- Not much collaboration
- Annexation issues
- Planning and growth
- Reinforce County and City growth collaboration
- County business into City instead of junction
- Regional cooperation
- Disconnect between Western County Commission
- Loss of identity as an historic town if overgrowth continues around the county
- Opportunities for greater regionalization
- Public/private partnerships (such as Bonanza Park)
- Responsibility is government/Chamber/ Non-profits
- Communication, social events to bring together
- City/County invisible divide. Bridge, dispel myths.

- Two separate governments. City is focused on Main Street. What about our “invisible border?” How can we engage that? We need to be together, moving forward. The sum of the parts is better than each part individually in Vegas.
- The majority of tourists do not know the boundary exists. Park City is sold together. Vegas did not set a vision of a good working relationship.
- Disconnect between County Commission and County Council
- Loss of identity. Overbuilding in unincorporated County → effect on City identity
- Opportunities for regionalization and planning
 - Cooperation, long term planning
- Recognition of mutual dependence

- Annexation
 - We live like a town of 35,000, but claim 7,300 residents.
 - Disconnect between Junction and PC. Snyderville residents don’t have representation.

- Planning and growth
 - Second homeowners contribute to city
 - Community conversation needed re need for natural boundaries vs. engineered boundaries.
 - Parking and walkability
 - Downtown and outlying issues
 - Don’t Kill the Golden Goose
 - Building for the future
 - Old Vegas—didn’t have an eye on the future
 - Architecture is exciting

- Cleveland Clinic Brain Center architect created a destination building. People WANT to be treated there, have events there.
 - Architectural planning- marriage of progressive, historical, sustainable
- Anticipate what might happen
- New construction
- Public and private partnerships (example: Bonanza Park)

What are our host communities doing that is new, creative, inspiring?

- Community and Culture
 - Need more relationship-builders/networkers
 - Connections matter.
 - Inventory relationships, people with ties to PC
 - Culture of fun (Zappos, Vegas). Built out culture.
 - Humility as core value (Zappos)
 - Fundraising
 - Vegas: good job of bringing donors and nonprofits together. Realtors to give info packets to second home buyers re nonprofit support?
 - Linda Smith, Vegas: “Opportunity Village” Work with her.
 - Fundraising can be fun.
 - Focus on Excellence
 - Event: First Friday-- food, booze. Once a month makes it special (rather than every week). Brings out young people, diverse population.
 -
- Business and economic development, economic diversity
 - Ease of doing business in Las Vegas: free liquor licenses
 - Culture of business entrepreneurship
 - Medical tourism (Brain Center)
 - Insurance for small businesses through Chamber of Commerce
 - Entrepreneurial Fund through Zappos (Tony)
 - Identify businesses we want, and bring them to PC/Summit County
 - Leverage mentor program
 - Former CEOs to meet at coffee shop daily
 - Mentors to work with City
 - Business leaders work with Council members
 - Council and business people working together (Task Force)
 - Need for incentives for growth and change. (Las Vegas negotiated to bring Zappos)
 - Need institutional business/governmental partnership

- University
- Hospitality school
- Chamber professional program
- Venture capital fund for business investment
- Need year-round jobs (university, culinary, corporate education, industry training facility)
- Vegas has changed its image—more family environment
- Culture of business entrepreneurship
- Building department: make it easier for new business to come. Level of service to new businesses should be high. Building department better quality of service. Open before 10 a.m.. Easier to get permits. Community is customer. Provide service according to THEIR needs. Open at 6. Inspections 7 days a week.
- Larger businesses to invest in smaller businesses.
- Opening up to new ideas—youth, entrepreneurs, regardless of history or length of time in community.
- Relationships: collaboration at Zappos: goals, team building, training individuals
- Redevelopment
 - Focusing on one issue: downtown
 - Repurposing old buildings
 - Make building permits easier
 - Building “so they will come”
- Sustainability and resources
 - Cooperation between water authorities
 - Bike share program in Vegas. Lockers, showers. Put near transit center? Coles, Jans to be involved? Rideshare and personal bike. Federal grant to start? Bikes adapted to snow?
 - LEED tax abatements
 - Water-smart house designation (create a brand, label)

What ideas and suggestions can we bring back? What are some practical applications of these ideas? Who takes responsibility? How are they funded? Roadblocks?

- Events
 - Bring younger people out
 - First Friday. The First Friday event was successful because they have food and booze. There was a separation between the Fremont Street and the First Friday booths. It was a special event because it was only once a month, and was well attended. Young people and artists typically drive a real estate market, and bring in others. They make it the hot place.
 - Pride Parade
 - Santa event
 - Signature events
 - Events: increase in summer, shoulder seasons
 - While the Silly Market and the Arts weekend draw big crowds, we need a month-long event during the down-seasons that will draw continuous but easily manageable traffic. It may be as simple as turning Main Street into a Montmartre for a month, closing off traffic so artists can paint on easels up and down the street. Also in France, I think at Monet's Giverny, they have a competition for artists to come and paint for a month or two in exchange for subsidized housing in a pretty place. If we could get artists to draw a continuous but manageable crowd on Main Street in the mud season, we could keep traffic coming to local restaurants and hotels. The key though is we can't expect everyone to build up resources for a Sunday and then be quiet for the rest of the week (Silly Market) and can't block restaurants with large tents and booths. The goal here is to bring a continuous crowd with a manageable level of traffic rather than have big swings in the number of people in town from massive traffic on Sundays to nobody on Saturday.
- Arts
 - Commitment to the arts. Increase quality of life.
 - It was one opinion that the Smith Center was a waste of money. The city donated the land & it was a beautiful waste because other venues already existed that could serve the same purpose. But that money put into the city doesn't always need to show a dollar value return to be important. The businesses around the Smith Center have seen their profits go up by 70%, and it provides something new to the city: fine arts.
- Economic development and diversity
 - High altitude training

- Commitment to economic development
- Sense of fun. Can contribute to better workers.
- New business model (Zappos). Not sure it works for everyone—more for a younger worker. When older, evolve to a more organized environment.
- Cleveland Clinic (brain center) raises the bar.
- Inspiration Center with exhibits and native plants (nursery to do?)
- Convention space
- Economic development department or group: empowered to drive projects from start to finish, approve actions, expedite. Need someone or something FOCUSED on this! Someone/ some entity to take charge of economic development. Takes project from start to finish. Clears red tape.
- Downtown more lively—support key businesses in incorporated areas; Park City, Downtown Coalville. City and County buildings and facilities located in incorporated boundaries
- Co-working, creative spaces for young people, entrepreneurs. Incubation space. Books and resources, technology. MAGNET to synchronize thinking. Use Leadership alumni for inspiration. Bring speakers in from outside community.
- Legitimate incubator: mentors, access to capital, public/private partnership. Model after university programs. Consulting, office space, housing? Computers. Do through L3C?
- Need year-round businesses. Find ways to make seasonal jobs year round. Energy and resources of workers—keep it year round.
- Economic diversity example: tax accountants to come to Park City for training after their busy season.
- Bring skilled/ high-tech jobs into town. Non-resort. GOED
- Leadership and networking
- Monthly forums on issues, with speakers
- Shark tank idea from Zappos: People bring ideas to committee/board and pitch for approval. “Win” \$ for idea, resources, approval.
 - With incubator idea?
 - With sponsors?
- New business—how can we make it easier?
- Forums for “think tanks.” Bringing talent to think outside the box—Leadership alumni.
- Get a “Tony” (Zappos founder) to seed new businesses: Mark Fischer, Powdr Corp, Talisker
- Chamber: more focus on building community, not just business. Insurance for members.

- When we talk about financing start-ups, we should target companies that will create the jobs we want available in town. For example, target companies that within three years are likely to employ 200 people between the ages of 25 and 40, and pay them \$60-\$125k per year. Endeavor does this to develop third world countries - targeting a specific type of job creation through venture financing.
- University Satellite/Medical Center/Sports/Hospitality
- Corporate Training Facility (Accounting firms train during both our down-seasons, in September/October they put hundreds of recent college grads through introductory trainings, then in May/June they recover from the busy tax season and retrain their experienced professionals, particularly as CPE (continuing professional education) is a requirement of being a CPA. Arthur Andersen had a renowned training facility dedicated for its employees in Chicago. Approach the Final Four public accounting firms about this. Also the investment banks do a lot of training in September/October for recent graduates. The goal needs to be long term commitments from various companies so we know we'll have a certain number of jobs and rooms used each year to give security to seasonal workers. We may not need to lower our prices, as the big firms in New York will already find Utah cheaper than what they're currently doing at our regular prices.
- World Class Culinary School
- Entrepreneurial Venture Financing
- Economic Development Committee, public and private with Ambassadors to Chamber, County, Councils, etc.
- Identify key strategic partnerships to help PC and Summit County
 - Schools such as Westminster and U of U
 - Cities; SLC, Vegas, others
 - Industries/ businesses off season (accounting)
 - Reach out to CEOs who are part of larger community of Summit County
- Business owner insurance: approach Chamber
- Entrepreneurial support: Zions Venture Fund, Mark Fischer to spearhead project
- Business development incentives for new business
- Incentives for growth, community support. Approach people with experience (not just money). Balance movement for community enrichment/betterment.
- Keep key businesses and government facilities in downtown areas to support incorporated entities
- Co-working and creative spaces
- Center for new business
 - Tech support

- Shared library resources
 - Partner with state of Utah
 - Partnerships with existing business owners, movers and shakers who are doing things.
 - Mine talented residents, and second homeowners who are entrepreneurs
 - Target specific businesses that support what we want to be
 - Leverage CEO/ mentors (Al Landon)
 - Bring content experts to town (who have been successful elsewhere):
Benchmark
 - Conventions as economic driver
 - Thank you cards (Zappos) from City, Chamber, entities, thanking customers.
 - Incentives for more local businesses
 - Ongoing community think tank/ business incubator
- Sustainability and resources
 - Water advisory committee at City, water department. Bring ideas together and offer education. Red Butte Gardens as model.
 - Water conservation easement, ideas and programs – KEY priority
 - Additional water sources, storage
 - Round Valley water reservoir
 - We don't have a system to validate parking. We could finance more parking by charging, and then waiving those fees.
 - LEED-- no property taxes for 10 years
 - L3Cs
 - Water - encouraging people and the school to change from grass to desert style landscaping
 - Water issues: Conservation is an issue for all of us. Perhaps we should suggest an incentive program to eliminate lawns or minimize water usage, and planting native plants. Also more of a tax for lawnscape projects in the permit process. Study and follow Nevada's lead, and perhaps make better use of gray water. We can look at their conservation programs from Las Vegas. They have an inspiration center where you can see what types of plants are best for the area. This could be a private business that develops this, such as PC Nursery. Maybe a Water Advisory Committee would be a great way to start.
 - Las Vegas has an excellent bike share program. A private company came in to organize the program. It is a whole facility with amenities. Perhaps Jan's or Coles

would want to participate and organize this program. Citizens pay for a monthly pass in this program. This could fit near the transit center, on the South end. Perhaps there is a Federal grant to begin this program, and then Jan's or Coles could continue it on. There may still be time to add something to the new Transit Center as well.

- \$1.50/ square foot to tear out grass, and conservation easement. Limit it on new development
- Community and Culture
 - More sense of community
 - An Information Hub would be helpful for citizens, where people can go to get information on services. Connecting the community.
 - Coffee Shops where people can share ideas, nexus for gathering place
 - Yearly book of accomplishments for community (as Zappos annual yearbook)
 - We need a better way to plug in second homeowners as they are in town, make them feel a part of the community and engage them with local non-profits
 - How do we connect with the wealthy here in PC and ask them to benefit our community as opposed to their home community? How do we get our part time residents involved? Maybe individual citizens can make a more active approach in engaging them, a grass roots movement to connect them with us. Real Estate agents can also make that connection. Perhaps each new home owner gets a packet of information about our community and how to be involved, and follows up with the new homeowner after 6 months.
 - Host committee to help make second homeowners feel part of community
 - Contact Linda Smith to get fundraising and event ideas for our community. She is with the Opportunity Village charity in LV. 702-880-4080
 - Lobby top ten lists - best place to work, best place to live, and become number one across the board like Deer Valley
 - Monthly public forums with speakers where each forum is on a specific issue engaging the community, with breakouts like on City Tour
 - Shared communities
 - Community outreach
- Government
 - Approval process shortened
 - Separation of City to the County... Strip vs. the Town. Brian Head vs. Parawon. If we want to create unity, we need more cooperation between the City and County governments in our town. More communication between government entities would be helpful. Breakfasts and meetings between City and County can be helpful, particularly in person.

- More socializing events at the City and the County would be helpful to create better Synergy. Perhaps quarterly events to bring the County and City together.
- Cooperative task force: government and business leaders. (New City Manager to have these skills. Also Andy Beerman)
- Planning commission, Chamber, Council collaboration
- One thing that was much discussed in our group but that didn't get brought up was projects by the city & their value. Park City is special. Baskets of flowers all over town (as an example) aren't generating a return but they contribute to the overall feeling of the town that you can't put a dollar value on but that does keep people coming back to our town. Investing money in our town shouldn't always have a direct payback in order to be considered worthwhile.
- Redevelopment, planning
 - Architecture contributes to the idea of taking the community seriously. Helps move a community forward.
 - Co-housing project
 - Redevelopment planning. Manage and care for what's already here, as we grow. Public/private partnerships.
 - Vegas relationship with Home Depot to issue permits—ease for customers.
 - Shared communities—co-housing, shared “stuff”
 - Affordable housing is a challenge for us, as well as economic diversity. Enticing businesses to Park City, downtown and also out near Kimball Junction. As we look at the development of Bonanza Park, we need to be careful about development and housing in that area. Connecting non walkabout zones with buses and bike paths will be necessary.
 - The core value at Zappos of being humble can be incorporated into our affordable housing programs or assisted living programs. Also a grassroots program to remember that we are all together in this community.
 - Change mentality of not wanting change. Strike balance between preservation and growth/change
 - Developers—non-negotiable community housing

What have we learned about Park City/Summit County? About each other?

- ReNae and Dani can sing!
- Brian Head reinforced what we love about living in the mountains and the people who choose to make their lives in them.

- All agree on loving our home. Everyone cares about community, despite differences. Want to preserve.
- Cross-generational group: three generations on City Tour
- Got out of our comfort zones/ personal space bubbles. Interacted with other sides of community.
- One percent of our town is on the trip, contributing. 1% of population to better our city
- City staff kept working while on trip.
- Dynamic relationships we have. Goodwill, talents.
- Do City Tour at beginning of Leadership program? Better bonding at beginning.
- Great talent in the group.
- More issues than you see on the surface
- Balance of preservation/growth
- Took it seriously
- Time commitments are huge
- Relationships are essential
- Progress through thinking outside the box
- Park City not unique in our issues. We can learn from others.
- Dynamic relationships: city and county
- Community general goodwill
- Talent-- professional and social

Venues and suggestions for future City Tours

- Larger city, for learning
- Corporate sponsorship to help pay for trip, to broaden access and range
- Summer seasonal place
- Wished for more time in Brian Head. Invite them to Park City. Brian Head represents what we love—mountains
- More options for tours/meetings focused on individual areas of interest
- Make sure who we visit doesn't get short-sheeted. (Learn from us and what we do)
- City Tour in/near Park City: view areas
- Colorado: Boulder, Telluride, Denver, Aspen, Georgetown, Crested Butte, Leadville
- Hawaii: Honolulu (city and county are joined there)
- California: Napa Valley, Sonoma, San Francisco, Davis, San Bernadino, Big Bear, Santa Barbara, Newport Beach, Laguna Beach
- Oregon: Portland, Bend, Sisters, Canon Beach, Eugene, Mt. Hood
- New Mexico: Taos, Santa Fe
- Canada: Banff

- Utah: Apple Valley (Provo, Orem), and a Utah tour to make connections
- Montana: Bozeman, Whitefish
- Arizona: Phoenix (desert Southwest)
- Washington: Seattle
- Louisiana: New Orleans
- Burning Man
- European resort: Zermatt
- For Zermatt, that may not make sense for our primary trip but might be a good second trip during the year for people who can afford it - and people for whom we can raise scholarship money. A Zermatt style village might be a fun way to develop the Sweeney Treasure property - no cars, just a walking European style village high up on the mountain accessible by a tram or something like that. Something that won't compete with Main Street but might compliment it, like the way Epcot Center compliments Disney World.

***Thank you to everyone who participated in
City Tour 2012!***



City Council Staff Report

Subject: WATER CONVEYANCE - 2013 PIPELINES PROJECT
PROFESSIONAL SERVICES AGREEMENT –
ENGINEERING SERVICES
Author: Roger McClain, Water Engineer
Department: Public Works, Water
Date: October 4, 2012
Type of Item: Administrative

Summary Recommendations:

Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Hansen, Allen & Luce, Inc., for raw water system modeling, evaluation, and advisory services on the Water Conveyance - 2013 Pipelines Project in an amount of \$123,000.

Topic/Description:

Engineering services for the Judge Tunnel raw water conveyance line from Wyatt Earp Way to the Judge Tunnel Portal, for a raw water transmission line from Wyatt Earp Way to Three Kings Drive, and for associated water infrastructure improvements in accordance with the Water Strategic Plan's Source Strategies & Policies as follows:

- Source, Water Quality and Infrastructure
- Maximize efficient use of existing City sources;
- Protect existing water sources;
- Ensure public health and safety is protected through quality water; and
- Maximize operational efficiency.

Background:

The Water Conveyance - 2013 Pipelines Project is an integral part of the City's planned raw water delivery and treatment system. The proposed Water Conveyance - 2013 Pipelines Project, which is the third phase of the water conveyance system, will:

- 1) complete the Judge Tunnel water supply line connection between the existing Quinn's Junction Water Treatment Plant and the existing Judge Tunnel portal,
- 2) extend the raw water conveyance system from Wyatt Earp Way to near the Spiro Water Treatment Plant, and
- 3) upgrade the pipe size of specific sections of the existing potable water main along the project corridor.

The 2013 Pipelines Project improvements will facilitate:

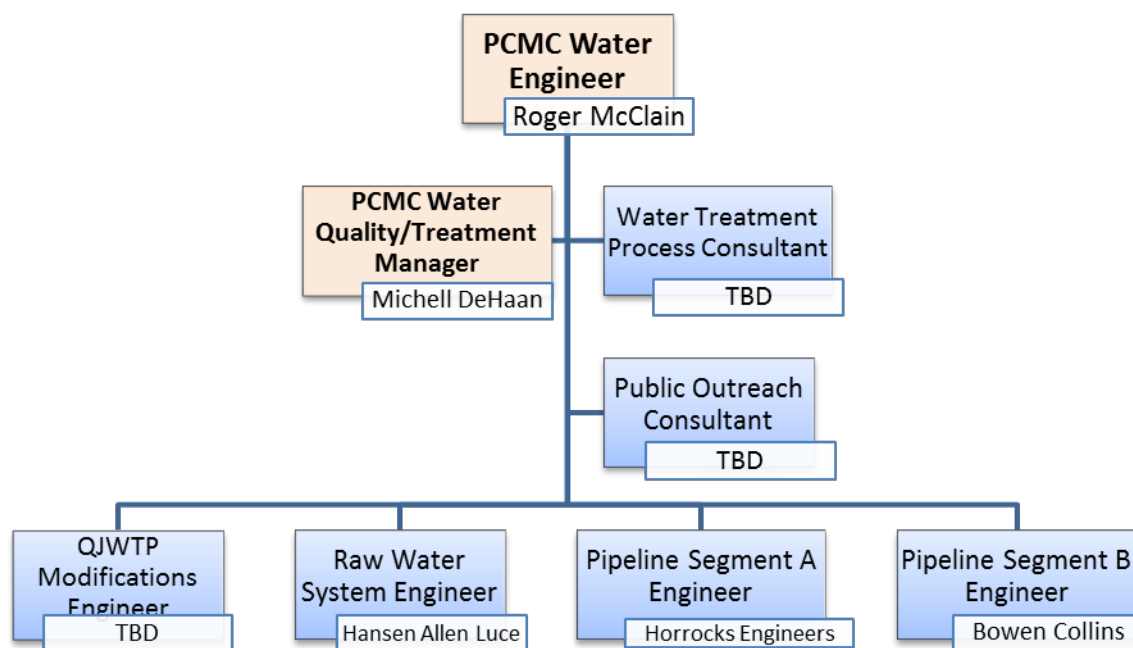
- 1) the treatment and blending of Judge Tunnel source water at the Quinn's Junction Water Treatment Facility,
- 2) the connection and conversion of major landscape irrigation users (school fields, cemetery, landscape buffer strips, and parks) from potable to raw water, and

- 3) the delivery of the treated Judge Tunnel source water from the QJWTP to the Boothill pressure zone.

Consulting engineer qualifications that best address the needs of the overall Project were identified through a Water Conveyance - 2013 Pipelines Request for Qualifications. Statements of Qualifications were received, evaluated, and the selection committee determined that the Project would be best served through the selection of separate engineering firms for the design and construction engineering of Segment A, the design and construction engineering of Segment B, and for raw water system modeling, evaluation, and advisory services for the overall "Project". Engineering services for the 2013 Pipelines Project Segments A & B are to be provided under two separate Professional Services Agreements (PSA) that were authorized by City Council on August 23, 2012.

This report addresses the PSA for the consultant (Hansen, Allen & Luce) selected to provide Project related services to make certain that the design work in Segments A and B is consistent with the overall raw water planning, treatment objectives, and irrigation conversion plan. This will include providing overall raw water system hydraulic modeling, energy and water cost analyses, documenting the technical design basis, verifying design and construction schedules, and coordinating operation, maintenance, and start-up needs with the overall project elements.

For reference, the following Project Organization Chart shows the selected consultants, the anticipated consultants, and Park City staff assignments relative to the 2013 Pipelines Project and the Quinn's Water Treatment Plant modifications to accept Judge Tunnel Water.



Analysis:

The City's purchasing policies exempt professional service contracts from any requirement for competitive bidding in terms of dollar amount. According to this policy, consultants are chosen by selecting the firm whose experience, capabilities, and past performance best meet the needs of the project. The consultants were provided the following criteria as guidance in developing their Statements of Qualifications (SOQs):

- Team Structure and Project Approach
- Experience and Availability of Project Manager and Project Principal
- Experience and Availability of Proposed Staff
- Prime Firm's Comparable Project Experience (past 5 years)
- Sub-consultants' Firm Comparable Project Experience
- Rate Structure
- Other factors deemed relevant by the selection committee

A Request for Qualifications (RFQ) was issued on May 21, 2012. The RFQ was advertised on the City website, online at utahlegals.com, and in the Park Record and Salt Lake Tribune during the period of May 21 through June 10, 2012.

The eight consultants list below submitted Statements of Qualifications for the Request for Qualifications (RFQ):

Consultants Submitted

Project Engineering Consultants
Global Engineering Services
Stantec Consulting
NV5 (Segment A only)
MWH Americas
Horrocks Engineers
Hansen, Allen & Luce Engineers
Bowen, Collins & Associates

The selection committee comprised of Clint McAfee (Water), Roger McClain (Water), Jim Blankenau (Environmental Regulatory), Matt Cassel (Engineering), and Heinrich Deters (Sustainability) used the following criteria to evaluate the submitted SOQs:

1. Demonstration of Overall Project Understanding and Responsiveness to the RFQ
– Weighted importance 15%
2. Prime and Sub-consultant Firm Experience, Team Structure, Project Manager/Principal Engineer/Staff Experience, and Rate Structure
– Weighted importance 20%
3. Level of Qualifications with Respect to Preliminary Scope of Services and Key Project Conveyance Elements
– Weighted importance 40%
4. Experience Working with Local Projects, Site Conditions, Community related design and construction issues, and UDOT related Utility Improvements
– Weighted importance 15%

5. Information Obtained from References and Other Factors Deemed Relevant by the Selection Committee
 - Weighted importance 10%

There was no local preference included in the weighting because no qualified water engineering firms submitting a Statement of Qualifications have a physical presence & staff based in Summit County. Should any local engineering firm have applied, qualification number five would have included weighting for local preference.

The committee met on June 15, 2012 and based on the selection criteria determined that the project would best be served by the selection of three qualified consultants. The committee determined that the best qualified consultants to provide engineering services for the project are: Horrocks Engineers for Segment A, Bowen, Collins & Associates for Segment B, and Hansen, Allen & Luce Engineers for raw water system modeling, evaluation, and advisory services on the project.

Staff has developed the Scope of Services and negotiated the scope and fees with Hansen, Allen, & Luce, Inc., Exhibit B to the Staff Report. The scope of services and fee summary are included as Addendum A in the Professional Services Agreement in an amount not-to-exceed of \$123,000.00. Staff feels that these fees are usual and customary with projects of this type, scope, and complexity.

Council authorized contracts for Segments A and B with Horrocks Engineers and Bowen, Collins & Associates, respectively, on August 23, 2012. PSAs have been subsequently executed by the City Manager. The public outreach consultant for the 2013 has been selected through a RFQ process. Scope and fee negotiations are currently being conducted and a contract recommendation is anticipated to be presented to City Council in the next few weeks.

The City's Project Manager, Roger McClain, will be working under the guidance of the Water Manager.

Department Review:

This report has been reviewed by representatives of Public Works, Legal and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:

Council could authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Hansen, Allen, & Luce, Inc., for the project engineering services on the Water Conveyance - 2013 Pipelines Project in an amount of \$123,000.

B. Deny:

Council could deny the request for the agreement. Continuing the request could result in a delay to the project as alternate planning, engineering and management methods are evaluated.

C. Modify:

Council could modify the request for the agreement. Modifying the request could result in a delay to the project as the impacts of the requested modifications on the planning, engineering and/or management elements are evaluated.

D. Continue the Item:

Council could continue the request the agreement. Continuing the request could result in a delay to the project until key design elements can be addressed.

E. Do Nothing:

Staff does not recommend this alternative. Doing nothing would delay the design of the time-critical project and create a potential inability to meet existing water obligations and future water quality requirements.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Positively Impact?	N/A	>Managed natural resources balancing ecosystem needs >Enhanced water quality and high customer confidence >>Adequate and reliable water supply >Reduced municipal, business and community carbon footprints	N/A	>Fiscally and legally sound >Well-maintained assets and infrastructure
Which Desired Outcomes might the Recommended Action Negatively Impact?	N/A	Reduced municipal, business and community carbon footprints	N/A	N/A
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral	Very Positive	Neutral	Positive

Additional Comments: Where this pipeline facilitates the conversion of customers who currently use potable water for landscape irrigation to raw water for landscape, the energy used to treat and pump potable water will be saved.

Funding Source:

The funding for the project is from impact and service fees and is part of the approved FY13 CIP and will be included in the proposed FY14 CIP under Judge Water Treatment, Raw Water Line & Tank, Irrigation Screening Facility, and Rockport Water, Pipeline, & Storage.

Consequences of not taking the recommended action:

Design delays to the time-critical project potentially impact the ability to meet the requirements and/or deadlines related to the Utah State Division of Drinking Water Compliance Agreement/Enforcement Order for the Judge Tunnel source water. This could potentially result in the ability to meet existing water obligations.

Recommendation:

Staff recommends Council authorize the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with Hansen, Allen & Luce, Inc., for raw water system modeling, evaluation, and advisory services on the Water Conveyance - 2013 Pipelines Project in an amount of \$123,000.

Exhibits:

EXHIBIT A: Water Conveyance – 2013 Pipelines Project,
Hansen, Allen, & Luce, Inc., Scope of Services and Fee Summary

EXHIBIT A
Water Conveyance - 2013 Pipelines Project

HANSEN, ALLEN, & LUCE, INC.
SCOPE OF SERVICES AND FEE SUMMARY

SCOPE OF WORK

Hansen, Allen & Luce, Inc. proposes to complete the following Tasks to assist the City and complete the role of Raw Water System Project Consultant. Each Task includes a list of activities anticipated to accomplish the Task.

TASK 100 - GENERAL PROJECT ADMINISTRATION

1. Perform general project administration.
2. Coordinate and communicate with the City throughout the process and HAL's role as the Raw Water System Project Consultant.

TASK 200 - PREPARE PRELIMINARY RAW WATER SYSTEM MASTER PLAN UPDATE

1. Obtain the latest version of the City's extended period water system model (in order to add the raw water model to it) and review available raw water system reports.
2. Prepare the raw water demand curves for summer, winter and shoulder seasons based on use information provided by the City.
3. Create the raw water system model using EPANET or H2ONET. Elevations, distances and system layout will be based on available terrain data and aerial photography.
4. Add energy and water cost data to the raw water model based on available information and projected values based on anticipated energy demands.
 - a. Address energy conservation considerations related to raw water storage tank sizing and potential for off-peak pumping from Lost Canyon, Park Meadows Well and Spiro WTP.
5. Perform system modeling to define the following:
 - a. Raw water system pipe and storage tank sizing.
 - b. Raw water storage tank location implications.
 - c. Empire tank flow equalization.
 - d. Pressure control/reducing.
 - e. Irrigation scenarios.
 - f. Snowmaking scenarios.
 - g. Golf course impacts (with demand and projections provided by the City).
 - h. Treatment facility scenario impacts (incorporate blending scenarios from Treatment Consultant).
 - i. Address raw water supply redundancy objectives.
6. Evaluate the feasibility of microhydro power generation, including the following aspects:
 - a. Appropriate locations including potential impacts on pressure zones.
 - b. Power generation estimates and cost recovery analysis.
 - c. Implementation costs.
 - d. Timeline (on-grid versus off-grid)
 - e. Permitting requirements.
 - f. Coordination with the City Sustainability personnel.
7. Perform raw water system operations evaluation using the model to identify the following:
 - a. Optimal sizing and location of: pigging stations with required

- launch/pumping facilities, flow control valves, metering, filter & screening, etc.
 - b. Analyze energy use and potential sources of efficiency improvements for the raw water system.
 - c. Analyze the cleaning frequency for the raw water storage tank.
 - d. Identify raw water storage tank water quality related issues such as impacts of seasonal operations, water demand, water age, aerating/mixing needs, etc.
- 8. Identify raw water system improvement alternatives based on the previous sub-tasks and compile into a list and GIS-based map.
- 9. Meet with the City to discuss the raw water system improvement alternatives and receive comments and direction on chosen alternatives.
- 10. Prepare a schedule and the sequencing of the chosen improvement alternatives with consideration of other regulatory driven priorities and potential for change.
- 11. Prepare cost projections for the raw water system improvement projects (will not include the 2013 pipeline improvements).
- 12. Prepare a draft report summarizing the master plan for the raw water system. The intent of this report upon finalization is for it to be included as a chapter in the yet-to-be-completed water system master plan update currently being completed by another consultant.
- 13. Meet with the City to discuss the preliminary raw water system master plan chapter and discuss direction toward finalization.
- 14. Analyze the potential for integration of the Park Meadows Well and the existing Holiday Ranch Loop gravity pipeline into the raw water system.
- 15. Develop potential flow scenarios and pipe requirements based on conveying various sources through the raw water pipeline, such as wells, springs, tunnel, and other potential sources.
- 16. Provide cost-benefit analysis of raw water versus potable water delivery to Deer Valley Resort for snowmaking at the Lower Deer Valley ponds. Include raw water pipeline sizing from City Park to Deer Valley and impacts related to available head with raw water system pressure reductions. Produce technical memorandum summarizing the findings of the cost-benefit analysis.

TASK 300 - COORDINATION WITH 2013 PIPELINE DESIGN CONSULTANTS

- 1. Conduct general coordination and communication for design consistency with the 2013 Pipeline Design Consultants, including two meetings at HAL's Midvale office with each consultant and email and phone communications.
- 2. Coordinate with the 2013 Pipeline Design Project Consultants to maintain consistency with contractor pre-qualification criteria, bidding and construction schedules.

TASK 400 - PRELIMINARY AND FINAL HYDRAULIC AND SURGE ANALYSES REVIEW

- 1. Perform hydraulic and surge analyses related coordination with the City and the 2013 Pipeline Design Consultants.
- 2. Receive pipeline alignment and survey from the 2013 Pipeline Design Consultants and the City.
- 3. Review the Raw Water System Surge Evaluation Technical Memorandum, dated April 26, 2010 prepared by Bowen, Collins & Associates.

4. Create the hydraulic/transient model with the Pipe/Surge2000 program.
 - a. Create a model basemap.
 - b. Create a hydraulic model network.
 - c. Add relevant control valves, pump station(s), etc as needed.
 - d. Add demands and identify scenarios.
5. Perform a preliminary hydraulic analysis of the raw water system.
6. Perform a preliminary transient analysis of the raw water system and identify potential problems.
7. Identify potential remedies and perform modeling to confirm their suitability.
8. Meet to discuss remedies with the City and the 2013 Pipeline Design Consultants. This meeting is assumed to take place at Park City's offices.
9. Prepare a technical memorandum with the preliminary findings and recommendations for the final design process.
10. Update the hydraulic and transient models to reflect the final design parameters.
11. Perform the final hydraulic analysis of the raw water system.
12. Perform the final transient analysis of the raw water system.
13. Meet with the City and the 2013 Pipeline Design Consultants. This meeting is assumed to take place at Park City's offices.
14. Prepare a final design memorandum to document the analyses and the criteria for the final design.

TASK 500 - VALUE ENGINEERING

1. Prepare project suggestions in a memorandum and prepare for the presentation in anticipation of the formal value engineering meeting.
2. Participate in the value engineering workshop. The value engineering workshop will be organized, coordinated and led by City personnel.
3. Prepare responses to the suggestions received during the workshop.
4. Attend a follow-up meeting to review the suggestions and responses to each.
5. Incorporate City-acceptable suggestions into the review process.

TASK 600 - REVIEW 2013 PIPELINE DESIGN CONSULTANTS PRELIMINARY ENGINEERING REPORTS

1. Coordinate to receive and review the 2013 Pipeline Design Consultants Preliminary Engineering Report.
2. Prepare a summary email and markup-copy of suggested changes.
3. Receive the updated PERs and review the changes.

TASK 700 - STARTUP AND TESTING PLAN

1. Prepare a startup and testing plan for Segment A, Segment B and Treatment Plan modification projects.
2. Coordinate with the 2013 Pipeline Design Consultants and QJWTP Modifications Consultants during the compilation of the startup and testing plan. Receive input and comments from the consultants.
3. Review consultant input and information.
4. Complete final startup and testing plan report after reaching a consensus with the City, 2013 Pipeline Design Consultants and the QJWTP Consultant.

HAL PROPOSAL SPREADSHEET

CLIENT: **Park City**
PROJECT: **Raw Water System Project Consultant**



Pha Task #	Task Activity	Billing Period	Hours							Total Hours	Labor Cost	Communications /Office Expense	Miles Travel	Direct Expense	Expense Cost	Total RAL Cost with Contingency & Rate Inc.	Outside Expense	COMMENT
			Principal	Managing Prof.	Sr Prof II	Sr Prof I	Prof II	Secretary										
I GENERAL PROJECT ADMINISTRATION																		
101	Perform general project administration	1	1			4	24		29	\$3,170.00	\$174.00				\$174.00	\$3,878.40		Assume 1 hr of coordination per week through phone and email communications
102	Project coordination and communication with the City	1	4				30		34	\$3,836.00	\$204.00	280			\$386.00	\$4,644.20		
199	Quality Control (QC) / Quality Assurance (QA)	1	1		1				2	\$289.00	\$12.00				\$12.00	\$331.10		
SUBTOTAL HOURS/UNIT:			6	0		4	54	0	65	\$7,295.00	\$390.00	280	0		\$722.00	\$8,653.70	\$0.00	Subconsultant Costs w/Sub Contingency
SUBTOTAL:			\$994.00	\$0.00	\$125.00	\$462.00	\$5,724.00	\$0.00										
II PREPARE PRELIMINARY RAW WATER SYSTEM MASTER PLAN UPDATE																		
201	Review Raw Water System reports	1				2	4		6	\$655.00	\$36.00				\$36.00	\$760.10		Assume irrigation demands will be provided by the City
202	Prepare Raw Water diurnal demand curves from Summer, Winter and Shoulder Seasons	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
203	Create the future Raw Water model	1				4	16		20	\$2,158.00	\$120.00				\$120.00	\$2,505.80		
204	Add energy and water cost data to the model	1	1			2	6		9	\$1,031.00	\$54.00				\$54.00	\$1,193.50		
205	Address energy conservation for tanks and potential off-peak pumping	1				4	24		28	\$3,006.00	\$168.00				\$168.00	\$3,491.40		
	System modeling	1	1			4	12		17	\$1,896.00	\$102.00				\$102.00	\$2,200.00		
	Verify pipe and storage tank sizing	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Raw water storage tank location impacts	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Empire tank flow equalization	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Pressure control/reducing	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Irrigation	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Snowmaking	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Golf course impacts (demands and projections provided by PCMC)	1				1	2		3	\$327.50	\$18.00				\$18.00	\$380.05		
	Treatment facility scenario impacts (incorporate blending scenarios from Treatment Consultant)	1				4	12		16	\$1,734.00	\$96.00				\$96.00	\$2,013.00		
	Address raw water supply/redundancy objectives	1				1	8		9	\$952.50	\$54.00				\$54.00	\$1,119.25		
	206	Evaluate Microhydro Power generation feasibility	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45	
207	Identify appropriate location(s)	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
	Power use and generation estimates and cost recovery	1				1	8		9	\$693.50	\$54.00				\$54.00	\$1,119.25		
	Implementation costs	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
	Timeline (on-grid versus off-grid)	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
	Permitting requirements	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
	Coordination with PCMC Sustainability department	1				3	3		6	\$664.50	\$36.00	70			\$81.50	\$820.60		Assume one meeting in Park City to discuss
	System Operations Evaluation	1				4	8		12	\$1,310.00	\$72.00				\$72.00	\$1,520.20		
	Determine optimal location and sizing of: Piping stations with required launch/pumping facilities, flow control valves, metering, filter & screening, etc.	1				2	16		18	\$1,927.00	\$108.00				\$108.00	\$2,238.50		
	Analyze energy use and potential sources of efficiency/improvements in the plan	1				1	4		5	\$539.50	\$30.00				\$30.00	\$626.45		
	Identify raw water storage tank cleaning frequency	1				1	3		4	\$433.50	\$24.00				\$24.00	\$503.25		
	Identify raw water storage tank water quality related issues	1				1	8		9	\$952.50	\$54.00				\$54.00	\$1,119.25		
	208	Identify Raw Water System Improvement Alternatives based on Tasks 205-209	1				2	8		10	\$1,079.00	\$60.00				\$60.00	\$1,252.90	
209	Meet with the City to discuss alternatives	1	4				4		8	\$1,080.00	\$48.00				\$48.00	\$1,248.00		
	Identify Schedule and Sequencing of Chosen Improvement Alternatives	1				2	12		14	\$1,503.00	\$84.00				\$84.00	\$1,745.70		
	Prepare Cost Projections (not including 2013 pipeline improvements)	1				2	12		14	\$1,503.00	\$84.00				\$84.00	\$1,745.70		
	Prepare Preliminary Chapter for the Raw Water System Master Plan Update and deliver to City	1				4	48	2	54	\$5,660.00	\$224.00				\$224.00	\$6,882.40		
	Meet with the City to discuss Preliminary master plan update and direction toward a Final	1	3				3		6	\$610.00	\$36.00	70			\$81.50	\$688.65		Assume one meeting in Park City to discuss
	Analyze integration of Park Meadows Well and Holiday Ranch Loop gravityline	1				4	24		28	\$3,006.00	\$168.00				\$168.00	\$3,491.40		
	Develop potential flow scenarios and pipe requirements from various sources	1				4	30		34	\$3,642.00	\$204.00				\$204.00	\$4,230.60		
	Cost-benefit analysis of raw water vs. potable for Deer Valley snowmaking	1					0		0	\$0.00	\$0.00				\$0.00	\$0.00		
	Coordination and review of previous reports and information	1					4		4	\$424.00	\$24.00				\$24.00	\$462.80		
	Identify existing facilities, source and demand data	1					4		4	\$424.00	\$24.00				\$24.00	\$462.80		
	Identify O&M and electricity costs for existing system	1					4		4	\$424.00	\$24.00				\$24.00	\$462.80		
	Perform cost analysis using 20 year window	1					8		8	\$848.00	\$48.00				\$48.00	\$895.60		
210	Review data for potential raw water system	1					2		2	\$212.00	\$12.00				\$12.00	\$246.40		
	Update raw water model w/ addition of piping, boosters, etc	1					4		4	\$424.00	\$24.00				\$24.00	\$462.80		
	Analyze alternatives for facility planning scenarios	1					12		12	\$1,272.00	\$72.00				\$72.00	\$1,478.40		
	Cost for capital and O&M for alternatives	1					8		8	\$848.00	\$48.00				\$48.00	\$895.60		
	Develop recommendations	1					4		4	\$424.00	\$24.00				\$24.00	\$462.80		
	Compare 20-year of raw versus potable	1					2		2	\$212.00	\$12.00				\$12.00	\$246.40		
	Meet with the City to Discuss findings	1					3		3	\$318.00	\$18.00	70			\$63.50	\$419.65		Assume meeting in Park City to discuss
	Document the findings in a technical memorandum	1					20		20	\$2,120.00	\$120.00				\$120.00	\$2,464.00		
	Quality Control (QC) / Quality Assurance (QA)	1	4			4			8	\$1,118.00	\$48.00				\$48.00	\$1,282.60		
	SUBTOTAL HOURS/UNIT:			13	0	0	69	386	2	470	\$5,127.50	\$2,820.00	\$136.50	\$0.00	\$2,956.50	\$9,492.40	\$0.00	Subconsultant Costs w/Sub Contingency
	SUBTOTAL:			\$2,122.00	\$0.00	\$0.00	\$7,969.50	\$40,916.00	\$110.00									
	III COORDINATION WITH 2013 PIPELINE PROJECT CONSULTANTS																	
301	Coordination with 2013 Design Consultants for design consistency	1	16				16		32	\$4,320.00	\$192.00				\$192.00	\$4,963.20		Assume 2 meetings with each consultant at HAL office phone and email coordination. Assume 2 hours with each consultant w/ phone and email communication, additional time for review
302	Coordination with pre-qualification, bidding and construction schedules	1	8				8		16	\$2,160.00	\$96.00				\$96.00	\$2,461.60		
399	Quality Control (QC) / Quality Assurance (QA)	1	2						2	\$238.00	\$12.00				\$12.00	\$274.00		
SUBTOTAL HOURS/UNIT:			26	0	0	0	24	0	50	\$6,808.00	\$300.00	0	0		\$300.00	\$7,818.80	\$0.00	Subconsultant Costs w/Sub Contingency
SUBTOTAL:			\$4,364.00	\$0.00	\$0.00	\$0.00	\$2,544.00	\$0.00										
IV PRELIMINARY AND FINAL HYDRAULIC AND SURGE ANALYSES REVIEW																		

401	Project Management and Coordination	1	2		4	1	7	\$996.00	\$42.00		\$42.00	\$1,031.80		
402	Receive pipeline alignment and survey	1			1		1	\$115.50	\$6.00		\$6.00	\$123.65		
403	Review B/CATechnical memo	1			4		4	\$462.00	\$24.00		\$24.00	\$534.60		
404	Create the hydraulic model	1				1	1	\$106.00	\$6.00		\$6.00	\$123.20		
	a. Create a model basemap	1			2		2	\$231.00	\$12.00		\$12.00	\$267.30		
	b. Create a hydraulic model network	1			12		12	\$1,386.00	\$72.00		\$72.00	\$1,603.80		Import network from previous model
	c. Add relevant control valves, pump station(s), etc. as needed	1			12		12	\$1,386.00	\$72.00		\$72.00	\$1,603.80		
	d. Add demands and identify scenarios	1			8		8	\$924.00	\$48.00		\$48.00	\$1,069.20		
405	Perform a preliminary hydraulic analysis of the raw water system	1	1		8	2	9	\$1,069.00	\$54.00		\$54.00	\$1,235.30		Use Pipe2000/Surge2000 Software
406	Perform a preliminary transient analysis of the raw water system & id potential problems	1	1		8		9	\$1,069.00	\$54.00		\$54.00	\$1,235.30		
407	Identify potential remedies and perform modeling to confirm suitability	1			2	0.5	2.5	\$284.00	\$15.00		\$15.00	\$328.90		
408	Meet to discuss remedies with the Client or other project Consultants	1			3	3	6	\$645.00	\$36.00	70	\$81.50	\$820.60		
409	Prepare a technical memo with preliminary findings and recommendations for final design	1			8		8	\$924.00	\$48.00		\$48.00	\$1,069.20		
410	Update hydraulic and transient models to reflect final design parameters	1			6		6	\$693.00	\$36.00		\$36.00	\$801.90		
411	Perform final hydraulic analysis of the raw water system	1			6		6	\$693.00	\$36.00		\$36.00	\$801.90		
412	Perform the final transient analysis of the raw water system	1			8		8	\$924.00	\$48.00		\$48.00	\$1,069.20		
413	Meet with the Client or other project consultants to discuss results	1			3	3	6	\$645.00	\$36.00	70	\$81.50	\$820.60		
414	Prepare a final design memorandum	1			12	1	13	\$1,492.00	\$75.00		\$75.00	\$1,727.00		
409	Quality Control (QC) / Quality Assurance (QA)	1	2		3		3	\$434.00	\$18.00		\$18.00	\$497.20		
SUBTOTAL HOURS/UNIT:			6	0	0	106	12.5	0	123.5	\$14,436.50	\$741.00	\$91.00	\$0.00	\$32.00
SUBTOTAL:			\$994.00	\$0.00	\$0.00	\$12,127.50	\$1,325.00	\$0.00				\$16,795.35	\$0.00	Subconsultant Costs w/Sub Contingency
V. VALUE ENGINEERING														
501	Prepare project suggestions Memorandum and Presentation	1	1		1	4	6	\$703.50	\$36.00		\$36.00	\$813.45		
502	Participate in Value Engineering Workshop	1	6		1	4	12	\$1,620.00	\$72.00		\$72.00	\$1,861.20		
503	Prepare responses to each suggestion	1	1		1	4	6	\$703.50	\$36.00		\$36.00	\$813.45		
504	Attend follow-up meeting to review suggestions and responses to each	1	4		1	4	8	\$1,080.00	\$48.00		\$48.00	\$1,240.80		
505	Review that revisions are incorporated into the design	1	2		1	4	6	\$752.00	\$36.00		\$36.00	\$866.80		
509	Quality Control (QC) / Quality Assurance (QA)	1	1		1		2	\$79.50	\$12.00		\$12.00	\$220.65		
SUBTOTAL HOURS/UNIT:			15	0	0	3	22	0	40	\$5,136.50	\$240.00	\$0.00	\$0.00	\$240.00
SUBTOTAL:			\$2,460.00	\$0.00	\$0.00	\$346.50	\$2,332.00	\$0.00				\$5,916.35	\$0.00	Subconsultant Costs w/Sub Contingency
VI. REVIEW 2013 PIPELINE CONSULTANT'S PRELIMINARY ENGINEERING REPORTS														
601	Coordinate to Receive and Review the 2013 Pipeline Consultants PERs	1			12	2	3	17	\$2,049.00	\$102.00		\$102.00	\$2,366.10	
602	Prepare a summary email and mark-up copy of suggested changes	1			2		4	6	\$774.00	\$36.00		\$36.00	\$781.00	
603	Receive and review changes	1			2	1	1	4	\$471.50	\$24.00		\$24.00	\$545.05	
609	Quality Control (QC) / Quality Assurance (QA)	1	2		2		4	\$79.50	\$12.00		\$12.00	\$220.65		
SUBTOTAL HOURS/UNIT:			2	0	18	3	8	0	31	\$3,772.50	\$166.00	\$0.00	\$0.00	\$186.00
SUBTOTAL:			\$328.00	\$0.00	\$2,250.00	\$346.50	\$848.00	\$0.00				\$4,354.35	\$0.00	Subconsultant Costs w/Sub Contingency
VII. STARTUP AND TESTING PLAN														
701	Prepare startup and testing plan	1	2		30		32	\$4,078.00	\$192.00		\$192.00	\$4,697.00		
702	Coordination with Pipeline Design Consultant and QJWTP Modifications Consultants	1			8		8	\$1,000.00	\$48.00		\$48.00	\$1,152.80		
703	Review consultant plans	1	6		4	6	22	\$2,875.00	\$132.00		\$132.00	\$3,417.70		
704	Review implementation of plans	1			2		6	\$1,004.00	\$48.00		\$48.00	\$1,179.20		
705	Complete final startup and testing plan report	1			12		14	\$1,610.00	\$84.00		\$84.00	\$1,863.40		
709	Quality Control (QC) / Quality Assurance (QA)	1	5		2		7	\$1,070.00	\$42.00		\$42.00	\$1,223.20		
SUBTOTAL HOURS/UNIT:			13	6	64	6	0	2	91	\$11,757.00	\$546.00	\$0.00	\$0.00	\$546.00
SUBTOTAL:			\$2,132.00	\$222.00	\$8,000.00	\$663.00	\$0.00	\$110.00				\$13,533.30	\$0.00	Subconsultant Costs w/Sub Contingency
VIII. OPERATIONS AND MAINTENANCE (O&M) PLANS														
801	Coordinate with Pipe Design Consultants to convey up-to-date info on pipelines	1			6	3	9	\$1,068.00	\$54.00		\$54.00	\$1,234.20		
802	Receive and Review O&M Plans and Prepare Comments	1			6	2	8	\$962.00	\$48.00		\$48.00	\$1,111.00		
803	Coordinate to ensure piping guidelines, schedules, etc are included	1			8	2	10	\$1,212.00	\$60.00		\$60.00	\$1,299.20		
804	Participate in Meeting with Pipe Design Consultants to discuss comments and reach consensus	1			4	4	8	\$924.00	\$48.00		\$48.00	\$1,069.20		Meet at HAL office
805	Review that appropriate provisions are incorporated into plans and specs	1			3	3	3	\$319.00	\$15.00		\$15.00	\$359.60		
809	Quality Control (QC) / Quality Assurance (QA)	1	2		2		4	\$79.50	\$12.00		\$12.00	\$220.65		
SUBTOTAL HOURS/UNIT:			2	0	26	0	14	0	42	\$5,062.00	\$252.00	\$0.00	\$0.00	\$252.00
SUBTOTAL:			\$328.00	\$0.00	\$3,250.00	\$0.00	\$1,484.00	\$0.00				\$5,845.40	\$0.00	Subconsultant Costs w/Sub Contingency
Rounded TOTAL														
TOTAL:			\$108,307.00	\$5,384.50	\$122,409.25	\$0.00						\$123,000.00		

Filename: C:\Users\K171 - P&G\Projects\18 - Raw Water System\Phase 1\Phase 1\Project Specifications\Task Costing\Task



City Council Staff Report

Subject: Park Meadows Golf Course Pond
Author: Sayre Brennan
Department: Engineering
Date: 10/4/2012
Type of Item: Administrative

Summary Recommendations:

The City Council should consider authorizing the City Manager to execute a construction agreement for the replacement of a water level control structure at the Park City Meadows Golf Course Pond with Lyndon Jones Construction in a form approved by the City Attorney and in an amount of **\$38,120.00**

Topic/Description:

The existing water level control structure at Park City Meadows Golf Course does not function as intended. The current control structure is a simple inserted board structure which allows for increased water outflow downstream and also creates a situation wherein the general public can tamper with the gating structure. The improvement will aide in better regulation of water outflows (thereby reducing flood issues on Estates Drive) and will be self-contained and tamper proof.

The construction improvements will include the following tasks: removal of existing structure, installation of the new inline water level control structure, and landscape restoration.

Background:

For several years, Estates Drive has experienced seasonal street flooding. Residents have requested that staff address this issue. There are two primary reasons for this flooding. First, the existing control structure is outdated and water flows are controlled by the placement or removal of wooden boards. The installation of a new gate structure would aid in reducing water flows by mitigating public tampering and water seepage. Secondly, the surrounding topography and storm drain infrastructure are designed in such a way that increased water flows are not handled adequately, thereby inducing flooding on Estates Drive.

The replacement of the water level control structure is only the first phase in dealing with the flooding on Estates Drive. The existing storm water system in the area has been analyzed and does not have the capacity to contain the amount of water that it currently receives from the pond. Staff is looking to replace this storm drain infrastructure in the spring/summer of 2014 along with the anticipated waterline project in Estates Drive.

Analysis:

Alliance Engineering and staff advertised to obtain competitive bids for the construction of the water level control structure. The project was advertised in the Park Record and the Salt Lake Tribune. Bids were received on September 24th, 2012 and two (2) bids were received:

Company	Bid Amount
1) Lyndon Jones	\$38,120
2) Hills Construction	\$39,895

All bids submitted were reviewed and deemed compliant with the terms of the Contract Documents. No companies were “local” as defined in the contracting policy. Lyndon Jones Construction was the low bidder. It is anticipated that this project will be completed by November 30th, 2012.

Funding Source:

The Council has approved funding for this project as follows:

The Park Meadows Ponds Control Structure CP contains \$25,000 specifically for the water level control structure and will be fully utilized. The remaining \$13,120 will come from the Storm Water CP.

Department Review:

This report has been reviewed by Executive, Legal, Public Works, and Water. All issues have been resolved.

Alternatives:**A. Approve:**

This is Staff’s recommendation.

B. Deny:

This would not allow for the improvements and flooding would continue to occur on Estates Drive.

C. Modify:

Council could consider modifying the scope of the construction agreement, but this could impact the contractor’s ability to complete the construction prior to spring 2013.

D. Continue the Item:

If the Council needs more information the item can be continued, but this could impact the contractor’s ability to complete the construction prior to spring 2013.

E. Do Nothing:

This option would make it impossible to complete the construction in a timely manner

Significant Impacts:

Impacts associated with construction, such as noise, delays, parking and traffic circulation may become apparent. Coordination before and during construction with Park Meadows Golf Course and the adjacent residents will not eliminate the impacts,

but should greatly mitigate the situation. Completion of the project will help assist in the regulation of water outflows.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Positively Impact?	N/A	Fixing the structure will reduce flooding, thereby decreasing runoff into the storm drain system.	N/A	Fixing the structure now will prevent flooding in the spring of 2013.
Which Desired Outcomes might the Recommended Action Negatively Impact?	N/A		N/A	N/A
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive Positive Neutral Negative Very Negative	Very Positive Positive Neutral Negative Very Negative	Very Positive Positive Neutral Negative Very Negative	Very Positive Positive Neutral Negative Very Negative

Consequences of not taking the recommended action:

If the water level control structure is not replaced, the existing gate will remain unregulated and water seepage will continue to occur, thereby increasing the extent of flooding on Estates Drive.

Recommendation:

The City Council should consider authorizing the City Manager to execute a construction agreement for the replacement of a water level control structure at the Park City Meadows Golf Course Pond with Lyndon Jones Construction in a form approved by the City Attorney and in an amount of **\$38,120.00**

City Council Staff Report



Subject: Ridge Overlook Plat Amendment
Author: Mathew W. Evans, Senior Planner
Date: October 4, 2012
Project Number: PL-10-00977
Type of Item: Administrative – Plat Amendment

Summary Recommendations

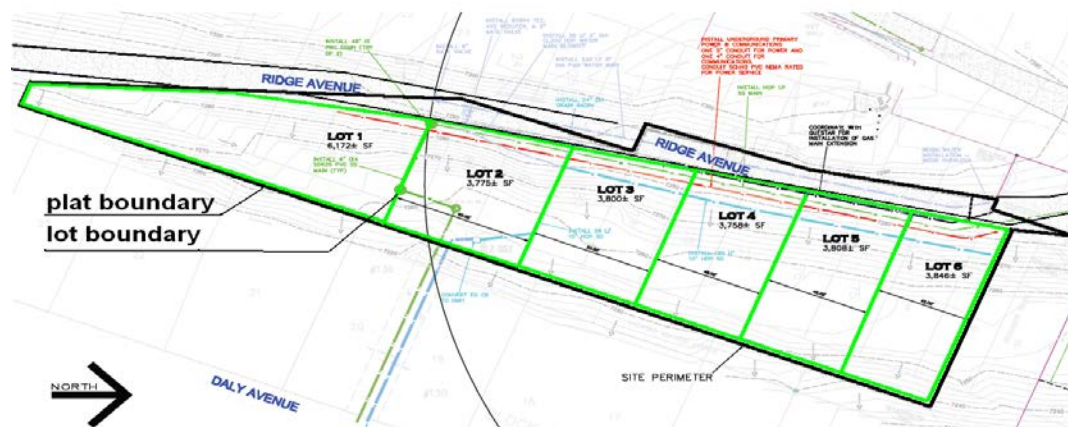
Staff recommends the City Council hold a public hearing for the Ridge Overlook Subdivision Plat Amendment and deny the same based on the findings of fact and conclusions of law as found in the attached draft denial letter.

Topic

Applicant: Market Consortium, LC. Represented by Jason Gyllenskog
Location: 200 Ridge Avenue
Zoning: Historic Residential Low (HRL)
Adjacent Land Uses: Residential – Vacant Land

Proposal

The applicant is proposing that the City Council consider the approval of a six-lot subdivision (plat amendment) where previously the City approved three larger lots that were never recorded, located at approximately 200 Ridge Avenue above Daly Avenue within the City's Historic Residential-Low (HRL) Zoning District. The proposal includes the combination of nine (9) "Old Town" (a portion of Block 75 Millsite Reservation) lots in their entirety, and twenty-one (21) partial lots, to create a total of six (6) lots, each of which range in size from 3,758 to 6,172 square feet.



Background

On May 26, 2010 the City received an application for the Ridge Overlook Subdivision. The application was deemed complete on June 2, 2010. The property is located at 200 Ridge Avenue (between Daly Avenue and the Ridge Avenue switchback) in the Historic Residential Low Density (HRL) zoning district. The proposed plat combines all or portions of lots 75-89 and 27-32, Block 75 of the Millsite Reservation to Park City, and the vacated half of Anchor Avenue adjacent to the proposed lots, into six (6) platted lots of record.

A previous application, which went through considerable Planning Commission review, with a positive recommendation to City Council and City Council approval in 2007, consisted of a three (3) lot subdivision. As part of that approval, the Planning Commission agreed that the proposed density of three lots was appropriate for the site due to physical constraints associated with the site including steep slopes and an extremely narrow street which accesses the property. That plat, which had a different owner, was never recorded and has expired.

Based on previous discussions before the Planning Commission in 2006 and 2007 for the old application and interdepartmental Development Review, the applicant provided additional information including utility plans, geotechnical report, field staked lot locations and story poles to identify height of retaining walls for past site visits. Previously the applicant agreed to work with the adjacent property owners, including the developer of Upper Ridge, to provide further refinements to the plan. The other applications have since been put on hold, are currently inactive, and/or are subject to new ownership.

The June 2010 application came before the Planning Commission on September 22, 2010 as a Work Session item. The Planning Commission made several comments and observations regarding the proposals which are listed below:

- Each individual home will be subject to a Steep Slope CUP review and HDDR Review, and home design will be subject to the 2009 Historic District Design Review standards.
- In 2007, a proposal was submitted for a three lot subdivision on this same site with no footprint size restrictions other than what the code allowed at the time. At the same time, there was another proposal for a project in close proximity at 255 Ridge Avenue known as "Upper Ridge".
- Applicant is proposing six (6) smaller lots, which is three (3) lots more than contemplated in the previous submittal. The applicant has indicated that the additional lots will result in smaller homes.
- Current proposal limits lot density from nine (9) full Old Town lots and twenty-one (21) partial lots to a total of six (6) lots.
- The proposal would create an average lot size of 4,109 square feet, which is compatible with the area per a previous Ridge Avenue study that was done by the Planning Department.

- A traffic study was completed for the nearby King Ridge Estates. The study concluded that six (6) single family houses could create twenty-nine (29) new trips daily. The applicant did not create a new traffic study for the Ridge Overlook Subdivision.
- There was concern that the lots might be unbuildable, and the City did not want to create a situation where an owner could come back for a variance. It was suggested that the applicant provide a “3D” drawing for every lot to demonstrate that a house could fit on each lot under the new Code restrictions.
- There was also concern regarding the geotechnical aspects of burdening the hillside with construction and that the steepness of the terrain could have many complications.

After the lengthy discussion regarding the aforementioned issues as summarized on the previous page, the Planning Commission recommended that the Staff work with Mr. Gyllenskog and provide clear direction on what could be built on a proposed lot size based on the new ordinance. Since that time Staff has met with the applicant to go over what the issues regarding the proposal would likely be. Staff also brought up the idea of Transferable Development Rights (TDRs) as a possibility for the applicant. The applicant indicated that the current TDR ordinance as written, would not allow them to accomplish their goals for the property, which include building at least one (1) home and obtaining TDRs for the remaining lots. The applicant also commented that the smaller lots will limit the footprint size, but did not offer to limit the maximum footprint per lot based on average size, something that other developers on Daly Avenue have been willing to entertain in the past.

On July 1, 2011, a letter was sent to the applicant informing him that the application file was being closed due to inaction. Soon thereafter the applicant appealed that decision to the Planning Director. The application was allowed to stay open due to the fact that no action could be taken to move it forward because the Temporary Zoning Ordinance that prohibited lot combinations was in place at that time (June through October, 2011).

On July 20, 2011, the applicant met with Staff to consider the possibility of creating a Transferable Development Rights Sending District for the creation of TDRs. The applicant decided against the idea after determining that there was no “multiplier” available, and that there was no immediate market available for the TDRs, and that their sale would not off-set the costs associated with the original purchase of the land. After July 20, the applicant made contact with Staff via e-mail regarding the idea of resurrecting his project. In December 2011 the project was transferred from Architect-Planner, Kayla Sintz to Senior Planner Evans. Staff contacted the applicant and suggested a formal meeting to discuss the issues with both planners, to which the applicant agreed.

On February 14, 2012, the applicant met with Staff formally to discuss moving the project forward. The applicant indicated that he wanted the Planning Commission to review the proposal they had last seen to consider a positive recommendation to the City Council. Staff agreed to take the item back before the Planning Commission as a

work session to address the previous issues that had not been addressed since the previous work session meetings.

On April 24, 2012, the proposal was brought forth to the Planning Commission for an additional Work Session meeting. During that meeting the following issues were raised and discussed by the Planning Commission:

- The slope of each of the proposed lots is very steep and it is questionable whether or not a home could be built on each of the six (6) proposed lots. Planning Commission members were worried that most of the lots would require future variances to the Land Management Code due to the difficulty of development on these lots.
- Ridge Avenue is currently a viable street only because there are currently no structures or homes with primary access from it. Because Ridge Avenue is an extremely narrow street (approximately twelve feet in width (12') that acts as a secondary access to King Road, it is unlikely that six (6) lots would support the average daily trips generated by six (6) new homes. The narrow street is often covered by rock, mud and debris during certain times of the year, namely winter and spring, and snow removal may cause access issues to each of the lots. One delivery vehicle parked on Ridge Avenue would make the road impassable. Furthermore, the prior previous Streets Master Plan indicates that this particular street, in this section, should remain narrow, and that the Streets Master Plan says that Ridge Avenue can be used as an alternate route for streets such as Sampson Avenue, Upper Norfolk Avenue, King Road and Daly Avenue in an event of an emergency, but that the street was not meant to carry a significant amount of traffic. It should be noted that those streets are also all narrow and are close to operating at maximum capacity based on the Level of Service indicated in the Transportation Master Plan. The road is adjacent to a very steep cliff and more traffic on the road could likely lead to un-mitigated Public Safety and Welfare impacts.
- The current site has significant vegetation and trees, many of which are also providing stabilization of soil. The proposed density of six (6) lots would likely involve the removal of most of the existing trees and a significant amount of the existing vegetation, which could have negative impacts to those who live below the project on Daly Avenue.
- The same issues that were brought up during the last work session in 2010 meeting, particularly regarding mitigating impacts of size, mass, and the environment had not been mitigated. Until the applicant can show that a significant amount of dirt would not be excavated from the side of the hill and that the vegetation would not be disturbed, the same concerns still persisted.
- The proposed project does not meet the first listed purpose of the HRL zone as detailed in the Land Management Code Section 15-2.1-1(A) which states: "Reduce Density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity..."
- This proposal is not a true reduction in density from 21 existing lots. Many of the old Millsite Reservation lots are 8'x2' and others are 20'x40', and such parcels

are not buildable under the minimum Lot Requirements in the HRL Zone (none of the existing lots as configured are currently buildable due to the Lots requirements of the HRL Zone). Most of the parcels would have to be combined in order to create a buildable lot.

On September 12, 2012, the Planning Commission held a public hearing and took public input regarding the proposed Ridge Overlook Subdivision. The Planning Commission voted 4-0 (the Chair was present, but only votes in the case of a tie) to forward a recommendation to **deny** the proposed subdivision to the City Council with five (5) additional Findings of Fact, which included:

- Ridge Avenue is adjacent to a very steep cliff or ridge and more traffic on the road could likely lead to negative Public Safety and Welfare impacts.
- Ridge Avenue is a road built outside its platted location.
- Ridge Avenue has been identified in the Street Master Plan to remain narrow.
- Ridge Avenue should remain narrow to protect the pattern of development in Old Town while also protecting public health, safety and welfare by keeping traffic limited and speed low.
- Land Management Code Section 15-7.3-1(D) shall apply, and states: "Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger."

Analysis

The subject property is located in the HRL zoning district. Per LMC Section 15-2.1-1, the purpose of the Historic Residential Low-Density (HRL) District is to:

- (A) Reduce Density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
- (B) Provide an Area of lower Density residential Use within the old portion of Park City,
- (C) Preserve the character of Historic residential Development in Park City,
- (D) Encourage the preservation of Historic Structures,
- (E) Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
- (F) Establish Development review criteria for new Development on Steep Slopes,

which mitigate impacts of mass, and scale and environment.
 (G) Define Development parameters that are consistent with the General Plan policies for the Historic core.

Below are the lot requirements in the HRL District:

HRL District Requirements:	
Height	27' (maximum 3 stories with 10' step in third story)
Front setback	15'
Rear setback	15'
Side setbacks	5' min, 10' total
Lot size	3,750 square feet minimum
Footprint	Zone Maximum is 1,519 square feet on a 3,750 square foot lot
Parking	Two required per lot

In 2010 the applicant and staff prepared an exhibit of the surrounding properties in the HRL zone and the HR-1 properties within the 300 foot noticing radius. The following is a summary of the results:

200 Ridge Ave Study	Lot Size	Lot Sq Ft	Footprint Sq Ft	House Size Sq Ft
HRL Average	0.13 acres	5,677	1,917	2,748
Daly Ave Averages*	0.09 acres	4,001	1,535	2,131
Combined Average	0.11	4,839	1,726	2,439
Current Proposed Lot sizes/Footprints	Lot 1 0.14 acres	6,172	2,182	
	Lot 2 0.09 acres	3,775	1,527	
	Lot 3 0.09 acres	3,800	1,535	
	Lot 4 0.09 acres	3,758	1,521	
	Lot 5 0.09 acres	3,808	1,537	
	Lot 6 0.09 acres	3,846	1,549	

*Based on Previous 2008 Study

The 2010 study which was presented at the July 14, 2010 Work Session meeting also examined the relationships of the HRL and HR-1 lots, footprints and built house sizes. The HRL zone encourages lot combinations of substandard lots and has a minimum lot size equivalent to two "Old Town" lots (3,750 sq ft). What is shown is that the HRL averages lot sizes 42% larger lots than the neighboring HR-1 lots (on Daly Avenue), a 25% larger footprint and a 29% larger house size. Even though the houses and

footprints are bigger, there is also greater open space around the houses.

In the sample of HRL and HR-1 lots, there is a correlation between footprint and house size that is similar in both zoning districts. In the HR-1, on average the house size is 39% greater than the maximum allowed footprint and the HRL on average houses are 43% larger than the maximum allowed footprints. House size information is from the County Assessor's Office and does not include basements or garages.

It should be noted that the HRL District designation has been given to areas of town where more dense development is not practical due to various development constraints, such as steep slopes, narrow streets, and the difficult nature of service delivery. (see purpose statement of the HRL zone above) In these areas of town, larger lots are contemplated due to their lower densities. Typical HRL lots can range from roughly 4,000 to 8,000 square feet in size.

Existing Ridge Avenue

Ridge Avenue is a substandard street that does not exist within its originally platted right of way in this location. The proposed lots terrace away from the existing roadway to a lower, relatively level site where the previously vacated Anchor Avenue used to be. Historically, some small homes were located on this flatter site and were accessed from the now vacated Anchor Avenue (those homes no longer exist and Anchor Avenue was vacated in the 1960's). Currently very few homes use Ridge Avenue for primary access. The road is used largely as secondary access to King Road and Sampson Avenue. There is no gutter on Ridge Avenue, and the street is not built to the typical street width of an "Old Town" roadway. It is possible that development of the subject property could require additional off-site improvements that were not originally contemplated with this application.

City Engineer, Matt Cassel, has indicated to Staff that Ridge Avenue has been identified as a substandard street and that as part of the "Old Town Improvement Study" (OTIS) as a street that needs additional improvement, Mr. Cassel has indicated that there is roughly \$600,000 allocated for improvements to Ridge Avenue, but that the proposed improvements are limited to additional widening from twelve feet (12') to approximately twenty feet (20'), which would allow a vehicle to pass a person walking or riding a bike on the street.

It should also be noted that Ridge Avenue is not a platted Street at the location in front of the proposed lots. The applicant has proposed to dedicate only a small portion of the existing Street directly in front of the proposed lots but the remaining portions of Ridge Avenue will remain as a "prescriptive" right-of-way. Additional right-of-way to meet the requirements of the City Engineer should be included if the subdivision is allowed to move forward.

Access

As proposed in the plat amendment, each lot would have an individual driveway with direct access to Ridge Avenue. Each home is required to provide off-street parking and

a minimum of a one-car garage to provide for two (2) off-street parking spaces. Previous proposals have contemplated a common driveway, but the idea was abandoned due to the fact that such a driveway would disrupt potential building sites on the flattest portion of each lot.

City Engineer

City Engineer, Matt Cassel, has asked to address some of the issues raised by the Planning Commission and Staff that he would like re-stated for the record. These issues were presented to the Planning Commission but the majority agreed with the findings as forwarded to the City Council. . Mr. Cassel has pointed out six main issues, including:

1. The roads in this area are not at capacity; and
2. The 1984 Master Plan does not indicate that the road is to remain narrow rather it recommends widening the road by 7.5 feet; and
3. The developer would participate in widening the road to help mitigate any issues; and
4. The road is not necessarily covered by rocks and debris during certain times of the year. If the road becomes covered, the City will perform some level of maintenance to mitigate those issues; and
5. Ridge Avenue is not identified on the Street Master Plan to remain at its current width, and to read the City's planning documents consistently with one another, the Commission should have considered the widening by 7.5 feet as still meeting the "narrow" designation; and
6. The current, substandard nature of Ridge Avenue is a hindrance to the public health and safety to those who use it.

Process

If the proposed plat amendment is approved, prior to issuance of any building permits for these lots, the applicant will have to submit a Historic District Design Review application, which is reviewed administratively by the Planning Department. A Steep Slope Conditional Use Permit application will also likely be required, which is reviewed by the Planning Commission. They will also have to submit a Building Permit application. The approval or denial of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

If the proposed plat amendment is denied, the applicant could file a new application with a different lot configuration for the Planning Commission and City Council to consider, perhaps clustering, etc. Staff recommends that if the applicant is so inclined to do so, that they work with Staff to come up with ideas to mitigate many of the potential issues brought up during the course of review for the current proposal.

Department Review

This project has gone through an interdepartmental review. It was noted that the Snyderville Basin Water Reclamation District (SBWRD) indicated that sewer services

will be difficult at this location as there is no existing sewer lines on Ridge Avenue. The applicant has proposed sewer easements through private property to access the sewer main on Daly Avenue. SBWRD has indicated that this is not an acceptable alternative. The City Engineer noted that a master “sewer pump” up to Ridge Avenue would not be considered.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

Public input was taken during the Planning Commission meeting public hearing on September 13, 2012. The meeting minutes are attached hereto as Exhibit “C”, and are an accurate account of the Public Comment received by the Planning Commission.

Alternatives

- The City Council may deny the Ridge Overlook Subdivision plat as recommended by Staff and the Planning Commission; or
- The City Council may direct Staff to make findings of fact, conclusions of law and potential conditions of approval for the proposed plat, which would require that the City Council continue this item to either a date certain or date uncertain; or
- The City Council may remand the matter to the Planning Commission to reconsider their recommendation in light of the City Engineer clarifications; or
- The City Council may continue the discussion on the proposed Ridge Overlook Subdivision Plat Amendment to a date certain and provide the applicant and Staff direction on additional information or changes needed to make a decision.

Significant Impacts

There are no immediate significant fiscal impacts to the City from this application. If so construction on the site were permitted, it will require a detailed Construction Mitigation Plan in order to protect the houses on Daly Avenue below the site. Site stabilization will also be an important consideration if significant amounts of vegetation are allowed to be removed as a result of the proposed development. A geotechnical report has been previously submitted and reviewed. Each of the lots will require a Steep Slope Conditional Use Permit and Historic District Design Review prior to home design and construction if they are greater than 1000 square feet in size. There may be unforeseen future fiscal impacts to the City as a result of this application with respect to additional site stabilization, especially on the opposite side of Ridge Avenue from the proposed subdivision, as this area has historically been prone to debris and mud slides onto Ridge Avenue.

Consequences of not taking the Suggested Recommendation

The City Council would have to direct Staff to make different findings of fact and conclusions of law in order to consider the approval of the proposed Subdivision.

Recommendation

Staff recommends the City Council hold a public hearing for the Ridge Overlook Subdivision Plat Amendment and deny the same based on the findings of fact and conclusions of law as found in the attached draft denial letter..

Exhibits

Draft Action Letter

Exhibit A – Project Location Map, Survey and Proposed Plat

Exhibit B – July 14, 2010 Work Session Staff Report, and Attachments

Exhibit C – April 25, 2012 Planning Commission Work Session meeting minutes.

Exhibit D – Theoretical Hillside Mock-Up showing basic form buildings for each lot.

Exhibit E – 2007 Three (3) Lot Proposal and Meeting Minutes.

Exhibit F – September 12, 2012 draft Planning Commission minutes.

Draft Action Letter Denying the Ridge Overlook Subdivision Plat

FINAL ACTION DENYING THE RIDGE OVERLOOK SUBDIVISION PLAT AMENDMENT LOCATED AT 200 RIDGE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 200 Ridge Avenue has petitioned the City Council for approval of the plat amendment; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on September 12, 2012, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on September 12, 2012, forwarded a negative recommendation to the City Council; and,

WHEREAS, on October 4, 2012, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to deny the Ridge Overlook Subdivision.

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

SECTION 1. DENIAL. The Ridge Overlook Subdivision Plat Amendment as shown in Exhibit A is denied subject to the following Findings of Facts and Conclusions of Law:

Findings of Fact

1. The property is located at approximately 200 Ridge Avenue in the Historic Residential-Low (HRL) Zone District.
2. The proposal includes a plat combination of all or portions of Lots 75-89 and 27-32, Block 75 of the Millsite Reservation to Park City, and the vacated half of Anchor Avenue adjacent to the proposed development into six (6) platted lots of record.
3. The site was previously approved for a three (3) lot plat amendment subdivision under a different applicant and owner. The previous three (3) lot subdivision was never recorded and is void.
4. The slope of each of the proposed lots is very steep and it is questionable whether or not a home could be built on each of the six (6) proposed lots.
5. Future development of the property may require future variances to the Land Management Code due to the difficulty of development on the proposed lots.

6. Ridge Avenue currently has very few homes that use the road for primary access and is a substandard street that is extremely narrow and acts as a secondary access to King Road.
7. Ridge Avenue is a narrow street that is often covered by debris and mud during certain times of the year, namely winter and spring.
8. Snow removal on Ridge Avenue may be difficult or delayed during winter months.
9. The retired Streets Master Plan indicates that Ridge Avenue, in the section where the proposed subdivision is located, should be widened by 7.5 feet.
10. Ridge Avenue is adjacent to a very steep cliff or ridge and the reasonably anticipated detrimental effects of more traffic on the road cannot be substantially mitigated by the application to achieve compliance with Public Safety and Welfare standards.
11. Ridge Avenue is a road built outside its platted location.
12. Ridge Avenue has been identified in the 1984 Street Master Plan to be widened by 7.5 feet.
13. Ridge Avenue should remain narrow to protect the pattern of development in Old Town while also protecting public health, safety and welfare by keeping traffic limited and speed low.
14. The current site has a significant amount of vegetation and trees, many of which are also providing stabilization of soil. It is a reasonably anticipated detrimental effect that to those who live below the proposed projects on Daly Avenue that the proposed density of six (6) lots would involve the removal of most of the existing trees and a significant amount of the existing vegetation, which cannot be substantially mitigated by the proposal or the imposition of reasonable conditions.
15. Potential environmental impacts have not been mitigated or contemplated. It is unclear how much soil would be excavated from the site of the hill to the detriment of those living below the site, and there is no estimate as to how much vegetation would be disturbed.
16. The proposed project does not meet the purpose of the HRL zone, especially the first purpose as listed in LMC Section 15-2.1-1(A), which states: "Reduce density that is accessible only by substandard Streets so that Streets are not impacted beyond their reasonable carrying capacity..."
17. The applicant did not provide a Traffic Study for the proposed subdivision, but rather is asking to rely on an existing Traffic Study from the "Upper Ridge Subdivision" proposal.
18. Sewer service to this location may be difficult due to the fact that there are no existing sewer lines on Ridge Avenue, and that the Snyderville Basin Water Reclamation District has indicated that they will not approve a private sewer line to extend from an easement to Daly Avenue, and the fact that individual pumps will not be approved by the City Engineer.
19. Land Management Code Section 15-7.3-1(D) shall apply, and states: "Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features,

including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.”

Conclusions of Law

1. There is no good cause for this plat amendment given that the six (6) combined proposed lots could not be supported by the existing road. Access from Ridge Avenue would be extremely difficult due to the steepness of the slope off of Ridge Avenue to the proposed lots. There are significant issues related to traffic and environmental concerns.
2. It is unknown at this time whether sewer service can be provided to the proposed lots due to the lack of sewer infrastructure on Ridge Avenue, and due to the fact that the Snyderville Basin Water Reclamation District will not allow a private sewer lateral to service the proposed six (6) lots to be placed on a private sewer line that connects to the sewer main on Daly Avenue.
3. The plat amendment is not consistent with the Park City Land Management Code and applicable State law regarding lot combinations.

Dated this 4th day of October, 2012.

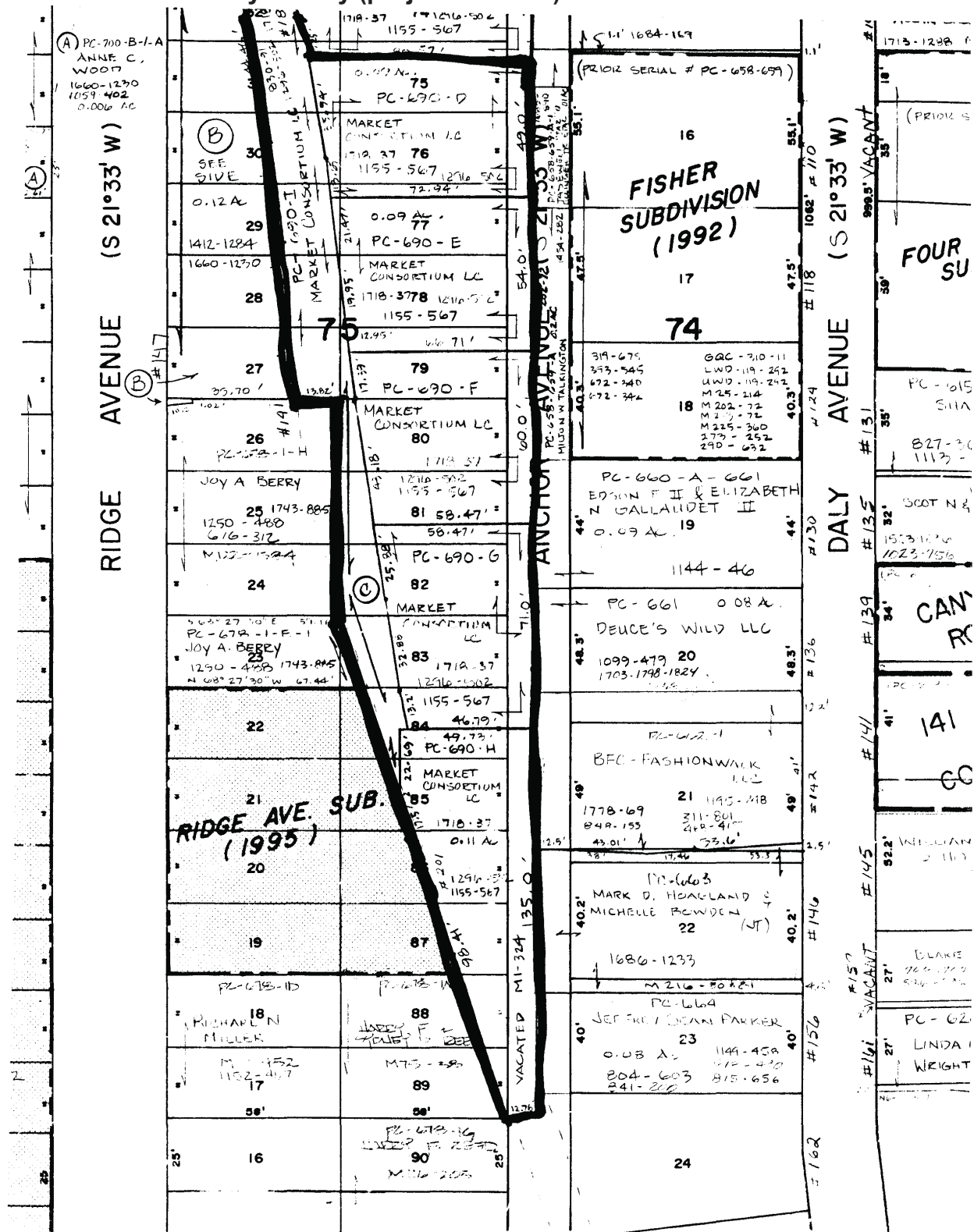
PARK CITY MUNICIPAL CORPORATION

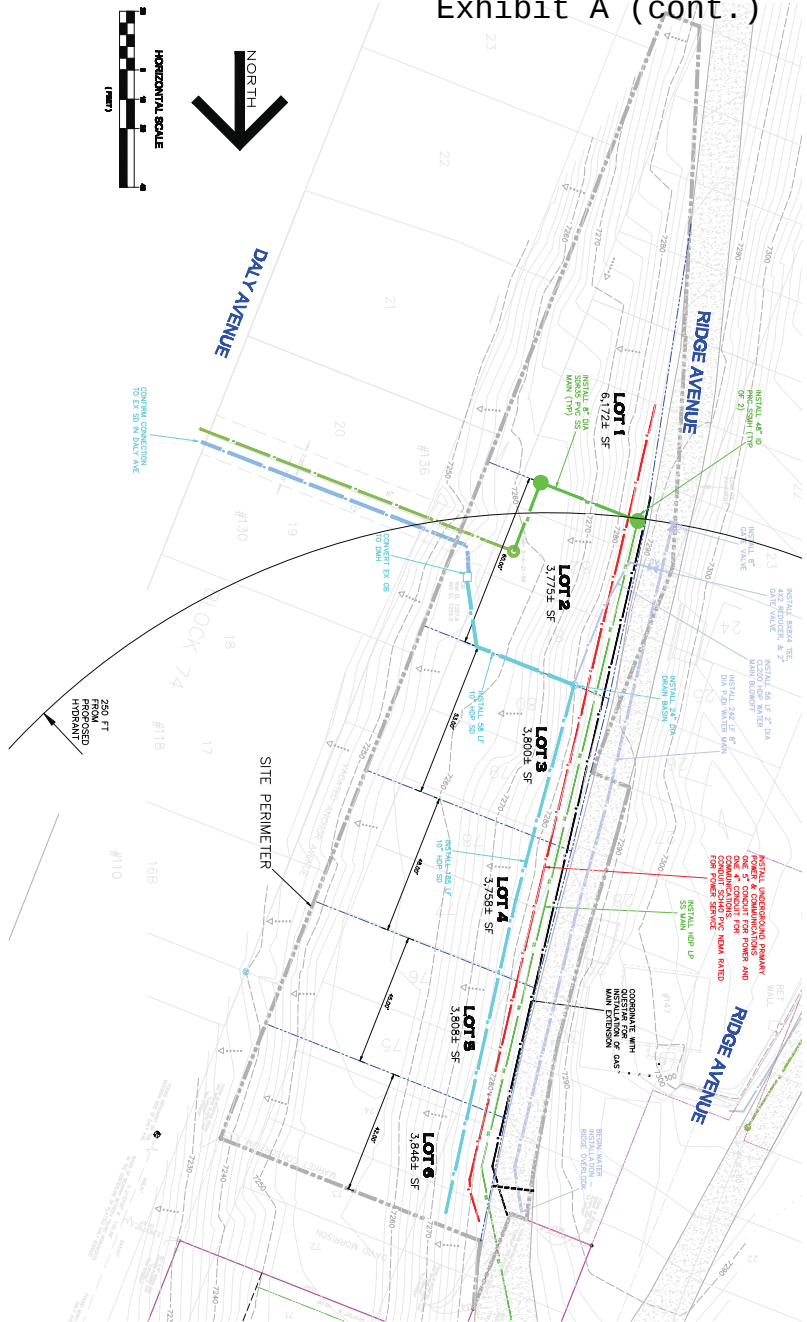
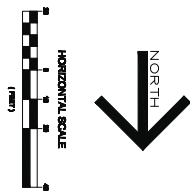
Dana Williams, MAYOR
ATTEST:

Jan Scott, City Recorder
APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT A – Park City Survey (project location)



[illegible]

COE US ARMY CORPS OF ENGINEERS
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
POLIC PARK CITY MUNICIPAL CORPORATION
RAMP ROCKY MOUNTAIN POWER
SMBURD SUNDRELL BASIN WATER RECLAMATION DISTRICT
UDOT UTAH DEPARTMENT OF TRANSPORTATION

1. TARGET MINIMUM LOT AREA = 3,750 SF
2. TARGET MINIMUM LOT WIDTH = 37.5 FT.

[illegible]

PARCEL AREA:	28,365± SF
ZONE/DISTRICT:	NHL
PROPOSED DENSITY:	SINGLE-FAMILY RESIDENTIAL
TOTAL AREA OF LOTS:	25,159± SF
STREET DEDICATION:	3,206± SF
MAXIMUM ALLOWABLE BLDG FOOTPRINT:	
LOT 1	2,189 SF
LOT 2	1,527 SF
LOT 3	1,535 SF
LOT 4	1,521 SF
LOT 5	1,537 SF
LOT 6	1,549 SF

OWNER:
MARKET CONSORTIUM, LLC
SALT LAKE CITY, UTAH

PLS. GRID LOCATION:
S21, T2S, R4E
S1834

[illegible]

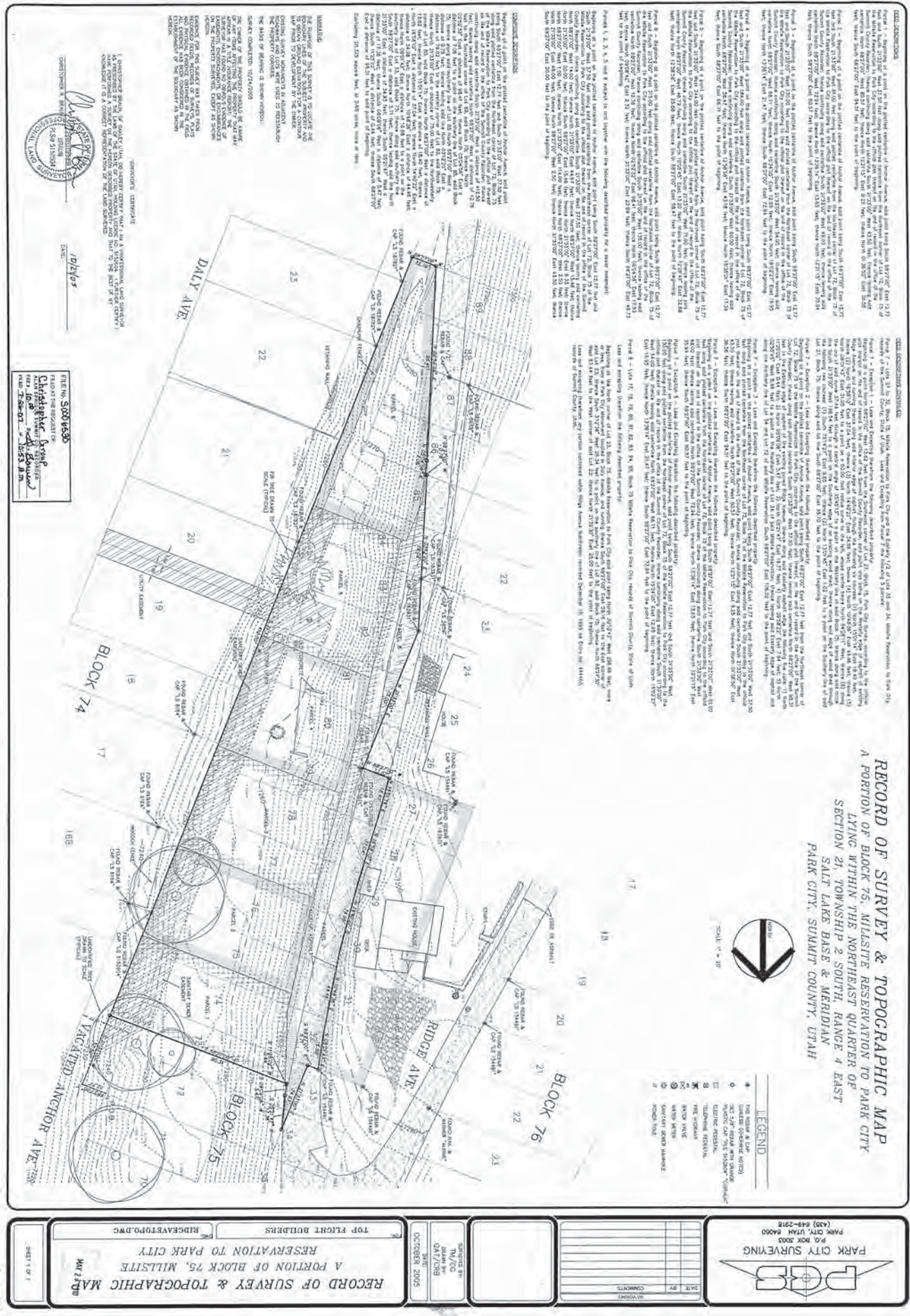
1. SEE PLAN ENTITLED "RECORD OF SURVEY & TOPOGRAPHIC MAP OF A PORTION OF BLOCK 75, WEBSITE RESERVATION TO PARK CITY" PARK CITY SURVEYING, DATED JULY, 2006.

☒ PLANNING ☐ CONSTRUCTION
☐ PERMIT ☐ CONSTRUCTION RECORD

CANYON ENGINEERING
SOLUTIONS FOR LAND

CIVIL, ENVIRONMENTAL
LAND PLANNING
PERMITTING

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Planning Commission Meeting
July 14, 2010
Page 35

24. With 81 total spaces; the configuration will remain the same with 72 spaces dedicated to each of the 72 units and four (4) spaces for rental by the HOA, and five (45) spaces for visitors.

Conclusion of Law - 1150 Deer Valley Drive

1. There is good cause for this amendment to Record of Survey Plat.
2. The amendment to Record of Survey Plat is consistent with the Park City Land Management Code and applicable State law regarding condominium plats.
3. Neither the public nor any person will be materially injured by the proposed amendment to Record of Survey Plat.
4. Approval of the amendment to Record of Survey Plat, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval - 1150 Deer Valley Drive

1. The City Attorney and City Engineer will review and approve the final form and content of the amendment to the Record of Survey for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the amendment to the Record of Survey at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
5. 200 Ridge Avenue, Ridge Overlook - Plat Amendment
(Application #PL-10-00977)

Planner Kayla Sintz reviewed the application for the Ridge Overlook Subdivision at 200 Ridge Avenue. Planner Sintz explained that the proposed plat combines all or portions of Lots 75-89 and 27-32 of Block 75 of the Millsite Reservation to Park City, and the vacated half of Anchor Avenue adjacent to these lots, into six lots of record.

Planner Sintz stated that a previous application for a three lot subdivision was reviewed extensively by the Planning Commission and a positive recommendation was forwarded to the City Council for approval. The City Council approved the subdivision in 2007. That plat was never recorded and it expired.

Planner Sintz noted that numerous application have been received on this project over the years. She recalled that only Commissioners Pettit and Wintzer were on the Planning Commission during the 2007 review and approval.

Planner Sintz stated that over time changes have been made to the Historic District Design Guidelines, as well as to the historic district zones. Specific changes include the number of stories allowed, the ten foot step, changes in front facades. Planner Sintz noted that those modifications would impact this approval. At a later date each home would be subject to a Steep Slope CUP review.

Planner Sintz clarified that this item was scheduled for review and to provide direction to the Staff and applicant. No action was being requested this evening. Planner Sintz requested that the Planning Commission conduct a public hearing this evening.

Planner Sintz handed out input she had received that day from Steve Deckert. She also extended an offer from the applicant to schedule a future site visit with the Planning Commission.

Jason Gyllenskog, representing the applicant, provided history and background on the project since the time he has been involved. In 2007 a proposal was submitted for a three lot subdivision on this same site. At the same time, there was another proposal for a project in close proximity at 255 Ridge Avenue. That was a separate proposal and this applicant was not involved in that project.

Mr. Gyllenskog stated that 255 Ridge Avenue was slightly ahead on their submittal and approval process and that particular project created a tremendous amount of turmoil. Three lots were being proposed, similar to what they had proposed, and it was apparent that the Planning Commission and the community were against developments that encouraged mini-mansions in Old Town. With that in mind, they decided that not to record the approved plat and instead re-address the project.

Mr. Gyllenskog believed the current proposal would better serve the interest of the public by building smaller houses on smaller lots. He pointed out that changes to the Land Management Code would further restrict the size of the houses. Mr. Gyllenskog stated that this proposal was more in line with the vision for Old Town.

Mr. Gyllenskog presented a power presentation and explained how they defined the HRL zone and identified the purpose and compatibility; and how they had explored the proposed plat amendment and engineering detail, the geo-tech analysis, analyzed traffic impact, and studied the visual nature of the area. He reviewed an aerial map of the area, which showed as-built Ridge and Daly Avenue above it.

Commissioner Savage asked Mr. Gyllenskog to point out the road location on the photo. Mr. Gyllenskog replied that it was right below the yellow house. He noted that the old vacated Anchor, was only a pedestrian walkway.

Mr. Gyllenskog stated that the HRL purpose and compatibility is to reduce density that is accessible by only substandard streets so the streets are not impacted beyond a reasonable carrying capacity. Their proposal provides 3206 square feet of land for street dedication and there would be a snow storage easement. He believed that would enhance the surrounding community in regards to substandard street issues, including snow storage and emergency ingress and egress to Daly Avenue.

Mr. Gyllenskog remarked that during the last proposal the Planning Commission visited the site on three occasions. The sitting Commissioners at that time liked the substandard street because it maintained the fabric and character of Old Town.

The second purpose statement is to provide an area of lower density residential use within the old portion of Park City. Mr. Gyllenskog stated that this plat amendment would reduce the current lot density from 9 full Old Town lots and 21 partial lots to a total of six lots.

Mr. Gyllenskog explained why he believed their six lot proposal was consistent with the purpose statement to preserve the character of Historic residential development in Park City. Regarding the purpose statement to encourage the preservation of historic structures, Mr. Gyllenskog stated that their project would not demolish, move, panelize or alter any historic structures.

The fifth purpose statement is to encourage construction of historically compatible structures that contribute to the character and scale of the historic district and maintain existing residential neighborhoods. Mr. Gyllenskog remarked that the six lot proposal would create an average lot size of 41093 square feet, which is compatible with the area per the Ridge Avenue study that was done by the Planning Department. With the changes to the LMC in regards to the three total levels, one being the grade change, the house sizes will be very moderate for the area.

The sixth purpose statement is to establish development review criteria for new development on steep slopes. Mr. Gyllenskog believed this proposal meets the criteria for new development on steep slopes, including a comprehensive negotiated master utility plan, a drainage plan, and access design that minimizes grading of the natural topography. It reduces the need for larger retaining walls, as well as decreasing the overall building scale. They had previously explored accessing off of a private road, which entailed more retaining. The consensus at that time was that if they could access off the top road they could create a streetscape and minimize the amount of excavation.

Mr. Gyllenskog presented a cross section of the proposed building and a picture showing the existing grade. Planner Sintz pointed out that page 195 of the Staff report contained the drawing Mr. Gyllenskog had referenced.

The last purpose statement is to define development parameters that are consistent with the General Plan policies for the historic core. Mr. Gyllenskog stated that this plat amendment would define the parameters of development for this area. He pointed out that the existing lot configurations are not in line with the HRL. The proposed lots would meet all HRL requirements and help restore the fabric of Old Town and provide a streetscape of single family homes in an area that is saturated with multi-unit structures.

Mr. Gyllenskog presented the Cannon Engineering concept plan containing details of the utility and drainage plan for the site. He noted that the site has a sewer line that already runs up to the site, as well as storm drainage that goes into Daly. The proposal is to continue that up into as built Ridge and the private sewer line would become a public sewer line.

Mr. Gyllenskog remarked that King Ridge Estates had done a traffic study on the same area and that traffic study was included in this proposal. The study concluded that six single family houses

would create 29 new trips daily, which is still less than other substandard streets in the area. Mr. Gyllenskog pointed out that the site is not visible from any of the key vantage points in the LMC, however, the site can be seen across the canyon from Ontario, the top of Marsac and Prospector Avenue. There are existing houses above and below their proposal.

Mr. Gyllenskog stated that the community benefits from this project would be a safer road, improved fire protection for the houses below and above, additional snow storage, additional parking, extended sewer lines, and stabilizing the hillside. He believed that rebuilding the area with the houses proposed would help restore the fabric of Old Town.

Commissioner Strachan referred to the aerial view on page 195 of the Staff report and asked if the cross hatch portion was the private driveway. Mr. Gyllenskog stated that the private driveway was a road that had been cut in at some point. He noted that the current proposal abandons the private driveway all together.

Chair Wintzer clarified that the cross hatched portion was the sewer easement. He explained that the private driveway was proposed three years ago and it was rejected. The road is now the backyard of the lots.

Commissioner Peek asked if the drawing on page 194 of the Staff report was the previously approved site plan. Planner Sintz explained that the site plan on page 193 was the plan that was approved but never recorded, and it had expired. Chair Wintzer pointed out that the site plan on page 194 had the private driveway option, but that plan was not approved. The approved plan removed the road from the back and put the entrances in the front.

Commissioner Pettit stated that with the plat amendment approval the Planning Commission also limited the footprints for each of the lots. Lot 1 had a footprint limitation of 2200 square feet; lot 2 was limited to 1,768 square feet; and lot 3 was limited to 1,640 square feet. She felt this was important because it puts in context the proposal and the proposed footprints.

Commissioner Hontz requested minutes from all previous meetings, so those who were not on the Planning Commission at that time could understand the discussion and how the reduced footprints were determined. Planner Sintz stated that she had not included minutes from the very first meeting, but most of the minutes were in the Staff report. She offered to include everything for the next meeting.

Mr. Gyllenskog did not believe the footprints on Lots 1 and 2 had been restricted beyond what was allowed by the LMC. Chair Wintzer recalled that every lot was restricted. Mr. Gyllenskog clarified that the third lot ended up being 12,000 square feet and that lot was restricted. The other two were per the LMC.

Chair Wintzer stated that the decision the Planning Commission makes on this proposal would guide future development of Park City. He thought the question was whether they wanted three large houses or six small houses on this property. Due to the steepness of the hillside, Chair Wintzer was concerned about creating unbuildable lots where an owner could come back for a

hardship or a variance. He requested that the applicant provide a block drawing for every lot to demonstrate that a house could fit on each lot under the new Code restrictions.

Commissioner Hontz requested a visual that shows the platted road, the actual road, platted lots and a topo on a separate drawing. She did not think the materials provided helped them fully understand the area in context with the project. In addition, 147 Ridge Avenue was recently completed and she wanted to know the location of the retaining walls in relation to the existing right-of-way. Commissioner Hontz felt it was fortunate that 255 Ridge Avenue had not been built because they now have an opportunity to look at the area from a global perspective of what could occur in the neighborhood. She thought it was important for the Planning Commission to discuss whether Ridge Avenue should remain a substandard quaint historic street, or if it should be a wider, faster road.

Commissioner Hontz stated that when the road was dirt and nearly undrivable for six to eight months, there was very little traffic and people drove extremely slow. It now has a slick new surface and the traffic has increased significantly, as well as the speeds. This was an important issue to consider when they look at how these houses would fit on the property. Commissioner Hontz concurred with Chair Wintzer's request to see cross sections for each of the lots. In her opinion, she believed they would end up with two or three larger houses versus six big houses, based on the house size that could still be built on those lots. She was not convinced that six houses would provide any benefit to offset the traffic impacts.

Chair Wintzer asked Commissioner Hontz how she thought six lots versus three lots works into the streets master plan. Commissioner Hontz replied that the master plan advocates that the pavement be slightly widened, but not to the full right-of-way of 50 or 60 feet. She was interested in seeing the right-of-way because it would take up several lots. She pointed out that if this was not explored at 147 Ridge and the rock walls were placed in the right-of-way, they may need to be moved.

Commissioner Pettit referred to language in the streets master plan for Old Town and the recognition that Old Town is ripe with substandard streets. She read from the streets master plan, "Roadways which are severely substandard pose real life and safety hazards, which should receive top priority. The most pressing problems exist in the old part of town. It may be appropriate in the most critical areas to prohibit additional development until roadway improvements are assured". Commissioner Pettit stated that this property is in the HRL District which abuts the HR1 District. An issue raised in the Staff report is that one of the effects of how they build out in the HRL is that while they may end up with a larger footprint and larger homes, they also end up with more open spaces.

Commissioner Pettit stressed the importance of maintaining open space in this area and along this road for snow storage. It is absolutely critical that the road continue to be passable in the winter because of the necessity for ingress and egress on to Daly Avenue as an alternative for health, safety and welfare.

Commissioner Pettit outlined crucial issues that need to be addressed. This is a sensitive area and at this point she could not endorse a six lot subdivision.

Commissioner Peek stated that in looking down the hill at Ridge, he was concerned with the geotechnical aspects of burdening the hillside with construction that may or may not be correctly designed. Commissioner Peek noted that the majority of houses below had substandard or no structural design elements that would keep them from being pushed down the hillside. Commissioner Peek believed a higher standard was warranted for this site.

Commissioner Luskin echoed the comments from his fellow Commissioners. He commented on the steepness of the terrain and believed that building on this site would have many complications. He visited the site and noticed that the road was paved. Even with that improvement, as he came around the corner, one car was stopped in the middle of the road. He agreed with Commissioner Hontz that widening the road to 25 feet would cut into the platted lots. Commissioner Luskin advocated smaller homes to preserve the fabric of Old Town, but he was very concerned that they would not be gaining anything by doubling the number of lots for building. He felt this was a particularly sensitive area with a lot of complexities. Before the Planning Commission could come to any conclusion, much more detailed information would need to be explored. Commissioner Luskin was not convinced that this proposal was appropriate for the area and would fit within the guidelines.

Commissioner Strachan commented on an issue that was raised with the Alice Lode claim regarding development on very steep slopes. Director Eddington clarified that it only pertains to development in the Sensitive Lands Overlay. Commissioner Strachan stated that the reason development is prohibited on very steep slopes in the SLO areas is because it is too environmentally impactful. Removing significant excavation, moving dirt and retaining so much land with walls is not allowed in the SLO zone. He believed the developer would encounter these same problems with this project. Commissioner Strachan stated that moving forward, he would be looking closely at the geo-tech reports. He recognized that at this point they are looking at the big picture issues and the Planning Commission needs to decide whether the project would be 3, 4, 5 or 6 units. Commissioner Strachan believed the street would be a determining factor and it may come down to the number of votes for or against widening the street.

Mr. Gyllenskog clarified that the previous proposal proposed widened the street. Due to Planning Commission feedback at that time, it was removed from this proposal. He welcomed any feedback the Planning Commission could provide and offered to meet with the Commissioners for a site visit.

Chair Wintzer thought a site visit was warranted. He suggested that they stake the three lots that were approved in one color and the six proposed lots in a different color. On the site visit, he would like to see the property lines in relationship to the road easement. Chair Wintzer also requested sections through the property.

Commissioner Peek wanted to see Daly Avenue houses with addresses placed on the drawing so they can be on Daly and know where they are in relation to the project. Commissioner Hontz summarized that the drawings should show the platted road, the platted lot, the actual road, the right-of-way and existing house addresses. Chair Wintzer remarked that putting everything on an aerial photograph would be helpful for the site visit.

Commissioner Savage referred to the site map that was presenting, showing where the road goes across and the approximate location of the six proposed homes. In addition to the aerial perspective, he felt the site map would also give them a better idea of the mass and size of the homes. Commissioner Savage suggested that if this was originally approved with three lot, many of the slope and geo-technical issues must have been resolved or seen as resolvable problems. He noted that because the approval expired the issues are back on the table, but they should be trackable. In his opinion, a larger concern is how this project fits in with the greater scheme of the area. He felt that Steve Deckert had made valid points in his letter and the Planning Commission needs to work together and try to constructively resolve some of these issues in conjunction with the approval process.

Mr. Gyllenskog reported that next month he planned to submit another proposal for 8 lots on a parcel above existing Ridge. That project would complete build out of the area, with the exception of Alice Lode.

Commissioner Hontz stated that a construction mitigation plan would be imperative and heavily scrutinized by the Planning Commission. She noted that the project at 147 Ridge used public and private property for staging, but this project may not have that ability.

Commissioner Pettit stated that construction at 147 Ridge resulted in a number of road closures over a period of time, which were very problematic. She reiterated the importance of the road from a health, safety and welfare perspective and stressed the need to seriously look at what might occur in that entire area. Commissioner Peek pointed out that Daly Avenue is an alternate egress route for Empire Pass.

Planner Sintz stated that she would put together all the requested information and schedule a site visit. Mr. Gyllenskog clarified that this project and the one he mentioned were two separate entities with no common ownership. He did not want one to hinge on the approval of the other, but he felt it was beneficial to have a more holistic view of development in the area.

Chair Wintzer opened the public hearing.

There was no comment.

Chair Wintzer closed the public hearing.

MOTION: Commissioner Peek moved to CONTINUE the Ridge Overlook Subdivision plat amendment to August 25, 2010. Commissioner Savage seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Savage asked requested a global overview of what could occur in that area prior to the August 25th meeting. Planner Sintz offered to provide a Staff update of possible buildout. Commissioner Pettit recalled that some of that research has already been done. Director Eddington stated that the Staff was currently working on a GIS aerial and analysis for the two projects on Ridge Avenue relative to Alice Claim.

PARK CITY PLANNING COMMISSION
WORK SESSION MINUTES
APRIL 25, 2012

Exhibit C

PRESENT: Charlie Wintzer, Brooke Hontz, Julia Pettit, Mick Savage, Adam Strachan, Jack Thomas, Nann Worel, Thomas Eddington, Matt Evans, Mark Harrington

WORK SESSION ITEMS

200 Ridge Avenue – Plat Amendment

Planner Matt Evans reviewed the application for the 200 Ridge Overlook Subdivision. He noted that the background section of the Staff report contained a detailed summary of the minutes from the September 22, 2012 Planning Commission meeting. He also handed out summary notes from 2007 that were not included in the Staff report.

Planner Evans reported that the Planning Commission has reviewed this application at previous meetings. The Staff report contained an analysis of each lot. Planner Evans noted that the Staff report outlined issues for discussion that were concerns for the Planning Commission during the last review in September 2010.

Planner Evans stated that the applicant would like to move forward with the last proposal for six lots on Ridge Avenue. He pointed out that the issue over widening the street needs to be addressed with the City Engineer because he has concerns regarding that street. Planner Evans requested that the Planning Commission discuss how Ridge Avenue would function. He understood that past sentiment by the Planning Commission was to keep the street narrow. The City Engineer had not provided official input; however, based on his comments, Planner Evans did not believe the City Engineer shared their sentiment. It was noted that the City Engineer was not in attendance this evening.

Commissioner Strachan referred to the Analysis section of the Staff report and asked for clarification of Subparagraph F, which read, "Establish Development review criteria for new Development on Steep Slopes. He recalled that subparagraph F in the Management Code talks about mitigating the impacts on the mass and on the environment. Commissioner Strachan questioned whether it was a typo in the Staff report.

City Attorney Harrington remarked that the language in the Staff report was not a typo, but it was incomplete. An additional phrase states, "...which mitigate impacts of mass and scale and environment".

Jason Gyllenskog, representing the applicant, was available to answer questions.

Chair Wintzer stated that he had visited the site again today. Whether it is three lots or six lots, he needed to be convinced that a house could be built that meets the Code and has access on to the street, before he would be willing to create a lot that could potentially be a substandard lot that would allow someone to come back with a hardship.

Mr. Gyllenskog stated that since the last meeting, Gus Sherry with Cannon Engineering put a box of a house on each of the six lots proposed. He had submitted cross sections showing the lots and

box houses to show that it would meet the new LMC changes. Planner Evans stated that the cross sections were not included in the Staff report because he had inadvertently provided the wrong attachment. Planner Evans had seen the visual analysis Mr. Gyllenskog talked about and it was just boxes without any articulation or design.

Commissioner Hontz remarked that the purpose of the entire Land Management Code includes “to enforce and promote public health, safety and welfare”. The only reason Ridge Avenue is currently a viable street is because there are no structures and no homes use that road for primary access. Commissioner Hontz stated that Ridge Avenue cannot support the number of vehicle trips per day that six lots would generate. The point of the HRL District is to reduce density that is accessible only by substandard streets so the streets are not impacted beyond their reasonable carrying capacity. Commissioner Hontz remarked that regardless of the City Engineer’s comments to Staff, the current Streets Master Plan indicates that this particular street, in this section, should remain narrow. She questioned why the City would go through the process of trying to acquire a right-of-way for a development for other people to build on. That was referenced in the Streets Master Plan, which has worked since 1984. In addition, the Streets Master Plan says that Ridge Avenue can be used as an alternate route for streets such as Sampson, Upper Norfolk, King and Daly in an event of an emergency, but it is not meant to carry a significant amount of traffic.

Commissioner Hontz noted that the minutes from previous meetings indicate the number of times that the Planning Commission has said no to this proposal. She previously questioned whether the three lots that were approved were supportable by the existing width and condition of Ridge Avenue. Commissioner Hontz stated that the HRL requires the protection of significant vegetation. This particular site has amazing Cottonwood trees that in 2007 Steve Deckert identified as being important to save.

Commissioner Pettit disclosed that she lives on Daly Avenue and has very good insight as to how Ridge Avenue is utilized year-round. From her personal observation, she completely agreed with Commissioner Hontz. Adding one additional home on that road would have a major impact on traffic flow, particularly in an emergency situation. Based on the Code requirements and the role and responsibility of the Planning Commission, she could never support six homes on that road. She was part of the original approval process and she felt that approving three lots was pushing it. In spite of their past comments, they continue to see the same thing. From her perspective the answer was still no for all the reasons stated.

Mr. Gyllenskog agreed that this was the second work session, but he could not recall ever being told no. The six lot application has only been reviewed at a regular meeting twice. A positive recommendation was forwarded to the City Council for six lots once, and another time for three lots. Mr. Gyllenskog pointed out that those were the only two times this application was addressed outside of work session.

Commissioner Pettit agreed that the Planning Commission has not said no through a formal vote, but their sentiment that six lots were too many was made clear in their comments at the last meeting.

Mr. Gyllenskog stated that they heard that sentiment and based on their comments they tried to

address some of their issues and concerns. One was whether they could build on that flat area, and the answer is yes. Could they build to meet Code, the answer is yes. Mr. Gyllenskog noted that they have to live by the LMC and HRL defines the size. Per the LMC, six lots are allowed. Mr. Gyllenskog stated that currently there are 21 full and partial lots, so they are definitely reducing density.

Commissioner Pettit stated that six lots may be a reduction, but it was not enough, and that is within their purview. She clarified that the Planning Commission also has the ability under the LMC to reduce lot size and house size for compatibility with other structures in the HRL and the HR1 District. At this level the Planning Commission has the ability to match up the property owner's expectation with their responsibility under the Land Management Code. This process was an effort to find common ground.

Commissioner Thomas remarked that that three lots were better than six lots for all the reasons and impacts stated.

Commissioner Strachan could see nothing different today from what they saw in September of 2010. The concerns he had with Sections A and F as referenced in the minutes, particularly regarding mitigating impacts of size, mass, and the environment had not been mitigated. Until the applicant could show that a significant amount of dirt would not be excavated from the side of the hill and that the vegetation would not be disturbed, they were in the same place they were in 2010.

Mr. Gyllenskog thought it was unfortunate that the Planning Commission did not have the cross sections that were prepared by Cannon Engineering. As a builder he was certain that there would be significantly less excavation on these sites by building on the flat section than there would be if he built on a completely flat lot and excavated for a basement. As proposed, building would start at ground level in the flat section and go up. Commissioner Strachan recalled that at the last meeting he requested estimates of cubic yards of dirt that would be excavated, and comparing it to slopes that are different angles and not as steep. Mr. Gyllenskog stated that he could provide those numbers easily and show the comparison between building on the flat portions versus building on a flat lot and digging out a basement. Commissioner Strachan replied that until he had that information his position was the same as two years.

Commissioner Savage stated that since he was not present for the 2010 discussions he did not have the same history as his fellow Commissioners. He understood that at one point there was a 6 lot proposal that was converted to 3 lots; and the applicant was now trying to go back to six lots. Commissioner Savage felt the question was what the LMC dictates as it relates to the property rights associated with those particular parcels. He was respectful of all the comments made by the other Commissioners regarding impacts and how they can be mitigated; however, he thought the applicant's proposal falls within the purview of what should be allowed on that site based on his current understanding.

In terms of the life safety issues, Chair Wintzer thought there was a big difference between six cars backing out of a driveway onto a substandard road versus three cars backing out. He believed that was the crux of what the majority of Commissioners were saying. Six lots create greater impacts and make the road even more substandard.

Commissioner Pettit point out that it would only take one car or one delivery truck parked on the road to make Ridge Avenue impassable under its current condition. Mr. Gyllenskog agreed that Ridge Avenue is a substandard road, which is why the HRL designation is the over zone of that. However, the same situation occurs on Ontario, Prospector and other areas that are zoned HRL, and those streets have significantly more houses than Ridge Avenue. Chair Wintzer did not believe any of the streets Mr. Gyllenskog mentioned were as narrow or as dangerous as Ridge Avenue. Mr. Gyllenskog replied that the roads were compared in their first proposal and the other streets have sections that are just as narrow.

Chair Wintzer remarked that Ridge Road is two feet away from a cliff on a narrow road; and that creates a different image in your mind that a narrow road on a flat surface. For that reason alone he felt Ridge Avenue was more substandard and dangerous than any other street.

Commissioner Hontz stated that in her opinion this proposal was not a reduction in density from 21 lots. She pointed out that that many of the lots are 8' x 2' and others are 20' x 40' and those parcels are not buildable. They would have to be combined in order to create a buildable lot. Commissioner Hontz remarked that if you add up all that area, as well as vacated Anchor Avenue and the space that includes the platted right of way for Ridge, it brings it up to a certain amount of space that could be converted and made into HRL. She outlined the formula she used to come to that conclusion.

Mr. Gyllenskog asked if Commissioner Hontz was saying that those were not real lots as recorded. Commissioner Hontz replied that they were platted lots of record. Under the HRL, they were undevelopable as individual platted lots of record. Mr. Gyllenskog stated that a certain portion of those lots would be buildable with a variance. Commissioner Hontz welcomed a variance application.

Director Eddington believed the applicant had sufficient direction to move forward. Mr. Gyllenskog requested that the Planning Commission be given the information prepared by Cannon Engineering so they could see that the lots are buildable. He understood that the Planning Commission did not support six lots; however, he needed to pass on that information to his investment partner since he was the ultimate decision maker. He would either come back with a different proposal or request a vote on six lots.

Commissioner Savage asked who would be the arbiter on matters of public safety, health and welfare concerns. If it was previously decided that Ridge Avenue was safe enough for three lots, he wanted to know who determines if it becomes unsafe with four lots. City Attorney Harrington stated that the determination is made through planning decisions that the Planning Commission is charged with making, and that determination could be passed along with their recommendation. He noted that the decision has to be based on recorded evidence and not just speculation; however, evidence can also be personal observation and experience, as well as information provided by the Staff or the applicant. The Planning Commission has to weigh those various aspects to balance out their decision.

Commissioner Savage encouraged the applicant to take that into consideration as they move towards the next step.

Work Session Notes
April 25, 2012
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The work session was adjourned.



Planning Commission Meeting
November 14, 2007
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6. 200 Ridge Avenue - Plat Amendment

Planner Robinson announced that the public hearing that was opened in September 26 would be continued this evening.

Planner Robinson reviewed the proposal to combine a number of Old Town lots, some bisected by Ridge Avenue, into three lots of record. During a previous discussion, the Planning Commission requested that the public utility and driveway easement on the east side of each of these three lots be shown on the plat. Each lot would be accessed from that private driveway. Planner Robinson noted that the driveway would necessitate a retaining wall up to 13 feet high on the east property line. The Planning Commission concurred that it was better to have the access come directly off of Ridge Avenue, not precluding the possibility for Lot 1 to have the access proposed.

Planner Robinson remarked that in earlier discussions, the Planning Commission discussed lot sizes and footprints and limiting the size of the footprint for Lot 1. That footprint restriction was a maximum of 2,000 square feet, based on the Staff analysis of the HR-L District within the noticing area.

Planner Robinson stated that another discussion point was limiting the total square footage on the above ground floor area to 143% of the footprint for each of the three lots. Planner Robinson noted that a condition of approval was added which sets the minimum setback for a garage coming off of Ridge Avenue. The only height exception would be for that garage. Due to the steepness from Ridge Avenue, the height would undoubtedly be above the 27 feet requirement of the HRL zone.

The Staff report included an ordinance with findings of fact, conclusions of law, and conditions of approval for a positive recommendation to the City Council, following a public hearing and any further discussion.

Commissioner Wintzer wanted to know at what point they would calculate the existing grade. Planner Robinson explained that Anchor Avenue, which used to be the access to the smaller historic houses, is at the eastern property line. He believed that would be within the setback and the utility easement that runs across the eastern side. Planner Robinson stated that they would look at the current existing grade.

Chair O'Hara opened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Jason Gyllenskog, representing the applicant, addressed the limitations for Lot 1, as outlined in the Staff report. Mr. Gyllenskog felt that 2,000 square feet was significantly more restrictive than what was imposed on anyone else in this area with an equivalent lot size. When he originally met with Staff they had talked about 2200 square feet and at the time he felt that size was restrictive. Mr. Gyllenskog stated that the closest parcel is 55 King, which is 11,963 feet,

and that footprint is 3,000 square feet. He requested that the size be increased to a moderate 2200 square feet.

Planner Robinson stated that on the 255 Ridge Avenue plat amendment, those three lots were smaller than the largest lot proposed for 200 Ridge Avenue, and the City Council looked at having a restriction of 2120 square feet on an 11,000 square foot lot.

Commissioner Pettit remarked that the Ridge Avenue study shows the average footprint at 1917 square feet. The median was 1830 square feet. Commissioner Pettit stated that she was personally comfortable with keeping the 2,000 square feet footprint because it fits with the average.

Commissioner Wintzer recalled that preserving the trees was one reason for eliminating the retaining wall. He requested that the applicant show where those trees are and how they worked around them when they come back for the steep slope analysis.

Commissioner Russack asked for clarification on what the City Council applied to 255 Ridge Avenue and the ratios. Planner Robinson explained that there were three lots at 255 Ridge. Lot 1 was a larger lot and in looking at the study, the City Council felt the potential footprint was not compatible with what was found in the study area. Lots 2 and 3 were within the range as far as size and the footprint for those lots were 2117 and 2118 square feet. Planner Robinson remarked that those footprints were similar to the Anchor Development subdivision immediately to the north. The City Council restricted the footprint on Lot 1 to be the same size as Lots 2 and 3. He noted that there are fairly large houses to the north that come in off of King Road and then the houses step back down in scale with 200 Ridge Avenue.

Commissioner Pettit noted that the Daly study had the average footprint at 1535 square feet and the median at 1433 square feet. She reiterated her comfort level with 200 square feet.

Commissioner Thomas noted that the Planning Commission would have the opportunity to look at the plan and how it all fits on the lot during the Steep Slope CUP review. He preferred to give a larger footprint to work with to allow a more site specific design. Commissioner Thomas felt that 2200 square feet could lend itself to a better solution.

Planner Robinson stated that the Planning Commission has always been diligent in looking at the steep slope conditional use applications and how the building mass and form work for the individual project, as well as in context with the neighborhood.

Commissioner Wintzer stated that if the footprint is restricted, he would agree with Commissioner Thomas because the biggest mass would be at the bottom of the building. Less mass at the top could result in less impact on the overall site.

MOTION: Commissioner Barth moved to forward a POSITIVE recommendation to the City Council for the Subdivision No. 1 Millsite Reservation, aka Ridge Overlook, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Staff report, with the modification to Condition of Approval #8, to read, "A plat note will be added to restrict

Lot 1 to a maximum footprint of 2200 square feet.” The remainder of the condition would remain the same. Commissioner Thomas seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - No. 1 Millsite Reservation

1. The property is located at 200 Ridge Avenue.
2. The zoning is Historic Residential Low density (HRL).
3. The proposed plat combines all or portions of Lots 75-89 and 27-32, Block 75 of the Millsite Reservation to Park city, and the vacated half of Anchor Avenue adjacent to these lots into three lots of record and a parcel dedicated to Park City.
4. The three lots will be 13,413 square feet, 4,570 square feet, and 4,140 square feet in size. The lot sizes are consistent with lot sizes in the neighboring HRL zone.
5. Existing Ridge Avenue crosses the property and will be dedicated as a public right-of-way to the City in the subdivision as Parcel A. Parcel A will be 6,242 square feet, and 1,640 square feet based on proposed lot sizes.
6. Code maximum footprints for the proposed lots are 3,156 square feet, 1,768 square feet, and 1,640 square feet based on proposed lot sizes.
7. The average lot size in the HRL zone in the area is 5,677 square feet. The average footprint in the HRL and HR-1 zones around the property is 1,917 square feet with an aver house size, excluding basements and garages, 2,748 square feet.
8. The lot 1 footprint at 3,156 square feet is not compatible with neighboring properties because the footprint is 65% larger than the average for the area.
9. Built house sizes in the HRL zoning district around the subject property have an average A.
10. The lots have slopes greater than 30% and a Steep Slope Conditional Use Permit will be required for each of the proposed homes.
11. All homes within the HRL zoning district require Historic District Design Review.
12. A 25-foot public utilities easement is proposed on the eastern property line of the three lots. No house construction can encroach into the easement.
13. The applicant stipulates to the Findings, Conclusions, and Conditions.

Conclusions of Law - No.1 Millsite Reservation

1. There is good cause for this plat amendment because, as conditioned, all or portions of 22 lots will be combined to create three lots of record and a parcel consisting of a portion of Ridge Avenue will be dedicated to the public.
2. The plat amendment, as conditioned, is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public interest nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval - No. 1 Millsite Reservation

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. A final utility plan is required to be approved by the City Engineer prior to plat recordation.
4. A financial security for public improvements, in an amount approved by the City Engineer and in a form approved by the City Attorney, is required prior to plat recordation.
5. A snow shed easement or roof design acceptable to the Chief Building Official will be required at the time of a Steep Slope CUP.
6. A note will be added to the plat that requires the installation of Modified 13-D sprinklers in each house.
7. Construction mitigation plan, which will include controlling loose rocks, must be approved prior to granting building permits.
8. A plat note will be added to restrict the Lot 1 to a maximum footprint of 2200 square feet. Lots 2 and 3 maximum footprints are to be limited to 1,768 and 1,640 square feet.
9. A plat note will limit the maximum house Floor Area, as defined by the Land Management Code, to approximately 143% of the maximum footprint area. The maximum floor area will be as follows: Lot 1: 3,146 square feet; Lot 2: 2,528 square feet; Lot 3: 2,345 square feet.
10. The garage element must be at the front setback, cannot exceed the minimum depth as allowed by Code, and must have an appropriate pitched roof (8:12 or greater). A height exception for the garage only may be granted if it meets the preceding criteria.
11. No other portion of the house is eligible for a height exception.
12. Except for condition of Approval #10, nothing herein limits the scope of review by the Planning Commission during their review of a Steep Slope Conditional Use Permit.
13. Driveways into the garages whose elevation is above the Ridge Avenue grade cannot exceed 1/4 inch per foot, the minimum slope necessary for drainage away from the garages.
14. The Public Utility Easement shall not be used as driveway access to the lots unless specifically approved by the Planning Commission during Steep Slope Conditional Use Permit review. Otherwise, driveways shall access Ridge Avenue from the western property lines of each lot.

7. 1215 Norfolk Avenue - Plat Amendment

Chair O'Hara opened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Planning Commission Meeting
September 12, 2012
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Planner Astorga stated that the Staff would look at the land use agreement Commissioner Hontz mentioned. He noted that Lot 20 is currently owned by Mike Green and he plans to build one single family dwelling. Lots 21-32 are currently owned by Sean Kelleher. He has come in many times, but has not committed to submitting a plat amendment to combine lots to build single family dwellings.

Commissioner Strachan thought it would be worthwhile for the Planning Commission to look at the old plat amendment submittals from Kelleher and Bilbrey. It would at least give them an idea of what could be done and how it would work with the plat amendment to combine Lots 17, 18 and 19.

Commissioner Strachan stated that the impact of a home on Lots 17, 18 and 19 may not be significant in and of itself, but the homes that could be built on the rest of the lots cumulatively could significantly disrupt the vantage point on Deer Valley Drive.

Commissioner Strachan recommended that the Staff bring this back for a work session. The suggestion was made to schedule a site visit and the work session on the same night.

Planner Astorga requested that the item be continued to a date uncertain to give the applicant and his architect time to come up with a preliminary design for the Planning Commission to review.

MOTION: Commissioner Strachan moved to CONTINUE this item to a date uncertain. Commissioner Thomas seconded the motion.

VOTE: The motion passed unanimously.

**5. 200 Ridge Avenue - Subdivision
(Application #PL-10-00977)**

Planner Evans reviewed the request for a plat amendment to combine 9 Old Town lots and approximately 21 partial lots to create a six lot subdivision. The Planning Commission reviewed this application at three previous meetings. The applicant was proposing to create six lots ranging in size from 3,700 square feet to 6100 square feet. The minimum lot size in the HRL Zone is 3,750 square feet. Therefore, each proposed lot would meet or exceed the minimum.

Planner Evans reported that the application first came before the Planning Commission in June 2010 as a work session item. At that time the Planning Commission raised a series of issues outlined in the Staff report. The applicant came back on April 24, 2012 and the Planning Commission had additional concerns. The first was that the slope of each lot was very steep and questioned whether homes could be built on each lot without a variance. The second issue was that unplatted Ridge Avenue is very narrow and raised concerns regarding emergency access. The third issue related to mitigation and preservation of the existing vegetation on the site to accommodate six lots. There was concern about destabilizing the hillside and impacts to the homes on Daly Avenue. The fourth issue was that the concerns raised during the 2010 work session had not been addressed or mitigated. The fifth issue was that the proposed subdivision did not meet the purpose of the HRL zone, particularly with consideration to Section A of the purpose statement, which says to reduce density that is accessible only by substandard streets so the streets are not impacted beyond their reasonable carrying capacity. The last issue was that this

application was not a true reduction in density based on the minimum lot size of the HRL zone, and that the lots do not currently meet the HRL standards for lot size.

The applicant proposes to move forward with the six lot application as originally presented. Planner Evans noted that a previous application for three lots was approved in 2007. That application was never recorded and it is now void. Planner Evans had confirmed the future proposal for Ridge Avenue with the City Engineer. Mr. Cassel stated that money was available to widen Ridge Avenue, but not to the width of a typical City street. The anticipated widening is only to mitigate existing public safety concerns. As noted in the Staff report, with the exception of one or two homes, Ridge Avenue is not used for direct access. It is viewed and used as secondary access to King Road and Sampson Avenue.

Planner Evans remarked that over the course of reviewing this application, a main concern for the Planning Commission is that each home is required to provide off-street parking. It is a difficult site and the land slopes away from the street and down to a flat spot, which is the old Anchor Avenue right-of-way. Gaining access to each lot would be a difficult challenge for the applicant.

The Staff recommended that the Planning Commission forward a negative recommendation to the City Council for this application, based on the issues raised during the last review of this proposal and the fact that the applicant had not proposed any type of mitigation to address those concerns. Findings of fact and conclusions of law to support denial were included in the Staff report.

Jason Gyllenskog and Ron Spratling represented the applicant, Market Consortium, LLC for the purpose of this plat amendment application.

Mr. Gyllenskog provided a brief history of the parcel and the process. He noted that the parcel has had several different approvals from previous Planning Commission, including a four lot approval, a six lot approval and a three lot approval. He was involved with the most recent approval for three lots. The applicant decided not to move forward with the three-lot approval because of the reaction to the King Ridge project directly to the north of this project. It became apparent from Planning Commission meetings and public input that the community did not want larger homes. Therefore, Market Consortium decided to rethink their project. They thought smaller houses made more sense for the community and for the changing economic market. In the meantime, the City passed a TDR proposal and the Ridge Avenue site was one of the trade-out zones. The applicant waited for the outcome of the TDR process because they would consider potentially transferring the development rights if it was economically viable. Mr. Gyllenskog stated that when the trade-in zone was reduced to the Prospector Area only, they could not find a market for that product and trading out was not a viable option. It was an all or nothing trade-out zone. They could not reduce density and it all had to be dedicated as open space.

Mr. Gyllenskog pointed out that currently the parcel is 9 full lots and a number of partial lots. The application is for a plat amendment to create six lots. Houses have not been designed because the restrictions are still unknown. Mr. Gyllenskog believed the applicant had addressed all the issues outlined, and it should be in the file on the initial submittals.

Mr. Gyllenskog stated that he had presented one site section with a house in the middle of the project and Commissioner Strachan had requested to see multiple sections. In response to his request, the same engineer cut in a different site section through the middle of each of the six proposed lots. Mr. Gyllenskog believed the site sections showed that it was relatively uniform throughout project. He clarified that the flat spot Planner Evans mentioned was never Anchor Avenue. It is a spot where historic homes were built. The area is not challenging to build by today's standards.

Mr. Gyllenskog noted that he has held three site visits with the Planning Commission on the lot. In the original proposal they explored the option of putting an access behind the houses, but that was not acceptable. The Planning Commission wanted a streetscape and access off the front. Mr. Gyllenskog noted that the applicant had proposed dedicating land to the City to widen the road beyond the City's plan. The feedback was that substandard streets are the fabric of Old Town and they wanted that maintained. Mr. Gyllenskog believed the applicant has worked hard to reach a point of mitigating some of the issues.

Regarding density, Mr. Gyllenskog stated that there was massive resistance to the large houses. Based on the last approval, and under the old Land Management Code, there would be three large houses ranging in size from 5,000 to 6,500 square feet and four stories. Mr. Gyllenskog remarked that reducing the mass and scale on those parcels was in line with what the community and the previous Planning Commission had wanted.

Mr. Gyllenskog stated that this application has been ongoing for two years and they were anxious to move it forward. He pointed out that when someone purchases property, part of the decision to purchase is based on what is defined in the LMC and the belief that the regulations are not arbitrarily applied and enforced. Mr. Gyllenskog believed this proposal meets all the criteria. If the Planning Commission thinks otherwise, he would like them to explain where it does not meet the criteria and what could be done to meet it.

Mr. Gyllenskog reviewed a power point presentation that addressed the main purposes in the Land Management Code. He presented an aerial view of the site in 2005, as well as a cross canyon view of the site from Prospect Avenue. Mr. Gyllenskog reviewed the purpose statements of the HRL and explained why this proposal meets the requirements of the zone. His presentation also included a traffic study, visual nature of the area, vantage point views, community benefits and a conclusion to support the project. Mr. Gyllenskog noted that the density is established. These were platted lots and they were combining lots, not creating new lots. The lots have to be combined the zoning change in the area increased the minimum lot requirement. He asked the Planning Commission to define why this application was not a decrease in density. He noted that all the lots would be single-family residential use. He stated that historically there were several residences on these parcels, and the six lot proposal is consistent with preserving and restoring the historic character of the area. Mr. Gyllenskog stated that the six lot proposal would create an average size lot of 4193 square feet, which is compatible with the area per the Ridge Avenue study that was done by the Planning Department. With changes to the LMC in regards to three total levels and limiting the grade changes, the size of the houses would be moderate for that area. He believed this proposal meets the criteria for new development on steep slopes, including a comprehensive utility plan, a drainage plan, access and a design that minimizes the grading of the natural topography and reduces the need for large retaining walls, as well as decreasing overall building scale.

Mr. Gyllenskog remarked that the community benefits from this project would include a safer road, improved fire protection, additional parking, underground utilities, and stabilization of the hillside. He noted that the houses would require a Steep Slope CUP and the design issues could be addressed through that process.

Chair Worel opened the public hearing.

Chelsea Deckert Jones, a long time resident of Park City and Daly Avenue, stated that her father, Steve Deckert, built their family home on Daly Avenue in 1981. Her family has lived at that address for 31 years. Her mother still lives there and her father passed away last year. Ms. Jones recalled that her father came before the Planning Commission several years ago to fight a proposed project on Ridge Avenue, based on concerns for the impact it would have on his house and the neighbors, as well as the quality of life in Daly Canyon.

Ms. Jones noted that her mother had sent a letter to the Planning Commission and she read points in the letter because she shared her mother's concerns.

Ms. Jones stated that a major point was the idea of six lots instead of three. She believed a six lot subdivision violates the intention of the HRL zone to maintain the character, density and integrity of the Historic District. The parcel is open space and any development is increasing density. Regardless of whether it is a three or six lot application, they would like to see zero lots approved. Ms. Jones commented on the substandard capacity of Ridge Avenue to accommodate the impact of increased traffic, particularly construction traffic. She noted that the house at 124 Daly took three years to build and their neighborhood was impacted for three years by the construction. She was certain that building six houses would take much longer than three years. With construction comes noise pollution and the disruption of wildlife habitat. Loss of vegetation was a factor and she requested that saving the cottonwood trees be part of the proposal if this was approved. Ms. Jones read a quote from her mother's letter, "The presence of nature is one of the very appealing aspects of Empire Canyon and provides the public with quiet spaces that exist around Park City and are necessary to balance the impact of the commercial district of Main Street." Ms. Jones stated that this was the reason the City preserved the open space on the east side of Daly Avenue on Prospect Ridge. The unimpacted spaces and hills that exist on the slopes above existing structures in town, preserve the mountain feel and soul of Park City. Ms. Jones expressed concerns regarding the logistics of snow removal, sewer line connections, and the protection of the properties on the downhill side in the excavation process. Loss of sunlight was another issue and the proposed homes would impact their view and privacy and the ability to enjoy the property around their house.

Ms. Jones requested that the Planning Commission act in accordance to protect and further the quality of life at this end of Old Town, and to uphold the integrity and intention of the HRL zone.

Mary Demkowitz noted that Mr. Gyllenskog built next to her on Deer Valley Drive. She recalled that it was supposed to be two duplex units that are now 5,000 square foot condominiums with inadequate parking. The argument at the time was that it was only two units as opposed to a lot of houses. Ms. Demkowitz asked Mr. Gyllenskog why the project changed.

Chair Worel asked Ms. Demkowitz to keep her comments focused on the Ridge Avenue project.

Ms. Demkowitz had no further comments, other than to say that the project on Deer Valley Drive changed and impacts occurred.

Hillary Reiter, a resident on Daly Avenue for nine years, stated that her biggest concern with the project was the narrowness of Ridge Avenue. Residents on Daly who walk dogs, hike or bike, use Ridge Avenue to get to a lot of trails in the area. When she walks her dogs and a car comes by, she has to dive off the side of the road to avoid being hit by a car. She was concerned about increased traffic and the number of trips that would be generated by six additional homes. Construction traffic combined with the regular traffic would significantly impacts the lifestyle of those who live on Daly Avenue.

Chair Worel closed the public hearing.

Commissioner Hontz felt the Staff report did an excellent job of setting up the project and the reasons for denial. The Findings of Fact and Conclusions of Law reflected why this project did not meet the Code and could not be approved. Commissioner Hontz disagreed with all the community benefits listed. She referred to page 222 of the Staff report. She did not find that the sections provided at the request of the Planning Commission were representative of what they had asked. In her opinion, none of the structures could be built under the existing Code. They do not show access off of Ridge Avenue and they do not show any representation of a structure. Finished grade was shown to be 20 feet below the garage slab that is off the back of the house where it cannot be accessed in all three drawings. Commissioner Hontz stated that one of the items referenced as being requested by the Planning Commission and identified as being completed, did not represent anything that could be built on the site today.

Commissioner Hontz stated that because the Staff report was thorough and all of the minutes and research from previous meetings was evident, she would review the findings of fact and make revisions.

Finding of Fact #1 stated that Ridge Avenue currently has very few homes that use the road for primary access. As a point of clarification, Commissioner Hontz felt it was arguable that while there are two homes, one only one home, which is unoccupied, accesses that road. Therefore, in her opinion, no homes currently use Ridge Avenue as the primary access. That is the reason why there is no traffic and why the road in its current condition is not unsafe.

Commissioner Hontz added additional findings after Finding 10, and renumbered the findings in the Staff report accordingly.

New Finding of Fact 11 - Ridge Avenue is a road built outside its platted location.

New Finding of Fact 12 - Ridge Avenue is currently used by the public as a prescriptive easement.

New Finding of Fact 13 – Ridge Avenue has been identified in the Streets Master Plan to remain narrow.

New Finding of Fact 14 – Ridge Avenue should remain narrow to protect the pattern of development in Old Town while also protecting public health, safety and welfare by keeping traffic limited and speed low.

Add Finding #19 to cite LMC Section 15-7.3-1(D), related to the character of the land. Under the Planning Commission purview to find land unsuitable for subdivision or development, the LMC Section specifically identifies the reasons and she wanted the entire section cited as a finding.

Commissioner Hontz stated that she was not on the previous Planning Commissions where configurations were approved. However, Conclusion of Law #2 indicates that there might not be sewer available to the site. She believed that would have been an issue in the previous approvals and it was not thoroughly vetted. Regardless of what previously occurred, those things were null and void and no longer exist. Commissioner Hontz felt it was important to recognize that the Planning Commission has the opportunity say that public health, safety and welfare are dramatically affected by this proposal and that the applicant may not have the ability to get sewer to the site. She was pleased that the Planning Commission had the opportunity to address those issues before anything moved forward.

Commissioner Hontz was unsure when the HRL Code was in place, but she was certain it was before 2005, which public record indicates was when Market Consortium, LLC, actually acquired these properties.

Commissioner Thomas concurred with the comments made by Commissioner Hontz.

Commissioner Strachan reiterated and incorporated the comments he made in the past Planning Commission meetings, which were expressed in the minutes of those meeting and in the Staff report. Commissioner Strachan also incorporated Commissioner Pettit's comments from the last meeting, and the Findings of Fact in the draft denial letter.

Commissioner Gross concurred with his fellow Commissioners.

Commissioner Hontz asked for comments regarding the finding of facts she had proposed. Commissioner Strachan had concerns with the finding of fact regarding the prescriptive easement. He was unsure if the Planning Commission had that ability. Commissioner Hontz stated that she took the language from the Staff report; however, she was comfortable striking the proposed finding as long as they kept the finding that states that Ridge Avenue is a road built outside of its platted location.

City Engineer Matt Cassel commented on the finding of fact that the road remain narrow. He stated that in the 1984 report it was recommended to widen the road 2-1/2 feet. In 2004, Ridge Avenue was allocated funds to expand and widen the road. Mr. Cassel clarified that the road was never meant to remain narrow and there are plans to widen it to 20 feet.

Commissioner Hontz referred to the Park City Master Plan and language that talks about specifically keeping Ridge Avenue and other Old Town streets narrow to protect the pattern of development in Old Town. She was willing to strike the reference of 15' or less if the City Engineer preferred. She pointed out that the City would have to purchase property from private owners in order to widen the road to 20 feet. She was not comfortable putting the City in the position of having to take land from other people to accommodate this development.

Commissioner Hontz revised her proposed findings by removing the finding referencing the prescriptive easement and omitting the reference to the 15' feet width.

Commissioner Strachan corrected a typo in the last sentence of Conclusion of Law #1. He corrected the sentence to read, "There are significant issues related to traffic and environmental concerns."

MOTION: Commissioner Hontz moved to forward a NEGATIVE recommendation to the City Council for the 200 Ridge Avenue Subdivision to the City Council based on the Findings of Fact and Conclusions of Law as modified. Commissioner Thomas seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 200 Ridge Avenue

1. The property is located at approximately 200 Ridge Avenue in the Historic Residential-Low (HRL) Zone District.
2. The proposal includes a plat combination of all or portions of Lots 75-89 and 27-32, Block 75 of the Millsite Reservation to Park City, and the vacated half of Anchor Avenue adjacent to the proposed development into six (6) platted lots of record.
3. The site was previously approved for a three (3) lot plat amendment subdivision under a different applicant and owner. The previous three (3) lot subdivision was never recorded and is void.
4. The slope of each of the proposed lots is very steep and it is questionable whether or not a home could be built on each of the six (6) proposed lots.
5. Future development of the property may require future variances to the Land Management Code due to the difficulty of development on the proposed lots.
6. Ridge Avenue currently has very few homes that use the road for primary access and is a substandard street that is extremely narrow and acts as a secondary access to King Road.
7. Ridge Avenue is a narrow street that is often covered by debris and mud during certain times of the year, namely winter and spring.

8. Snow removal on Ridge Avenue may be difficult or delayed during winter months.
9. The current Streets Master Plan indicates that Ridge Avenue, in the section where the proposed subdivision is located, should remain narrow, and that the Streets Master Plan designates Ridge Avenue as alternate route for streets such as Sampson Avenue, Upper Norfolk Avenue, King Road and Daly Avenue, in an event of an emergency and that the street was not meant to carry a significant amount of traffic.
10. Ridge Avenue is adjacent to a very steep cliff or ridge and more traffic on the road could likely lead to un-mitigate Public Safety and Welfare impacts.
11. Ridge Avenue is a road built outside its platted location.
12. Ridge Avenue has been identified in the Street Master Plan to remain narrow.
13. Ridge Avenue should remain narrow to protect the pattern of development in Old Town while also protecting public health, safety and welfare by keeping traffic limited and speed low.
14. The current site has a significant amount of vegetation and trees, many of which are also providing stabilization of soil. The proposed density of six (6) lots would likely involve the removal of most of the existing trees and a significant amount of the existing vegetation, which could have negative impacts to those who live below the proposed projects on Daly Avenue.
15. Potential environmental impacts have not been mitigated or contemplated. It is unclear how much soil would be excavated from the site of the hill to the detriment of those living below the site, and there is no estimate as to how much vegetation would be disturbed.
16. The proposed project does not meet the purpose of the HRL zone, especially the first purpose as listed in LMC Section 15-2.1-1(A), which states: "Reduce density that is accessible only by substandard Streets so that Streets are not impacted beyond their reasonable carrying capacity..."
17. The applicant did not provide a Traffic Study for the proposed subdivision, but rather is asking to rely on an existing Traffic Study from the "Upper Ridge Subdivision" proposal.
18. Sewer service to this location may be difficult due to the fact that there are no existing sewer lines on Ridge Avenue, and that the Snyderville Basin Water Reclamation District has indicated that they will not approve a private sewer line to extend from an easement to Daly Avenue, and the fact that individual pumps will not be approved by the City Engineer.
19. Land Management Code Section 15-7.3-1(D) shall apply, and states: "Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic

hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.”

Conclusions of Law – 200 Ridge Avenue

1. There is no good cause for this plat amendment given that the six (6) combined proposed lots could not be supported by the existing road. Access from Ridge Avenue would be extremely difficult due to the steepness of the slope off of Ridge Avenue to the proposed lots. There are significant issues related to traffic and environmental concerns.
2. It is unknown at this time whether sewer service can be provided to the proposed lots due to the lack of sewer infrastructure on Ridge Avenue, and due to the fact that the Snyderville Basin Water Reclamation District will not allow a private sewer lateral to service the proposed six (6) lots to be placed on a private sewer line that connects to the sewer main on Daly Avenue.
3. The plat amendment is not consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
6. **Land Management Code Amendments – Chapter 1-General Provision and Procedures; Chapter 2-Zoning; Chapter 3-Off-Street Parking; Chapter 4-Supplemental Regulations; Chapter 5-Architecture Review; Chapter 6- Master Planned Development; Chapter 7-Subdivisions; Chapter 8-Annexation; Chapter 10-Board of Adjustment; Chapter 11-Historic Preservation; Chapter 12-Planning Commission; Chapter 15-Definitions (Application #PL-12-01631)**

Planner Whetstone reported that the Staff was working on an annual update to the Land Management Code. The proposed amendments were before the Planning Commission for review. Based on input this evening, the Staff would finalize the amendments and prepare a recommendation for consideration on September 26th. Additional amendments were being prepared for review in October.

Planner Whetstone noted that page 222 of the Staff report identified changes in the different chapters.

Clarification of Exception to Roof Pitch Requirements in the Historic District.